BEST

BUILDING EXCELLENT SCHOOLS TODAY **MAY 2026**









COLORADO
Department of Education
Capital Construction Unit

SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST)
FY2026-2027 GRANT APPLICATIONS
RECEIVED MARCH 2, 2026

If you are unable to access any portion of this document, please contact us at BESTSchools@cde.state.co.us or 303-866-2153.

SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2026-27 GRANT APPLICATIONS

Table of Contents

1 Grant Selection Overview

3 Map of Participating Applicants

5 Sample BEST Grant Online Scoring Rubric

11 BEST Grant Application Review Order

BEST Application Summaries

15 - 1425 Grant Applications; each application includes:

- Facility Insight Assessment Summary Page
- Grant Application Data
- GAINS Application Narrative Sections
- Waiver Request (* as applicable)
- Letters of Support (if provided)

1426 BEST Glossary

CAPITAL CONSTRUCTION UNIT
BUILDING EXCELLENT SCHOOLS TODAY (BEST)

Capital Construction Assistance Board Members

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

Capital Construction Staff

Andy Stine	Director of Capital Construction
Angel Garcia	Program Assistant
Meg Donaldson	Regional Program Manager *(Southwest)*
Jay Hoskinson	Regional Program Manager *(Northwest)*
Brandon LaChance	Regional Program Manager *(Charters Schools)*
Korbin Pugh	Regional Program Manager *(Southeast)*
Vacant	Regional Program Manager *(Northeast)*
Dustin Guerin	Supervisor, Statewide Facility Assessment
Josh Jones	Lead Regional Facility Assessor
Tim Cissell	Regional Facility Assessor
Steve Fagan	Regional Facility Assessor
Mark Hillen	Regional Facility Assessor
John Huerta	Regional Facility Assessor
Duane Robinson	Regional Facility Assessor
Scott Sullivan	Regional Facility Assessor
Lucas Wade	Regional Facility Assessor

INTRODUCTION

C.R.S 22-43.7 created the Building Excellent Schools Today (BEST) grant program and the Division of Public School Capital Construction Assistance and Capital Construction Assistance Board (CCAB), to oversee and manage the

- The Capital Construction Assistance Fund
- The Public School Facility Construction Guidelines (Guidelines), and
- The Statewide Facility Assessment program.

Per C.R.S. 22-43.7-106:

- The function of the board is to protect the health and safety of students, teachers, and other persons using public school facilities and maximize student achievement by ensuring that the condition and capacity of public school facilities are sufficient to provide a safe and uncrowded environment that is conducive to students' learning.

- In performing its function, the board shall ensure the most equitable, efficient, and effective use of state revenues dedicated to provide financial assistance for capital construction projects pursuant to the provisions of this article by assessing public school capital construction needs throughout the state and providing expert recommendations based on objective criteria to the state board regarding the appropriate prioritization and allocation of such financial assistance.

C.R.S. 22-43.7-109 also requires the CCAB to take into consideration facility assessments, to prioritize and determine the amount and type of financial assistance provided for projects deemed eligible for BEST funding based on the following criteria, in descending order of importance:

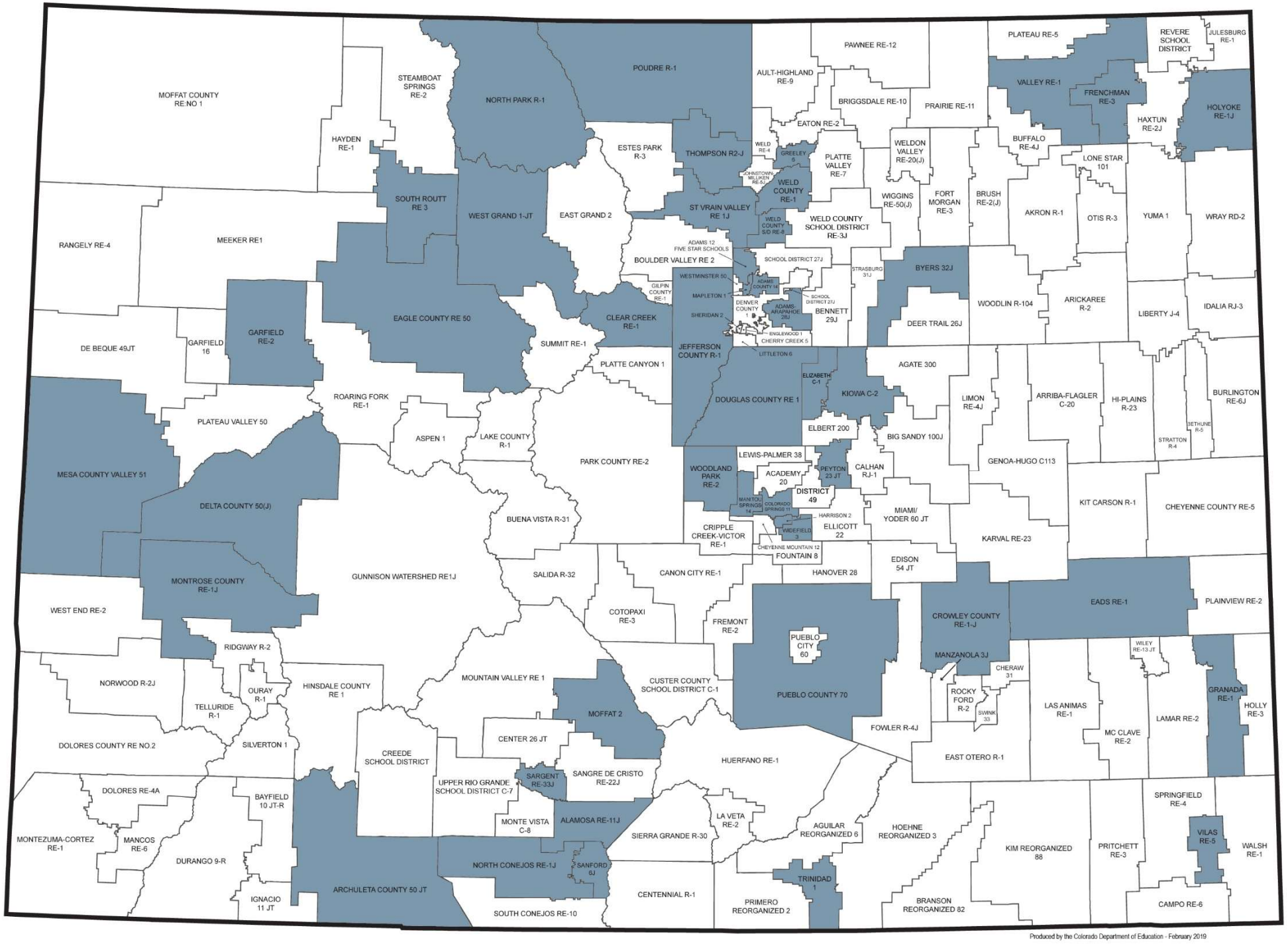
- Health, Safety, Security and Technology
- Overcrowding
- CTE Programs
- Projects to Remove American Indian Mascots
- All other projects

Applicants are required to provide matching funds in an amount determined using specific criteria defined in statute. Applicant match cannot exceed available bonding capacity. Applicants may also submit a waiver request to reduce the required match in extenuating circumstances.

Useful Links

- How Matching Percentages are Calculated (PDF)
  - FY2026-27 Match Percentages
- CCAB Rules Pertaining to Building Excellent Schools Today Grants (PDF) (1 CCR 303-3) - Adopted 10/19/2023, Effective 12/15/2023
- CCAB Public School Facility Construction Guidelines (PDF) (1 CCR 303-1) - Adopted 12/17/2020, Effective 02/14/2021
  - Public Schools Construction Guidelines Citations

Building Excellent Schools Today (BEST) FY2026-27 Participating Applicants



Produced by the Colorado Department of Education - February 2019

Note: For Charter Schools, CSI Schools, BOCES and the Colorado School for the Deaf & Blind, the district is highlighted where the school geographically resides.

FY 2026-2027 Application

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

Recusal:

Member is recused from this project

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

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

Staff Evaluation Comments:
Staff Recommendation:
Other Notes:

Capital Construction Assistance Board Member Evaluation

Grant Application Statutory Need

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

Priority 1

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

Priority 2

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

Priority 3

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

Priority 4

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

Priority 5

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

---

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

o Priority 1 o Priority 2 o Priority 3 o Priority 4 o Priority 5

Evaluator Comments & Notes:

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

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

Conditions of the Entire Public School Facility

Evaluator Review of Conditions of the Entire Public School Facility

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

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

---

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

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

Evaluator Comments & Notes:

Project Proposal

Evaluator Review of Project Proposal

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

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

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

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

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

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

Evaluator Comments & Notes:

Financial Capacity

Evaluator Review of Financial Capacity

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

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

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

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

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

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

Supplemental Grants:

10. Supplemental Grants: This application is for supplemental assistance to complete a previously awarded BEST grant, due to compelling unforeseen circumstances. *[Question II.A]*
o No (0) o Yes (2)

Evaluator Comments & Notes:

14. Evaluator Recommendation to Shortlist this Application

o Yes o No

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

Evaluator Notes Section for Information Only:

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

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

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

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

	Final Staff Recommendation
10.5	Project exceeds staff standards and demonstrates readiness for funding
9.5-10	Project meets staff standards and demonstrates readiness for funding
8.5-9	Project may benefit from additional time and planning
8 or below	Additional time and planning needed

BUILDING EXCELLENT SCHOOLS TODAY (BEST)
FY2026-27 APPLICATION SUMMARIES

BEST GRANT APPLICATION REVIEW ORDER



COLORADO
Department of Education

CAPITAL CONSTRUCTION UNIT

MAY 2026

BEST FY2026-27 APPLICATION SUMMARIES

BEST Grant Application Review Order

Page #	County	Applicant Name	Project Title
15	Adams	ADAMS COUNTY 14	MS Replacement
45	Archuleta	ARCHULETA COUNTY 50 JT	PK-8 Replacement
67	Douglas	DOUGLAS COUNTY RE 1*	Stone Canyon Outdoor EdVenture Renovation and Replacement
103	Kiowa	EADS RE-1	PK-12 Renovation and Addition
129	Logan	FRENCHMAN RE-3*	K-12 Renovation and Addition
158	Prowers	GRANADA RE-1*	K-12 Addition and Renovation
187	Phillips	HOLYOKE RE-1J*	ES Replacement
221	Elbert	KIOWA C-2*	PK-12 School Replacement
250	Montrose	MONTROSE COUNTY RE-1J	PK Replacement
274	Conejos	NORTH CONEJOS RE-1J	ES Replacement
303	Jackson	NORTH PARK R-1*	PK-12 Renovation and Addition
335	Routt	SOUTH ROUTT RE 3	Soroco HS/MS Addition and Renovation
364	Baca	VILAS RE-5*	PK-12 Campus Addition
384	Weld	WELD COUNTY S/D RE-8	Fort Lupton HS Secure Entrance Addition
419	Grand	WEST GRAND 1-JT*	HS Renovation
445	Larimer	Academy of Arts and Knowledge	ES Safety and Security Upgrades
468	Alamosa	ALAMOSA RE-11J	HS Health, Safety, and ADA Upgrades
493	Douglas	Ascent Classical Academy of Douglas County	K-12 HVAC and Roof Replacement
519	El Paso	Atlas Preparatory Charter Schools	HS Electrical and Security Upgrades
542	Arapahoe	Aurora Academy Charter School	K-8 Safety and Security Upgrades
568	Arapahoe	BYERS 32J	PK-12 Fire Alarm and Communications Upgrades
587	Clear Creek	CLEAR CREEK RE-1	MS/HS Fire Alarm Replacement
608	Larimer	Colorado Early Colleges Fort Collins	6-12 HVAC and Elevator Replacement
635	El Paso	COLORADO SPRINGS 11	Palmer HS Renovation
658	Adams	Community Leadership Academy State Charter School*	PK-5 HVAC Replacement
685	Crowley	CROWLEY COUNTY RE-1-J*	CTE Building Replacement
709	Elbert	ELIZABETH C-1*	Multiple School HVAC and Safety Upgrades
733	Arapahoe	Global Village Academy - Aurora	K-8 HVAC Upgrades
761	Weld	GREELEY 6	DW Fire Alarm Upgrades
793	El Paso	HARRISON 2	Fox Meadow MS Secure Entry
811	Denver	High Point Academy	PK-8 HVAC, Roof, and Safety Upgrades
839	Larimer	Liberty Common School	ES Fire Alarm Replacement and Elevator Upgrades
858	El Paso	MANITOU SPRINGS 14	Multiple School Roof and Safety Upgrades
881	Mesa	MESA COUNTY VALLEY 51	Multiple School ES Roof and HVAC Upgrades
900	El Paso	PEYTON 23 JT*	Jr/Sr HS Wastewater Treatment Plant

Page #	County	Applicant Name	Project Title
920	Jefferson	Rocky Mountain Academy of Evergreen	K-8 Safety and Security Upgrades
936	Conejos	SANFORD 6J	DW HVAC Upgrades
961	Rio Grande	SARGENT RE-33J*	DW HVAC Upgrades
994	Larimer	THOMPSON R2-J	Multiple School Vestibules
1025	Las Animas	TRINIDAD 1	ES/HS Health, Safety, and Playground
1045	Logan	VALLEY RE-1	DW Safety, Security, and HVAC Upgrades
1084	Weld	WELD COUNTY RE-1	Pete Mirich ES Secure Entry, Roof, and Safety Upgrades
1102	Adams	Westgate Community School	K-12 HVAC Replacement
1129	El Paso	WIDEFIELD 3	Multiple School HVAC Upgrades
1151	Adams	ADAMS 12 FIVE STAR SCHOOLS	Stukey ES Roof Replacement
1168	Arapahoe	AXL Academy	K-8 Roof Replacement and Security Upgrades
1189	Eagle	EAGLE COUNTY RE 50	Vail Ski and Snowboard Academy Roof Replacement
1209	Garfield	GARFIELD RE-2	Rifle MS Roof Replacement
1228	El Paso	HARRISON 2	Multiple School Roof Replacement
1254	Adams	MAPLETON 1	Achieve Academy Roof Replacement
1276	Moffat	MOFFAT COUNTY RE:NO 1	HS Roof Replacement
1293	Pueblo	PUEBLO COUNTY 70	Skyview MS Roof Replacement
1311	Boulder	ST VRAIN VALLEY RE-1J	Niwot ES Roof Replacement
1327	Larimer	THOMPSON R2-J	Multiple School Partial Reroof
1356	El Paso	WOODLAND PARK RE-2*	Summit ES Roof Replacement
1376	Delta	DELTA COUNTY 50(J)*	Supplemental FY25 Multiple School HVAC and Security Upgrades
1400	Alamosa	San Luis Valley BOCES*	Supplemental FY25 School Replacement

*Waiver request

● Campuses Impacted by this Grant Application ●

ADAMS COUNTY 14 - MS Replacement - Adams City MS - 1959

District:	Adams County 14
School Name:	Adams City MS
Address:	4451 East 72nd Avenue
City:	Commerce City
Gross Area (SF):	98,900
Number of Buildings:	1
Replacement Value:	$47,998,657
Condition Budget:	$32,577,798
Total FCI:	0.68
Adequacy Index:	0.26



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$10,185,340	$12,450,191	1.22
Equipment and Furnishings	$1,154,404	$687,270	0.60
Exterior Enclosure	$5,267,603	$943,111	0.18
Fire Protection	$19,538	$865,815	44.31
HVAC System	$11,555,458	$11,501,565	1.00
Interior Construction and Conveyance	$9,948,075	$7,600,497	0.76
Plumbing System	$1,932,206	$2,344,007	1.21
Site	$3,331,009	$2,980,074	0.89
Structure	$4,605,024	$42,812	0.01
Overall - Total	$47,998,657	$39,415,342	0.82

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Adams City MS Site	585,000	0.89	1959	$3,331,009	$2,980,074
Adams City MS Main	98,900	0.66	1959	$44,667,647	$36,435,268
Overall - Total	683,900	0.68		$47,998,657	$39,415,342

● Campuses Impacted by this Grant Application ●

ADAMS COUNTY 14 - MS Replacement - Kearney MS - 1953

District:	Adams County 14
School Name:	Kearney MS
Address:	6160 Kearney Street
City:	Commerce City
Gross Area (SF):	110,588
Number of Buildings:	3
Replacement Value:	$37,669,883
Condition Budget:	$19,746,415
Total FCI:	0.52
Adequacy Index:	0.33



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,695,294	$5,204,201	0.91
Equipment and Furnishings	$1,155,691	$175,274	0.15
Exterior Enclosure	$5,447,561	$2,945,836	0.54
Fire Protection	$6,141	$1,593,868	259.54
HVAC System	$7,410,499	$3,436,231	0.46
Interior Construction and Conveyance	$7,960,907	$5,639,871	0.71
Plumbing System	$1,852,429	$722,421	0.39
Site	$2,972,410	$1,315,821	0.44
Special Construction	$133,992	$66,996	0.50
Structure	$5,034,960	$239,771	0.05
Overall - Total	$37,669,883	$21,340,290	0.57

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kearney MS Main	107,708	0.53	1953	$34,183,630	$19,608,566
Kearney MS Mod 2	1,440	0.66	2008	$261,039	$171,590
Kearney MS Mod 1	1,440	0.97	1998	$252,804	$244,313
Kearney MS Site	552,760	0.44	1953	$2,972,410	$1,315,821
Overall - Total	663,348	0.52		$37,669,883	$21,340,290

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: ADAMS COUNTY 14 **County:** Adams

Project Title: MS Replacement

Current Grant Request:	$22,969,545.68	**CDE Minimum Match %:**	40%
Current Applicant Match:	$59,064,546.04	**Actual Match % Provided:**	72%
Current Project Request:	$82,034,091.72	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$82,034,091.72	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$644.84	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$73.10	**Affected Pupils:**	636
Hard Costs Per Sq Ft:	$571.73	**Cost Per Pupil:**	$128,984
Previous BEST Grant(s):	5	**Gross Sq Ft Per Pupil:**	200
Previous BEST Total $:	$24,748,630.73		

Financial Data (School District Applicants)

District FTE Count:	4,953	**Bonded Debt Approved:**	$113,000,000
Assessed Valuation:	$1,436,818,206	**Year(s) Bond Approved:**	24
Statewide Median: $143,909,452			
PPAV:	$290,090	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$70,460	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	83.2%	**Outstanding Bonded Debt:**	$46,085,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,742.72	**Total Bond Capacity:**	$287,363,641
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$241,278,641
		Statewide Median: $18,549,763.20	

Adams County 14 (0030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - Site Level Applicant - New - Application Number (12)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**
Adams City Middle School - 0030-0020

*** Facility Name & Code**
Kearney Middle School - 0030-4516

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

19

*

Facility Condition

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

Adams City Middle School (ACMS) built in 1959 is owned and operated by Adams County School District 14 and was constructed approximately 66 years ago. This building was built for a 50-year life span and have survived almost 20 years beyond that. ACMS was originally intended to be a three-round Junior high (7th - 9th) and was converted to middle school (6th-8th) in the early 1980's. It was built according to the school construction standards in place at that time; however, standards have changed significantly over the intervening 65+ years. Today, the site falls far short of complying with the latest adopted building, mechanical, plumbing, fire, accessibility, and energy code standards as well as is laden with asbestos. This building has been used as public a school since the 1950's.

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

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

In August of 2025 the district merged all 7th grade students into Summit Heights in a temporary wing at Adams City Middle School.

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

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

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

With the addition of daily transportation and the consolidation of schools we anticipate 19 buses will be required to get the students to the new consolidated location. This would mean that students are lining up and waiting for buses on already busy streets located in residential neighborhoods. In 2022, Adams 14 received a SAFER grant which allowed an upgrade to the school security equipment with additional cameras and radios. Around 1999, Individual air handling units were installed in the corner of each classroom. Located behind a partition and service panel, this system not only reduced classroom area but created severe acoustic challenges for teaching, not to mention servicing the units is a class disruption. Although the air handlers were installed to proper code requirements at the time, the units cannot meet current ASHRAE air changes per hour code. This creates a deficiency in healthy indoor air quality today for our students and staff. In July 2023 the district had to complete an emergency repair of bathrooms that required a full tear out of the negative slope. Areas of the school had to be closed due to sewage flooding and damage to hallways and classrooms.

20

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

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

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

attending the facility to the Capital Reserve account (Fund 43).

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

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

For the 2024-25 school year, Adams 14 had an Operations and Maintenance budget (including utilities) of $6,760,983. This is approximately $1,417 per funded pupil. The reduction was due in large part to reductions stemming from declining enrollment.

The steep decline in our budget does not negate the growing needs in our ageing school buildings.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

21

Adams County School District 14 was previously awarded a BEST grant for the new construction of Alsup Elementary School. The District remains in full compliance with the Capital Renewal Reserve requirements outlined in 22-43.7-109(4)(d), C.R.S.

Since completion of Alsup Elementary, the District has annually budgeted and deposited the required per-pupil amount into a dedicated Capital Renewal Reserve Fund specific to the facility. These funds are tracked separately within the District's financial system to ensure transparency and compliance. The reserve is used exclusively for long-term capital renewal needs, including major system repair or replacement (e.g., HVAC components, roofing systems, building envelope elements, and other capital assets) in accordance with BEST policy.

The District's Facilities Department conducts routine life-cycle assessments and coordinates annually with the Finance Department to review reserve balances and projected replacement timelines. Adjustments are made as needed to ensure sufficient funding is available for system replacement at the end of useful life. Funds have been used prudently and strictly in alignment with allowable capital renewal expenditures, and the District maintains documentation demonstrating ongoing compliance.

If awarded a BEST grant for the replacement middle school, Adams 14 will establish a separate, dedicated Capital Renewal Reserve for the new facility in accordance with statute and BEST policy. The District will annually budget and deposit the required per-pupil amount, track expenditures in a restricted account, and integrate the facility into its long-term capital planning and life-cycle replacement schedule. This proactive approach will ensure the new school remains safe, operationally efficient, and educationally suitable for decades to come.

Through disciplined budgeting, preventive maintenance practices, and strict adherence to statutory requirements, Adams 14 demonstrates strong stewardship of BEST-funded facilities and a sustained commitment to protecting both State and local investments.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

22

Adams County 14 (0030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - Site Level Applicant - New - Application Number (12)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

Adams City Middle School, constructed in 1959, and Kearney Middle School, constructed in 1953, were originally built as three-round neighborhood school buildings. Both facilities exhibit the design characteristics and deficiencies typical of schools built in the 1950s, including outdated mechanical, electrical, and plumbing systems, inadequate security infrastructure, and instructional spaces that no longer support modern learning practices. These deficiencies present daily health, safety, and security hazards, and temporary solutions are no longer fiscally responsible. The District currently spends a disproportionate amount of its capital reserve to maintain these aging facilities, with operating costs consuming approximately 22% of each student's PPR compared to less than 10% at newer schools.

The strategic plan for Adams 14 identifies immediate, mid-term, and long-term capital and resource needs to ensure the delivery of high-quality education. To address declining enrollment, aging infrastructure, and fiscal challenges, the District developed the Junior High Consolidation Plan (2022) as a long-term solution. This plan ensures that all students receive a safe, equitable, and high-quality education while maintaining fiscal stability and minimizing disruptions. It has already contributed to student retention, new enrollment growth, and long-term sustainability.

Aligned with the consolidation plan, the District will reduce over 220,000 sq. ft. of problematic space containing numerous life safety concerns. Beginning in Fall 2027, Adams 14 will operate a single junior high school serving 7th and 8th graders, with approximately 850 students annually. This consolidation will create operational efficiencies, allow targeted services for special populations, and support robust and equitable academic programming for all students.

Both Adams City Middle (FCI = 0.67) and Kearney Middle (FCI = 0.48) have reached a critical inflection point in their life cycles, with substantial deferred maintenance backlogs and functional deficiencies that compromise safety and learning. After a comprehensive assessment and due diligence process, the District has determined that constructing a new junior high school is the most effective solution. This new facility will:

Fully address life safety, health, and security concerns

Provide modern, flexible instructional spaces for 21st-century learning

Improve energy efficiency and indoor environmental quality

Optimize space utilization and long-term operational costs for the next 50+ years

By replacing two outdated schools with a modern, consolidated junior high, Adams 14 will mitigate existing risks, enhance equity, and provide a safe, future-ready learning environment for all students, while ensuring long-term fiscal and operational sustainability.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

25

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

Building and Site Security

At Adams City Middle School (ACMS) and Kearney Middle School (KMS), building layouts create severe safety risks. ACMS has 23 exterior, uncontrolled entryways and KMS has 14, making it difficult to monitor potential intruder access. Neither school has a secure main entry vestibule, and hallway visibility is often obscured, leaving students and staff vulnerable. Roofs are easily accessible to trespassers, with past incidents of students climbing onto roofs, threatening safety and damaging HVAC units.

Both schools lack modern security infrastructure: no remote classroom lockdown capabilities, no panic buttons, no integrated access control systems, and no perimeter fencing. Site lighting is inadequate, and unsecured courtyards create the impression of unmonitored grounds, further compromising safety.

Traffic Safety

Current traffic flow at both sites is inadequate for buses and parent drop-offs. Students must traverse side streets, often in inclement weather, to access the buildings. Neighborhood streets become congested during peak drop-off and pick-up times. With the planned junior high consolidation, 18 district buses will serve students daily, yet no safe designated bus areas currently exist, forcing students to enter and exit on busy streets.

Life Safety Hazards

Both schools are constructed with wood framing and are classified as Type VB construction, lacking firewalls or separations. Each building exceeds 100,000 sq. ft., far beyond safe size limits for unprotected structures. Neither school has a fire suppression system, and fire alarm systems are outdated. The 2020 Master Facilities Plan estimated over $20 million in life-safety upgrades, including fire suppression installation.

Hazardous Materials

Asbestos is present throughout both facilities-in carpets, pipe insulation, ceiling tiles, floor tiles, caulking, and block filler. Wood framing and failing roof membranes raise the likelihood of mold in concealed spaces.

Structural Issues

ACMS exhibits foundation cracking around the gymnasium exterior. At KMS, the cafeteria floor is visibly sunken, consistent with foundation settlement. Structural engineers documented vertical cracks in foundation walls, displaced floor joists, and unsafe crawl spaces containing asbestos, making repair and renovation hazardous.

HVAC and Indoor Air Quality

Both schools rely on outdated HVAC systems. Condensers and boilers have exceeded their service life and suffered hail damage, leaks, rust, and vandalism. Classrooms have individual units that reduce space, create acoustic issues, and are disruptive to repair. KMS crawl space is poorly ventilated, and asbestos insulation complicates maintenance. Existing systems cannot meet ASHRAE and CDC standards for proper indoor air quality, directly impacting student learning environments.

Exterior Envelope, Roof, and Openings

Brick cavity walls with CMU backup and metal panel cladding lack adequate insulation and weather-resistive barriers. Roof membranes show significant cracking and leaks, with ACMS nearing the end of its 20-year useful life. Aluminum windows have poor thermal performance, with vandalized units replaced by polycarbonate infill that blocks natural light and visibility, further compromising safety and energy efficiency.

Plumbing

Outdated sewer systems require lift stations, which frequently fail, causing backups into classrooms and play areas. Sewage incidents require repeated steam-cleaning due to underlying asbestos. Plumbing infrastructure is beyond its 50-year design life.

Electrical and Technology

Original 65-year-old wiring is insufficient for modern technology needs. Extension cords are widely used, causing fire hazards and tripped breakers. Wi-Fi access is limited due to masonry partitions. Fluorescent lighting is outdated and must be replaced per House Bill 23-1161, with estimated costs of

$540,000-$620,000 per school.

ADA Non-Compliance

Neither school meets current ADA standards. ACMS lacks accessible routes to public rights-of-way; KMS has second-floor classrooms without elevators. Restrooms, door hardware, and casework are non-compliant. Obstructed egress paths require specialized emergency plans for students with disabilities.

Kitchen Systems

Kitchens are outdated and unreliable. ACMS freezers frequently fail, risking food safety. Over the past five years, equipment failures have significantly impacted food service operations on 15 separate occasions.

Conclusion and Decision to Build New Facility

Both schools are cost-prohibitive to renovate, due to asbestos, 1950s construction, structural issues, and the need to reduce square footage for consolidation. The Master Facilities Plan identified FCIs of 61% at KMS and 55% at ACMS, reflecting critical life-cycle deficiencies.

In November 2024, the Board of Education selected a vacant western district parcel for the new junior high. This location supports transportation efficiency, accommodates future growth, and aligns with consolidation plans. Beginning 2025, ACMS will serve as a temporary merged campus while operations, transportation, nutrition, and community services are centralized in preparation for the new facility. Constructing a new school ensures life safety, equity, modern learning environments, and long-term sustainability for Adams 14 students.

27

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

The District undertook a comprehensive, multi-disciplinary investigation to identify and document deficiencies at Adams City Middle School (ACMS) and Kearney Middle School (KMS). On-site observations were conducted by MOA and JHL Constructors, in coordination with Jirsa Hedrick Structural Engineers, focusing on the physical condition of the buildings, structural integrity, compromised safety and security systems, building code compliance, life safety, and accessibility. The team assessed educational adequacy by reviewing classroom layouts, amenities, and overall learning environments, in order to evaluate how the facilities support modern instructional practices.

The assessment included a holistic evaluation of the sites, buildings, fields, and systems, in collaboration with District maintenance staff. In addition, the team reviewed prior documentation including maintenance records, AHERA asbestos reports, and CDE Facility Insight reports. This multi-layered approach allowed the District to develop a detailed and prioritized list of deficiencies, as summarized in the previous narrative.

To address emerging environmental health concerns, the District partnered with CU Boulder researchers to assess indoor air quality and its impacts on student health and attendance. Adams 14 serves a disproportionately impacted community spanning ten census blocks in and around Commerce City, with EnviroScreen scores ranging from 77-97% (average 89.3%). The schools and community are affected by episodic emissions from the nearby Suncor Oil Refinery, which exceeded EPA permit limits nearly 9,000 times over the past five years, as well as other environmental hazards, including a petroleum transfer station and an oil tank farm located 1.6 miles from both schools. The community is also intersected by major interstate highways, further contributing to air quality concerns.

Preliminary data from the district's indoor air quality monitoring program, conducted in partnership with CU Boulder, indicates elevated levels of particulate matter (PM) and volatile organic compounds (VOCs) in comparison with peer Denver Public Schools classrooms. Heat stress conditions were also observed in a significant number of classrooms.

The existing HVAC systems at ACMS and KMS are well beyond their useful life and cannot adequately address these air quality concerns. While a full system replacement could theoretically improve conditions, estimates place the cost at $4-5 million, and even this would not resolve other critical deficiencies, such as structural, life safety, and accessibility issues. After a thorough review of all data and reports, the District concluded that investing in a new junior high school is the most effective strategy to provide safe, healthy, and equitable learning environments while ensuring long-term operational and fiscal sustainability.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Both Adams City Middle School (ACMS) and Kearney Middle School (KMS) were determined by licensed engineers to be cost prohibitive to renovate. The District's Master Facilities Plan identified KMS with a Facility Condition Index (FCI) of 61% and ACMS at 55%, confirming that both buildings have exceeded their useful life. At 70 and 65 years old respectively, the schools were constructed to 1950s standards and contain asbestos throughout. Minimal upgrades over decades have left both facilities unable to meet current building codes, ADA accessibility requirements, health and safety standards, security expectations, or modern educational programming needs.

28

Renovation would not adequately resolve major deficiencies, including structural concerns (notably cracking in the KMS cafeteria), repeated HVAC failures, poor indoor air quality, aging sewer infrastructure requiring extensive replacement, and significant transportation and site safety constraints. Kearney's limited bus drop-off area could not accommodate additional traffic, and new housing growth further strained site feasibility. After extensive evaluation, the District determined that new construction is the most fiscally responsible and educationally sound long-term solution.

In November 2024, the Adams 14 Board of Education selected a 14-acre district-owned parcel at 72nd and Birch Street, adjacent to ACMS, as the site of the new junior high. Beginning in 2025, all 7th and 8th grade students will temporarily merge at ACMS, allowing transportation, nutrition services, and community operations to be established once and transition seamlessly into the new facility when it opens in 2026-2027. Once operational, both ACMS and KMS will be abated and demolished.

The proposed solution is a two-story, 127,217 square-foot junior high designed to serve up to 883 students. By right-sizing the building from the current combined 220,000 square feet to 127,217 square feet, the District improves space efficiency while reducing long-term operational costs. The new facility directly addresses all identified deficiencies:

- Life Safety & Structural Integrity: Non-combustible construction, full fire suppression, voice evacuation alarms, and modern structural systems ensure long-term stability and code compliance.
- Security: A secure single-point entry vestibule, controlled access, appropriate site lighting, perimeter fencing, and secure courtyard areas address prior security vulnerabilities.

- ADA Accessibility: Full compliance including elevators, accessible restrooms, door hardware, and barrier-free circulation throughout.
- Indoor Air Quality & HVAC: A high-performance geothermal heat pump system with energy recovery ventilation replaces failing systems and ensures proper air quality, thermal comfort, and long-term sustainability.
- Plumbing & Electrical: Properly sized sewer systems, modern lifts, 1,200-amp electrical service, LED lighting with daylight harvesting, and robust technology infrastructure support 21st-century learning.

Educationally, the school will provide modern, flexible learning environments including general education classrooms, science labs, special education spaces, fine arts, athletics, and four Junior High Exploratory Learning Academies aligned to Career and Technical Education pathways at Adams City High School. The site will include safe and separated bus and parent drop-off loops, a six-lane track, multipurpose athletic field, outdoor learning areas, and adequate parking.

The facility will be designed to high-performance building standards (LEED for Schools or CHPS), incorporating a high-efficiency building envelope, low-flow plumbing, energy-efficient systems, and durable materials to reduce lifecycle costs.

Enrollment projections support consolidation, with growth expected from approximately 755 students in 2026-27 to 800+ by 2029 due to nearby multifamily development. The new building is appropriately sized to accommodate projected growth while eliminating unsafe, inefficient, and obsolete facilities.

This solution efficiently resolves structural, environmental, safety, transportation, and educational deficiencies in a single coordinated project, ensuring long-term sustainability, fiscal responsibility, and equitable learning environments for all students.

29

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The District and project team conducted an extensive planning and due diligence process to determine the most effective and efficient solution for replacing Adams City Middle School (ACMS) and Kearney Middle School (KMS). The MOA design team worked collaboratively with numerous Adams 14 personnel, including district leadership, maintenance staff, curriculum coordinators, and IT and safety specialists, to develop a comprehensive program of spaces that will serve the academic, social, and extracurricular needs of middle school students for decades.

Assessment of Existing Conditions

Both ACMS and KMS were thoroughly observed and evaluated by architects and construction professionals from JHL Constructors, as well as structural engineers from Jirsa Hedrick. The evaluation focused on:

Life safety, health, and security risks

Structural integrity and potential for catastrophic failures

ADA compliance and accessibility

HVAC, plumbing, and electrical systems

Instructional adequacy and learning environment

This comprehensive assessment confirmed that the buildings had exceeded their useful life, with extensive deferred maintenance, structural deficiencies, and functional limitations that could not be addressed through renovation alone.

Evaluation of Options

Multiple design and site options were explored to ensure the proposed solution met long-term needs while minimizing cost and disruption:

Renovation of ACMS or KMS: Considered but determined to be cost-prohibitive due to age, masonry bearing-wall construction, asbestos presence, and failing infrastructure (plumbing, HVAC, electrical, and roofing). Repairs would exceed $49 million when accounting for escalation, with a District BEST match of approximately $21 million-an inefficient use of resources.

Partial Renovation and Expansion: Explored but found inadequate to resolve functional deficiencies, modern educational requirements, site constraints, and safety/security issues.

New Replacement School: Evaluated as the optimal solution, providing a single, right-sized, future-ready facility that addresses all deficiencies while creating operational efficiencies and flexibility for enrollment growth and future program expansion.

Site Analysis and Campus Planning

The proposed new school will be constructed on a 14-acre district-owned site at 72nd and Birch Street, selected after detailed consideration of site suitability, accessibility, community context, and future growth potential. The team developed multiple campus layouts and 3D massing studies to optimize:

Student safety and separation of vehicular, bus, and pedestrian traffic

Secure classroom wings and main entry vestibules

Outdoor learning and recreation areas

Future expansion flexibility to extend building life and maximize long-term investment

Infrastructure, Technology, and High-Performance Planning

A detailed list of design assumptions and outline specifications was created to guide cost estimation, ensure high-performance building certification, and plan for long-term operational efficiency. The design incorporates:

Geothermal and energy-efficient HVAC systems to ensure healthy indoor air quality

LED lighting with daylight harvesting, modern power infrastructure, and technology-ready classrooms

Security systems with remote lockdown capability, controlled access, and site surveillance

Durable, low-maintenance finishes to minimize lifecycle costs

Strategic Financial Analysis

Through the 2020 Master Facilities Plan, the district identified over $39 million in deferred repairs across ACMS and KMS, which escalates to $49 million under a conservative 5% annual cost increase. Renovating the buildings would not provide an adequate return on investment and would still fail to meet 21st-century educational, safety, and accessibility standards. Pursuing a new school allows the District to prioritize limited capital resources efficiently, while fully addressing critical deficiencies and ensuring long-term operation

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Adams County School District 14 cannot continue to operate students and staff in 65-70-year-old facilities that have reached the end of life for nearly all major systems. Adams City Middle School (ACMS) and Kearney Middle School (KMS) have failing HVAC, plumbing, electrical, roofing, and structural systems, creating ongoing safety, health, and security risks. Students in these buildings face hazards not present in newer district facilities, including poor indoor air quality, exposure to structural failures, and unsafe traffic conditions. Continued reliance on these aging schools is unsustainable and inequitable, and temporary "band-aid" repairs are no longer sufficient.

The urgency is compounded by the District's plan to consolidate all 7th and 8th graders into a single junior high. Thousands of students will attend the merged school, including those from growing neighborhoods surrounding the selected site. These students deserve safe, healthy, and modern learning environments. Without BEST funding, students will remain in buildings constructed in the 1950s, where recurring system failures-such as roof leaks, HVAC breakdowns, sewer backups, and electrical hazards-can force partial or full school closures, disrupt learning, and compromise safety.

Life Safety

Despite extensive maintenance efforts, both schools continue to deteriorate rapidly. Roof leaks persist despite repeated patching, causing water-stained ceilings, damaged finishes, and unsafe classrooms. Historical incidents highlight the risks:

In 2017, a hailstorm forced KMS to close for three days due to leaks, electrical failures, and inadequate drainage. In January 2024, a staff member at ACMS was knocked unconscious after slipping on ice that pooled in the staff parking lot due to insufficient stormwater management. Traffic flow and safe entry/exit at ACMS cannot be effectively resolved due to surrounding residential and county properties, leaving students and staff vulnerable to injury. If operations continue, serious injury or catastrophic system failure is likely within 1-3 years.

Health and Environmental Safety

Mechanical systems are well beyond their lifespan, and structural issues are accelerating. Classrooms show cracking walls, cafeteria flooring displacement, and water-stained ceilings. HVAC systems cannot provide adequate ventilation, leaving students exposed to poor indoor air quality, particularly in a community disproportionately impacted by industrial pollution. Without a replacement, the buildings are likely to experience:

HVAC shutdowns compromising air quality and thermal comfort

Sewer backups displacing classrooms and common areas

Electrical failures creating fire hazards

Roof or structural collapse requiring emergency closure

Educational Suitability

Delaying construction prevents the District from fully implementing the junior high consolidation plan. The selected site provides access to career academy programming, preparing students for high school and future careers. Continued use of ACMS and KMS risks classroom closures, interrupted instruction, and program disruption, undermining student learning and career readiness.

Timeline for Action

Critical system failures are expected within the next 1-3 years if no action is taken:

Roof and HVAC systems at immediate risk of catastrophic failure

Structural deterioration and settlement threatening safety

Plumbing and sewer infrastructure vulnerable to backups

Security vulnerabilities leaving students and staff exposed

Temporary repairs are no longer sufficient. Investment in short-term fixes would divert limited capital resources without resolving the underlying hazards. Replacement of ACMS and KMS is critical to provide a safe, healthy, and modern learning environment. Failure to act will result in escalating safety and health risks, repeated school closures, disrupted academic programs, and inequitable conditions.

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

Construction Guidelines (DOC).

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Adams County School District 14 is committed to ensuring the long-term performance, safety, and operational efficiency of the proposed junior high school. The District has a comprehensive maintenance plan in place for all new construction projects, which will be applied to this facility upon completion. The plan is designed to maximize the life cycle of all building systems, protect the District's capital investment, and ensure safe, high-quality learning environments for students and staff.

Routine Maintenance and Preventive Care - Upon completion, the new junior high will be integrated into the District's existing facilities maintenance program, which includes:

Scheduled inspections for roofing, mechanical, electrical, plumbing, and structural systems.

Preventive maintenance programs for HVAC systems, including geothermal heat pumps, energy recovery ventilators, boilers, and circulation pumps.

Filter and water system replacements according to manufacturer recommendations.

Exterior and site upkeep, including grounds maintenance, irrigation system checks, stormwater management inspections, and playground/athletic field maintenance.

Technology and security system maintenance, including routine testing and calibration of access controls, security cameras, intercom systems, and classroom technology infrastructure.

The District's Facilities Department will maintain a digital maintenance tracking system, ensuring that all preventative and reactive maintenance activities are documented and scheduled consistently to avoid unnecessary wear or premature system failures.

33

Warranty and Manufacturer Guarantees. All major building systems installed in the new construction will come with manufacturer and contractor warranties, including:

HVAC systems (geothermal and energy recovery units) - 10-year parts and labor warranty for major components, with extended service agreements considered.

Roofing systems - 20-year membrane warranty.

Plumbing, electrical, and fire protection systems - standard 1- to 5-year warranties on materials and workmanship, with options for extended coverage.

Building envelope and windows - 10-year warranty on materials and installation.

These warranties, combined with routine preventive maintenance, will protect the District against unexpected failures and help extend the useful life of all systems.

Capital Renewal Reserve. In alignment with BEST policy, Adams 14 will establish a dedicated Capital Renewal Reserve Fund for the new junior high. This fund will:

Be budgeted annually, based on a calculated life cycle cost for all major building systems, including HVAC, roofing, plumbing, electrical, technology, and structural elements.

Provide funding for system replacement or upgrades at the end of their useful life, typically 20-30 years for mechanical systems, 20 years for roofing, and 30-50 years for structural components.

Be reviewed and updated annually to account for inflation, new technology, and projected enrollment growth, ensuring adequate resources are available for long-term capital needs.

Long-Term Sustainability. The District will implement best practices for building operations, including:

Energy monitoring through the building automation system (BAS) to optimize HVAC performance and reduce wear.

Training for maintenance staff on high-performance systems and new construction features.

Preventive inspections aligned with manufacturer and code requirements.

Ongoing review of maintenance costs vs. system performance, ensuring the facility remains safe, efficient, and fully functional for decades. Through this proactive maintenance plan, rigorous preventive care, manufacturer warranties, and a dedicated Capital Renewal Reserve Fund, Adams 14 will maximize the

useful life of the new junior high school. This approach ensures the District's investment is protected, building performance is optimized, and the school continues to serve safely, efficiently, & sustainable for 50+ years.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

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

Following completion of the new junior high, Adams City Middle School and Kearney Middle School will be repurposed to serve the community, providing flexible meeting spaces, pop-up marketplaces, and business incubators for student interns and adults.

These spaces will directly benefit the underserved southern neighborhoods of Commerce City, offering safe, accessible hubs for local gatherings, entrepreneurship, and civic engagement. Residents currently lack adequate venues for community events, small businesses, and youth programs, making

this redevelopment critical for equitable access to community resources.

Estimated costs for abatement, renovation and upgrades range from $3.5-$14.5 million, funded through local business partnerships and potential bond premium resources. By transforming these sites, Adams 14 ensures that former school properties continue to serve and strengthen the community, while maintaining public safety and maximizing long-term value.

Adams County 14 (0030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - Site Level Applicant - New - Application Number (12)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

40.00 %

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

72

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 82,034,091.72
D. Applicant Match to this Project	$ 59,064,546.04
E. Requested BEST Grant Amount	$ 22,969,545.68
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 82,034,091.72

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 127,217

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

* 127,217

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 636

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

$ 644.84 Project Cost/Affected Square Feet

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

200

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

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

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

* **R. Anticipated Start Date**

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

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/01/2027

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

The estimated cost for the new junior high school and associated site work was developed through a comprehensive collaborative process involving the Adams 14 Facilities Department, MOA Architects, JHL Constructors, and other project consultants. The team reviewed the Master Facilities Plan, current construction market conditions, and prior experience with similar school projects to develop conceptual and detailed cost estimates.

Key steps included:

On-site assessments of ACMS and KMS to identify deficiencies and system failures that must be addressed in the new construction.

Development of program of spaces and schematic designs to ensure all educational, athletic, and community needs are captured.

Detailed line-item cost estimating including site preparation, demolition, abatement, utility extensions, building systems, finishes, and furnishings.

Consideration of regional labor, material, and supply chain conditions, including projected cost escalation during design and construction.

Review of prior school construction costs within Adams 14 and comparable districts in Colorado to ensure alignment with state cost guidelines and best

practices.

Unique or atypical considerations impacting project costs include:

Hazardous material abatement and demolition of two aging middle schools, required to safely repurpose the sites.

Site infrastructure improvements to support expanded bus, parent drop-off, and pedestrian circulation at the new school site.

High-performance and energy-efficient systems (geothermal HVAC, LEED/CHPS design) to reduce long-term operational costs.

Flexible career academy spaces designed to support 7th-8th grade exploratory programs feeding into high school academies, which require specialized lab and classroom equipment.

Community accessibility and future expansion considerations, ensuring the site can adapt to growth or additional programming needs.

By incorporating these factors into the budget, the District has developed a comprehensive, realistic estimate that reflects the true cost of delivering a safe, durable, and future-ready facility, while also accounting for long-term operational savings and strategic value to the district and community.

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

40

Adams County School District 14 will oversee the new junior high school project through its Operations and Maintenance Department, led by the Director of Operations and Bond Project Manager, who together bring over 25 years of experience managing large-scale K-12 construction projects. The Director and the Bond Project Manager will partner with the Accenture Advisory, to ensure overall project coordination, budgeting, scheduling, and compliance with District goals, state regulations, and BEST grant requirements. Accenture has successfully completed 40+ bond-supported PK-12 projects, including new construction, additions, and renovations in Colorado, and 20+ BEST grant programs over the past five years.

Key Team Members and Responsibilities

Maribel Malpica - Director / Team Lead

Oversees all project phases, from design through completion and post-occupancy.

Manages client and community relationships, ensuring expectations are exceeded.

Reviews design, permitting, and construction schedules; drives schedule and budget accountability.

Leads cost estimate review during pre-construction.

Provides monthly updates and reporting.

Acts as liaison for community and school engagement regarding budget, contracting, and senior leadership.

Ensures regulatory compliance, feasibility analysis, constructability reviews, and construction phasing.

Responsible for project success and coordination of critical path items with regulators.

Tanner Von Riesemann - Project Manager

Serves as the main point of contact throughout all project phases, on-site during design and construction.

Coordinates with the District Purchasing Department for RFPs and all consultants (architectural, engineering, geotechnical, commissioning, inspections, surveying, traffic studies, etc.).

Manages total project budgets, financial tracking, invoices, pay applications, and change orders.

Oversees RFI and submittal coordination, meeting agendas, and minutes.

Ensures quality control, construction compliance, and abatement coordination.

Coordinates with District staff on FFE design, placement, move planning, and project closeout including warranties.

This comprehensive management structure, combining District oversight with Accenture's extensive experience, ensures the project will be delivered on time, within budget, and to the highest standards of safety, quality, and educational suitability for Adams 14 students, staff, and the surrounding community.

41

Procurement

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

Adams County School District 14 is committed to transparent, competitive selection in full alignment with Colorado Department of Education (CDE) BEST grant procurement guidelines. This ensures compliance with service-specific dollar thresholds, open competition, and accountability, while selecting firms capable of delivering a high-quality, safe, and sustainable educational facility.

1. Public Advertisement and RFQ
The District publicly advertised a Request for Qualifications (RFQ) for A/E and GC services on BidNet for 15 business days (Nov-Dec 2024). The RFQ outlined the project scope, required experience, evaluation criteria, and expectations, encouraging broad participation from firms with proven K-12 construction experience, including BEST grant-funded projects, new construction, and high-performance school design.

2. Shortlisting
A diverse selection committee, including District leadership, facilities staff, and external advisors, reviewed all submissions. Firms were evaluated based on relevant experience, ability to manage complex budgets and schedules, expertise in educational design and high-performance systems, and proposed approach. The highest-scoring firms were shortlisted for interviews.

3. Interviews and Proposal Review
Shortlisted firms were invited to present in-person (January 2025) to discuss their qualifications, technical approach, project understanding, and alignment with District educational and operational goals. This allowed the committee to assess each firm's capacity to deliver on schedule, within budget, and to the highest quality standards.

4. Evaluation and Selection
Following interviews, firms were scored using standardized BEST-aligned criteria, including past project performance, references, design innovation, and understanding of district needs. The selection process ensured objective, fair, and defensible decisions.

5. Final Decision and Contracting
The most qualified A/E and GC firms were notified in January 2025, with contracts finalized in March 2025. Contracts include defined scope, deliverables, budget accountability, schedule, and full compliance with CDE and BEST requirements.

BEST Alignment Considerations

Open, competitive process in full compliance with CDE procurement guidelines.

Selection emphasized experience with BEST-funded projects, new construction, and high-performance/energy-efficient schools, ensuring maximum value for state and local resources.

Community engagement and transparency were integrated throughout the process, promoting stakeholder trust and confidence.

Evaluation included constructability, sustainability, and cost-efficiency to ensure long-term operational and educational success.

This process ensures Adams 14 partners with highly qualified firms capable of delivering a safe, sustainable, and modern learning environment while fully adhering to BEST grant requirements and protecting taxpayer investments.

42

Other funding options

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

Adams County School District 14 has successfully leveraged approximately $12 million in state and competitive funding over the past three years, including the American Rescue Plan Act (ARPA), SAFER, and EASI grants, which support academic programming, student safety, and community initiatives.

In November 2024, the District sought voter support for a $113.9 million bond and a $10 million mill levy override. The community overwhelmingly supported both measures, making Adams 14 one of the few districts in Colorado to successfully pass both a bond and mill levy in the same election. This marks the first voter-supported capital initiative since 2006 and provides critical funding for campus upgrades and long-term facility improvements.

Despite this success, the District's facility needs exceed $200 million, reflecting aging buildings and critical infrastructure deficiencies. While Adams 14 will continue to pursue all available funding opportunities, Colorado's BEST program remains the most viable and impactful means to address these needs, allowing the District to maximize local bond resources, strategically replace outdated facilities, and ensure safe, high-quality learning environments for students.

Through these combined resources-state grants, local voter-approved funding, and targeted community partnerships-the District is positioned to contribute significant financial assistance to the new junior high project while ensuring cost-effectiveness, sustainability, and alignment with BEST priorities.

Current Utility Costs

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

By merging Adams City Middle School and Kearney Middle School into a single, modern junior high, the District anticipates a 50% reduction in operational costs related to cleaning, maintenance, and general building operations. The two 1950s-era schools total approximately 220,000 square feet, while the new high-performing school is optimized to 127,217 square feet, enhancing space utilization and efficiency.

Energy and Sustainability
The new school is designed as a high-performance facility, with a geothermal HVAC system that delivers proper indoor air quality while supporting Colorado's statewide goals to reduce greenhouse gas emissions by 50% by 2030 and achieve 100% clean energy by 2040. HVAC typically accounts for roughly 50% of a school building's emissions, so upgrading to a geothermal system significantly reduces our environmental footprint.

Financially, the geothermal system represents a $3M premium over a base system ($10M). Leveraging Section 48E of the Inflation Reduction Act, the District anticipates a 50% elective payment ($6.5M) rebate, bringing the net first cost to $6.5M, resulting in a $3.5M federal savings not requiring District or BEST funding.

Projected Savings

Optimized square footage: ~$175,000 annual savings

Geothermal system and upgraded mechanicals (replacing 30+ year-old boilers): ~$75,000 annual savings

Total annual operational savings: ~$250,000

Over a 25-year life cycle, assuming a 3% annual escalation factor, this yields over $9.1M in avoided utility costs, representing a direct reinvestment in educational programming rather than utility expenses.

By consolidating schools, reducing square footage, and investing in a sustainable, energy-efficient HVAC system, the District achieves both long-term financial savings and environmental impact reduction, demonstrating prudent fiscal management and alignment with State energy and greenhouse gas reduction objectives.

● Campuses Impacted by this Grant Application ●

ARCHULETA COUNTY 50 JT - PK-8 Replacement - Pagosa Springs ES - 1969

District:	Archuleta County 50 Jt
School Name:	Pagosa Springs ES
Address:	141 South 10th Street
City:	Pagosa Springs
Gross Area (SF):	67,000
Number of Buildings:	1
Replacement Value:	$24,104,326
Condition Budget:	$16,309,450
Total FCI:	0.68
Adequacy Index:	0.30



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,295,883	$3,326,395	1.01
Equipment and Furnishings	$827,005	$969,824	1.17
Exterior Enclosure	$2,710,077	$502,355	0.19
Fire Protection	$13,899	$896,139	64.48
HVAC System	$4,209,676	$3,409,947	0.81
Interior Construction and Conveyance	$5,299,811	$4,404,004	0.83
Plumbing System	$1,098,354	$1,214,184	1.11
Site	$3,350,318	$2,435,024	0.73
Structure	$3,299,305	$40,000	0.01
Overall - Total	$24,104,326	$17,197,872	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pagosa Springs ES Site	654,272	0.73	1969	$3,350,318	$2,435,024
Pagosa Springs ES Main	67,000	0.67	1969	$20,754,008	$14,762,848
Overall - Total	721,272	0.68		$24,104,326	$17,197,872

● Campuses Impacted by this Grant Application ●

ARCHULETA COUNTY 50 JT - PK-8 Replacement - Pagosa Springs MS - 1924

District:	Archuleta County 50 Jt
School Name:	Pagosa Springs MS
Address:	301 Lewis Street
City:	Pagosa Springs
Gross Area (SF):	99,950
Number of Buildings:	3
Replacement Value:	$38,374,132
Condition Budget:	$24,665,753
Total FCI:	0.64
Adequacy Index:	0.44



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,067,910	$5,101,514	1.01
Equipment and Furnishings	$2,116,907	$2,511,206	1.19
Exterior Enclosure	$4,993,804	$1,705,247	0.34
Fire Protection	$921,528	$1,303,595	1.41
HVAC System	$7,091,722	$5,166,556	0.73
Interior Construction and Conveyance	$8,396,075	$5,401,449	0.64
Plumbing System	$1,745,707	$1,711,775	0.98
Site	$2,039,635	$1,724,014	0.85
Structure	$6,000,844	$203,516	0.03
Overall - Total	$38,374,132	$24,828,872	0.65

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pagosa Springs MS Main 7-8 Building	78,300	0.62	1954	$27,272,659	$16,835,336
Pagosa Springs MS Intermediate 5-6 Building	21,000	0.63	1924	$8,129,409	$5,262,964
Pagosa Springs MS Mechanical Building	650	1.08	1970	$932,429	$1,006,558
Pagosa Springs MS Site	174,240	0.85	1924	$2,039,635	$1,724,014
Overall - Total	274,190	0.64		$38,374,132	$24,828,872

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: ARCHULETA COUNTY 50 JT **County:** Archuleta

Project Title: PK-8 Replacement

Current Grant Request:	$50,465,796.54	**CDE Minimum Match %:**	58%
Current Applicant Match:	$75,698,694.80	**Actual Match % Provided:**	60%
Current Project Request:	$126,164,491.34	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$126,164,491.34	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$892.61	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$80.35	**Affected Pupils:**	970
Hard Costs Per Sq Ft:	$812.26	**Cost Per Pupil:**	$130,066
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	146
Previous BEST Total $:	$308,739.62		

Financial Data (School District Applicants)

District FTE Count:	1,583	**Bonded Debt Approved:**	
Assessed Valuation:	$634,429,406	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$400,777	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$77,068	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	50.2%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,367.51	**Total Bond Capacity:**	$126,885,881
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$126,885,881
		Statewide Median: $18,549,763.20	

Archuleta County 50 Jt (0220) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Archuleta School District PK-8 (0220-SG00001) - Site Level Applicant - New - Application Number (18)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Archuleta County 50 Jt - 0220

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

Facility Condition

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

The Pagosa Springs Elementary School (PSES) building was originally built in 1969. The west wing addition was constructed in 1981 to serve the growing student population. In 1993, the south wing was added to serve the still-growing student population, bringing the facility to its current size of 67,000 sf.
Pagosa Springs Middle School (PSMS) consists of two buildings with a long and complex construction history. The older building was constructed in 1924 as the community's high school. When a new high school was built in 1954, the middle school moved into the 1924 facility. Today, this building houses grades 5-6.
The second building, currently serving grades 7-8, was constructed in 1954. However, portions of this structure pre-date the 1954 construction. The upper gym, stage, and woodshop areas were built in the 1930s or 1940s as a community recreation center. In 1954, the school was constructed around this existing structure, and additional renovations and expansions occurred throughout the 1970s and 1980s.
In 1998, when the current high school was built, PSMS expanded into the 1954 building while continuing to use the 1924 building. As a result, the middle school campus today consists of facilities that range in age from approximately 70 to over 100 years old, with building systems installed across multiple decades.
At the time of original construction, the PSMS (both the 1924 and 1954 buildings) and PSES (1969) buildings were adequate to meet the school's needs. The buildings met the code and functional requirements for the time and place they were constructed.

*** 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.**

Elementary School - Examples of Planned Improvements Over Last 3 Years:
Installation of new package HVAC units
Asphalt upper lot improvements and striping
Kindergarten playground replacement structure
Security camera installation
Multi-classroom carpet replacement (5 rooms, multiple years)

Middle School - Examples of Planned Improvements Over Last 3 Years:
Gas generator installation (back-up for internet during power outage)
ADA bathroom renovation (7/8) with washer/dryer hook-up
Exterior door replacement (upper gym) for security
Radon abatement system installation
Fire sprinkler head replacement
Upper gym stage remodel and lighting upgrades to address outdated electrical system

Examples of Recent Emergency/Unexpected Repairs Over Last 3 Years
Water Main emergency repairs in both buildings: A water main break at the middle school occurred prior to the start of last school year. This January, at the elementary school, the water line into the building failed. In both cases, we had to bring in temporary toilets until the emergency repairs were finished.
Over the past four years, the middle school has experienced three major sewer line failures, resulting in costly emergency repairs. In 2024, a significant failure forced the closure of half the restrooms in the building.
Many of the underground sewer lines have settled and developed "bellies," preventing proper drainage and increasing the likelihood of recurring backups and future system failures. When this fails, it backs up into the middle school entryway. To resolve this chronic sewage back-up problem, we completed a sewer pipe lining project.
The elementary school's 1986 wing lost heat due to severe corrosion in the geothermal piping system. To restore service, the district completed an internal steel pipe replacement. In addition, a break in the external geothermal line forced the district to reactivate the aging boiler system to heat approximately half of the elementary classrooms, resulting in an additional cost of roughly $12,000 per month.
To determine which capital projects are addressed each year, the Chief Operating Officer meets with each of the building leaders to understand their needs and develop a list of potential projects for the coming school year. These are then prioritized and ranked on a 1-5 scale: 1=Required, 2=Safety, 3=Preventative, 4=Improved Teaching and Learning, and 5=Other. District leadership determines which projects to include in the annual budget using this prioritization ranking and available funds.
Because of the high volume of projects that fall within categories 1-3, available funding is consistently directed toward required, safety, and preventative needs. As a result, there is rarely sufficient funding for category 4 projects that directly enhance teaching and learning. We remain focused on addressing essential building needs to keep schools operational, with limited ability to invest in meaningful instructional improvements.

50

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district approves a district-wide budget annually that transfers money to a Capital Reserve fund. The capital reserve fund transfer has been between $400,100 and $578,700 annually, depending on the other funding needs across the district and available funds. This is a district-wide amount and not only includes maintenance/facility projects but also technology, transportation, safety, annual leases, and food service projects that are not funded through the general fund.
From school years 2022-23 through 2024-25, the Elementary and Middle School buildings accounted for $1,024,542 in budgeted capital projects, with actual expenditures totaling $1,283,621. During this three-year period, these projects represented 67% of all district-wide budgeted capital improvements and 72% of total District capital expenditures, which is approximately 6% of the district's total budget. In addition, $794,022 in ESSER II funds was invested between 2021-23 to replace the existing air handlers in the middle school's 7/8 building.
For school year 2025-26, an additional $222,500 has been budgeted for elementary and middle school capital projects, with $166,042 expended year-to-date.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

51

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Archuleta County 50 Jt (0220) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Archuleta School District PK-8 (0220-SG00001) - Site Level Applicant - New - Application Number (18)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

○ Yes
◉ No

C. Executive Summary

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

Archuleta School District serves nearly 1,600 students across Archuleta County and portions of Hinsdale and Mineral Counties and operates one elementary school and one middle school (comprising two buildings). The nearest neighboring districts are Bayfield, 42 miles away, and Ignacio, 49 miles away.

The elementary and middle school buildings range from approximately 55 to more than 100 years old-well beyond the typical 50-year lifespan for which most school facilities are designed. While they have faithfully served generations of students, their age, original layout, and aging building systems no longer meet current expectations for student safety, secure operations, or modern instructional environments. The total estimated repair needs for these buildings exceed $88 million, while the Educational Adequacy Assessment scores received failing grades at 56% (PSES) and 55% (PSMS) from the RTA assessment.

Pagosa Springs Elementary is well beyond its intended lifespan and faces significant life-safety and building system deficiencies. The school lacks a secure entry vestibule and cannot effectively control or monitor visitor access. Fire alarm systems are outdated, sprinkler coverage is incomplete, and HVAC systems are failing, resulting in inadequate ventilation and inconsistent indoor conditions. Roof leaks, aging electrical infrastructure, asbestos-containing materials, plumbing failures, ADA deficiencies, and kitchen equipment that no longer meets code further compromise safety and daily operations. Many classrooms lack natural daylight, and the building does not include a true gymnasium.

Pagosa Springs Middle School consists of two aging buildings, with the oldest building over 100 years old, and has significant life-safety and infrastructure concerns. The campus has no fire sprinkler system, outdated alarm and communication systems, failing HVAC and geothermal infrastructure, repeated sewer line failures, roof leaks, obsolete electrical components, asbestos-containing materials, and substantial ADA barriers, including multi-level access without an elevator.

Site conditions further elevate risk. The separated 5-6 and 7-8 buildings require students to move outdoors through an uncontrolled campus multiple times daily. Located on a constrained downtown parcel along Highway 160, the school lacks adequate parking and safe drop-off space. A 2023 traffic fatality involving a school bus driver underscores the severity of site safety concerns. With no room to expand or reconfigure safely, long-term correction on the current site is not feasible.

A new, consolidated PK-8 campus designed to meet modern safety standards and learning needs is the most economical and sustainable solution to the district's facility challenges. Located on long-owned district property, the new school will provide safer students, stronger instructional environments, and a future-ready facility that efficiently serves both elementary and middle school students.

53

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

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

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

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

PAGOSA SPRINGS ELEMENTARY SCHOOL - HEALTH AND SAFETY DEFICIENCIES

Safety and Security: The building was built in a different era and not designed with security in mind. With an office buried in the center of the school, staff cannot monitor visitor arrivals or outdoor play areas. The configuration of the school site requires visitors to cross the play areas to access the front door. The lack of a secure entry vestibule means that administrators do not have the ability to control visitors and segregate them for credential checking before they have access to student areas. Classroom door hardware does not meet DFPC requirements for secure locking during a lockdown, and classroom sidelites cannot be effectively screened or covered during a potential security incident. Additionally, the building has windows with wire glass (not to code) that poses danger from jagged shard cutting.

Life Safety Systems Deficiencies: The fire alarm system is out of date, does not meet current code, and lacks a functioning method to dial out during an alarm. Due to multiple building additions over time, fire sprinkler coverage does not extend throughout the entire facility.

Unhealthy Environment & Facility Constraints: The original layout combined with two major building additions have resulted in many interior classrooms without natural lighting. Additionally, the building lacks a gymnasium with only a small multipurpose room serving for PE, cafeteria and inside recess.

Electrical: The building is equipped with end-of-life fluorescent lights, contributing to high-energy consumption and inadequate lighting. Classrooms have very few electrical outlets, forcing teachers to rely on power strips and extension cords, which is routinely flagged during annual fire inspections.

Hazardous Materials: Undisturbed asbestos remains present in multiple areas of the school, limiting upgrades and routine maintenance.
Roof System Failures & Aging Materials: The EPDM roofing membranes were installed in 2012-13 but have poor structural slope resulting in ponding and recurring leaks and drainage problems. As a result, staff have to put out trash cans to catch water and cones to mark wet areas. The roof drains were installed in the 1960's and are well past their expected life.
Ventilation & Indoor Air Quality: The building is in need of HVAC systems replacement, including the air handlers and boilers, due to the age of these

systems and complete lack of ventilation in parts of the building. A recent break in the geothermal line forced us to reactivate an aging boiler system for approximately $12,000 per month just to maintain heat. We recently replaced one system that served part of the building that failed. The original part and the 1981 wing of the building do not currently have adequate ventilation, resulting in high CO2 levels in the interior classrooms Additionally, the system is unable to consistently regulate temperatures to maintain an effective learning environment, resulting in the use of space heaters.

Plumbing & Sewer: This winter the water line into the building failed. Temporary toilets had to be used to open the school. While the water and sewer lines have been repaired, most of these lines remain in original condition and are likely to fail in other locations.

Food Service Infrastructure & Capacity Deficiencies: The kitchen equipment does not meet code and is beyond its useful life, resulting in food needing to be prepared at the high school and transported to the elementary school. Additionally, the cafeteria can only fit one grade level at a time, creating a long, inefficient lunch schedule.

Unsafe Traffic and Drop-off: As the school has grown over the years, additions and parking have expanded to cover the entire site. Even with creative multi-lane drop-off improvements, keeping cars from backing up on Highway 160 during drop-off and pick traffic remains a problem. As the main east-west highway connecting southern CO, the volume of cars on Hwy 160 have led to students being dropped off in dangerous locations (like on the opposite side of Hwy 160!).

Accessibility: There is very little ADA compliance. Many interior doors lack ADA-compliant hardware, making them inaccessible for individuals with mobility challenges. Most bathrooms do not meet ADA standards, lacking required fixtures, grab bars and clearances.

55

Interior: Interior finishes are worn and largely original, well beyond their expected lifespan, contributing to a deteriorated learning environment. Due to the presence of asbestos, replacement of many finishes requires costly abatement. Much of the structure is cinderblock construction, limiting flexibility to reconfigure spaces for modern instructional needs. Nearly 30% of windows are interior due to phased additions over time, reducing access to natural light. As additions were built, only classrooms were added without expanding core facilities such as the cafeteria and library, resulting in overcrowded and undersized shared spaces.

PAGOSA SPRINGS MIDDLE SCHOOL - HEALTH AND SAFETY DEFICIENCIES

Safety & Security: The middle school's physical layout creates ongoing security challenges. The office has visibility of the main entrance to the 7-8 building, but it does not have line of sight to the broader campus, including drop-off areas, playground spaces, or visitors entering from other access points. The lack of a secure entry vestibule means that administrators do not have the ability to control visitors and segregate them for credential checking before they have access to student areas. The separate 5-6 building lacks direct administrative supervision and visual control altogether. The PA system is beyond its expected service life, limiting reliability for daily communication and emergency notification.
Because the 7-8 building houses all shared common spaces (e.g., cafeteria, gym), students in the 5-6 building must move across the uncontrolled open campus multiple times each day to access these spaces. This frequent movement between buildings often results in exterior doors being propped open, creating additional security vulnerabilities. The cafeteria's location, separate from exterior play areas, further complicates supervision during transitions from lunch to recess There is no fully secure, enclosed playground space, and portions of the campus connect directly to Main Street.
Life Safety Systems Deficiencies: The middle school does not have a fire sprinkler system, and rated corridors do not meet current code standards. Several

areas lack emergency lighting, and shunt trip breakers are missing for critical equipment, including the kitchen hood and electric kiln.

Electrical: Portions of the 7-8 building pre-date the 1954 school construction, including the upper gym, stage, and woodshop areas, which were built in the 1930s or 1940s as a community recreation facility. These spaces still contain original wiring. Over time, the school was constructed around this structure, with additional renovations occurring in the 1970s and 1980s, resulting in a patchwork electrical system of varying ages and capacities. Several electrical panels are so outdated that replacement breakers are no longer manufactured, limiting the district's ability to safely maintain and repair the system and increasing the risk of extended outages. The building is equipped with end-of-life fluorescent lighting that is inefficient and provides inadequate illumination in classrooms and common areas.

Hazardous Materials: Undisturbed asbestos remains present in multiple areas of the school, limiting upgrades and routine maintenance.
Roof System Failures & Aging Materials: The EPDM roof membranes are 14 years old and were installed over a structure that does not slope consistently to drains, leaving ponding that exacerbate the ongoing roof repair efforts. The school roof has multiple leaks. Water intrusion has affected classrooms and common areas, requiring temporary fixes to manage conditions during school activities. At a recent basketball game, staff had to duct-tape a towel to the gym floor to contain water from a roof leak.
HVAC & Ventilation: While we were able to take advantage of ESSER funds to replace air handlers and condensing units, the system has exceeded its expected service life and requires full replacement. The system cannot consistently regulate temperatures to support an effective learning environment, resulting in the regular use of space heaters in classrooms. Fresh air ventilation is insufficient throughout the facility, raising concerns about indoor air quality and overall comfort for students and staff. The two pipe hydronic system dates to 1966 and should be replaced entirely.
Plumbing & Water Infrastructure: Over the past four years, the middle school has experienced three major sewer line failures. In 2024, a significant failure forced the closure of half the building and required the use of portable toilets to keep the school operational. On two other occasions, students had to be shifted into another building to maintain instruction. Many of the underground sewer lines have settled and developed "bellies," preventing proper drainage and increasing the likelihood of recurring backups and future system failures. A separate water main break occurred prior to the start of the school year and was thankfully resolved before students returned.

Food Service Infrastructure & Capacity Deficiencies: The kitchen equipment does not meet code and is beyond its useful life, resulting in food needing to be prepared at the high school and transported to the middle school. Additionally, the cafeteria isn't large enough to hold even one grade-level of students at a time, resulting in part of a grade level having to eat outside on a regular basis.

Site Challenges: The middle school is located in downtown Pagosa Springs on a constrained four-acre site shared with the administration building. There is no on-site parking, and student drop-off is limited to traffic lanes on Lewis Street behind the school, which is inadequate. Bus drop-off previously occurred on site but was moved to the street following a fatal traffic incident involving a bus driver in 2023. While this relocation reduced grade-related concerns, it introduced new traffic conflicts. Although crosswalks exist east and west of the school, their locations are inconvenient, increasing the likelihood that students attempt to cross Highway 160 in unsafe areas. Additionally, the only grassy play fields available to the school are located across busy State Highway 160. These fields are owned by the town and are periodically unavailable, limiting a consistent physical education program and disrupting athletics.

Accessibility: The middle school, particularly the 7-8 building, has significant ADA compliance deficiencies. Its multi-level design presents major barriers, with no elevators and an excessively steep ramp that limits independent access. To accommodate students with mobility needs, the school has had to assign classes to specific floors based on accessibility requirements each year. The shop space is located down a full flight of stairs; wheelchairs have to be carried

downstairs. Many interior doors lack ADA-compliant hardware, and most restrooms do not meet required standards.

Interior finishes throughout the building are original to the 1970s and are significantly worn, making them difficult to properly maintain. Because many materials contain asbestos, any renovation would also require costly abatement. The aging finishes, combined with the original building design, create a dated and inflexible learning environment that does not support modern instructional needs. Additionally, 40% of classrooms lack windows, limiting access to natural light and fresh air and further diminishing the quality of the interior environment.

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

Archuleta School District has undertaken a multi-year, data-driven process to evaluate facility conditions and identify deficiencies. The district has worked with RTA Architects since 2016 to assess long-term facility needs through professional building evaluations and community engagement efforts conducted in 2016, 2018, and again beginning in 2024.
The most recent Facilities Master Planning effort, led by RTA Architects with consulting engineers ME&E, included comprehensive building assessments, safety and security evaluations, infrastructure reviews, and educational adequacy analysis. These assessments documented system failures, code deficiencies, and deferred maintenance needs across district facilities. Professional facility evaluations determined that the district's schools average approximately 64 years in age and that total identified repair needs exceed $88 million, as documented in the district Facility Summary and Identified Facility Needs Summary.
The district also commissioned a demographic study to understand long-term enrollment needs. The study showed enrollment is projected to remain flat or slightly declining, indicating that the district's primary challenge is not capacity growth, but ensuring that facilities adequately support modern educational programming and safety standards. Educational Adequacy Assessments further confirmed these findings: Scores were 56% for the elementary school and 55% for the middle school, demonstrating that the elementary and middle school facilities no longer adequately support instructional delivery, student needs, or operational efficiency.
To ensure transparency and community validation of these findings, the district convened the Master Planning Advisory Committee (MPAC) in January 2025. This group of parents, community members, and district representatives reviewed building condition data, deferred maintenance reports, enrollment projections, and adequacy findings throughout a series of meetings.
Together, these independent professional assessments, demographic and adequacy studies, and sustained community engagement efforts demonstrate that the district's facility deficiencies have been thoroughly investigated and documented through a comprehensive, multi-year process.

57

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The district is seeking a permanent solution that addresses not only the physical condition and aging systems within each building, but also their fundamental layout, design limitations, and significant site constraints that impact safety, security, and daily operations. These issues cannot be fully resolved on the current campuses. The most effective, fiscally responsible, and community-supported long-term solution is to construct a new consolidated PK-8 facility on district-owned property.

A single PK-8 campus resolves the deficiencies at both schools simultaneously while improving operational efficiency. The proposed building is approximately 10,000 square feet smaller than the combined existing facilities, reducing long-term maintenance and energy costs. The district currently spends approximately $500,000 annually on utilities to operate two aging buildings. A new energy-efficient facility will significantly reduce those recurring expenses. With a new school target EUI of 35 KBtu/sf/year we project the likely annual energy cost to be between $125,000 to $175,000 annually or about ?

of existing costs. Furthermore, the consolidated model requires only one commercial kitchen, which is an important operational advantage in a small community where staffing food service positions is increasingly difficult.
Educationally, the PK-8 model provides continuity for students and families, reduces transportation costs, and simplifies daily logistics for parents with children in multiple grade levels. Research shows PK-8 schools often experience improved attendance, fewer disruptions during middle school transition years, and stronger teacher-student relationships. Additionally, with district enrollment forecasted to remain relatively flat, a PK-8 model offers an efficient and sustainable approach aligned with current and projected enrollment.
The proposed site is a 36-acre parcel owned by the district for many years, located off Vista Boulevard in the uptown area, where approximately two-thirds of district students reside. The relatively flat site is served by existing utilities and provides ample space for safe traffic circulation, parking, playgrounds, athletic fields, and outdoor learning areas. While approximately six acres of the entire parcel contain wetlands, the impact on the developable area is minimal and offers additional educational opportunities. (By comparison, the existing middle school sits on only four acres!)
A space program has been developed to guide planning and budgeting for a five-section PK-8 school that reflects current enrollment, not projected growth. The planned capacity is approximately 1050 students, aligning with the district's five-year average enrollment of 1013 students. The current enrollment of 970 students is slightly down from historic levels and can be accommodated by the proposed 5 round space program at a modest 145 sf/student. The program includes two preschool classrooms to help address the community's unmet early childhood needs, as local providers have been unable to supply sufficient seats for existing demand. Shared resources such as gyms, counseling spaces, kitchen, and cafeteria improve efficiency while maintaining full programming. The design will include breakout and extended learning spaces consistent with modern educational standards which occur in corridors, closets and any available space in the schools today.
This solution replaces two aging, constrained campuses with one safe, efficient, and future-ready facility, reducing long-term costs while strengthening safety, health, and educational outcomes for students and staff.

58

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Following identification of facility deficiencies, Archuleta School District undertook an extensive planning process to determine the most effective long-term solution. Working with RTA Architects over a multi-year effort, the district evaluated whether existing facilities should be renovated or replaced, and what configuration would best meet educational, operational, and community needs.
As part of this process, the Master Planning Advisory Committee (MPAC) reviewed five potential scenarios: Renovate both schools, build a new middle school and renovate the elementary, build a new elementary school and renovate the middle school, construct separate new elementary and middle schools, or construct a single new PK-8 school. Each scenario was evaluated using professional cost estimates, site functionality, educational adequacy outcomes, operational impacts, and the feasibility of phased construction.
Renovation of both schools was determined to be the least effective solution because it would not resolve fundamental site limitations at either campus. Renovation options would also require substantial continued investment in aging facilities without delivering long-term improvements in educational adequacy.
Hybrid solutions involving renovation of one school and construction of another were also reviewed. These options still carried high costs, extended construction timelines, and failed to fully resolve site and operational inefficiencies across the district.
Construction of separate new elementary and middle schools was analyzed as a comprehensive replacement approach. While this option would improve educational adequacy, it was found to be significantly more expensive than a combined PK-8 facility. It would likely require multiple bond elections and extend the project timeline. In addition, operating two new campuses would increase long-term staffing, maintenance, and infrastructure costs compared to

a single shared facility.
Through this evaluation process, the MPAC determined that construction of a single PK-8 school would best meet district needs. This option would provide the strongest combination of site functionality, educational adequacy, operational efficiency, and overall cost effectiveness. A combined facility allows for shared core spaces, reduced building duplication, and more efficient staffing and operations, while also improving student transitions and program alignment across grade levels. A 2024 district survey showed that 94% of respondents supported replacing the elementary school and 90% supported replacing the middle school.
To further support this solution, the district conducted detailed site analysis in partnership with RTA Architects and SGM Engineers. Two potential sites were evaluated for geotechnical conditions, wetlands, utilities, grading, traffic circulation, infrastructure capacity, and environmental impacts. Through a public engagement process that included five community meetings and two Board listening sessions, the Board selected the Vista Property as the preferred site.
RTA Architects developed the building space program by reviewing existing facilities and identifying opportunities to consolidate and share spaces for efficiency. The resulting building size was calculated using industry-standard planning tools. Western Demographics was retained to conduct enrollment projections using current enrollment trends, birth data, and planned development patterns to ensure the facility is appropriately sized for long-term district needs.
Together, the evaluation of multiple facility scenarios, professional cost modeling, engineering site studies, demographic forecasting, and sustained community engagement demonstrate that the proposed PK-8 solution represents the most efficient and effective use of state and local resources while fully addressing the district's long-term facility, educational, and operational needs.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Archuleta School District's need to replace its elementary and middle school facilities is both immediate and time-sensitive. These buildings are between 55 and over 100 years old, exceeding the typical 50-year life cycle of school facilities. While the district has maintained the buildings responsibly, their age, outdated systems, design limitations, and site constraints create ongoing safety risks, operational disruptions, and increasing financial burden.
Over the past several years, building system failures have become more frequent and disruptive. Plumbing failures have already forced partial building closures, and aging mechanical, electrical, and safety systems continue to deteriorate. Deferred maintenance needs now exceed $88 million, and the Educational Adequacy Assessment scores of 56% at the elementary school and 55% at the middle school confirm that these facilities no longer adequately support student safety, accessibility, or instruction. Many of the core deficiencies cannot be resolved through renovation alone.
The urgency of these conditions was brought into sharp focus in 2023, when a traffic incident on the middle school site resulted in the death of a school bus driver. This tragedy underscored the real risks created by the current site configuration, steep terrain, and constrained circulation patterns. Both campuses remain located directly adjacent to Highway 160, where traffic congestion, limited drop-off space, and inadequate site control continue to present daily safety concerns for students, staff, and families.
If this project is not awarded, the district will be forced to continue investing limited operating funds into temporary repairs and emergency maintenance rather than long-term educational improvements. Costs for construction and building systems continue to rise annually, meaning that delays will significantly increase the eventual project cost and may place a comprehensive solution out of reach for the community. Continued reliance on aging facilities will also prolong safety risks, operational inefficiencies, and learning environments that do not support modern instructional practices.
A new consolidated PK-8 campus provides the only comprehensive solution to address safety, site constraints, aging systems, and educational adequacy at both schools. Without action now, students will continue to learn in facilities that are beyond their intended life span, increasingly costly to maintain, and unable to meet current expectations for safety, accessibility, and learning.
This BEST grant application has been 10 years in the making. Over the last year and a half, the district has worked hard to bring forward a community

conversation that has more support and momentum now than has been seen before. In 2025, community polling indicated 66% voter support for a bond measure to fund school facilities improvements in partnership with a BEST grant. We believe that now is our best opportunity to put forward a BEST grant application and get the support of the community to pass a bond election in the fall of 2026.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Archuleta School District has a strong track record of investing in facility upkeep and renewal. The district completed $487,601 in capital improvements in FY2024 and $569,567 in FY2025, in addition to $1,782,178 in maintenance and operations spending over those two years. In FY2026, the district has already invested $301,123 in capital projects and expects to approach $500,000 by year's end. The district also entered FY2026 with a Capital Reserve fund balance of $450,229, demonstrating its ongoing commitment to maintaining facilities and protecting public assets.

Upon completion of the proposed project, the district will implement a preventive maintenance program for all major building systems, including mechanical, electrical, plumbing, and life-safety components. Systems will be serviced according to manufacturer recommendations and industry best practices to extend useful life and reduce long-term costs.

The district commits to continuing to allocate at least 10% of total program revenues to maintenance and operations to ensure adequate funding for ongoing facility care. In addition, the district will establish and maintain a capital renewal reserve in accordance with BEST policy and will set aside at least 5% of capital reserves annually for major maintenance and system replacement.

Major building systems and construction elements will be covered by warranties as specified in project contracts, and these will be tracked to ensure timely repair or replacement when needed.
Through sustained operational funding, preventive maintenance practices, and a dedicated capital renewal reserve, the district is committed to protecting this investment and ensuring the facility remains safe, functional, and sustainable for decades.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

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

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

Archuleta School District has received strong community interest in the future reuse of its existing elementary and middle school facilities. Several organizations have submitted letters of intent outlining potential adaptive reuse plans that would allow the buildings to continue serving public and community purposes.
For the existing Pagosa Springs Middle School facility, the Town of Pagosa Springs Recreation Department has submitted a letter of intent to repurpose portions of the building as a community recreation center. Healthy Archuleta has also submitted a letter of intent to utilize remaining areas of the facility not occupied by the Town to establish a downtown food hub and community wellness space.
For the existing Pagosa Springs Elementary School, a coalition of local non-profit organizations has submitted a letter of intent proposing to convert the facility into a community resource hub. Proposed uses include a Justice Center, senior housing, business innovation center and space for Pagosa

Community Initiative programs and other community-serving functions.
These potential reuses would transfer ownership away from the school district, allowing the buildings to remain community assets while relieving the school district of the long-term responsibility for maintaining aging facilities that are no longer suitable for educational use. No costs related to the disposition or reuse of these sites are included in this grant proposal.
If these facilities are repurposed as proposed, the district would no longer be responsible for ongoing maintenance and utility costs associated with the buildings. Based on recent expenditures, the average annual cost of maintenance and utilities was approximately $283,252 for the elementary school and $239,248 for the two middle school buildings. These figures include only direct maintenance and utility costs (e.g., electric, natural gas, geothermal, water, and sanitation) and do not include staffing, benefits, or custodial supply costs. Transitioning the buildings to community reuse would therefore reduce the district's long-term operating burden while allowing the properties to continue serving public needs.

62

Archuleta County 50 Jt (0220) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Archuleta School District PK-8 (0220-SG00001) - Site Level Applicant - New - Application Number (18)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

58.00 %

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

60

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 126,164,491.34
D. Applicant Match to this Project	$ 75,698,694.80
E. Requested BEST Grant Amount	$ 50,465,796.54
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 126,164,491.34

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 141,343

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

* 141,343

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 970

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

$ 892.61 Project Cost/Affected Square Feet

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

146

7.5 % * **O. Escalation % identified in your project budget**

4 % *** P. Construction Contingency % identified in your project budget**

4.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

04/15/2028

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/15/2029

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

The school district retained RTA Architects to help develop a cost estimate for the project. RTA utilized historical cost information from other similar schools, including the previous year's BEST grant-funded new projects, to develop a preliminary cost model. The cost model, program, and concept sketches were then shared with four general contractors, including FCI Constructors, Nunn Construction, GH Phipps Construction, and A-P Construction for each of them to develop cost opinions. The final cost estimate is an average of the four contractors' cost opinions.

The estimates anticipate a late 2027 construction start. Adjustments were made to the estimates to take into account the site analysis that was performed by SGM Engineering and Trautner Geotech. Costs include potential transportation improvements at Highway 160 which may require turn lanes and possibly a traffic signal as identified by the SGM report. RTA worked with owner's representative NV5 to help develop an overall budget including owner's softcosts. Furniture budgeting was informed with information from OS Schools.

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

Archuleta School District intends to retain an owner's representative (OR) experienced in large and complex BEST grant projects to manage the design and construction of the project. Preference will be given to OR's with experience in rural and Colorado mountain towns. The scope of work will reflect the BEST grant requirements. From the school district, Superintendent Rick Holt will be involved to support the project and work with the OR.

Procurement

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

ASD intends to first retain an owner's representative utilizing best practices for transparent and open procurement pursuant to district policy and BEST recommendations. The OR will assist in the procurement of other prime contracts including design and construction according to the same rules and practices mentioned above.

Other funding options

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

The Archuleta School District Board of Education has formally committed to providing a 60% local match for the proposed BEST project, exceeding the minimum required contribution and reducing the requested BEST share to 40%. Based on current cost estimates, this increased local commitment has the potential to reduce the BEST award by approximately $2.5 million. The Board's action is supported by 2025 community polling that demonstrated 66% voter support for a bond initiative to fund school facility improvements in partnership with a BEST grant.

In addition to the proposed bond funding, the district is actively coordinating with local and regional partners to reduce overall project costs and leverage additional resources. The district is working with the Town of Pagosa Springs, Archuleta County, the Pagosa Lakes Property Owners Association, and the Pagosa Area Water and Sanitation District to explore fee reductions, in-kind contributions, infrastructure coordination, and joint funding opportunities.

The district is also evaluating additional state and federal grant programs to support off-site improvements associated with the project. These include the Colorado Department of Transportation (CDOT) Highway Safety Improvement Program (HSIP) - Local Agency Projects, which may help offset costs associated with traffic signal installation, intersection improvements, turn lanes, and other crash-prevention measures along Highway 160. The district is likewise exploring CDOT Safe Routes to School (SRTS) funding to support sidewalks, ADA ramps, crossings, traffic calming, and other school-zone safety enhancements to improve pedestrian and bicycle access.

Current Utility Costs

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

The average annual cost of utilities (e.g., electric, natural gas, geothermal, water, and sanitation) for the ES was $283,252, and $239,248 for the two MS buildings in 2024 and 2025. The proposed new PK-8 school will be built to High Performance Building Certification standards with a minimum target performance EUI of 35 KBtu/sf/year. This target energy performance would achieve an annual energy cost of approximately $125,000 to $175,000 per year resulting in a savings of over $300,000 annually. These are minimum targets that the team believes to be achievable in the location and climate utilizing systems that the district can readily install and maintain.

● Campuses Impacted by this Grant Application ●

DOUGLAS COUNTY RE 1 - Stone Canyon Outdoor EdVenture Renovation and Replacement - Stone Canyon EdVenture - 1955

District:	Douglas County Re 1
School Name:	Stone Canyon Outdoor Edventures
Address:	12163 South Perry Park Road
City:	Larkspur
Gross Area (SF):	48,680
Number of Buildings:	8
Replacement Value:	$13,176,770
Condition Budget:	$7,229,902
Total FCI:	0.55
Adequacy Index:	0.40



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,003,109	$2,051,907	1.02
Equipment and Furnishings	$225,807	$8,021	0.04
Exterior Enclosure	$2,004,736	$625,208	0.31
Fire Protection	$167,432	$300,048	1.79
HVAC System	$1,014,211	$694,927	0.69
Interior Construction and Conveyance	$2,112,797	$1,337,199	0.63
Plumbing System	$590,439	$452,189	0.77
Site	$2,784,050	$2,041,118	0.73
Structure	$2,274,190	$19,329	0.01
Overall - Total	$13,176,770	$7,529,946	0.57

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Stone Canyon Outdoor Edventures Falcon Bldg 108	4,025	0.66	1964	$1,087,528	$714,290
Stone Canyon Outdoor Edventures Timberline Bldg 106	2,450	0.36	1996	$701,216	$252,061
Stone Canyon Outdoor Edventures Site	4,171,375	0.73	1955	$2,784,050	$2,041,118
Stone Canyon Outdoor Edventures Thunderdome Bldg 126	8,935	0.39	1996	$1,008,634	$517,241
Stone Canyon Outdoor Edventures Main Base Camp Bldg 100	12,150	0.39	2001	$3,273,244	$1,276,667
Stone Canyon Outdoor Edventures TLC Bldg 102	3,925	0.56	1996	$996,124	$553,032
Stone Canyon Outdoor Edventures Canyon Bldg 104	2,600	0.58	1996	$576,077	$331,789
Stone Canyon Outdoor Edventures Eagles Nest Bldg 110	2,200	0.57	2001	$699,586	$399,503
Stone Canyon Outdoor Edventures Lodge Bldg 124	12,395	0.62	1964	$2,050,310	$1,444,245
Overall - Total	4,220,055	0.55		$13,176,770	$7,529,946

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: DOUGLAS COUNTY RE 1* **County:** Douglas

Project Title: Stone Canyon Outdoor EdVenture Renovation and Replacement

Current Grant Request:	$7,904,879.56	**CDE Minimum Match %:**	74%
Current Applicant Match:	$14,053,119.22	**Actual Match % Provided:**	64%
Current Project Request:	$21,957,998.78	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	Yes
Total of All Phases:	$21,957,998.78	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$747.12	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$81.45	**Affected Pupils:**	3,500
Hard Costs Per Sq Ft:	$665.67	**Cost Per Pupil:**	$6,274
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	8
Previous BEST Total $:	$1,924,151.60		

Financial Data (School District Applicants)

District FTE Count:	59,759	**Bonded Debt Approved:**	$740,000,000
Assessed Valuation:	$11,365,206,387	**Year(s) Bond Approved:**	18,24
Statewide Median: $143,909,452			
PPAV:	$190,184	**Bonded Debt Failed:**	$934,000,000
Statewide PPAV: $241,472			
Median Household Income:	$145,864	**Year(s) Bond Failed:**	22,23
Statewide Avg: $75,116			
Free Reduced Lunch %:	13.8%	**Outstanding Bonded Debt:**	$296,905,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,394.33	**Total Bond Capacity:**	$2,273,041,277
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$1,976,136,277
		Statewide Median: $18,549,763.20	

Douglas County Re 1 (0900) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stone Canyon Major Renovation - Replacement (0900-SG00001) - Site Level Applicant - New - Application Number (22)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Douglas County Re 1 - 0900

Other, not listed

Stone Canyon Outdoor EdVenture

69

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

70

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.**

For over 70 years, the Stone Canyon property has served various educational roles, originally constructed in 1955 as a private residential campus. When the Douglas County School District (DCSD) acquired the site in 2012 through a public partnership with Douglas County, it was recognized that the facility, while culturally significant, was fundamentally inadequate for modern public-school use.

Condition at Time of Acquisition & Construction:
The majority of the campus infrastructure, including all buildings within this grant scope, is original to the 1950s construction. At the time of acquisition, the facilities were already nearing the end of their anticipated 50-year lifecycle. The buildings were designed for private, small-scale residential use, not for the high-volume, "immersive hands-on" learning of the 5th and 6th-grade Outdoor EdVenture programs. Specifically:
- High FCI / SCI Scores: Buildings exceed 60+ years in age, with high Facility Condition Index (FCI) and System Condition Index (SCI) scores confirming they are well beyond their useful life.
- Code & CCAB Construction Guideline Deficiencies: The original layout did not meet contemporary ADA accessibility standards, modern building (IBC) codes, life-safety codes, or the rigorous security requirements of a public school facility per IBC, IFC, and CCAB Construction Guidelines.

Rationale for Acquisition and Continued Use:
The District's decision to acquire and maintain this site, despite its inadequacies, was driven by three primary factors:

1) Educational Value: The site provides a singular geographical and ecological asset for outdoor education that cannot be replicated on a standard K-12 campus.
2) Fiscal Stewardship: Re-purposing an existing campus through a public partnership with the local County Comissioners was a more cost-effective entry point for the Outdoor EdVenture program than a multi-million dollar "ground-up" new construction.
3) Historical Significance & Community Partnerships: The acquisition preserved a historical landmark site for public use, preventing commercial redevelopment of a critical regional asset.

Current Reality:
While the District has worked diligently to patch and maintain the site, we have reached a critical tipping point. The 2024 bond and existing capital budgets are insufficient to address the deep-seated infrastructure failures inherent in 1950s-era construction.

State funding is the vital lifeline needed to bridge the gap between a storied past and a functional future. Stone Canyon is currently a campus held together by the sheer will of our maintenance teams and the dedication of our educators, but the physical reality of 1955 construction is catching up to us. The systems are tired, the structures are failing, and the 'useful life' of these buildings has been exhausted. Without this investment, we aren't just losing square footage; we are watching a pillar of the Pikes Peak region crumble under the weight of financial pressure

*** 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.**

DCSD maintains a rigorous commitment to facility excellence, viewing capital investment as a direct contribution to student achievement and safety. Over the past three years, the District has executed a proactive Long-Range Facilities Plan to modernize the facility's infrastructure and ensure the site remains a high-performing learning environment. These investments demonstrate the District's dedication to protecting the integrity of the facility and maximizing the life cycle of systems, albeit on a restrained and limited overall budget. Recent capital projects include:

- Flooring Replacement (2023)
- Misc. Civil Work/Hill Stablization (2023)
- Misc. Safety/Security Upgrades (2023)
- Communications/Radio Tower (2023)
- Water Utility System improvements (2022)
- Emergency HVAC Improvements (2022)
- Fire Alarm Upgrades (2022)
- Structured Cabling, Fiber Optic/IT Upgrades (2022)

In addition to the items listed above, DCSD has included a robust CIP scope of work for Stone Canyon as a part of the 2024 bond program, much of which are included in the BEST grant scope of work as identified herein. While the District has consistently prioritized the facility's viability through targeted investments, the requirements for long-term safety and functionality now extend well beyond our current capabilities. The capital improvements identified in the 2024 Bond are essential, yet they merely scratch the surface of the campuses holistic needs. The District's Master Capital Plan (MCP) estimates a total of $35M+ in overall campus needs. This estimate includes only like-for-like replacements of existing systems and does not reflect implementing additional systems i.e. fire suppression system, to satisfy current IBC code compliance. Despite these good-faith efforts to execute critical scopes of work through the CIP, the sheer scale

of the required remediation remains above and beyond available local funding, necessitating additional support to ensure a truly suitable and sustainable learning environment for our students.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district utilizes state funding (via the School Finance Act), local property taxes, mill levy overrides (MLO's) for operating needs, and Bonds for capital (facility) needs. Bonds must be approved by voters and are restricted to capital projects (not salaries). The district's ability to address its expanding backlog of deferred maintenance and capital improvement projects has been constrained by funding limitations and, at times, a divided group of constituents.

Historically, the District has requested emergency capital funding from the Board of Education (BOE) on an ad hoc basis. The most recent example is the $20 million in emergency funding requested from the BOE in 2023, between unsuccessful bond elections, to address urgent capital needs.

Over the past decade, only two out of four attempted bond initiatives have received voter approval:
1. 2018 Bond - $250 million (Ballot Issue 5B):
- Approved in November 2018, this bond funded new construction, building renovations, transportation upgrades, career and technical education (CTE) spaces, and security improvements.

2. 2024 Bond - $490 million:
After two unsuccessful attempts in 2022 and 2023, voters approved this bond in November 2024 to address critical growth and infrastructure needs, including:
o $150 million for new school construction in the expanding communities of RidgeGate and Sterling Ranch, and expansion of Sierra Middle School.
o $178.9 million for capital renewal and replacement projects districtwide.
o $38.2 million for career and technical education facilities.
o $15.4 million for special education improvements.
o $10 million for safety and security upgrades.
o $8.3 million for transportation needs, including buses and maintenance.

While these figures represent district-wide commitments, DCSD has allocated approximately $13M of the $450M 2024 bond initiative specifically to the Stone Canyon Campus. However, as these funds are strictly earmarked for critical capital improvements, the actual campus-wide needs as detailed within this grant application far exceed this initial allocation.

72

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve

(DOCX)requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Douglas County School District (DCSD) has previously been awarded a BEST grant for a more limited roof replacement scope of work. That said, and although the above-referenced policy does not fully apply, DCSD has reviewed, formally acknowledges, and if awarded, commits to adhering to the Capital Construction Assistance Board's (CCAB) Capital Renewal Policy. DCSD understands that the long-term viability of the proposed project depends on proactive maintenance and disciplined financial planning.

To fulfill the requirements of 22-43.7-109(4)(d)(I) CRS, DCSD commits to the following:

1) Establishment of a Project-Specific Capital Renewal Budget: Upon completion of the project, DCSD will integrate the facility into its comprehensive asset management system. We will establish a dedicated capital renewal budget line item specifically designed to address the lifecycle replacement of major systems (HVAC, roofing, building envelope, etc.).

2) Annual Reserve Contributions: DCSD commits to making consistent annual contributions to our Capital Reserve Fund. These contributions will be calculated based on industry-standard depreciation schedules and facility condition indices to ensure that adequate funding is available for future renewals without requiring emergency state intervention.

3) Demonstrated Ability and Willingness: DCSD maintains a robust Facilities Planning and Construction department. Our willingness to maintain this project is evidenced by our existing Board of Education policies regarding facility stewardship and our track record of managing large-scale capital assets through disciplined preventative maintenance programs.

4) Accountability: DCSD confirms that these funds will be separately tracked within our financial system, ensuring that capital renewal reserves remain encumbered for their intended purpose: the sustained health and safety of the learning environment.

DCSD views this commitment not just as a statutory obligation, but as a fundamental responsibility to our students and State and local taxpayers. It is more than a grant requirement, it is a fiduciary obligation.

73

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been

completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

74

Douglas County Re 1 (0900) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stone Canyon Major Renovation - Replacement (0900-SG00001) - Site Level Applicant - New - Application Number (22)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

○ Yes
◉ No

C. Executive Summary

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

Stone Canyon Outdoor EdVentures is a unique campus that embodies the natural wonder of the State of Colorado, where students leave their classrooms behind and step into the heart of Colorado - where fresh mountain air drifts through towering ponderosa pines, the sky opens wider than they've ever known, and canyon walls carry the sound of their laughter like a song. Here, learning is not confined to desks; it happens in the rhythm of the trail, in teamwork that turns challenges into triumphs, and in the quiet confidence that comes from trying something new in an unfamiliar place. Around campfires that glow like home, students build friendships, practice essential life skills, and discover strength they didn't know they had. For nearly every DCSD student, Stone Canyon becomes a defining moment - a first night away, a first step toward independence, and a first realization that they are braver than they believed.

The campus serves as a districtwide experiential learning site, impacting more than 3,500 students annually. Nearly all DCSD elementary 5th and 6th graders attend Stone Canyon through approximately 50 yearly cohorts of 70 students each. This sustained high-volume use positions Stone Canyon as a critical asset for districtwide student development.

The campus's aging buildings / infrastructure (60+ yrs.), no longer meet basic health, safety, accessibility, and security requirements. Critical systems - roofs, door openings and hardware, windows, utilities, restrooms, MEP systems, life-safety systems, and security communications are deteriorated, unreliable, occasionally non-existent, and increasingly unsafe. Utility interruptions threaten basic operations. Outdated fire protection and emergency systems create heightened risk due to the remote location. Accessibility barriers and unsafe pathways restrict equitable participation and compromise student well-being.

This BEST Grant will address urgent deficiencies by restoring foundational infrastructure that supports safe, healthy, and equitable learning. Priority #1 improvements will:
- Improve aging facilities to ensure safe and secure buildings for immersive learning experiences.
- Ensure student health and safety through modern ventilation, water, HVAC, and life-safety systems.
- Ensure that existing facilities have basic functioning restrooms, potable water, and necessary sanitary facilities.
- Improve accessibility and equity with ADA-compliant pathways and facilities.
- Strengthen security and emergency response through upgraded communications, fire protection, and emergency power.
- Protect educational continuity by restoring utilities and building systems to prevent ongoing disruptions.

These improvements are essential capital upgrades. Without them, Stone Canyon's role as a districtwide outdoor classroom and rite of passage is at risk. With them, the campus will continue to provide high-quality, safe, and accessible experiential learning for all students

76

Project Description

Priorities of the BEST Grant

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

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

77

The proposed project addresses a series of severe and compounding deficiencies per IBC and 1 CCR 303-2 that undermine the health, safety, and security of students, staff, and visitors. These deficiencies affect every educational building associated with this BEST Grant request and present significant daily operational challenges, undermining student safety, particularly in a remote campus setting where timely emergency support is limited.

Campus-Wide Infrastructure, Security & Safety:

Across the campus, critical utility systems - electricity, water, and gas - are unpredictable and frequently interrupted, creating unsafe and unstable learning conditions. The campus's critical utility infrastructure, specifically domestic water, fire protection, electrical, and fuel gas systems, has reached a state of systemic failure, posing immediate risks to student health and life-safety.

The absence of emergency power generators for each building leaves students and staff vulnerable to complete loss of power during outages. These outages are most acute during extreme cold weather, when demand on the electrical system is highest. This becomes problematic as the Campus serves students year-round, including during cold winter months. When the power supply is interrupted, the front gate and intercom system, the main security checkpoint for the campus, fail, causing the gate to lock open and the intercom to shut down. This exposes the school community to unauthorized and unvetted visitors and poses a direct security threat to what we consider our greatest assets: our students and staff.

Secure Entrance and Unauthorized Access:

The most critical security vulnerability occurs during power interruptions: the main entry gate and intercom system, the campus's primary security

checkpoint, are designed to fail in an "open" position. When power is lost due to insufficient electrical infrastructure, the gate locks open and the intercom system shuts down, completely neutralizing the campus's ability to vet visitors. In a remote setting, this failure leaves the school community exposed to unauthorized entry, creating an unacceptable security threat. Under CCAB Construction Guideline 4.1.20, school facilities should be able to control main points of entry; the facility currently fails to maintain required controlled points of entry.

The current reality is deeply alarming when viewed through the lens of the property's history. The electric gate was originally funded via emergency allocation following an alarming security breach: an individual with a criminal record was under the influence, turned off the highway, and infiltrated the campus, successfully breaking into the Base Camp building before law enforcement was dispatched to detain the individual.

It was only by devine intervention and a holiday schedule that students were not present during this encounter. This real-world ordeal underscores a frightening reality: the very remoteness that makes our campus beautiful also makes it a vulnerable target. Restoring the electrical infrastructure to reliably support the entrance gate is not an upgrade - it is a mandatory safeguard for the lives of our students and campers.

Domestic Water and Fire Suppression Hazards:

The domestic water line has suffered multiple catastrophic ruptures, leading to campus closures. Per 1 CCR 303-2. 4.1.11, a school must maintain a reliable water supply. Currently, the campus lacks the required static water storage and distribution pressure to meet IFC standards for fire flow. In a high-risk wildfire interface, this renders the school virtually defenseless during a fire event.

78

Life-Safety & Gas Infrastructure:

Further compounding these risks are the existing gas service lines, which are buried at dangerously shallow depths of only 3" to 6". This is a critical violation of the IFGC and Division of Fire Prevention and Control (DFPC), posing a severe explosion hazard during routine snow removal or grounds maintenance.

Building-Specific Deficiencies:

1) ThunderDome (Building 126):

The ThunderDome Facility (Bldg. 126) faces significant deficiencies on campus. The existing structure fails to meet IBC Risk Category 3 requirements for student occupancy. Per 1 CCR 303-3 sec. 4.1.2, a school facility must have a sound structural system. The current facility is structurally unsuited for its use group.

The existing restrooms are currently closed due to toxic mold contamination, forcing students and staff to use outdoor portable toilets year-round. Mold presence in educational environments is well-documented as a health hazard; exposure can exacerbate asthma, allergies, and other respiratory conditions, especially for children whose lungs are still developing. Damp environments allow mold spores to accumulate, and inhalation can trigger airway inflammation, reduced lung function, and severe asthma attacks - conditions recognized by the CDC and EPA as significant threats to student health.

Due to the toxic mold conditions and non-operational restroom facilities, students must use outdoor, temporary porta-toilets. Lack of adequate restroom

facilities and sanitary washing stations is a code violation per IBC Chapter 29. The lack of functional restroom facilities is in direct violation of Plumbing Standards (1 CCR 303-1 - 4.1.5): The guidelines state that schools must have a "potable water source and supply system" complying with 5 CCR 1003-1 (Colorado Primary Drinking Water Regulations). It specifically references the International Plumbing Code (IPC) for the installation and maintenance of fixtures. The absence of these necessary sanitary facilities is fully supported by State Statutes and adopted building codes and regulations (IBC).

Under Colorado health codes, schools are generally prohibited from using portable toilets as a permanent solution because they do not meet the standards for "sanitary and immediately-available" facilities required for students and staff. Additionally, Hand-washing stations are required per 8 CCR 1402-1, which stipulates that there must be a minimum of one hand-washing sink per 30 children (or 1:15 for new construction). These must be "operational" with hot and cold running water, which precludes the use of standard portable toilets that lack plumbed-in sinks.

Additional health concerns stem from the building's previous use as an equestrian arena, prior to DCSD's acquisition of the property. The existing dirt floor remains contaminated with horse dander, dust, and particulate matter. Medical literature identifies animal dander and organic dust as potent respiratory irritants that can provoke asthma symptoms, allergic reactions, and chronic coughing. This environment has proven to be problematic and not suitable for many of our students with allergies and asthma who are often required to sit out and are excluded from participating in team building activities at this facility due to existing conditions.

The ThunderDome facility exhibits several additional critical deficiencies: a failing roof and exterior envelope (SCI 1.25) code violation per IBC 1402.2, and non-functional secure door hardware that prevents consistent latching - a code violation under IBC Chapters 10 and 11 that compromises occupant safety. Furthermore, the interior walls and ceilings hold a poor SCI score of 1.25, violating IBC Chapter 8 requirements for interior finishes and insulation. The facility also requires comprehensive ADA upgrades to ensure equitable access. According to the CDE's Facility Condition Assessment, the high FCI and SCI scores indicate that the building and its systems have exceeded their useful life and therefore require full replacement.

79

2) Base Camp (Building 100):

The Base Camp Building (Bldg. 100) exhibits severe structural and mechanical deficiencies that have reached critical failure. The roof (SCI 1.25), exterior doors and hardware (SCI 1.25), and exterior window openings that have deteriorated to the point of literally falling out of existing openings entirely, requiring immediate band-aid fixes from the onsite Building Engineer. These existing conditions and active intermittent failures present a direct and severe safety risk to students and staff.

The building also lacks adequate HVAC infrastructure. This past summer, interior temperatures exceeded 100 degrees during a period in which the District was hosting a young cohort of eager campers, forcing O&M to deploy temporary emergency portable chilling towers to prevent heat-related illness and maintain operations. Extreme indoor heat poses documented health risks - including heat exhaustion and dehydration - and creates unsafe learning conditions that interfere with student concentration and regulatory compliance. This recent example underscores the urgency to address underlying HVAC deficiencies.

Additionally, ongoing power interruptions jeopardize HVAC systems, lighting, and water service, making an emergency backup generator essential for safe, continuous operation. Taken together, these deteriorating conditions demonstrate that major renovation of the classroom wing is necessary to restore safe, reliable, and code-compliant educational space. The existing structure can no longer support essential building systems, and continued use without

replacement of all major building systems and components places students at risk and threatens the continuity of programming.

3) The Lodge (Building 124):

The Lodge (Bldg. 124) was originally built 70+ yrs. ago, remains in its original state, and sadly due to lack of funding, shows significant deterioration. The Lodge is a historically meaningful structure with great bones, yet, it is currently condemned, uninhabitable, and sadly infested. The asphalt-shingle roof is failing (SCI 1.25) and requires full replacement to prevent further deterioration. The building interior has been abated, demolished to the studs, and cannot be safely occupied. Without restoration through the valued lens of historic preservation, the building remains an underutilized asset despite its potential to serve as an instructional and community gathering space as it is uniquely centered in the heart of the sprawling campus.

To restore the Lodge to safe occupancy, the project must address:
- Exterior restoration that aligns with History Colorado recommendations and Historic Preservation standards;
- Replacement of exterior energy efficient windows and doors to create a weather-tight and secure exterior;
- Replacement of existing asphalt singled roof;
- Necessary repairs to the existing foundation, re-stabilization, exterior repair of rotted wood, and exterior water-proofing;
- Environmental mitigation to remove existing environmental toxins and hazards;
- Full interior renovation and build-out to meet current building and safety codes;
- Full ADA accessibility upgrades, including a lift, so that all levels can be accessed;
- Addition of modern MEP, fire alarm, and technology/security systems necessary for health, safety, and security

Revitalizing this structure is critical not only to educational programming but also to preserving an important piece of the campus's legacy.

Collectively, these deficiencies represent significant threats to student health, life-safety, and campus security - the primary statutory priorities of the BEST program. The campus's remote nature magnifies these risks, as emergency response times are extended and utility reliability is limited. Without investment, these buildings cannot continue to provide safe, functional learning environments, nor meet the basic obligations of a public-school educational facility.

If recommended for award, a BEST Grant will directly address these systemic building and system failures by enabling the district to restore essential services, provide safe and healthy learning environments, and ensure that the campus remains secure.

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

The deficiencies identified in this BEST Grant application are the result of a multi-layered, data-driven investigation conducted by the Douglas County School District (DCSD) to ensure the highest degree of accuracy, due diligence, fiduciary responsibility, and responsible planning.

The process began with a district-led facility condition and systems audit performed in house by DCSD's Facilities Capital Planner, who conducted detailed on-site evaluations of all major buildings and infrastructure at Stone Canyon Outdoor EdVentures. This assessment included industry standard life cycle evaluations of structural conditions, building envelope integrity, mechanical and electrical systems, life-safety and emergency systems, ADA accessibility, and security infrastructure. The purpose was to establish a clear, objective, evidence-based understanding of existing deficiencies and to document the most urgent needs impacting health, safety, and functionality.

The findings from this audit were then analyzed and consolidated into the District's Master Capital Plan (MCP) - DCSD's comprehensive long-term master planning document that catalogs condition indices, system life cycles, and priority renovation needs across the district. The MCP provides an objective and standardized framework for evaluating deficiencies, ensuring that each issue identified at Stone Canyon is supported by quantifiable data, cost projections, and lifecycle analyses.

Importantly, the MCP served as a foundational resource for the development of the district's 2024 Bond Plan, further validating that the deficiencies outlined in this application are consistent with districtwide priorities and long-range planning efforts. The alignment between the MCP, the Bond Plan, and this BEST application reflects the district's disciplined approach to facility stewardship and confirms that the needs at Stone Canyon have been thoroughly vetted across multiple layers of review.

In addition to formal audits, district Operations and Maintenance staff have documented recurring failures - including power outages, water interruptions, deteriorating roofs and building envelopes, and compromised HVAC performance- reinforcing the urgency and validity of the identified deficiencies. These real-time reports provide critical operational context and confirm that conditions are not only projected concerns but active issues impacting student safety and program continuity.

To ensure a comprehensive and data-driven approach to our facility needs, the District expanded its investigative efforts beyond internal assessments. Following a competitive solicitation process conducted in strict accordance with District public procurement policies and State guidelines, the District retained Eidos Architects to lead professional Master Planning efforts for Stone Canyon Outdoor EdVentures campus. This partnership provided an expert, third-party architectural lens to validate internal findings and align facility improvements and critical capital improvement needs with long-term educational goals and comprehensive operational needs.

Together, these investigations represent a rigorous, multi-disciplinary approach to facility stewardship. By pairing the District's internal operational data with the Master Planning efforts administered by Eidos Architects, DCSD has developed an objectively based Master Plan validated by licensed, third-party Architects and Engineers to meet industry standards.

This collaborative framework ensures that the deficiencies identified are not merely internal observations, but are supported by industry experts using professional standards of evaluation. The work presented in this grant application is grounded in this comprehensive, expert-led assessment, reflecting the District's commitment to acting proactively, transparently, and with the highest level of fiduciary responsibility in safeguarding the students and facilities at Stone Canyon.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution has been intentionally refined to focus exclusively on the renovation and replacement of buildings directly tied to educational programming, ensuring that public funds are used efficiently, responsibly, and in alignment with BEST's statutory priorities. Each scope component directly resolves the documented health, safety, and security deficiencies identified through district audits, the Master Capital Plan, and CDE's Facility Condition Assessment Report.

1) Critical Underground Utility Upgrades and Replacements:

The current decentralized and failing utility grid poses immediate health risks and operational instability. This scope replaces non-compliant, critical utility infrastructure associated with the ThunderDome (126), Base Camp (100), and the Lodge (124) Bldgs. with hardened, code-compliant systems:

- Gas Lines: Existing natural gas lines buried at non-compliant depths (as shallow as 3") will be replaced with modern, deep-trench piping to eliminate the risk of accidental rupture during routine maintenance or snow removal.
- Water System: A new well at the facility high point to allow for a gravity-fed system, eliminating the need for failing ancillary pumps.
- Fire Suppression: To address delayed emergency response times in this remote location, a new centralized fire tank and dedicated hydrant/sprinkler infrastructure will be installed. This provides the "First-In" suppression capability currently missing from these pre-code structures.
- Electrical: Upgrade the aged electrical distribution system to provide the necessary voltage and emergency backup capacity required for modern life-safety systems and consistent campus operations.
- Emergency Power: Addition of dedicated backup power generator to each building included in the grant scope of work. This critical upgrade ensures that life-safety systems (alarms, emergency lighting, and heat) remain functional during frequent power outages in the remote environment.
- Sanitary Waste: Replacement and expansion of six leach fields with code-compliant septic systems to eliminate groundwater contamination and meet modern and code-compliant plumbing fixture counts.

The District has strategically refined the project scope to focus exclusively on high-priority health and life-safety systems directly integral to the operation of the educational facilities included in this grant request. This surgical application of funds addresses only the failing infrastructure - such as non-compliant gas lines and inadequate fire suppression - that is essential to remediate the documented safety deficiencies associated with Base Camp (Bldg. 100), the ThunderDome (Bldg. 126), and The Lodge (Bldg. 124).

2) Replacement of the ThunderDome (Building 126) - Like-for-Like (Approx. 8,960 SF):

The existing (PEMB) ThunderDome structure is inadequate for student use as it does not meet basic IBC code and 1 CCR 303-3 health, safety, and sanitation requirements, as indicated in the diligence section above. Based on CM/GC construction estimates and due to the condition of the existing structure, the cost difference between renovation vs. replacement was $600K. With this information in mind, DCSD determined that a full like-for-like replacement would be the most practical and prudent long-term solution as supported by the total FCI score supporting the need for full replacement.

A modern, like-for-like facility will provide clean, operational, fully accessible restrooms; safe program space free from environmental hazards; working plumbing fixtures and facilities; proper ventilation; secure doors and hardware; an upgraded enegy-efficient, durable, and code-compliant building envelope, and code-compliant HVAC, plumbing, electrical, and life-safety systems. Due to the condition, age, and structural integrity of the existing structure, replacement, as informed by our independent cost estimates, proves to be the most cost-effective and durable solution to address the scale of deficiencies.

While the primary solution utilizes the existing footprint to maximize site efficiency and minimize utility disruption, the District has developed a robust contingency plan to address potential site constraints. During the preliminary due diligence process, the Civil EOR (JVA), has identified flood plain considerations that require ongoing investigation / coordination with the Authority Having Jurisdiction (AHJ). Should the AHJ determine that the current footprint is unfeasible for a new structure and the building cannot be elevated to an adequate height to mitigate the 100 yr. flood plain constraints, the

preliminary site plan includes a vetted alternate location. This adaptive, comprehensive, and proactive approach ensures the project remains viable and compliant without the need for supplemental grant funding. The District has accounted for this potential relocation within the current budget, and any material change to the site plan would be presented to CCAB for formal approval to ensure continued transparency and alignment with grant requirements

3) Partial Renovation/Addition: Base Camp (Building 100) - (Approx. 13,460 SF):

The Base Camp scope of work targets urgent health, life-safety, and security deficiencies through the replacement of failing systems, targeted interior renovations, building addition, and a comprehensive exterior restoration which includes a full reskin and replacement of exterior siding, replacement of roof (SCI 1.25), and replacement of all windows, doors, and door hardware to address building envelope deficiencies (IBC 1402.2) as well as door hardware and access violations per IBC Chapters 10 & 11. To maximize taxpayer value, the District will retain the existing kitchen/cafeteria wing (3,400 SF), which was renovated in 2018 and continues to maintain a favorable System Condition Index (SCI) score.

The proposed scope for the partial renovation and addition is a data-driven response to systemic failure. Rather than a broad-stroke approach, the District has targeted the replacement of specific systems with the highest SCI scores, including critical HVAC, plumbing, electrical, and life-safety infrastructure. This targeted replacement of "End-of-Life" systems - supplemented by the addition of a secure entry vestibule and a code-mandated emergency power generator - is designed to maximize the return on investment. By modernizing these high-risk components, the project effectively lowers the overall building FCI score to a sustainable level, transitioning the facility from a state of reactive maintenance to long-term operational stability.

4) Major Renovation, Historic Preservation: The Lodge (Building 124) - (Approx. 7,030 SF):

The Lodge - a structure that is currently condemned, uninhabitable, and a shell of its former self - will undergo a comprehensive renovation through the lens of historic preservation. In partnership with CDE and History Colorado, this project ensures the building's cultural value is honored while meeting modern health and safety standards. DCSD does not want to change the exterior facade, but rather restore the building to it's former glory. Work includes exterior restoration, a new roof; replacement of exterior openings, including doors, hardware, and energy-efficient windows; foundation improvements, stabilization, and waterproofing; full interior reconstruction and buildout; and foundation improvements. Additionally, the project will install code-compliant life-safety systems, HVAC, plumbing, electrical, fire suppression, and fire system upgrades, alongside ADA accessibility improvements. This renovation will return the building to safe occupancy and restore its role as a central educational and community gathering space while preserving its unique historical character and charm.

Collectively, these targeted upgrades deliver a cohesive, fiscally responsible, and efficient solution that:
- Dramatically extends the useful life of each associated building and system;
- Resolves all urgent high-priority health, safety, and security deficiencies;
- Restores reliable utilities essential for safe campus operations;
- Replaces or rehabilitates only those buildings and scopes of work essential to student learning and safety, maximizing allocation of total grant funds;
- Aligns directly with and is supported by CDE condition assessments and statutory priorities;
- Adheres to CDE's Public School Facility Construction Guidelines ref.1 CCR 303-1 and adopted IBC codes;
- Secures the long-term viability of an educational campus serving nearly every DCSD student;
- Preserves Colorado's unique heritage and restores a historical asset that the District could not otherwise afford to preserve via our own limited funding

sources;

The proposed scope is far more than facility upgrades; it is a critical life-safety intervention designed to protect a quintessential Colorado learning environment. Nestled within a unique landscape of towering Ponderosa Pines, the Stone Canyon campus serves as a transformative outdoor classroom that is currently compromised by systemic physical hazards.

By resolving documented non-compliant gas line depths, unreliable and often unpredictable critical utilities, remediating environmental pathogens and installing necessary and operational sanitary facilities in the ThunderDome, and establishing a hardened security perimeter at the front entrance gate as well as Base Camp, this project directly mitigates the highest-priority risks to student well-being. Central to this mission is the historic preservation of The Lodge (Bldg. 124); by transitioning this condemned landmark into a code-compliant, fire-safe, and ADA-accessible hub, we honor the site's rich heritage while ensuring it meets modern safety standards, thereby serving as an asset as opposed to a liability.

These essential, yet practically refined, solutions ensure that Stone Canyon evolves from a site of operational liability littered with hazards into a secure, resilient, and enduring master planned sanctuary for DCSD students to explore transformative and immersive hands-on learning for generations to come.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

84

To arrive at the proposed solution, the District conducted a multi-phase evaluation involving a Facility Condition Assessment (FCA), a Master Capital Plan review, and a Life Cycle Cost Analysis (LCCA). The entire scope was developed in strict adherence to the CCAB Public School Construction Guidelines (1 CCR 303-1), ensuring that every dollar requested is applied toward bringing the campus into alignment with State-defined adequacy and safety standards, as well as current adopted building codes and regulations.

1) Solution Identification Process:

The District evaluated the following solutions prior to selecting the current scope:

- Alternative A: Deferred Maintenance/Patch-and-Repair: This was rejected as it failed to meet CCAB Section 1.2 regarding healthy and safe environments. Patching would not resolve systemic mold, electrical hazards, or the chronic utility failures that violate state adequacy standards.
- Alternative B: Comprehensive Campus Rebuild: A full-scale replacement was deemed fiscally irresponsible. By selecting a "Targeted Renovation" model, we prioritize the most critical FCI/SCI needs while preserving viable assets.

The District ultimately selected Alternative B: Comprehensive & Selective Campus Rebuild / Renovation. This solution balances high-efficiency, selective replacement/renovation with historic preservation, representing the most responsible use of state and local funds.

2) Adherence to CCAB Standards - 1 CCR 303-1 (Public School Facility Guidelines):

The scope of work was specifically engineered to meet or exceed CCAB Section 4 (Building Systems and Codes) per 1 CCR 303-1 (Public School Facility

Guidelines):

- High-Priority Health & Safety: The replacement of the ThunderDome (Building 126) is a direct response to hazardous conditions. A new, like-for-like facility ensures compliance with CCAB Section 4.1, providing clean, healthy, and fully accessible restrooms and program spaces free from the environmental toxins (mold) identified in the current structure.
- Safe and Reliable Utilities: The Campuswide Utility Upgrades address CCAB Section 4.7, establishing code-compliant and reliable water, sewer, and electrical infrastructure. This is foundational for fire suppression, emergency response, and stable HVAC operations.
- Envelope and Energy Efficiency: The replacement of ThunderDome major renovation/addition at Base Camp and full renovation of The Lodge follow CCAB Section 5 guidelines for high-performance building envelopes. By replacing failing insultation, windows, door openings, and roofs, we restore structural integrity and ensure the facility is energy efficient and can serve students year round.

3) Site Analysis and Infrastructure:

Engineering audits performed through the Master Planning process revealed that the existing utility infrastructure posed a significant life-safety risk. Our diligence included:

- Utility Surveying: Identifying chronic failure points in gas, electrical, and sewer lines.
- ADA Accessibility Audits: Ensuring that the 800 SF addition and Lodge renovations meet CCAB Section 4.11 for universal accessibility, ensuring equitable access for all students across the district.
- FCI/SCI Condition Scores

4) Efficient Use of State and Local Resources:

This solution represents the most responsible use of funds by:

- Targeted & Refined Scope of Work: DCSD has intentionally excluded non-educational buildings from this scope, focusing exclusively on buildings and spaces that drive student learning.
- Leveraging Partnerships: By working with History Colorado on The Lodge, we maximize the value of existing historic assets rather than incurring the higher costs of new construction.
- Mitigating Future Draws: Resolving these high-priority deficiencies now aligns with the CDE's statutory priorities, securing the long-term viability of Stone Canyon and preventing the exponential cost increases associated with structural failure.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

1) Urgent Needs Requiring Immediate Resolution:

The deficiencies identified across the Stone Canyon campus have moved beyond the "predictive maintenance" phase and into a state of active failure. Based on the most recent CDE Facility Condition Assessment, the following scopes of work have been identified as Immediate or Urgent with an FCI, or SCI score of

1.25 and require replacement within the next 0-5 years as supported by the District's Master Capital Plan (MCP) as well as CDE's Facility Condition Assessment:

- Underground Utilities: The underground infrastructure is currently operating past its theoretical service life. With chronic sewer backups and electrical instability, these systems are at risk of a "catastrophic failure" during any high-use period (e.g., peak summer or winter programming).

- The ThunderDome (Building 126): Supported by the high FCI score, this structure has surpassed the threshold where renovation is viable. The presence of mold and lack of emergency power makes this building a liability that must be addressed before the next academic cycle to ensure student health.

- Base Camp (Building 100): High SCI (System Condition Index) scores for the HVAC system and building envelopes indicate that these systems are in a "Critical" state. We estimate a total system failure within the next 12 to 18 months, which would render the buildings uninhabitable during extreme temperatures.

- The Lodge (Building 124): The lodge is currently uninhabitable due to its severely deteriorated condition. Multiple building systems and envelope components are non-existent, placing the facility in a Critical state. Without comprehensive rehabilitation or replacement, the lodge cannot be safely occupied or used for operations, resulting in a complete loss of functionality and continued degradation of the asset and student opportunities.

2) Consequences of Non-Award and the Cost of Inaction:

86

If this project is not awarded, the District faces a cascade of operational, financial, and safety failures:

- Loss of Educational Programming: Stone Canyon serves nearly every student in the Douglas County School District. A failure in the main sewer line or the collapse of the ThunderDome's utility support would necessitate a total campus closure, displacing thousands of students and terminating essential outdoor education programs.

- Exponential Cost Escalation: Without BEST funding, the District will be forced to rely on "Emergency Patching." According to industry standards, emergency repairs cost 3x to 5x more than planned capital replacements. Furthermore, continued water infiltration in the Lodge and Base Camp will lead to structural rot, potentially turning a "Major Renovation" into a "Total Replacement" cost within 24 months. Unfortunately, a total replacement would undermine the historical significance of this unqiue structure.

- Life-Safety and Liability Exposure: Non-award leaves the District with documented, high-priority deficiencies-including mold, non-compliant ADA access, and failing fire-suppression infrastructure. These are not merely "adequacy" issues; they are active risks to the physical well-being of students and staff.

- Failure to Preserve Historic Assets: For The Lodge, a delay in roofing and envelope stabilization as well as a full interior remodel which would allow for occupancy will lead to irreparable damage to the historic timber and masonry, as well as continue to erode the existing foundation, resulting in the permanent loss of a state-recognized cultural asset.

The conditions outlined above reflect active, compounding failures that threaten both the safety of students and staff and the future of the Stone Canyon

campus itself. Without funding, the District will be forced into unavoidable campus closures, irreversible loss of historic assets, and dramatically higher long-term costs, consequences that can only be avoided through immediate funding and State support

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

- (●) Yes
- ( ) No

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

N/A

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

DCSD employs a rigorous, multi-tiered strategy designed to safeguard the State's investment and ensure the Stone Canyon campus remains a safe, resilient sanctuary for students. Our approach integrates CCAB Capital Renewal Policies with a proactive Life-Cycle Management program to ensure that the "middle path" solution we have engineered today remains high-performing for decades.

1) Financial Sustainability: The 1.5% PPR Benchmark:

Upon successful award, the District will formalize a minimum annual contribution of 1.5% of the Per-Pupil Revenue (PPR) into a dedicated Capital Renewal Reserve, as defined by CRS 22-43.7-109(4)(d).

This robust funding stream ensures that when systems eventually reach the end of their 20- to 50-year lifecycles, the District has the solvency to replace them without secondary draws on state grant funds.

2) Proactive Maintenance & Operations Plan:

To maximize the "Useful Life" of the new construction, the District utilizes a Computerized Maintenance Management System (CMMS) to transition from reactive to proactive care:

- Scheduled Preventative Maintenance (PM): All major building systems (HVAC, Roofing, Life-Safety) are entered into our CMMS with manufacturer-

recommended service intervals. This ensures filters are changed, seals are inspected, and sensors are calibrated before failures occur.
- Dedicated Facilities Staffing: The facility will be serviced by qualified O&M District technicians specializing in MEP (Mechanical, Electrical, and Plumbing) systems, ensuring that high-efficiency equipment is maintained to peak performance standards.
- Warranty Management: The District will maintain a centralized warranty registry for all new systems. During the warranty period, all "Correction of Work" items will be aggressively managed to ensure the District incurs no cost for infant-mortality failures of equipment.

3) Asset Lifecycle Management:

DCSD preserves Capital Renewal reserves for high-impact, capitalized fixed assets, while utilizing the General Fund for routine preventative repairs. This strategy ensures that the campus infrastructure remains code-compliant and secure:

- Building Envelope: Roof systems and moisture protection.
- Mechanical: High-efficiency HVAC components and controls.
- Infrastructure: Underground utilities and life-safety system head-ends.

4) Capital Renewal Calculation (FY 2025-2026):

The following calculation demonstrates the District's CAB capital renewal reserve requirements:

- Funded Pupil Count (FTE): 61,851 (2024-2025 October Count)
- 2025-2026 Base PPR: $8,691.80
- Annual Set-Aside Rate: 1.5%
- Calculated Annual Contribution: $8,063,947.83

To ensure the long-term viability and eventual replacement of the project at the end of its useful life, DCSD has committed to engaging with the BOE to develop a more robust capital renewal strategy. Specifically, the District is working to establish a capital renewal fund at 4% of the replacement value, surpassing the CDE recommended formula by 2.5%. This proactive commitment increases the annual allocation from $8M to approximately $20M. This funding level is designed to outpace depreciation, ensuring that the project remains fully funded for total system replacement. Furthermore, all major building systems and new construction elements will be protected by comprehensive manufacturer and labor warranties (e.g., 20-year roof membrane, 5-year HVAC), providing a secondary layer of fiscal protection during the initial years of the project's lifecycle.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

N/A

AHERA

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

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

- (●) Yes
- ( ) No

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

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

Douglas County Re 1 (0900) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stone Canyon Major Renovation - Replacement (0900-SG00001) - Site Level Applicant - New - Application Number (22)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

74.00 %

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

64.00%

Results indicate if a waiver is required.

Waiver Needed

Project Costs

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

C. Project Cost	* $ 21,957,998.78
D. Applicant Match to this Project	$ 14,053,119.22
E. Requested BEST Grant Amount	$ 7,904,879.56
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 21,957,998.78

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 29,390

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

* 29,390

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 3,500

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

$ 747.12 Project Cost/Affected Square Feet

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

8

2.50 % * **O. Escalation % identified in your project budget**

4.00 % *** P. Construction Contingency % identified in your project budget**

3.00 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

01/01/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/31/2028

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

The cost estimate for this project was established through a rigorous, multi-phase process integrated into the District's 2024 overall bond budget development. To ensure the highest level of fiscal accuracy and transparency, the Capital Improvement Project (CIP) portion was substantiated by engaging a panel of industry experts specifically chosen for their proficiency in state-funded educational facilities.

1) Estimation Process & Expert Aides:

The District leveraged the expertise of three pre-qualified Construction Manager/General Contractors (CM/GCs) to develop independent "Cost of Work" estimates for the BEST grant project scope of work. These pre-qualified firms were selected based on their extensive track record with Building Excellent Schools Today (BEST) Grant funded projects:

- JHL Constructors
- Nunn Construction
- Frasen Pittman

By obtaining cost estimates from 3 seperate entities, the District was able to triangulate data points and arrive at a highly reliable, market-aligned estimate

that reflects the current construction climate in Colorado.

2) Unique or Atypical Considerations:

The budget accounts for several specific factors inherent to the local market and the nature of BEST Grant requirements:

- BEST Grant Compliance: The budget includes specific line items for the rigorous oversight, reporting, and high-performance building standards required by the grant.
- Escalation and Market Volatility: Given the 2024-2025 timeline, the estimate includes a calculated escalation contingency to mitigate the impact of fluctuating material costs (e.g., steel and electrical components).
- Regional Logistics: Considerations for the Castle Rock/Front Range labor market were factored in to ensure the project remains competitive and fully staffed throughout the construction duration.

In addition to the above considerations, this particular project is also unique as it includes heavy civil and site infrastructure scopes of work that are necessary, unseen above ground, yet are very costly. While the project's cost per square foot may appear elevated compared to traditional vertical construction, this metric reflects a unique and critical requirement for extensive civil and site infrastructure. Unlike typical school renovations, this project necessitates a comprehensive overhaul of "unseen" subsurface systems that are currently in a state of terminal failure.

These heavy civil scopes - including the remediation of shallow gas lines, the stabilization of the domestic water distribution network, and the expansion of fire-suppression storage are the primary "unseen" drivers of the project budget. Though these elements are not visible above ground, they constitute the essential life-safety backbone of the campus. In a remote, high-altitude setting, the reliability of this infrastructure is not a luxury; it is a fundamental prerequisite for safe occupancy.

83

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

The project will be managed through a robust collaborative partnership designed to ensure professional oversight, fiscal accountability, and adherence to the high standards required by the 2024 Bond Program. This multi-layered management structure combines in-house institutional knowledge with specialized outside expertise.

1) Executive Oversight: DCSD Construction & Operations & Maintenance Department: - The DCSD Construction Department holds primary accountability for the project's success:

- Parties: Eric McCain, Director of Construction; Shane Wallance, Director of Operations & Maintenance; Jackie Millet: Cheif Operations Officer
- Responsibilities: Executive decision-making, bond fund alignment, stakeholder alignment and communication, board reporting, and high-level coordination and oversight.

2) Dedicated Project Leadership: In-House Project Manager. - A dedicated DCSD Project Manager will be assigned specifically to this project to provide daily onsite leadership:

- Responsibilities: Directing the CM/GC and design teams, ensuring compliance with District technical specifications, reviewing, auditing, and approving all project expenditures, project schedule management, and serving as the primary point of contact for school leadership.

3) Independent Third Party Oversight / Support: Wember (Owner's Representative) - To provide an additional layer of fiduciary and operational protection, the District has engaged Wember, an outside Owner's Representative via a competitive procurement process as apart of the 2024 Bond Program, which includes Stone Canyon EdVentures. OR procurement was in accordance with BOE policy and alligns with CDE's procurement guidelines for BEST grant funded projects:

- Responsibilities: Independent budget auditing, quality assurance, risk mitigation, and ensuring the project remains in strict compliance with BEST Grant reporting and transparency requirements.

4) Collaborative Management Framework: - This partnership utilizes a "Checks and Balances" system where the in-house team focuses on educational outcomes, District standards, and long-term best interests, while the Owner's Representative focuses on objective schedule and budget performance. This structure has been specifically optimized to manage the unique complexities of BEST Grant-funded capital improvements to ensure that each dollar committed towards this project is responsibly allocated.

Procurement

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

94

Douglas County School District (DCSD) utilizes a transparent procurement strategy that strictly adheres to Board Policy DJ (District Purchasing) which meets or exceeds CDE Contractor / Consultant Guidelines, and Colorado State Procurement Statutes (C.R.S).

1) Professional Services (Previously Retained):

The District has already competitively procured primary professional services to facilitate the 2024 Bond Program and Master Planning. This selection aligns with Policy DJ's allowance for professional services that require a high degree of skill, such as engineering and architectural services:

- Owner's Representative: Wember (Competitively retained for the 2024 Bond Program)
- Master Planner / Architect/Engineer: Eidos Architects (Selected via competitive RFP)

2) Contractor Procurement: CM/GC Selection:

The primary construction contract will be awarded via the Construction Manager/General Contractor (CM/GC) delivery method. Per CDE's Procurement Policy and DCSD's Policy DJ, awards are made to the "responsive and responsible" proposer determined to be the most advantageous to the district, considering price and other predetermined evaluation factors:

- Public Solicitation: An RFP will be publicly advertised through DCSD's SSCM Department via BidNet Direct. For any obligation of $1,000,000 or greater, the contract will require formal Board approval.

- Change Orders: Any external construction change orders exceeding $100,000 will also require Board approval.

3) Vendors and Specialized Services:

DCSD's Strategic Sourcing and Contract Management (SSCM) department oversees all purchases to ensure they are not "divided or split" to circumvent competitive requirements. We adhere to the following Policy DJ tiered thresholds, which meet or exceed CDE guidelines:

- $10,001 - $50,000: Requires at least 1 written quote
- $50,001 - $150,000: Requires 3 written quotes
- $150,001 - $1,000,000+: Requires a formal competitive, public, solicitation process.

Summary of Compliance:

All vendors are selected through a rigorous and transparent process that prioritizes effective utilization of taxpayer dollars, value, and transparency; all district purchases are made available to the public on the district's financial transparency webpage. This framework ensures a clean audit path for CDE, guaranteeing that all grant funds are managed with absolute statutory integrity and fiscal accountability.

Other funding options

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

Douglas County School District (DCSD) has recently secured significant local funding through two key voter-approved measures that provide a stable financial foundation for this project:

1) 2024 General Obligation Bond ($490M) In November 2024, voters approved a $490 million bond (5A) with 60% support, marking the District's most significant local resource in two decades.
- Leverage: Provides $179 million for Capital Renewal and $150 million for Neighborhood School Construction.
- Direct Impact: Addresses the majority of the District's $300 million maintenance backlog, freeing up capital specifically for the matching funds required in this grant application.
- Sustainability: Structured through debt restructuring to maintain existing mill rates, ensuring long-term community support without increasing the taxpayer burden.

2) 2023 Mill Levy Override ($66M) Voters approved a $66 million MLO in 2023 to support staff compensation and safety.
- Indirect Benefit: By providing a permanent funding stream for operational and security needs, this measure reduces pressure on the General Fund. This allow for a more aggressive allocation of Capital Reserve funds toward facility projects and grant matching.

By securing this voter-supported financial base, the District positions the State not as a primary funder, but as a strategic partner; these BEST grant funds will

serve to offset immediate capital pressures, allowing the District to maintain the solvency required to independently sustain the project's full lifecycle and address future facility needs without further state intervention.

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?

DCSD's current annual utility expenditures for energy consumption at the Stone Canyon Campus is approx. $45,550.24. This figure is comprised of the following annual data for the consumption and cost of electricity, natural gas, and propane usage as detailed below:

- Electricity (Usage / Cost): 172,182 kWh, $24,330.28
- Natural Gas(Usage / Cost) : 1,707.5 Decatherms, $12,525.88
- Propane(Usage / Cost) : 4,169 Gallons, $8,694.08

The implementation of this project is engineered to significantly reduce our per-square-foot energy intensity. Our reduction strategy is built upon three pillars:

1) Infrastructure Modernization: A like-for-like replacement of aging underground utility systems to eliminate underground leaks and distribution losses.
2) Building Envelope Optimization: Installation of high-efficiency windows, doors, and advanced exterior insulation to minimize thermal transfer.
3) HPCP Certification: Adherence to the High Performance Certification Program (HPCP) for all structures within the project scope, ensuring verified energy performance.

Note on Modernization and Demand: While the project involves the introduction of modern systems, including advanced HVAC units, specialized fire suppression, and contemporary electrical fixtures, any localized increase in overall demand will be largely mitigated by the superior efficiency of these modern components. We anticipate that the high-performance standards of the new equipment will moderately offset the expanded service capabilities, leading to a more dependable, cost-effective, and energy-resilient facility compared to our current baseline.

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: DOUGLAS COUNTY SCHOOL DISTRICT

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

A waiver or reduction of the 74% matching requirement is essential to maintaining the quality of educational opportunities in Douglas County. While the CDE calculation identifies a high financial capacity based on Median Household Income ($145,864) and Remaining Bond Capacity ($1,976,136,277), these figures do not accurately reflect the immediate liquid capital available to the District.
Significant Limitation of Opportunities: Requiring the district to meet the full statutory match would necessitate the diversion of significant funds from the general fund or existing capital reserve accounts. The 2024 Bond plan is such that DCSD must deliver each line item for each detailed scope of work as identified in the 2024 Bond plan.
Unfortunately, the District is not able to divert funding away from other capital projects to offset needs at Stone Canyon. This redirection of resources would directly limit our ability to fund essential Maintenance and Operations (M&O), impacting classroom technology upgrades and instructional materials. By lowering the match to a more feasible percentage, the district can ensure this project moves forward immediately, with appropriated funds, providing students with a modernized learning environment that meets current safety standards - an outcome that would be jeopardized under the current relatively high 74% requirement.

(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.

Douglas County School District (DCSD) is facing significant financial strain due to unprecedented construction inflation that has severely eroded the purchasing power of our capital funds. While voters approved a $490M bond in November 2024, the inflationary market specifically in steel, electrical, and HVAC sectors - has rendered original project estimates originally developed in 2022 underfunded.

To honor our commitment to taxpayers and complete every single "defined bond project" promised on the ballot, DCSD has been forced to divert nearly all of our of bond premiums and accrued interest to cover these inflationary gaps. These funds, traditionally reserved for secondary priorities or as a local match for grants like BEST, are now fully committed to shoring up base budgets for voter-approved work.

Key Financial Burdens:
- Exhausted Contingency: By exhausting all premiums and interest on inflation-related overruns, the district has no remaining liquid capital to meet a 74% match requirement.
- Compounding "Maintenance Tax": Due to an 18-year gap between successful bonds prior to 2024, DCSD is battling a +$400M deferred maintenance backlog that exceeds the needs funded through the 2024 Bond.

In summary, the Districts capital needs far exceeds our available funding.

(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	$190,184.01	4.10%	10% max
Median Household Income	$145,864	24.86%	25% max
Free and Reduced Lunch %	13.8%	24.86%	25% max
Bond Elections in the last 10 years	4	-8%	-2% per/max -10
Total Mills $/Capita	$1,394.33	8.764%	20% max
Remaining Bond Capacity	$1,976,136,277	19.78%	20% max
	Total CDE Minimum Match	**74%**	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.

DCSD identifies that the Remaining Bond Capacity, Bond Election Frequency, and Median Household Income factors listed above inaccurately reflect our current capacity to provide a 74% match. While these metrics suggest high theoretical capacity, unique district conditions create a significant gap between reported data and available capital.

1) Remaining Bond Capacity ($1,976,136,277 / 19.78% weighted): This factor is weighted at nearly the 20% maximum, assuming it represents a liquid resource. However, this does not represent the amount of actual Outstanding Bond debt, which is significantly less. A high Bond Capacity does not correlate to readily available funds or voter approval, its about potential, not real circumstances.

2) Bond Elections: The number of bond elections in the last 10 years, with a -8% weighted average is almost near the max of -10%, which indicates a significant outlier.
It is worth noting, that within the last 10 years, only 2 out of 4 Bond elections have been successful, which further supports the reality that our voters tend to be tax averse and do not support Bond initiatives, so our Outstanding Bond debt is small relative to the Bond Capacity.

3) Median Household Income: Median Household Income ($145,864 / 24.86% weighted): This factor is at the statutory maximum (25%). While income levels are high, they do not account for the high cost of living in Douglas County or the Total Mills $/Capita burden of $1,394.33, which is already high. The current weighting assumes a level of local taxpayer flexibility that does not exist.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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.

DCSD exhaustively pursues outside funding to stretch local dollars. Some relevant examples include:

- Intergovernmental Coordination: The District maintains active partnerships with the Douglas County Commissioners and local municipalities. While these have resulted in successful IGAs for school security and mental health, these funds are strictly restricted to personnel and specialized hardware, providing no relief for the structural facility needs addressed by this BEST application.
- Aggressive Grant Pursuit: We persistently seek categorical funding to "silo" specific costs. This includes successful awards from the Office of School Safety (OSS) for SSD and SAFER grants. While these efforts have secured critical security upgrades, they are legally non-transferable to general construction. Our persistent attempts to secure federal "Green Build" and sustainability grants have been prioritized to offset HVAC costs, though many remain unsuccessful or only partially funded.
- Foundation & Private Partnerships: Through the Foundation for Douglas County Schools, we aggressively pursue corporate grants and industry donations. By securing these private "in-kind" resources, we reduce the burden on our capital budget, yet these remain insufficient to address core infrastructure.
- Exhaustion of Local Taxpayer Funds: Despite the successful passage of a $490M Bond in 2024 and a $66M MLO in 2023, the District still faces a $400M+ funding gap. Out of an abundance of transparency, every bond dollar down to the penny must be allocated and spent in accordance with the 2024 Bond program presented to our community.

(3000 characters max)

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

CDE Minimum Match percentage	74%
Match Percentage Requested	64%
Amount of requested reduction from CDE Minimum	10

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

12183 S Perry Park Rd
Larkspur, CO 80118
(303) 387-0720
www.stonecanyonedge.org

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

Re: Letter of Support for DCSD's BEST Grant Application – Stone Canyon Outdoor EdVentures

Dear Members of the Capital Construction Assistance Board (CCAB):

I am writing to express my strong support for the Douglas County School District's application for a Building Excellent Schools Today (BEST) Grant to fund the Critical Health & Safety Upgrades for Stone Canyon Outdoor EdVentures. Having served as the Director of Stone Canyon since 2014, I have overseen our program's immense growth, from the creation of our summer camp to the expansion of our outdoor education program's reach across the Front Range.

At Stone Canyon, our *why* is simple: **We transform how people experience.** This purpose drives every school partnership, summer camp, and community program we engage with. However, our ability to facilitate that transformation is becoming increasingly limited by the aging state of our campus. My team is comprised of some of the most innovative and dedicated educators I have ever known; they consistently find creative ways to provide exceptional programming despite the limitations of our site. Yet, we have reached a point where their ingenuity can no longer bridge the gap created by deteriorating infrastructure, and I am concerned that these facility challenges are beginning to compromise our rigorous standards for safety and accessibility.

This modernization is now a necessity for our daily operations. We are currently working within a footprint that was never designed to handle our modern program volume or the specific needs of 21st-century learners. My primary concern is that without this investment, we will eventually reach a point where we can no longer fulfill our commitment to providing a secure and inclusive environment for the students and community who trust us.

A BEST Grant would provide the transformational investment needed to:

- Ensure safe, ADA-compliant, and structurally sound facilities for all student participants.
- Modernize buildings, utilities, and site infrastructure to improve reliability, sustainability, energy efficiency, and long-term operational viability.

12183 S Perry Park Rd
Larkspur, CO 80118
(303) 387-0720
www.stonecanyonedge.org

- Support high-quality, immersive learning environments that enhance academic achievement, student engagement, and whole-child development.

Revitalizing Stone Canyon through these critical upgrades is a vital step toward ensuring our facility can reliably serve the thousands of students who visit us each year. By investing in these capital improvements, the CCAB is providing the foundation we need to continue our mission for years to come. When our facilities are sound, we can get back to what we do best: transforming how people experience.

Thank you for your time, service and your intentional consideration of this important project. Please feel free to contact me at jjones1@dcsdk12.org if you have any questions.

Sincerely,

Jolee Jones
Director, Stone Canyon Outdoor EdVentures
Douglas County School District

VALE VENTURE ACADEMY
LEADERSHIP & ENTREPRENEURSHIP
15653 Brookstone Drive, Parker, CO 80134 303-387-9800 vale.dcsdk12.org

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

Re: Letter of Support for DCSD's BEST Grant Application – Stone Canyon Outdoor EdVentures

Dear Members of the Capital Construction Assistance Board (CCAB):

As the Founding Principal of Venture Academy of Leadership & Entrepreneurship (VALE), I am writing to offer our strongest endorsement of the Douglas County School District's BEST Grant application for the Critical Health & Safety Upgrades at Stone Canyon Outdoor EdVentures.

VALE is a young, entrepreneurial-minded school, still in our story's opening chapters, and yet from day one, one thing has been true: our school is better because of Stone Canyon. In fact, our very *first* week of school each year, the way we set culture, build community, and help students step into their own agency, has been shaped by our partnership with Stone Canyon. They have become part of the VALE DNA.

Our students arrive from across the county with wildly different backgrounds, strengths, and stories. In that first week, before we ever talk about syllabi or credits or pathways, we focus on building human skills: values, vulnerability, communication, leadership, courage, curiosity, and the ability to navigate challenges with resilience.

Stone Canyon is where those seeds take root.

Their staff are tireless architects of belonging. Their intentional environment and experiential learning model allow our students to step away from the pressure of school labels and into something far more powerful: the realization that they are capable, connected, and responsible for the culture they co-create. Our students return from Stone Canyon *different*—more grounded, more united, and more ready to engage in the deep learning we ask of them at VALE. This partnership directly advances both of our school Promises:
Promise 1: Academic Growth & Achievement and
Promise 2: Relevance, Agency, and Workforce-Ready Skills.

Despite the life-changing outcomes Stone Canyon facilitates, the facility is in urgent need of modernization to continue delivering programming at the level that all students deserve. Aging structures, accessibility challenges, outdated utilities, and deferred maintenance now pose growing barriers to safe, equitable, and transformative learning experiences.

A BEST Grant would allow Stone Canyon to:

- Provide safe, ADA-compliant, structurally sound facilities for all students.

VALE VENTURE ACADEMY
LEADERSHIP & ENTREPRENEURSHIP
15653 Brookstone Drive, Parker, CO 80134 303-387-9800 vale.dcsdk12.org

- Modernize utilities and learning spaces to improve sustainability, energy efficiency, and long-term viability.
- Strengthen immersive learning environments that develop the leadership, collaboration, and problem-solving skills our future workforce demands.

Stone Canyon is more than a VALE and Douglas County asset; it is a *Colorado* asset. Its impact ripples outward, shaping young people from across the state. Investing in Stone Canyon is investing in students' human development, in Colorado's future workforce, and in the type of learning that keeps young people curious, confident, and connected.

On behalf of VALE, I wholeheartedly support this grant application and respectfully urge full and favorable consideration. Renovating Stone Canyon is both an urgent need and a unique opportunity to strengthen a statewide model for experiential and whole-child learning.

Thank you for your leadership, your service, and your thoughtful review of this proposal. Please feel free to contact me at [contact information] if you have any questions.

With gratitude and conviction,



LeeAnn Hayen
Founding Principal, Venture Academy of Leadership & Entrepreneurship (VALE)
Douglas County School District

Capital Construction Assistance Board (CCAB)
Colorado Department of Education
201 E. Colfax Ave.
Denver, CO 80203
Re: Letter of Support for DCSD's BEST Grant Application – Stone Canyon Outdoor EdVentures

Dear Members of the Capital Construction Assistance Board (CCAB),

I am writing to express my strong support for the Douglas County School District's application for a Building Excellent Schools Today (BEST) Grant to fund **critical health and safety upgrades for Stone Canyon Outdoor EdVentures.**

As a fifth-grade teacher in Douglas County School District who has taken students to Stone Canyon for Outdoor Education since its opening in 2012, I have witnessed firsthand the profound and lasting impact this facility has on students from across Douglas County and throughout Colorado. Stone Canyon provides exceptional hands-on, real-world learning experiences that foster growth not only academically, but also socially and emotionally. I have personally observed students make meaningful gains during our three days at Outdoor Education—growth that simply would not have occurred in a traditional classroom setting.

Stone Canyon Outdoor EdVentures is a vital experiential learning facility that serves thousands of students each year through high-quality outdoor education programs designed to strengthen academic understanding, leadership skills, collaboration, and social-emotional development. The facility also plays a critical role in ensuring equitable access to outdoor learning opportunities for students of all backgrounds, including those who may not otherwise have access to environmental education, STEM-based exploration, or team-building experiences.

Despite its powerful mission and impact, Stone Canyon is in urgent need of modernization. Many of the facility's structures and systems are outdated, inefficient, or no longer adequate to safely and effectively support current program demands and 21st-century educational goals. Aging buildings, accessibility limitations, safety concerns, and deferred maintenance increasingly challenge program delivery and long-term sustainability. Without significant renovation or replacement, the facility will be unable to continue serving students at its current capacity or quality.

A BEST Grant would provide the transformational investment needed to:

- Ensure **safe, ADA-compliant,** and structurally sound facilities for all participants
- Modernize buildings, utilities, and site infrastructure to improve reliability, sustainability, energy efficiency, and long-term operational viability
- Support high-quality, immersive learning environments that enhance academic achievement, student engagement, and whole-child development

The benefits of these improvements would extend well beyond Douglas County. Stone Canyon serves as a statewide model for outdoor education and provides programming to students and educators across Colorado. Investing in this facility strengthens not only local student outcomes, but also Colorado's broader vision for innovative, equitable, and future-ready learning environments.

For these reasons, I wholeheartedly support the District's BEST Grant application and respectfully urge the CCAB to give it full and favorable consideration. The renovation or replacement of Stone Canyon Outdoor EdVentures represents both an urgent need and an extraordinary opportunity for Colorado students.

Thank you for your service and for your thoughtful consideration of this important project. Please feel free to contact me at demooney@dcsdk12.org if you have any questions.

Sincerely,

Denise Mooney
Fifth Grade Teacher
Redstone Elementary

demooney@dcsdk12.org

Cell # 303-656-7825

● Campuses Impacted by this Grant Application ●

EADS RE-1 - PK-12 Renovation and Addition - Eads ES/MS/HS - 1928

District:	Eads RE-1
School Name:	Eads ES/MS/HS
Address:	900 Maine Street
City:	Eads
Gross Area (SF):	81,710
Number of Buildings:	5
Replacement Value:	$32,173,826
Condition Budget:	$20,530,642
Total FCI:	0.64
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,631,839	$4,501,491	1.24
Equipment and Furnishings	$1,259,115	$1,524,356	1.21
Exterior Enclosure	$5,733,179	$884,739	0.15
Fire Protection	$18,174	$1,179,308	64.89
HVAC System	$4,686,004	$4,489,178	0.96
Interior Construction and Conveyance	$6,190,367	$4,471,392	0.72
Plumbing System	$1,214,331	$880,595	0.73
Site	$4,056,201	$3,915,082	0.97
Structure	$5,384,616	$174,286	0.03
Overall - Total	$32,173,826	$22,020,427	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Eads ES/MS Gym	6,412	0.41	1928	$1,737,637	$792,153
Eads HS	43,731	0.69	1963	$13,252,018	$9,889,633
Eads HS Bus Garage/Vo-Ag	6,547	0.77	1976	$1,194,981	$1,009,945
Eads ES/MS Main	21,520	0.47	1938	$10,687,444	$5,626,906
Eads ES/MS/HS Site	740,157	0.97	1928	$4,056,201	$3,915,082
Eads ES/MS Cafeteria	3,500	0.60	1974	$1,245,543	$786,708
Overall - Total	821,867	0.64		$32,173,826	$22,020,427

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: EADS RE-1 **County:** Kiowa

Project Title: PK-12 Renovation and Addition

Current Grant Request:	$55,823,589.48	**CDE Minimum Match %:**	34%
Current Applicant Match:	$4,617,934.40	**Actual Match % Provided:**	7.64033417%
Current Project Request:	$60,441,523.88	**Is a Waiver Letter Required?**	Statutory
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	Yes
Total of All Phases:	$60,441,523.88	**Adverse Historical Effect?**	Potential
Cost Per Sq Ft:	$652.58	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$83.18	**Affected Pupils:**	195
Hard Costs Per Sq Ft:	$569.40	**Cost Per Pupil:**	$309,957
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	475
Previous BEST Total $:	$54,781.00		

Financial Data (School District Applicants)

District FTE Count:	195	**Bonded Debt Approved:**	
Assessed Valuation:	$23,089,672	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$118,409	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$56,111	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	62.5%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$559.59	**Total Bond Capacity:**	$4,617,934
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$4,617,934
		Statewide Median: $18,549,763.20	

Eads RE-1 (1430) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eads School District PK-12 Addition Renovation (1430-SG00001) - Site Level Applicant - New - Application Number (15)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**
Eads RE-1 - 1430

*** Facility Name & Code**
Eads Elementary School - 1430-2328

*** Facility Name & Code**
Eads High School - 1430-2336

*** Facility Name & Code**
Eads Middle School - 1430-2332

Other, not listed

*** B. Facility Type**

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

☑ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room

☑ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

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

C. Who is the facility owned by?

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

106

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

N/A

*

Facility Condition

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

All of the school district buildings were newly constructed by the district. All facilities were constructed in compliance with standards and codes of the time.

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

Despite limited rural funding capacity, the District dedicates nearly 10 percent of its Per Pupil Revenue, approximately $1,991 per student, and more than 10 percent of its total program budget each year to capital improvements. Over the past 20 years, Eads School District has invested nearly $4 million in facility upgrades, system replacements, and site improvements to maintain safe and functional learning environments.

However, as multiple buildings and systems reach the end of their useful life, aging infrastructure is outpacing available local resources. Even with consistent

reinvestment, Facility Condition Index scores continue to rise as more systems fail simultaneously. Incremental repairs are no longer sufficient to resolve underlying health, safety, and adequacy deficiencies. A comprehensive, long-term solution is required.

Capital Projects Undertaken Within the Last Three Years:

2022
Elementary School HVAC upgrades, including air handling unit and condenser replacements totaling $351,367 (will be preserved through this project)
New North and Preschool playground equipment at a cost of $318,739, (will largely be preserved through this project)
Replaced membrane areas of the High School competition gym roof for $334,812. (will be preserved through this project)

2023
High School gymnasium wood floor was replaced at a cost of $142,186. (will be preserved through this project)

2024
Elementary School gymnasium wood floor was replaced for $68,637 (will be preserved through this project if viable)
Sewer piping at the cafeteria kitchen was replaced for $21,017,
Districtwide fiber network upgrade was completed for $46,584. c

Between 2020 and 2025, the District also installed exterior security cameras and interior corridor cameras at a total cost of $100,000. (will be preserved through this project as possible)

107

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Given the district's limited capital outlay resources, project prioritization is driven by a structured annual review process focused on health, safety, and facility integrity. Each year, the administrative team conducts a comprehensive health and safety walk of all district facilities to identify critical needs and assess building conditions. Findings are reviewed and ranked based on urgency, risk to students and staff, and potential impact on instructional continuity and community use.

Based on this prioritization, the district allocates available capital outlay funds to the highest-priority projects. Historically, the district has budgeted approximately $50,000-$100,000 annually for facility upgrades and deferred maintenance, targeting critical life-safety systems,

building envelope repairs, and infrastructure improvements. This disciplined approach ensures limited resources are directed toward projects that mitigate risk, preserve existing assets, and maintain safe learning environments

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

108

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

Eads RE-1 (1430) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eads School District PK-12 Addition Renovation (1430-SG00001) - Site Level Applicant - New - Application Number (15)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☑ Career and Technical Education

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

VO-AG/FFA would be receiving a new facility that meets ventilation code and size requirements for the program

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

- ○ Yes
- ◉ No

C. Executive Summary

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

Eads School District currently serves students on a highly fragmented campus consisting of five separate, stand-alone buildings. Students and staff must travel outdoors multiple times each day for essential activities including meals, physical education, electives, and VoAg. This daily circulation between buildings, as well as pickup and drop off, exposes students to weather, unsecured paths, and public streets, requiring active supervision by staff and local law enforcement and creating ongoing safety and operational challenges that cannot be resolved through incremental improvements.

Several of the District's most critical facilities have Facility Condition Index scores that indicate significant need and declining performance. The high school classroom wing (FCI 0.69), cafeteria (FCI 0.60), and Vo-Ag building (FCI 0.77) experience substantial deficiencies related to aging and inefficient HVAC systems, inadequate ventilation and outside air, outdated plumbing and electrical infrastructure, lack of ADA-compliant restrooms and locker rooms, and deficient fire alarm systems. Across the campus, buildings lack secure main entries, adequate parking, and appropriate spaces for confidential student intervention services and BOCES support. These conditions directly affect student health, safety, and the District's ability to deliver educational programs in a secure and functional environment.

Through a comprehensive master planning process supported by well-attended community meetings, the District evaluated multiple strategies and identified a focused solution that addresses the highest-need facilities while preserving valued community assets. If BEST grant funds are awarded, the District proposes to replace the most deficient instructional, cafeteria, and Vo-Ag spaces with a new consolidated addition that physically links the campus into a single, secure PK-12 facility. This solution eliminates the need for students to travel between buildings during the school day, significantly reduces supervision and safety risks, and allows for controlled access through secure vestibules and clearly zoned circulation.

The proposed project preserves the District's historic elementary school buildings and the existing high school competition gym, while repurposing the 1925 elementary gym, listed on the National Register of Historic Places, into a cafeteria adjacent to a new secure main entry. Shared academic and student support spaces will be centrally located to promote efficiency, while age-appropriate zoning maintains appropriate separation throughout the day and allows for safe after-hours community use.

This project represents a long-term, fiscally responsible investment that resolves critical health and safety deficiencies, replaces failing building systems beyond their useful life, and provides a unified, secure learning environment that will serve the Eads community for decades to come.

110

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The Eads School District faces multiple Priority 1 deficiencies that directly impact student safety, health, accessibility, and the District's ability to deliver educational programs in a secure and functional environment. These deficiencies are documented through the January 27, 2026 CDE Facility Insight Report and were independently verified and further refined through on-site assessments conducted in December 2025 by licensed architects and mechanical and electrical engineers as part of the District's comprehensive master planning process.

The CDE report identifies a total district Requirement Cost of $20,530,642 and an overall FCI of 0.64. The High School alone carries $9,169,859 in documented requirement costs, the ES/MS Main Building $4,990,243, the Site $3,858,766, the Vo-Ag building $932,404, and the Cafeteria $738,969. These costs reflect systemic infrastructure needs rather than isolated repairs.

Priority 1 Health and Safety Deficiencies Summary (Supported by CDE Assessment)
The following deficiencies directly affect student health and safety:

- Students required to travel outdoors multiple times daily between instructional, cafeteria, gym, and Vo-Ag spaces
- Lack of secure vestibules and controlled main entries
- Unsafe drop-off and site circulation conditions
- Electrical infrastructure renewal needs exceeding $4.5 million
- Major HVAC and boiler replacements in multiple buildings
- Inadequate ventilation and local exhaust in Vo-Ag instructional spaces
- Incomplete and outdated fire alarm systems
- Incomplete and unreliable public address and emergency communication systems
- Restrooms and locker rooms beyond useful life and not compliant with current code and ADA requirements

- Original domestic water distribution piping still in service
- Stand-alone remote elementary auxiliary gym unable to support program needs
- Deteriorated site paving, sidewalks, ramps, drainage, and fire protection distribution infrastructure

Narratives expanding upon the District's Health and Safety concerns:

Building Systems and Indoor Environmental Quality

Major mechanical and electrical systems have exceeded their useful life. The CDE report identifies $4,501,491 in electrical system requirement costs districtwide. Within the High School alone, boiler replacement is estimated at $857,158 and rooftop HVAC replacement at $845,009. The ES/MS building requires boiler replacement of $421,807 and replacement of its two-pipe distribution system at $436,395. These are essential systems necessary for safe building operation and compliant indoor environmental conditions.

In the Vo-Ag facility, the District received a Colorado Department of Public Health and Environment inspection report identifying the welding stations as lacking required local exhaust ventilation. This was classified as a critical action item on a high-risk school inspection report. While temporary measures are in place, the existing building configuration limits the District's ability to fully resolve this deficiency without comprehensive improvement.

Interior system renewal needs further reflect the age and declining performance of the facilities, with significant ceiling and flooring replacement costs documented in the High School that impact fire ratings, durability, and long-term maintainability.

Life Safety and Accessibility

Life safety communication systems are outdated and unreliable. The fire alarm system is more than 25 years old, and replacement parts are no longer available. The public address system is more than 30 years old and does not consistently reach all areas of the campus. During recent drills, staff reported that announcements were quiet, distorted, or not audible in certain spaces. In some areas, staff rely on cell phones due to inoperable intercom lines. The Elementary gym is particularly difficult to reach during emergency communications.

In Fall 2025, high winds damaged roof-mounted conduit on the High School classroom wing, causing electrical arcing and breaker failure. While temporary repairs were made, the incident highlights the vulnerability of aging infrastructure.

Restrooms and support spaces do not meet current ADA standards. In the absence of appropriate diapering facilities within Special Education spaces, staff must temporarily restrict public restroom access to provide care. These conditions limit accessibility and compromise privacy and dignity for students.

Campus Safety, Security, Supervision, and Site Conditions

The District's PK-12 campus consists of multiple disconnected buildings requiring students to travel outdoors several times each day. These transitions occur across open areas and public streets that serve as bus drop-off zones, event parking, and through traffic. During athletic events and dual sports seasons, congestion increases significantly and visiting spectators frequently park and circulate in unsafe areas.

Eads is located along Highway 287, a major trucking corridor. A nearby truck stop has experienced drug-related and human trafficking incidents. In December 2025, the District was notified by the Sheriff's Office of a potential attempted abduction of a high school student adjacent to school property. While no harm occurred, the incident underscored the vulnerability created by a campus without controlled circulation or secure vestibules.

None of the instructional buildings contain secure vestibules. Visitors and even well-meaning parents regularly enter buildings without checking in with administration. During events, doors are accessed from multiple locations, and supervision alone cannot eliminate the risk. These conditions require structural reconfiguration rather than operational adjustments.

The CDE report identifies nearly $3.9 million in site-related requirement costs, including deteriorated pedestrian pavement, aging concrete infrastructure, and fire protection distribution piping. The primary ramp connecting the Elementary and High School buildings is in poor condition, with cracked concrete and failing railings currently relying on temporary supports. Sidewalks and curbs across campus require $35,000 to $50,000 annually in patching to address the most hazardous areas. A covered and clogged drain behind the Elementary gym regularly causes water to pool and freeze along a main student pathway. The street running through campus has deteriorated to the point that full reconstruction of the base is required. The current drop-off configuration presents challenges for students with mobility needs, and at least one preschool student must enter through an alternate route due to stairs at the primary entrance.

113

Programmatic Adequacy and Student Support
Confidential student services are limited by space constraints. Counselors often use administrative offices or any available open room to meet with students. Speech and BOCES services occur in hallways or near the elevator area. The Special Education room is located adjacent to the main entry, limiting privacy. The Health Center in the High School does not have a restroom within 50 feet and was cited by CDPHE.

These conditions restrict the District's ability to provide confidential, dignified, and appropriate student support services.

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

The Eads School District undertook a comprehensive and well-documented investigation process to identify and validate the deficiencies outlined in this application. To support this effort, the District retained Wold Architects and Engineers to facilitate a districtwide facilities master planning process.

As part of this process, licensed architects and mechanical and electrical engineers conducted on-site facility assessments in December 2025 in collaboration with District administration and the District's facilities and maintenance staff. These assessments included walkthroughs of all campus buildings and focused on evaluating existing building systems, indoor environmental quality, life safety conditions, accessibility, circulation patterns, and overall facility performance. Prior to the site visits, the planning team reviewed the Colorado Department of Education (CDE) Facility Insight assessment to understand documented system requirements and adequacy concerns and to establish a baseline for field observations.

In addition to the physical assessments, the planning team met with District leadership and facilities staff to discuss suitability/ adequacy concerns, observed deficiencies, recurring maintenance issues, and operational challenges associated with the District's aging and disconnected facilities. The District also provided a detailed record of significant capital investments made over the past 20 years, allowing the planning team to understand where resources had been previously invested and which deficiencies had persisted despite those efforts.

Following the site walkthroughs and data collection, Wold synthesized information from the CDE Facility Insight assessment, professional field observations, District interviews, and historical investment records to develop a comprehensive and prioritized list of facility deficiencies. Each identified deficiency was evaluated and ranked by urgency and included a preliminary order-of-magnitude cost estimate to support informed decision-making. Photographs documenting existing conditions were collected during the assessments and incorporated into the master planning documentation.

While broader stakeholder groups were not directly involved in the technical assessment phase, community members, staff, and stakeholders were heavily engaged during the development of planning criteria and the evaluation of facility improvement options. This ensured that the deficiencies identified through professional assessment were aligned with community priorities and operational realities.

As part of the diligence process, Wold also coordinated with CDE staff to communicate and clarify items within the Facility Insight assessment that required revision or additional context based on current field conditions. This coordination helped ensure consistency between the statewide assessment framework and the District's observed conditions. Once again, our updated FCI numbers confirmed our perception that the list of deficiencies is long.

This layered and collaborative investigation process provided a clear, defensible basis for identifying the District's most critical Priority 1 deficiencies and directly informed the development of the proposed solution.

114

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project delivers a comprehensive solution to the District's Priority 1 health, safety, accessibility, and supervision deficiencies. Developed through a structured master planning process, the scope targets buildings and systems where deficiencies are most severe and aligns corrective action with long-term operational efficiency.

Overall Project Strategy
The project resolves identified deficiencies through two coordinated actions:

Renovation of Existing Facilities
The 1930s Elementary/Middle School building, the 1928 Elementary Auxiliary Gym (listed on the National Register of Historic Places), and the High School Competition Gym will be renovated to correct identified Priority 1 deficiencies, including ADA compliance gaps, life safety upgrades, and modernization of aging mechanical and electrical systems. The historic 1928 gym will be repurposed to support cafeteria functions adjacent to a new secure main entry, resolving functional and supervision limitations while preserving its historic character.

Replacement and Consolidation Through New Addition

The Vo-Ag and Bus Building, Cafeteria Building, and High School Classroom Wing will be removed and replaced through construction of a new, centrally located addition that consolidates the campus into a single secure PK-12 facility. This action comprehensively resolves significant deficiencies in ventilation and exhaust, outdated mechanical and electrical infrastructure, accessibility limitations, life safety gaps, and functional obsolescence. Consolidation eliminates unsafe outdoor travel between buildings, strengthens supervision and security, and improves operational efficiency.

Resolution of Identified Priority 1 Health and Safety Deficiencies:

Students required to travel outdoors multiple times daily between instructional, cafeteria, gym, and Vo-Ag spaces
Resolved by consolidating instructional, dining, gym, and Career and Technical Education spaces within a single connected PK-12 facility, eliminating daily outdoor travel and reducing exposure to uncontrolled site conditions.

Lack of secure vestibules and controlled main entries
Resolved through construction of a new secure main entry with controlled access points and internal circulation designed to limit unauthorized access while allowing controlled after-hours community use.

Unsafe drop-off and site circulation conditions
Addressed through comprehensive site reconfiguration, including improved drop-off and parking circulation patterns, separation of bus and visitor traffic, defined pedestrian pathways, and enhanced visibility and access control.

115

Electrical infrastructure renewal needs exceeding $4.5 million
Addressed through removal of the High School classroom wing and Vo-Ag building and installation of new, code-compliant electrical distribution systems in replacement facilities, along with targeted upgrades in retained buildings.

Major HVAC and boiler replacements in multiple buildings
Resolved through new construction and system modernization in retained facilities, replacing aging boilers, rooftop units, and outdated distribution systems with modern, code-compliant mechanical systems.

Inadequate ventilation and local exhaust in Vo-Ag instructional spaces
Resolved through construction of new Career and Technical Education spaces designed with compliant local exhaust systems and mechanical ventilation meeting CDPHE and current code requirements.

Incomplete and outdated fire alarm systems
Resolved through installation of a new integrated, code-compliant fire alarm system serving all occupied areas of the consolidated facility.

Incomplete and unreliable public address and emergency communication systems
Resolved through installation of a modern, campus-wide public address and emergency communication system designed to provide clear, reliable communication in all instructional and activity spaces.

Restrooms and locker rooms not compliant with current ADA requirements
Resolved through renovation of retained facilities and full ADA compliance in new construction, including accessible entrances, restrooms, and circulation routes.

Original domestic water distribution piping still in service
Addressed through replacement and modernization of domestic water distribution systems in affected buildings as part of comprehensive mechanical upgrades.

Undersized and disconnected elementary auxiliary gym unable to support program needs
Resolved by repurposing the historic structure for appropriate support functions and providing adequately sized instructional and activity spaces within the new addition.

Deteriorated site paving, sidewalks, ramps, drainage, and fire protection distribution infrastructure
Addressed through reconstruction of deteriorated pavement and ramps, correction of drainage deficiencies, and replacement or modernization of underground site and fire protection infrastructure as required.

Additional Life Safety and Health Code Corrections
Obsolete life safety equipment and unreliable emergency communication coverage
In addition to system replacement noted above, the project will eliminate aging fire alarm components for which replacement parts are no longer available and provide full-building coverage to ensure reliable notification during drills and emergencies, including previously underserved spaces such as the Elementary gym.

Electrical infrastructure vulnerabilities and exposed rooftop conduit
Replacement construction will eliminate aging roof-mounted electrical conduit and outdated distribution components that have experienced failure, including prior arcing incidents, and will provide protected, code-compliant electrical infrastructure designed to current standards.

Non-compliant health service and restroom proximity conditions
New and renovated facilities will include properly located and code-compliant restroom access for health and student support spaces, resolving current CDPHE-cited deficiencies and improving accessibility and student dignity.

Efficiency and Long-Term Value
This solution represents an efficient use of state and local resources by focusing investment where it delivers the greatest benefit. By removing and replacing the most deficient facilities, preserving structurally viable buildings, and consolidating campus functions, the District avoids redundant infrastructure, reduces long-term maintenance costs, and creates a durable facility that supports current enrollment and future educational needs.

The proposed scope resolves the District's most critical deficiencies while providing a safe, secure, and functional PK-12 learning environment designed to serve the Eads community for decades.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Eads School District undertook a structured and transparent planning process to evaluate potential solutions and ensure the proposed project represents the most efficient and effective use of state and local resources.

The District engaged Wold Architects and Engineers to facilitate a comprehensive master planning effort. A Master Planning Team composed of District leadership, facilities staff, and community representatives was assembled to review facility conditions, establish planning criteria, and evaluate potential improvement strategies from a holistic perspective.

Licensed architects and mechanical and electrical engineers assessed existing facilities in December 2025 and developed a prioritized list of deficiencies supported by the CDE Facility Insight assessment and field verification. Concurrently, the Master Planning Team established community-informed planning criteria to guide decision-making. These criteria emphasized long-term durability rather than short-term fixes, reduction of safety risks related to campus circulation and supervision, correction of building deficiencies that disrupt learning, provision of adequate and safe Vo-Ag and athletic spaces, and preservation or repurposing of viable existing assets.

A series of structured meetings were conducted, including four Master Planning Team sessions, two community meetings, and a Board of Education meeting. Community engagement was exceptionally strong, with more than 80 attendees at the first community meeting and approximately 65 attendees at the second. Input gathered during these sessions consistently reinforced the need for a comprehensive solution rather than incremental, isolated repairs.

The planning team rigorously evaluated multiple options, including:

1 Continuing to address deficiencies annually as funding allows

2 Renovations at the Elementary and High School buildings

3 Replacement of the Vo-Ag and weight room as a stand-alone project

4 Additions and renovations focused on Vo-Ag and weight room improvements

5 High School addition to Elementary/Middle School while retaining the existing competition gym

6 High School addition with new gym facilities

7 Construction of a new PK-12 facility

Each option was analyzed for architectural feasibility, functional improvement, site implications, infrastructure requirements, safety impact, and relative cost. Options that focused solely on partial renovations or isolated additions were determined to leave major safety and circulation deficiencies unresolved. Conversely, construction of an entirely new PK-12 facility, while comprehensive, was determined to exceed what is necessary to resolve the District's Priority 1 deficiencies and would require substantially greater state and local investment.

Through comparative evaluation against established planning criteria and cost analysis, Option 5, a High School addition to the Elementary/Middle School that retains the existing competition gym and repurposes viable structures, was identified as the most balanced and fiscally responsible solution. This option removes the most deficient facilities, consolidates the campus into a secure and connected PK-12 building, preserves valued historic assets, and avoids unnecessary demolition or new construction beyond what is required to resolve critical deficiencies.

The selected solution reflects extensive architectural, functional, site, and cost diligence and represents the most efficient and effective use of state and local resources to address Eads School District's documented Priority 1 needs.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies identified in this application are not long-term concerns. Several systems are at or beyond the end of their useful life and must be resolved within the next one to five years to avoid failure or noncompliance.

In the Vo-Ag facility, the District recently received a Colorado Department of Public Health and Environment inspection report identifying the welding stations as lacking required local exhaust ventilation. This was classified as a critical action item on a high-risk school inspection. While temporary mitigation measures are in place, the underlying deficiency cannot be fully resolved within the current building configuration. Continued operation without a comprehensive solution increases the District's exposure to regulatory action and creates ongoing health concerns for students participating in Career and Technical Education programming.

Mechanical systems in the High School classroom wing and Cafeteria building are similarly beyond their intended service life. Equipment is being repaired as components fail, but full replacement will be required within the next two years to maintain reliable operation and code-compliant ventilation. Continued patching increases the risk of unplanned outages that could disrupt instruction.

Life safety communication systems are also increasingly unreliable. The fire alarm system is more than 25 years old, replacement parts are no longer readily available, and the public address system does not consistently reach all areas of the building. During recent drills, staff reported difficulty hearing or understanding announcements. In an actual emergency, delayed or unclear communication could have serious consequences.

Beyond building systems, the campus layout itself presents daily urgency. Students continue to travel outdoors between disconnected buildings, crossing open areas and public streets. In December 2025, the District was notified by the Sheriff's Office of a potential attempted abduction adjacent to school property. While no harm occurred, the incident underscored the vulnerability of a campus without controlled internal circulation or secure vestibules.

If this project is not awarded, the District will continue doing what it has done for years, repair what fails next. Limited local resources will be redirected toward emergency mechanical, plumbing, and life safety repairs in the highest-risk buildings, delaying other critical needs. Funds will be spent reacting to system failures rather than resolving the underlying safety, ventilation, accessibility, and campus security issues.

Even if individual systems are replaced over time, students will still move between separate buildings, and core safety and supervision concerns will remain.

The District does not have the financial capacity to comprehensively resolve these large-scale health and safety deficiencies without state partnership. Systems will continue to age, compliance risks will increase, and students will remain in facilities that staff work tirelessly to keep safe but know are no longer sustainable long term.

This project is necessary to stabilize aging infrastructure and eliminate documented health and safety risks before failure forces emergency decisions that still fall short of providing the secure learning environment Eads students deserve.

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

- (●) Yes
- ( ) No

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

119

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Eads School District has a proven track record of caring for its facilities to the best of its ability. On average, the District spends $420,262 annually on maintenance and operations, which equates to $1,991 per student.

The District will continue to allocate 10 percent of its local and state revenues to maintenance and operations to ensure the long-term stewardship of its facilities. The Director of Maintenance will oversee all repairs, preventative maintenance efforts, and system replacements to ensure timely and appropriate care.

If awarded a BEST grant, the District will establish a dedicated capital project renewal fund and set aside $500 per student annually for continued

maintenance and operations, far exceeding the required 1.5 percent threshold. This commitment will not decrease. The new BEST-funded facilities will receive the same level of care and attention that the District has historically provided to its aging buildings.

In addition to ongoing maintenance, it is imperative that the District plan for long-term capital renewal. To prepare for replacement of building components at the end of their useful life, the District will set aside 5 percent of its capital reserves specifically for operations and maintenance capital projects. This proactive approach will help ensure that major systems and building components are replaced in a planned and fiscally responsible manner.

The Eads community has consistently demonstrated strong support for its schools and recognizes the District's commitment to maintaining its facilities responsibly. When future replacement of facilities becomes necessary, it will require additional local investment. However, with updated facilities and dedicated annual allocations in both the general fund and capital reserves, the District will be positioned to maintain and renew its buildings for generations to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

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

120

AHERA

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

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?
- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

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

current use if it receives the grant:

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

Repurpose. Renovation:
Our current competition gym will be updated/remolded lightly and remain our main gym space
Our Elementary School will also see a light remodel and remain our elementary school space
Our Elementary Gym will be repurposed into a cafeteria

Demolition:
The Vo-Ag/Bus barn building would be demolished during construction or after project completion
Cafeteria would be demolished as part of new construction to make space for new building
The High School classroom wing would be demolished after we are able to move into the replacement facilities.

121

Eads RE-1 (1430) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Eads School District PK-12 Addition Renovation (1430-SG00001) - Site Level Applicant - New - Application Number (15)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

34.00 %

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

7.64033417

Results indicate if a waiver is required.

Waiver Needed

Project Costs

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

C. Project Cost	* $ 60,441,523.88
D. Applicant Match to this Project	$ 4,617,934.40
E. Requested BEST Grant Amount	$ 55,823,589.48
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 60,441,523.88

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 92,620

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

* 92,620

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 195

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

$ 652.58 Project Cost/Affected Square Feet

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

475

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

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

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

12/01/2026

* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2029.***

06/29/2029

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

This budget has been informed by previous project experiences, existing AHERA reports, the facilities' master planning and CDE assessments, and independent estimates. We engaged two separate General Contractors with extensive K-12 experience in Colorado to provide detailed cost estimates for construction and demolition. We facilitated multiple meetings with each contractor to detail their estimates and assumptions so we could take the most accurate average of the two cost estimates.

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

The District will undergo a competitive process, in alignment with CDE guidelines, to hire an Owner's Representative to manage the project.

Procurement

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

The district will comply with CDE's Consultant/ Vendor Selection Guidelines

124

Other funding options

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

From 2016 to 2020, Kiowa County School District RE-1 partnered with the Kiowa County Historic Preservation Commission to secure grant funding to rehabilitate the historic Eads School Gymnasium. Built in 1928-29 in the Mission Revival style, the gym has served as both an athletic facility and a community gathering space since its construction. The gymnasium was listed on the National Register of Historic Places in 2013. Through a two-phase project, the district received $352,912.72 from the State Historical Fund and $325,466.69 from the Department of Local Affairs, and contributed $33,397.44 in district funds to restore the locally treasured building.

Phase I (2016-17): 342,699
SHF: $159,006
DoLA: $156,520
School: $27,173

Phase II (2019-20): $413,865 - awarded; actual - $369,095.85
SHF: $193,906.72
DoLA: $168,964.69
School: $6,224.44

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?

Energy savings are anticipated from consolidating all buildings to a single building built to current energy codes and utilizing high efficiency HVAC systems. Building area will be approximately the same (slight increase), but consolidating will create a more efficient building envelope and reduce the number of overall utility service connections. The new building will be approximately 20-30% more energy efficient than the buildings being replaced. Water and sewer needs will be similar to previous, new utility costs are expected to be 10-15% reduced. However, it is common that due to modern code requirements for ventilation, more air is being heated and cooled in the new systems than the current ones, so in spite of increased efficiency, impacts on utility consumption and cost are not significant.

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)* $20,331,519.20

B. School District's certified Assessed Value from current FY $23,089,672

C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):* $4,617,934.40

D. Current outstanding bonded indebtedness: $0

E. Total available bonded indebtedness (Line C-D). $4,617,934.40

F. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):***(This should equal line E, unless additional matching funds are voluntarily offered*) **$4,617,934.40**

School District: Eads School District
Project: PK-12 Addition & Renovation
Date: February 26, 2026

Signed by Superintendent:

Printed Name: Glenn Smith

Signed by School Board Officer:

Printed Name: Holly Mitchek

Title: Secretary/Treasurer

KIOWA COUNTY SCHOOL DISTRICT RE-1
210 West 10th
Eads, CO 81036
Phone: 719-438-2218 Fax: 719-438-5499

Dear Capital Construction Assistance Board,

I am writing in strong support of the BEST grant application for Kiowa County School District RE-1 (Eads Schools). I have served as the middle school social studies teacher in Eads for the past 18 years, and I am also a lifelong member of this community. I grew up here, attended school here, and now have the privilege of educating the next generation of Eads students.

Throughout my career, I have witnessed how the condition and functionality of our school facilities directly affect student learning, safety, and staff effectiveness. The proposed plan combines new construction and remodeling of existing structures to thoughtfully address our school's highest-priority needs while preserving and rehabilitating structures important to the history and identity of our community.

Most importantly, the project addresses key safety concerns that we face every day. Moving student drop-off and pick-up off the street and adding secure vestibule entrances to better control and monitor those entering the building will significantly improve student and staff safety. The proposed plan also includes a new, appropriately located bus barn and a modernized vo-ag shop designed with adequate ventilation and safety features. These improvements will create safer working and learning environments for students and staff while reducing risks associated with outdated or inadequate facilities. Together, these changes align with best practices for school safety and operations.

The plan also includes critical upgrades to plumbing, electrical, and HVAC systems, along with important improvements to accessibility throughout the campus. These upgrades will provide modern, efficient infrastructure while eliminating the costly ongoing maintenance associated with outdated systems. Improved ADA access will better serve students with disabilities or injuries and ensure that community members of all ages and abilities can safely and comfortably attend school events, performances, and activities held in our facilities. More efficient use of space and energy will allow our school to focus its limited resources on instruction rather than constant repairs.

Our school is more than a place of learning. It is the heart of the Eads community. This investment will ensure that our facilities are safe, accessible, efficient, and functional not only for today's students, but for generations to come. Ultimately, this project will allow us to continue serving our students well into the future while updating and utilizing the buildings that matter so deeply to our community.

I strongly encourage your support of this BEST grant application and thank you for your continued commitment to rural schools like ours. Without BEST funding, we simply cannot make the improvements to our school facilities that will provide a safer learning environment for our students.

Sincerely,

Kelly Courkamp

Kelly Courkamp
Middle School Social Studies Teacher
Kiowa County School District RE-1
Eads, Colorado

EADS HIGH SCHOOL
210 W. 10th St.
Eads, Colorado 81036
719-438-2214 (v) 719-438-2272 (f)
www.eadseagles.com

February 23, 2026

RE: Letter of Support for Kiowa County School District RE-1 BEST Grant

Dear BEST Grant Selection Board:

My name is Mary Vasquez, and I have lived in Eads, Colorado most of my life, excluding my time pursuing my college degree. I have experienced this school as a student and then returned as a teacher for the past 22 years. I have seen many changes in our school campus and dynamics over the course of the past four decades.

We have always been a community that has taken pride in the care and upkeep of our facilities, but buildings built in the 1930s and 1960s come to a point where difficult decision have to be made when it comes to spending public funds appropriately. We have always invested in our future by maintaining what we have, but we have now started to take a critical look at the quality of that investment.

Some of the reasons behind this new view on investing in our campus and future stem from the beautiful, sprawling campus that we so love, simply not feeling safe anymore due to the changing world we live in. The safety of our staff and students is paramount, and consolidating into one building just makes more sense for the efficiency of an ever-shrinking staff that still needs to supervise students.

Staff serve across buildings, which puts many teachers and support staff outside in the elements multiple times a day. The time spent navigating between buildings can be better spent on student contact once the buildings are connected. As far as the safety aspect is concerned, having one, controlled entrance is a necessary measure that needs to happen sooner rather than later. Being one block from a major highway, known for high-speed chases, drug running, and human trafficking, this is a necessary step that our district must take immediately.

Besides this linked structure enabling a more cohesive school community and culture, it would also address the needs we've had in this district for many years—for a new vocational-agricultural classroom/shop space and more efficiently constructed educational spaces for instruction and support services, not to mention ADA compliant entries, restrooms, and educational spaces, which we do not have despite our best efforts to move in that direction.

Ultimately, it is our responsibility as community members to be good stewards of the public funds that finance our district. Once, preservation was enough, but that is no longer the case. We need to make a major investment for the current and future generations of Eads Schools. This investment will reduce maintenance costs significantly once the new, more efficient construction is completed. Being a part of the master plan committee opened my eyes to the massive needs that our district has, and this proposal makes the most sense to serve our students, staff, and community stakeholders alike with a long-term vision.

I would like to express my wholehearted support for Kiowa County School District RE-1 to seek BEST Grant funding for our school district in order to ensure secure, efficient, sustainable facilities for our students and community that will last for generations to come. I would also like to extend my sincere gratitude to this board for their consideration of this worthy project proposal.

Sincerely,

Mary R. Vasquez
Secondary ELA Teacher

To Whom It May Concern,

I am writing in strong support of our hometown school's BEST grant application. This school is more than just a building to my family — it is a legacy. It is where my parents received their education, where my sister and I grew up learning, and now where my own children attend. It represents generations of pride, tradition, and opportunity in our small rural community.

The objectives of this much-needed renovation and addition are rooted first and foremost in safety. As the world continues to change, so do the needs of our students and staff. While our district has worked tirelessly to maintain buildings that are nearly 100 years old, maintaining aging facilities is a challenge in itself. We are in critical need of improvements to ensure our campus remains safe, functional, and aligned with the high standards we set for our students. With the support of the BEST program, I am confident we can thoughtfully improve what we have while replacing only what is truly necessary.

Currently, we do not have a designated safe zone for student drop-off and pick-up. We also lack a common vestibule to secure entry into the school. These are not luxuries — they are essential safety features. A secure entrance and controlled access point would not only protect our children physically but also provide peace of mind and confidence during their school day.

Another major concern is the layout of our widespread campus. Students walk back and forth between multiple buildings throughout the day — sometimes several times — often crossing open areas and roadways. Consolidating our school into a more unified, connected space would significantly improve safety and supervision. Shared common areas and longer interior corridors would reduce unnecessary exposure outdoors, enhance daily flow, and ensure that our campus is accessible to all students, including those with mobility challenges.

In addition, the location of our bus barn and vo-ag space presents ongoing safety challenges. Students frequently cross a road in the middle of campus to move between buildings — the same road used by buses and maintenance vehicles. Relocating these facilities would greatly improve traffic flow and, most importantly, student safety.

Our vo-ag program, which is vital to our rural way of life, is also in need of major improvement. Students should never have to compromise their health due to poor ventilation or outdated facilities in order to learn practical skills that will serve them throughout their lives. Providing a safe, properly equipped learning environment is essential to preparing our students for success beyond graduation.

The decision to apply for this grant was not made lightly. Our district held well-attended community meetings, with approximately 80 community members present, all committed to understanding the proposal, asking thoughtful questions, and working toward practical solutions. Countless hours have been dedicated by community members — myself included — to ensure this plan focuses on our district's true needs while making both scholastic and financial sense.

This project is about more than renovations. It is about honoring our past while protecting our future. It is about ensuring that generations to come have the same opportunity to learn, grow, and thrive in a safe and functional school environment.

Thank you for your consideration and for supporting rural communities like ours.

Sincerely,
Riki Cordova

● Campuses Impacted by this Grant Application ●

FRENCHMAN RE-3 - K-12 Renovation and Addition - Fleming K-12 - 1938

District:	Frenchman RE-3
School Name:	Fleming K-12
Address:	506 North Fremont Avenue
City:	Fleming
Gross Area (SF):	70,891
Number of Buildings:	2
Replacement Value:	$31,047,554
Condition Budget:	$14,896,040
Total FCI:	0.48
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,511,423	$3,656,008	0.81
Equipment and Furnishings	$1,984,996	$837,047	0.42
Exterior Enclosure	$5,319,707	$598,862	0.11
Fire Protection	$17,963	$1,000,474	55.70
HVAC System	$4,305,638	$3,290,720	0.76
Interior Construction and Conveyance	$5,899,974	$4,098,190	0.69
Plumbing System	$1,166,727	$589,369	0.51
Site	$4,007,214	$1,763,350	0.44
Structure	$3,833,913	$40,858	0.01
Overall - Total	$31,047,554	$15,874,878	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fleming K-12 Site	543,595	0.44	1938	$4,007,214	$1,763,350
Fleming K-12 Main	66,391	0.49	1938	$25,806,285	$13,607,448
Fleming K-12 Agriculture	4,500	0.36	1998	$1,234,056	$504,080
Overall - Total	614,486	0.48		$31,047,554	$15,874,878

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: FRENCHMAN RE-3* **County:** Logan

Project Title: K-12 Renovation and Addition

Current Grant Request:	$35,423,110.41	**CDE Minimum Match %:**	50%
Current Applicant Match:	$9,027,503.00	**Actual Match % Provided:**	20.30906282%
Current Project Request:	$44,450,613.41	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$44,450,613.41	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$573.42	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$117.03	**Affected Pupils:**	223
Hard Costs Per Sq Ft:	$456.39	**Cost Per Pupil:**	$199,330
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	368
Previous BEST Total $:	$0.00		

Financial Data (School District Applicants)

District FTE Count:	215	**Bonded Debt Approved:**	$597,604
Assessed Valuation:	$50,152,797	**Year(s) Bond Approved:**	20
Statewide Median: $143,909,452			
PPAV:	$233,269	**Bonded Debt Failed:**	$9,570,000
Statewide PPAV: $241,472			
Median Household Income:	$65,850	**Year(s) Bond Failed:**	24
Statewide Avg: $75,116			
Free Reduced Lunch %:	21.9%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,328.95	**Total Bond Capacity:**	$10,030,559
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$10,030,559
		Statewide Median: $18,549,763.20	

Frenchman RE-3 (1850) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - Site Level Applicant - New - Application Number (27)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Frenchman RE-3 - 1850

Other, not listed

131

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

132

Facility Condition

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

The Fleming PK-12 school is located in the Town of Fleming, Colorado and was originally constructed in 1914. Through a consolidation with several other area schools, the Fleming K-12 School became the only public-school facility in the area. In 1959, the school district was officially formed and the Frenchman Re-3 School District boundaries established. Through our buildings' 112 years of history, one demolition and six additions have occurred, providing a larger facility and comprehensive educational programming for our district's growing enrollment, and to serve all grade levels from pre-kindergarten to high school students.

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

In 1938 a new gymnasium was added to the original 1914 structure, providing much-needed indoor physical education and athletic spaces. In 1963-64 the original 1914 school building was demolished, and two additions were incorporated to provide a larger facility for the growing enrollment, expanded educational programs, and to serve pre-kindergarten students. In 1973 a new main gymnasium and auditorium were added, providing for expanded athletic and performing arts programs. In 1995, the Town of Fleming supported an addition, establishing a shared library amenity for both the school and the Fleming community to utilize. The inclusion of a public library is a testament to the strong support and community partnerships that Frenchman Re-3 School District and the Town of Fleming share to this day. In 1998, the last two major projects and educational components were added to the school, which included a new cafeteria, attached to the original structure, and an agriculture building which was constructed across West Champa Street to the south.

In the last 3 years various upgrades to the HVAC system have been made, adding new gas-fired boilers to account for a failing geo-thermal mechanical system. The current geo-thermal system is in a state of failure, running at approximately 50% of its original capacity. The new boilers were added at a critical time to provide necessary capacity to the heating side of the mechanical system. Currently, due to a multitude of leaks within the in-ground loop grid, and other on-going failures within the system, the geo-thermal system is only providing cooling to the school. We have been systematically replacing deficient and aging fluorescent light fixtures with high efficiency LED fixtures and have replaced approximately 50% of the light fixtures in our school at the time of this submittal. Cosmetic maintenance, such as painting and as-needed floor finish replacement, has occurred in the last 3 years, but there hasn't been a major capital improvement to our school in over 25 years.

Due to the age of the 1938 gymnasium and 1960's additions, we have submitted information to History Colorado about our facility and the proposed project. History Colorado has confirmed that the property is not eligible for listing on the National Register of Historic Places or the Colorado State Register of Historic Properties.

Past bond measures that have passed after the 1938 gymnasium addition were in 1963, 1973 and 1998. The 1995 addition was funded through local Town of Fleming tax revenue sources. It is believed that all other interim projects were funded through school district budgets. Upon analysis from the consulting team, these interim projects were viewed as band-aid solutions as issues arose and the associated remedies were critical to occur immediately. The school district has forecasted future needs by completing a master plan and facility assessment which was completed in January of 2024 and updated in January 2025.

133

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs, as well as creating a reserve for future replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as our facilities age. The district annually transfers money into the capital projects fund from the general fund. The current amounts for 2025-26 are budgeted at $550 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

134

Frenchman RE-3 (1850) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - Site Level Applicant - New - Application Number (27)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

The deficiencies our school faces are multi-faceted and are generally attributable, and a result of multiple eras of building additions spanning over 87 years. The facility has endured decades of "band-aid" reactive remedies instead of proactive and wholistic solutions. In the last several years alone, our school has faced critical HVAC issues that have compromised our students, staff, and their learning environment on a daily basis, accounting for school closures of weeks at a time. A failing geo-thermal mechanical system that runs at less than 50%, severely outdated electrical distribution systems, and a lack of indoor air-quality with zero fresh-air ventilation throughout our school has led to major health and wellness issues. In the current school year alone, we have had many days where 20% of our students are out for illnesses. We believe the air quality issue is the culprit. Programmatically, a high proportion of our classrooms and learning labs are below CDE square footage minimum standards, irregularly proportioned and technologically aged-out. It is through these dire circumstances that we feel we must again ask for assistance from the Colorado Department of Education and the B.E.S.T. grant program.

The proposed PK-12 school is a product of wholistic school needs and immense community support. Through feedback from a series of work-sessions with a re-formed 2025-26 Visioning Team, and community meetings, the master planning team and School District revisited last year's non-awarded 2026 cycle solution. The conclusion is that a return to the school layout from the 2025 cycle is the more prudent and efficient direction for the Fleming PK-12 School, site, and infrastructure. You may recall that the solution in the 2025 cycle just missed the cut-line and was an alternate project.

The proposed solution shall remedy critical infrastructure with HVAC, electrical and plumbing system replacement and/or updates. Safety and Security considerations shall be addressed throughout, with the renovation and relocation of the administration suite to be located adjacent to the main entrance. This will provide direct line-of-site visibility to student drop zones and parking areas, which are currently hidden from the administrations view point. Additionally, a more cohesive and age-appropriate learning environment shall be a component of the renovation/addition to the school. The renovation shall group instructional zones, organized around Primary, Intermediate and Secondary grade level considerations, with shared programs and amenities to be centralized within the "heart of the school". Our core values of "Connection and Camaraderie" were key in our planning and thoughtful considerations in the arrangement of our school layout. The plan is safe, efficient, well daylit, and utilizes a majority of the existing footprint, site and infrastructure. We feel strongly that this solution will serve our students, educators and community deep into the future.

136

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

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

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

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

Safety, security, health and technology are categorized as priority one for our Fleming school. The deficiencies are associated with the site and building security, hazardous materials, air-quality, HVAC, sanitary sewer, plumbing systems, fire suppression, electrical systems, technology, roof and building envelope, site safety, food service equipment, door hardware, and ADA accessibility.

Security (Security, Safety, Health, Technology):
The administration area is internal to the building and does not have direct visibility to the entry or vestibule. The entry lacks access controls, an integrated panic button, and line-of-sight visibility to drop-off zones and parking lots areas. Staff are unable to observe and assess who is approaching and attempting to enter the building. The community library shares the main entry vestibule, and interior access with the school increasing the vulnerability of the school during school hours. Visitors to the community library can freely access the school. The building is bounded on four sides by roads that are all directly adjacent to the building with no buffer. There are no elements of intrusion detection consisting of door position switches, motion detection, or glass breakage sensors throughout the facility. Exterior doors are dated and not latching properly, further compounding the overall perimeter security issues. There are 22 exterior door locations, 5 of which are within classroom spaces, and 5 are from an unsecured courtyard area, creating security issues as students and staff often prop open doors for easy access and/or ventilation. These doors do not have door positioning sensors nor exit egress lighting. The school lacks adequate exit egress lighting around the entire perimeter. There are no identifiable markings on the exterior doors to communicate with emergency responders. A security card reader system does not exist for any entries. Classroom vertical blinds have missing panels and malfunction which hinders the ability to secure a classroom from views in the event of an emergency. Most door hardware is a mix of various ages and types of levers/knobs that are unable to lock with one motion to meet current code. Interior access from gymnasiums does not allow them to be separated and secured from the academic learning spaces, allowing people to roam the halls freely during an after-hours events. The bell and PA systems are 52+ years old and have reached the end of their life cycle. The PA system has been patched many times with the inability to control volume across the school. The school's fire alarm system is equipped with outdated horns and strobes, without communication or functionality for voice evacuation.
Hazardous Materials (Safety, Health):
We have worked with an environmental consultant to assess all suspected areas of hazardous materials in our school. Over the years, the district has prioritized abatement as capital improvements were made. Asbestos containing materials (ACM) can be found in floor tiles, floor mastic and roof mastic. Our

environmental consultant has provided information on how to mitigate these hazardous materials for our proposed solution. In addition, the chemical storage for our science room is considered insufficient and in need of improvement and we do not have a working fume hood.

HVAC, Sanitary Sewer and Plumbing Systems (Safety, Health, Technology):
The heating and air conditioning system is primarily comprised of distributed heat pump fan coil units. Except for the gyms and kitchen spaces, each zone has a dedicated heat pump. A ground-source heat pump condenser loop connects each heat pump within the building to a horizontal loop field. Gas-fired boilers provide supplementary heating for the condenser loop when the demand of the heat pumps exceeds the capacity of the ground loop. Many of the ground loop circuits are leaking and have had to be isolated from the condenser loop to prevent total failure. This has significantly compromised the capacity of the system. Currently, it is estimated that the system is operating at 50% capacity and supplemental gas-fired boilers have been recently added. During the winter months this reduction in capacity is masked by the operation of the boilers. In the summer months this reduction in capacity results in less than optimal efficiencies of heat pumps and compressor failures are common. The sanitary sewer line from the kitchen continually backs up with food waste. The sewage backup occasionally overflows the cleanouts in the cafeteria disrupting lunch and resulting in the facilities staff using wet/dry vacuums to hose out the sewage. Our kitchen hood is not equipped with a code compliant fire-suppression system which is a fire and safety issue.

Indoor Air Quality (Safety, Health):
A primary concern at our school is the lack of outside air ventilation. Outdoor air is required by the International Mechanical Code (IMC) for all occupied spaces and is currently non-existent. Proper ventilation is critical to the learning environment and health and welfare of the building occupants. The lack of indoor air-quality with zero fresh-air ventilation has led to major health and wellness issues. In the current school year alone, we have had multiple days where up to 20% of our students are out for illnesses. We believe the illnesses are directly related to the extremely poor air quality in our school. Any new or replacement mechanical equipment will be required to provide fresh air ventilation.
Our middle school science classroom is not sized for lab functions, and it does not have proper fume ventilation. Similarly, our high school science classroom does not have an operational fume hood, so chemistry experiments are drastically limited. Neither gym is equipped with a means of ventilation or fresh air intake.

Fire Sprinkler (Safety, Security, Health, Technology):
There is no fire sprinkler system/fire suppression system at the school. There are also cross corridor security gates throughout the building that do not meet the current fire code, and voice evacuation does not exist as a part of the fire alarm system.

Electrical System (Safety, Security, Health, Technology):
There are (3) three existing branch circuit panelboards that are in poor condition and near the end of their life. The facility director struggles to find replacement parts due to its age. The system is beyond its useful life and the facilities director fears he will be unable to source parts, leading to difficulties keeping the school open when electrical systems fail. More than 50% of our school, including classrooms, are still equipped with fluorescent lights and have no lighting controls. Students utilize Chromebooks for educational purposes during the school day, and convenience receptacles are extremely deficient given the vintage of the building. Surface mounted wire mold/outlets and extension cords/power strips have been added throughout the years to accommodate user's needs in classrooms and office/work area.

Technology (Security, Technology):
A lack of power and technology infrastructure as well as outdated technology equipment impede delivery of the most basic education at times. Unreliable

Wi-Fi and internet connection, smartboards or laptops that don't work, and lack of power availability take time away from teaching and learning.

Roof and Building Envelope (Safety, Security, Health):
The roof system at the facility is an over-framed standing seam metal roof that has been applied over the original flat roofs. This occurs over the entire facility. The plenum space between the original flat roof areas and the over-framed metal roof areas is un-sprinklered and unprotected from fire. With the entire school lacking any fire-sprinklers, the plenum space between the two roof systems is a point of concern as access into these areas in the event of a fire is greatly limited. Water intrusion at the perimeter due to improper drainage results in heaving slabs that have pulled exterior paving away from the exterior wall, creating an easy path for water infiltration and damage along the perimeter foundation walls.

Site Safety (Safety, Security, Health):
Our playfields and athletic fields are across the street to the North. This poses an unsafe and difficult situation for our youngest students. Buses entering our campus do not have a separate and safe bus loop for student drop off. Bus riders are dropped in the parking lot right at the front entry along with parent drop-off. There is not adequate ADA parking stalls, and our accessibility challenged students and visitors must be dropped off at a separate location at the side of the facility for ease of access to the school. Our parking lot does not have appropriate lighting. It has been noted in our assessment report that all of our concrete and asphalt paving is cracked and should be replaced. The asphalt is crumbling in areas that make pedestrian access a trip and fall hazard, and many of the sidewalks around the perimeter and in the courtyard have heaved and cracked over time and are considered a slip and fall hazard. We do not have a separate pre-K play yard which does not comply with licensing requirements. Pre-K students play on the existing play yard, with equipment that dates to the early 1990's and is beyond its useful life. Fall zones in our existing play yard are not compliant with today's codes. The depth of the pits is not deep enough to have the depth of fall material required by today's standards.

139

Americans with Disabilities Act Accessibility (Safety, Health):
The site does not meet ADA compliance. There are sloped and cracked concrete and asphalt paving areas throughout the entire site. Perimeter sidewalks do not have access ramps. Playgrounds do not meet accessibility requirements. The interior areas of our school do not meet ADA requirements for accessibility to most of our classroom spaces and restroom facilities. Classroom entries match the width of the door without proper push and pull clearances. Restrooms are in violation of fixture type, location, and without proper handrails and knee space below fixtures.

Interior Systems (Safety, Security, Technology):
The CDE assessment noted that almost all interior systems such as fixed casework, all flooring finishes, including both gymnasium wood floors, and 1938 bleacher systems, exterior doors/frames and windows throughout, and plumbing fixtures are beyond their useful life. These items were confirmed by the master plan team and replacement is recommended.

Academic Programming:
CDE's Adequacy Assessment report and our master planning team identified many classroom spaces that are insufficiently sized, proportioned, and structured to support the programs in which they serve. A reorganization and re-alignment of the learning spaces is in great need. We have identified the following educational environment deficiencies that inhibit instructional delivery and have a detrimental impact on the learning environment:
Classrooms: 8 out of our 20 classrooms are undersized per CDE square feet requirements and several are very poorly proportioned. The classroom spaces are not zoned efficiently for primary, middle, and high school and reorganization of the educational use plan is a critical need.
Science: The high school and middle school science classrooms/labs are undersized at 683 sf and 686 square feet respectively. For the number of students

that these classrooms/labs serve, a minimum size of 1000 square feet is needed. Neither of the science rooms have an appropriate prep room or storage space.
Flexibility: The lack of flexibility to accommodate large and small groups is an impediment to a more collaborative teaching and learning environment. The heavy and bulky furniture is not conducive to quick rearrangement within a classroom and takes up a substantial amount of space, resulting in classrooms that feel too small and crowded.

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

On January 5, 2017, CDE completed a facility assessment for our 70,891 square foot school. Per the 2017 report, the Facilities Condition Index (FCI) of the building was rated at 0.57 and the site was rated at 0.51. As of the writing of this submittal, the school is now an additional 8+ years of age, and the addition of a myriad of mechanical, electrical, and infrastructural issues. Upon further investigation with our master planning design professionals we believe our school's FCI rating would be nearing .63 or greater. In contrast, in January of 2026, CDE performed a re-assessment of the school facility and site and the revised data shows the Facilities Condition Index (FCI) of the building has an updated rating of 0.49 and the site rated at 0.44. The School District is proposing that CDE takes another look into its latest 2026 assessment as the improved rating just doesn't seem accurate. The school condition has definitely not improved, but conversely has worsened over the last 8 years of exterior, infrastructural, and system deterioration. Additionally, we also believe our schools' adequacy index has greatly decreased in its ability to support modern educational learning environments and spaces. With the condition of the school and poor index ratings, we have firm indications that our school has aged into a facility that has strong needs for a major facility improvement.

In April of 2023, district administration and the school board decided upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 8 years of age the building has incurred since the work done by the CDE staff in 2017. Our intent was to study and analyze our school for potential issues that inherently exist in a facility that includes portions that date back to 1938. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers, and a general contractor to provide design, cost estimating and facility analysis.

The master planning team performed a comprehensive facility assessment through extensive site visitations and exploration, the study of existing as-builts plans, specifications, facility mechanical, electrical, technology, and site reports, and exhaustive repair histories. Our district's facilities director was key in conveying the history of repairs and modifications that have been performed within the facility and campus. The detailed facilities assessment performed by our master planning team, as well as the 2017 CDE assessment provided a deep dive into the poor condition of our facility and the costs and complexities it would require in its repair. The reports and facility summaries are included in volume 2 of the attached Frenchman School District Re-3 Master Plan and A/E Assessment reports. The original master plan was completed in 2023-24 and more recently updated in January 2025.

The School District is also in process of engaging a site surveyor(s) to perform utility infrastructure, topographic, and geotechnical surveys and reports. Additionally, an environmental engineer will be updating our phase 1 hazardous materials report.

Additional coordination and communication have been ongoing with the town and community.

140

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies

listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The deficiencies our school faces are inherently a result of multiple eras of building additions to the 1938 gymnasium structure and years of "band-aid" reactive remedies instead of proactive and wholistic solutions to our needs. This is evidenced by six additions over the life of the building. The oldest areas of the school are over 87 years of age, and the newest additions have been in service for over 25 years. The Fleming PK-12 school is an average of 53 years of age, and many aspects of our facility have simply reached the end of their life. Our school district and community are of a "we'll do it ourselves" character and in the past we have proposed facility options and improvements that we could fund from the existing budget or projects we felt the community would support with a bond referendum. Our needs have simply become too great to do it all ourselves anymore, as the cost to remedy our facility infrastructure, and educational environment has far outpaced our abilities to fund through a limited bonding capacity of approximately $10 million dollars.

Facility Solution:
The Visioning Team was provided a myriad of options, facilitated by our master planning team, and through a tremendous amount of discussion, revision, and refinement we believe we have developed a facilities solution that balances the retainage of portions of our facility that will continue to age gracefully, with portions that simply need to be replaced. Critical infrastructure and aged building HVAC, mechanical, electrical, plumbing, and technology systems shall be replaced and/or updated throughout the school, as outlined in the reports from both CDE and the master planning facilities assessment. Safety and Security considerations shall be addressed throughout the school as outlined in the deficiencies section of this submission. The new additions will comply with current building codes and accessibility standards. Renovated existing portions of the school to remain would be renovated to include accessible classrooms, restrooms, door hardware, signage, and finishes for a unified aesthetic upon completion of the project.

The safety and security of our school will involve the relocation of the administration area to be located and connected to the main entrance, providing administrative presence upon approach to the school, and line-of-sight visibility from administration to student drop zones and parking areas. Administration will be in a location to be able to control access to both the school and the community library. Addressing the security and maintenance-intensive characteristics of the existing courtyard will be addressed with an infill of that problematic area, and programming with new areas for science, visual arts, and a student commons and cafeteria. Additionally, a more cohesive and age-appropriate learning environment shall be a component of the renovation/addition to the school. The renovation shall group instructional zones, within the school, organized around Primary, Intermediate and Secondary grade level considerations, with shared programs and amenities to be centralized within the plan, in the "heart of the school". Our core values of Connection and Camaraderie were key in our planning and thoughtful considerations in the arrangement of our renewed school layout. The plan is very efficient and compact in response to a very tight site and surrounding streets. We are utilizing nearly every available square foot of our available school site.

In the Elementary School zone, new kindergarten classrooms will be added to the north, improving their functional relationship and to the adjacent pre-kindergarten classrooms. A new secured entry will control access for parent drop-in and check-in functionality. This consideration will solve a current security and safety concern in our current pre-school entry and classroom location. The remaining elementary area will be renovated. 1st through 5th Grade level classrooms will be repositioned to improve connections between adjacent grade-level classrooms and for an improved and appropriate age progression, seamlessly transitioning the elementary zone to the middle school zone.

The southeastern quadrant of our existing school will be demolished and re-built new in its same location with new educational programming occupying the current courtyard area. This new area of construction will contain the administration, main entry, middle school, kitchen, student commons and elements of the high school program.

The middle school "hub" will be arranged for collaborative learning and team instruction, creating a renewed symbiotic relationship of 6th through 8th grade learners and educators. The middle school science lab will be positioned to interact directly across the learning commons from the high school science lab allowing for shared instructor expertise and collaboration.

The programmatic spaces within the high school will be rearranged and positioned to maximize utilization of space, making visible the dynamics of the art and science programs, while creating a "hub" of collaborative learning and instruction. Additionally, in the southwest quadrant of our school, a new kitchen, mechanical plant, and student commons round out our renewed school facility, creating a community heart, student commons, and pre-function space for the two existing gyms and performing arts program.

Technology deficiencies will be addressed throughout our new and renovated school, with updated modern infrastructure equipped with new servers, switches, and wireless access points throughout, as well as new end-user devices for students as needed.

Site:
The proposed design solution considers closing off Welton Street, to the north, that runs between the school and the athletic fields. This will create a more cohesive campus for safe access to the play areas without the need to cross the street. The new location of the PK program will provide for a PK specific playground directly adjacent to the building.

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

142

With a successful BEST grant and 2026 bond measure, design would commence in the fall of 2026, and phased construction scheduled to begin in the summer of 2027. Construction is planned to be in process while school is in operation throughout the construction timeline. Please reference the attached Phasing Plans and Schedule including the inclusion of modular classrooms and kitchen phases. Details of the forecasted schedule are as follows:

BEST Grant submittal and award process: December - March-June 2026
Pre-Bond messaging and public relations: June-Oct 2026
Bond Initiative Approval: Nov 3, 2026
CMGC Procurement: Oct-Nov 2026
Other activities: Geotech and Survey Nov 2026
Schematic Design: Mid Nov 2026- Mid Jan 2027
Design Development: Jan 2027 - April 2027
Construction Docs: Multiple bid packages April 2027 - Aug 2027
Construction: June 2027 - June 2029
Project Completion - June 2029

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

In April of 2023, district administration and the school board decided, upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. Our intent was to study and analyze our school through a long-range and future forward lens. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers, and a general contractor to provide design cost estimating and analysis. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 8+ years of age the building has incurred since the work done by the CDE staff in 2017. On the heels of the facility assessment, a Visioning Team and User Group Team was then established, and the future of our school facility was fully contemplated, with the vetting of options ranging from minor renovations to a new facility. At the end of all the meetings we always returned to a common conclusion that a majority of our school facility has reached the end of its safe and serviceable lifecycle. The planning process included setting our core values for the future improvements and we reviewed these values at the onset of each of the visioning team work sessions. The following is a summary of the Frenchman Re-3 School District statements that served as the master guide for the ensuing project approach, studies, conceptual options, and ultimately the final recommendation:

Safety & Security - Safe spaces promote social & emotional health and learning. Create safe spaces while the school stays centered on "school" and remains a welcoming community asset.

Rich Academic Experiences - Develop spaces that allow for connection to teachers, student-to-student connection, and academic engagement.

Positive and Innovative learning environments through technology and active-inquiry- based learning that allows various choices for students.

Functional indoor & outdoor spaces that support growth and create flexible learning environments to allow for productive learning for all students.

Community - A community and social gathering place that is family focused and at the "heart of the community". A generational hub with strong culture and camaraderie. Our School is Our future.

Maintenance - Minimize ongoing maintenance costs from dated systems. Design that promotes long term financial sustainability.

Over the past two grant cycles, 2025 and 2026, two distinctly different proposed plan solutions were proposed. Unfortunately, both of the submissions were unsuccessful. However, in the 2025 cycle the Fleming PK-12 project received very positive feedback from the BEST board and placed very favorably as a top alternate. After feedback from a series of work-sessions with a re-formed Visioning Team, the School District revisited last year's non-awarded 2026 cycle solution with the consideration of returning to the 2025 cycle proposed solution. The conclusion was unanimous that a return to the school proposed solution from the 2025 cycle is the more prudent and efficient direction for the Fleming PK-12 School building, site, and infrastructure. So, in conclusion, we have returned to the 2025 cycle solution and feel it is the best proposal moving forward for our school and the Fleming community. The proposed solution has been met with great support from the community and a successful November bond issue seems very attainable.

143

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Given that our Fleming PK-12 school facility is the only school in our district, of over 400 square miles, we must continue to operate with our students attending school every day within this single building.

As we have been experiencing first-hand, and confirmed through our master planning process, the condition of our facility's infrastructure is in poor and failing condition and in desperate need of replacement. We must avoid the practice of throwing good money after bad to keep our inefficient and failing geo-thermal system, HVAC, and electrical systems running. Additionally, as the lessons of the Covid-19 pandemic have taught the world, we must address the critical safety issues surrounding the lack of any fresh-air ventilation throughout the Fleming PK-12 School. Health and wellness of our staff and students is our top priority and the condition of our mechanical and air ventilation systems are simply unsafe and in dire need of replacement.

If any of our systems fail that are critical to operating the facility, then we would have a crisis with no adequate space to educate our students who attend the Fleming PK-12 School. Outside of the BEST grant program, and our limitations to our bonding capacity, we would be unable to raise the large amount of funding needed to address stopgap and band-aid solutions, let alone fully renovating our school facility with the necessary safety and security measures outlined in our proposed solution. The project approach and proposed schedule was driven by the realization that major deficiencies need to be wholistically solved in our facility, the reality of our continued funding limitations, and the critical nature of the issues within our community school. We are a school district that has always solved problems on our own, but it is at this time that the costs to repair and renovate our aging school simply outweigh our available funding without the assistance of a BEST grant. The timeframe to address the deficiencies, as identified in our facilities master plan, is as soon as possible.

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

144

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The Frenchman Re-3 School District prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. A fully renovated and renewed school will first be under warranty by the general contractor and then maintained according to our regular schedules. The general contractor will also be required to provide training and operational and maintenance information to our maintenance department for the care of all new mechanical, electrical, plumbing, IT and A/V systems. Additionally, the general contractor will provide product care and maintenance instruction for components such as doors, hardware, windows, and flooring finishes. The Information Technology software

upgrades will be the responsibility of the district. IT hardware and software costs, over time, will be budgeted by the school district.

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs, as well as creating a reserve for future replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as the facilities age. The district annually transfers money into the capital projects fund from the general fund. The current amounts for 2025-26 are budgeted at $550 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

As part of the maintenance of new and existing facilities, the district will:
1. Develop a facility maintenance plan for preventative maintenance. This will involve routine maintenance of the building from mechanical, to electrical, to caulking inspections, roof inspections, exterior wall inspections, inspections of interior walls, ceilings, floors, door/hardware inspections, testing of fire alarm and intercom systems, testing of fire suppression systems, etc. Periodic inspections will be performed, and reports prepared at intervals appropriate to the specific building component. Some, like mechanical inspections, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.
2. The plan will also address routine inspection of alternative energy systems built into the building including periodic adjustments to control systems as required to optimize efficient performance. 3. Develop a painting program to repaint/touch-up the interior and exterior of the building on an ongoing, revolving basis.
4. As part of the original construction, establish a scope and obtain bidding for the mechanical, electrical, and other appropriate sub-contractors to perform service contracts at regular intervals. 5. Any major, non-emergency repairs of mechanical systems or other maintenance affecting school operation would be scheduled over summer breaks.
6. Inspections would be established by a predetermined schedule and would be performed with the goal of establishing 5-year plans for maintenance and repairs. This would help establish budgets for the District well in advance of work occurring, resulting in a planned effort to replace/repair various components in the building rather than performing maintenance in a reactive mode.

145

Adjacent Structures

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

- ○ Yes
- ◉ No

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

No, we will abate and demolish the existing portions of the structure that are proposed to be removed and plan the interfaces and connection appropriately with the existing portions of the building to remain. Comprehensive planning and coordination with the selected general contractor, architect, and sub-consultants will be provided, resulting in a detailed demolition and phasing plan, as not to disturb the adjacent structures that the new structures are interfacing with. Best practices will be followed to ensure a safe campus during the construction of the project. Please refer to the attached phasing plan and schedule for more visual detail of the construction plan.

AHERA

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

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

- (●) Yes
- ( ) No

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

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

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

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

146

In our future use and proposed solution plan, we plan to utilize and renovate a majority of the existing school and demolish and rebuild portions.

In our proposed solution, we plan to abate and demolish portions of the Fleming PK-12 structure. 19,914 square feet of the existing school will be demolished, and we will be constructing 27,289 square feet back in its place, including the in-fill of the existing courtyard area. 50,230 square feet of the existing school will remain in place and be fully renovated. Additionally, in our future use plan, we will be re-organizing and improving the existing programmed spaces to interrelate cohesively with the new construction, enhancing the overall educational adequacy and learning environment.

Frenchman RE-3 (1850) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - Site Level Applicant - New - Application Number (27)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

50.00 %

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

20.30906282

Results indicate if a waiver is required.

Waiver Needed

147

Project Costs

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

C. Project Cost	* $ 44,450,613.41
D. Applicant Match to this Project	$ 9,027,503.00
E. Requested BEST Grant Amount	$ 35,423,110.41
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 44,450,613.41

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ November 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 77,519

K. Gross Square Feet.

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

* 82,019

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 223

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

$ 573.42 Project Cost/Affected Square Feet

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

368

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

4 % *** P. Construction Contingency % identified in your project budget**

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

* **R. Anticipated Start Date**

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

11/04/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/15/2029

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

As noted throughout the application, the Frenchman Re-3 School District engaged several PK-12 educational design and construction experts as part of the master planning process and BEST grant efforts. Treanor led the master planning and facility assessment efforts with a team of Structural, Mechanical, Electrical, and Technology engineering consultants. Treanor included Adolfson & Peterson Construction (A&P), as a cost consultant and team member for the development of construction cost data, and constructability analysis. Both Treanor and A&P are respected PK-12 designers and builders within the state of Colorado. Each with extensive BEST school experience and familiarity with the requirements, processes, and expectations of CDE. Additionally, both companies have recently completed BEST funded projects in the immediate area, elevating our trust in their respective expertise in the relationship to our school district and community. Additional cost estimates from 2 highly experienced general contractors are currently in progress and will be provided to CDE as a part of the submittal.

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

Our plan for the project management of our Fleming PK-12 school entails several facets. We plan to keep our executive committee structure, which includes our school superintendent, the Fleming PK-12 school principal, a liaison from the Board of Education, and our facility director to help guide the day-to-day decisions. This group will work with the project team to report to the Board of Education and community on the progress of the project.

149

We will competitively procure an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will also consult on which design and construction delivery method will be the best fit for our project. It is our intention to hire a firm with qualifications and experience with similar BEST grant projects.

The district will also competitively procure the architectural design team and general contractor with qualifications and experience with similar PK-12 school and BEST grant projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry.

Other consultants that will be procured include an environmental consultant, abatement contractor, commissioning agent, geotechnical engineer, a construction material testing firm, surveyor, and furniture, fixtures & equipment vendor.

Procurement

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

The district will also competitively procure the architectural design team and general contractor with qualifications and experience with similar PK-12 school and BEST grant projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry.

Other consultants that will be procured include an environmental consultant, abatement contractor, commissioning agent, geotechnical engineer, a construction material testing firm, surveyor, and furniture, fixtures & equipment vendor.

Other funding options

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

The district has addressed the emergency facility needs at Fleming PK-12 that our capital budget could support, including a recent boiler replacement project. But unfortunately, major safety/security investments such as providing secure entry vestibules and securing perimeter door access, replacing classroom door hardware, and replacement of failing HVAC systems, and mechanical components to improve indoor-air quality far exceed our available capital resources. The deterioration of major systems in the building are now of a scope and cost that our current funding sources are insufficient to address. In addition, we face issues of so many of the buildings systems, either beyond or nearing their useful life, that we cannot retrofit or repair at a cost below complete replacement and renewal.

The district has carefully considered its request for a BEST grant. When we initiated our master planning process and subsequent updates, our bonding capacity was insufficient to fund a major school addition and renovation through local dollars alone. Additionally, our bonding capacity, based on updated assessed values, is far from the scope of necessary improvements that have been outlined. We have heard clearly in our well-attended visioning team work sessions, as well as from input from our community and School Board, that in our conservative district we must secure a BEST grant prior to asking our voters

to support our proposed solution with their dollars. For both of these reasons, it would not be possible from a funding perspective, or pragmatic from a community perspective, to go to our voters with a bond initiative for a school without securing a BEST grant prior to a bond election.

Current Utility Costs

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

For 2020-25, Fleming PK-12 averaged $81,392 in annual utility costs, specifically for electric $35,536 and natural gas $20,329

We expect our energy and water usage to be reduced with the new school project with modern and efficient systems. The mechanical and electrical engineers have projected that we will see savings of approximately 30% on our existing utility costs.

COLORADO
Department of Education
Division of Capital Construction
BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Frenchman RE-3

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

A waiver or reduction of the required matching contribution from 20% of the District's Assessed Valuation to 18% of the Assessed Valuation would significantly enhance educational opportunity and quality within our school district by allowing limited local resources to be directed toward direct student services rather than debt or deferred instructional needs.

Our district serves a small, rural community with a limited tax base and minimal capacity to generate additional local revenue. While we are committed to maintaining safe, functional, and modern learning environments, the cost of meeting the full matching contribution would require the diversion of funds currently allocated to core educational programs. These programs include classroom instruction, student support services, transportation, and essential staffing—areas that directly affect student learning and well-being.

Grant assistance at a reduced matching level of 18% of the District's Valuation would therefore not only make the project feasible, but would directly support equitable access to high-quality educational facilities and opportunities for our students—aligning with the intent of the program to support districts with limited financial capacity.

(3000 characters max)

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

The District is experiencing several extenuating circumstances and unusual financial burdens that significantly impact its ability to meet the full matching contribution requirement. As a small rural school district with a limited tax base, overall revenue growth has not kept pace with rising operational costs. In recent years, the District has faced increased expenses related to transportation, utilities, insurance, and personnel, all of which are largely fixed and unavoidable.

Additionally, with smaller than expected per-pupil funding the District continues to maintain the same facilities and infrastructure necessary to provide safe and adequate educational services. The District has also had to prioritize emergency and deferred maintenance projects to ensure the health and safety of students and staff, further straining available resources.

Our first attempt at passing a BEST grant bond failed. The failed bond election does not indicate a lack of planning, or community engagement by the District. Prior to the election, the District conducted public communication efforts, provided transparent cost and scope information. However, prevailing economic conditions and taxpayer not wanting additional tax burden outweighed demonstrated facility needs.

As a result of this challenging bond environment, the District is requesting an adjustment to the statutory limit of matching of 20% of the District's Assessed Valuation to 18%. Without the reduced matching amount, the District is effectively penalized for circumstances largely outside of its control.

Despite these challenges, the District remains committed to fiscal responsibility and has taken proactive steps to minimize expenditures, including postponing projects and reallocating existing funds where possible. However, these measures have limited capacity to absorb the financial burden of the full matching requirement without negatively affecting educational programming or essential services.

For these reasons, the District respectfully requests consideration of a waiver or reduction in the required matching contribution to allow the project to move forward without compromising the quality of education or the long-term financial stability of the District.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

**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	$233,268.82	5.06 %	10% max
Median Household Income	$65,850	9.13 %	25% max
Free and Reduced Lunch %	21.9%	23.60 %	25% max
Bond Elections in the last 10 years	2	-4%	-2% per/max -10
Total Mills $/Capita	$1,328.95	9.326 %	20% max
Remaining Bond Capacity	$10,030,559	7.30 %	20% max
	Total CDE Minimum Match	**50%**	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.

The Frenchman School District's true financial capacity is due to unique local conditions. As a result, the weighted percentages derived from these factors overstate the District's ability to generate local resources and justify consideration for a reduced match requirement.

Per Pupil Assessed Value
While the District's per pupil assessed value may appear moderate when compared statewide, it is driven by a very small number of taxpayers. The limited tax base results in significant volatility and risk. This concentration limits the District' s ability to raise additional local funds without placing a additional burden on residents.

Median Household Income
Median household income does not adequately capture the economic realities of District families. Many households have fixed or seasonal incomes from agriculture commodities. In addition, rising costs of living, fuel, and utilities reduce income available for increased property taxes.

Total Mills / Per Capita and Remaining Bond Capacity
While statutory bonding capacity may exist, the District's ability to practically utilize that capacity is constrained by taxpayer sensitivity, agricultural land valuation pressures, and the impact of additional mills on a small population.

Collectively, the above factors reflect the District's limited and fragile financial base. The District has made responsible efforts to support its facilities within local means; however, unique rural and agriculture conditions, a narrow tax base, and economic constraints in our community justify a reduction in the District's required match.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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 District has made efforts to coordinate this project with local governmental entities, community-based organizations, and other potential funding sources to maximize efficiency and leverage the required match.

The district has also engaged local businesses, and corporate companies to explore potential partnerships, contributions, and supplemental funding opportunities. Some organizations are able to provide direct financial support. These efforts have reinforced community support for the project.

In addition, the district has actively pursued other grant opportunities such as Great Outdoors Colorado to supplement local financial contributions. These efforts helped refine the scope, budget, and phasing of the project to ensure it remains fiscally responsible and achievable.

Collectively, these efforts demonstrate the Frenchman School District's commitment to leveraging all available resources, collaborating with community partners, and other contributions to support the successful completion of the project.

(3000 characters max)

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

CDE Minimum Match percentage	50%	22.5652560%
Match Percentage Requested	20.30906282	
Amount of requested reduction from CDE Minimum	29.69093718	2.26%

Is a Statutory Limit Waiver also being submitted? ✓ [Y] [ ] N

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A.	Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$22,225.306
B.	School District's certified Assessed Value from current FY	$50,152,797
C.	District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$10,030,559
D.	Current outstanding bonded indebtedness:	$0
E.	Total available bonded indebtedness (Line C-D).	$10,030,559
F.	**Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)*	**$10,030,559**

School District: Frenchman School District
Project: K-12 Renovation and Addition
Date: 2/23/2026

Signed by Superintendent:

Printed Name: Steven McCracken

Signed by School Board Officer:

Printed Name: Kamie Lambrecht Kamie Lambrecht

Title: School Board President

From the Desk of
Kristi "KBB" Burton Brown
Colorado State Board of Education
4th Congressional District

January 23, 2025

To Whom It May Concern:

I would like to express my strong support for the Fleming School in Logan County to receive the Best Grant. The people leading the charge to give students an excellent place to learn are well-organized, visionary, and have created a solid plan to move their school into the future.

Right now, these students are being forced to learn in an old building that not only fails to meet their learning needs, but also presents serious health concerns with mold and other issues.

Career and trade education is a current focus for our state, and Fleming School needs the Best Grant to ensure their current program is efficient and effective. The program includes construction, robotics, and life skills, but has no home in the old school building. It is difficult for school leaders to serve the needs of the students without a home base for this excellent training program. One goal Fleming has is to allow students to have first-hand experience in the construction trade, something that is needed with Colorado's high population and growth. The Best Grant will enable this to happen.

In summary, it is essential that the state aids school leaders who want to ensure children have a healthy learning environment and a future-focused path to success in education. Fleming School meets both of these criteria, and I strongly support their application for the Best Grant.

Should you have any questions, please do not hesitate to reach out to me.

Sincerely,

KBB

Kristi Burton Brown
(720) 285-9552

University of Colorado
Boulder | Colorado Springs | Denver | Anschutz Medical Campus
BOARD OF REGENTS

Frank McNulty
1800 Grant, Suite 800
035 UCA
Denver, CO 80203

t 303 860 5668
w regents.cu.edu

January 25, 2025

Commissioner of Education Susana Cordova
Colorado Department of Education
201 East Colfax Avenue
Denver, CO 80203

RE: Support for Frenchman School District BEST Grant Application for FY26

Dear Commissioner Cordova and BEST Grant Committee,

I write to you today in support of the Frenchman School District; Fleming School, application for the BEST Grant for the FY26 cycle. The Frenchman School District, like most rural districts, covers K-12 in the same location.

The District is in the process of improving facilities for their students and staff and would greatly benefit from a BEST Grant. The programs identified for direct benefit from a BEST Grant include theatre and the arts, and construction, robotics, and life skills.

This is precisely the type of partnership project that we envisioned when the General Assembly passed the Building Excellent Schools Today Act in 2008. Today, serving as Regent representing Colorado's eastern plains, I am keenly aware of the building needs of our rural schools having visited a number of them myself.

Thank you for your consideration of Frenchman School Districts BEST Grant Application. Please reach out if you have any questions.

Sincerely,

Frank McNulty
Regent, University of Colorado

January 28, 2025

Commissioner of Education Susana Cordova
Colorado Department of Education
201 East Colfax Avenue
Denver, CO 80203

RE: Support for Frenchman School District BEST Grant Application for FY27

Dear Commissioner Cordova and BEST Grant Committee:

We are writing to you today in support of the Frenchman School District application for the BEST Grant for the FY27 cycle. The Fleming School, which covers K-12 in the same location, is planning to use these funds to help offset the costs of their campus construction project.

The Logan County Board of Commissioners understand the need for excellent schools in rural Colorado. As you know, with the quickly changing technologies and strategies for educating our children, rural communities are often left behind because of the lack of tax base for smaller schools to upgrade their classrooms and facilities to meet those needs.

Rural schools such as Fleming, have an aging school in which children miss school because the heater in the school goes out and other instances of old pipes leaking to flood classrooms which then are taken out of use for months forcing combined classes which benefits no one. Aging technology and the need to mitigate deficient rural broadband is another limiting factor for older rural schools such as Fleming.

The Building Excellent Schools Today program is a wonderful program that helps schools to make sure no child is left behind and that the teachers have the tools to help students meet their potential.
The Logan County Commissioners would like to share our complete support of the Fleming Schools BEST Grant application. Where a student lives should not determine the quality of education they receive.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
LOGAN COUNTY, COLORADO

Mike Brownell, Chairman

James T. Yahn

Jerry A. Sonnenberg

315 MAIN STREET, SUITE 2 · STERLING, CO 80751 · 970-522-0888 · WWW.LOGANCOUNTY.COLORADO.GOV

● Campuses Impacted by this Grant Application ●

GRANADA RE-1 - K-12 Addition and Renovation - Granada Pre-K-12 - 1967

District:	Granada RE-1
School Name:	Granada Pre-K-12
Address:	201 South Hoisington Street
City:	Granada
Gross Area (SF):	80,977
Number of Buildings:	6
Replacement Value:	$31,290,072
Condition Budget:	$13,602,215
Total FCI:	0.43
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,072,458	$2,130,913	0.52
Equipment and Furnishings	$1,429,894	$1,399,532	0.98
Exterior Enclosure	$4,783,784	$586,786	0.12
Fire Protection	$17,633	$1,057,488	59.97
HVAC System	$2,422,488	$388,162	0.16
Interior Construction and Conveyance	$5,512,691	$3,659,353	0.66
Plumbing System	$1,362,645	$1,014,301	0.74
Site	$7,671,310	$4,039,791	0.53
Special Construction	$363,143	$363,143	1.00
Structure	$3,654,025	$16,316	0.00
Overall - Total	$31,290,072	$14,655,785	0.47

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Granada Pre-K-12 Band Mod	2,350	0.85	1985	$576,255	$489,537
Granada Pre-K-12 Industrial Arts/Boiler	4,100	0.32	1967	$1,305,925	$474,778
Granada Pre-K-12 Main	65,657	0.37	1967	$18,946,076	$7,909,573
Granada Pre-K-12 Student Rec Mod	1,450	0.82	1985	$297,936	$243,872
Granada Pre-K-12 Site	1,614,756	0.53	1967	$7,671,310	$4,039,791
Granada Pre-K-12 N. Gym	5,620	0.57	1939	$2,045,384	$1,241,500
Granada Pre-K-12 Cleary	1,800	0.52	1995	$447,187	$256,734
Overall - Total	1,695,733	0.43		$31,290,072	$14,655,785

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: GRANADA RE-1* **County:** Prowers

Project Title: K-12 Addition and Renovation

Current Grant Request:	$23,736,341.24	**CDE Minimum Match %:**	27%
Current Applicant Match:	$1,249,281.12	**Actual Match % Provided:**	5%
Current Project Request:	$24,985,622.36	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$24,985,622.36	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$308.55	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$43.89	**Affected Pupils:**	192
Hard Costs Per Sq Ft:	$247.15	**Cost Per Pupil:**	$130,133
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	396
Previous BEST Total $:	$3,361,303.54		

Financial Data (School District Applicants)

District FTE Count:	192	**Bonded Debt Approved:**	
Assessed Valuation:	$18,185,295	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$94,715	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$46,580	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	67.8%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$529.15	**Total Bond Capacity:**	$3,637,059
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$3,637,059
		Statewide Median: $18,549,763.20	

Granada RE-1 (2650) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Addition-Renovation (2650-SG00002) - Site Level Applicant - New - Application Number (20)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Granada RE-1 - 2650

Other, not listed

160

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

161

Facility Condition

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

The Granada School District RE-1 facility, which includes the Pre-K-12 main school site and additional structures, was originally constructed in 1967. It has since undergone various additions and renovations to accommodate the evolving needs of the district. The campus includes six student buildings with a total gross area of 81,810 square feet, encompassing the main Pre-K-12 building, an Industrial Arts building, 3 modular classroom buildings, and a legacy gymnasium from the 1939 school used for elementary physical education.

At the time of its construction, the facility was adequate for the educational standards of the era but lacked many of the specialized spaces and infrastructure now considered essential for modern education. For example, certain buildings, such as the Cleary building (constructed in 1995), were developed later to address specific needs like high school English classrooms.

The rationale for constructing or purchasing these facilities was driven by the need to provide a centralized location for education in this rural community. Accessibility, cost-effectiveness, and the capacity to serve the entire district population were key considerations. Over time, incremental improvements have been made, including updates to plumbing, roofing, and HVAC systems. However, many components are approaching or have surpassed their expected lifespans, necessitating significant investments to maintain functionality and safety.

Despite its limitations, the Granada School District facility continues to serve as a vital resource for the community, demonstrating the district's commitment to meeting educational needs within available resources.

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

Granada School District has made significant capital investments over the years to improve its facilities, ensuring they remain safe, functional, and suitable for student learning. These upgrades reflect a responsible use of State and local resources while addressing critical infrastructure needs.

In 2020, the district secured a BEST grant to improve indoor air quality, energy efficiency, and overall safety. This project included ventilation upgrades in the 1967 and 1998 building wings, replacement of aged air handling units, and installation of a backup generator to enhance operational resilience. Hazardous materials in ductwork and CMU block walls were abated, and outdated 1967 windows were replaced to improve insulation and security. Fire alarm and intercom systems were modernized, and egress deficiencies were addressed through upgrades to fire protection and door safety systems.

These 2020 BEST grant improvements will remain intact and will be minimally impacted by the proposed scope of work in this application. Systems installed under the prior BEST grant, including ventilation systems, electrical upgrades for HVAC, and safety improvements, will be preserved to ensure continued compliance with the 10-year recapture clause.

Since 2020, the district has continued to make facility improvements using general funds and insurance settlements. In 2021, the main building and gymnasium received a new roof and decking, resolving longstanding leaks and water damage issues. The parking lot was resealed, and playground equipment was upgraded through a combination of insurance funding and general fund resources.

In 2022, the gymnasium lighting system was overhauled, and the gym floor was sanded and repainted to improve its usability. A new bus port was added to the bus barn, improving transportation logistics. Additionally, two district-owned homes on school property were remodeled using a combination of general and Amache funds, further demonstrating the district's commitment to maintaining its assets responsibly.

Granada School District has been strategic and efficient in its use of funds, ensuring that previous state investments are maximized while continuing to address urgent facility needs. The proposed project will build upon these past improvements, further enhancing safety, functionality, and sustainability without duplicating or removing work previously funded through BEST.

162

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Granada Schools historically budgets between $60,000 and $115,000 per year districtwide to address capital outlay for the ever-changing needs of our facilities. These funds have historically been allocated to building system upgrades, infrastructure improvements, and critical maintenance efforts across the

entire campus.

To ensure the long-term sustainability of the proposed Addition and Renovation BEST Grant project, we have committed to establishing a dedicated Capital Renewal Reserve within our capital projects fund. In alignment with CDE's Capital Renewal Policy, our annual reserve contribution will be at least 1.5% of the district's per-pupil revenue (PPR), based on October 1 FTE counts for facilities impacted by the BEST Grant. For the current fiscal year, this equates to $127.50 per student, or approximately $28,000 annually. Funds will be transferred into the BEST Reserve Account by the end of each fiscal year to provide a consistent, reliable source of funding to maintain our new BEST-funded investment.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

The Granada School District received a BEST Grant in 2019 to address emergency HVAC, lighting, and air quality improvements. Because this project consisted of targeted system replacements rather than new construction or major architectural renovation, it did not trigger the statutory requirement to establish a formal Capital Renewal Reserve under 22-43.7-109(4)(d) CRS. However, the district has proactively maintained these previous investments through our standard capital outlay budget. Additionally, the district budgets $147,000 annually to service the loan used to fund our matching portion of that 2019 project.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Granada RE-1 (2650) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Addition-Renovation (2650-SG00002) - Site Level Applicant - New - Application Number (20)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☑ Career and Technical Education

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

Ag Mechanics, Basic Carpentry, Advanced Carpentry, Construction Trades for College Credit and Certification, Animal Sciences, Food Safety Sciences, Plant Sciences, and Basic CAD design.

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

- (●) Yes
- ( ) No

C. Executive Summary

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

Walking into Granada Pre-K-12, it is clear this school is the heart of the community. Generations of families have passed through its doors. The staff and community have worked tirelessly to care for and maintain this campus, stretching resources to keep it going. Despite these efforts, the reality is clear: this facility can no longer meet the needs of its students.

Every day, Granada's children navigate a fragmented campus with disconnected buildings, failing infrastructure, and severe safety risks. First-graders cross busy roads daily to reach PE. Teachers endure extreme temperatures as the HVAC system frequently fails. Staff and students constantly adapt to power outages and sewer backups. In the restrooms, the air is thick with the stench of sewer gas seeping from pipes long past their lifespan. As multiple toilets clog and the sanitary main backs up, administrators are repeatedly forced to decide between closing the bathrooms or closing the school. These are not minor inconveniences. They are daily barriers to safety, security, and a quality education.

After careful evaluation of all options, the district determined that a strategic addition and comprehensive renovation is the only viable path forward. This solution will preserve the history and identity of the school while finally creating a safe, functional, and modern environment for future generations.

The project will replace the most outdated and hazardous structures, consolidating students into a connected, secure campus. The failing Vo-Ag building and three deteriorating modular classrooms (approximately 10,555 SF) will be demolished. Additionally, the district will relinquish ownership of the functionally obsolete 1939 gym. While it will remain a community asset, the district will no longer carry the heavy financial burden of its maintenance and utilities. This strategic consolidation eliminates unsafe pedestrian crossings and restores lost instructional time. Crucially, all 2020 BEST grant improvements will remain fully intact and protected. Systems installed under the prior BEST grant, including ventilation, electrical upgrades for HVAC, and safety improvements, will be carefully preserved.

This project is not just about upgrading a facility. It is about giving Granada's students the learning environment they deserve. It is about ensuring a first-grader does not risk a rattlesnake bite just to get to class. It ensures teachers can focus on teaching rather than troubleshooting broken systems, and that families feel confident their children are safe and supported every single day. This plan protects the past while investing in the future, ensuring Granada remains a place of pride and opportunity for generations to come.

165

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The Granada School District is confronting critical facility deficiencies that pose significant risks to the health, safety, and security of students and staff. These issues align directly with the statutory priorities of the BEST Grant, particularly in addressing health, safety, security, accessibility, and energy efficiency.

The Facility Condition Index (FCI) values referenced in this application are based on the most recent available statewide facility assessment from 2025.

Granada's 40-acre campus is fragmented, with students required to navigate seven separate buildings daily. This layout creates inefficiencies, safety hazards, and results in lost instructional time. A key concern is the 1939 North Gym, which has an FCI of 0.57, indicating significant structural deficiencies. The building's aging structure no longer meets current safety codes, and decades of wear have led to a deteriorating building envelope and foundational settling. These structural compromises, combined with fully failed electrical and plumbing systems, make the building unsafe for continued student use. Similarly, the Band Modular (FCI: 0.85) and Student Rec Modular (FCI: 0.82) are beyond their intended lifespan and require costly repairs just to maintain basic functionality.

The elementary gym presents a major safety concern. It is located nearly a quarter mile away, requiring students to cross E Grooms Avenue multiple times per day just to attend PE. Over a school year, this amounts to 30 hours of lost instructional time, exposing young children to unpredictable weather, traffic hazards, and environmental dangers. In 2024, a first-grader was bitten by a rattlesnake on campus, requiring emergency medical care. This underscores the serious safety risks students face simply to attend class.

Aging modular classrooms, initially intended as temporary solutions, now pose significant health and safety threats. These outdated structures fail to meet modern safety and energy efficiency standards, further straining financial resources while providing inadequate learning conditions.
Plumbing failures at Granada Pre-K-12 are among the most severe issues, with a System Condition Index (SCI) of 0.77, representing a highly significant deficiency rating on campus. Sewer backups occur frequently, sometimes weekly, forcing administrators to decide whether to attempt a temporary fix or

consider closing school. The core problem is failing underground sewer lines, particularly a damaged sanitary main near the front entrance. This line, which runs 300 feet to the city sewer connection, is beyond repair. Addressing this issue will require excavation of over 5,000 SF of interior corridors, a major disruption that cannot be postponed without proper funding.

Restroom and locker room conditions are also critical. Multiple restrooms remain out of service, and the locker rooms are down to a single functioning toilet. Shower facilities lack privacy and are not ADA-compliant, leaving students without adequate hygiene facilities. These conditions create health hazards, disrupt daily operations, and contribute to an undignified environment for students.

Educational adequacy and food service facilities are also severely compromised. The high school science classrooms are severely outdated, lacking the essential equipment, safe electrical placements, and lab space required to meet modern STEM curriculum standards. Similarly, the Vocational Agricultural (Vo-Ag) and CTE building, which has an FCI of 0.34, lacks the modern safety and ventilation infrastructure required for hazardous material use and welding. Furthermore, despite the statewide assessment listing the structural System Condition Index (SCI) at 0.00, the structure in the CTE building is visually settling. This has resulted in visible cracking in the block walls, creating an inadequate and potentially unsafe learning environment. The kitchen facility requires critical updates to ensure adequate cleanliness and food safety. The space relies on outdated equipment and deteriorating surfaces that are difficult to properly sanitize. Additionally, the overarching sanitary sewer failures frequently cause backups directly into the kitchen, and the current plumbing lacks a modern grease interceptor, compounding the severe health and operational risks.

Security and life safety deficiencies place students and staff at heightened risk. Many exterior doors are outdated, with failing hardware and unreliable locks, making it difficult to secure the campus. The fire protection system (SCI: 66.19) is critically outdated, increasing the risk of catastrophic consequences in an emergency. With multiple detached buildings, controlling campus access is a challenge, leaving vulnerabilities that could be exploited in a crisis.

Communication failures exacerbate safety concerns. The public address (PA) system does not effectively reach all buildings, leading to delays in emergency notifications. In a crisis, these gaps in communication put students and staff at further risk.

The school's HVAC system remains unreliable despite recent improvements. The 2019-2020 BEST Grant provided an HVAC renovation, installing an air-to-air heat pump system to improve ventilation, heating, and cooling. However, this system relies on clean, stable electricity, which the district's utility provider struggles to deliver. The electricity delivered to the school often times results in voltage and phase fluctuations that damage sensitive equipment, including the HVAC system, fire alarms, and security systems. These disruptions cause unexpected shutdowns, extreme temperature fluctuations, and poor ventilation, negatively affecting student and staff comfort.

The electrical system at Granada Pre-K-12 is outdated and overburdened, with a System Condition Index (SCI) of 0.54. Aging electrical panels struggle to support modern classroom technology, leading to frequent power disruptions, tripped breakers, and overloaded circuits. These instabilities also contribute to power surges that damage critical safety equipment, further compromising the reliability of essential systems.

In summary, Granada Pre-K-12's facilities no longer provide a safe, accessible, or functional learning environment. Deteriorating infrastructure, including failing plumbing, outdated fire protection, compromised electrical systems, and security vulnerabilities, puts students and staff at risk daily. The fragmented campus layout further exposes students to unnecessary hazards, while critical building systems fail to meet basic operational needs. These conditions are far

below what is necessary for a modern educational facility. Without immediate intervention, the safety, health, and well-being of students and staff will remain in jeopardy.

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

In recent years, we have focused on addressing our most pressing facility deficiencies as they arise. However, it has become clear that our time has been consumed by fixing issues on a piecemeal basis, leaving us with insufficient bandwidth to fully define the scope of all our facility challenges.

At the start of 2024, we reached out to Wold Architects and Engineers to express our concerns about the condition of our facilities. Based on that conversation, we enlisted their expertise to guide us through a comprehensive facility master planning process.
To ensure a thorough and informed evaluation of our buildings, our planning team has conducted an in-depth investigation, with a focus on the health and safety of our students and staff. Building upon the Colorado Department of Education's Facility Assessment, Wold's team of architects and engineers spent an entire day on-site to better understand the extent of the deficiencies and their impact on student learning.

In addition to the facility condition assessment, educational planners conducted interviews with the district's facilities staff, the school superintendent, and the principal to gain further insight into the state of the facilities and assess the building's suitability for its intended purpose.

Beyond the work of our planning team and consultants, we also recognize the valuable relationships and knowledge we have built while addressing recurring issues. We maintain an ongoing partnership with P1 Service, the company that regularly services our district's HVAC systems. Their expertise has been critical in helping us understand the long-term challenges we face, as well as the investments necessary to ensure the reliability of our infrastructure. Notably, there is a severe lack of local shops with the experienced and qualified labor required to service the specific commercial equipment in our buildings, so our provider must travel from Wichita, KS. While his insights are invaluable, they come at a cost of $2,000 just to have him on-site.

Local plumbing expert John Vargas of JC Maintenance has been instrumental in diagnosing and attempting to resolve persistent sewage and drainage issues. His team has been on our campuses so frequently that staff members have joked they should be on our payroll. To build on this foundational knowledge and finalize our solution, in the beginning of 2026, Granada hired M&G Home Repairs to scope the pipes with cameras. This camera inspection helped us better understand the exact issues with the underground sanitary pipes and pinpoint exactly where the failures occur. This critical step allowed our team to accurately quantify which parts of the building need to have floors removed and underground piping replaced, ultimately dialing in the precise scope and budget for this BEST Grant application.

We have also worked closely with our local electrician, Evergreen Electrical, who regularly performs repairs on our buildings. Many of these repairs appear to be repetitive, likely caused by our utility provider's "dirty power." Our engineers have consulted with facilities management personnel in other rural areas served by the same utility provider, and they are experiencing similar issues. To address this ongoing problem, our engineers have investigated potential solutions and recommended installing dedicated surge mitigation devices upstream of our panels, a strategy that is proving successful for other districts facing these exact same utility challenges.

These due diligence efforts have only strengthened our understanding of the health and safety risks within our buildings. The evidence gathered through these assessments highlights the urgency of addressing these deficiencies. Our commitment to providing a safe and effective learning environment for Granada students remains unwavering. The findings from these investigations underscore the critical need to act swiftly before these issues further impact our students and staff.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Campus Layout and Consolidation
The Granada School District Addition and Renovation Project delivers a critical safety solution by constructing an 11,112 SF addition and renovating 49,264 SF of existing space. We will consolidate all learning environments into a single secure facility by demolishing three outdated modular classrooms, the detached Cleary building, and the failing Vo-Ag building, which is currently settling and experiencing structural cracking in its block walls. This consolidation eliminates the hazardous daily requirement for students to cross E Grooms Avenue, significantly improving supervision and recovering lost instructional time while removing students from environmental threats like the recent rattlesnake encounter. Additionally, the district will relinquish ownership of the functionally obsolete 1939 gym, transferring it to the Amache Preservation Society to remain a community asset.

Sanitary System Overhaul (Plumbing)
To permanently eliminate biohazards and sewage backups, the project prioritizes a complete sanitary system overhaul. This includes demolishing and replacing all branch waste line plumbing from the fixtures, installing a modern grease interceptor for the kitchen, and upsizing the main waste line from 3 inches to 6 inches. The new main line will be extended directly to the utility main to ensure proper capacity. This requires excavating 5,000 SF of interior corridors to replace deteriorated piping. Additionally, existing stormwater drainage will be redirected only where necessary to accommodate the addition.

Restrooms, Locker Rooms, and Educational Adequacy
We will install commercial grade ADA compliant fixtures throughout, resolving code deficiencies and restoring dignity to the student body. We will upgrade Pre-K and Kindergarten restrooms to ensure ADA compliance and improve layout visibility, satisfying strict supervision protocols and state licensing requirements. We will reconfigure the locker rooms to improve hygiene and accessibility, and construct a new weight room to support a safe and effective physical education program. Deteriorating learning environments will be replaced with safe, code compliant facilities. To replace the detached Cleary building, we will construct two new permanent interior English classrooms. The Science Laboratory will be fully renovated to meet STEM curriculum standards, featuring safe electrical placements, chemically resistant counters, modern safety equipment, and expanded lab space. The new Elementary PE space will feature engineered sports flooring and proper lighting to ensure student safety. To replace the settling, structurally compromised CTE facility, the new Vocational Agricultural (VO-AG) shop will be built with modern safety and ventilation infrastructure, including code compliant systems for welding and hazardous material use. Finally, the existing kitchen facility will undergo substantial upgrades, replacing outdated infrastructure with modern equipment and easily sanitizable surfaces to ensure strict cleanliness, food safety, and regulatory compliance.

Security, Life Safety, and Communication
Crucially, we will install a complete fire suppression sprinkler system throughout the facility to resolve the district's most severe safety deficiency. Security will be further fortified through a new keycard access system, surveillance cameras, and a secure entry vestibule. We will also construct a secure after-hours event entry, complete with a new concession stand and restrooms, to facilitate safe community engagement in a controlled zone that restricts access to the rest of the school. To address communication failures, the project includes a comprehensive upgrade to the public address and intercom system, ensuring clear and immediate emergency notifications reach all areas of the consolidated building.

Mechanical and Air Quality (HVAC)

We will install high-efficiency HVAC equipment to serve the new addition and heavily renovated areas. This targeted investment ensures consistent ventilation and thermal comfort in critical zones while eliminating temperature fluctuations. Specialized exhaust systems will be installed in CTE areas to safely capture hazardous fumes, ensuring the safe operation of technical equipment and compliance with air quality standards.

Electrical Infrastructure
To protect building systems and life safety, we will completely overhaul the electrical infrastructure. The scope includes replacing outdated branch wiring and aging electrical panels to safely support modern classroom technology. Additionally, we will install dedicated surge mitigation and power conditioning devices upstream of the main panels. This will mitigate the severe voltage and phase fluctuations from the utility provider that currently damage HVAC controls and compromise fire alarms.

Sustainability and Conclusion
The project will adhere to CDE construction and High-Performance Certification Program (HPCP) guidelines. Energy efficient systems, enhanced insulation, and LED lighting will be utilized to reduce long term operational costs and support a healthier indoor environment, ensuring all systems meet modern standards for safety and efficiency. This initiative focuses strictly on resolving critical infrastructure failures to secure a safe and healthy learning environment for the Granada community.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

170

Beginning in the summer of 2024, Granada School District launched an in-depth planning process to evaluate the critical needs of our facilities and determine the best path forward for our students. We knew from the start that our buildings faced major challenges, but this process revealed the full urgency and scope of the deficiencies. Our leadership team formed a Master Planning Advisory Team (MPAT) made up of district administrators, teachers, parents, community members, and industry experts to conduct a comprehensive facility assessment.
The findings were significant. Plumbing and electrical systems are failing, and restrooms and entrances do not meet ADA standards. Aging modular classrooms are beyond their service life and are no longer functional. Furthermore, the scattered nature of our campus creates safety risks for our students every day. These assessments were facilitated by Wold Architects and Engineers and supported by data from the Colorado Department of Education (CDE). The technical analysis provided a clear picture that piecemeal repairs will not be enough. Granada School District cannot continue to operate under the constant threat of system failures and escalating maintenance costs.

Options Analysis and Community Feedback

Through multiple meetings, our planning team considered every viable solution which included the possibility of a total building replacement. We analyzed a range of options and presented them to the community for feedback. It became clear that our district could no longer afford temporary fixes that only address surface-level issues. The key options considered included:

1.Continuing minimal repairs to address immediate concerns.
2.Implementing broader renovations to improve safety and functionality.
3. Repairing specific deficiencies such as HVAC and plumbing.

4. Replacing modular classrooms with permanent structures and addressing site circulation.
5. Comprehensive renovation and modernization of K-12 facilities.
6. New K-12 replacement.

After careful analysis and broad community input, we reached a clear consensus to pursue Option 5. We must address our most critical deficiencies in a way that ensures long-term viability and operational efficiency.

Proposed Solution
Our solution will eliminate outdated modular classrooms and replace them with permanent spaces that improve equity and safety. We will consolidate facilities to reduce unnecessary student travel and eliminate hazardous pedestrian crossings. The scope includes replacing failing sanitary sewer infrastructure to eliminate constant plumbing failures and prevent school closures due to system backups. We will modernize electrical and HVAC systems to provide reliable heating and cooling while supporting 21st-century learning technology. The project ensures full ADA compliance by upgrading restrooms and entrances while enhancing campus security with keycard access and new fire alarms.

Standards and Conclusion
Our leadership team has worked closely with facility and construction experts to ensure that this proposed solution aligns with CDE construction standards and industry best practices. Without BEST Grant funding, Granada School District will be forced to continue patching together failing systems and making impossible choices between short-term fixes and long-term sustainability. The time to act is now.

171

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Active Sanitary Crisis and Health Risk
The most immediate operational urgency facing the Granada School District is the critical failure of the sanitary waste system. The Main Building's original 1967 sanitary waste piping has reached a critical failure point with a System Condition Index (SCI) of 1.25. An SCI greater than 1.00 indicates that the system is fully failed and repair costs exceed replacement value. This severely undersized 3 inch line frequently backs up and forces maintenance staff to manage sewage biohazards in learning spaces. Without the immediate excavation of 5,000 SF of interior corridors to upsize this line to 6 inches, the district faces the certainty of a catastrophic blockage that will force an emergency school shutdown for sanitary reasons.

Lack of Fire Protection
This health risk is compounded by a staggering lack of life safety infrastructure. The district-wide Fire Protection SCI stands at 66.19, reflecting a near-total absence of modern fire suppression systems. This metric is undeniably the highest deficiency score in the district and confirms that student safety is compromised daily. The district lacks the necessary suppression infrastructure to protect students and staff in the event of a fire, and this liability can no longer be deferred.

Risk to Previous State Investments
The district is at critical risk of damaging the improvements funded by the 2020 BEST Grant due to failing electrical infrastructure. The Main Building's original 1967 branch wiring is functionally obsolete with an SCI of 1.25. This failed wiring allows severe voltage fluctuations from the utility provider to bypass older protection systems. These surges are currently causing issues that damage the sensitive control boards of the new HVAC units and compromise

the fire alarm system. If this project is not awarded, the district risks causing permanent damage to the state's previous investment which shortens the lifespan of new equipment and leaves students in environments with unreliable climate control.

Safety Hazards from Campus Fragmentation
The current campus layout creates unavoidable daily safety hazards that are exacerbated by the failure of detached facilities. The North Gym is functionally obsolete with critical systems including Electrical (SCI 1.25), Plumbing (SCI 1.21), and HVAC (SCI 1.21) all fully failed. Students are forced to transition to this failing facility multiple times a day by crossing E Grooms Avenue which exposes them to traffic accidents and security breaches. This fragmentation makes supervision nearly impossible and leaves students vulnerable. Continued use of these detached and failing facilities exposes the district to significant liability and students to unnecessary physical risk.

Consequences of Non-Award
If this project is not awarded, Granada School District will be forced into a financially unsustainable break-fix cycle. We will likely face emergency closures due to sanitary line collapse or HVAC control failures caused by electrical surges. The district does not have the capital reserves to fund a $2 million emergency plumbing excavation or a total electrical overhaul. A denial of funding means accepting that students will continue to learn in a facility where sewage backups are common, fire protection is virtually non-existent, and the safety of the campus perimeter is compromised. The time to act is now before a major system failure forces a long-term closure.

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

(●) Yes
( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The Granada School District RE-1 Board of Education takes the responsibility of managing this BEST Grant very seriously. To ensure this investment lasts as long as possible, we are moving away from a "fix it when it breaks" approach to a fully funded preventative maintenance plan. The District has committed to budgeting a minimum of $130,000 annually to support this facility. This funding is split into two clear buckets to ensure we can handle both today's needs and tomorrow's costs. First, we have designated $80,000 per year for our annual maintenance budget, which covers day-to-day upkeep, service contracts,

and routine repairs. Second, we will set aside $50,000 per year into our Capital Reserve Fund. This savings account is strictly for replacing major building systems, such as roofing and HVAC units, once they reach the end of their useful lives.

While we are committed to extending the life of this facility through strict maintenance and saving, we also recognize the reality of long-term building lifecycles. Our $50,000 annual savings plan will cover equipment replacements, but major renovations caused by significant population growth or the eventual end of the building's structural life will exceed these savings. In those distant future instances, the District acknowledges that a voter-approved bond may be required to support our capital savings. However, our immediate goal is to make every component of this project last well beyond its standard life expectancy through rigorous care.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If

not applicable, type N/A.

To eliminate safety hazards and maintenance liabilities, the District will demolish the failing Vo-Ag building and three modular classrooms, with all abatement and demolition costs included in the grant budget. Additionally, we will transfer ownership of the detached 1939 North Gymnasium to the Amache Preservation Society. This transfer preserves a sentimental asset for the community while eliminating the District's burden of insuring and heating a functionally obsolete building with failed systems.

The footprint cleared by the demolition will be repurposed to resolve the dangerous daily requirement for students to cross E Grooms Avenue. The area will be developed into secure event parking and improved site circulation, creating a unified and safe traffic flow. These site improvements are captured in the project budget, allowing the District to focus 100% of its resources on the new, consolidated secure facility.

Granada RE-1 (2650) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Addition-Renovation (2650-SG00002) - Site Level Applicant - New - Application Number (20)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

27.00 %

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

5.00

Results indicate if a waiver is required.

Waiver Needed

Project Costs

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

C. Project Cost	* $ 24,985,622.36
D. Applicant Match to this Project	$ 1,249,281.12
E. Requested BEST Grant Amount	$ 23,736,341.24
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 24,985,622.36

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 80,977

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

* 75,975

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 192

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

$ 308.55 Project Cost/Affected Square Feet

176

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

396

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

6 % *** P. Construction Contingency % identified in your project budget**

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

* **R. Anticipated Start Date**

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

07/01/2026

* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2029.***

07/28/2028

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

ESTIMATING PROCESS AND PARTNERS

The estimate was prepared with the Granada School District Master Planning Advisory Team and Wold Architects and Engineers. To ensure budget accuracy, the budget was informed by three independent general contractor estimates in 2025 from Fransen Pittman, Nunn Construction, and Flintco Construction. These were comprehensively reviewed and revised by Nunn Construction and Flintco Construction in early 2026. This rigorous approach ensures our requested budget is highly vetted, realistic, and responsible.

UNIQUE AND ATYPICAL CONSIDERATIONS

While aligning with standard CDE guidelines, several unique conditions heavily impact our project cost.

First, Granada's remote location in rural Southeast Colorado limits the local subcontractor pool. Trades must travel considerable distances, driving up mobilization, per diem, and material transportation costs. For example, we currently pay an HVAC specialist $2,000 just to travel from Kansas because local providers cannot service our systems. Our estimates reflect this necessary premium.

177

Second, our facility requires highly invasive plumbing excavation. Upsizing a collapsed sanitary main from 3 to 6 inches requires demolishing, excavating, and replacing over 5,000 square feet of interior concrete corridors. Doing heavy civil work inside an existing building requires specialized equipment, strict dust control, and structural shoring, carrying a much higher cost than standard exterior work.

Third, utility power mitigation is required. Our local utility provider consistently delivers electricity with severe voltage and phase fluctuations. We must install specialized surge protection and power conditioning systems to protect new HVAC controls, fire alarms, and security systems from external utility spikes.

Finally, phasing and hazardous materials add atypical costs. The school must remain operational during construction, requiring complex scheduling to separate students from active zones. Furthermore, demolishing the older Vo-Ag building and three modulars, and tying into the 1967 main building, involves necessary asbestos and hazardous materials abatement which is fully quantified in our estimates.

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

Granada School District does not have in-house staff to manage extensive renovation and construction projects. In compliance with CDE and CCAB procurement guidelines, the District will select an Owner's Representative through a competitive and transparent procurement process. The selected consultant must meet all qualification requirements, specifically demonstrating prior experience managing K-12 public school construction and navigating BEST grant reporting. They will be responsible for project oversight, invoice review, budget management, schedule monitoring, and participation in project team meetings. The Owner's Representative will also act as the primary liaison between the District, contractors, and the CDE, handling other duties as defined by the District to ensure effective project delivery.

178

Procurement

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

The district will start with a process to hire architects, engineers and an owner's representative while closely following the guidelines of the CDE's procurement process and schedule. Once the architect, engineer and owner's representative are hired and under contract, we will continue to closely follow the CDE recommended procurement process to secure contractors.

The entire process will be an open, competitive, and transparent process that enables the district to procure the best people, companies, and supplies at the lowest cost to the district and therefore making the best use of awarded BEST monies.

Board policy requires a procedure for pre-qualifying bidders when materials or services need bids. Suppliers can join our mailing lists for pre-qualification information and will receive specifications for bidding. Only pre-qualified bidders may submit bids.

The district will endeavor to use minority businesses, women-owned enterprises, and labor surplus area firms when possible by soliciting them for bids.

Contracts and orders may be awarded to the lowest responsible bidder, but we will also consider quality and program goals. The Board may reject any or all bids and accept the one that best serves the district's interests.

Other funding options

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

The district has undertaken a construction loan, combined with a previous BEST Grant, to meet previous needs of the district. Since that time, the district has identified additional needs that would be addressed with this BEST grant.

We have partnered with the county for various projects and annual maintenance work around the campus. These efforts include snow removal on campus, maintenance to the running track, as well as cleaning up several areas across the campus to mitigate snake infiltration.

Current Utility Costs

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

The proposed addition and renovation project will replace severely outdated systems with modern and high efficiency HVAC, electrical, and plumbing upgrades. The district anticipates a notable reduction in energy waste by relinquishing the 1939 North Gymnasium and demolishing three failing modular buildings. Removing the heavy utility burden of heating and maintaining these poorly insulated and obsolete structures will drive operational savings. However, intentional design choices including increased ventilation for better indoor air quality and enhanced occupant comfort will offset these raw energy savings. Ultimately, while the new and renovated buildings will be significantly more energy efficient per square foot and the overall campus footprint will be reduced, the net impact on the district's overall utility costs is expected to remain neutral.

COLORADO
Department of Education
Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Granada RE-1

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

Educational Opportunities in Granada Schools would significantly be enhanced with a waiver or reduction because Granada Schools already carries a deb of 2.1 million for a lease/loan we carry from a 2019 BEST Grant in which we did not apply for a waiver or reduction of our matching share. This BEST Grant was the result of an emergency situation where we immediately needed to fix our HVAC and fresh air system and lighting. We chose to self-fund the matching portion instead of seeking a bond from the community.

If awarded this BEST Grant, and if were required to comply with the matching contribution as calculated by the formula, we would not be able to complete the entire project without going beyond our debt capacity of $3,637,059. The failure to be able to complete the proposed renovations and addition to our school would compromise our student's safety and greatly diminish the educational opportunities afforded out students. Funding constraints in the Granada RE-1 School District continue to affect students and staff by limiting the learning opportunities we can offer our students due to lack of funding to finance classroom, equipment, and curriculum upgrades. Examples of this would be additional college courses, additional vo-ag courses, and even enrichment courses for those students needing extra practice and those gifted students needing additional challenges to excel even further.

(3000 characters max)

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

The Granada RE-1 School District has an outstanding loan of $2.1 million on a lease/loan from our 2019 BEST Grant. To place this amount of matching funds in addition to the matching from a FY 27 BEST Grant would exceed our ability to pay as a district. To assume the maximum of our debt capacity would also limit our ability to adequately budget for maintenance and upkeep of our current building, and hopefully, a new addition.

In order to secure the funding of the matching funds and to secure community support, Granada Schools will be asking our community to pass a bond of $1.25 million, if awarded a waiver, to help support the matching amount. This bond election would be held in November 2026.

(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	94,715.08	.73%	10% max
Median Household Income	$46,580	2.11%	25% max
Free and Reduced Lunch %	67.8%	3.65%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills $/Capita	$529.15	17.865%	20% max
Remaining Bond Capacity	$3,637,059	2.81%	20% max
	Total CDE Minimum Match	27%	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.

The $3,637,059 debt capacity does not take into consideration the $2.1 million still owed by the district on the lease/loan for the 2019 BEST Grant matching funds. Since we assumed this debt ourselves, and is funded mostly though our PPOR, and not through a bond, we risk not being able to competitively pay our teaching staff, purchase current curriculums, and maintain adequate funds to provide the best possible education for our students.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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

Granada Schools has successfully applied for and implemented a 2019 BEST Grant of $5.6 million dollars, with our matching being $2.3 million. We were able to effectively leverage a timely insurance claim to get a new $4 million dollar roof and decking project as the same time. Granada Schools used a School Safety grant to purchase new doors, an exterior camera system for entrance doors, and an exterior facing window for the front office to increase the safety of our students and staff.

Granada Schools continues to look and apply for funding sources to improve the safety and health of our students and staff. However, due to not always having the capacity to write for all available competitive grants, we are sometimes limited in the number of grants we are able to pursue. The staff we have available to pursue other competitive funding sources are otherwise engaged in other student directed positions such as coaching, driving buses, teaching, counseling, and administrative duties.

(3000 characters max)

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

CDE Minimum Match percentage Match	27.0	14.55660759%
Percentage Requested Amount of	5.0	
requested reduction from CDE Minimum	22.0	9.55660759%

Is a Statutory Limit Waiver also being submitted? (Y) N

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$6,746,118.04
B. School District's certified FY2024/25 Assessed Value	$18,185,295.00
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$3,637,059.00
D. Current outstanding bonded indebtedness:	$0.00
E. Total available bonded indebtedness (Line C-D).	$3,637,059.00
F. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)*	$3,637,059.00

School District: Granada RE-1
Project: Addition/Renovation Project
Date: 2/23/2026

Signed by Superintendent:

Printed Name: Ty Jay Kemp

Signed by School Board Officer: Denyce Widener-Block

Printed Name: Denyce Widener Block

Title: President of Board of Education

2/3/26

To Whom It May Concern:

I am writing to share with you the areas that are of concern related to the interior building of Granada School over the last thirty years that I have been employed as a teacher as well as a parent. I have taught several different grade-levels over the course of thirty years, and as a result, have been in different classrooms throughout the building. I have taught 1st grade, which is now the preschool classroom; special education, which is the Resource Room, and currently I am teaching 4th grade in what is considered to be the "New Wing" of the building.

Over the course of this time, I have observed many areas that need to be improved. First, the plumbing is an area that should be a priority to update or re-vamp. Consistently, many of the toilets in various restrooms do not always flush properly or have a consistent leak. I know that the areas located near the kitchen and high school boys' restroom and teachers' lounge restrooms have all had their fair share of continuous problems.

Also, the new breezeway area has had issues when we have a good amount of rainfall, that there are times the skylights will leak and buckets are needed in order to catch the rain that drips steadily from the skylights. In addition, the locker rooms are clearly outdated and the restroom area in the locker room could certainly use some updates.

There are several areas that are clear safety issues. One being when visitors attend our home games for different sports, I am always concerned that anyone from the outside has access to our classrooms, hallways, and interior rooms of the building. We work to put up gates at certain areas, but this does not prevent someone from entering and going around the gates that can be moved.

Also, when we have to have indoor recess, due to weather conditions, there are times that we have to walk the 5th and 6th grade students over to the old gym building and this can be a safety issue. One if the sidewalk is icy and then having to cross students through an open parking lot where vehicles can enter into the back of the building. Students may also have to walk through snow to get to the old gym as well.

In addition, as a classroom teacher, it would be ideal to have additional storage space or cabinets to be able to store additional materials. The flooring is not consistent throughout the school and the classrooms need an update. The old linoleum flooring does not seem to appear as clean and modern as needed. There are times the intercom system works and the message comes through clear, but too many times in which the message only goes through in the hall and the message isn't clear or even heard.

Although our school does appear to be in good condition and has been well maintained, there are still several areas that are truly in need of an update and need to be repaired. I would greatly appreciate your consideration and am in hopes that all of these areas can be addressed in the near future.

Thank you for your consideration.

Sincerely,

Tina„,Pizarrdo,
4th grade Teacher

February 18, 2026

RE: Granada RE-1 School District BEST Grant Application

To Whom It May Concern:

This letter of support for our BEST Grant Application is an easy one to write. I have been fortunate to teach at the Granada School for the past seven (7) years. My classroom is located in a detached metal building behind the main campus. During my tenure there have been two (2) specific events which heightened my awareness regarding safety issues related to my students due to our "detached" location.

The first incident occurred with a student who was experiencing a mental health crisis. She ended up in the restroom (located inside my classroom) huddled on the floor crying and screaming. While I do have a push button intercom which connects to the administration office, I did not want to alert this particular student that I was requesting help because I did not want to escalate her level of hysteria. Therefore, when I realized I needed additional assistance, I directed another student to go to the administration office to get our superintendent while I entered the restroom and attempted to calm the student through talking and breathing exercises.

While our superintendent, along with our dean of students quickly responded to my classroom and escorted the student out, there was a time delay. The student I sent to the main campus to get help had to exit my classroom and run down the sidewalk to the main building, push a button and wait for someone in the administration office to identify her on camera and then deactivate the lock to allow her into the building. She then had to run down the long hallway to the administration office to get our superintendent. He then summoned our dean of students to follow him as he ran from his office, down the long hallway, out the door of the main campus building, down the sidewalk, and into my classroom. Again, their response was rapid, but less so than would have been experienced had my classroom been located within the walls of the main campus.

The second incident which heightened my awareness of our students being compromised in my detached classroom was during a lockdown due to a suspicious person on or near our campus. Upon announcement of the lockdown via the intercom into my room, I directed my students to move into the bathroom and sit on the floor and then worked to lock us in. While the back "exit" door is always locked on the outside, the front "entrance" door always remains unlocked because it does not lock from the inside. During the lockdown, I had to actually go outside and use my key to lock the door and then direct a student to use the push bar on the inside in order to open the door so that I could get back into the room.

In addition, while I closed the blinds which cover the two classroom windows, there are no window coverings over the windows in the two (2) entrance/exit doors. Someone with harmful intentions could easily see into the classroom to target our students. Although we came out of the lockdown without incident, the above scenario is replete with potentially unfavorable outcomes.

Lastly, like all educators, I work in my classroom after hours on a regular basis — on weekends, as well as during evening hours. Due to the push bar door mechanism, I am unable to lock my door while working in my classroom (because there is no one inside the classroom to let me back in after I lock the door with my key from the outside). While there has never been an incident there certainly have been times, especially while working at night, that I have wished I could lock the door.

I am grateful for the opportunity to spend my days teaching our future leaders. I am equally grateful to our Board of Education members and administration for their proactive efforts to improve the infrastructure and safety of our campus for all of us. Thank you for your consideration of our grant application.

Sincerely,

Regina J. Dorenkamp

Regina J. Dorenkamp
GRANADA SCHOOL DISTRICT, RE-1
High School Language Arts Teacher
201 S. Hoisington Street
Granada, CO 81041 #719.734.5492

February 5, 2026

BEST Grant Committee

To Whom It May Concern:

I am writing this support letter for the application that will be submitted by Granada School District located in Granada, Colorado. I am currently the Amache Preservation Society Director and we have a museum in downtown Granada, Colorado. Every year on the third weekend of May, we hold our annual Amache Pilgrimage inside the Granada High School, as it is the only venue big enough to hold 400 to 500 people. The facilities of the school are kept up very well and it is a pleasant environment; however, using the kitchen facilities to feed that many former Amacheons and their descendants do not always go without a hitch. The plumbing in this school needs immediate attention. The sewer system is constantly backing up on us in the kitchen as well as the bathrooms during this event. There have been years where I have the local plumber know that I will call him at a moment noticed to come fix the issue. Over the years, I have had this plumber at the school for several of these pilgrimages to straiten out the problem. It does not look good when you have a plumber with his rotter-rooting machine going in the middle of this very important event!

The Amache pilgrimage must use not only the entire gym area but also the school lunch area as well as classrooms and hallway space for break out sessions for the Amacheons. It would be very helpful if the Granada School District were able to upgrade all the bathrooms and other facilities. The Bathrooms are not handicap compliant bathrooms and many of the Amacheons are in their late 80's and early 90's and need handicap facilities for their wheel chairs.

With these upgrades, the Granada School District will be an ideal venue to hold the Amache Pilgrimage for fifty plus more years that this event is held. This year will be the fiftieth anniversary of the Amache Pilgrimage and we would love to hold the pilgrimage here for another fifty years.

This BEST grant is an important first step in helping not only the students of Granada Schools but also outside Civic, Government, and Historical groups that use these school facilities as the only large venue facility.

I whole-heartedly support the Granada Schools BEST grant application and hope to see the Granada School district with upgraded facilities in the near future.

Respectfully,

John Hopper
Amache Preservation Society

● Campuses Impacted by this Grant Application ●

HOLYOKE RE-1J - ES Replacement - Holyoke ES - 1954

District:	Holyoke RE-1J
School Name:	Holyoke ES
Address:	326 East Kellogg Street
City:	Holyoke
Gross Area (SF):	47,200
Number of Buildings:	1
Replacement Value:	$17,486,415
Condition Budget:	$10,575,411
Total FCI:	0.60
Adequacy Index:	0.47



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,567,863	$2,045,032	0.80
Equipment and Furnishings	$498,926	$334,970	0.67
Exterior Enclosure	$2,630,736	$872,748	0.33
Fire Protection	$16,605	$651,720	39.25
HVAC System	$2,989,803	$2,733,430	0.91
Interior Construction and Conveyance	$4,131,159	$2,863,616	0.69
Plumbing System	$931,220	$617,802	0.66
Site	$1,389,551	$969,757	0.70
Structure	$2,330,553	$138,053	0.06
Overall - Total	$17,486,415	$11,227,128	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Holyoke ES Main	47,200	0.60	1954	$16,096,864	$10,257,371
Holyoke ES Site	174,240	0.70	1954	$1,389,551	$969,757
Overall - Total	221,440	0.60		$17,486,415	$11,227,128

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: HOLYOKE RE-1J* **County:** Phillips

Project Title: ES Replacement

Current Grant Request:	$37,511,924.54	**CDE Minimum Match %:**	36%
Current Applicant Match:	$14,840,000.00	**Actual Match % Provided:**	28.34661788%
Current Project Request:	$52,351,924.54	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$52,351,924.54	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$837.30	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$125.96	**Affected Pupils:**	274
Hard Costs Per Sq Ft:	$711.34	**Cost Per Pupil:**	$191,065
Previous BEST Grant(s):	6	**Gross Sq Ft Per Pupil:**	228
Previous BEST Total $:	$4,702,150.16		

Financial Data (School District Applicants)

District FTE Count:	497	**Bonded Debt Approved:**	$17,040,000
Assessed Valuation:	$86,064,450	**Year(s) Bond Approved:**	20,24
Statewide Median: $143,909,452			
PPAV:	$173,168	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$56,893	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	55.5%	**Outstanding Bonded Debt:**	$1,595,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,019.71	**Total Bond Capacity:**	$17,212,890
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$15,617,890
		Statewide Median: $18,549,763.20	

Holyoke Re-1J (2620) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - Site Level Applicant - New - Application Number (54)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Holyoke Elementary School - 2620-4076

Other, not listed

189

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

190

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.**

Built in 1954-four years before I-76 connected eastern Colorado to I-70 in Denver-the original Holyoke Elementary School predates modern educational, safety, and building standards. Over the next four decades, four additions (1966, 1972, 1978, and 1998) were constructed to address immediate space needs. While the school has served generations of students, these piecemeal expansions resulted in a fragmented facility that is now aging, inflexible, and unable to meet the demands of today's learners.

As was common at the time, the elementary school was built on a site separate from the original multi-story high school. The one-story masonry structure includes numerous single-pane windows, a true flat roof, interior concrete block walls, terrazzo flooring on a concrete slab, and copper water supply lines embedded beneath the slab. These once-standard design choices have led to persistent deficiencies and systemic failures that cannot be fully corrected through repair or routine maintenance, limiting accessibility and creating ongoing safety and maintenance concerns.

Subsequent additions were constructed rapidly under outdated codes that fall well short of current safety, structural, and performance standards. Notably, the 1972 library addition-partially built by students learning construction trades-was constructed directly over a storm drainage system. This flawed decision has resulted in soil failure, active subsidence, and the formation of a sinkhole, as reported by The Colorado Sun in April 2025. The building offers little flexibility for future adaptation due to outdated construction systems. The original 1954 structure relies on rigid concrete block walls with brick veneer, and a 2012 single-ply roof replacement does not address these fundamental limitations. Later steel-stud additions were expedient solutions that cannot support long-term reconfiguration.

The elementary site itself is also severely constrained, bordered by residential properties to the east and north and a municipal pool to the west. These permanent limitations restrict access, circulation, and expansion and cannot be resolved through redesign. Once suitable, the site no longer supports the programmatic or safety needs of the school.
In summary, Holyoke Elementary School reflects its mid-20th-century origins rather than the needs of 21st-century learners. Outdated systems, deteriorating conditions, and a restrictive layout compromise safety, efficiency, ADA compliance, and educational innovation. These challenges underscore the urgent need for a comprehensive, long-term solution: development of the current junior/senior high school campus into a unified K-12 facility capable of meeting modern educational, operational, and safety standards.

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

For nearly 70 years, the district has met growing educational needs by expanding and maintaining the elementary school. In 2010, facility assessments determined the building would not meet long-term needs but could remain functional for about another decade with targeted updates such as boiler replacement and enhanced security.

We used this time to re-envision the ways we enhance our educational offerings and optimize the use of our school buildings and resources. As outlined in our 2010 facilities master plan (updated in 2019 and 2023), we aim to accomplish this through a comprehensive K-12 campus.
Our district is committed to proper stewardship of our facilities, continuously investing in improvements that benefit our students, staff, and community. Our strategy has been to limit investment in the elementary school to critical repairs only, which we believe has extended the facility to the end of its usable life. This approach has allowed us to direct the majority of available funding toward our junior/senior high school, which we plan to develop into a district-wide campus.

-2022: Two separate gas leaks occurred, requiring essential repairs to maintain safe operation of the facility.
-2022: $80,000 from the district and $30,000 from Heginbotham Trust - Playground and student restrooms were upgraded improving safety and ADA compliance.
-2024: A wireless PA system was installed to replace the original non-functional 1956 system. This work was funded through the School Violence Prevention Program / COPS grant, and the system can be transferred to a new building.
-2024: Three additional gas leaks required repair to ensure continued safe facility operations.
-2024: Significant water leaks occurred and required prompt repair to prevent facility damage and operational disruption.
-Ongoing: Stormwater drains located beneath the library have required temporary remediation through an insurance claim. A permanent solution has been deferred pending planning for a replacement facility.
-2025: $2,500 in ADA-related upgrades are planned/completed.
-Summer 2026 (future work): $43,000 required ADA-compliant sidewalks, ramps, and curb cuts are planned.

Recent capital projects to invest in the junior/senior high school as the future district-wide campus have included:
$4,691,299 2020 BEST Grant addressing security and ADA compliance
$80,000 for new hallway carpeting.
$118,000 to upgrade auditorium lighting
$378,147 Old GYM remodel to replace the floor and updated ADA compliant bleachers

$60,000 to upgrade track and football bleachers to meet ADA compliance.
$175,000 to resurface the all-weather track, maintaining a key community and student amenity.
$255,285 for a new activity bus, maintaining transportation support for extracurricular and community activities.
$640,000 for roof repairs following a severe hailstorm, including replacing shingles, flat roofs, skylights, and roof vents.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Our district maintains a disciplined budgeting strategy for capital outlay to ensure our facilities remain safe, functional, and aligned with our long-term goals. Each fiscal year we transfer sufficient funding into a Capital Reserve Fund to prioritize district-wide facility lifecycle needs. For the past eight years, we have committed $60,000 annually to the Capital Reserve Fund. This money is earmarked for the long-term facility upkeep and maintenance, particularly lower-cost preventative repairs that help extend a facility's lifecycle, as outlined in our facilities master plan (created in 2010, updated in 2019 and 2023). At the same time, our Board recognizes that major facility revitalization will require larger-scale investment, which is why we have a legacy of receiving BEST Grant awards to supplement our annual transfers.

With the long-term solution for our elementary school involving a new building located on a district-wide campus, a smaller allocation over the last decade has been apportioned to the current elementary school facility.

During our 2023 master plan update, we re-established a comprehensive 50-year financial maintenance and replacement model for our district's K-12 facilities. That analysis guides the upcoming large capital needs - renovations at the junior/senior high school, roof repair, HVAC maintenance - and helps shape our annual budgeting decisions.

Additionally, since 2019 the Food Service Fund has supported dedicated investment in food service equipment upgrades ($209,658) at the elementary school, which remains the only district prep and cook service kitchen across all facilities. Per CDE requirement, we must reduce the Food Service Fund's amount to a six-month reserve level. We see this as an opportunity to invest in providing a hot, healthy meal for our students.

Capital expenditures over the past ten years:
--District Total - $5,865,283
--Elementary - $349,285
--Percentage at Elementary School - 8.17%
--Elementary Repairs February 2024 to January 2026 - $70,834

Largest four projects in the past ten years:
--Colorado Energy Office, State Program by Schneider Energy Project - $1,406,979.00

--High School Life Skills Room/Roof - $801,416
--Vehicle/Equipment - $1,015,877
--Hail Damage/Roof Work (District-Wide) - $638,621.00 (Elementary Portion: $14,830)
--Total - $3,862,893

These figures illustrate our layered funding strategy - steady annual budgeting, reserve fund discipline, master-plan alignment and seeking external resources when necessary - demonstrating our ongoing stewardship of facility assets. However, as we transition toward creating our district-wide K-12 campus, the magnitude of the upcoming elementary school replacement underscores the need for additional external investment, which is the purpose of this grant request.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Our district received a 2019 BEST Grant for Jr/Sr high school repairs and a 2015 BEST grant for life sciences room upgrades. These projects were not defined as "major" renovations as defined by BEST grant requirements, both being well under 25% of the facility value, and therefore didn't have specific individual requirements for a Capital Renewal Reserve plan per 22-43.7-109(4)(d) CRS. The planned maintenance and Capital Renewal Reserve funds for these projects have been incorporated and included in the overall district capital outlay as described in the question above.

193

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Holyoke Re-1J (2620) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - Site Level Applicant - New - Application Number (54)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

Holyoke Elementary School has reached a critical and unavoidable point of failure. Originally constructed in 1954, the 72-year-old[li1.1] facility no longer meets standards for safety, reliability, or educational function. According to the 2024 CDE Facility Insight assessment, 93% of the building's systems are failing or require correction within five years. These are not isolated maintenance issues; they represent widespread, systemic breakdowns that directly compromise student safety and learning.

The most severe failures occur beneath the building itself. Crushed [li2.1]under-slab utilities-including water, stormwater, gas, and electrical systems-have caused recurring flooding, gas leaks, electrical fires, and prolonged building closures. The collapse of stormwater infrastructure beneath the library created a literal sinkhole, cracking the slab and foundation. This sinkhole has become both a physical hazard and a metaphor for the condition of the building as a whole: foundational systems have failed, and there is no realistic path to stabilize them through repair.
Electrical and HVAC systems are outdated, undersized, and inaccessible, resulting in classrooms that fluctuate widely in temperature and repeated life-safety incidents. Educators and maintenance staff are forced into constant monitoring and manual intervention just to keep spaces usable. Teachers should be focused on educating students-not managing heaters, valves, and emergency responses. Continued operation relies on reactive fixes that do not resolve root causes.

The site itself no longer supports an elementary school. Unsafe street exposure, inadequate drop-off space, and limited supervision compound building risks. Three years ago, following extensive master planning, professional assessments, and Board review, the district determined that replacement-not renovation-was the only viable solution. Subsequent emergencies and escalating failures have only confirmed that conclusion. The reality of "fixing" this building is no longer realistic.

In November 2024, the community demonstrated its commitment by passing a bond to support this project. The district has also reduced the overall project budget by approximately $2 million in response to state and CCAB feedback, while preserving scope and safety. This proposal reflects thorough diligence, fiscal responsibility, and responsiveness to review.
The district proposes replacing Holyoke Elementary School and relocating it to the existing junior/senior high school site to form a unified K-12 campus. This solution addresses the systemic failures at their source, improves safety and supervision, and creates long-term operational efficiencies essential for a rural district.

BEST funding allows Holyoke to move beyond decades of reactive repair and invest in safe, sustainable infrastructure. This project ensures that rural students and educators have a school that meets modern standards and supports educational equity across Colorado.

195

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

196

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

Systemic and structural deficiencies are at the core of the district's need for a replacement elementary school. Holyoke Elementary School is no longer a safe or sustainable facility for students or staff, directly impacting learning opportunities and performance. There is no viable path forward through continued repair. These concerns are amplified by the fact that the building serves the district's youngest learners, who are least able to respond to emergencies and environmental hazards.

IMPENDING FAILURES & FACILITY ISSUES:
The facility is burdened by widespread system and structural failures that directly compromise student safety and cannot be resolved through incremental upgrades or routine maintenance. According to the 2024 CDE Facility Insight Inspection, 93% of building deficiencies and 100% of site deficiencies require correction within the next five years.

Critical systems beneath the slab and within the walls are failing. All water lines are original 1954 copper piping embedded below the slab, rendering them inaccessible for maintenance or replacement. Repeated failures have led to temporary "band-aid" repairs that do not address the underlying risk of future breaks. In 2024, broken hot water lines beneath the gym were addressed by installing an additional hot water heater rather than repairing the inaccessible piping. Stormwater pipes beneath the library similarly failed, creating washed-out cavities-referred to as the "sinkhole"-that cracked both the floor slab and foundation. While emergency repairs were completed using insurance funds in 2022, these measures were not permanent, and frequent flooding continues.

The electrical system is also original, undersized, and encased within concrete masonry walls, making repair or expansion impractical. Any future failure will require full system replacement. Temperature control throughout the building is inconsistent and unreliable, with classroom temperatures ranging from 63

to 85 degrees due to the aging radiant heating system, single-pane windows, and poorly insulated exterior walls. Without individual controls, some classrooms overheat while others remain cold. North- and south-facing corridors experience excessive solar heat gain, a condition worsened by the inability to install fans due to insufficient electrical capacity.

Nearly all structural components are nearing the end of their service life, including foundation walls, the slab-on-grade, the steel-framed roof structure, EIFS wall panels, brick cavity walls with masonry backup, and interior glazed masonry walls. The 1972 library addition exhibits a visible diagonal fracture in its foundation wall, particularly in the area directly above the stormwater system and sinkhole.
The cumulative impact of these failures has repeatedly disrupted school operations and compromised student safety, resulting in evacuations and closures:

-August 2021: After heavy rainfall, stormwater pipes collapsed beneath the library floor slab, displacing all students and staff for six months.
-September 2022: A gas leak in the boiler room required emergency response; the gas company red-tagged the original pipeline and installed a replacement.
-2022, 2024, & 2026: Electrical system failures caused wiring to melt without tripping breakers, resulting in multiple outlet fires.
-December 2023: Smoke infiltrated the gym through conduit connected to the mechanical system.
-November 2024: Three separate gas leaks prompted full evacuations and 1.5 days of closure.
-August 2024-January 2025: Electrical failures left the office area without heat for five months.
-Ongoing: During sub-zero weather, heating systems struggle to maintain safe indoor temperatures, requiring students to wear coats throughout the school day.

197

These incidents are not isolated. Maintenance has shifted from preventative to reactive, consuming resources while failing to reduce risk. Most critically, building systems are actively failing in life-safety functions within an elementary school environment where evacuation is difficult and slow. Prior electrical fires and non-tripping breakers represent imminent danger, not theoretical risk.

HEALTH DEFICIENCIES:

Health deficiencies are extensive and directly tied to failing building systems. In October 2022, mandatory lead testing identified elevated lead levels in three of nineteen water sources, which were immediately taken out of service. As a result, only four functional drinking fountains remain, representing less than half of what is required by code.

Ventilation throughout the building is inadequate. With the HVAC system failing, staff rely on open windows for fresh air, which is often impossible during extreme temperatures or inclement weather. In the library, foundation movement caused by erosion has rendered windows inoperable, forcing staff to prop open exterior doors to allow airflow. In some classrooms, heat buildup becomes so severe that wall-mounted instructional materials peel away.

Operation of the heating system requires daily manual intervention using a near-obsolete operating program to avoid unsafe temperature swings. If the current operating system were to fail, the entire system would need to be replaced to function, as there is no temporary patch. As it is, maintenance staff must manually start and shut down boilers to prevent classrooms from becoming dangerously hot or cold. The system relies on outdated computer controls that are increasingly difficult to service, and teachers must manually adjust water valves in their classrooms. These conditions divert staff attention from instruction and result in inconsistent learning environments.

The school lacks a dedicated health clinic. Ill students are placed on cots or chairs in the main office, increasing the risk of illness spread and requiring restroom access down the hallway. A single storage closet serves as a makeshift space for medical supplies, student records, medications, and instructional materials. These conditions fail to meet current health standards and cannot be corrected within the constraints of the original 1954 layout.
Water intrusion is persistent throughout the building. Exterior doors fail to seal, allowing water to pool on floors. Original skylights leak into ceiling cavities, and multiple gym windows allow moisture during storms. In the music room, a cracked wall-known as the "crying wall"-admits air and moisture, posing ongoing health risks to students.

SECURITY ISSUES:
Security vulnerabilities are systemic and difficult to mitigate. Holyoke Elementary has twenty exterior doors, many of which do not close or latch securely due to building movement and seasonal expansion. The Holyoke Police Department has documented more than a dozen instances of officers gaining unauthorized after-hours access. In one instance, a kindergarten student opened an exterior door for two unknown adults before a teacher intervened. Windows that must remain open for ventilation further compromise security and are difficult to close quickly.

The school is bordered by three city streets, placing unsecured doors and windows within steps of public access. Although the playground is fenced, perimeter fencing is deteriorating and gates do not latch reliably, posing risks for special education students who require secure outdoor environments.

Interior visibility is limited. From the main office, staff can only see visitors within approximately fifteen steps of the entrance. A School Safety Resource Center assessment identified vulnerabilities including unsupported lobby glazing, an open roll-up door, and the absence of simple lockdown or communication controls.

198

Supervision elsewhere in the building is similarly restricted. Restrooms on the west side of the school are entirely unmonitored, and classroom-adjacent restrooms are difficult to oversee. Administrative offices are disconnected from instructional spaces, further limiting supervision and response capability.

SAFETY HAZARDS:

Site-related hazards compound the building's internal deficiencies. Student drop-off occurs along a public street due to the absence of onsite lanes, forcing families to stop in traffic and requiring children to cross active roadways. Bus drop-off occurs along the same busy street, and food deliveries twice weekly block Morlan Avenue for extended periods, creating additional risk during arrival and dismissal times.

Winter conditions introduce additional hazards. Ice accumulation at the north entrance creates a significant accessibility risk. This ramp is the only accessible route for the special education classroom, yet inadequate drainage causes persistent freezing. Pipes routinely clog, requiring harsh chemicals that further deteriorate the surface of the ramp.

Storm drainage trenches on the playground create ongoing tripping hazards. Because the site is flat and storm drain inlet elevations are fixed by city infrastructure, stormwater remains above ground and follows an unchangeable path with no feasible onsite corrective option.

Tornado safety represents one of the most critical vulnerabilities. Holyoke's tornado index is 19% higher than the state average, yet designated shelter areas

beneath the gym and kitchen are undersized, difficult to access, and incapable of accommodating the full student body. Students must pass through the kitchen to reach these spaces. Recent tornadoes and microbursts, including one that destroyed the nearby bus barn roof, underscore the urgent need for safe, accessible shelter.

EDUCATIONAL SUITABILITY DEFICIENCIES:

Classrooms lack the electrical infrastructure required for modern instruction. Most rooms contain only four outlets, and breakers frequently trip during basic instructional activities. The outdated wiring system cannot support additional outlets or meaningful technology integration.

Building systems are not merely outdated; they are actively failing in life-safety functions. Prior electrical fires and non-tripping breakers demonstrate immediate risk. Wiring embedded in concrete masonry walls makes remediation impractical, leaving full replacement as the only viable solution. In an elementary setting, evacuation is inherently difficult, and repeated emergency events create anxiety and disrupt learning.

Heating equipment further limits instructional space. Radiant heaters along window walls in grades 3-6, ESL, and special education classrooms are noisy and consume valuable wall and floor area, reducing access to hands-on learning tools.

The building lacks dedicated space for small-group instruction, itinerant staff, ESL programming, and special education services. The district's growing population of students with significant disabilities faces accessibility challenges. These limitations hinder the district's ability to provide equitable, compliant educational services.
Physical education and extracurricular programs are similarly constrained. The gym is undersized for most activities, often forcing classes outdoors. District-wide facility shortages complicate scheduling and supervision, occasionally requiring extraordinary measures to ensure student safety.

199

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

Our planned replacement of Holyoke Elementary School results from more than 15 years of continuous planning, assessment and professional evaluation. In 2010, Neenan Archistruction performed a thorough district-wide facility assessment. At that time their team determined that major reconfiguration could be delayed because, while considerable educational suitability concerns were noted, the building lifespan could be extended another 10 years via minor improvements. The district re-engaged Neenan in 2019 to conduct a comprehensive long-term master plan across all district facilities. Neenan re-evaluated all facilities and, collectively, we formed the strategy behind a K-12 campus. The district revisited the master plan again in 2023 to incorporate post-pandemic considerations and updated construction costs, confirming that replacement is now the only viable option.

Our district's due diligence is documented in the 2010 Master Plan plus the 2019 and 2023 updates, conducted by Neenan's licensed architecture and construction professionals. The comprehensive review included:
- Full facility walkthrough evaluating all building systems and spaces
- Accounting of all improvements completed by facility staff in the past 10 years
- Recording of all current facility issues by maintenance and teaching staff
- Review of the latest State Facility Assessment and documentation of any additional issues not noted
- Independent assessment completed by the School Safety Resource Center

For this year's grant application, we have met with the school board and school staff to further define the project. Several conversations with the City of

Holyoke to finalize an MOU for a land swap and we have been publicizing the information to the community during fair, family night, and coffee with principals.

In addition to formal facility assessments, repeated emergency repairs over recent years have prompted deeper system investigations. Each incident not only required immediate response but also revealed underlying conditions that confirmed the extent and severity of the building's deficiencies. These events have informed the district's conclusions and reinforced the need for replacement rather than continued repair:
-February 2022: Following more than six inches of rainfall, a collapsed storm drainage pipe beneath the building triggered a structural evaluation of the surrounding foundation and stormwater system. This investigation confirmed ongoing soil erosion and instability beneath the slab, validating concerns about long-term structural integrity and the limitations of localized repair.
-April 2023: A hot water supply line rupture beneath the gym slab required extensive investigation into the original under-slab piping. This event exposed the fragility, inaccessibility, and advanced deterioration of the 1954 copper water lines, as well as the impracticality of asbestos abatement required to access them. Engineers determined that repairing a limited section of pipe would be more costly and disruptive than installing a supplemental hot water heater. Because the failed line served the kitchen providing daily meals to all K-12 students, the district implemented the most expedient and cost-effective solution to maintain operations while documenting the broader system failure.
-May 2024: A water leak beneath the tiled floor at the main entrance required temporary school closure and a detailed leak detection investigation. Initial estimates indicated that a significant portion of the entryway slab would need to be removed to locate the failure. Through specialized diagnostic services, the precise location of the leak was identified, allowing repairs to be limited in scope. While this minimized disruption and enabled the school to remain open through the final week, the incident further demonstrated the vulnerability and unpredictability of the concealed plumbing systems.

200

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Through a comprehensive master planning process, the district reached a clear and consistent conclusion: the most effective, safe, and financially responsible solution-particularly for a rural school district-is to establish a unified K-12 campus. Rural districts must maximize limited resources, staffing, and facilities while maintaining safety and program quality. Replacing the existing elementary school with a purpose-built facility located on the junior/senior high school campus allows the district to address longstanding deficiencies while strengthening supervision, instructional access, and operational efficiency in ways that are not possible through repair or renovation.

The proposed 62,525-square-foot elementary school is intentionally designed to meet current health, safety, and security standards while remaining operationally sustainable for a small rural district. The building prioritizes durability, ease of maintenance, and adaptability to changing enrollment and staffing patterns. Program spaces include flexible classrooms, special education and small-group learning areas, a media center and technology spaces, administrative offices, a kitchen and cafeteria, a full-size gymnasium, and district administration offices. While the elementary-specific square footage is comparable to the existing school, modern design and shared-campus efficiencies are especially critical in a rural setting, where the district must deliver comprehensive services with limited personnel and funding.

This project strategically builds upon prior BEST investments. In 2020, the district received a BEST grant to modernize the Holyoke Junior/Senior High School. The proposed elementary school does not remove, alter, or negate any of that work. Instead, it leverages and extends the benefits of that investment to the district's youngest learners. For a rural district, aligning systems, controls, and operations across a single campus reduces redundancy, simplifies

maintenance, and ensures long-term sustainability of state-funded improvements.

ADDRESSING THE DEFICIENCIES:

Health & Safety:

The proposed facility directly addresses the most critical deficiencies identified at the existing elementary school: failing, unsafe, and inaccessible building systems. For a rural district with limited maintenance staff and capital reserves, continued reliance on aging infrastructure presents unacceptable risk. All new structural, mechanical, electrical, and plumbing systems will be designed to meet or exceed current codes and best practices, while emphasizing long-term reliability and maintainability within a rural operating budget. Planned systems and materials include:

-Modern mechanical systems providing fresh air delivery to every classroom, individual temperature controls, and reduced noise.
-A fully fire-sprinklered building.
-Structural steel framing supported by concrete spread-footing foundations, with a precast concrete gymnasium on spread-footing foundations.
-Concrete slab-on-grade floor system.
-A 60-mil fully adhered membrane roof over rigid insulation and structural steel deck.
-Exterior wall systems combining precast panels and steel studs with continuous rigid insulation, finished with stucco and masonry veneer.
-Epoxy-painted CMU restroom walls designed to function as tornado shelters.
-Gypsum board over steel studs for all other interior partitions.
-Durable interior finishes selected for longevity and reduced maintenance demands, including tile and wainscot in high-traffic areas, carpet in learning spaces, resilient and sealed concrete flooring where appropriate, and acoustic ceiling systems to improve learning conditions.

Modern, efficient systems are particularly important in a rural district, where rising utility costs directly impact instructional budgets. The new elementary school will integrate the Schneider Controls monitoring system already in use at the junior/senior high school, allowing centralized energy management and reducing operational costs district-wide.

Security:

A unified campus is especially critical for rural districts, where staffing limitations can restrict supervision and response capacity. Locating the elementary school adjacent to the junior/senior high school eliminates unsafe travel across public streets and strengthens campus-wide oversight. District administrative offices will be housed within the new elementary school, allowing administrators to supervise shared spaces between buildings.
The new elementary school will have significantly fewer exterior doors, each equipped with electronic access controls. Only one public street will border the site, and the main entrance will be oriented toward administrative offices to ensure clear sightlines and controlled visitor access. Traffic safety will also improve through a shared, designated bus drop-off area serving both schools-an important operational improvement for a rural district that relies heavily on shared transportation resources.

Educational Suitability:

The proposed facility directly supports the instructional realities of a rural school district. Classrooms are right-sized and designed for flexibility, allowing the district to serve students effectively despite limited access to specialty staff. Dedicated small-group, ESL, and special education spaces support BOCES services, itinerant teachers, visiting specialists, and distance-learning programs that are essential in rural education.
The unified campus also enables efficient sharing of staff and programs across grade levels, an operational necessity for rural districts. Safe, accessible connections between buildings allow the district to reestablish cross-age mentoring programs, where older students support younger learners-an approach that maximizes human resources while strengthening school culture.
Flexible interior layouts and steel-stud partition systems allow the building to adapt as enrollment, staffing, and instructional needs evolve. Multi-use spaces enable the district to respond to fluctuating class sizes without constructing excess square footage, a critical consideration in a rural context.

SCOPE OF WORK:

The project includes construction of a new 62,525-square-foot elementary school adjacent to the junior/senior high school, connected by an enclosed hallway to form a unified K-12 campus.
During a December 2023 board work session, the district evaluated multiple campus configurations, including an addition to the junior/senior high school. While a single-building option offered efficiencies, the presence of a city stormwater main beneath the site limited expansion. The selected solution reflects the district's rural priorities: age-appropriate separation, centralized drop-off and parking, efficient food service, and shared staffing and curriculum access. The campus maintains a "together but separate" approach that supports both safety and developmental appropriateness.
Floor plans and site layouts were further refined in October 2025 with input from the school board and elementary staff. Site circulation, entrances, service access, and internal organization were carefully reviewed to ensure efficient operations with limited staffing. Feedback from CCAB was incorporated into the final design.
Site work will include:
-Reconfiguration of junior/senior high school drop-off and parking to serve both schools efficiently.
-A dedicated kitchen delivery area.
-Upgraded site lighting for safety.
-Construction of an elementary playground and landscaping.
-Demolition of the existing elementary school and district administration buildings, followed by grading and restoration with irrigated sod.
The proposed scope preserves all prior BEST-funded improvements at the junior/senior high school. This approach reflects responsible planning essential for rural districts, where protecting existing investments and avoiding future rework is critical.

PROGRAM OF SPACES:

The program of spaces was developed and verified with elementary administration and staff during an October 2025 work session. The design reflects the district's rural context by prioritizing flexibility, shared use, and efficiency. The building includes classrooms, small-group learning areas, ESL and special education spaces, and support areas for itinerant staff.
The district's programmatic needs exceed those of a typical elementary school:
-ESL classrooms address a growing population of English Learners.
-Special education classrooms support the district's regional life skills program, which draws families with high-needs learners from across northeast Colorado.

-Small-group breakout areas accommodate BOCES and visiting specialty staff.
-Smaller class sizes in grades K-2 reflect the district's commitment to early literacy and individualized instruction, a priority in rural education.
Through intentional design and multi-use spaces, these needs are met with only 1,525 additional square feet beyond the existing building. A total of 48,725 square feet of programmed elementary space for 274 students equates to approximately 172 square feet per student, an appropriate and efficient allocation for a rural elementary school with expanded service responsibilities.
The proposed solution is cost-conscious and respectful of BEST's limited funds. It also generates critical district-wide efficiencies:
-A centralized kitchen serving the entire K-12 campus.
-A full-size competition gymnasium supporting elementary physical education and secondary after-school programs.
-Consolidation of district administrative offices, reducing total square footage and long-term maintenance costs.
-A campus layout that supports shared staffing and expanded program access-an essential strategy for sustaining high-quality education in a rural district.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

We have dedicated the past 15 years to a comprehensive master planning effort for our district, engaging Neenan Archistruction, a design-builder with experience delivering more than 120 Colorado school projects. This process has included multiple rounds of facility assessments, long-range modeling, cost analysis, extensive community and staff input, and repeated Board review. Every viable option was evaluated in depth, and no alternative was dismissed without careful study.

Master Planning & Facility Assessments
The district's 2010-11 elementary facility assessment confirmed the building was beyond substantial repair. As outlined in Section D, major improvements would not resolve the underlying system and structural deficiencies. At that time, the Board determined the most financially responsible approach was to continue essential maintenance to extend the building's life while reserving resources for a long-term replacement solution.
In 2019, the district revisited its long-range strategy and began planning for a unified K-12 campus. The 2020 BEST grant addressed critical deficiencies at the junior/senior high school, intentionally preparing the site for future expansion and aligning with the district's long-term vision.

Board Evaluation
Over time, four iterations of the Holyoke Board of Education evaluated all feasible options, including renovation concepts, additions, and single-building K-12 layouts. The three most recent Boards unanimously concluded that constructing a new elementary school on a unified campus is the most cost-effective, educationally beneficial, and operationally sustainable solution.

Why Renovation Is Not Feasible
As part of continued due diligence, the Board revisited renovation options in 2023 amid escalating construction costs. Even under these conditions, renovation failed to meet the district's master plan goals of improving safety, supervision, educational capacity, and long-term maintenance efficiency. Cost comparisons prepared by Neenan indicated potential savings of approximately $10 million through renovation; however, those savings would be largely offset by additional coordination, phasing, and student relocation costs. Renovation would require relocating students for at least one full school year and would result in a larger footprint to achieve a 50-year solution, while leaving critical deficiencies unresolved, including aging water supply lines, undersized electrical systems, and site safety issues.

Due Diligence
Project costs reflect the realities of construction in a remote rural location, as described further in Section T. The district has taken extensive steps to verify these costs and reduce risk through targeted due diligence, including:
-Site verification with the City of Holyoke confirming the proposed design fits within existing stormwater infrastructure, including 12-inch lines on Kellogg Street, a 21-inch clay tile line on Hale Street, and surface drainage north of the junior/senior high school. The city engineer reviewed proposed hard-surface additions alongside reductions from demolition of the existing elementary.
-Water service verification confirming adequate fire suppression capacity with 57-59 PSI and access to 4-inch and 8-inch mains to the east and south, with additional capacity along Morlan Avenue.
-Sanitary sewer analysis identifying shallow depth and distance challenges, with budget allowances for either a lift station or building grade adjustments.
-Electrical and gas service confirmation showing adequate nearby capacity.
-Additional asbestos testing confirming block filler and roofing materials do not contain asbestos, reducing demolition costs.
-Updated project budget development, including re-estimation since last year's application and documentation of peer review in Section III.T.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The current building is no longer capable of providing a safe, reliable or educationally appropriate environment. It is a question of when, not if, critical failures will occur again. The systemic problems will only worsen with time. The building is unsafe, ineffective and nearly inoperable. As facility needs intensify, the educational opportunities we're able to provide our students diminish.

Beyond significant safety concerns, escalating construction costs provide a compelling reason for our community to act now. The need to replace this 1950s facility is undeniable, and the community has already passed a bond to fund the final phase of our master plan.

How long do we have before complete failure? We can't know for certain, but it is imminent. In 2010, expert assessments advised we could extend the life of the building another decade through maintenance. We passed that timeline five years ago. We can only respond to emergencies as they happen.

Key systems now pose structural and operational risks:
-Water Lines: Original water lines run beneath the slab in narrow asbestos-containing chases. Last year a rupture flooded the gym's basement. Since the lines are inaccessible, we instead installed an additional water heater. All lines throughout the floor are of the same age and construction. Another failure is inevitable.
-Stormwater System: Failed stormwater lines beneath the building have caused slab cracking, heaving and near undermining of the foundation. Emergency patching addressed the immediate issue, but the system remains fragile.
-Power Distribution: The building's electrical system is maxed out and malfunctioning. Breakers frequently trip, and no power can be added to support basic modern educational equipment. Fans installed to improve heat distribution have been disconnected due to insufficient power capacity. And let's not forget that wires melted in the electrical system failed to trip the breaker and an outlet caught fire. The block walls make damaged electrical wiring and potential smoke and fire hard to locate, highlighting the life-safety risk in an elementary school.

What happens if we don't secure the grant? Band-aid "fixes." Without project funding, the district will face impossible decisions about which competing

emergencies to address. Investing heavily in this 1954 structure would not be a responsible use of district and taxpayer funds.

A Community-Driven Vision
Time is not on our side. Our community has recognized these imminent dangers and demonstrated strong support for replacing this building. Voters approved a 2024 bond to provide matching funds and previous Mill Levy Overrides in 2010, 2014 and 2020. Without the BEST Grant, there are no alternatives.

The building's condition is dire. The district does not have the bonding capacity to resolve these deep-rooted problems independently. System failures will continue, and our district will be forced to spend scarce dollars on temporary fixes rather than lasting solutions. Action is not just necessary, it's urgent and unavoidable.

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

- (●) Yes
- ( ) No

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

205

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Holyoke School District is deeply committed to long-term facility stewardship and will prioritize regular facility maintenance to extend the building's value. We recognize the significant investment - and trust - placed in our district, and we are committed to protecting this investment by maximizing the building's useful life. We hope the extent to which we've prolonged our current elementary building reflects our consistent record of responsible maintenance.

To support long-term performance, the new facility will be integrated into our existing system and monitoring agreement with Schneider Controls, currently in place at the junior/senior high school. This system helps us optimize energy usage, supporting our district's energy efficiency goals. Together, with this system and the building's modern design, we expect to reduce our overall energy consumption.

Our district employs a dedicated maintenance team - seven full time staff - responsible for custodial and facility upkeep. This team has the capacity and expertise to effectively maintain the new facility, even with the modest increase in square footage. We will continue to partner with local maintenance

providers whenever possible, to sustain a knowledgeable support network once warranties and service agreements end.

Our maintenance team follows a structured schedule that tracks needs across all district facilities, both in preventative maintenance and emergent needs. We will add the new building into the schedule, pulling recommended service timelines from the manufacturers' maintenance manuals. We include dates and projected cost, to ensure no red tape prevents our team from fulfilling all maintenance work. All needs, big and small, will be logged: ongoing filter replacement, services on rooftop RTU units, extensive summer maintenance projects and everything in between. Prior to building occupancy, our maintenance team will receive extensive training on building systems and operations manuals.

To enhance long-term planning, we will adopt a Capital Asset Planning System (CAP), a budgeting and forecasting lifecycle management tool co-developed by energy and asset management experts. The system integrates work orders, maintenance plans and asset data to identify risks and opportunities. This approach, as outlined by the U.S. Department of Energy, can save 12-18% compared to reactive maintenance. CAP users report cost avoidance through streamlined equipment management, enabling districts to align facility upgrades with funding opportunities.

We are taking care of a nearly 75-year-old building now. A new replacement facility will easily be maintained with systems that can be cared for locally. Our district will continue committing $60,000 annually to the Capital Reserve Fund, which is approximately 1.7% of the annual base budget, exceeding the 1.5% requirement.

Through this layered approach - rigorous monitoring, preventative maintenance, trained staff and strategic capital planning - Holyoke School District is fully prepared to maintain the new facility and safeguard this community asset for decades to come.

206

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

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

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

The existing elementary school, track storage, and district office building will be demolished. This will reduce the district's overall square footage and maintenance needs. This cost is included in the overall project budget.

207

Holyoke Re-1J (2620) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - Site Level Applicant - New - Application Number (54)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

36.00 %

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

28.346617875836

Results indicate if a waiver is required.

Waiver Needed

208

Project Costs

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

C. Project Cost	* $ 52,351,924.54
D. Applicant Match to this Project	$ 14,840,000.00
E. Requested BEST Grant Amount	$ 37,511,924.54
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 52,351,924.54

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 62,525

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

* 62,525

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 274

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

$ 837.30 Project Cost/Affected Square Feet

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

228

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

4 % *** P. Construction Contingency % identified in your project budget**

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

* **R. Anticipated Start Date**

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

08/04/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

03/26/2029

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

An initial construction cost estimate was developed by Neenan, the team that crafted our district's Master Plan. Neenan's estimate uses detailed input from experienced subcontractors and vendors familiar with rural construction. The following subs provided estimates:
-Existing conditions - Dunrite
-Concrete - Wells Concrete
-Masonry - Berich
-Steel - Metal Solutions
-Roofing - B&M
-Framing & Drywall - Spacecon
-Flooring - Ponder, Legacy
-Elevator - MEI
-Fire Suppression - Kobobel, Rapid Fire
-Plumbing - Corporate
-HVAC - Air Comfort, Poudre Valley Air
-Electrical - Wayne's
-Earthwork & Utilities - Dunrite, Cornerstone

210

Two additional GC cost estimates were procured by Artaic Group, an owner's rep contracted by the District to assist with the BEST Application. All three cost estimates were carefully analyzed and adjusted based on risk assessment, project location, subcontractor availability, and a blended cost estimate was incorporated into the detailed BEST Grant Budget.

Neenan and Artaic jointly developed all "soft costs," including design, permitting, FF&E, etc., based on historical data and actual costs from recent, similar projects in the NE CO region. Artaic also researched and analyzed cost data to create a parametric cost model based on cost per foot, cost per pupil, and regional cost data.

Because Holyoke is located on the state's edge, far from major commercial centers, rural market factors impact cost. This estimate accounts for challenges unique to rural construction, including:
- A shortage of local, qualified subcontractors.
- Travel and housing expenses for trades and workers, intensified by Holyoke's current housing shortage.
- Increased logistical costs and longer material deliveries.

Since our initial application, we have uncovered cost-saving opportunities without compromising project requirements. By obtaining more detailed information and making project adjustments, we have produced meaningful cost reductions in the following areas:
- Asbestos Testing: Additional testing and quotes from Anser confirmed no asbestos in the existing elementary school roof, reducing abatement and demolition costs by nearly $1M.
- Structural Changes: Switching large structure components from masonry to precast concrete with a masonry veneer reduced both material costs and the construction schedule.
- Two-Story Design: The new two-story building layout reduced roof area and foundation size, while optimizing wall systems. While stairs and an elevator were added, the net result was a cost reduction.
- Updated Subcontractor Pricing: Revised pricing from major subcontractors allowed us to reduce contingencies within individual divisions.
- Site and Utility Coordination: Extensive collaboration with the City of Holyoke and utility providers refined the scope, offering more precise and cost-effective site and utility plans.
Building Plan Development: additional plan development and detailing allowed for more accurate contractor pricing.

211

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

Our district will secure a qualified owner's representative to successfully steer the project and ensure adherence to scope, schedule, budget and all CDE BEST Grant requirements. The owner's representative will oversee contracting, construction documents, procurements, commissioning, final inspections, project acceptance, and warranty. They will report to the district superintendent of schools for day-to-day oversight.

Ultimate project authority rests with the Holyoke Board of Education. To ensure efficient decision-making and transparent communication, the board will establish an executive committee comprised of two school board members, the school principal, maintenance director, district finance director, superintendent and the owner's representative. The executive committee will provide regular updates or host public events for all project stakeholders and the broader community.

Procurement

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

The district plans on following CDE recommendations for vendor selection. We will procure an owner's representative through a competitive process. The owner's rep will assist our school district in procuring design and construction teams, soils engineer and surveyor before beginning the design process. The extensive master planning and high-level concept design work we've developed thus far with Neenan Archistruction will be incorporated into the design process with the selected teams. We will work with our CDE representative to ensure the CDE requirements are fulfilled.

Other funding options

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

Holyoke School District has actively pursued multiple funding sources to reduce project costs and prepare for the new elementary school. Through a collaborative partnership with the City of Holyoke, we are finalizing a memorandum of understanding for a land swap. This site is where we plan to build the new elementary school, adjacent to the existing junior/senior high school.

Through careful management of the Food Service Fund through USDA and the State of Colorado Healthy Meals for All program, the district has been able to retain funds to purchase new kitchen equipment for the existing elementary school, which will be relocated to the new school building. This financial acumen and foresight allow the district to reduce the overall BEST grant request by lowering the kitchen equipment budget by $252,000.

Additional grants and donations our school district has received include:
-Heginbotham Trust donation: $40,000 for jr/sr high school auditorium lighting remodel
-Attorney General Grant: $140,000
-School Violence Prevention Program (SVPP) / COPS Grant, with a required 25% local match of $76,430.50 and $229,292 provided by the grant to total $305,722
-Rural Homegrown Initiative Grant: $400,000
-Youth Connections Grant: $380,000
-Rural Co-Action Grant: $210,000
-Opportunity Now Grant: $207,000
-Semi-Truck and Trailer donated for our Commercial Driver's License (CDL) Program: $65,000
-Jobs for the Future Grant: $35,000
-Mural donated by Caring Colorado (one of five in the state) located at the junior/senior high school
-EASI Grant: $85,000
-Black Hills Energy Rebate Program
Note: Holyoke's proposed BEST Grant for a new elementary school has been accepted into the Black Hills Energy - Gas Only Commercial New Construction (CNC) program as of December 2024.
-Food service funds paid for equipment upgrades throughout district:

New outside freezer/cooler at HS: $74,958
New food service transport van: $36,395
New carport for the transport van: $3,100
-The district has applied for two Youth Mental Health & Wellbeing Challenge Grants. Each grant would provide $60,000, for a total of $120,000 to be spent over two years.

Current Utility Costs

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

Utility costs over the past 12 months:
- District-Wide: $167,053.00
- Elementary: $45,056.00
- Percentage Spent at Elementary School: 26.9%

There will be an overall reduction in utility costs with the proposed elementary school building. The new building envelope will meet today's stringent energy codes, and the systems will have more efficient monitoring and servicing.

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Holyoke School District RE-1J

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 State of Colorado has not fully funded public education for nearly twenty years. The long-term use of the Budget Stabilization Factor (BS Factor) alone has resulted in the Holyoke School District being underfunded by approximately $7.5 million over the past fifteen years. In addition, state legislation has failed to fully fund the new school finance formula for the past two years, further reducing the district's overall revenues needed to operate effectively and sustainably.

For the current school year, the state has funded the new formula at only 15%. At the same time, the district allowed an existing Mill Levy Override (MLO) to expire in an effort to gain voter support for a bond to build a new elementary school in 2024. These combined decisions reduced the district's overall budget for the 2025–2026 school year by $905,000.
If the district were required to use over $4 million from its operating budget or reserves to cover additional costs associated with constructing a new elementary school today—costs tied to the bond passed in the fall of 2024—the financial impact would be severe. Such an obligation would require the termination of staff, the elimination or reduction of student programs, cuts to extracurricular opportunities, reductions in transportation services to and from school and extracurricular activities, and the freezing or reduction of staff salaries.

These negative impacts would likely lead to experienced staff leaving the district in search of fair compensation elsewhere, fewer families relocating to the community and enrolling their children in the rural school system, and a shrinking local workforce to support the town. Over time, this downward cycle could jeopardize the ability of both the school district and the community to thrive and could ultimately place the future of the school and the town at risk of closure.

(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.

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

BEST School District and BOCES Grant Waiver Application

The Holyoke School District RE-1J successfully passed a bond for matching funds in November 2024. As a result, the project scope, estimated construction costs, and assessed valuation used to determine the district's matching contribution were all based on financial data available in the fall of 2024. Since that time, the district has made two separate attempts to secure the BEST Grant but has been unsuccessful.

Although the district has paid down more principal on a prior bond and the assessed valuation has increased by approximately $7 million since the fall of 2024, the district believes it is important to honor the commitments made to voters during the 2024 bond campaign. Those commitments were based on clearly stated costs, expectations, and financial assumptions presented to the community at that time. For this reason, the district does not wish to return to voters in the fall of 2026 to request an additional bond to cover increased matching contribution requirements.

While assessed valuations have increased on paper, local economic conditions have not improved at the same pace. Commodity prices have declined significantly since 2024, and the cost of inputs required to operate farms and ranches has continued to rise. These factors have placed sustained financial pressure on families within the district's predominantly agricultural community over the past three years, limiting their ability to absorb additional tax burdens.

Given these circumstances, the district does not believe it would be appropriate or responsible to risk another bond election or to ask the community to contribute more than what was approved and pledged by voters in the November 2024 election. These financial and economic conditions represent extenuating circumstances that should be considered when evaluating the appropriateness of a waiver or reduction in the required matching contribution.

(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	$173,167.91	3.31 %	10% max
Median Household Income	$56,893	6.04 %	25% max
Free and Reduced Lunch %	55.5%	9.13 %	25% max
Bond Elections in the last 10 years	2	-4%	-2% per/max -10
Total Mills $/Capita	$1,019.71	12.135 %	20% max
Remaining Bond Capacity	$15,617,890	9.10 %	20% 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.

Holyoke School District RE-1J acknowledges that the data referenced is accurate. However, when the district successfully passed its bond in November of 2024, it used the scope of work, the costs for that scope at the time, and the bonding limitations and capacities of 2024. Since this is the third attempt at obtaining the BEST Grant to support the completion of a new K-6 elementary school assessed valuation has changed, the cost of the scope of work has changed and the district has made success payments on a previous smaller bond, all changing or impacting the calculations and the district's ability to provide the recommended percentage request from the BEST Grant Application today in 2026. The district drafted its November 2024 bond questions, allowing it up to five years to secure a BEST Grant to complete the project before it would need to return to voters to change any bond amounts. This, combined with the school district allowing an MLO to end without attempting to extend it, was part of the promise of the 2024 bon The Holyoke School District RE-1J acknowledges that the referenced data is accurate. However, when the district successfully passed its bond in November 2024, it did so based on the project scope, cost estimates, and bonding limitations and capacities that existed at that time. This application represents the district's third attempt to secure a BEST Grant to support completion of a new K–6 elementary school. Since the 2024 bond election, assessed valuation has changed, project costs have increased, and the district has made successful payments on a prior, smaller bond. Each of these factors has altered the financial calculations and impacted the district's current ability, in 2026, to meet the recommended matching percentage identified in the BEST Grant application. When drafting the November 2024 bond questions, the district intentionally structured them to allow up to five years to secure BEST Grant funding before returning to voters to amend any bond amounts. This approach, coupled with the district's decision to allow a mill levy override (MLO) to sunset without seeking an extension, reflected a commitment made to the community during the 2024 bond campaign to pursue state matching funds rather than increasing local tax burdens. Accordingly, the district does not intend to return to voters to request an increase to the bond or additional personal or business contributions until the five-year BEST Grant pursuit period has been fully exhausted. The Holyoke School District RE-1J respectfully requests consideration of an additional waiver reflecting the difference between the bonding limits in place at the time of the November 2024 bond approval and the district's bonding limits in 2026.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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.

Holyoke School District has made extensive and ongoing efforts to coordinate this project with local governmental entities, community-based organizations, and multiple grant programs to maximize available resources and reduce the district's financial burden associated with construction of a new elementary school.

The district is finalizing a memorandum of understanding with the City of Holyoke for a land swap to remove a street between the proposed site and the existing Holyoke Jr/Sr High School, allowing the district to have the option to connect the two structures via a breezeway for enhanced access to both buildings, and for all K-12 students to utilize all facilities. This partnership eliminates additional land acquisition costs, all dangerous traffic near or between the K-12 campus and places the new facility adjacent to the existing junior/senior high school, improving operational efficiency and long-term planning.

In preparation for the new facility, the district strategically managed its Food Service Fund through USDA programs and the State of Colorado Healthy Meals for All initiative. Through careful planning, the district retained funds to purchase new kitchen equipment for the existing elementary school, which will be relocated to the new building. This proactive approach reduces the overall BEST Grant request by $252,000.

The district has actively pursued and secured numerous grants and donations to support facility improvements, student programming, safety, workforce development, and operations. These include a $40,000 Heginbotham Trust donation; a $140,000 Attorney General Grant; a School Violence Prevention Program (SVPP) / COPS Grant totaling $305,722 with a required 25% local match of $76,430.50; a $400,000 Rural Homegrown Initiative Grant; a $380,000 Youth Connections Grant; a $210,000 Rural Co-Action Grant; a $207,000 Opportunity Now Grant; a $35,000 Jobs for the Future Grant; and an $85,000 EASI Grant. The district also received a semi-truck and trailer valued at $65,000 for its Commercial Driver's License (CDL) program and a donated mural from Caring Colorado. Additionally, the district leveraged food service funds to complete infrastructure upgrades, including a new outside freezer/cooler at the high school ($74,958), a food service transport van ($36,395), and a carport for the van ($3,100).

The district's proposed BEST Grant project has been accepted into the Black Hills Energy Gas-Only Commercial New Construction (CNC) program as of December 2024. The district also applied for two Youth Mental Health & Wellbeing Challenge Grants, which, if awarded, would provide a total of $120,000 over two years. Although these are pending, they represent additional efforts to leverage outside funding.

Together, these partnerships, grants, and strategies demonstrate the district's commitment to coordinating with external entities and pursuing all available resources to support the project while reducing reliance on local taxpayers.

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

CDE Minimum Match percentage	36% 30.64431755%
Match Percentage Requested	28.346617875836%
Amount of requested reduction from CDE Minimum	7.65338213% 2.29%

Is a Statutory Limit Waiver also being submitted? [X] Y [ ] N

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)* $18,846,692.83

B. School District's certified FY2024/25 Assessed Value $86,064,450.00

C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):* $17,212,890.00

D. Current outstanding bonded indebtedness: $1,170,000.00

E. Total available bonded indebtedness (Line C-D). $16,042,890.00

F. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)* **$16,042,890.00**

School District: Holyoke School District Re-1J
Project: ES Replacement
Date: 02/02/2026

Signed by Superintendent:

Printed Name: Kyle Stumpf, Superintendent

Signed by School Board Officer:

Printed Name: Justin Clayton Justin Clayton

Title: School Board President

CDE – Capital Construction Assistance Updated 12/10/2024

NORTHEAST COLORADO BOCES

"Every Student, Every Day"

301 West Powell, Haxtun, CO 80731, 970-521-2771, www.neboces.org

January 26, 2026

BEST Grant Committee Members;

I am pleased to offer this letter of support for the Holyoke School District's application to the Colorado Building Excellent Schools Today (BEST) Grant Program. As the Director of Special Education for Northeast BOCES, I work closely with Holyoke School District and have direct knowledge of the facility needs impacting student safety, access to services, and the District's capacity to meet the needs of all learners – particularly students with disabilities and students requiring medical supports.

Holyoke School District is one of twelve member districts within Northeast BOCES and serves one of the larger student populations in our region. The District has experienced a steady increase in students eligible for special education services and currently serves approximately 100 students with active Individualized Education Programs (IEPs). At the same time, the complexity and intensity of student needs have continued to grow. Approximately 20 percent of Holyoke's special education caseload requires moderate to significant levels of intensive services due to conditions such as significant developmental delays, intellectual disability, serious emotional disability, orthopedic impairment, multiple disabilities, and other health impairments. Nearly nine percent of students with IEPs are identified on the Autism Spectrum, many of whom require enhanced safety measures, structured environments, and specialized spaces due to communication challenges and risk of elopement.

The District's existing facilities place increasing strain on the delivery of specialized instruction, related services, and student health supports. Current building limitations include the absence of a dedicated school nurse's office to support daily health needs and disability-related medical care, insufficient space for specialized instruction and related services, limited storage for specialized equipment and materials, and site conditions that present challenges to overall safety and security for students and staff. Addressing these limitations is critical to ensuring safe, accessible, and effective learning environments for all students.

I have witnessed firsthand the commitment of Holyoke School District's leadership and staff to serving students with diverse and complex needs despite these facility challenges. Investment through the BEST program would directly address critical health, safety, and capacity concerns while supporting equitable access to learning environments that allow all students - especially those with disabilities - to thrive. Improved and expanded facilities will strengthen the District's ability to deliver services on-site and maintain safe, secure, and supportive spaces for students and staff.

I strongly and wholeheartedly support Holyoke School District's BEST Grant application. The proposed improvements represent a necessary and responsible step toward ensuring safe, functional, and inclusive facilities that meet the current and future needs of all students.

Kind regards,

Michelle Patterson

Michelle Patterson - NE BOCES Director of Special Education

NORTHEAST COLORADO BOCES

"Every Student, Every Day"

BOARD OF COOPERATIVE EDUCATIONAL SERVICES
301 W. Powell | Haxtun, CO 80731 |970.521.2771

January 28, 2026

Dear Building Excellent Schools Today (BEST) Grant Reviewers,

I am writing in strong support of the Holyoke School District's application to the Building Excellent Schools Today (BEST) grant program to construct a new elementary school. This proposed project represents a critical investment in the future of Holyoke's students and community and directly aligns with the BEST program's goals of providing safe, modern, and educationally appropriate learning environments.

The current elementary school facility is significantly aged and no longer able to adequately support contemporary instructional practices, student needs, or evolving expectations for health, safety, and security. Despite the district's commitment to providing high-quality instruction, the physical limitations of the existing building constrain the ability to fully implement modern, student-centered learning models, specialized instructional supports, and appropriate service delivery. A new elementary school is essential to ensure that all students have equitable access to learning environments.

Holyoke School District serves a notably high population of students with disabilities, including students with intellectual disabilities, autism, and significant emotional needs. These students require specialized instruction, therapeutic supports, and carefully designed spaces that promote safety, dignity, and effective learning. Purpose-built facilities will allow the district to provide appropriate instructional settings, improved supervision, enhanced security, and private, efficient access to health and support services—conditions that cannot be fully achieved within the existing structure.

The proposed new elementary school will support flexible instructional spaces, collaborative learning, and inclusive practices. This investment will strengthen the district's capacity to attract and retain highly qualified educators, meet regulatory and accessibility requirements, and create an environment where students can thrive academically, socially, and emotionally.

Northeast BOCES fully supports the Holyoke School District's BEST grant application and commends the district for its thoughtful planning and long-term vision. We strongly believe this project is necessary and timely, and that it will result in lasting benefits for students, families, and the broader community. We urge the BEST review committee to give this application the highest consideration.

Sincerely,

Tamara Durbin

Tamara Durbin, Executive Director
Northeast Colorado BOCES

PHILLIPS COUNTY
OFFICE OF EMERGENCY MANAGEMENT
Broc Pelle– Emergency Manager
221 South Interocean, Holyoke, CO. 80734
970-854-3778 broc.pelle@phillipscounty.co

To whom it may concern,

Subject: Letter of support for Holyoke Elementary School

I am writing to express my strong support for the construction of a new Holyoke Elementary School. The project would provide the opportunity to improve the safety and security of Holyoke Elementary students, parents, and staff. As the Emergency Manager of Phillips County, I have had the privilege of working alongside the Holyoke School District and local first responders to prepare for a wide range of emergencies. The stakeholders in this community understand the importance of making safety a top priority.

The construction of a new elementary school in the city of Holyoke comes with the ability to make much needed improvements when it comes to safety and security of our community. Unfortunately, in today's reality a school must consider a wide range of natural and man-made hazards. Over the past two years the current elementary school has hosted multiple emergency exercises to include an active shooter drill, a casualty evacuation drill, a student parent reunification drill, among many others. Each exercise led to the identification of multiple gaps in the current build design which leaves our students, staff, and parents exposed to unnecessary risk.

I am a firm believer in the theory of Crime Prevention through Environmental Design, also known as CPTED. The theory asserts that the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life. A new elementary school would allow the district to focus on the key concepts of CPTED which include territoriality, surveillance, access control, target hardening, image/maintenance, and activity support.

The design of the current building falls short in many of these categories. By addressing theses concepts we will be able to reduce risk in the event of fire, a harmful intruder, and even help protect children and parents during daily pickup and drop off. A new Holyoke Elementary School would be an enormous step towards protecting the citizens within the school district. Thank you for considering my support in the proposed funding of a new elementary school.

Sincerely,

Broc Pelle
Emergency Manager
Phillips County office of Emergency Management

● Campuses Impacted by this Grant Application ●

KIOWA C-2 - PK-12 School Replacement - Kiowa ES/HS - 1953

District:	Kiowa C-2
School Name:	Kiowa ES/HS
Address:	525 Comanche Street
City:	Kiowa
Gross Area (SF):	66,858
Number of Buildings:	1
Replacement Value:	$26,026,768
Condition Budget:	$16,996,317
Total FCI:	0.65
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,263,221	$4,323,200	1.01
Equipment and Furnishings	$1,147,696	$794,352	0.69
Exterior Enclosure	$3,736,544	$797,816	0.21
Fire Protection	$78,002	$621,566	7.97
HVAC System	$3,843,614	$3,990,521	1.04
Interior Construction and Conveyance	$4,587,253	$3,434,848	0.75
Plumbing System	$1,146,134	$692,732	0.60
Site	$4,372,543	$2,945,479	0.67
Structure	$2,851,761	$0	0.00
Overall - Total	$26,026,768	$17,600,514	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa ES/HS Site	481,900	0.67	1953	$4,372,543	$2,945,479
Kiowa ES/HS Main	66,858	0.65	1984	$21,654,224	$14,655,035
Overall - Total	548,758	0.65		$26,026,768	$17,600,514

● Campuses Impacted by this Grant Application ●

KIOWA C-2 - PK-12 School Replacement - Kiowa MS - 1953

District:	Kiowa C-2
School Name:	Kiowa MS
Address:	525 Comanche Street
City:	Kiowa
Gross Area (SF):	31,653
Number of Buildings:	2
Replacement Value:	$12,343,733
Condition Budget:	$9,134,801
Total FCI:	0.74
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,961,791	$1,991,619	1.02
Equipment and Furnishings	$697,261	$840,543	1.21
Exterior Enclosure	$1,452,500	$898,217	0.62
Fire Protection	$40,821	$404,954	9.92
HVAC System	$923,010	$905,652	0.98
Interior Construction and Conveyance	$2,675,006	$2,329,290	0.87
Plumbing System	$579,824	$303,423	0.52
Site	$2,313,322	$1,808,647	0.78
Structure	$1,700,198	$57,410	0.03
Overall - Total	$12,343,733	$9,539,755	0.77

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa MS Admin/Shop	4,310	0.56	1974	$928,147	$580,361
Kiowa MS Site	318,000	0.78	1953	$2,313,322	$1,808,647
Kiowa MS Main	27,343	0.75	1953	$9,102,263	$7,150,747
Overall - Total	349,653	0.74		$12,343,733	$9,539,755

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: KIOWA C-2* **County:** Elbert

Project Title: PK-12 School Replacement

Current Grant Request:	$68,009,710.00	**CDE Minimum Match %:**	58%
Current Applicant Match:	$4,875,000.00	**Actual Match % Provided:**	6.68864567%
Current Project Request:	$72,884,710.00	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$72,884,710.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$760.87	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$70.48	**Affected Pupils:**	288
Hard Costs Per Sq Ft:	$690.40	**Cost Per Pupil:**	$253,072
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	333
Previous BEST Total $:	$476,677.60		

Financial Data (School District Applicants)

District FTE Count:	288	**Bonded Debt Approved:**	
Assessed Valuation:	$81,435,566	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$282,762	**Bonded Debt Failed:**	$48,205,000
Statewide PPAV: $241,472			
Median Household Income:	$92,340	**Year(s) Bond Failed:**	22,23,24,25
Statewide Avg: $75,116			
Free Reduced Lunch %:	41.7%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$744.72	**Total Bond Capacity:**	$16,287,113
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$16,287,113
		Statewide Median: $18,549,763.20	

Kiowa C-2 (0930) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - Site Level Applicant - New - Application Number (31)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**
Kiowa C-2 - 0930

*** Facility Name & Code**
Kiowa Elementary School - 0930-4724

*** Facility Name & Code**
Kiowa High School - 0930-4728

*** Facility Name & Code**
Kiowa Middle School - 0930-4726

Other, not listed

*** B. Facility Type**

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

☑ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room

☑ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

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

C. Who is the facility owned by?

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

225

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

NA

*

Facility Condition

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

The three affected school buildings were all constructed by the district, are all on the same site, and were new when occupied. Post construction, FEMA has designated large portions of the current site as a Zone A Floodplain, with a significant risk of flooding, leading to a health and safety risk. The facilities were constructed one at a time over the decades, and all were constructed in compliance with codes and regulations at the time.

Kiowa School was originally constructed in 1920 and hailed at the time by the local newspaper as a completely modern building complete with electricity, steam heat, and plumbing. Unique to the area, the building carried a Spanish colonial architectural style which would go on to establish the building as an Elbert County landmark in 2000. This building functioned as the sole school facility in Kiowa until 1955 when the red brick Kiowa Elementary School building was constructed. The red brick building is still in use today and used as the Kiowa Middle School. The 1920's Kiowa School functioned as a High School. The

two schools were both utilized until 1985, when the district constructed a new High school building. The High School building is still in use today as its original intended purpose. In 1997 as a result of an enrollment increase of 70% from 1990 to 1996, Kiowa Elementary School and a new High School gym were constructed adjacent to the existing high school. The new construction also included an expansion of the existing high school cafeteria.

The 1920's Kiowa school was unoccupied until 1991 when the building was no longer able to function as a school facility and was sold and utilized as the Elbert County Museum.

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

Over the years, Kiowa School has made thoughtful improvements to its existing campus. The first addition to the 1955 red brick building was completed in 1976, adding three classrooms and a basement. In 1985, Kiowa High School was constructed to meet growing needs. In 1997, voters approved a bond that remodeled the red brick building from an elementary to a middle school following construction of a new elementary school. That project also renovated the high school cafeteria, connecting the high school, elementary school, and gym.

Within the past three years the following improvements were made:
- Indoor walking area resurfaced: $68,000
- Main parking lot mill and overlay: $160,000
- New playground equipment: $178,000

Significant challenges remain. In 2010, the Federal Emergency Management Agency designated the floodplain in the same location as the elementary school as Zone A. This designation indicates a 1% annual chance of flooding and a 26% chance over the life of a 30-year mortgage. Because detailed studies are not performed in Zone A areas, no base flood elevations are provided. This classification substantially increases annual insurance premiums and presents a legitimate life-safety concern in the event of a flash flood.

In May 2025, the District sustained hail damage to its buildings. While much of the damage was aesthetic, the CSDSIP insurance settlement will be applied toward the District's required match as part of this waiver request.

Although the District continues to address essential maintenance needs, investing substantial additional funds into aging structures located within a designated floodplain may not represent the most responsible long-term use of taxpayer dollars-particularly if a successful BEST grant would result in demolition and replacement of the current facility. The District has focused on necessary safety improvements while avoiding major capital expenditures that could soon become obsolete.

Elbert County School District C-2 should be awarded the BEST Grant in 2026 because the need for safe, modern, and educationally adequate facilities remains critical. Aging buildings present ongoing safety, accessibility, and instructional limitations that affect 21st-century learning. Without grant funding, improvements may be delayed indefinitely, increasing long-term costs and limiting opportunities for students.

The District is committed to transparent community engagement to secure the required match. Through clear financial planning and open communication, the District will work to build support for a project that addresses safety concerns, floodplain risk, and long-term educational quality for Kiowa students.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

As a result of owning aging facilities, our district has continually allocated an average of $80,000 per year to the general fund which is spent on capital improvements. This equates to about $280.00 per FTE but pales in comparison to the estimated $13.8M at the ES/HS and $7.9M in capital expenditures needed per the CDE's Facility Insight Report. This type of capital outlay is not possible for our small school district and we continue to allocate as much as possible to repair and maintain these aged facilities . This does not include the numerous insurance claims the district has had to file in the last 5 years. The school district allocates funds district wide that are used at the Kiowa ES/HS building and the Kiowa MS building.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

227

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Kiowa C-2 (0930) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - Site Level Applicant - New - Application Number (31)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

Kiowa Elementary (FCI 0.65), Kiowa Middle School (FCI 0.73), and Kiowa High School (FCI 0.65) are in critical condition, reflecting severe infrastructure deficiencies. The campus is located within a FEMA-designated floodplain, with a 26% probability of major flooding within 30 years. Recurring flooding and drainage failures, proximity to Highway 86 and associated traffic risks, and outdated security systems create ongoing safety concerns for students and staff.

Core building systems have exceeded their useful life. Water infiltration affects all facilities. Electrical systems are outdated and undersized, and the 1955 electrical infrastructure cannot support modern educational technology. HVAC systems do not provide consistent temperature control or adequate indoor air quality. Plumbing systems are deteriorated and unreliable. The original 1950s building layout creates visibility limitations that compromise modern security protocols. These deficiencies are systemic and continue to worsen.

The proposed solution is relocation and construction of a new PK-12 facility on a 38.8-acre site already owned by the district. Relocation removes students from the floodplain, improves site safety and circulation, and replaces failing infrastructure with secure, efficient, modern systems. To prioritize health, safety, and academic needs, athletic amenities such as a football field and track have been removed from the project scope. The district is also pursuing FEMA Hazard Mitigation Grant funding to support demolition and site restoration.

The new PK-12 facility will be 10% smaller than the combined existing buildings, right-sizing the school based on enrollment and reducing long-term operational costs. The building program is projected to operate at approximately 92% utilization, ensuring efficient use of public resources.
Four bond attempts demonstrate strong district commitment. However, limited enrollment and voter demographics continue to constrain local funding capacity. BEST partnership is essential to deliver a safe, resilient, and sustainable learning environment for Kiowa students.

Since November 2022, Elbert County School District C-2 has presented four bond measures to voters. Each effort has failed, reflecting the district's sustained commitment despite challenging economic and demographic conditions. The district serves a geographically large rural area with a relatively small student enrollment compared to the number of registered voters. The community includes a higher-than-typical percentage of households without students enrolled in district schools, creating structural challenges when seeking voter approval for school facility investment. Despite this, the district continues pursuing solutions that protect its public education infrastructure.

229

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

Elbert County School District C-2 continues to face urgent facility challenges, as reflected in our Facility Condition Index scores. Kiowa Elementary/High School has a Building FCI of 0.65 and a Campus FCI of 0.67, while Kiowa Middle School has a Building FCI of 0.73 and a Campus FCI of 0.73. These metrics confirm that the district's needs extend far beyond site concerns such as flooding or highway proximity. The existing facilities present significant health, safety, security, and infrastructure deficiencies that align directly with the statutory priorities of the BEST program.

Key Safety and Security Concerns

The campus remains located within a FEMA-designated Zone A floodplain at the lowest point of a 1.7-mile drainage basin. This designation signifies a 26% probability of a major flood event within the next 30 years. Routine flooding continues during moderate rain events, with significant flood events recorded in 2006, 2017, and 2021. The 2021 flood resulted in $239,000 in restoration costs alone. Unprotected drainage ditches bisect the campus, requiring multiple pedestrian bridges that frequently flood or wash out, creating hazardous travel conditions for students and staff. Historical flood events in the region, including those in 1935 and 1965, resulted in loss of life. Increased frequency and intensity of storm events further elevate this risk. Flood mitigation options have been studied and include reservoir construction, elevating structures, or full campus relocation.

Students and staff must travel between separate buildings throughout the day, exposing them to weather and creating persistent security vulnerabilities. The district's three-person administrative team is responsible for monitoring access across three buildings with more than 50 exterior doors, presenting a significant security challenge. Security infrastructure remains limited, with doors that have not been fully rekeyed in decades and no comprehensive access control system. Extended passing times due to travel between buildings continue to result in approximately 30 minutes of lost instructional time per day.

Originally constructed in 1957, the campus was built directly adjacent to the highway. Over time, traffic volumes have increased substantially, and Highway 86 was elevated and shifted to within 35 feet of the middle school entrance. The campus sits along a curve within a high-speed deceleration zone where vehicles slow from 65 mph to 25 mph, creating risk of roadway departures. In 2021, a driver fell asleep and struck the school's monument sign, narrowly missing the building.

Additional security deficiencies include the absence of secure vestibules at any building entrance, limited and outdated camera coverage, and inadequate communication systems, including aging paging and emergency notification infrastructure. Parking and drop-off patterns remain unsafe. The elementary parking lot is undersized, leading to unsafe drop-off behaviors. High school drop-off occurs directly off Highway 86, resulting in congestion and safety concerns. Parking areas are cracked, poorly lit, and deteriorated.

Facility Condition Deficiencies

Water infiltration and drainage failures impact all buildings. The structures sit at a low elevation, allowing water intrusion through walls, roofs, and entries during rain events. The elementary/high school gym roof continues to leak, requiring temporary mitigation measures. The gym floor was replaced in 2019 due to prior water damage. The middle school roof remains well beyond its useful life. Modifications to Highway 86 have redirected runoff toward the middle school's main entrance and adjacent classrooms.

Electrical deficiencies present significant life safety concerns. Panels are outdated, full, disorganized, and undersized, and have been identified as mission critical for replacement. The main electrical transformer and switchgear remain located within the flood zone approximately 30 yards from the drainage ditch, creating vulnerability during storm events. Classroom circuits are insufficient and frequently trip with minor additional loads. Years of patchwork repairs have resulted in exposed wiring, mislabeled panels, and overburdened systems that no longer meet modern standards.

Heating and cooling systems have exceeded their useful life and fail to provide reliable comfort or ventilation. The high school geothermal system lacks a backup boiler, resulting in classrooms dropping to approximately 50°F during winter cold periods and requiring space heaters that strain electrical circuits. CO2 readings routinely exceed 1,400 ppm and have peaked above 1,800 ppm, negatively impacting concentration and health. The middle school gym and shop areas lack adequate ventilation.

Plumbing infrastructure is similarly deteriorated. The absence of water pressure regulators results in severe pressure fluctuations that have damaged equipment, including a previous $45,000 water bill caused by an undetected underground irrigation line failure. Sewer backups have closed restrooms for extended periods. Frozen pipes, recurring sewer odors, and outdated acid-neutralization systems in science labs compound these deficiencies.

Conclusion

The district's facilities have reached a point where piecemeal repairs are no longer viable. Structural, environmental, and security concerns continue to place

students and staff at risk. The most responsible long-term solution is comprehensive replacement of the existing campus through relocation outside of the floodplain, modernization of security infrastructure, and installation of efficient, code-compliant building systems.

Despite multiple unsuccessful bond elections since 2022, the district remains committed to pursuing local solutions to complement BEST partnership. This investment is not discretionary. It is necessary to protect students, restore instructional time, and provide a safe, resilient learning environment that supports academic and career readiness.

The urgency remains clear, and the need continues to intensify.

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

Following the district's most recent unsuccessful bond election, and after multiple bond attempts since 2022, the District continued an active outreach effort to better understand community concerns and evaluate potential pathways forward. Through numerous conversations with local voters, it became clear that economic pressures and tax sensitivity remain significant factors influencing bond outcomes, despite strong alignment with BEST priorities and demonstrated facility need.

District leadership also consulted with other Colorado districts that have faced similar challenges in securing voter approval, including Rocky Ford School District, to better understand strategies and lessons learned in comparable rural communities. One consistent takeaway was that bond measures exceeding $10 million can be particularly difficult in small districts with limited enrollment and rapidly changing assessed valuations.

In parallel with community outreach, the District continued to rigorously evaluate facility deficiencies and overall campus safety conditions. The assessment process has reinforced that building system failures and site risks are not static. Conditions are deteriorating and long-term exposure to flood risk, aging infrastructure, and environmental concerns is compounding the urgency.

To ensure a comprehensive understanding of deficiencies, the District undertook extensive investigative steps. Conversations were initiated with FEMA to better understand watershed dynamics and potential hazard mitigation funding opportunities. The District coordinated with Elbert County emergency management and engaged peer districts with floodplain campuses to evaluate mitigation strategies and risk exposure.

Recent loss reports were obtained from CSDSIP to quantify the financial impacts of past flooding and related damage. The District carefully reviewed and updated CDE assessment data, working directly with CDE assessors to validate the accuracy of the Facilities Insights Report. This ensured that identified deficiencies accurately reflect current building conditions.

During the master planning process, third-party engineering assessments were conducted in coordination with the owner's representative and Wold Architects and Engineers. Additional investigative efforts included CO2 monitoring performed by Wold's mechanical engineering team, radon testing, and consultation with CSDSIP regarding risk management trends. To better understand the historical flooding context, the District also consulted with the Elbert County Historical Society.

Using the CDE Facility Assessment as the foundational reference, the District retained qualified consultants to further evaluate the extent, severity, and long-term implications of documented deficiencies. These efforts have confirmed that health, safety, and infrastructure concerns are escalating and are more significant than initially understood.

The findings of these investigations directly inform the proposed solution and are detailed further in the Deficiencies section of this application.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The solution addresses ALL of the significant health, safety, security, and infrastructure deficiencies identified in Section D.

The proposed project includes construction of a new PK-12 school with district offices on a 38.8-acre site already owned by the district, along with new playgrounds, bus circulation, parent drop-off areas, and parking.

Preliminary concept designs have been developed to inform budgeting and phasing. The site supports either a two-story or single-story configuration, and builders have indicated no significant cost difference between the two options. Final configuration will prioritize efficiency, supervision, and long-term operational effectiveness.

The new PK-12 building will be nearly 10% smaller than the current building footprints, saving the district on operational costs and maintenance costs in the future, and right-sizing the facility per the Master Plan.

233

The new building is also scheduled to be utilized to its fullest extent, with an estimated 92% utilization rate, starting from day 1.

Key Safety and Security Concerns Resolved:

The selected site is outside the FEMA Zone A floodplain and away from Highway 86. Relocation eliminates exposure to major flood risk, removes the hazardous drainage ditch and pedestrian bridge crossings, and separates students from high-speed highway traffic. This solution directly addresses BEST priorities related to health and life safety.

The new PK-12 configuration consolidates students and staff into a single, secure facility with controlled access points and a secure vestibule at the main entrance. This eliminates the need for students to travel between buildings during the school day and significantly improves supervision and emergency response capabilities.

Centralized administration, modern access control systems, updated camera coverage, and improved site circulation will replace the current fragmented campus layout. The new design restores approximately 30 minutes of lost instructional time daily by eliminating travel between buildings.

Facility Condition Deficiencies Resolved:

Because many building systems across the existing campus are at, near, or beyond their useful life, replacement provides the most complete and efficient resolution.

Relocation eliminates chronic water infiltration by placing the facility on a properly graded site outside the floodplain. This removes the risk of flooding through walls, roofs, and entries and eliminates damage caused by repeated water intrusion.

Electrical systems will be fully modernized and relocated outside of flood exposure. New panels, switchgear, and properly sized circuits will resolve mission-critical deficiencies and support contemporary instructional technology without overloading circuits.

HVAC systems will be replaced with high-efficiency equipment and modern controls to ensure consistent thermal comfort and code-compliant ventilation. Systems will be designed to support MERV 13 filtration and improve indoor air quality. This directly addresses elevated CO2 levels and inadequate ventilation in existing facilities.

Plumbing systems will be fully upgraded, including installation of modern pressure regulation equipment to prevent the severe water fluctuations currently experienced. This eliminates risk of equipment damage and unexpected utility costs, such as the prior underground irrigation failure.

234

Long-Term Efficiency and Completeness

After evaluating all documented deficiencies and alternatives, replacement on a new site is the only solution that resolves 100% of identified life safety, infrastructure, and site risks simultaneously. Renovation and addition scenarios would have required significant investment while leaving the campus within the floodplain and adjacent to Highway 86.

The proposed scope eliminates systemic building failures, removes environmental hazards, modernizes security infrastructure, and provides a unified PK-12 learning environment designed for long-term durability and operational efficiency.

This project delivers a safe, resilient, and modern facility that fully addresses the deficiencies identified in this application while positioning the district for decades of reliable service to Kiowa students.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Following recent grant cycles and bond elections, district leadership evaluated community feedback and reaffirmed that the proposed facility solution itself iss not the source of concern. Stakeholders understand the severity of the documented deficiencies impacting students and staff, and the proposed solution remains preferred.

Extensive due diligence has been conducted regarding floodplain exposure and long-term site risk. The district consulted with civil engineers, insurance representatives, Elbert County emergency management, FEMA officials, and the CDE regional representative to evaluate mitigation options. These discussions consistently reinforced that full relocation outside of the FEMA Zone A floodplain is the only solution that eliminates long-term life safety risk rather than attempting to mitigate it incrementally.

During the 2022 master planning process, a representative committee of parents, staff, board members, and community members met over a four-month period to evaluate facility conditions and long-term needs. The process followed Colorado Public School Facilities Master Plan Guidelines and incorporated input from more than 60 community participants. Four primary concerns consistently emerged: student safety, aging and failing infrastructure, recurring flooding, and escalating maintenance demands.

The planning team evaluated the campus' proximity to Highway 86, the absence of secure entries, unsafe drop-off and pick-up conditions, and the fragmented multi-building layout that requires students to travel outdoors throughout the day. Infrastructure assessments confirmed that electrical systems are unreliable, HVAC systems have exceeded their useful life and do not provide adequate ventilation, and persistent flooding continues to damage building components. These conditions divert operational funds away from instructional priorities.

To guide decision-making, the committee established clear evaluation criteria, including life safety, financial stewardship, operational efficiency, long-term flexibility, and minimizing disruption to students. Multiple scenarios were studied, including maintaining a three-building campus, consolidating into two buildings, and constructing a unified EC-12 facility. Each option was evaluated for cost efficiency, constructability, and ability to fully resolve site and system deficiencies.

After thorough review, the committee and Board advanced Plan 1A, which proposes construction of a new EC-12 school on district-owned property outside the floodplain and away from Highway 86. Renovation and addition options were ultimately rejected because they would require significant investment while leaving the campus exposed to floodplain risk and highway proximity concerns.

The selected site has been evaluated for utilities, grading, drainage, and soil conditions. Preliminary budgets were developed consistent with CDE Public School Construction Guidelines and current building codes. Meetings with builders and review of adjacent geotechnical reports informed constructability assumptions and cost modeling.

This due diligence process confirms that relocation and replacement is the most efficient and responsible use of state and local resources. The proposed solution eliminates systemic site risk, replaces failing building systems, and provides a secure, unified learning environment designed for long-term sustainability and operational efficiency.

235

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Every day, teaching and learning are disrupted by failing infrastructure. HVAC inconsistencies, backed-up sewers, flooding, exposed wiring, gas leaks, and unsafe walking conditions between buildings impact students and staff. Kiowa students do not have the same learning environment as those in neighboring districts.

One of our greatest concerns is our location in FEMA's "Zone A" floodplain. Kiowa has experienced multiple major floods, with the last deadly flood in 1965. Even smaller events have caused severe damage, washing out bridges and flooding buildings. The situation worsened when Highway 86 was raised six feet above the middle school's ground level, directing more water toward the school. In 2011, a drainage improvement project inadvertently caused flooding in a nearby mobile home park, displacing families. Despite efforts, flooding remains a constant threat. The 2006 flood caused $200,000 in damages, and another $239,000 in damage occurred in 2021.

On August 19, 2021, heavy rain caused water to pour down the walls. Maintenance staff worked 10 hours managing the flooding, and as superintendent, I spent the night squeegeeing water away from entry doors to protect the gym floor. The middle school basement, which stores vital school records, has come close to flooding three times.

We have been fortunate that recent floods occurred while staff were present, preventing worse damage. However, our roofs leak during every rainstorm, requiring staff to place buckets throughout the building. Large flood events are becoming more frequent, and as a small district, we have no backup plan if our buildings are condemned due to water damage. In the past two years, we have allocated $700,000 in capital reserves to address ongoing water damage, but this is unsustainable.

Our buildings reflect over 60 years of additions and renovations, leading to severe plumbing and electrical issues. Electrical systems lack coherence, and breakers trip every two weeks. Finding the correct panel is nearly impossible due to the disorganized wiring.

236

Another major concern is our proximity to Highway 86. The middle school's front door is just 12 yards from the road, placing students at risk. Our parking lot is frequently used by trucks that miss the Bennet exit and as a waiting area during highway closures. This heavy traffic has caused extensive pavement damage, and it is only a matter of time before another accident impacts our campus.

Beyond these major hazards, we struggle to keep up with repairs. Mechanical and electrical systems have surpassed their lifespan, and every fix reveals another issue. If we do not receive this grant, capital maintenance costs will continue rising, diverting essential funds from the classroom.

Our district spends too much time and money on temporary repairs rather than investing in our students. As a rural community, our bonding capacity is limited and cannot cover the cost of replacing failing building systems. The BEST Grant is our only viable solution to ensure a safe, functional learning environment for our students.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

We do not take for granted the opportunity a new PK-12 facility creates for our students and community. Our project approach we believe will provide our district the overall greatest value for the next several decades but only if the building is properly maintained. In order to proactively maintain the new facility, our district is committed to allocating money on an annual basis that can anticipate large expenditures as building systems age. Beyond financial allocations we plan to integrate the development of a high-level Capital Improvements Plan as a deliverable by our project team.

Below is a list of specific warranties our project will require starting at the time of substantial completion. Final warranties will be determined during design through conversations between the district and our consultants regarding cost implications and priorities. However, our consultants have indicated that typical warranties for projects such as this are:

- Roof system: 20-30 years
- Roof top unit compressors: 5-10 years
- Boilers: 5-10 years
- Electrical switchgear: 5-10 years
- Lighting controls: 5- 10 years
- LVT: 20-25 years
- Carpet: 10 years

We also plan to empower our maintenance staff to be able to perform required routine maintenance tasks for equipment and products as recommended by manufacturers. Too often we have seen insufficient trainings in a short amount of time that makes it difficult for school staff to properly understand the needs of a new facility. This is why not only will our maintenance and facilities staff be involved in the construction process, but we will require multiple trainings throughout the warranty period for each building system. We also understand that turnover in a school district is inevitable which is why we will document all trainings with videos. Finally, our construction budget includes the purchase of required maintenance equipment for our staff to use.

Our school board and school administrators are assuming an annual contribution of at least 2% FTE (approx $375 per student) per year with a minimum contribution of $100K, or approx. $350/ student, into the capital renewal reserve fund. Our district has historically allocated this level of funding to address current needs of the school as they arise and is committed to maintaining this commitment with the new facility. Our district will do all it can to extend the useful life of the facility, but major renovations and additions as a result of population growth or reaching the end of building life cycles will likely require a bond effort.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ○ Yes
- ◉ No

238

Future Use or Disposition of Existing Public School Facilities

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

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

Upon completion of the new PK-12 facility, all existing school buildings will be demolished and removed from the current site.

The District is will pursue FEMA Hazard Mitigation Grant funding to support abatement, demolition, and site restoration activities due to the property's location within a FEMA-designated floodplain. If FEMA funding is awarded, those funds will offset demolition and restoration costs.

To ensure project certainty, the BEST project budget includes an allowance for full abatement and demolition of all existing school buildings should FEMA funds not be awarded. Estimated demolition and restoration costs are identified within the detailed project budget submitted with this application.

This approach permanently eliminates ongoing maintenance costs, removes students from a high-risk floodplain location, and ensures responsible long-term stewardship of district property.

Kiowa C-2 (0930) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - Site Level Applicant - New - Application Number (31)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

58.00 %

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

6.68864567067

Results indicate if a waiver is required.

Waiver Needed

239

Project Costs

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

C. Project Cost	* $ 72,884,710.00
D. Applicant Match to this Project	$ 4,875,000.00
E. Requested BEST Grant Amount	$ 68,009,710.00
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 72,884,710.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☑ Other (please describe) Sale of existing school property		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

240

* 95,791

K. Gross Square Feet.

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

* 95,791

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 288

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

$ 760.87 Project Cost/Affected Square Feet

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

333

4.5 % * **O. Escalation % identified in your project budget**

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

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

* **R. Anticipated Start Date**

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

08/17/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/29/2029

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

As part of our multi-year effort to pursue a BEST Grant, we have constantly iterated and updated our cost estimates each year. We continue to incorporate as much information and planning as possible, given our limited budget to pursue additional due diligence. We have also continuously implemented estimate and budget efficiencies, when possible.

In preparation for a potential BEST Grant in 2024, we issued a full CM/GC RFQ/P and selected Haselden Construction for the project. This year, Haselden provided a full construction cost estimate based on subcontractor and supplier input, rather than basing costs on historic data or percentages. All soft costs and hard costs have been updated with input from our Owner's Rep, Architect and Contractor. The construction cost was also vetted by another general contractor and a parametric cost model was created to ensure the costs are competitive and our project can be completed per the grant request.

We have been thoughtful regarding the percentages included for escalation, construction contingency and owner contingency. While the impacts of COVID and supply chains have subsided, escalation which is higher than the historic average remains a relevant factor. Ultimately we reduced escalation from 6% to 4.5%, retained construction contingency at 3% and reduced owner contingency from 6% to 5% when compared to last year's grant.

In addition to the efforts above, and to present our most competitive grant application, the District has NOT included new athletic fields (baseball/softball and football) as part of the proposed solution. These fields will remain as-is, on the current site, and are not located within the floodplain. The District hopes to

241

create a community-driven project in the future to construct fields at the new site. Finally, we have kept our new furniture budget to a minimum, and plan to re-use a portion of our current furniture as we make every effort to wisely contribute to this grant request.

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

Ultimate responsibility for managing the project will reside with the School Board and Superintendent. We realize this generational opportunity will require a significant amount of time and investment from our school district leaders to not only ensure funds are spent responsibly but to make sure this project is a community driven effort that creates a sustainable environment for our children moving forward.

The school district went through a public process coordinated with CDE, procured an owner's rep to oversee the project in 2024 pending a successful bond. Artaic Group remains committed to assist the district with Owners Representative Services.

Procurement

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

Our district procurement policies align strongly with the state of Colorado encouraging open procurements. In anticipation of the 2024 bond measure. Kiowa School District, in collaboration with CDE, facilitated a competitive procurement process per District guidelines for Owner's Representative Services, Design Services, and Construction Manager as General Contractor Services.

All procurements were publicly advertised through CDE's listserve, received more than three responses, and met all required procurement durations, per CDE guidelines. Given the scope of the 2026 BEST Grant has not significantly changed, the District plans to move forward with the following consultants, architects and contractors, as previously selected: Owner's Representative, Artaic Group; Architect, Wold Architects; and CM/GC, Haselden Construction. These firms remain committed to honoring the terms of their previous contracts, should the District obtain funding to make this project a reality.

Other funding options

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

Our district continues to aggressively pursue multiple funding sources to address significant facility needs while remaining fiscally responsible given the potential of a future Colorado BEST award. We must carefully weigh the wisdom of making substantial investments in aging infrastructure that may ultimately be demolished.

DOLA Preschool Grant - $1.2 Million Project
The district secured $850,000 from the Colorado Department of Local Affairs (DOLA) toward construction of a new preschool facility, with the district contributing $350,000 in local funds. This substantial local match demonstrates strong community investment despite limited financial capacity. Upon a successful BEST award, this facility will house early childhood programming (3 yrs) and daycare services and will be the only public facility of its kind in Elbert County.

School Security Funding
The district applied for $320,000 through the School Security Disbursement Grant and received $100,000 for security cameras. Equipment is intentionally selected to be portable and integrated into a future BEST project. Additional access control and security devices have been secured through the School Security Disbursement (SSD) Grant and the School Violence Prevention Program (SVPP), with all equipment designed for future incorporation into a new facility.

Local Capital Commitments
The district replaced an uninsurable playground at a cost of $178,000, with more than $17,000 raised locally-further demonstrating community support despite limited capacity.

Insurance and ESSER Funds
From 2023-25, the district received $84,743 in insurance proceeds for facility damage and is currently negotiating a $333,000 hail settlement. Approximately $170,000 in ESSER III funds were utilized in 2024-25, allowing the district to redirect local dollars toward maintenance and capital needs.

FEMA Hazard Mitigation Grant
The district is coordinating with FEMA and Elbert County to pursue approximately $1.8 million in Hazard Mitigation funding, contingent upon a BEST award, to demolish floodplain structures and improve site grading. A letter of support from Elbert County Emergency Management is included.
Collectively, these efforts demonstrate the district's commitment to leveraging every available funding source, contributing local resources where feasible, and making strategic investments aligned with a future BEST project.

243

Current Utility Costs

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

The existing buildings for the school were constructed in 1953, 1974, 1984, and 1997. Energy savings are anticipated from consolidating all buildings to a single new building built to current energy codes and utilizing high efficiency HVAC systems. Building area will be approximately the same (slight reduction), but consolidating will create a more efficient building envelope and reduce the number of overall utility service connections. The new building will be approximately 20-30% more energy efficient than the buildings being replaced. Water and sewer needs will be similar to previous, new utility costs are expected to be 15-20% reduced.

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Kiowa C-2

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

Granting this waiver will allow the District to move forward with resolving the significant health and safety deficiencies as identified and described in our application. Therefore, this waiver will significantly enhance educational opportunity and quality within your school district. Without a waiver to reduce the matching requirement, the District will be unable to advance this project. As a result, students and staff will remain in facilities with ongoing life safety and infrastructure concerns.

Since 2022, the District has presented four bond measures to voters. Each effort was unsuccessful. Even after the CCAB reduced the required match last year, the bond did not pass. Based on these outcomes, the District has determined that pursuing another bond election is unlikely to succeed in the near term.

To demonstrate local commitment, the District plans to sell the existing school property and combine those proceeds with available reserves to generate a meaningful local contribution without requiring another election.

(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 standard match formula assumes that statutory bonding capacity equals practical access to voter-approved debt. In our District that assumption is not accurate. Over the past four years, the District has run four bond elections. All unsuccessful. These outcomes demonstrate that, regardless of statutory capacity, voter-approved debt is not attainable under current conditions. The District has approximately 2,600 active voters and roughly 300 enrolled students. In comparison: Swink 591 active voters, 299 students, Haxtun 1,103 active voters, 307 students, Holly 772 active voters, 279 students

A significant portion of voters do not have children enrolled in the public school system. The District also has a large homeschool population relative to its enrollment. This creates a structural imbalance between those who would directly benefit from facility improvements and those voting on the associated tax increase. The community is also navigating growth pressures and infrastructure concerns, contributing to sustained tax resistance. Reliance on bonding capacity as a measure of financial ability does not reflect the District's actual ability to raise funds locally.

District is committing substantial local resources through reserves ($1.875M) and asset leverage ($3M). This represents a significant financial commitment relative to the size of the District's operating budget. After four unsuccessful bond attempts, continued pursuit of voter-approved debt is not a viable funding strategy. A reduced match more accurately reflects the District's real financial circumstances and provides a practical path forward to address critical health and safety needs.

(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	$282,762.38	5.67%	10% max
Median Household Income	$92,340	19.52%	25% max
Free and Reduced Lunch %	41.7%	15.87%	25% max
Bond Elections in the last 10 years	4	-8%	-2% per/max -10
Total Mills $/Capita	$744.72	15.281%	20% max
Remaining Bond Capacity	$16,287,113	9.33%	20% max
	Total CDE Minimum Match	**58%**	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.

The two factors that most inaccurately reflect the District's financial capacity are Remaining Bond Capacity and Per Pupil Assessed Value.

Remaining Bond Capacity
The match calculation gives significant weight to remaining statutory bonding capacity. While the District may have legal capacity to issue debt, four unsuccessful bond elections since 2022 demonstrate that this capacity is not practically accessible. The formula assumes available capacity equals obtainable revenue. In our case, repeated election results show that voter-approved debt is not attainable. This factor therefore overstates the District's actual ability to raise local funds.

Per Pupil Assessed Value
Recent increases in assessed property values, combined with an enrollment of approximately 300 students, raise the District's per-pupil assessed value. However, higher valuations have not translated into voter support for additional debt. The District has approximately 2,600 registered voters, many without children enrolled in the public schools. As previously stated, our district has a significant population of home schooled students as well. This imbalance between enrollment and voter base further limits practical revenue generation.

For these reasons, the weighted percentage derived from these factors does not fully reflect the District's true financial capacity.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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.

Across four bond campaigns, each effort strengthened in organization and outreach. We engaged experienced campaign support, developed professional materials, held community and small-group meetings, and conducted direct outreach. The Board of Education has remained actively involved in communication and engagement throughout the process. In 2024, we explored alternative strategies, including partnering with Rocky Ford School District to learn from their successful lowering of the mill levy to improve voter acceptance; that same effort was unsuccessful at Kiowa. A future attempt in 2026 would represent a fifth campaign. While some rural districts have eventually succeeded after multiple attempts, current conditions in our community remain particularly challenging.

We have also worked with Elbert County Emergency Management and FEMA to pursue potential flood mitigation or demolition funding. Although these efforts did not yield direct funding, they demonstrate our commitment to exhausting all available avenues.

Most recently, we formed a community team—including local realtors, a nationally recognized appraiser, water experts, our financial advisors, the Town of Kiowa, and the Board of Education—to assemble $4.875 million through reserves, insurance proceeds, and the value of our current site. This represents a substantial local contribution and will require drawing down district reserves. Given the conditions outlined above, this approach reflects our maximum realistic financial participation and supports the need for a reduced weighted match percentage.

(3000 characters max)

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

CDE Minimum Match percentage	58 22.34640571%
Match Percentage Requested	6.68864567067
Amount of requested reduction from CDE Minimum	51.311354 15.65776%

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

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A.	Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$42,273,132
B.	School District's certified Assessed Value from current FY	$81,435,566
C.	District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$16,287,113
D.	Current outstanding bonded indebtedness:	$0
E.	Total available bonded indebtedness (Line C-D).	$16,287,113
F.	**Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered*)	**$16,287,113**

School District: Elbert County School District Kiowa C-2
Project: New PK – 12 School Replacement
Date: February 26, 2026

Signed by Superintendent:
Printed Name: Michael Clough



Signed by School Board Officer:
Printed Name: Donald Gabehart
Title: President



ELBERT COUNTY
EMERGENCY MANAGEMENT

February 18, 2026

Division of Public School Capital Construction Assistance
1525 Sherman Street, Suite 309
Denver, CO 80203

Dear CCAB Board Members,

As the Director of the Elbert County Office of Emergency Management (OEM), I am writing in strong support of the Kiowa PK–12 Building Replacement BEST Grant application.

In 2023, Elbert County completed a comprehensive Hazard Mitigation Plan update in coordination with municipal partners, school districts, and community stakeholders. Among the primary hazards identified for our county, flooding remains a significant and recurring concern. The existing Kiowa school campus is located in an area we recognize as vulnerable to flood risk, and historical events over the past decade reinforce this concern.

Most recently, in June 2023, a major rain event impacted multiple communities across Elbert County. The Kiowa School District has experienced multiple flood-related impacts over the years, including substantial damage requiring insurance claims even after mitigation improvements were implemented in 2013. These repeated impacts demonstrate that risk to the current facility remains present and significant.

From an emergency management perspective, schools are critical infrastructure and serve as essential community lifelines during disasters. They are not only educational facilities, but also potential sheltering locations, reunification sites, and community stabilization hubs. When a school facility is repeatedly impacted by flooding, the consequences extend beyond structural damage—they disrupt continuity of education, strain local resources, and reduce overall community resilience.

The proposed relocation and master planning efforts present a meaningful mitigation strategy. By addressing the underlying flood exposure of the current site and incorporating modern mitigation and resilience principles into new construction, the District is taking a proactive approach to long-term risk reduction. This aligns directly with Elbert County's Hazard Mitigation Plan priorities and our broader strategy to reduce repetitive loss, protect critical facilities, and strengthen community resilience.

Additionally, the Town of Kiowa includes socioeconomically diverse populations. The existing campus sits just downslope from a residential community, including a mobile home neighborhood. Improvements to drainage and site conditions associated with the new construction and demolition of existing structures have the potential to reduce risk not only to the school but to surrounding residents as well. This reflects a mitigation approach that benefits the entire community.

Elbert County OEM remains committed to ongoing collaboration with the Kiowa School District in preparedness, response coordination, mitigation planning, and recovery operations. We strongly support this initiative and believe it represents a sound, forward-looking investment in the safety and resilience of Kiowa students and the broader community.
Thank you for your consideration.

Respectfully,

Jacob Love
Director
Elbert County Office of Emergency Management

ELBERT COUNTY
SCHOOL DISTRICT C-2

Corey Wise, *Interim-Superintendent*
Michael Clough, *Interim-Superintendent*
Vaden Holmes, *Principal*
Heather Neira, *Assistant Principal*
Katherine Woodruff, *Athletic Director*

525 COMANCHE STREET
303-621-2220

February 18, 2026

To Whom It May Concern,

I am writing on behalf of the Kiowa Schools District Accountability Committee. Kiowa Schools desperately need the BEST Grant to give our students a safe, secure, and effective place to learn and grow. Despite several failed bond attempts over the past several years, we continue to see the needs that Kiowa Schools face each day, and our students deserve better.

The list of deficiencies in our school campus is endless. We are located in a FEMA flood zone, and water intrusion is a constant problem. The roofs of all 3 schools leak, posing safety concerns, mold risks, and compounding damage. The schools and playgrounds are not handicap-accessible. The HVAC systems are on borrowed time, and there is no air conditioning for hot days. The electrical systems are outdated and fail to support today's educational needs reliably. Our middle school is just feet from a large state highway, and our children are in constant danger from fast-moving cars and distracted drivers. The schools share a cafeteria and gym, which means that children walk between the buildings throughout the day, even in inclement weather and despite an unsecured campus.

A successful BEST Grant will allow our school district to stop spending its limited budget on never-ending repairs, and instead invest in the education of our children. We want to provide a safe, secure, and efficient school campus for the current and future students in Kiowa.

The Kiowa Schools District Accountability Committee is excited about the future of Kiowa Schools, and we will continue to work with the school board, administration, and staff to support the best possible education for Kiowa's students.

We are grateful for your time and consideration, and we hope that you will award Kiowa Schools a BEST Grant in 2026.

Warmly,

Laura Smith, Chair
Kiowa Schools District Accountability Committee

ELBERT COUNTY
SCHOOL DISTRICT C-2

KIOWA SCHOOLS BOARD OF EDUCATION

Donnie Gabehart, *President*
Jeff Olson, *Vice President*
JR Prokop, *Treasurer*
Tanner Carpenter, *Secretary*
Andrew Pruitt, *Member at Large*

525 COMANCHE STREET
303-621-2220

To The Honorable Members of the BEST Board,

My name is Donnie Gabehart, and I am honored to serve as President of the Board of Education for Elbert County School District C-2. I have been a resident of Kiowa for many years and am a proud graduate of Kiowa High School. This community has played a defining role in my life, and it is both a privilege and a responsibility to give back through continued service to our students, families, and neighbors.

Our school is truly the heart of Kiowa. For generations, it has been a place where students learn, grow, and build lifelong connections. It is also a gathering place for our community, hosting events, celebrations, and activities that bring us together. Over time, however, the effects of aging infrastructure have become increasingly evident. Years of weather exposure, daily use, and natural wear have taken a toll on our facilities. Events like flooding further highlighted vulnerabilities within our buildings and reinforced the urgency of addressing these challenges. To continue serving our students effectively and safely, we must invest in strengthening and modernizing our infrastructure.

This request is the result of extensive planning and collaboration. Our district has worked diligently with community members, stakeholders, and experts to evaluate needs, explore options, and develop a comprehensive long-term plan. We have approached this process with transparency, fiscal responsibility, and a clear focus on student success. Our goal is to be responsible stewards of public resources while creating a safe, secure, and future-ready learning environment that will serve both current students and generations to come. We are committed to preserving the strong traditions of Kiowa Schools while preparing our facilities to meet the evolving needs of education.

We understand that recent elections and funding decisions have been challenging. Conversations surrounding public investment often bring forward diverse perspectives and thoughtful debate. While opinions may differ, our commitment to students remains unwavering. Every decision we make is guided by what will best support their safety, well-being, and academic opportunity, as well as the long-term vitality of our community.

With this in mind, I respectfully request your support in approving the BEST Grant and associated waiver. This investment represents more than a facilities project. It is a commitment to safety, opportunity, and the continued strength of our community. By supporting this request, you are helping ensure that Kiowa Schools can continue to provide a high-quality educational experience in facilities that reflect the pride and resilience of our town.

Thank you for your consideration and for your ongoing commitment to rural communities like ours. Your partnership and support make a meaningful difference in the lives of our students and families.

Respectfully,

Donald L Gabehart

Donald L. Gabehart
President
Elbert County School District C-2 Board of Education

● Campuses Impacted by this Grant Application ●

MONTROSE COUNTY RE-1J - PK Replacement - Early Childhood Ctr (MECC) - 1995

District:	Montrose County RE-1J
School Name:	Early Childhood Ctr (MECC)
Address:	900 Colorado Avenue
City:	Montrose
Gross Area (SF):	14,800
Number of Buildings:	12
Replacement Value:	$4,310,325
Condition Budget:	$2,702,778
Total FCI:	0.63
Adequacy Index:	0.32



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$311,371	$350,050	1.12
Equipment and Furnishings	$51,418	$47,535	0.92
Fire Protection	$773	$0	0.00
Interior Construction and Conveyance	$319,699	$349,667	1.09
Plumbing System	$114,762	$106,319	0.93
Site	$1,767,232	$478,428	0.27
Special Construction	$1,527,857	$1,334,456	0.87
Structure	$217,213	$36,312	0.17
Overall - Total	$4,310,325	$2,702,767	0.63

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Early Childhood Ctr (MECC) Mod G-H	1,300	1.02	1980	$201,709	$204,948
Early Childhood Ctr (MECC) Mod K	1,100	0.94	1994	$191,787	$179,526
Early Childhood Ctr (MECC) Mod 7	1,100	0.99	1996	$174,013	$171,814
Early Childhood Ctr (MECC) Mod E-F	1,300	1.04	1999	$230,936	$240,753
Early Childhood Ctr (MECC) Admin Mod Main	2,200	1.03	1995	$373,495	$384,164
Early Childhood Ctr (MECC) Mod C	1,000	0.98	2001	$166,889	$163,938
Early Childhood Ctr (MECC) Mod A	1,000	0.98	1987	$165,139	$161,871
Early Childhood Ctr (MECC) Mod 6	1,000	0.97	1995	$159,794	$155,189
Early Childhood Ctr (MECC) Mod D	1,000	0.99	1994	$199,235	$197,163
Early Childhood Ctr (MECC) Mod B	1,000	0.94	1987	$172,291	$161,871
Early Childhood Ctr (MECC) Mod I-J	1,800	0.12	2017	$344,706	$40,996
Early Childhood Ctr (MECC) Mod 5	1,000	0.99	1995	$163,099	$162,106
Early Childhood Ctr (MECC) Site	190,500	0.27	2004	$1,767,232	$478,428
Overall - Total	205,300	0.63		$4,310,325	$2,702,767

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: MONTROSE COUNTY RE-1J **County:** Montrose

Project Title: PK Replacement

Current Grant Request:	$6,192,542.48	**CDE Minimum Match %:**	51%
Current Applicant Match:	$6,445,299.31	**Actual Match % Provided:**	51%
Current Project Request:	$12,637,841.79	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$12,637,841.79	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$538.79	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$93.90	**Affected Pupils:**	150
Hard Costs Per Sq Ft:	$444.89	**Cost Per Pupil:**	$84,252
Previous BEST Grant(s):	19	**Gross Sq Ft Per Pupil:**	156
Previous BEST Total $:	$24,523,770.76		

Financial Data (School District Applicants)

District FTE Count:	5,574	**Bonded Debt Approved:**	$21,270,000
Assessed Valuation:	$995,683,456	**Year(s) Bond Approved:**	16
Statewide Median: $143,909,452			
PPAV:	$178,630	**Bonded Debt Failed:**	$198,000,000
Statewide PPAV: $241,472			
Median Household Income:	$68,621	**Year(s) Bond Failed:**	24
Statewide Avg: $75,116			
Free Reduced Lunch %:	56.9%	**Outstanding Bonded Debt:**	$18,385,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$687.70	**Total Bond Capacity:**	$199,136,691
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$180,751,691
		Statewide Median: $18,549,763.20	

Montrose County RE-1J (2180) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK Replacement (2180-SG00003) - Site Level Applicant - New - Application Number (39)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Early Childhood Center - 2180-2942

Other, not listed

252

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

253

Facility Condition

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

The PK program serving students in the Montrose Area (the main office and all classrooms) is located in 13 modular units that range in age from 1987 to 2017.

Modular units were purchased in both used and new condition by the school district over time with general funds.

At the time of purchase, they were considered suitable for classroom use with typical lifespans for modular classrooms.

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

The existing site with the modular layout was originally developed in 2004 and has been under continual expansion since then. The PK area is referred to as "The Wagon" in the district as the modulars have been arranged in an oval layout with a play area in the center.

The facility has had no capital projects of significance in the past 3 years.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Our capital funding is through our general fund transfer and averages $1,100,000 per year over the past three years, which averages $180/pupil district wide.

If awarded, MCSD commits to meeting or exceeding BEST Capital Renewal Statute, pursuant to 22-43.7-109(4)(d)(I)CRS.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

MCSD adheres to 22-43.7-109(4)(d) CRS, for a previous new construction BEST grant project (Columbine MS). MCSD funds a capital reserve fund annually with a transfer from GF up to 2% of per pupil revenue between $64,000-$115,000 for Columbine MS capital renewal to be used for appropriate uses of capital renewal funds as outlined in BEST's Capital Renewal Reserve requirements.

*

254

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Montrose County RE-1J (2180) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK Replacement (2180-SG00003) - Site Level Applicant - New - Application Number (39)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

Yes
No

C. Executive Summary

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

Montrose County School District (MCSD), established in 1883 and consolidated in 1962, serves nearly 5,900 students in 800,000 SF of facilities. The Montrose-area preschool program operates from 13 aging modular buildings at the Wagon campus. Installed between 1987 and 2017 as temporary solutions, these units have exceeded their intended lifespan.

The Early Childhood program serves between 150-165 students ages 2½ to 6 each year; 34% have Individual Education Plans (IEPs). Montrose is identified as a childcare desert, with demand exceeding available spaces. Ten of the thirteen modulars have Facility Condition Index (FCI) scores between 0.94 and 1.04, indicating urgent replacement. Major systems are beyond useful life.

Safety and infrastructure deficiencies include no secure single point of entry, 15 exterior classroom doors, outdated fire alarm and communication systems, no sprinklers, failing roofs and exterior finishes, deteriorating ramps and stairs, poor lighting, and aging fencing. HVAC systems cause extreme temperature swings. Plumbing and fixtures are failing, with recurring sewage odors and rodent activity reported. Gravel walkways create trip hazards. The dispersed layout reduces supervision efficiency, increases risk, and limits confidential space for early intervention, speech, and occupational therapy. Maintenance cannot correct these systemic failures.

256

In February 2026, MCSD purchased a 24,000 SF recreation facility on 3.93 acres adjacent to Montrose High School for $3.4 million after completing structural and environmental reviews. The District seeks BEST funding to renovate the building into a permanent Pre-Kindergarten Center.

The project will relocate preschool students into a secure, code-compliant facility with controlled entry, modern life-safety systems, proper ventilation and climate control, ADA access, dedicated intervention spaces, improved circulation, and supervised outdoor play areas. Adaptive reuse costs roughly one-third of new construction and does not require a bond measure. Failure to act risks building failure, student displacement, fragmented services, and disruption of mandated special education programming.

This project replaces deteriorating temporary classrooms with a safe, stable, and developmentally appropriate early childhood center for Montrose's youngest learners.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The use of 13 modular classroom buildings at The Wagon campus presents significant safety, operational, and programming deficiencies.

Deficiencies include Priority 1 Items of Security, Safety, Health and Technology as detailed below:

SECURITY
The current PK program operates across 13 modular buildings, each with at least one exterior entrance. In total, there are 15 doors that open directly into classrooms or offices without secure vestibules or controlled entry points. The facility lacks an integrated panic button system, card readers, and electronic access control for exterior doors. There is also no clear visibility to monitor who is approaching the buildings.

The intercom and phone systems have exceeded their useful life. The existing security camera system relies on outdated CCTV technology that is nearing end of life and does not meet modern standards. The chain-link fencing around portions of the campus is also approaching the end of its useful life and does not provide true security fencing for the site.
Visitors are expected to check in at the office trailer; however, there is nothing preventing individuals from directly accessing classroom modulars without passing through the office. In addition, the site lacks any physical barrier to prevent vehicle-forced entry.

The campus layout further complicates security. The main office and eight classroom modulars are arranged in an egg-shaped configuration with the playground in the center. While fencing exists between individual modulars to contain children, the campus itself does not have a secure perimeter fence. Four additional modular buildings are located east of this configuration and are completely unfenced, creating additional vulnerabilities in site access and supervision.

SAFETY

The Wagon campus includes a combination of gravel walkways and severely cracked pedestrian pavement that is sinking and heaving and is well beyond its useful life, creating uneven walking surfaces and trip hazards. Playground equipment is outdated and would not meet current safety standards. Site lighting, mounted on wooden poles, is near the end of its useful life and does not provide adequate illumination for parking areas or evening use.

The modular buildings do not have full foundations. Roofing systems are deteriorating and failing, contributing to water intrusion and accelerated building degradation. Gutters leak and no longer properly direct drainage away from the structures. During winter months, large icicles regularly form along rooflines, creating a significant falling-ice hazard for students, families, and staff.

Life-safety systems are also deficient. The fire alarm system is beyond its useful life, is not addressable, and does not meet current code requirements for voice evacuation. There is no fire sprinkler system in the facility. Several modular classrooms rely on accessible ramps that are beyond their useful life, and wood exterior exit stairs in multiple locations have deteriorated, presenting tripping hazards. Exit signage and emergency battery-pack lighting are also beyond their useful life, and the facility lacks emergency exit lighting connected to a dedicated panel.

Electrical infrastructure is limited, and staff regularly rely on extension cords and power strips due to insufficient receptacles. The gravel parent drop-off area is located within an industrial zone with additional traffic, and the preschool's proximity to a river presents an added safety concern for the District's youngest learners.

Site drainage is poor, and melting snow frequently refreezes into icy areas, particularly in the play yard. Natural gas service to the modular units is not protected. Exterior finishes require repair or replacement, and some soffits are failing, creating additional safety concerns related to building deterioration.

258

HEALTH
Restrooms in the ten older modular buildings are approaching the end of their useful life and require replacement. All thirteen modular units rely on residential-grade water heaters that are beyond their useful life. Interior finishes, including casework and plumbing fixtures, are near or beyond their service life, and several classroom water coolers have also exceeded their useful life.

Poor site drainage allows water to collect beneath the modular units. Roofing, window, and envelope deficiencies contribute to ongoing leaks in several of the older modular buildings, further increasing the risk of moisture-related damage.

Staff have reported recurring sewage odors in portions of the buildings, suggesting aging plumbing and ventilation systems that are beyond practical repair and raising concerns about indoor air quality. Persistent rodent activity continues despite mitigation efforts, reinforcing concerns about sanitation and building condition. Flooring in multiple classrooms is separating from walls and subflooring, creating both sanitation concerns and tripping hazards.

Mechanical systems are outdated and unreliable. Heating and cooling units frequently malfunction, resulting in classroom temperatures reaching approximately 90°F during warmer months and dropping as low as 50°F in colder months. These extreme conditions are not conducive to learning and are particularly concerning for preschool-aged children and students receiving specialized services.

The facility does not include a dedicated nurse's station with a restroom or secure medication storage area. Preschool-sized toilets backed up so frequently that they were replaced with adult-sized fixtures supplemented with footstep boxes. There is no cafeteria or kitchen; food is prepared off-site and delivered

to classrooms.

In many areas, the buildings do not meet ADA standards for restroom accessibility, building access, or door hardware. Interior finishes throughout the modulars are beyond their useful life and require replacement.

As seen in the program comparison, classrooms are tremendously undersized and do not meet state preschool standards.

TECHNOLOGY
The early childhood campus relies on a local area network that is beyond its useful life and requires replacement. Classrooms also lack adequate casework, storage, sinks, whiteboards, lighting, and age-appropriate technology infrastructure necessary to support modern preschool programming.

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

MCSD undertook a comprehensive and thoughtful facilities master planning process during 2021-2022 to evaluate districtwide building conditions and future needs. Through this process, preschool programming emerged as one of the highest-priority facilities requiring near-term attention.

As part of the master planning effort, detailed facility assessments were conducted by architects and civil, structural, mechanical, electrical, plumbing, and technology engineers to identify building deficiencies and system needs. These professional evaluations provided the technical basis for documenting the conditions of the existing PK modular facilities.

The Colorado Department of Education updated the facility assessment for the existing PK buildings in November 2025. According to this report, ten of the thirteen modular buildings have a Facility Condition Index (FCI) between 0.94 and 1.04, indicating an urgent need for replacement. The remaining three modular buildings are newer and have lower FCIs, which artificially lowers the overall campus average. Nearly all building systems in the ten older modulars have exceeded their useful life.

To better understand community needs beyond the school system, MCSD also partnered with the City of Montrose and Montrose County to commission a Childcare Needs Assessment conducted by Root Policy Research. The study identified Montrose as a "childcare desert," reinforcing the urgency of addressing early childhood facilities.

MCSD further strengthened its planning process by hiring an Owner's Representative to manage the master plan effort and coordinate ongoing communication with CDE's Regional Program Manager regarding activities related to the BEST grant application.

The District ultimately developed a Master Capital Plan, published in March 2022 following a 36-month evaluation process. The plan incorporated facility audits by architects and engineers, stakeholder engagement, and a community survey to ensure priorities aligned with districtwide needs and long-term planning goals.

259

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

MCSD proposes the replacement of the existing modular preschool campus at the Wagon site with a permanent, code-compliant early childhood facility through adaptive reuse of an existing recreation structure in Montrose.

This is considered a major renovation to convert the existing recreation field house into a PK center. Core and shell will remain, but the majority of the interior will be renovated for the PK program.
The property and approximately 24,000 SF building were purchased in February of 2026 MCSD for this project. The solution eliminates the documented Priority 1 deficiencies related to safety, security, health, and technology while providing a long-term, fiscally responsible facility designed specifically for early childhood education. The adaptive reuse project will require new HVAC systems, electrical systems, envelope improvements, framing, finishes, low voltage, security, fire sprinkler, fire alarm and finishes. The renovation will address a few minor deficiencies noted in the property engineering report in the proposed building.

SECURITY
The proposed facility will correct the significant security vulnerabilities present at the Wagon campus by implementing modern, layered security standards consistent with current school safety best practices.
Secure Single-Point Entry

The new design includes:
A secured vestibule with monitored access
Controlled entry with electronic access control and card readers
Visitor management systems
Clear lines of sight to the main entry

260

This replaces the current condition of 15 uncontrolled exterior classroom doors and eliminates the ability for individuals to bypass the main office.

Modern Security Infrastructure

The project will include:

Integrated panic button system
Modern IP-based surveillance cameras
Updated intercom and VoIP communication systems
Electronic access control for exterior doors
Secure perimeter fencing appropriate for a preschool campus
Site design features that prevent vehicle-forced entry

These upgrades replace outdated CCTV systems, aging intercom equipment, and ineffective perimeter fencing currently beyond useful life.

SAFETY

The new facility will be equipped with:

Fully addressable fire alarm system with voice evacuation
Fire sprinkler system throughout
Emergency lighting connected to dedicated panels
Code-compliant exit signage
ADA-compliant exits and accessible egress route

These improvements directly address the absence of sprinklers, non-addressable fire alarm systems, failing exit lighting, and deteriorating ramps and stairs in the modular campus.

Safe Site Design and Circulation

The redesigned site will include:
Paved pedestrian pathways
Safe parent drop-off and pick-up zones
Improved traffic circulation
Adequate parking lot lighting
Proper drainage to prevent ice accumulation

This eliminates current trip hazards from gravel walkways, cracked pavement, poor drainage, and industrial traffic conflicts.

Durable Construction
Unlike the modular units without permanent foundations, the renovated facility will provide:

Permanent structural systems
Code-compliant roofing and drainage
Properly protected utilities
Long-term exterior envelope durability

This removes ongoing hazards related to water intrusion, falling ice, failing soffits, and unprotected gas service lines.

HEALTH

Indoor Air Quality and Environmental Health

The project replaces deteriorating modular structures with a permanent facility featuring:

Modern HVAC systems designed to ASHRAE ventilation standards
Consistent temperature control
Improved humidity control
Properly ventilated plumbing systems
Elimination of chronic sewage odor issues
Enhanced building envelope performance

These upgrades directly address extreme classroom temperature fluctuations (50°F-90°F), recurring plumbing odors, rodent intrusion, and water infiltration beneath modular units.

Plumbing and Sanitation

The new facility will provide:
Code-compliant preschool restrooms
Commercial-grade water heating systems
Dedicated nurse's suite with restroom and secure medication storage
ADA-compliant plumbing fixtures
Proper food service accommodations
PK compliant restrooms shared between every two classrooms

This resolves deficiencies including failing residential-grade water heaters, inaccessible restrooms, lack of health office space, and inadequate sanitation infrastructure.

New finishes throughout, of which replacement eliminates failing flooring systems, worn interior finishes, aging casework, and persistent moisture-damaged materials resulting in a cleanable, durable, and developmentally appropriate early learning environment.

TECHNOLOGY

The project includes complete replacement of outdated technology infrastructure.
Infrastructure Upgrades
New local area network (LAN)
Structured cabling systems
Adequate electrical capacity and receptacle distribution
Elimination of reliance on extension cords and power strips
Age-appropriate classroom technology infrastructure

These improvements ensure the preschool program meets modern educational delivery standards and supports early intervention and specialized services.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The District's master planning process identified a near-term need for a preschool facility to serve Montrose students and families currently attending the Wagon campus. Through this work, MCSD recognized that action was needed to address the deficiencies of the existing modular buildings and develop a long-term solution.

To prepare the proposed project, MCSD competitively procured a Design Team, in collaboration with our on-call Owner's Representative, to guide planning, design, and cost validation. The Design Team has completed conceptual design documents, informed by meetings with staff and stakeholders to ensure the facility supports program needs. Design work is being developed in accordance with current school construction codes and preschool licensing requirements.

The design team investigated several options: centralized facility vs. de-centralized PK at each elementary school. After many stakeholder meetings, the district chose to move forward with a centralized plan.

A CM/GC has been engaged to provide pre-construction services and develop a conceptual cost estimate. This estimate was independently reviewed and confirmed by a third-party construction cost consultant to validate project feasibility and accuracy.

263

MCSD has also taken several steps to ensure the suitability of the selected property. The District purchased the building and site for approximately $3.5 million and invested roughly $100,000 in design fees prior to submitting the grant application. As part of the acquisition process, MCSD commissioned a structural engineering analysis, commercial appraisal, and initial survey work to verify property limits. The structural review identified no concerns regarding the building's integrity.

An environmental firm was engaged to perform hazardous materials testing and prepare an AHERA report. In addition, the City of Montrose utility providers for water and sewer have been contacted and confirmed that no additional tap fees will be required for the project.

As noted previously, MCSD evaluated the possibility of constructing a new early childhood facility on undeveloped land approximately three years ago. That option carried an estimated cost exceeding $35 million and would have required matching funds through a ballot measure. After extensive discussion and analysis, District leadership remained committed to identifying a more fiscally responsible option that would not compromise longevity or educational programming. If awarded a BEST grant, this solution will NOT require a bond measure.

When the opportunity arose to purchase the recreation district property, the District determined that adaptive reuse of the existing structure offered the most practical solution. If awarded, this project will provide a permanent preschool center at roughly one-third the cost of the previously studied new-construction option while still meeting the District's long-term facility and program goals.

The District's proposed solution is the result of a multi-year planning process and extensive analysis of options. The Childcare Needs Assessment confirmed

both the strong community demand for early childhood services and the well-documented academic, social, and economic benefits of early childhood education, with prevailing research showing a return of approximately $4 to $16 for every $1 invested.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Several of the modular classrooms at the Wagon campus are in poor condition and are at risk of failing in the near term. If one or more units were to fail, MCSD would be forced to relocate students into various existing facilities across the district. This would create additional operational costs for an already stretched program and result in a fragmented and disjointed educational model for some of the District's youngest learners.

The District is legally obligated to provide educational services for preschool students with IEPs. If modular classrooms were to become unusable, the District would face significant difficulty identifying alternative spaces that meet licensing requirements and are appropriate for specialized early childhood programming.

Members of the District's project team-including designers, the Owner's Representative, and construction professionals-have noted that the FCI scores assigned to the Wagon campus in CDE's 2026 assessment are among the highest they have encountered, indicating that the facilities are considered critically in need of replacement.

If this project is not awarded, the District would be forced to phase improvements over several years in the new building due to funding constraints. This would result in some students relocating to the newly acquired building while others remain in the deteriorating Wagon modulars. Operating two separate preschool sites would create inefficiencies, increase operational costs, and prolong student exposure to facilities already identified as failing.

264

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Montrose County School District maintains a strong commitment to preventative maintenance and long-term facility stewardship. This approach is demonstrated by the fact that many systems within the existing modular buildings remain operational despite being well beyond their intended life expectancy. The District will apply this same proactive philosophy to the proposed project to maximize the life of the renovated facility.

Following project completion, MCSD will implement scheduled maintenance and warranty inspections for all capital construction components. Contract documents will require training for maintenance and custodial personnel on all new systems and building components. These training sessions will occur at multiple stages during construction and project closeout to ensure staff fully understand system operation, care requirements, and maintenance procedures. This process helps establish a successful long-term maintenance program and supports optimal performance and longevity of the facility.

Consistent with CDE recommendations, MCSD will implement a formal facilities maintenance plan for the renovated building. This plan will document the District's maintenance strategy and will be developed with input from relevant District and community stakeholders. The plan will include short-, medium-, and long-term goals and will clearly identify required maintenance actions and associated timeframes.
Maintenance tasks will be categorized as emergency, routine, preventative, or predictive. District staff will be trained on how to use and maintain this document so it remains an active management tool. The District will also continue developing systems for documenting work orders and tracking response times in relation to the goals outlined in the plan. This information will guide annual budgeting decisions and help ensure maintenance is performed consistently and strategically. The plan will also include guidance on how to address deferred maintenance should it occur.

The maintenance plan will be reviewed and updated every three years to reflect building performance, system aging, and operational experience. This process will allow the District to continually refine its approach and maintain the facility in the best possible condition throughout its lifespan.

To support ongoing maintenance and capital renewal, MCSD budgets for facility upkeep through two funding sources: a Maintenance Discretionary Budget funded through the General Fund, and an annual Capital Reserve Fund allocation. These funding mechanisms provide the District with a structured approach to maintaining facilities and planning for long-term system replacement.

If awarded, MCSD commits to meeting or exceeding BEST Capital Renewal Statute, pursuant to 22-43.7-109(4)(d)(I)CRS. The capital renewal budget for the proposed project will reflect the 2% of per pupil revenue that is already employed district-wide. Renewal funds for this property will be a documented transfer for the facility each year and be spent on appropriately defined capital renewal items. This averages to between $200-$400 per student per year that will attend the PK school. As the budget allows, we will strive to increase this per student budgeting during our annual budgeting process.

265

Adjacent Structures

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

- ○ Yes
- ◉ No

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

NA

AHERA

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

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

- (●) Yes
- ( ) No

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

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

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

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

MCSD intends to sell any modular buildings or assets that retain value and demolish those that do not.

Any demolition and relocation costs will be funded by the District and are not included in this grant application.

266

Montrose County RE-1J (2180) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK Replacement (2180-SG00003) - Site Level Applicant - New - Application Number (39)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

51.00 %

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

51

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 12,637,841.79
D. Applicant Match to this Project	$ 6,445,299.31
E. Requested BEST Grant Amount	$ 6,192,542.48
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 12,637,841.79

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

268

* 23,456

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

* 23,456

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 150

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

$ 538.79 Project Cost/Affected Square Feet

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

156

5 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

05/29/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

03/28/2028

269

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

MCSD developed the project estimate through a structured process involving multiple PK-12 educational design and construction experts, as described throughout this application.

The selected design team, BG+co and Wight Group, prepared conceptual design documents, which were provided to a well-known school CM/GC based in Grand Junction, FCI Constructors, Inc., to develop construction cost estimates. The District then validated this estimate through a third-party construction cost consultant located on the Western Slope.

MCSD's Owner's Representative, Dynamic Program Management (DPM), prepared the overall project budget. DPM conducted due diligence on soft costs and provided recommendations for appropriate escalation and contingency allowances. Construction cost escalation has been closely monitored within the regional market and has been adjusted upward to reflect a projected construction start in 2027.

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

Our plan for project management includes several facets. We plan to keep our executive committee structure including the superintendent, COO, facilities & safety manager, Board of Education representatives and PK director to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

An Owner's Representative will be procured to provide overall oversight of the budget, scope and schedule. The Owner's Representative will work collaboratively with the district's facilities staff.
The design team, BG+co and Wight Group will be retained to complete the design of the proposed project. The security designer will be Sentinel, the competitively procured security consultant for MCSD.

The CM/GC will be competitively procured per CDE and MCSD's procurement policy.

The Owner's Representative will manage the schedule, budget and quality from pre-construction through warranty. The Design Team will be responsible for managing their core competencies in design and code compliance. The CM/GC will provide best construction practices within the industry.

Other consultants will include a traffic engineering consultant, commissioning agent, geotechnical engineer, construction material testing firm, moving company, surveyor and furniture, fixtures & equipment vendor and will be responsible for managing the scopes of work under their expertise.

Procurement

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

270

MCSD has already followed the CDE BEST Consultant/Vendor Selection Guidelines for procurement of the design team. The procurement for PK design was in combination with the procurement for design of a new Montrose High School.

The RFQP was advertised through CDE's List Serve. 27 Firms requested the RFQP Documents. 21 individuals attended a non-mandatory pre-proposal meeting. MCSD received 8 Qualifications packages. A selection committee scored the qualifications and recommended four firms to a short list for interviews. The selection committee scored the short list after interviews and recommended selection of BG+Co teamed with Wight and Co.

MCSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the remaining team members on this project.

We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

Other funding options

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

MCSD has explored multiple options outside of BEST funding to address the District's early childhood facility needs.

MCSD maintains strong relationships with local municipalities and the hospital, all of which recognize the importance of services for young children in the community. These entities have collaborated over time to explore partnership opportunities and coordinated approaches to meeting community needs. Because MCSD's focus is on preschool-aged students, the City of Montrose has prioritized efforts to address childcare needs for infants and toddlers and is pursuing a daycare center for that purpose. As a result, the City did not have funding available to contribute to the District's PK facility project. Similarly, the County and hospital were not able to allocate funding toward this effort.

As described throughout this application, MCSD initially studied construction of a new centralized PK facility. Once the projected cost exceeded $35 million, the District shifted its focus toward identifying a more fiscally responsible solution. The proposed adaptive reuse project is approximately one-third the cost of the original concept, allowing the District to provide its match from the General Fund, request a smaller BEST grant amount, and demonstrate a pragmatic approach to solving facility needs.

MCSD has already demonstrated significant local investment in the project. The District purchased the property and building for $3.4 million using General Fund resources and has invested more than $100,000 in design work to advance the project prior to grant award. These expenditures are not included in the BEST application budget.

The District has also explored voter-approved funding. In 2024, MCSD placed a $198 million bond measure on the ballot that would have addressed high school replacement and other capital projects, including PK solutions; the measure did not pass (27% in favor, 73% opposed). Previously, voters approved a $21.7 million bond in 2016, which provided BEST matching funds to replace Columbine Middle School and address additional capital needs. If this application is awarded, this project will not require a ballot measure and is therefore shovel-ready with the match in hand for a replacement school project.

In addition to BEST funding, MCSD plans to pursue other grant opportunities to support program-specific items such as playground equipment and furniture. However, BEST remains the most significant and viable funding source for completing the facility renovation itself.

271

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?

At The Wagon, 2025 annual utility costs were as follows:

Electric = $15,279.75

Gas = $1,281.79

Water = $5,632.02

We expect our energy and water usage to be reduced with a replacement school. The mechanical and electrical engineers have projected that we will realize a savings of about 15-20% of our existing utility costs.

272

CITY OF MONTROSE
OFFICE OF THE CITY MANAGER

February 23, 2026

Re: Letter of Support – Montrose County School District BEST Grant Application

Dear Review Committee:

The City of Montrose strongly supports the Montrose County School District (MCSD) application for funding through the Building Excellent Schools Today (BEST) grant program. MCSD's commitment to addressing aging facilities reflects a clear dedication to the long-term success of its students, especially our youngest learners in pre-school programs.

The facility proposed for rehabilitation is a 1987 concrete slab building that has experienced significant depreciation over time. Most recently utilized by the Montrose Recreation District as a fieldhouse, the building is adjacent to Montrose High School and ideally situated for integration into the broader MCSD campus. However, substantial renovation is necessary to transform the structure into a safe, modern, and developmentally appropriate early childhood education center designed specifically to serve pre-school children.

In 2021, the Montrose County Childcare Needs Assessment identified a critical shortage of childcare and Pre-K availability, ultimately classifying Montrose County as a "childcare desert." Since that time, the City of Montrose has prioritized expanding access to high-quality childcare. We are currently undertaking major rehabilitation of an existing City-owned facility to create a childcare center focused primarily on serving infants and toddlers.

The School District's proposed project complements these efforts. By expanding and improving Pre-K facilities, MCSD will address a critical gap in early childhood education and strengthen the continuum of care for Montrose families. In our community, school facilities are not only educational spaces but valued community assets. Investing in their improvement will foster student achievement, support working families, and provide benefits for generations to come.

We respectfully urge you to recognize the urgency and importance of this project and to support MCSD's application. Strengthening these facilities is an essential step in ensuring the continued success of the students, families, and educators of Montrose County.

Respectfully,

William Bell, MPA
City Manager
City of Montrose
wbell@cityofmontrose.org

● Campuses Impacted by this Grant Application ●

NORTH CONEJOS RE-1J - ES Replacement - La Jara ES - 1937

District:	North Conejos RE-1J
School Name:	La Jara ES
Address:	214 Poplar Street
City:	La Jara
Gross Area (SF):	36,950
Number of Buildings:	1
Replacement Value:	$19,744,099
Condition Budget:	$12,284,145
Total FCI:	0.62
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,803,411	$2,202,402	1.22
Equipment and Furnishings	$350,455	$438,069	1.25
Exterior Enclosure	$5,318,515	$1,558,348	0.29
Fire Protection	$2,117	$358,745	169.44
HVAC System	$3,186,151	$3,012,197	0.95
Interior Construction and Conveyance	$4,222,886	$3,042,021	0.72
Plumbing System	$666,757	$717,694	1.08
Site	$1,454,078	$1,101,647	0.76
Structure	$2,739,728	$250,635	0.09
Overall - Total	$19,744,099	$12,681,758	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
La Jara ES Site	348,480	0.77	1937	$1,505,034	$1,165,342
La Jara ES Main	36,950	0.61	1937	$18,239,065	$11,516,416
Overall - Total	385,430	0.62		$19,744,099	$12,681,758

● Campuses Impacted by this Grant Application ●

NORTH CONEJOS RE-1J - ES Replacement - Manassa ES - 1920

District:	North Conejos RE-1J
School Name:	Manassa ES
Address:	200 South 5th Street
City:	Manassa
Gross Area (SF):	29,500
Number of Buildings:	2
Replacement Value:	$13,341,859
Condition Budget:	$11,310,769
Total FCI:	0.85
Adequacy Index:	0.14



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,807,804	$2,199,900	1.22
Equipment and Furnishings	$441,191	$551,489	1.25
Exterior Enclosure	$2,654,807	$1,591,812	0.60
Fire Protection	$15,589	$329,245	21.12
HVAC System	$1,261,355	$1,551,176	1.23
Interior Construction and Conveyance	$3,023,465	$2,470,589	0.82
Plumbing System	$436,729	$431,510	0.99
Site	$2,308,790	$2,474,873	1.07
Structure	$1,392,129	$29,409	0.02
Overall - Total	$13,341,859	$11,630,003	0.87

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Manassa ES Main	23,300	0.82	1967	$7,476,223	$6,381,983
Manassa ES Gym	6,200	0.76	1936	$3,556,846	$2,773,147
Manassa ES Site	174,240	1.07	1920	$2,308,790	$2,474,873
Overall - Total	203,740	0.85		$13,341,859	$11,630,003

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: NORTH CONEJOS RE-1J **County:** Conejos

Project Title: ES Replacement

Current Grant Request:	$48,243,522.19	**CDE Minimum Match %:**	33%
Current Applicant Match:	$6,000,000.00	**Actual Match % Provided:**	11.06122862%
Current Project Request:	$54,243,522.19	**Is a Waiver Letter Required?**	Statutory
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$54,243,522.19	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$976.16	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$211.96	**Affected Pupils:**	339
Hard Costs Per Sq Ft:	$764.20	**Cost Per Pupil:**	$160,010
Previous BEST Grant(s):	3	**Gross Sq Ft Per Pupil:**	164
Previous BEST Total $:	$24,837,517.00		

Financial Data (School District Applicants)

District FTE Count:	843	**Bonded Debt Approved:**	$5,092,000
Assessed Valuation:	$52,413,006	**Year(s) Bond Approved:**	19
Statewide Median: $143,909,452			
PPAV:	$62,174	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$53,063	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	57.8%	**Outstanding Bonded Debt:**	$4,992,064
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$436.79	**Total Bond Capacity:**	$10,482,601
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$5,490,537
		Statewide Median: $18,549,763.20	

North Conejos RE-1J (0550) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (0550-SG00001) - Site Level Applicant - New - Application Number (57)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**
La Jara Elementary School - 0550-4836

*** Facility Name & Code**
Manassa Elementary School - 0550-5422

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

278

*

Facility Condition

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

The two elementary school buildings were constructed by and for the school district in accordance with the codes and standard construction methods and materials of the time. A unique material exception is the adobe structure of the Manassa gymnasium.

Manassa Elementary School was constructed in 1967 with two additions in 1988 and 2002. The school and additions are built of masonry structural walls with low sloped metal roofing over a wood roof structure. The Manassa campus has a stand-alone gym building made of adobe construction that is estimated to have been built in 1936. None of the buildings have fire-sprinkler systems. The 1988 addition was to enlarge the original 3-5 school to consolidate district students into a regional K-5.

La Jara Elementary school was originally constructed in 1937. An addition in 1950 included a full size gym. A band room was added in 1956. The kitchen and cafeteria were added in 1980 and some second floor classrooms were added in 1985. A library and classroom wing was added in 1998. No part of the building has a fire-sprinkler system. The original 1937 building consists of solid brick construction, concrete columns and concrete foundations and strip footings, a wood roof structure, and lath and plaster interior walls. Most of the building's floor is concrete slab-on-grade, but the original building has crawl space not identified in state assessment. The Kitchen, Cafeteria and Library additions wall construction is CMU structure with brick veneer and a combination of steel

column and roof structure. Interior walls are generally 8-inch hollow CMU and difficult to modify. The school site was established in 1937 with some modest upgrades to playground equipment in 2020.

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

The following capital improvements/expenses have been incurred to keep the La Jara Elementary running and open for students;
$33,196 partial heating system renovation: (rooftop heat exchanger),
$12,957 kitchen equipment replacement,
$31,330 purchase/installation of radio communication repeater,
$262,452 in window replacements,
$30,000 gas pipe replacements,
$13,675 kitchen and cafeteria heaters

The following capital improvements/expenses have been incurred on Manassa Elementary in order to maintain the facility systems;
$2,545 on water heater replacement in gymnasium,
$9,132 heater replacement in the gymnasium,
$9,848 on new kitchen equipment,
$11,003 on a new stove in cafeteria,
$9,788 on carpet replacement,
$45,000 match toward parking lot and sidewalks Safe Route to Schools project.

279

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Historically, the district has budgeted annually for capital outlay through a combination of planned capital reserve appropriations and year-end fund balance allocations. During the annual budget development process, the district builds in contingency to ensure sufficient resources are available to address unforeseen capital needs. At the close of each fiscal year, any revenues in excess of expenditures are carried forward into the fund balance. A portion of this beginning fund balance is then appropriated, through Board action and with assurance that it will not negatively impact school finances, to support capital construction and capital outlay projects.

Capital reserve funds are dedicated on a districtwide basis and are used to support renovation, system replacement, and the extension of the useful life of building systems and equipment, as well as major capital construction projects. Expenditures are prioritized based on comprehensive districtwide facility needs assessments to ensure that the most critical deficiencies are addressed first.

In recent years, the district has intentionally increased its annual capital reserve allocations to respond to growing facility needs, particularly within the elementary schools. This has resulted in expanded investments in major building systems such as HVAC, windows, and electrical infrastructure. For FY 2025-2026, $1.75 million has been appropriated from fund balance to support capital projects. Additionally, for the second consecutive year, the district will have expended over $1,000,000 in capital reserve funds to address capital needs across all schools.

The figures provided represent districtwide capital investments across all facilities. The district remains committed to sustaining this level of annual capital funding to address aging infrastructure and extend the useful life of its buildings while longer-term solutions are evaluated.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

North Conejos School District demonstrates ongoing compliance for the recently completed Centauri High School BEST-funded project through the formal establishment and continued funding of a Capital Renewal Reserve. Capital renewal funds are intentionally budgeted and set aside for the replacement and renewal of major facility systems and capital assets, including HVAC, roofing, electrical systems, flooring, furniture, technology, and interior improvements. Over the last three years, a total of $1,139,556 has been expended from this fund.

280

Recent capital investments at the high school include: $160,000 to complete the parking lot; $234,855 for construction of a concession and restroom facility; $239,286 for smartboard replacement; $69,224 for Chromebooks; $11,500 for a new boiler in the wrestling facility; $68,400 for renovations and code compliance improvements in the CTE bathrooms and facility; $15,593 for replacement of wrestling facility lighting; $56,216 for scoreboard replacements; $150,000 for baseball dugouts and related facilities; $8,058 for cabinetry; $82,830 for sidewalks adjoining the CTE and high school buildings; $35,795 for wall protection panels; and $7,799 for installation of a trophy case.

The BEST-funded facility undergoes regular facility and systems assessments to identify renewal needs for building systems and infrastructure. This structured process ensures that Capital Renewal Reserve funds are used strategically and in alignment with identified priorities.

Over the past three years, Capital Renewal Reserve funds have been consistently directed toward the high school constructed in 2021, protecting the district's investment and maintaining compliance with renewal requirements.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

281

North Conejos RE-1J (0550) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (0550-SG00001) - Site Level Applicant - New - Application Number (57)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

○ Yes
◉ No

C. Executive Summary

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

North Conejos School District currently operates two separate elementary schools, Manassa Elementary and La Jara Elementary, both of which have exceeded their useful life and present significant safety hazards, as well as deficiencies in health, security, and educational suitability. In addition, each school serves a relatively small student population, making continued investment in and operation of two aging facilities neither educationally effective nor fiscally responsible. The facilities and systems are failing. To address these challenges, the District proposes replacing both buildings with a single, centrally located, space-efficient elementary school designed to serve the entire district. This solution will right-size the District's facilities, reduce long-term operational and maintenance costs, and provide a safe, healthy, and modern learning environment for our youngest students.

The school district currently owns three separate properties, the Manassa Elementary site in Manassa, the La Jara Elementary site in La Jara, and a central property, Centauri, along the Highway 285 corridor between the two towns. The Centauri property holds the Middle School and High School buildings; serving the entire district and the district administration offices. The district is currently under contract for property adjacent to this land. The proposed plan is to locate the new elementary school on this property, not only to provide a central location for all elementary students in the district, but also to increase operational efficiency, simplify security, and increase educational opportunities and synergy for all grade levels by having a centralized district campus.

283

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The two elementary schools in NCSD, La Jara and Manassa, present significant safety hazards and deficiencies in health, security, and educational suitability, and both have exceeded their useful life. Upon entry, La Jara Elementary immediately presents as dated, cramped, confusing, and in need of repair. The building exhibits extensive system failures that directly affect safety and learning, including poor indoor air quality, repeated gas leaks, water intrusion, and electrical deficiencies. The concrete, brick, and plaster construction limits flexibility for renovation, and electrical, heating, and plumbing systems are difficult to access. Classrooms are significantly undersized and cannot be easily modified. Manassa Elementary contains numerous hidden deficiencies that are difficult to address. These include widespread roof and window leaks; outdated and ineffective heating and ventilation systems with inaccessible ductwork; undersized restrooms and cafeteria spaces; and a separate gymnasium with major accessibility limitations. The following lists our greatest concerns of the elementary buildings with detailed issues of each school within that concern

Safety Deficiencies: Safety risks at both schools are significant and immediate. The most critical issues include limited emergency egress and exposure to hazardous conditions including gas and carbon monoxide.

La Jara:
Repeated gas leaks have resulted in multiple school closures. During the 2024-25 school year, gas leaks caused three school cancellations, including one evacuation. The leaks have appeared in various locations in old piping and have been repaired as they appear. The most recent leak was discovered and repaired 1 week before the start of the school year. 9 gas leaks have occurred since 2022. In the kitchen, outdated and non-compliant venting releases carbon monoxide into the occupied space. This equipment has been tagged by the health department and cannot be used.

Egress hazards are a major threat at La Jara. Classroom doors swing into corridors, reducing exit widths below code requirements. Cables and carpets cross hallways creating tripping hazards, and drinking fountains protrude into egress paths. Stairways are cramped, lack proper handrails, and contain doors that swing into exit routes. The gym has no accessible exit route: all exits lead to stairs, and some exits are intentionally blocked. Interior corridors discharge to exterior stairs rather than ramps, and deteriorated sidewalks fail to provide safe exit paths to the public way.

Daily site hazards also exist at La Jara. The parking lot lacks curbs or separation between vehicles and pedestrians, and there are no barriers protecting the building. Fire and life-safety concerns include combustible paper storage under stairs due to lack of storage options and obstructed access to the electrical room by a ramp built in front of the door. Maintenance staff must crawl out a window from a ladder in a stairwell, then use another ladder to reach the main roof and equipment. Due to the outdated fire alarm, there have been occasions when instruction continued during a fire drill because the alarm was not audible. These risks are compounded by the absence of a fire-sprinkler system.

Manassa:
At Manassa, exit corridors terminate at steps without ramps, egress sidewalks are cracked and settling, and gym exits rely on inaccessible stairs or a failing ramp. Classroom door hardware lacks ADA compliance and security locking, and kitchen equipment is nonfunctional with insufficient cooler and freezer headspace.

284

Building Systems Failure: Both schools depend on building systems that are well beyond their intended service life and are actively failing. Current conditions point to imminent breakdowns that present serious health, safety, and educational adequacy risks. These systems are cited not as minor deficiencies, but as critical failures that are increasingly unrepairable and demand urgent attention.

La Jara:
Core utility systems-gas service, potable water distribution, and sanitary sewer-are all failing. The nine gas leaks since 2022 highlight the unreliability of the piping. The boiler room regularly floods, creating hazardous conditions with electrical wiring on the floor. Electric water heaters in the kitchen are failing, and the electrical system in general lacks capacity and reliability, requiring multiple power strips and extension cords and causing frequent tripped breakers. Visible structural cracks extend from the roof to the ground floor on the exterior brick as well as interior structural walls. Several interior concrete floors slope and are cracked as well.

Manassa:
The HVAC system is outdated and inadequate. The original boiler and radiant heating system has largely been abandoned and replaced with residential furnaces that do not evenly heat the building. Heated air is distributed through ductwork embedded beneath the concrete slab, making modification or replacement impractical. The rooms close to the furnace are too hot, and those further from the furnace do not get warm air. The system provides no fresh air, relying solely on operable windows for ventilation. These issues are difficult to address because the wood roof structure cannot support additional mechanical loads, and there is no ceiling space for new ductwork. The building envelope is also failing, with widespread water intrusion at the metal roof and windows. The kitchen floor has shifted, creating a noticeable and worsening slope.

285

The separate 1936 Manassa gymnasium and associated support structures lack modern mechanical and ventilation systems. The adobe construction further limits repair options.

Health Deficiencies: Building system failures at both schools directly contribute to health concerns.

La Jara:
The most prevalent health concerns at La Jara are the gas and carbon monoxide leaks noted above. Additionally, gaps at exterior doors and other unknown openings allow rodents, insects, and bats to enter the building. Flies are persistent and ever present throughout the building. The gymnasium in particular is plagued by a DAILY coating of dead flies on the floor. Moisture intrusion has contributed to mold concerns; black mold was previously removed during window replacement, raising concern that additional mold may exist within wall assemblies. The original 1937 portion of the building sits above a damp, unventilated crawl space, contributing to air quality concerns. Classrooms have persistent odors that staff have been unable to identify or mitigate. La Jara has no dedicated sick area or nurses station. When students become ill, they are sent to the main office, sometimes vomiting into trash cans in full view of staff, visitors, and other students.

Manassa:
Inadequate ventilation results in poor indoor air quality at Manassa. CO2 levels were measured as high as 993 ppm, approaching the 1,000 ppm threshold associated with reduced academic performance. Persistent roof and window leaks have caused visible mold. The separate gym and support spaces are unventilated and exhibit strong odors. As a matter of public health, the gym lacks accessible toilet facilities, the main building does not provide enough restrooms for the population, and there is no restroom associated with the nurse's station.

Security Deficiencies: Both schools lack secure vestibules and controlled entry sequences.

La Jara:
The main entrance remains locked at all times because there is no space to provide a secure vestibule. Once inside, a visitor can access the entire school. While the primary entrance is monitored, eight additional entrances are unmonitored. The playground entrance lacks visibility from staff or neighboring buildings, and unauthorized individuals have been let inside by students. Building additions have created blind spots and isolated areas that are difficult to supervise. The lack of natural supervision and the school's exposure to Main Street present ongoing risks. Police interrupted a drug deal during school hours on this side of the building. The combination of isolated additions and the ineffectiveness of the overall security system creates security risks for students. During a recent lockdown drill, staff in the south addition were unaware of the start and stop of the drill.

Manassa:
There is no clear sightline from administration to the main entrance and no secure entry system. Once individuals are let in, they have unrestricted access to the building. To use the gym, students must exit the main building and travel outdoors 300 ft, compromising security and supervision.

At both schools, lockdown drills are especially challenging due to outdated and inadequate doors. Some classroom doors and hardware are original to the buildings and do not lock. Other doors only lock from the outside, requiring teachers to open their doors during a lockdown in order to secure them. At La Jara, the gym/stage area does not have doors; during lockdown situations, students and staff in this space must run to another room or outside to find shelter. Different keys are used for various doors, making it difficult and confusing for staff to know which key opens or locks each door, especially during emergencies. District-wide, security staffing and supervision are dispersed across three separate campuses, reducing efficiency and straining overall effectiveness.

Educational Suitability: The combined effects of safety hazards, system failures, health concerns, and security deficiencies significantly undermine educational suitability, but both schools have additional issues that affect education.

La Jara:
Unreliable power and internet access are the primary disruptors of teaching and learning, forcing staff to actively manage electrical loads to prevent outages. Teachers in adjoining rooms must coordinate what can be plugged in during the school day to avoid tripping breakers. Solid concrete and masonry walls severely limit the ability to add data cabling, leaving rooms without internet or with cables strung across hallway floors. Classroom environments are inadequate due to undersized rooms-only one classroom meets the CDE minimum-along with poor temperature control, air quality, acoustics, and lighting. Hard interior surfaces amplify noise, while east- and west-facing classrooms require curtains to block glare, reducing usable daylight. Rooms have added freestanding AC units in an attempt to address temperature issues and mitigate persistent musty odors.

A critical educational concern at La Jara is the lack of accessibility. The two-story building has no elevator, the front entry is accessible only by stairs, restrooms are not ADA compliant, and only one classroom accommodates students in wheelchairs. Seven classrooms, along with special education and reading intervention spaces, are located on the second floor and cannot be accessed without stairs. As a result, the building fails to support equitable educational opportunities for students with disabilities. A clear illustration of inaccessibility is the current student drop-off process: students begin at an adjacent public park, navigate a dirt path behind the building, climb stairs to enter, descend another set, and then climb again to reach the cafeteria for

breakfast.

Manassa:
Thermal comfort is inconsistent, with classrooms regularly too hot or too cold. Inadequate mechanical and drafty windows let cold and dirt into the building. Noise is a frequent disruption due to street noise penetrating the building and inadequate sound separation between classrooms. Accessibility barriers limit equitable access to programs; restrooms in the physical education building are accessible only by stairs, and the preferred secure route to the building is up and down a series of non-accessible stairways.

Taken together these deficiencies represent systemic failures that cannot be reasonably addressed through incremental repairs.

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

The identified facility deficiencies are based on thorough district master planning and facility assessments led by The Neenan Company, deeper investigation into state assessments and ongoing school district operational maintenance needs and experience.

Master planning and facility assessments July 2025 through December 2025:
--The master planning effort included updated facility assessments including on-site, room-by-room walks by architectural and construction professionals with district maintenance staff.
--District educational staff interviews documented major safety, security, health, and educational deficiency issues experienced through day-to-day use of the buildings, and also provided detailed information on the programmatic needs of the district.
--A Facility Master Plan Committee met regularly with the architectural and construction professionals through the master planning process, including a full day work session to review facility conditions, evaluate concerns and opportunities, and prioritize needs.
--The district and master planning team lead multiple community work sessions and hosted an on-line opinion poll to share information, gather and document input, and prioritize community concerns regarding existing school buildings and potential solutions.

State Facility Assessment Review and Update:
Previous State facility assessments of the two elementary schools indicated some differentiation in relative need. However, based on observed conditions, La Jara - despite receiving the lower score - appears to be in poorer overall condition than Manassa, which received a higher score. The master planning team and district staff worked collaboratively with the State assessment team to review and document key facility deficiencies. This coordination resulted in updated State assessment reports that increased the FCI scores for both buildings and narrowed the gap between them. More importantly, both updated FCI scores indicate a significant need for major facility improvements.

The team's investigations identified additional structural and mechanical deficiencies that had not been fully captured in the original State assessments. At La Jara, cracking and sloping concrete floors, along with vertical cracking through the original structural wall systems, indicate underlying structural concerns. Mechanical deficiencies at both schools are evidenced by long-standing staff complaints regarding inconsistent temperature control and the school maintenance staff's limited ability to improve system performance.

This additional information was incorporated into the updated State assessments. Taken together, the revised assessment summaries and the project team's overall independent investigations validate the district's understanding of existing deficiencies and support its decision-making process.

Ongoing Maintenance and Repairs:
As noted in the deficiencies section, many facility deficiencies are system failures that require immediate patch, repair, and continual maintenance to keep schools operational. The frequency of these instances validates the importance of the deficiencies noted.
La Jara:
--multiple repairs of gas leaks in various locations: Sept. 2022, April 2023, November 27,2023, October 29-30, 2024 (school canceled), November 20-21, 2024 (school canceled), March 4, 2025 (school evacuated), August 2025,
-heating system repairs,
-window replacements,
-kitchen equipment failure and replacements,
-additional electrical circuits and continual management of breakers,
-door hardware fixing and management,
-continual cleaning of dirt and insect intrusion

Manassa:
-heating control management and gymnasium heater work,
-replacement refrigerator and stove,
-continual carpet and flooring repairs,
-continual electrical management of breakers,
-water management and buckets from leaking roof,
-sidewalk repairs and development,
-continual cleaning of dirt through window intrusion

288

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The project replaces two remote, aging elementary buildings with a single, consolidated elementary school at the district's central campus. Property for the project, connected to the district's Centauri MS/HS site, is under contract. This consolidation eliminates redundant buildings, optimizes space, staff, maintenance, and supervision, and removes aging facilities that are costly and increasingly impractical to maintain. While both existing schools have deficiencies that justify replacement, current enrollment levels make maintaining two separate campuses operationally and financially unsustainable. By consolidating students and shared spaces, total facility square footage is reduced by over 16%, from the existing 66,500 to a more efficient 55,568 square feet. Staff can work more effectively, sharing grade-level resources and delivering specialty instruction-music, art, PE, science, and technology-that two separate buildings cannot support. These benefits are amplified by co-location with the MS/HS campus and shared access to additional educational resources. Maintenance is significantly streamlined by removing worn-out structures, reducing overall square footage, and consolidating buildings to a single site. Supervision and security also improve, as staff can more effectively monitor students and visitors, saving time and increasing operational effectiveness. Overall, the proposed project is a cost-effective, high-impact solution to facility failures while greatly enhancing the efficiency, safety, and effectiveness of district operations.

Determining The Most Effective Overall Project: Elementary Consolidation.
With relatively low enrollment at each campus, the district faces ongoing financial and operational challenges in maintaining two aging elementary schools. During master planning, the district first considered whether elementary schools should be consolidated and then determined where and when consolidation would occur. The decision to consolidate was guided by several critical factors:
- Cost: Replacing one elementary school is a significant investment; replacing both within a decade would be financially unfeasible for a district with very low bonding capacity and outstanding debt not retiring for 18 years.
- Student Safety and Security: Multiple low-enrollment buildings spread across the district are harder to monitor and secure. Consolidation allows staff to manage students and visitors in a single, centralized location, improving safety and reducing risk.
- Educational Opportunity: A unified school ensures equal access to instruction, enables shared staff and resources, and allows robust specialty programs such as art, music, PE, and science, which would be unsustainable at separate schools with limited enrollment. Consolidation also enhances collaboration and curriculum consistency across grade levels.
- Adaptability to Enrollment Changes: A single school allows for flexible class sizes and staff allocation, preventing scenarios where one building has overcrowded classes while another is underutilized. Consolidation provides the district with the ability to efficiently right-size all elementary classrooms as enrollment fluctuates.

While maintaining schools in each town supports community identity, the combined benefits of a single, centralized elementary school-including stronger district identity, improved safety, enhanced educational quality, cost savings, and operational flexibility-far outweigh the advantages of keeping schools separate. Consolidation represents a forward-looking solution that balances fiscal responsibility, student well-being, and long-term educational effectiveness.

289

Solving the Deficiencies:
Replacing the two deteriorating elementary schools will comprehensively resolve the district's critical safety, health, security, and educational suitability issues. The most urgent safety concern-the ability to safely exit the buildings in an emergency-will be fully addressed with a new, one-story facility that meets modern exit-width requirements and eliminates reliance on stairways. Health risks caused by failing systems will be solved through entirely new, flexible gas, electrical, and mechanical infrastructure, removing dependence on buried lines prone to frequent failure. Ventilation will be transformed with a modern mechanical system, delivering controlled fresh air and exhaust rather than relying on operable windows or the drafty, inconsistent airflow of aging structures.

Security will see a dramatic improvement through both site selection and building design. Locating the consolidated school at the central district campus enables centralized supervision of the entire student population, reduces the number of access points from multiple directions to a controlled site, and eliminates the need for staff to manage security at three separate campuses. Within the building, safety will be built in from the ground up: entry visibility and defensible approaches will be incorporated, secure entry sequences will control access, and classroom areas can be isolated in emergencies, simplifying supervision of after-hours events. One well-designed building is far easier to secure and manage than two outdated sites.

Educational suitability will also be fully realized. Thermal comfort, acoustics, and lighting deficiencies will be corrected, and classrooms will be fully accessible to all students. Stairs that currently restrict access to classrooms, restrooms, and main entries at La Jara will no longer pose barriers. A new one-story building with ramps and accessible design eliminates the need for costly, less effective retrofits at two separate facilities. Staff will be able to share grade-level and specialty resources, providing instruction in music, art, PE, science, and technology in a safe, modern environment. By consolidating students and resources into a single, accessible, code-compliant facility, the district not only resolves existing deficiencies but creates a resilient, high-functioning learning

environment designed to serve the community for decades.

Efficient Square Footage:
Architects and school staff collaborated in a space-programming exercise to determine the most efficient square footage achievable by consolidating the elementary student population into a single building. For comparison, replacement of each elementary school with separate 200-student facilities would require two 39,000 sf buildings. By contrast, a single consolidated elementary can be delivered in approximately 55,500 sf: 22,500 sf less total building area, and nearly 70% of the sq ft that would have been required. Grade-level classroom square footage is comparable between the two options; however, significant efficiencies are achieved through shared support spaces including the gymnasium, kitchen/cafeteria, media center, music, art, special education, clinic and administration areas. The shared gymnasium would be modestly larger than that of a stand-alone school to allow two classes to operate simultaneously through scheduling. The kitchen and cafeteria can be shared with only a slight increase in area, primarily to accommodate a larger serving line for the combined student population. The technology and media center requires only a modest enlargement to serve the increased enrollment. Art and music classrooms can accommodate the additional students through scheduling efficiencies, without increasing room sizes. The special education area can be fully shared, with only minor increases to the resource and storage rooms to support the combined population. The administrative area can also be shared, requiring only one additional office and a slightly larger staff workroom to accommodate the increased number of staff. In addition, shared playgrounds, drop-off areas, and other site improvements further enhance the overall cost effectiveness of the consolidated approach.

Optimal Location:
The district carefully evaluated potential sites, analyzing safety, security, educational quality, operational efficiency, and maintenance. Findings consistently identified a centralized location adjacent to the existing middle and high school campus as the only site capable of meeting long-term district needs. When 22 acres immediately north of the campus became available the Board acted decisively, dedicating district funds. Currently under contract, this land ensures the new elementary school will benefit from centralized supervision, shared resources, and operational efficiency, establishing a safe, accessible, and flexible campus that will serve students effectively for decades.

Project Description:
The project is a new elementary building on a new site directly adjacent to the district's centralized MS HS site. The building plan is based on the consolidated program of spaces. This building plan provides adequate classroom space for the students and shared gymnasium, kitchen/cafeteria, media center, music, art, special education, and administration spaces.

The building is planned to be of standard construction: structural steel on a shallow concrete foundation, with steel bar joists and steel roof decking, and light gauge steel stud exterior wall structure. The gymnasium is planned as a precast concrete structure. Exterior finishes would be a combination of metal panel, concrete masonry units, and cementitious siding. Classroom, library, and administration exterior walls would be 35% glazing to meet daylight requirements. The roof is membrane roofing over rigid insulation. Interior walls would be steel stud with drywall with wainscot tile wall protection in halls and common areas. The mechanical system is to be determined, but the budget is based on a VRF system with direct outside air supply, and separate RTUs for gym and kitchen. The building will have a fire protection sprinkler system with an on-site tank and pump.

The 22-acre site scope includes an entry to highway 285, parent and bus drop off loop, visitor and staff parking, separate playgrounds for kindergarten and elementary, hardscape play area, a play field, and a fire truck access loop around the building.

Additional architectural strategies to efficiently and effectively address current deficiencies include:
-East-west building orientation to maximize natural daylight, with classrooms primarily facing north and south to improve learning environments and energy performance.
-Building placement that directs vehicular traffic to the perimeter of the site, using the structure itself as a physical and visual buffer between roadways and playgrounds to enhance student safety and site security.
-Strategic use of existing access roads to reduce traffic congestion for the elementary school while improving circulation across the entire school campus.
-A single-story building configuration selected for cost efficiency based on available land, allowing for future evaluation of a two-story option or prefabricated components should it prove more cost-effective for this rural context.
-Integration of the cafeteria with the main entry hall to maximize space efficiency, control construction costs, and accommodate the high participation rate in free and reduced breakfast and lunch programs.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Evaluating Options
Repair vs. Replacement:
During master planning, the district carefully evaluated where and when to consolidate the elementary schools, developing multiple consolidation options across the district's three existing sites. Each option was weighed against the cost and practicality of renovating or replacing each building. The master plan shows 13 options reviewed and provides a detailed analysis. Main points are summarized here:

Replacement of La Jara:
- Upgrading building systems, repairing the structure, installing an elevator, and adding required program space would cost an estimated 79% of full replacement, leaving a high-cost, long-term solution that still relies on aging, failure-prone electrical, gas, water, and sewer lines.
- The building's undersized classrooms and inefficient layout, with rigid concrete and masonry walls, severely limit flexibility. Creating a viable 30-50 year solution would require multiple additions, increasing total square footage by at least 2,000 square feet over a replacement school, resulting in a facility with compromised educational configuration.
- Even with repairs, the building would continue to impose operational challenges, high maintenance costs, and limited functionality, making replacement the most responsible and future-proof solution.

Replacement of Manassa:
- Short-term, repair could temporarily sustain the school, but state assessments and master planning indicate that replacement is unavoidable within 20 years.
- Long-range options to consolidate at the Manassa site were evaluated, but the 4-acre site is severely constrained with no adjacent land available, making it unsuitable as a long-term, district-wide solution.
- Maintaining the school requires extensive mechanical, roof, window, kitchen, bathroom, and egress repairs, which approach the cost of the additional square footage needed for a consolidated elementary school beyond a base replacement of La Jara.
- A phased approach, maintaining Manassa for the short term and consolidating later, is financially impossible, given the district's limited bonding capacity and current debt obligations extending 18 years into the future.

In sum, both buildings face aging systems, inflexible layouts, and high maintenance burdens. Repair is short-term, costly, and operationally limiting, whereas replacement delivers a long-term, safe, flexible, and cost-effective solution, ensuring the district can provide modern, fully accessible, and educationally appropriate facilities for decades to come.

Reducing Risk with Adequate Site Information:
The district is currently under contract for new land adjacent to the existing Centauri school campus. The recent High School project at the Centauri campus provides grounded assurance for site feasibility as well as confidence for the required scope and cost estimations for the project. While a full soils report will be performed prior to design and engineering, the high school project provides reasonable grounding for foundation design and construction only 1000' away from the building.
Initial meetings between the district, county, and CDOT reviewed coordination requirements for modifying the entry to the school site at Highway 285 and improving current traffic conditions. The recently completed high school site entry and highway deceleration lane improvements provide additional clarity of anticipated highway improvements.
Additionally, all utility providers have been contacted and have provided either verification of the location and adequacy of utilities (power, sanitary sewer), or the scope that will be required to obtain adequate utility (gas line upsize, water well requirements). Discussion with the local fire department, fire suppression contractors, along with the current design of the high school fire suppression system provided the reasoning for including the scope and cost of a fire suppression holding tank and pump within the scope of work.

Urgency

292

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

North Conejos School District faces an urgent and escalating need to replace two deteriorating elementary school buildings that are failing on multiple levels-safety, health, security, and educational suitability-while also contending with operational inefficiencies. Both facilities have exceeded their useful life and are experiencing infrastructure conditions prone to imminent failure, including unreliable electrical, gas, and water systems; repeated gas leaks; poor ventilation; structural cracking; and limited accessibility.

At La Jara, multiple egress deficiencies, exposed electrical and gas systems, outdated fire protection, and stair-dependent spaces create immediate life-safety concerns. Manassa faces similarly aging building systems, constrained and inefficient space, and inadequate mechanical, roofing, and restroom infrastructure. Repairs are short-term, costly, and disruptive to instruction. Even substantial renovation would leave inflexible layouts, inefficient circulation, and significant long-term maintenance burdens. Continuing to operate two failing campuses is not financially, operationally, or educationally sustainable.

The need for funding is immediate. Aging systems will not stabilize; they will deteriorate further, fail more frequently, and require increasingly expensive emergency interventions. Without investment in replacement, the District will be forced to redirect limited operating funds toward crisis repairs that do not resolve underlying deficiencies. Each failure-whether mechanical, structural, or utility-related-carries the risk of temporary closures, instructional disruption, and potential safety incidents. Health and safety concerns, including gas leaks, ventilation deficiencies, mold risks, accessibility barriers, and compromised egress, will intensify over time, increasing liability exposure and eroding community trust.

If this project is not funded, the District faces the growing likelihood of partial or full building closures due to system failure or safety noncompliance. Emergency repairs will continue to strain the budget, crowding out educational investments and long-term planning. Students will remain in facilities that

cannot reliably support modern instruction, technology, or appropriate environmental conditions. Over time, the cost of inaction will exceed the cost of proactive replacement-financially and educationally.

Consolidating elementary programs at a single, centrally located campus addresses immediate health and safety risks, eliminates redundant and failing infrastructure, and provides a fiscally responsible long-term solution. The urgency is clear: continued reliance on these aging facilities exposes students, staff, and the community to compounding risks and escalating costs. Timely funding is essential to prevent foreseeable failures, protect students and staff, and ensure the District can fulfill its educational mission without interruption.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

293

* 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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

North Conejos School District will incorporate long-term maintenance and life-cycle cost considerations into the design and final construction of the proposed school to ensure the durability and sustainability of all major building systems. The district will prioritize the selection of materials, equipment, and systems with known life-cycle performance, energy efficiency, and manageable maintenance requirements to minimize long-term operating costs.

Upon completion of the project, the district will implement a comprehensive maintenance and capital renewal plan informed by the expected useful life of all major building components and systems, including HVAC, roofing, electrical, plumbing, and interior finishes. Capital Renewal outlay will be allocated from the beginning fund balance for the consolidated elementary school.

The capital renewal budget will account for manufacturer-recommended maintenance schedules and anticipated replacement timelines, ensuring sufficient funding is available as systems reach the end of their service life. In addition, the district will fully utilize all available warranties for major building systems and components and will evaluate opportunities to extend warranties where feasible to further protect the investment and maximize the life of the facility.

Through this structured and proactive approach, North Conejos School District will maximize the useful life of the proposed project, maintain the facility in good condition, and ensure long-term financial sustainability for future capital replacement needs.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

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

The district has had conversations with both communities about potential use of the school buildings and sites. Neither community has the funding or need to maintain the buildings, but both believe the sites will be valuable to utilize as open space. The school buildings are planned to be demolished.

The cost of asbestos abatement and demolition is included in the budget. The district contracted TRC, a hazardous materials management company, for testing and cost estimation of abatement and demolition of the two buildings. The project budget includes a $885,000 total abatement budget, and a

$880,000 demolition budget for each building, for a total of $1,765,000 dedicated to disposition of the existing buildings.

The district's original AHERA report could not be located, though documentation of follow-up inspection reports identified known asbestos areas. The new testing further identified areas that require abatement prior to demolition. The original La Jara building has minimal asbestos, mainly concentrated in the kitchen and cafeteria addition. The Manassa building contains some typical sealants and adhesives, but also tested positive for block filler, so the abatement and demolition budget accounts for that.

North Conejos RE-1J (0550) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (0550-SG00001) - Site Level Applicant - New - Application Number (57)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

33.00 %

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

11.0612286182001

Results indicate if a waiver is required.

Waiver Needed

296

Project Costs

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

C. Project Cost	* $ 54,243,522.19
D. Applicant Match to this Project	$ 6,000,000.00
E. Requested BEST Grant Amount	$ 48,243,522.19
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 54,243,522.19

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 55,568

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

* 55,568

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 339

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

$ 976.16 Project Cost/Affected Square Feet

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

164

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

4 % *** P. Construction Contingency % identified in your project budget**

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

* **R. Anticipated Start Date**

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

07/06/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

298 03/26/2029

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

Our project estimate was developed by Neenan Archistruction, the team that crafted our district's Master Plan. Neenan prepared the overall cost estimate using project cost estimation software, comparisons to actual costs of current and recent school construction projects in similar rural locations, and detailed input from experienced subcontractors and vendors familiar with rural construction. The following local & statewide subs provided estimates to support the project cost:
Vendola - Plumbing & HVAC
Valley Electric - Electrical
RMS Utilities - Earthwork, Utilities & Excavating
Cooley & Sons Excavating - Utilities & Excavating
Pavati Drilling - Water Well
Lundquist & Associates - Framing & Drywall, Acoustical Ceilings, & Paint
H2I Group - Casework, Millwork, Gym Equipment
Colorado Fire Sprinkler - Fire Sprinkler System
National Fire & Safety - Fire Sprinkler System

To verify the costs, the school district secured an additional GC cost estimate from FCI Constructors. Divisional costs between the two estimates were carefully analyzed and reviewed with the school district. The two independent cost estimates varied by only 2%, (approximately $800,000) demonstrating a high level of

consistency and reliability in the projected costs. Neenan's estimate was selected for the application, as the firm currently possesses more comprehensive familiarity with the project scope and detailed programmatic requirements.

The overall project cost includes solutions to some unique requirements. Because North Conejos School District is located in the south side of the San Luis Valley, far from major commercial centers, rural market factors impact cost. This estimate accounts for challenges unique to rural construction, including:
- A shortage of local, qualified subcontractors
- Travel and housing expenses for trades and workers
- Increased logistical costs and longer material deliveries

Additionally, this area of the state experiences major temperature extremes, and is frequently one of the coldest locations in the state. While the project is strategically planned to start construction in the spring, there is an increased risk of weather conditions as the project continues through the winter.

This rural location is also served by well water which requires a fire tank to meet code fire sprinkler requirements. Costs for an underground holding tank and pump have been provided by subs.

For access, highway improvements were reviewed with CDOT and determined to be very similar to recent High School entry improvements. Both Neenan and FCI provided estimated costs for this work.

Nathan Ruybal with XCEL Energy investigated the existing gas capacity and determined 3,700 feet of new gas line will be required and provided an estimated cost of $1,000,000.

299

And finally, this project cost is unique because it includes the demolition of two existing elementary schools.

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

Our district will secure a qualified owner's representative to collaboratively administer the project and ensure adherence to scope, schedule, budget and all CDE BEST Grant requirements. The owner's representative will oversee contracting, construction documents, procurements, commissioning, final inspections, project acceptance, and warranty. They will report to the district superintendent of schools for day-to-day oversight.

Ultimate project authority rests with the North Conejos School District Board of Education. To ensure efficient decision-making and transparent communication, the board will establish an executive committee composed of a school board member, the school principals, maintenance director, IT director, superintendent and the owner's representative. The executive committee will provide regular updates or host public events for all project influencers and the broader community.

Procurement

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

The district plans on following CDE recommendations for vendor selection. We will procure an owner's representative through a competitive process. The owner's rep will assist our school district in procuring design and construction teams, soils engineer and surveyor before beginning the design process. We will work with our CDE representative to ensure the CDE requirements are fulfilled.

Other funding options

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

All of the resources listed below have been successfully secured and contribute to the district's strong fiscal position, increasing our capacity to contribute financially to this project, directly or indirectly, through improved operational stability and strategic reinvestment of funds.

2025 SAFER Grant for safety and security. After an initial denial, the district reapplied and was awarded funding in partnership with Motorola to install security radio communications, including radios and repeaters in school buildings.

2024 ESSER III funds supporting districtwide technology updates.

2024 Safe Routes to Schools project in partnership with the Town of Manassa totaling $213,405 to develop a parking lot, improve drop-off areas, and construct sidewalks connecting the school to Main Street.

ELAT grant funding over several years to cover K-3 assessment costs required under the Colorado READ Act at affected facilities.

Approximately $4,500 annually in school library grant funding for new media materials and resources.
Planned utilization of the Xcel Energy EDA (Energy Design Assistance) Program for new construction to provide enhanced energy modeling, approximately $12,000 in design team reimbursement, and potential future utility rebates tied to energy efficiency targets.

$24,000 allocated for additional asbestos testing to accurately determine demolition and disposal costs of existing buildings.

Food Service Grants including:
Health & Wellness Grant totaling $250,000.
Healthy Meals Initiative Grant totaling $150,000 to purchase kitchen equipment including a refrigerator, oven, stove, two hot and cold tables, and two warmers. This equipment can be reused in the new building, reducing overall project costs.
Local Food Program funding totaling $15,795.10 over three years.
Colorado Health Foundation Mini Grant of $10,000 for a hydroponic system.
ESSER funding to replace a commercial dishwasher.
Local food grant funds used to purchase district food products.

Title program funding including:
Title I $325,484.28

Title II $54,331.48
Title IV $21,509.00
Title V $44,573.76

Additional educational program funding:
READ K-3 reading instruction $22,114
Gifted and Talented $11,186.55

Collectively, these state, federal, local, and community-supported resources have strengthened the district's overall financial position, reduced operational burdens, and allowed local funds to be more strategically directed toward facility and capital needs.

Current Utility Costs

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

La Jara Elementary annual utility costs 2024 - 2025

Trash Service: $2,821.86
Communications: $6,748.71
Energy: $21,676.39
Water & Sewer: $6,713.69
Total La Jara: $37,960.65

Manassa Elementary annual utility costs 2024 - 2025

Trash Service: $2,011.65
Communications: $7,031.66
Energy: $18,098.25
Water & Sewer: $1,715.00

Total Manassa: $28,856.56

The efficiencies of a consolidated school's energy and utility costs will be less than the two separate older school facilities. As a LEED Gold rated building, the new building envelope will meet today's stringent energy codes, lighting will be much more efficient, and the systems will have more effective monitoring and servicing. The building also will provide consistent heating and cooling, meet a much higher fresh air standard, and provide power capacity for today's learning that the existing buildings do not provide.

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A.	Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$17,900,362.32
B.	School District's certified Assessed Value from current FY	$38,654,460
C.	District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$7,730,892
D.	Current outstanding bonded indebtedness:	$5,543,517.98
E.	Total available bonded indebtedness (Line C-D).	$2,187,374.02
F.	**Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)*	$6,000,000.00

School District: North Conejos School District RE-1J
Project: ES School Replacement
Date: February 27, 2026

Signed by Superintendent:

Printed Name: Darren Edgar, North Conejos School District

Signed by School Board Officer:

Printed Name: Kristin McCarroll

Title: School Board President

CDE – Capital Construction Assistance

Updated FY26

● Campuses Impacted by this Grant Application ●

NORTH PARK R-1 - PK-12 Renovation and Addition - North Park School - 1949

District:	North Park R-1
School Name:	North Park School
Address:	910 4th Street
City:	Walden
Gross Area (SF):	85,068
Number of Buildings:	3
Replacement Value:	$28,722,115
Condition Budget:	$19,368,401
Total FCI:	0.67
Adequacy Index:	0.26



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,942,292	$5,812,340	1.18
Equipment and Furnishings	$1,182,547	$601,459	0.51
Exterior Enclosure	$4,202,976	$1,827,610	0.43
Fire Protection	$25,682	$1,187,582	46.24
HVAC System	$4,185,485	$3,790,985	0.91
Interior Construction and Conveyance	$7,146,804	$4,570,917	0.64
Plumbing System	$1,483,296	$1,623,788	1.09
Site	$1,501,563	$1,079,157	0.72
Structure	$4,051,471	$44,776	0.01
Overall - Total	$28,722,115	$20,538,614	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Park School Site	839,837	0.72	1949	$1,501,563	$1,079,157
North Park School Wrestling	4,545	0.61	1978	$1,085,049	$726,126
North Park School Old Gym	9,648	0.88	1949	$2,752,571	$2,546,886
North Park School Main	70,875	0.65	1964	$23,382,932	$16,186,445
Overall - Total	924,905	0.67		$28,722,115	$20,538,614

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: NORTH PARK R-1* **County:** Jackson

Project Title: PK-12 Renovation and Addition

Current Grant Request:	$40,782,802.66	**CDE Minimum Match %:**	36%
Current Applicant Match:	$17,478,344.00	**Actual Match % Provided:**	30%
Current Project Request:	$58,261,146.66	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$58,261,146.66	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$741.32	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$102.76	**Affected Pupils:**	121
Hard Costs Per Sq Ft:	$638.56	**Cost Per Pupil:**	$481,497
Previous BEST Grant(s):	3	**Gross Sq Ft Per Pupil:**	650
Previous BEST Total $:	$932,348.72		

Financial Data (School District Applicants)

District FTE Count:	127	**Bonded Debt Approved:**	
Assessed Valuation:	$101,377,173	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$798,245	**Bonded Debt Failed:**	$41,310,000
Statewide PPAV: $241,472			
Median Household Income:	$41,809	**Year(s) Bond Failed:**	24,25
Statewide Avg: $75,116			
Free Reduced Lunch %:	46.5%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,649.41	**Total Bond Capacity:**	$20,275,435
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$20,275,435
		Statewide Median: $18,549,763.20	

North Park R-1 (1410) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - Site Level Applicant - New - Application Number (53)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

North Park School - 1410-6358

Other, not listed

305

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

306

Facility Condition

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

The North Park School was constructed on the site in 1963 for junior and senior high school students. It was funded by a local bond measure passed in 1962 for $560,000. At the time of construction, the materials and methods used aligned with the best practices in the field and met the current educational needs and standards.

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

Since constructing the main school building 60 years ago, there have been several major additions and numerous improvements in response to both programmatic and functional needs, as well as general maintenance needed over time.

In the early 21st century, the 1949 elementary building was abandoned, and the student population was consolidated into the main school building, becoming a full K-12 building. The main school building houses all PK-12 instructional programs with the exception of the "old" gym and cafeteria, which now serves as an auxiliary gym and community center space and the wrestling room respectively.

(Note: The 1949 elementary building is structurally failing, with severe water damage, hazardous materials, and infestations posing significant health and safety risks. To address this, NPSD has secured a grant from the Kansas State University program to cover the abatement, demolition, and site cleanup costs, eliminating these expenses from our BEST Grant request.)

Additions
1970-73 Gym Addition: The original school building was constructed without a gymnasium. A bond election was held in 1970 with options to fund both a gym and auditorium or to just fund the gym. Only the bond for $375,000 to build the gym addition passed. The gym was finished in 1973.
1977 Vocational-agriculture (vo-ag) building was constructed.
1978 Cafeteria Addition: The former cafeteria (now a wrestling room) was added.
1998 Media Center Addition-funded through a grant-to support evolving technology needs was completed.
2007 Early Childhood Addition: A kindergarten and preschool addition was completed to add PK to the school.
2009 Cafeteria Addition: Grant funding covered both the construction of and new equipment for the new cafeteria.
2008-10 Energy performance upgrades were completed to improve efficiency.
2014: Secure Entryway and enclosed breezeway was built to connect the vo-ag building to the main school.
2020: Infrastructure & Safety Improvements: The music room underwent asbestos mitigation to ensure a safe environment. A BEST grant partially funded the replacement of a failing boiler and supported HVAC system improvements.

Recent improvements in the past three years include:
Improved security system - card reader access controls at critical interior doors and classroom wing entries.
Lightning detection system with emergency siren.
Two water heaters to replace units that completely failed in 2025.

307

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

North Park School District allocates $80,000 annually, or approximately $661 per student, for maintenance and repairs. Since all students are housed in a single facility, this funding applies both to the affected facility and districtwide. This budget supports the upkeep of fixed building assets and extends their useful life in alignment with the district's capital outlay practices.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

308

North Park R-1 (1410) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - Site Level Applicant - New - Application Number (53)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☑ Career and Technical Education

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

NPSD offers Career and Technical Education (CTE) which includes Introduction to Agricultural Sciences, Horticulture, Ag Business, Ag Leadership, Welding, Structure Design and Fabrication, Equine Science, Small Engine Repair, Principles of Animal & Vet Sciences, On the Job Training, and Greenhouse Management.

Agricultural sciences aim to improve the efficiency and sustainability of agriculture by studying and applying principles from various fields like biology, chemistry, and economics. This helps ensure a stable food supply, develop sustainable farming methods, and improve nutrition.

The CTE programs are available to all interested students.

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

North Park School District (NPSD) respectfully requests BEST funding to address urgent health, safety, security, and infrastructure deficiencies at North Park PK-12, the only school serving our 1,600-square-mile rural district. Built in 1964, the 62-year-old facility's major systems have exceeded their useful life and now pose escalating risks to students, staff, and the community.

Comprehensive evaluations completed during the District's 2022-23 Master Facilities Planning process-conducted with architects, engineers, a GC and an owner's representative-identified severe deficiencies across all major systems. The facility's aggregate Facility Condition Index (FCI) is 0.67, reflecting a critically poor condition.

Key deficiencies include:
Failing roof systems with active leaks that threaten structural integrity and disturb asbestos-containing materials
A 62-year-old HVAC system with obsolete parts
Outdated fire alarm systems and incomplete sprinkler protection
Combustible Type VB construction exceeding allowable safe area limits
Lead concerns in drinking water and deteriorating plumbing
Unsafe, antiquated electrical infrastructure
ADA non-compliance
Improper site drainage directing water toward the building
Significant security vulnerabilities, including failing exterior doors and outdated emergency communication systems

As the district's only school-located more than 60 miles from the nearest alternative-NPSD has no contingency facility should major systems fail.

The proposed solution is a fiscally responsible combination of demolition, new construction, and renovation totaling 78,600 square feet (34,000 SF addition and 44,600 SF renovation). The most deteriorated 1964 classroom wing and 1997 library addition will be replaced with a fully sprinklered, non-combustible addition designed to meet current codes and High-Performance standards.

Structurally sound areas-including the gym, cafeteria, kitchen, PK, CTE spaces, and the freestanding Old Gym and Wrestling buildings-will be comprehensively

310

renovated. Planned improvements include new HVAC, plumbing, electrical, and fire protection systems; haz mat abatement; roof and envelope replacement; ADA accessibility upgrades; secure entry and access control; improved site lighting; corrected grading and drainage; and modernization of the Old Gym and Wrestling facilities as a cost-effective alternative to replacement.

This targeted approach prioritizes the highest-need areas while preserving viable assets, maximizing taxpayer investment and avoiding the significantly higher cost of full replacement.

Nearly 49% of NPSD students qualify for Free & Reduced Lunch, and many families lack reliable broadband access, making remote learning impractical in the event of closure. Continued delay increases the risk of catastrophic system failure, escalating costs, and potential loss of the district's only school.

This project is not an enhancement-it is a critical life-safety investment.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

311

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The 62-year-old school has significant deficiencies that must be addressed to ensure a safe, healthy, and modern learning environment for students and staff. In 2023, as a component of the master plan process, engineers and architects provided an in-depth facility assessment identifying deficiencies below.

The deficiencies below include issues in the main school building, as well as issues in the freestanding "Old Gym" and Wrestling buildings, which this grant request also proposes to preserve and renovate rather than replacing.

SECURITY:
Exterior Doors & Access Control:
Several exterior doors, including the main entry and cafeteria doors, do not fully close or automatically latch at a safe speed, creating a security risk.
The school's current layout prevents classroom wings from being secured separately from public areas, leaving classrooms accessible to the public during evening events.
Communication & Emergency Response:
The PA system is outdated, with non-functional speakers in some areas.
The PA system does not cover exterior areas or common spaces such as hallways, the cafeteria, or the gym, limiting emergency communication.
School-wide communication relies solely on classroom phones.
At the "Old Gym," there is no functioning PA System and limited communication with the main school.
Lighting & Exterior Safety:
Site lighting is inadequate, leaving parking lots, walking paths, building exits, and exterior courts underlit, increasing safety risks.
A roof access ladder, located on an exterior wall, has a lockable cage, but low roof overhangs create multiple access points, increasing the potential for unauthorized access to the roof.

LIFE SAFETY:
312
Fire Alarm & Fire Suppression
The main building fire alarm system is outdated and does not meet modern life safety codes.
A full fire sprinkler system is not installed.
The main corridor is constructed of non-fire-rated materials and also lacks a sprinkler system.
At the "Old Gym," the fire suppression connection and standpipe is outdated and requires replacement.
Building Materials & Structural Fire Risk
A majority of the main building roof is constructed of combustible wood framing and decking, classifying the school as Type VB construction. At its current size, the school far exceeds the allowable safe area as dictated by code. (While a sprinkler system would reduce fire risk, asbestos in the ceilings complicates efforts to retrofit fire protection.)
The wood-framed ceiling structure prevents the use of ceiling space for return air plenums, forcing return air grilles to be placed in classroom doors, which compromises fire containment in case of an emergency and creates security challenges during lockdown situations.
CTE (Career & Technical Education) Shop Fire Hazards
Acetylene gas tanks are currently stored in the open, which poses a major fire risk. (These tanks should be housed in a fire-rated enclosure outside the building with proper piping to the workspace.)
The welding and metal shop lacks proper fire and gas mitigation systems, further increasing safety concerns.
Electrical Safety Risks
Electrical distribution equipment, panel boards, and the exterior transformer are not properly secured, allowing unauthorized access by students or the public.

HAZARDOUS MATERIALS (Health, Safety):
Asbestos Contamination & Mitigation Challenges
Undisturbed asbestos remains present in the school (i.e., majority of ceiling tile adhesive i; existing flooring; floor and ceiling tiles in the Home Ec classroom), limiting upgrades and routine maintenance.
Roof leaks are exacerbating the issue, repeatedly damaging ceiling tiles and ACM materials. Repairs or replacements in affected areas require full asbestos abatement, significantly increasing costs and complexity.
Lead Contamination in Water Supply
Lead levels found during testing of the domestic water supply has raised serious concerns about the safety of the school's drinking water.

SANITARY SEWER AND PLUMBING (Health, Safety):
Aging Water Heaters & Inadequate Hot Water Circulation
Two of the four existing water heaters have exceeded their life expectancy, posing reliability and efficiency concerns. The two other water heaters completely failed in 2025 and had to be replaced.
The kitchen, cafeteria, and classrooms lack hot water recirculation piping, resulting in delayed hot water delivery and increased water waste.
Code Noncompliance & Plumbing Deficiencies
Piping throughout the building does not meet IPC or 2021 IECC standards, and many areas lack required insulation.
The CTE annex restrooms are no longer compliant with state plumbing regulations, requiring updates to meet accessibility and functionality standards.
Existing sanitary piping is installed above the frost line, causing frequent failures, particularly in extreme weather conditions. In 2025, a pipe collapsed in the elementary wing, leading to an emergency repair.

313

HEATING SYSTEMS (Safety):
Fire Hazards & Aging Equipment
Gas-fired radiant heaters in the woodshop and garage present a serious fire hazard and must be removed.
The main building's backup boiler is already halfway through its expected lifespan, raising concerns about future reliability.
Structural & Thermal Comfort Issues
Visible cracking in the masonry of the library-though currently minor-allows air infiltration, making it difficult to maintain comfortable indoor temperatures.

VENTILATION/INDOOR AIR QUALITY (Health, Safety):
Aging & Failing HVAC System
The central HVAC system is 62 years old, well beyond its functional lifespan, and replacement parts are no longer available.
Two rooftop units (RTUs) are at or past their expected life and require replacement.
The dust collection system is outdated and needs replacement.
Existing mechanical rooms lack the space to accommodate modern, high-efficiency equipment, complicating upgrades.
Ventilation & Airflow Deficiencies
Blocked outdoor air intakes in multiple areas limit proper airflow and contribute to poor indoor air quality.
Ductwork and exhaust ventilation are inadequate in critical areas, including the kitchen and chemical storage areas, increasing health and safety risks.
Numerous code violations exist, including:
Condensing units and exhaust fans lack fall protection or need to be relocated for safety.

Piping and paneling insulation throughout the building is insufficient to meet 2021 IECC standards, reducing energy efficiency and climate control effectiveness.

ELECTRICAL (Safety, Technology):
Outdated & Inefficient Electrical Systems
Lighting fixtures and controls throughout the building are inefficient, contributing to high-energy consumption and inadequate lighting.
One of the building's electrical services lacks an exterior main disconnect, creating a safety hazard in emergency situations.
Panelboards are at the end of their lifespan, increasing the risk of electrical failures and safety concerns.
Ground Fault Interrupter (GFI) protection is missing in required areas, leaving electrical outlets vulnerable to faults and potential shocks.
Unsafe & Noncompliant Wiring Infrastructure
Electrical identification and labeling are inadequate.
Exposed conduit pathways and backboxes are inappropriate for the environment, showing signs of degradation and posing electrical hazards.
Much of the building's wiring is exposed conduit, rather than being properly enclosed.
The original electrical infrastructure placed electrical panels in unsecured areas, making them accessible to students or trespassers, creating tampering and safety risks.
Classrooms have very few electrical outlets, forcing teachers to rely on power strips and extension cords, some of which violate fire code regulations and are routinely flagged during annual inspections.
Both the "Old Gym" and Wrestling building electrical systems are antiquated and require replacement, including service, panels, distribution and devices.

314

ROOF AND BUILDING ENVELOPE (Health, Safety):
Roof System Failures & Aging Materials
The roof membrane over the gym is a single-ply system installed in 2006, but it is aging and will require replacement.
The ballasted membrane roof over the old classroom wing, installed in 1995, has numerous areas of failure, leading to water infiltration and structural concerns.
The roof membrane across the main school area is under severe stress and failing, with active leaks impacting the elementary wing, music room, gym, and cafeteria.
Roof drainage issues persist, with visible ponding in multiple locations, increasing the risk of further deterioration and interior water damage.
The original school roof is damaged at the perimeter, causing roof insulation to deteriorate.
Leaking windows with air gaps throughout the main building contribute to drafts, heat loss, and poor thermal performance.
Thermal bridging at the gym exterior walls exacerbates energy inefficiency, making temperature regulation difficult.
The building's corridors serve as return air plenums, but several exhaust vents open directly to the exterior and do not fully close, making heating inefficient in North Park's high-elevation cold climate.
Many exterior walls lack proper insulation and weather protection.
The "Old Gym" exterior is severely deteriorated. The stucco finish is spalling and original exterior doors and windows are thermally inefficient, leaking and in many instances hardware is non-functional.
The Wrestling building exterior doors are beyond their useful life.
The Wrestling building exterior windows are thermally inefficient, leaking and the glazing seal is no longer intact.

ACCESSIBILITY (Safety):
ADA Noncompliance
Many interior doors lack ADA-compliant hardware.
Most bathrooms do not meet ADA standards, lacking required features and clearances.
Hallway display cases protrude into walkways, creating ADA compliance issues and potential hazards.
The Old Gym doubles as a drama performance space with a stage; however, the stage does not have ADA access.
The Old Gym is equipped with original, built-in spectator seating which does not allow for ADA access.

SITE WORK (Safety, Security):
Deteriorated Parking Lot & Poor Drainage
The parking lot, roadway, and sidewalks are beyond their useful life and should be replaced.
The parking lot was originally installed in 1963 and was never properly graded, leading to poor drainage. (Water drains toward the front entrance of the school, causing ponding in the east service courtyard and main parking lot).
Walkways at the elementary wing, main entry, and Old Gym entrance have deteriorated significantly due to age and North Park's harsh weather conditions. Portions of the walks have been replaced as emergency repairs, but the majority of campus sidewalks, providing egress to the public way, are in patched but poor condition.
Fencing & Playground Safety Concerns
Various fencing structures are beyond their useful life and need to be replaced.
The elementary playground is over 500 feet from the main school entrance, presenting a safety concern due to its distance from supervision and emergency response access.
Additionally, the playground lacks an appropriate fall surface, increasing injury risks for children.

315

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

Recognizing the urgent need to address its aging facility, North Park School District (NPSD) undertook a comprehensive evaluation of its buildings and infrastructure following the 2019 Colorado Department of Education (CDE) facility assessment. That assessment identified significant deficiencies throughout the school, prompting the district to take a data-driven approach to facility planning.

In 2022-23, after navigating the challenges of COVID, the district formed a Planning Committee to develop a Master Facilities Plan for the next 5-10 years. The composition of the Planning Committee included multiple school staff; representatives from Jackson County and the Town of Walden, parents, and local business owners. To ensure a thorough analysis, NPSD engaged industry experts in this process as the planning team: Hord Coplan Macht Architects, Dynamic Program Management, and Adolfson & Peterson Construction.

The planning team conducted an extensive facility assessment in Fall 2022, evaluating:
Building structure, roofing, and mechanical systems to assess code compliance, safety risks, and long-term sustainability.
Life safety hazards, including outdated fire suppression systems, security weaknesses, and electrical risks.
Hazardous materials, with an environmental consultant providing a detailed investigation beyond the standard AHERA report.
Plumbing and HVAC systems, identifying inefficiencies and outdated equipment that can no longer be maintained or repaired.
ADA accessibility, determining which parts of the facility fail to meet compliance standards.
Site infrastructure, analyzing drainage issues, deteriorating parking lots, playground safety concerns, and fencing deficiencies.

After gathering data from engineers, architects, environmental specialists, and educational facility planners, the district submitted a BEST grant application in 2024 for a full school replacement. Following feedback on the initial proposal, the Planning Committee revised the project scope to ensure a more cost-effective and strategic approach, focusing on targeted demolition, renovations, and new construction. By isolating deficiencies in the original 1964 classroom wings, the team was able to prioritize the highest-need areas while preserving functional and structurally sound spaces.

This rigorous investigative process ensured that NPSD had a comprehensive understanding of its facility challenges, laying the groundwork for a solution that is both feasible and fiscally responsible.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution for North Park PK-12 is a strategic combination of demolition, replacement, and renovation to address critical deficiencies while maximizing the use of existing facilities. The plan focuses on replacing the most deteriorated sections of the school while renovating and upgrading newer areas to meet modern safety, efficiency, and educational standards.

Scope Overview: 34,000 SF Addition + 44,600 SF Renovation + Demolition of worst parts of the original school

The original 1964 classroom wing, which includes classrooms, the music room, science labs, restrooms, mechanical rooms, and the main office suite in critical condition will be demolished and replaced by an addition. Due to both logistical constraints and its failing structure, the 1997 library addition will also be removed. The addition will be built adjacent to the preserved spaces, serving as connector that integrates the existing and new areas efficiently.

The main gymnasium, locker rooms, cafeteria, kitchen, preschool classrooms, and the Vocational Agriculture shop building will be preserved and renovated, along with the associated adjacent support spaces. Additionally, renovations to the "old gym" (a separate auxiliary gym) will bring it up to building code requirements, and repairs will be made to the existing wrestling building, ensuring both facilities are safe and functional for students and the community.
This grant request proposes restoring the freestanding Old Gym and Wrestling structures as a more cost-effective alternative to building the spaces new.
To minimize learning disruption, the original school will remain in operation while the addition is constructed adjacent to the preserved parts of the school building. Some temporary classrooms and/or administrative space may be needed for phasing. Once completed, the school will transition into the new structure, allowing for the abatement and demolition of the old classroom wing.

Security Upgrades

All exterior doors will be replaced, enhancing safety and access control.
A new PA system will be installed throughout the facility to ensure effective communication during emergencies. This will include a new PA System at the "Old Gym" connected with the main building PA.
The new layout will allow for clear separation between classroom wings and public event spaces for nighttime security.
Additional site lighting will be installed along the new drive and parking lot for improved visibility and safety.
The administration offices will be strategically positioned to enhance supervision of the school site.

316

Life Safety Enhancements

The entire facility will be constructed of non-combustible materials and equipped with a fire sprinkler and fire alarm system.
The renovated CTE shops will be brought up to building code and ADA compliance.
Fire-resistant separation areas will be created for gas cylinder storage and high-risk activities.
Fire and gas mitigation systems will be installed in welding and metal shop areas.
All electrical distribution equipment will be secured to prevent tampering and unauthorized access.
The "Old Gym" will receive a new class 3 standpipe and new fire department connection serving the stage.
At the "Old Gym" a required 3rd set of exterior exit doors will be added, along with an ADA accessible egress ramp to the public way

Hazardous Materials Mitigation

Abatement of hazardous materials will be completed prior to demolition of the old structure.
If additional undiscovered asbestos or other hazardous materials are found in the preserved areas, they will be remediated as part of the renovation process.

Sanitary Sewer & Plumbing Improvements

New plumbing systems, distribution lines, fixtures, and equipment will be installed throughout the new and renovated areas. Addressing lead contamination issues will be accomplished through combination of supply line replacement and a new water filtering system as required.

HVAC, Ventilation & Indoor Air Quality Upgrades

New HVAC and electrical systems, distribution lines, fixtures, and equipment will be installed to serve both the new and renovated areas.
All mechanical and energy codes will be met or exceeded.
The district will install high-efficiency systems that contribute to a High-Performance Certification program.
Outdoor air intakes and ventilation systems will be upgraded to improve indoor air quality and climate control.

Electrical System Improvements

New electrical systems, distribution panels, fixtures, and equipment will be installed to replace outdated infrastructure and meet modern technology demands.
Electrical service will be modernized to provide safe, efficient, and reliable power for classrooms and common areas.
Replace electrical service, panels, wiring distribution, and devices at the "Old Gym" and Wrestling buildings.

Roof & Building Envelope Improvements

The failing roof of the classroom wing will be completely replaced as part of the new construction.

Remaining deficient roofs will be replaced, with added insulation to meet current energy codes,improve thermal efficiency and correct drainage issues.
Replace exterior doors, windows and hardware at the "Old Gym" building.
Replace exterior doors, windows and hardware at the Wrestling building.

Accessibility Enhancements

All new construction will be ADA-compliant.
Renovated structures, including restrooms and locker rooms, will be upgraded to meet ADA standards where feasible.
At the "Old Gym," provide an ADA lift to the stage, and replace spectator seating with new retractable bleachers including ADA compliant seating and access.

Site Work & Outdoor Safety Improvements

The existing parking lot will be completely replaced, including new lighting. Replacing the driveways and parking will ensure that grading and drainage around the building can be corrected to direct water away from the structure.
The building perimeter and site grading will be corrected.
Site fencing will be replaced to improve security and perimeter control.

An additional grant is being pursued to combine with the BEST grant to relocate and replace the elementary school playground.

This comprehensive renovation-addition will transform North Park PK-12 into a modern, safe, and efficient learning environment, resolving critical security, safety, and infrastructure deficiencies while preserving functional existing spaces. The project is designed to maximize resources, ensuring long-term sustainability and improved educational opportunities for students and the broader community.

318

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The Master Facilities Planning Committee worked extensively to not only identify facility deficiencies but also to find possible solutions. In the fall of 2022, the Planning Committee conducted visioning exercises, developed Guiding Principles, and conducted several community engagement sessions with parents, students, and community members. Based on the facility findings and community input, the team developed five potential solutions, each with detailed cost estimates and feasibility considerations. These options included full school replacement, a combination of replacement and donation of existing buildings, two different addition/renovation projects, and a full renovation.

Initially, the Planning Committee determined a full school replacement was the best option for the community. Thus, in 2024, NPSD submitted a BEST grant application for a school replacement. After receiving feedback on that year's unsuccessful BEST grant application and accompanying bond measure, the Planning Committee reconvened to refine the project scope and enhance its feasibility. The revised proposal strategically preserves and reuses existing square footage in areas with fewer deficiencies, reducing the overall need for resources and funding. By isolating the deficiencies and FCI score of the original 1964 classroom wings, the team was able to pinpoint the areas of highest need, ensuring that the project focuses on the most critical infrastructure

upgrades.

Several design options were explored in late 2024 / early 2025 with the committee, leading to the selection of a campus plan that maximizes existing resources, reduced overall costs, while leaving space for future flexibility. To further refine the proposal:

Site plans and floor plans were developed to produce accurate cost estimates for construction and soft costs.
Two general contractors have provided estimates for this year's application.
A project schedule was created to account for escalating costs and procurement timelines.
The project was designed to comply with CDE Facility Construction Guidelines, all applicable building codes, and the State of Colorado's High-Performance Certification Program-with a likely path toward CO-CHPS certification.
A hazardous material abatement plan was developed by an environmental consultant with extensive experience in BEST grant school replacement projects.

After being listed as an alternate in 2025 and a failed bond in 2025, the Planning Committee has met several times to continue to revise and refine the requested project to keep costs down. For this grant application, the district and committee studied additional cost reductions related to programming space for a rural population. The overall square-footage has been reduced approximately 3,000 SF from last year's application by finding additional efficiencies in educational spaces with flexible classrooms that could be utilized for multiple grade levels.

In addition, NPSD's Superintendent, reached out to various civic leaders to explain the proposed solution, answer their questions. Included are letters of support demonstrating community backing by local leaders and the sole newspaper in the county.

This rigorous investigative and planning process has resulted in a data-driven, fiscally responsible solution that meets both facility priorities and community expectations, ensuring a safe, modern, and functional learning environment for students for years to come.

319

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The North Park School facility is in dire condition, and time is running out. The proposed solution is the most cost-effective, long-term investment to ensure that NPSD students receive the safe, high-quality education they deserve. If this project is not funded now, the risk of catastrophic HVAC system failure will only increase-leaving our students, families, and community without an educational home. The roof above the classroom wing is currently failing in several areas, with the insulation exposed and water penetration visible below. This imminent failure of the roof would mean wetting the wood structure and impacting indoor air quality. Even a minor collapse would cause a disturbance of the asbestos above the school ceiling. A recent ADA audit has pinpointed numerous violations and requires the school to correct ADA deficiencies within two years.

As the only school in our district, North Park has no backup facility to relocate students if critical systems fail. The next closest school is over 60 miles away, making relocation or temporary solutions logistically and financially impossible. The majority of the school's infrastructure-heating, plumbing, electrical, and structural systems-are beyond their useful life, as confirmed by CDE's facility assessment and evaluations from engineers and architects. If these systems suddenly fail, our students and staff would be left without a safe or functional learning environment.

We saw firsthand the educational setbacks caused by remote learning in Spring 2020. Many North Park families do not have reliable internet access, making

online instruction nearly impossible. Portable internet devices failed to work in areas without cell service, leaving students disconnected from their education. Additionally, 48.8% of NPSD students qualify for Free & Reduced Lunch, meaning school meals provide their primary source of daily nutrition. If the school is forced to close, these students will lose critical access to meals, academic support, and a stable learning environment.

NPSD serves 1,600 square miles of remote, rural Jackson County, including Walden, Cowdrey, Coalmont, Rand, and Gould. Walden, the district headquarters, has only 606 residents-half of the county's total population (2020 Census). With a median household income of $44,667 and 14.8% of residents living in poverty, this rural community does not have the financial capacity to fund emergency repairs, let alone a full facility replacement. Without BEST grant funding, students will be forced to learn in a rapidly failing school, with no viable alternative.

This project is not just necessary-it is urgent. Every year that funding is delayed, the risk of major infrastructure failure increases, pushing the district closer to a full-blown crisis. The window for preventive action is closing, and without immediate investment, the district will face escalating costs, declining safety, and the potential loss of an operational school altogether. This is our only opportunity to secure a safe, stable future for North Park students and their families.

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

- (●) Yes
- ( ) No

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

320

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

NPSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. A new school will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District.

Per CDE's recommendations, we will implement a facilities maintenance plan for the facility. This plan will provide documentation and direction on the facility maintenance strategy. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our maintenance staff will be

trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Our plan for budgeting for maintenance and capital projects will continue to reserve $80,000 per year, or $661/student from the general fund for capital reserve for unanticipated capital projects. In addition, the district budgets over $90,0000 ($700/student) for regular maintenance. The district plans to transfer a minimum of 3% of its General Fund annually, approximately $500/student, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facility proposed.

If awarded, NPSD will comply with 22-43.7-109(4)(d)(I)CRS, by budgeting an additional transfer from the general fund to the capital reserve fund, and make a physical transfer of funds from the general account to the capital reserve bank account to maintain a capital renewal reserve. This contribution will be a minimum of 1.5% of Total Program Funding annually, which is currently $46,500, or $338/student. The capital renewal reserve will be retained until needed for the replacement of capital fixed assets or major repairs to the building outside of regular maintenance and operations. Because we only have one school building (plus the old gym and wrestling building), these figures are both for the district and the school.

Adjacent Structures

321

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

322

North Park R-1 (1410) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 Renovation and Addition (1410-SG00002) - Site Level Applicant - New - Application Number (53)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

36.00 %

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

30

Results indicate if a waiver is required.

Waiver Needed

323

Project Costs

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

C. Project Cost	* $ 58,261,146.66
D. Applicant Match to this Project	$ 17,478,344.00
E. Requested BEST Grant Amount	$ 40,782,802.66
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 58,261,146.66

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☑ General Fund	☑ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 78,591

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

* 78,591

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 121

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

$ 741.32 Project Cost/Affected Square Feet

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

650

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

4 % *** P. Construction Contingency % identified in your project budget**

8.75 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

05/29/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

325

03/30/2029

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

The master planning team included Adolfson & Peterson Construction, Inc. to provide hard cost estimating services for the duration of the master plan and BEST grant application. New for our third application in 2026, has been the engagement of a second General Contractor to provide a separate estimate. In addition to Adolfson & Peterson, Inc. the project was also estimated by FCI Constructors Inc.

Both of these contractors are well-known school general contractors that regularly build pk-12 schools throughout Colorado, including in remote locations like Walden. Much of the labor force will have to be brought into the community for the project, and these costs have been factored into the budget. Both contractors were able to arrive at a construction cost estimate by using historical data and reaching out to subcontractors for pricing input.

To build the hard cost budget for the application, a combination of both contractor's pricing was utilized, resulting in an average between the two. The difference between the two estimates after mark-ups was just over $1M or 2.58%, giving a confirmation that the estimated hard costs are appropriate for this project.

The master plan design and owner's representative team had time to review, comment and question the estimate prior to preparing the BEST grant application budget.

An environmental consultant provided the budget for abatement activities reflecting a significant increase year-over-year of abatement operations being realized in the rural / mountain / western Colorado market for abatement. This pricing was based on current similar school abatement projects the consultant has bid to abatement contractors in 2026.

Assuming a start of spring 2027, an appropriate construction escalation was included for the geographic location of Jackson County. While the rate of construction escalation has started to ease, the market
is continuing to see a higher rate than pre-pandemic norms in mountain rural communities. The overall budget, including soft costs, was prepared by the Owner's Representative, Dynamic Program Management. Owner contingency of 8.75% has been budgeted for a renovation project that will have 'known unknowns' for a building of this vintage with a large renovation portion.

The GSF / PP may seem high at first glance. However, in remote, rural schools with low population - this is typical. Building size doesn't shrink propotionally with student count. Minimum code and program requirements need to be met, even for small schools. It's not advisable to include 'half a gym' or 'half a kitchen' solely because there are less students. Higher SF / pupil in remote rural schools is not a sign of inefficiency, but the reality of delivering education in these communities.

326

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

Our plan for project management will have several facets. We plan to keep our executive committee structure including the superintendent, business manager, maintenance director, Board of Education representative(s) and school principal to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/ alternatives to matters that may arise. The Owner's Representative will facilitate competitive procurements and manage the various owner consultants.

The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of the project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of either Design-Build or a Construction Manager- General Contractor (CMGC) approach. A Design-Builder or CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

There are several large CMGC firms located on the front range and southern Wyoming that have experience delivering BEST grant projects in rural, remote locations like ours. The District expects several of these firms will be interested in the project either as CMGC or Design-Builder.

Procurement

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

NPSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the team members on this project. We know we will have to cast a large net outside of our geographic area to attract team members with the best fit skill set for our project.

We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure design and construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

Other funding options

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

The proposed renovation-addition will be funded in part through a voter-approved bond. The District sought its full bonding capacity in November 2024 and November 2025 in anticipation of this grant. In 2024, the measure failed 57%-43% with 810 voters participating. In 2025, it failed 64%-36% in a lower-turnout election (578 voters). Post-election feedback was clear: securing BEST funding before returning to voters for match dollars will be critical to converting "no" votes to "yes."

After the 2024 BEST application for a full replacement was not funded, the District reassessed its approach. In response to feedback, we shifted to a renovation-addition model that significantly reduces the BEST request and creates a more balanced local/state partnership. The 2024 proposal totaled nearly $72 million at over $800/SF-costs that today would approach or exceed $1,000/SF. The 2025 renovation-addition concept reduced the project to approximately $54.5 million at $660/SF. The current refined plan totals about $58.2 million, or $741/SF-still substantially lower than full replacement in a remote rural community like Walden.

To combat escalation, athletic fields and the transportation/maintenance building were removed from the BEST request. While these needs remain significant, instructional spaces are the top priority. The District will pursue separate funding sources for athletic improvements, recognizing limited BEST dollars.

In late 2025 and early 2026, the building committee reconvened to identify further efficiencies. The program was refined again, reducing the building by approximately 2,000 SF through flexible, multi-purpose spaces designed for higher utilization and long-term adaptability.

The 1949 elementary building is structurally failing due to severe water intrusion, hazardous materials, and infestation, posing serious health and safety risks. To remove this scope from the BEST budget, NPSD secured a Kansas State University grant to fund abatement, demolition, and site cleanup. A 12-week feasibility study was completed, including site visits, community outreach, cost estimates, fiscal analysis, and redevelopment strategies. The District is also coordinating required materials surveys and mitigation estimates and has secured grants to exclude that scope from the BEST application

Additional funding efforts include pursuing a GOCO grant to relocate and replace the elementary playground, currently more than 500 feet from the main entry and lacking proper fall protection. A private donor has expressed interest in supporting the Vocational Agriculture program through a livestock pavilion aligned with community priorities.

Locally, the Board of Education has committed $500k from the general fund to reduce the bond ask amount, and the North Park Education Fund has pledged another $500k to reduce the bond ask amount. This $1 million direct bond request reduction demonstrates local commitment and strengthens the likelihood of a successful bond outcome

Current Utility Costs

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

In FY 2025, utility expenses for North Park School buildings totaled $127,400.

The PK-12 School addition-renovation project is expected to generate substantial utility savings by incorporating modern HVAC, plumbing, and electrical systems, along with an upgraded building envelope featuring improved insulation. While updated code compliance will require increased outside air intake, high-efficiency boilers, heat recovery systems, and other energy-efficient upgrades are projected to reduce overall utility costs by 20-30% or more.

Replacing all lighting with LED fixtures and advanced controls could cut lighting costs by approximately 75%, according to U.S. Department of Energy estimates. Additionally, new plumbing fixtures with timers, motion sensors, and low-flow options will further conserve resources. As utility costs continue to rise, replacing North Park's aging building systems with efficient, modern equipment has become increasingly critical.

COLORADO
Department of Education
Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: North Park R-1

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

As a remote "frontier" district in Jackson County, the matching requirement presents a prohibitive financial barrier that threatens our core educational mission. A waiver to reduce the cost for our community is essential for the following reasons:

Remoteness: Our isolation significantly inflates construction costs. The "frontier" premium on specialized labor, materials transportation, and mobilization places an inequitable burden on our limited local funds.

Fragile Tax Base: Our economy, rooted in agriculture and tourism, cannot absorb the tax increases required to meet the full match without causing economic hardship for families, particularly given our low population density.

Educational Displacement: To fund necessary repairs for our 62-year-old facility, we would be forced to divert funds from staffing, technology, and student programs. This creates a scenario in which improving the physical environment directly degrades the quality of instruction.

Equity of Environment: Our students deserve facilities that meet modern safety and learning standards and do not hinder achievement. A waiver ensures we can provide a safe, equitable learning environment without compromising our operational ability to educate.

Conclusion: A waiver is not merely a request for financial relief; it is a request for educational equity. It allows Jackson County to modernize failing infrastructure while preserving the vital resources needed to keep classrooms staffed and students competitive to realize a future of their choice

(3000 characters max)

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

The district's assessed value is largely reliant on a single industry: oil & gas. This industry continues to be volatile therefore impacting our assessed valuation with wild swings. North Park School District's assessed value is comprised of 46.6% oil & gas and state-assessed property (pipeline, transmission lines)

Six years ago, oil & gas and state-assessed properties accounted for 64% of total assessed value. Oil & gas are assessed on their production, not property value.

A large decrease in oil & gas production, and therefore assessed valuation, would result in a transfer of the significant property tax burden to the residential taxpayer. These large fluctuations in the value created continued uncertainty among district taxpayers as to who or how much their tax bill will be from year to year.

Any reduction in the match will help insulate the residential taxpayer from swings in assessed value of oil & gas.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

**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	$798,245.46	8.88%	10% max
Median Household Income	$41,809	0.98%	25% max
Free and Reduced Lunch %	46.5%	14.04%	25% max
Bond Elections in the last 10 years	2	-4%	-2% per/max -10
Total Mills $/Capita	$1,649.41	6.29%	20% max
Remaining Bond Capacity	$20,275,435	10.22%	20% 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.

We are requesting a reduction in NPSD's match in addition to the statutory waiver. The statutory waiver reduces our match by just over 1% (to 34.8%).

PPAV: Our district covers vast amounts of land (1600 square miles), is heavily reliant on the volatile oil & gas industry, with a very small population base (1200 people). Therefore the PPAV being high is not a reflection on our community's wealth. Because of this, we are requesting a 2.5% reduction in the Per Pupil Assessed Value Match Factor.

Free & Reduced Lunch: F&R lunch % is 46.5% district-wide, but it is clear there is a lack of families filling out the paperwork due to the fact that North Park qualifies for free community education provision that allows for all students to eat for free. In addition, a recent community study, Kids Counts in Colorado 2025, found that 64% of Jackson County's children live below the poverty level. We believe our actual F&R mirrors that study.

The Community Eligibility Provision (CEP) is a non-pricing meal service option for schools and districts in low-income areas. CEP allows the nation's highest poverty schools and districts to provide no cost meals to all enrolled students without collecting household applications. NPSD qualifies for CEP.

Because of these reasons, we are requesting a reduction of 3.5% in our F&R Lunch Match Factor.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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.

This is our third consecutive BEST grant application, and we have continued refining the proposal by incorporating CCAB feedback and accounting for rising costs. Our first application proposed a new-construction replacement school. Last year, the scope shifted to a combination of renovation and new construction, similar to this year's proposal. To improve efficiency and affordability, we reduced square footage to create a more efficient footprint and removed the transportation building from the scope.

We also removed outdoor athletics from the application and are working with local partners to develop a roadmap for grant funding to improve the football field and existing dirt track.

The district has asked voters to approve a bond measure twice— in 2024 and 2025—maximizing our bonding capacity both times. It is clear that passing a bond will require a BEST grant in hand and, ideally, not require us to fully maximize our debt capacity.

For more than a year, the district has worked with Kansas State University to address the old, abandoned elementary school located on our campus. Constructed in the 1950s, the building contains hazardous materials. Through collaboration with KSU, the district secured a state CDPHE cleanup grant to remove asbestos in summer 2026. Following remediation, the District will either demolish the building or partner locally to develop an infant and toddler center combined with recreation opportunities. All options will pursue grants and local funding sources outside of BEST.

We have also engaged our 1% local sales tax committee to secure funding that would reduce costs to NPSD taxpayers and improve the likelihood of bond passage this fall. NPSD regularly meets with local philanthropic entities to build additional partnerships supporting other district needs.

In conclusion, reducing scope from our original application resulted in more than a $13 million reduction, even two years later. Our district remains committed to pursuing local, private, and state funding opportunities to enhance educational facilities for our students.

(3000 characters max)

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

CDE Minimum Match percentage	36	34.80095426%
Match Percentage Requested	30	
Amount of requested reduction from CDE Minimum	6	4.80095426%

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

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A.	Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$20,974,012.80
B.	School District's certified Assessed Value from current FY	$101,377,173
C.	District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$20,275,435
D.	Current outstanding bonded indebtedness:	$0
E.	Total available bonded indebtedness (Line C-D).	*$20,275,435*
F.	**Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)*	$20,275,435

School District: North Park R-1
Project: PK-12 Renovation and Addition
Date: 3/2/2026

Signed by Superintendent: 3/2/26

Printed Name: Amy Ward

Signed by School Board Officer: 3/2/26

Printed Name: Cathrine Olney

Title: Secretary / Treasurer

General Assembly
State of Colorado
Denver

February 26, 2026

Andy Stine
Director, Division of Capital Construction
Colorado Department of Education
201 East Colfax Ave.
Denver, CO 80203

RE: North Park School District's BEST Grant Application

Dear Mr. Stine:

As Jackson County's elected state legislators, we strongly support the North Park School District's application for funding through the BEST Grant program. North Park's desire to address aging facilities demonstrates their commitment to the long-term success of their students.

The current North Park School site is more than 60 years old. While updates have been made to address the most pressing concerns, the building has loose technology wires, which are exposed so as to not disturb asbestos. The majority of the ceiling tiles contain asbestos, and in the winter, the building has several leaks and struggles with high heat loss. Leaky roofs and intermittent heating issues disrupt learning and undermine the success of more than 180 students. North Park School District's facility assessment, conducted by CDE in 2022, indicated the facility condition index (FCI) of the building was rated at 0.59, defined as poor bordering on deficient. In short, this 1960s complex is not designed to safely and sustainably meet the needs of a 21st-century student body.

The complex contains hazardous materials such as asbestos, pipes that fail to meet standards, damaged and leaking roofs and windows, loose wires, an antiquated fire alarm system, outdated water heaters, inadequate lighting, and more. There are multiple viable plans for this complex, but the community has found consensus in supporting the Master Plan that includes renovating spaces such as the main gym, cafeteria, main hallway, vocational education complex, and the old 1949 gym. The plan also focuses on replacing only the worst parts of the building, which include the three instructional wings, which are the original North Park High School.

In the small community of Walden in Jackson County, school facilities are vital and cherished community assets. Further, improving the facilities will undoubtedly lead to future student success and achievement that will last for generations to come. We urge you to consider the urgent and substantial improvements needed to best support the students and faculty of North Park School District.

Sincerely,

Speaker Julie McCluskie
House District 13

Senator Dylan Roberts
Senate District 8

BOARD OF COUNTY COMMISSIONERS

COBY L CORKLE | DAVID "TY" WATTENBERG, Chairman | RONALD F DRINKWINE

COUNTY OF JACKSON

WALDEN, COLORADO 80480

February 24th, 2026

It has been the stance of this board that the heart of our community lies within our local school. Many residents of Jackson County can flip through class pictures in the main hallway to identify generations of family members who have been fortunate enough to be educated in the North Park School District. While the facilities still house a very intimate learning atmosphere, they are clearly struggling to adhere to the requirements of today's world.

Declining population in our county throughout the 90s and 2000s, led the school district to consolidate from two main buildings down to one in the late 2000s. This transpired to a myriad of remodels and repurposing of several different spaces. While the school has adapted and maintained a high-level of education for our youth, there have clearly been struggles. Aging facilities undoubtedly have these problems, but the evolution of technology in the world has evidently expedited this aging process.

From a construction standpoint, the building was not designed with efficient raceways for new security, data, electrical, or communications to be spread throughout the building. The roof is failing due to its age and the harsh climate and UV damage that comes from living at 8,100 feet in elevation. There is not a fire suppression system in place, and it is likely that none of the classrooms or egress routes meet applicable time ratings for fire corridors. There are a multitude of entryways that can make securing the facility a nightmare. Beyond all of this, the mechanical, electrical, and plumbing elements of the building are patched and spliced to wring out their last few years.

Deficiencies, such as the ones listed above, have quietly disturbed our local emergency responders to wonder what they can do in the event of a fire or an active shooter. Jackson County is truly isolated. The next nearest law enforcement agency, fire department, or hospital that could provide aid is a minimum of 60 miles away. Fortunately, our community is tightly knit and our local CPW and Forest Service officers are also familiar with how to address security concerns. However, it is truly a traumatic experience, they likely wouldn't be enough either. While a new facility wouldn't solve all of these issues, it would absolutely help.

When we say the school is the heart of our community, what we really mean is that the children in the school are what truly matters. Small communities certainly have their quirks, but one place that all of our residents can find common ground is that the safety and education of our youth is paramount. Our board cannot truly express in words its support for our school to receive a BEST grant to help fund a new facility that can continue to be a part of our home in North Park.

Coby L. Corkle | Ronald F. Drinkwine | David H. Wattenberg

Jan. 31, 2026

To Whom It May Concern:

On behalf of the North Park School District (NPSD) located in Walden, Colo., Jackson County, Colo., I offer this letter of support to the NPSD in any and all efforts for their BEST (Building Excellent Schools Today) Grant application. The NPSD has been in existence since the 1960s when seven school districts in the county consolidated to one district within the Jackson County boundaries. This consolidation resulted in the building of a new high school over 60 years ago. This forethought and saving of money is a consistent consideration that the NPSD board of education has made for the school district and constituents. The district has kept up facilities and services for the community even though the district and county has difficulty with property tax collection since about 70 percent of all the land in Jackson County is not taxed as property. The U.S. Forest Service, Bureau of Land Management, Colorado State Land Board, U.S. Fish and Wildlife Service own land that is not taxed for the benefit of schools or other town and county uses.

This makes funding very difficult when considering paying teachers, maintaining buildings and building new facilities. The difficulties and raising costs of construction have always been considered by the NPSD board of education.

So much so that at the time of the construction of the original building the district chose not to build a gymnasium, swimming pool or art and concert venue. The cost at that time was just over $10,000 to have those spaces for the community's benefit. The cost of those things today seems like a small amount. But at the time, the board did not have the money to spend.
The district has evolved over the years trying to update an old building to fill the needs of the modern student. Internet access was never considered with the old building. Neither were the demands of electrical outlets to fuel computers, copiers, printers, servers and all the things a modern school requires.

The existing building has been well maintained, but even well-maintained buildings wear out. The roof has begun to leak more and more. The sewer system under the school has become problematic. The grade of the site has also caused continuing maintenance issues. The weather in Jackson County does not help maintain a flat roofed structure like the existing building. During the time since the old school was built, Jackson County has lost two coal mines, a lumber mill, the rail in and out of the county, and was listed in Time Life as one of the top ten endangered communities in 1990. Declining enrollment has limited the amount the district has been able to save as revenues have declined. The district has remained solvent and has been able to keep enough cash reserves to be able to try to provide the best available education in the area. But the competition between surrounding districts, Steamboat Springs, Grand County and the State of Wyoming, make the pay scale and ability to compensate at a livable wage very difficult. The district has bought teacherages to house district employees because housing is so hard to find in Jackson County.

I support the BEST grant application for all of those reasons. Jackson County is a playground for the front range and our services are needed when those people are using our resources. We hope you see the value of having a school and a school building that is the epicenter of the community. That community and our school district is something this community stands behind.

Thanks for your consideration

Sincerely
Matt Shuler
Editor
The Jackson County Star

● Campuses Impacted by this Grant Application ●

SOUTH ROUTT RE 3 - Soroco HS/MS Addition and Renovation - Soroco HS - 1948

District:	South Routt RE 3
School Name:	Soroco HS
Address:	305 South Grant Street
City:	Oak Creek
Gross Area (SF):	71,666
Number of Buildings:	2
Replacement Value:	$36,809,312
Condition Budget:	$19,441,497
Total FCI:	0.53
Adequacy Index:	0.40



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,138,787	$4,571,157	0.89
Equipment and Furnishings	$2,212,673	$1,494,200	0.68
Exterior Enclosure	$4,442,698	$290,531	0.07
Fire Protection	$622,042	$1,041,492	1.67
HVAC System	$6,557,886	$2,304,041	0.35
Interior Construction and Conveyance	$4,817,516	$2,637,826	0.55
Plumbing System	$1,538,208	$833,844	0.54
Site	$6,560,365	$6,504,085	0.99
Structure	$4,919,139	$65,492	0.01
Overall - Total	$36,809,312	$19,742,668	0.54

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Soroco HS Site	1,064,150	0.99	1948	$6,560,365	$6,504,085
Soroco HS Main	62,000	0.46	1948	$26,723,719	$12,416,662
Soroco HS Vo-Ag	9,666	0.20	2002	$3,525,228	$821,921
Overall - Total	1,135,816	0.53		$36,809,312	$19,742,668

● Campuses Impacted by this Grant Application ●

SOUTH ROUTT RE 3 - Soroco HS/MS Addition and Renovation - Soroco MS - 1924

District:	South Routt RE 3
School Name:	Soroco MS
Address:	305 South Grant Street
City:	Oak Creek
Gross Area (SF):	19,376
Number of Buildings:	1
Replacement Value:	$6,570,846
Condition Budget:	$3,218,609
Total FCI:	0.49
Adequacy Index:	0.41



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,109,585	$834,401	0.75
Equipment and Furnishings	$131,237	$62,804	0.48
Exterior Enclosure	$1,098,923	$52,764	0.05
Fire Protection	$1,108	$268,113	241.97
HVAC System	$1,257,584	$847,312	0.67
Interior Construction and Conveyance	$1,248,490	$776,541	0.62
Plumbing System	$409,083	$267,761	0.65
Site	$396,604	$324,857	0.82
Structure	$918,231	$52,170	0.06
Overall - Total	$6,570,846	$3,486,723	0.53

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Soroco MS Site	49,750	0.82	1924	$396,604	$324,857
Soroco MS Main	19,376	0.47	1924	$6,174,242	$3,161,866
Overall - Total	69,126	0.49		$6,570,846	$3,486,723

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: SOUTH ROUTT RE 3 **County:** Routt

Project Title: Soroco HS/MS Addition and Renovation

Current Grant Request:	$22,704,162.83	**CDE Minimum Match %:**	66%
Current Applicant Match:	$32,801,968.00	**Actual Match % Provided:**	59.09611697%
Current Project Request:	$55,506,130.83	**Is a Waiver Letter Required?**	Statutory
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	Yes
Total of All Phases:	$55,506,130.83	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$698.63	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$86.10	**Affected Pupils:**	160
Hard Costs Per Sq Ft:	$612.53	**Cost Per Pupil:**	$346,913
Previous BEST Grant(s):	7	**Gross Sq Ft Per Pupil:**	497
Previous BEST Total $:	$4,306,677.65		

Financial Data (School District Applicants)

District FTE Count:	302	**Bonded Debt Approved:**	
Assessed Valuation:	$164,009,840	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$543,079	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$103,879	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	33.9%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,932.48	**Total Bond Capacity:**	$32,801,968
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$32,801,968
		Statewide Median: $18,549,763.20	

South Routt RE 3 (2780) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - SOROCO HS-MS Addition Renovation (2780-SG00002) - Site Level Applicant - New - Application Number (30)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**
South Routt RE 3 - 2780

*** Facility Name & Code**
Soroco High School - 2780-8050

*** Facility Name & Code**
Soroco Middle School - 2780-8048

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

336

*

Facility Condition

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

All of the school district buildings were newly constructed by the district. All facilities were constructed in compliance with standards and codes of the time.

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

District Wide:
Upgrade of exterior door access and additional cameras -
FY23 & 24 $253,273.44 (Advanced Network Management - Verkada security consultant)
Chromebooks, teacher laptops, monitors, fiber expansion
FY21-FY24 $105,521 chromebooks
FY22 broadband fiber phase 1 initial allocation $2,905,406
Broadband fiber phase 2 supplemental funds $2,941,764.49

Soroco High School:
2025 - Comp gym floor refinished, new bleachers, refurbished backboards (approx $80,000)
2023 - New Gym Floor (old gym)
Partial Roof Replacements (BEST Grant)
FY20 - $445,504
Partial Roof Replacements (BEST Grant)
FY19 - $550,017
HVAC improvements (BEST Grant)
FY23 $1,874,631 - Elem. Building Boiler replacement and tying into existing duct and pipework.
FY22 $1,033,017 - Emergency grant support to HVAC
Carpet & Flooring, Lighting replacement, pellet boiler maintenance, gym refinish) - $26,866
FY24 - carpet and flooring replacement at the high school - $89,388
FY24 - Skid Steer - $48,584 - need for transport of pellets between two buildings in Oak Creek. Unloading freight (e.g. furniture for classrooms/building) from vocational building to HS or MS, clearing snow.
FY24 - Chromebooks - $12,800

Soroco Middle School:
Total Roof Replacement
FY21 - $1,012,498
New carpet, and plaster repair on MS interior ceiling-
FY24 $14,158

MS furniture replacement - $10,578
FY23 - carpet replacement at the middle school $28,300
HVAC engineer assessment, small repairs to pellet boiler
FY23 $46,573

Vo-Ag:
Culinary Space (Governor's Rise Grant plus some matching funds and donations)
Office
FY24 $27,154
FY23 $869,080

FY22 $449,773
New Electric Boilers & Water Heaters
FY22 $68,880
FY22-FY24 - $30,828 - 2H mechanical

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district's Operations, and Maintenance for all buildings is budgeted annually. The District has set up a line item within our capital projects fund and provides 1.5% of base funding for all students impacted by BEST grant projects. This money will be used to support and maintain our best projects.

Due to the limited general fund budget, and high cost of maintaining our aging facilities, the district frequently pursues matching grant opportunities to match capital construction needs. South Routt School District has been a repeated customer of the BEST program in an effort to aid and offset the cost of major facility upgrades. With that being said, the age and infrastructure of our facilities have reached end of life due to the inability to consistently perform routine and preventative maintenance. This is due to major systems beginning to fail and therefore the majority of our maintenance time is spent on repair and parts replacement rather than more proactive measures.

We budget for special projects each year through our supplemental capital construction, which generates approximately $650,000 annually. However, thanks to an improved financial position and a slight increase in the assessed value, we have been able to slowly catch up on many long overdue facility projects. With the passage of our 2021 mill override, which will sunset in 2032, we are now in a position to commit a minimum of $690,000 per year to this fund, the split priority of this fund will be to maintain any new capital needs while prioritizing safety and security concerns as well as classroom environments at the preschool and elementary school.

We have a Leadership Plus team comprised of district-level directors with varying areas of expertise for effectively managing a school district. The role of Leadership+ is to work cooperatively to prioritize school district needs and collaborate on the financial, infrastructure, safety, and academic needs of South Routt Schools. The various members actively collaborate with outside agencies to determine the most effective management strategies. Over the past school year, South Routt Schools partnered with an independent consultant to conduct a Master Facilities Plan to determine the school district's priority improvement needs. With that final report, the district began to prioritize projects to make the school a strategic improvement plan. Even with all of our preventative planning and effective financial stewardship, we still find areas of need within the infrastructure that cannot be met due to financial restrictions.

Once again, we believe the financial condition of our district will require future investment.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

342

South Routt RE 3 (2780) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - SOROCO HS-MS Addition Renovation (2780-SG00002) - Site Level Applicant - New - Application Number (30)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

This is a revised application and proposed solution based on feedback received through the prior BEST application cycle, subsequent Board deliberations, and continued reflection on community priorities. In response, the District refined the project scope to focus on a more targeted intervention that addresses critical health and safety deficiencies while retaining and renovating viable portions of the existing high school.

The proposed project will:
- Replace the 1948 classroom wing and 1982 portions of the high school through a focused addition

- Retain and renovate remaining portions of the existing high school where systems and structure remain serviceable

- Improve circulation between the high school and the Vo-Ag building

- Consolidate the middle school and District administrative functions at the Oak Creek campus

- Reconfigure the site to improve safety, drainage, and traffic separation

The District intentionally shifted this year's proposal toward greater reuse and renovation to limit scope to areas with the most severe deficiencies. While current construction market conditions have offset anticipated cost reductions, the revised plan reflects a disciplined effort to right-size the project, preserve recent investments, and focus resources on priority life safety and system failures.

This approach resolves the greatest number of critical deficiencies within a single campus, simplifies operations, reduces system complexity, and stabilizes secondary educational functions. The revised scope represents a strategic and sequenced step toward long-term facility improvement.

The District recognizes that significant deficiencies exist across all buildings and that only full PK-12 consolidation would fully resolve them. Through planning, community input, and CCAB feedback, the Board determined this application should focus on the Oak Creek campus, where consolidating programs and addressing multiple failing systems most directly improves safety and operational reliability. While additional needs remain elsewhere, this project represents a focused and operationally manageable next step aligned with community priorities.

Facilities Planning Context
South Routt is a multi-community district with campuses in Oak Creek and Yampa, and growth near Stagecoach Reservoir. Aging facilities, deteriorating systems, mountain weather, and limited utility access have resulted in persistent health and safety concerns, placing significant strain on a small maintenance staff.
Despite ongoing investments, conditions continue to worsen. As detailed in the Deficiencies section, the District faces extensive HVAC, electrical, site, and envelope failures contributing to high Facility Condition Index scores. Glycol leaks from overhead piping occur in multiple high school rooms, requiring

344

temporary mitigation and system shutdowns. Despite operating a complex hybrid heating system, it is not uncommon for students and staff to wear coats indoors during the school day.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

345

Deficiency

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

The challenges the District faces are simply overwhelming, and despite sustained effort, we cannot keep up. From sewage backing up into drinking fountains, to classroom temperatures regularly falling into the low 60s, to repeated system failures that shut down portions of our buildings, the conditions experienced daily by students and staff often feel difficult to reconcile with the numerical Facility Condition Index values reported for our facilities.

In recent years, the District, in partnership with BEST and through local investment, has made targeted improvements to several major building systems. While these investments have positively impacted overall FCI scores, they have also had the effect of masking the severity and operational impact of the remaining unresolved deficiencies. The conditions described below represent systems and site issues that have exceeded their useful life, require frequent emergency response, and continue to pose significant health, safety, and operational risks. This project is intended to resolve those remaining deficiencies while preserving recent investments made by the District and the State, and to stabilize facilities that are increasingly difficult to operate safely and reliably on a daily basis.

While significant facility deficiencies exist across multiple District buildings, this application focuses on the middle school and high school campus in Oak Creek, where multiple failing systems intersect within a single site and directly impact daily operations, safety, and instructional continuity.

Middle School Major Deficiencies
- Sewer system failures
- Inadequate heating and ventilation
- Outdated PA, electrical, and fire safety systems
- Poor security and accessibility

Middle School Deficiencies - Extended
- Temperature control and comfort issues throughout the building, requiring the use of multiple space heaters in nearly all rooms.
- Heating is supplied by an aging pellet boiler with an increasingly unreliable pellet supply. Due to supply challenges, the District frequently relies on a backup propane boiler, which is considerably more expensive. Both boilers are located in the high school, with heat piped beneath the road between buildings. Pellets must now be sourced from Fort Collins or Colorado Springs, with a truckload required approximately every six weeks.
- The pellet boiler generates large amounts of ash that must be removed every other day. When the auger recently failed, replacement parts were difficult to source locally, requiring staff to fabricate a temporary solution to restore operation.
- The building has no mechanical ventilation system. Fresh air is introduced only through infiltration or by opening doors and windows.
- Windows are operable but majority do not open due to misalignment.
- Cooling is provided by window-mounted air conditioning units. In one instance, a squirrel became trapped between a unit and a window jamb and died, creating an odor that took a week to locate and resolve.
- Hot water takes an extended period to reach the second level of the building.
- Pavement is deteriorated, uneven, and beyond its useful lifespan.
- Poor drainage leads to persistent ice buildup.
- PA, telephone, security, and fire alarm systems are beyond their useful life and do not meet current code requirements.
- The building is not equipped with a sprinkler system.

346

High School Major Deficiencies
- Insufficient temperature control and ventilation
- Failing geothermal system and distribution leaks
- Outdated electrical and plumbing systems
- Water infiltration and exterior deterioration, including doors and windows
- Inadequate security and accessibility

High School Deficiencies - Extended
- Insufficient building automation system controls result in widespread comfort and maintenance issues.
- Rooftop condensers have exceeded their useful life, leading to heating and ventilation failures and, at times, building closures.
- Space heaters are required in several areas to supplement inadequate heating.

- The geothermal system leaks glycol daily due to failing CPVC fittings, requiring complete system shutdowns for repairs that can only occur during extended school breaks and favorable weather conditions.
- The domestic hot water system is inadequate, requiring showers to run for up to 40 minutes before hot water reaches athletic facilities.
- The original cast iron sanitary piping, now more than 50 years old, is beyond its expected lifespan and requires frequent maintenance to clear recurring backups.
- The main electrical service, switchgear, panelboards, and feeders are original to the building and have exceeded their useful life.
- Classrooms lack sufficient electrical outlets, and circuits are undersized, resulting in extensive use of extension cords and power strips. This condition is exacerbated by the reliance on space heaters.
- PA, telephone, security, and fire alarm systems are outdated and unreliable.
- The high school gym retains its original wooden bleachers from 1948.
- Water infiltration occurs through cracks in masonry, windows, doors, and fascia panels, particularly during wind-driven snow events, resulting in persistent interior damage in areas constructed in 1948 and 1982.
- Windows are beyond their useful life and actively leaking.
- Multiple exterior doors have large gaps, allowing snow, cold air, and water to enter the building.
- Parking lots and drive lanes have severely deteriorated asphalt and concrete, creating safety hazards.
- Poor grading and drainage result in pooling water and ice accumulation, particularly at the back of the middle school, where runoff from the high school infiltrates the electrical room below. Rust damage is already visible on electrical panels due to ongoing exposure.

Safety, Security, and Accessibility Issues - Middle School, High School, and Site

- The three-building campus layout and remote mountain location heighten security concerns. Law enforcement response times are extended, with the Routt County Sheriff and Colorado Parks and Wildlife serving as the primary responders. The nearest responders are located in Stagecoach, with an estimated response time of at least 15 minutes.
- There is no separation between vehicles, buses, and pedestrians. Grant Avenue runs directly through parking, receiving, and drop-off areas and is also used for deliveries and access to the Vo-Ag building.
- Neither the middle school nor the high school has a secure vestibule, and administrators lack clear lines of sight to primary entrances.
- The main entrance to the middle school is inaccessible and not located on the same level as administrative offices. In a recent instance, a meeting with the superintendent was held outdoors because a visitor could not safely access the building.

- District administrative offices are intermixed with student spaces, resulting in frequent adult visitors passing through instructional areas.
- Multiple exterior doors are difficult to monitor and often left unlocked due to poor condition and frequent use.
- There is no internal lock-off system to separate building wings or public areas.
- The PA and emergency communication system lacks exterior speakers and relies solely on the telephone system.
- There are no ADA-accessible bathrooms in or near the high school special education rooms.
- The weight room is located below the stage and is not wheelchair accessible.

Anecdotes Illustrating Severity

The number of health and safety deficiencies affecting the middle school, high school, and shared site is extensive. The following examples illustrate the real

and ongoing impacts on students and staff.

At the Middle School, our roof drains tie into the sewer system. During rainstorms, sewage backs up into the school. ?There have been two major events in the last 3 years. The day before school started in the Fall of 2022, we experienced a large rain event. The systems were overwhelmed and sewage mixed with rain water began coming out of urinals, toilets, floor drains, and drinking fountains. We had multiple areas of standing effluent. The carpet was fully saturated with solid waste visible. The lower level of the building needed to be closed for a month. The district had to hire a restoration and mitigation specialist to clean it up, and all flooring was destroyed. The following fall, during the rain season, we attempted to build a sandbag wall around the drains that are most prone to backup. Our barricade did not work and the flooring was flooded again. The town of Oak Creek has notified the school that the septic lines need to be separated from the storm sewer. We do not have drawings indicating where the point of interconnection is. However we have been scoping the lines with cameras beginning on the roof, and it is our current understanding is that the lines connect directly underneath and are buried beneath the building.

In both buildings, we struggle to maintain appropriate temperatures in our classrooms. We don't have access to natural gas. Our buildings are heated with a complex hybrid system including a geothermal field, heat pumps, 2 electrical boilers, 2 propane boilers, a pellet boiler and a multitude of space heaters. The geothermal field has failed to provide the heat it was designed to provide. We added an additional 6' of earth on top of the field to increase its insulation and it has improved somewhat. We also partnered with BEST in the past to make improvements to it and the new supplemental electric boilers provided by the 2021 emergency grant have helped considerably. However many issues still remain and we continue to struggle to manage multiple active leaks in the distribution system and provide appropriate ventilation and room temperatures in the buildings. In one of our classrooms, as an example, the temperature is routinely down to 55 degrees when we open in the morning. The custodian gets in first and turns on three space heaters to try to get the room temperature up, and by the time students arrive it is usually at about 60 degrees. This room has strong solar exposure and on sunny days we frequently see temperatures in the mid 70s by the time class is dismissed. This is a 20 degree swing in one day, and it is a regular occurrence. This room is the most extreme but many of our classrooms experience similar swings.

Our site is a three building campus with students and staff walking between buildings multiple times a day. This creates significant safety and security concerns. Oak Creek averages just over ten feet of snow per year. We must traverse across poor site grading and steep mountain topography through frigid conditions. Our staff work tirelessly to ensure paths and stairs are cleared. In spite of our efforts, the journey between buildings is treacherous and results in students and staff falling regularly. To get to our vo-ag building students must cross our parking lot and drive lane, often covered in ice, and climb 23 stairs to get up the approximate 14' of grade change from the HS. We estimate that someone falls on those stairs once a week. Again, we work hard to keep this path free of snow and ice, but it is a significant burden on our staff and is a daily safety liability. In addition to the weather and topographic concerns, having students and staff walking between multiple buildings throughout the day creates a real security risk. Multiple doors are being used and because of their poor condition, frequency of use, and sheer number, many are regularly unlocked and left ajar.

These are just three specific examples of the multiple issues we face, and the following is a complete list of the identified deficiencies we seek to resolve.

348

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

Over the past five years, we have worked diligently to gather all possible information related to the deficiencies we face and to broaden our understanding of these issues on a higher level. Initially, we were reactive, addressing only the most urgent problems as they arose. However, over time, we have learned that our mechanical, electrical, and sanitary systems are complex and piecemealed together. We have also come to understand that the deficiencies arising from these systems are accelerating. In addition to seeking a greater understanding of our building infrastructure issues, our planning team conducted a

rigorous investigation of site and building safety through the lens of K-12 facilities best practices.

To ensure a thorough and informed evaluation, we undertook several steps to gather comprehensive data on our facilities. Using the Colorado Department of Education's Facility Assessment as a foundation, we engaged consultants and experts to further define the extent and impact of these deficiencies on our students.

The due diligence efforts undertaken include the following:

- A third-party master planning team of architects and engineers reviewed all of our systems, the CDE reports, and information gathered from consultants and staff. They helped consolidate this information and educate us about our situation and possible paths forward.

- In February 2021, we engaged Big Horn Engineering to understand why our geothermal system was not performing as expected.

- Ongoing conversations between our consultants and maintenance team have helped us better monitor and capture their knowledge. Our maintenance team is deeply involved with these systems and building principals have emphasized that our two maintenance staff members are the only ones who truly understand how to keep these complex, piecemealed systems operational. If we were to lose them, we would face situations where we might be unable to open school, and even one person going on vacation poses a risk.

- We maintain an ongoing relationship with 2H Mechanical, a company that frequently services our district. From them, we have gained insights into how our systems function and the problems we will continue to face without higher-level investments.

- Local plumbing professionals have also provided critical insights into our persistent sewer issues. The situation at the middle school, in particular, is still being investigated to determine how to resolve the interconnection of our sewage and stormwater systems, which have caused repeated sewage floods. After scoping the lines, we believe the point of interconnection is buried directly beneath the building and will require a highly invasive project to resolve.

These due diligence efforts have reinforced our understanding that the health and safety concerns within our buildings are more significant than initially suspected. The evidence gathered through these assessments points to a pressing need for action, as highlighted in the deficiencies section. Our commitment to ensuring a safe and conducive learning environment remains steadfast, and the findings from these investigations underscore the urgency of addressing these deficiencies before they further impact our students and staff.

349

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

This project represents a refined and targeted solution developed in response to feedback received through the prior BEST application cycle, continued Board deliberation, and community input. The proposed scope focuses on consolidating middle school and high school programs and addressing the most critical health, safety, and system deficiencies at the Oak Creek campus, while intentionally retaining and renovating viable portions of the existing high school to preserve recent District and BEST-funded investments and avoid unnecessary replacement of serviceable space.

The solution vacates the existing middle school and replaces the oldest and least reliable portions of the high school through a focused addition, combined with both heavy and light renovation of remaining building areas. This approach allows the District to eliminate the most failure-prone systems, simplify building operations, and stabilize core secondary educational functions without replacing facilities that remain structurally sound and programmatically viable.

The proposed work includes approximately 41,800 square feet of new construction and 37,600 square feet of renovation. Compared to the prior application, this revised scope reduces the amount of new construction and increases renovation, reflecting a deliberate shift toward reuse, operational efficiency, and preservation of viable assets while still resolving the most critical deficiencies identified in the preceding sections. While construction market escalation has influenced overall project cost, the scope has been carefully aligned with the systems and spaces that present the greatest health, safety, and operational risks.

The proposed solution addresses the identified deficiencies as follows:
- Safety and security challenges created by the existing three-building campus will be resolved through consolidation into a single secure facility.

- Water infiltration through aging masonry, windows, doors, and façade systems will be addressed through replacement of the oldest building areas and renovation of remaining envelope components.

- Parking lots and drive lanes will be redesigned to improve separation of bus, parent, staff, and student traffic.

- Grading and drainage will be redesigned to improve ADA compliance and reduce ponding and ice accumulation. Damaged and deteriorated paving will be replaced.

- Building security will be improved through a secure vestibule with direct line of sight from administration, zoned lockoff capability, updated access control, camera systems, and full replacement of PA, telephone, security, and fire alarm systems.

- By vacating the Middle School, students will no longer be exposed to the repeated sewage failures that have flooded that building. Aging cast iron sanitary piping at the high school will be replaced. A new 6-inch sanitary sewer line will serve the addition and renovated areas, and a new storm drainage system will be provided.

- Heating and ventilation deficiencies will be addressed through a comprehensive mechanical redesign that utilizes existing electric boilers and the geo-exchange field while eliminating leaking distribution piping, unreliable rooftop condensers, and outdated equipment.

The building's heating and cooling needs will continue to be supported by the existing geo-exchange field and electric boilers located in the Vo-Ag building. The two 300 kW Lochinvar boilers installed in 2022 provide sufficient capacity to serve the newly installed HVAC systems.

HVAC systems for the addition and renovated areas will include six rooftop-mounted water-to-air heat pump air handlers, two water-to-water heat pumps for exterior zones with VAV reheat coils, and perimeter finned tube heating. Units will be installed on raised curbs with snow shields and positioned to minimize wind exposure. Access paths with electric-resistance snow melt where required, along with improved roof drainage, will support safe winter

maintenance. Air handling equipment will include air-to-air energy recovery and full economizer capability to improve indoor air quality and operational reliability in winter conditions.

A new 4-inch domestic water service will enter the addition and back-feed the existing gym and cafeteria. A hybrid heat pump water heater will serve the addition and renovated areas, with circulating pumps and balancing valves to ensure consistent hot water delivery.

The main electrical service, switchgear, panelboards, and feeders will be replaced. The design anticipates a new utility transformer and approximately 3000A service with centrally located distribution boards. Power will be distributed from a new 277/480V switchboard to dedicated panels for mechanical, lighting, and plug loads, including 120/208V distribution via step-down transformers. Surge suppression will be provided at the main service and life safety panels, and all spaces will receive code-compliant electrical distribution.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

This proposed solution is the result of extensive planning and diligence undertaken over multiple years and has been further refined in response to feedback received through the prior BEST application cycle. Following that feedback, the District revisited its planning findings and adjusted the scope to more precisely align with the most critical health, safety, and system deficiencies while preserving viable facilities and prior investments. The revised proposal reflects both the original diligence and a continued effort to ensure the most effective and responsible use of state and local resources in light of current construction market conditions.

351

We engaged a consultant planning team to help understand the breadth and scope of our needs and to consider options from a holistic perspective.

Our planning consultants gathered information necessary to support informed decision-making. In addition to building system condition analysis, this included an inventory of facilities, demographic studies, square footage and capacity analysis, programmatic adequacy, and enrollment and growth projections.

We assembled a District Master Planning Team to study the information and develop recommendations. It was important for this team to include informed stakeholders empowered to evaluate long-term facility investments. From this work, several key considerations emerged:

- There is potential for future growth in the Stagecoach area where the District does not currently have a school

- The District serves multiple communities, including Yampa, Oak Creek, and Stagecoach, each with unique stakeholder perspectives

The team developed priorities and evaluation criteria and held multiple well-advertised community meetings in Yampa and Oak Creek to gather stakeholder feedback. A broad range of options was studied, including continued incremental repairs, targeted renovations, consolidation of programs, replacement scenarios, and new construction in Oak Creek, Yampa, and Stagecoach.

Key learnings and positions taken by the master planning team included the following:

- The District can accommodate foreseeable growth with existing capacity

- Growth in Stagecoach should be funded by development, and a project in that area is premature

- There was little desire to remain in the existing middle school due to its condition

- Many voices indicated it would be politically challenging to eliminate a school in Yampa

- No single option will perfectly solve all facility needs, and progress will require sequenced efforts rather than continued short-term reactive investments

Based on these findings, the master planning team advanced several options to the Board of Education for further consideration.

The Board then returned to the community for additional meetings and engaged a third-party consultant to conduct a survey. Following this additional diligence, the Board determined that a refined version of Option 5 represented the most viable near-term approach to addressing critical health and safety deficiencies while aligning with community priorities and long-term operational sustainability. The Board subsequently directed the District to pursue BEST funding to support this effort.

352

The proposed project scope has been informed by District program needs, CDE Public School Construction Guidelines, and current PK-12 best practices. The project will be designed and constructed in accordance with South Routt School District requirements, applicable Colorado Department of Education guidelines, and the High Performance Certification Program. LEED and/or CHPS standards will be considered as part of meeting the State Architect's high-performance requirements.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The timeframe for resolving the deficiencies described in this application is immediate. System failures, safety concerns, and operational disruptions are already occurring and increasing in frequency. This application is not intended to prevent future failures, but to address conditions that are actively impacting daily operations and placing students and staff at ongoing risk.

Through review of the CDE Facility Condition Assessment and additional investigation with the District's consultants, it became clear that many major building systems have exceeded their useful life and are operating in a state of continual emergency response. Heating, plumbing, electrical, and life safety failures routinely require temporary repairs to keep facilities operational, particularly during the winter months when conditions are most severe.

If this project is not awarded, the District will be forced to continue diverting limited operating and capital funds toward escalating maintenance and emergency repairs, further reducing resources available for educational programs. These short-term interventions do not resolve underlying deficiencies and often compound long-term costs, particularly as staff attempt to maintain complex and failing systems beyond their intended lifespan.

As a rural district with limited bonding capacity, South Routt does not have the financial ability to replace or comprehensively repair major building systems independently. While the District will continue to take every reasonable step to provide a safe environment, the risks described in this application cannot be adequately mitigated through incremental repairs alone. Partnership with BEST is essential to stabilize facilities, reduce ongoing health and safety risks, and allow the District to move away from reactive maintenance toward a sustainable long-term solution.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The District will set up a line item within our capital projects fund and provide 1.5% of base funding for all students impacted by this BEST grant project. This money will be used to support and maintain our best project

Maintenance for South Routt buildings is budgeted each year from a mill levy targeting capital construction. While this levy is somewhat dependent on assessed valuation the annual collection for the past four years has hovered around approximately $650,000. As our buildings age, maintenance costs are rising due in part to multiple systems needing significant repairs. While we prioritize this maintenance, emergency repairs from system failure and breakages prevent us from completing systemic improvements. Additionally, as more time passes, South Routt has not only been unable to catch up, but at this point, we are unable to keep up on repairs. As a district, we still plan to collect our mill levy override in the future. It is our goal to reallocate some of the mill levy dollars to focus on repairs and maintenance costs at the elementary school while simultaneously allocating the necessary dollars for preventative maintenance to maximize the life of new equipment and systems.

Currently, our annual general fund contribution is not able to keep up with our aging infrastructure & HVAC systems. However, the roughly $650,000 in mill levy is designated to address major facility repairs and maintenance. This levy has a sunset scheduled for 2032 and we are confident that we will be able to keep a portion of that levy through community support.

Over and above these annual maintenance commitments, we budget for special projects each year through our capital reserve fund. Based on the current

financial condition of the district we see no reason to reduce our annual O&M budget. With the completion of this project, we actually expect our total maintenance and repair expenses to go down.

How we will budget appropriate amount of funding to replace project at end of useful life:

In summary, evidence shows we've been able to commit more and more to our capital projects while still able to maintain a fund balance. Additionally, we have been good fiscal stewards by paying off bond debt early, all while making significant investments in district facilities. South Routt has also demonstrated proficiency in finding and writing grants with success. While grants are not a guaranteed funding source, effective grant writing can significantly limit costs while also aiding in the facility investments the district is committed to maintaining. If we are fortunate enough to be awarded a BEST grant, the cost savings from our never-ending repairs and maintenance would be reallocated to both the elementary campus and toward future necessary investments to protect our newer buildings.
A BEST grant will require future investment in our facilities by our taxpayers through the passage of a construction bond to meet our match requirement. Historically, the South Routt community has been generous with school support for mill levy and bond initiatives. Our facilities master plan will allow us to put forth a strong argument for systematic improvements while also providing a transparent road map for our community highlighting what they can expect in terms of large district projects.

All newly installed equipment related to this project will be warranted for 10 years, covering both parts and labor.

354

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

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

AHERA

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

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

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

Yes
No

Future Use or Disposition of Existing Public School Facilities

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

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

The District intends to divest of the existing Middle School building. If this project is awarded, the District will seek interested parties and request proposals for potential reuse or repurposing of the facility. Should no viable proposal be identified, the project budget includes funding for demolition and site restoration.

355

South Routt RE 3 (2780) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - SOROCO HS-MS Addition Renovation (2780-SG00002) - Site Level Applicant - New - Application Number (30)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

66.00 %

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

59.0961169685

Results indicate if a waiver is required.

Waiver Needed

Project Costs

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

C. Project Cost	* $ 55,506,130.83
D. Applicant Match to this Project	$ 32,801,968.00
E. Requested BEST Grant Amount	$ 22,704,162.83
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 55,506,130.83

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 79,450

K. Gross Square Feet.

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

* 79,450

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 160

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

$ 698.63 Project Cost/Affected Square Feet

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

497

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

4 % *** P. Construction Contingency % identified in your project budget**

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

* **R. Anticipated Start Date**

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

12/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/29/2029

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

The estimate was compiled in partnership with the district, and NV5, and Wold Architects and Engineers. This budget has been informed by previous project experiences, existing AHERA reports, the facilities' master planning and CDE assessments, and independent estimates. The estimates received by general contractors were reviewed and then averaged to inform the total project budgets.

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

Currently, the district does not have staff to oversee such a large project. Therefore, South Routt School District will be hiring a qualified and experienced owner's rep. to work closely with the superintendent to oversee the project. In order to find such a person or team, South Routt Schools will put out an RFP listing the qualifications needed as well as highlighting previous experience. Given that our mountain terrain and mechanical systems are complex, the schoolboard and community believe having someone with experience will be critical to help the school make wise decisions while also ensuring we are good stewards of public money. This process will begin after A. receiving a BEST grant award and B. after passing the necessary bond to pay the district portion.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if**

awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.

The District will follow a process that is alignment with the CDE Vendor Selection Guildelines

Other funding options

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

Our district has successfully pursued funding for new access control and security devices through the Homeland Security School Security Disbursement grant and the School Violence Prevention Program. These devices will be repurposed in the new school building if we are successful in our BEST Grant Pursuit. We have had two significant insurance claims to replace the ground flooring of the middle school due to rainwater and sewage flooding. South Routt has also applied for smaller BEST grants recently and have used reserve funds to pay for the district portion.

Current Utility Costs

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

N/A

356

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial district match reduction is requested due to:

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)* $36,634,046.35

B. School District's certified Assessed Value from current FY $164,009,840

C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*
$32,801,968

D. Current outstanding bonded indebtedness: $0

E. Total available bonded indebtedness (Line C-D).
$32,801,968

F. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):**
(This should equal line E, unless additional matching funds are voluntarily offered) **$32,801,968**

School District: South Routt RE-3
Project: Middle School/ High School Addition Renovation
Date: March 2, 2026

Signed by Superintendent: Kirk Henwood

Printed Name: Kirk Henwood

Signed by School Board Officer: Kristi Schalnus

Printed Name: Kristi Schalnus

Central Electric LLC
2618 Copper Ridge Circle Unit A
Steamboat Springs, CO 80487
Phone: (970) 871.9611
Fax: (970) 879.9656

March 2, 2026

Dr. Kirk Henwood
South Routt Re-3
Superintendent and Chief Learner

Reference: SOROCO BEST Grant

To Whom It May Concern,

This letter is written to express support for the South Routt School District (SOROCO) and its application for a Building Excellent Schools Today (BEST) grant to fund the rebuild of the 6–12 school facility. This project would represent a critical investment not only in educational infrastructure, but in student safety, community stability, and long-term educational opportunity for the area.
Safe and secure learning environments are foundational to student success. Schools must be places where students, educators, and families feel confident that facilities are structurally sound, technologically capable, and designed to meet modern safety standards. Older school systems, while often rich in history and community value, often face significant challenges that cannot be fully resolved through incremental repairs or short-term upgrades. Aging mechanical systems, outdated layouts, and infrastructure limitations can create ongoing safety concerns, inefficiencies, and barriers to providing a modern educational experience.

In many legacy school buildings, critical systems such as HVAC, electrical infrastructure, and security designs were constructed according to standards that no longer meet current expectations for health, safety, or educational purposes. These limitations affect everything from indoor air quality and emergency preparedness to accessibility and the integration of modern instructional technology. Over time, maintenance costs have increased while reliability continues to decrease. This puts strain on district resources that could otherwise be directed toward student learning.
A new 6–12 facility would allow SOROCO to address these challenges comprehensively rather than reactively. Modern schools incorporate secure entrances, improved visibility and supervision, resilient infrastructure, energy efficiency, and flexible learning spaces that support modern educational practices. These improvements directly align with the BEST grant program's mission to ensure Colorado students learn in safe, secure, and high-quality environments.

This rebuild would represent an investment in the broader community. Schools in rural districts serve as central gathering places and anchors of local identity in addition to providing students with a safe, fully

functioning facility that demonstrates a commitment to educational equity, ensuring that rural students have access to learning environments comparable to those found in larger districts across the state.

The need for this project is not simply about modernization, it is about ensuring long-term safety, operational sustainability, and educational excellence for current and future generations. A new facility would reduce ongoing maintenance burdens, improve reliability of essential systems, and create an environment where educators can focus fully on teaching and students can focus fully on learning.
For these reasons, I strongly support SOROCO's application for the BEST grant and encourage favorable consideration of this request. Investing in this rebuild is an investment in student safety, community resilience, and the future of education in South Routt County.

Thank you for your time and consideration.

Sincerely,
Central Electric, LLC

Jed Gibson
Operations Manager

Vicki Hagen
24215 Arapahoe Rd
Oak Creek, CO 80467

February 24, 2026

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E. Colfax
Denver, CO 80203

Subject: Letter of Support for South Routt School District BEST Grant Application

Dear Members of the Best Grant Review Committee,

I am writing to express my continued and enthusiastic support for the South Routt School District's BEST grant application for a new middle school and high school facility. As a proud mother of two students in this district and a passionate advocate for disability rights, I have seen our schools achieve incredible things despite significant physical limitations. However, the gap between our students' potential and the quality of their learning environment has reached a breaking point. This grant would be transformative for our community, benefiting future generations.

While South Routt is a "district of distinction," our facilities unfortunately do not reflect that standard. The age of our buildings is no longer just a matter of aesthetics; it is a direct hindrance to the health and focus of our students:

- **Inconsistent Climate Control:** Our aging systems struggle to maintain a stable learning environment. Students often deal with extreme temperature fluctuations—one classroom may be stifling while the next requires a heavy coat. It is difficult for any child to focus on mathematics or literacy when they are physically uncomfortable.
- **Poor Air Exchange:** The outdated ventilation systems in our current buildings do not provide the modern air exchange rates necessary for a healthy, high-performing environment. Improved air quality and circulation are essential for student wellness and reducing the spread of illness.
- **Safety and Exposure:** To move between facilities, our children must frequently walk outside in sub-zero temperatures (often as low as -20°F), navigating parking lots and access roads. This is not just a logistical hurdle; it is a safety and health concern.

The need for updated facilities is most visible through the lens of accessibility. This hits home most deeply when I watch my son navigate his school. My son uses a manual wheelchair, and the current layout of our schools frequently denies him the independence his peers enjoy by default of the architecture. My son is often forced to use different access points than his friends or rely on others to push him through snow and over uneven curbs to reach specialty facilities. A modern, ADA-compliant facility would allow him to focus on being a student rather than wondering how he will navigate the next hallway or opting not to take certain courses knowing it will be a logistical challenge for him to get there.

As a volunteer member of the Facilities Master Plan committee, I have seen the data regarding our current energy usage and maintenance deficiencies. Our community values responsibility and accountability; however, our current buildings are the opposite of sustainable. The cost of trying to patch up systems that are decades past their prime increases year over year. We want to be responsible citizens and good stewards of our environment, but our current buildings simply won't let us. A new build would allow us to align with state priorities for energy efficiency and environmental stewardship, showing our children that we practice the values we teach.

We are a small, rural community with a very big heart. This grant isn't just about bricks and mortar; it's about showing our children that their education and their comfort matter as much as any student's in the state. It's an investment in the future of my kids and the generations that will follow them.This grant is an investment in the vibrancy of our rural community. I urge you to support this application to ensure our facilities finally match the "distinction" of our students and staff.

If you have any questions regarding my endorsement, please feel welcome to contact me at (206) 355-8515 or vickihagenco@gmail.com. Thank you for considering my letter of support and your commitment to strengthening rural school districts in the state of Colorado.

Sincerely,



Vicki Hagen
Mother, Disability Advocate, and Community Member

February 23, 2026

Subject: Letter of Support for the South Routt School District BEST Grant Application

Dear Members of the Colorado Construction Assistance Board,

I am writing to express my strong support for South Routt School District in its application for the BEST Grant. As a teacher at SOROO Middle School, I have experienced firsthand the significant challenges our middle school faces due to inadequate heating/cooling during much of the academic year.

In our cold climate, morning temperatures often hover near zero degrees, leaving classroom temperatures as low as 55 to 60 degrees (sometimes lower) before the radiator heat eventually stabilizes later in the day. On the other hand, if the propane is turned on, our classrooms see 80-90 degrees easily with no temperature control. We do not have any cooling options so when it is warmer outside, our rooms tend to heat up fast. Excessive heat presents a significant barrier to learning, making concentration extremely difficult and substantially diminishing overall academic performance.

These conditions interfere with the educational process in numerous ways:

1. **Student Concentration and Engagement:** In such cold/hot conditions, students struggle to stay focused and fully engage in lessons. Discomfort from the cold distracts from learning and participation, making it difficult for students to absorb new material or contribute to discussions. I remember one class, we were discussing the patterns of dividing fractions and when I called on a student hoping for a huge aha moment, their response was about how they couldn't really feel their fingers. My students' brains were done, so worried about how cold they were, that our great discussion turned into a PE session to try and get warm. With too much warmth, students are lethargic and cranky. They process slowly and movement is restricted.
2. **Health and Well-being:** Prolonged exposure to cold temperatures can affect both student and staff health, increasing the likelihood of illness and absences. A learning environment that compromises health is detrimental to consistent academic progress. Unfortunately, I have students whose immune systems cannot handle this cold environment. Because of this, I have students who have missed precious instruction.
3. **Limited Hands-on Learning:** Fine motor skills are often impaired in cold environments, making it challenging for students to complete tasks that require precision, such as writing and drawing. One particularly cold morning when my classroom was on the first floor, I found it very difficult to get my morning students up and moving to use our number lines when learning how to add and subtract negative numbers or even to move the red and yellow counters around to show their understanding. Our note-taking skills have also declined as students would rather keep their hands in their pockets, and warm, instead of taking detailed notes on the Pythagorean Theorem because drawing triangles and writing the tiny squared numbers hurt.
4. **Teaching Challenges:** As a teacher, I also face difficulties in delivering effective lessons when we are physically uncomfortable. The need to wear layers or gloves while teaching reduces mobility and further hampers the teaching process. There have been many months where my students have come to class wearing their heavy coats, hats, gloves and snow boots to stay comfortable and warm as we begin class. I personally have had to keep my coat on while teaching so my teeth don't chatter as I'm giving instruction or my snow boots so my toes don't freeze so my concentration can remain on my students' welfare.

The BEST Grant represents a transformative opportunity to resolve these persistent issues by modernizing our school's heating systems. This upgrade would not only create a comfortable and conducive learning environment but would also directly support student achievement, health, and morale and that of the teachers.

Thank you for considering this vital funding request to improve the educational experience for our students and staff.

Sincerely,

Micheale Koch, NBCT

SOROCO Math Teacher

● Campuses Impacted by this Grant Application ●

VILAS RE-5 - PK-12 Campus Addition - Vilas Pre-K-12 - 1929

District:	Vilas RE-5
School Name:	Vilas Pre-K-12
Address:	202 South Collingwood Avenue
City:	Vilas
Gross Area (SF):	34,717
Number of Buildings:	3
Replacement Value:	$11,539,514
Condition Budget:	$8,519,690
Total FCI:	0.74
Adequacy Index:	0.32



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,132,486	$2,573,643	1.21
Equipment and Furnishings	$812,677	$906,216	1.12
Exterior Enclosure	$1,995,701	$860,001	0.43
Fire Protection	$1,975	$480,059	243.12
HVAC System	$329,403	$337,457	1.02
Interior Construction and Conveyance	$2,458,506	$2,014,258	0.82
Plumbing System	$606,109	$703,295	1.16
Site	$1,513,975	$1,041,999	0.69
Structure	$1,688,683	$103,929	0.06
Overall - Total	$11,539,514	$9,020,857	0.78

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Vilas Pre-K-12 Cafeteria	4,875	0.72	1998	$1,261,138	$980,655
Vilas Pre-K-12 Main	17,050	0.64	1929	$5,173,230	$3,562,774
Vilas Pre-K-12 Gym	12,792	0.90	1949	$3,591,172	$3,435,429
Vilas Pre-K-12 Site	914,760	0.69	1929	$1,513,975	$1,041,999
Overall - Total	949,477	0.74		$11,539,514	$9,020,857

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: VILAS RE-5* **County:** Baca

Project Title: PK-12 Campus Addition

Current Grant Request:	$25,527,335.99	**CDE Minimum Match %:**	29%
Current Applicant Match:	$520,966.04	**Actual Match % Provided:**	2%
Current Project Request:	$26,048,302.03	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$26,048,302.03	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$1,116.52	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$176.90	**Affected Pupils:**	38
Hard Costs Per Sq Ft:	$939.62	**Cost Per Pupil:**	$685,482
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	1,051
Previous BEST Total $:	$7,809,445.43		

Financial Data (School District Applicants)

District FTE Count:	38	**Bonded Debt Approved:**	
Assessed Valuation:	$6,859,358	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$180,509	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$55,417	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	72.2%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$673.89	**Total Bond Capacity:**	$1,371,872
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$1,371,872
		Statewide Median: $18,549,763.20	

Vilas RE-5 (0260) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - District Campus Consolidation Addition (0260-SG00002) - Site Level Applicant - New - Application Number (48)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Vilas RE-5 - 0260

Other, not listed

366

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

367

Facility Condition

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

The first school in Vilas was constructed in 1898 and was replaced by the presently occupied school in 1929. This main 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 1936 completed by the Work Program of America (WPA), and another small cinder block addition was added on the west end of the building in 1965. In addition, the original gymnasium was reconfigured into a library on the first floor and classrooms on a new second floor, providing much more learning space within the original building footprint. Ongoing minor reconfiguration of interior spaces has been made to address the continued growing educational needs of the community over time. Our Main building was just renovated to bring it up to safety standards; we received final occupancy in January 2024. Campus-wide, the gymnasium was built in 1949 with a major renovation in 1979, the Vo-Ag shop was constructed in 1965, the cafeteria/weight room was built in 1998, and the Innovation Center in 2005 and remodeled in 2021.

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

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

1929 - The Current Main School building was constructed.
1936 - WPA Additions on the west side of the building to accommodate additional classrooms.
1949 - Existing gymnasium built. Renovation of old gym/cafeteria in the main school building for use as a library and addition of upstairs science lab, home economics room, classroom, and workrooms.
1965 - Fill in addition between two 1936 additions on the west side to accommodate a kindergarten. The second floor was renovated at this time.
1965 - Vo-Ag shop and classroom constructed
1979 - Addition to the east side of the gymnasium to accommodate locker rooms, public restrooms, multi-purpose room, and concessions stand.
1998 - Cafeteria constructed.
2005 - Innovation Center constructed - renovated in 2021/2022.
2009 - The cafeteria was renovated to add weight room space.
2014 - The Home Economics classroom in the main school building was renovated.
2024 - Main Building renovation was completed (BEST project)

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

G. Historical Capital Outlay Budgeting

368

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Since beginning our Master Plan process in 2018, the district has committed $300/student or more than 3% of our annual budget to facility improvements and ongoing maintenance. During this initial timeframe of addressing deferred maintenance and facility deficiencies, these funds have helped provide match funds for our BEST project and provide for those out-of-scope necessities that have needed to be addressed. At the completion of Phase 1 of construction, the board transferred $250,000 additional funds into our Capital Reserve to bolster maintenance savings. When the phase 2 project is completed, we will continue to budget in this way and will be able to focus all of these funds on the ongoing maintenance and sustainability of our facilities rather than trying to revive dilapidated buildings.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Our district has continued to budget more than 3% of our annual budget to capital maintenance as anticipated and promised in our phase 1 proposal. This balance continues to grow as our actual maintenance costs have been less than that amount to date. We will continue to budget and allocate funds in this way in order to have appropriate funds as regular maintenance needs arise and equipment fulfils it's useful life.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

369

Vilas RE-5 (0260) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - District Campus Consolidation Addition (0260-SG00002) - Site Level Applicant - New - Application Number (48)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

The district has 3 buildings which are separate from the main school building that need to be consolidated for safety reasons. Each of the three buildings are well beyond their useful life and represent a larger upkeep cost than their value justifies. Of the three buildings, one is condemned by the state fire marshal and another is operating in a reduced capacity due to systems red-tagged by the state fire marshal. Both of these buildings are no longer available to serve students due to eminent safety concerns. The costs to return the buildings to operation exceed the functioning value of those buildings. This proposal is to solve this emergent situation by executing the second and final phase of the master plan and further improving the safety of the campus through a campus consolidation.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

Through the continued evaluation of existing facilities over the past several years and the completion of the classroom building renovation via a BEST grant, the master plan identified a second phase. The master plan, completed within the last five years, highlighted several critical issues with the gymnasium: the

exterior envelope of the hybrid Quonset hut gymnasium is failing. Over the last decade, multiple coatings applied to the exterior of the Quonset hut metal building have continued to fail. The existing building systems, which are over 50 years old, are beyond their useful life and are failing, including the mechanical system, electrical systems, fire alarm system, and public address system. The building is also plagued with asbestos throughout and does not comply with energy code, building code (lacks a fire alarm system), and ADA requirements. The costs associated with renovating the existing building would be comparable to, if not significantly more than, upgrading the gymnasium to meet code.
Similarly, the existing vocational education building faces comparable issues. The building systems, over 40 years old, are beyond their useful life and are failing, including the mechanical system, electrical systems, fire alarm system, and public address system. The building is also plagued with asbestos throughout and does not comply with energy code, building code (lacks a fire alarm system), and ADA requirements. The vocational building was closed by code officials due to the lack of a compliant dust collection system, non-compliant and outdated electrical systems, and the lack of an appropriate mechanical system. The original metal building was not designed as an educational facility.
The existing metal building that houses the cafeteria, kitchen, and restrooms has identified life safety issues. During the master planning process, the existing kitchen hood was identified as a life safety code issue due to the lack of an appropriate fire suppression system. Additionally, no appropriate makeup air unit is installed, the fire alarm system is outdated, and the facility is aging.
When viewed holistically, the existing campus is a collection of detached metal buildings that are past their useful life. This situation compromises student safety and security, and valuable time is spent circulating between buildings instead of being used for instruction.

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

The design team and owner's representative have been working with the District for over five years, creating a comprehensive master plan to address campus-wide issues. With the support of the BEST program, the first phase of the master plan was implemented. Throughout the master planning process and the initial BEST project, the team has continuously evaluated the condition of the existing campus. Structural, mechanical, and plumbing engineers assessed the existing buildings and explored options for both restoring and replacing the systems.
Through a collaborative, multidisciplinary process, it was determined that investing in the existing metal buildings would be both costly and unlikely to provide long-term, reliable solutions for the District. Given the exterior envelope conditions, construction techniques, and structural stability of the existing buildings, heavy investment in MEP systems would not be financially responsible.
During the original master planning process, the historic WPA building was evaluated and identified as a good candidate for renovation and restoration. This successful BEST project included a master plan that outlined the long-term goal of consolidating facilities to improve the safety and health of all campus occupants.

372

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Through the continued evaluation of existing facilities over the past several years and the completion of the classroom building renovation via a BEST grant, the master plan identified a second phase. The master plan, completed within the last five years, highlighted several critical issues: the exterior envelope of the hybrid Quonset hut gymnasium is failing, the mechanical, electrical, and plumbing systems are outdated, the fire alarm system is obsolete, and the building lacks a fire sprinkler system. Due to the original construction techniques, updating these systems is not feasible, nor is further investment in the building appropriate. Additionally, the gymnasium's location on the site prevents campus consolidation.
The vocational building was closed due to code violations related to the dust collection system and non-compliant electrical system. Furthermore, its mechanical, electrical, and life safety systems have exceeded their useful life. This building is detached from the main building and is not connected to the

fire alarm or intercom system. The metal building serving as the cafeteria and kitchen has been cited by county and state authorities for health and building code violations, primarily due to the state of the kitchen hood, which lacks the required fire suppression system and an appropriate make-up air unit.
The master plan addressed these deficiencies by proposing a consolidated campus solution. The first phase of the master plan was designed to accommodate the second phase, which includes a new cafeteria, kitchen, locker rooms, gymnasium, and vocational spaces. Consolidating the campus will improve safety and security and address key code issues associated with the kitchen, vocational spaces, and gymnasium. Compliance with current building codes, including construction techniques, fire sprinklers, fire alarms, and mechanical and electrical systems, will create a safe and healthy environment for students, staff, and community members.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The design team and owner's representative have been working with the District for over five years, creating a comprehensive master plan to address campus-wide issues. With the support of the BEST program, the first phase of the master plan was implemented. Throughout the master planning process and the initial BEST project, the team has continuously evaluated the condition of the existing campus. Structural, mechanical, and plumbing engineers assessed the existing buildings and explored options for both restoring and replacing the systems.
Through a collaborative, multidisciplinary process, it was determined that investing in the existing metal buildings would be both costly and unlikely to provide long-term, reliable solutions for the District. Given the exterior envelope conditions, construction techniques, and structural stability of the existing buildings, heavy investment in MEP systems would not be financially responsible.
During the original master planning process, the historic WPA building was evaluated and identified as a good candidate for renovation and restoration. This successful BEST project included a master plan that outlined the long-term goal of consolidating facilities to improve the safety and health of all campus occupants.

373

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

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

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Since beginning our Master Plan process in 2018, the district has committed $300 per student, or more than 3% of our annual budget, to facility improvements and ongoing maintenance. During this initial period of addressing deferred maintenance and facility deficiencies, these funds have helped provide matching funds for our BEST project and cover out-of-scope necessities that needed to be addressed. Upon completing Phase 1 of construction, the board transferred an additional $250,000 into our Capital Reserve to bolster maintenance savings. When the Phase 2 project is completed, we will continue to budget in this manner, allowing us to focus all of these funds on the ongoing maintenance and sustainability of our facilities rather than trying to revive dilapidated buildings.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

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

- ◉ Yes
- ○ No

374

Future Use or Disposition of Existing Public School Facilities

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

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

The district will be demolishing the condemned shop facility, the cafeteria building with the red-tagged system, and the 1949 gymnasium.

375

Vilas RE-5 (0260) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - District Campus Consolidation Addition (0260-SG00002) - Site Level Applicant - New - Application Number (48)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

29.00 %

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

2

Results indicate if a waiver is required.

Waiver Needed

376

Project Costs

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

C. Project Cost	* $ 26,048,302.03
D. Applicant Match to this Project	$ 520,966.04
E. Requested BEST Grant Amount	$ 25,527,335.99
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 26,048,302.03

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☑ General Fund	☑ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 23,330

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

* 39,950

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 38

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

$ 1,116.52 Project Cost/Affected Square Feet

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

1,051

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

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

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

* **R. Anticipated Start Date**

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

08/15/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

05/30/2029

378

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

The district used RTA Architects to provide initial numbers and then validated those budget numbers using Agora West and three general contractors who are familiar with or currently engaged in municipal projects in our rural county. One of the general contractors has completed a healthcare facility in Springfield and is currently completing the Walsh School District BEST project. All three general contractors provided independent estimates and then were interviewed to answer questions regarding their approach to pricing. The three general contractors reached out to select trades in the region and discussed methodologies to secure construction trades and deliver the project based on the challenges of location and lack of labor and resources. The three general contractor's estimates were evaluated and a "balanced" budget was created based on comparative data in specific construction divisions and including specific budgets in specific divisions based on feedback from the general contractors. Unfortunately this phase 2 of our master plan involves our kitchen, vo-tech, and gym spaces which are the most expensive spaces in our total project. This skews our project cost/sqft up to ~$1100, our combined cost/sqft for phase 1 and phase 2 is closer to $450/sqft. A couple of other specific items that are unique and atypical have a significant budget impact are: 1) Our year-year fluctuation of student count and 2) Our participation in a trischool sports Co-Op.

For example in the last four years our enrollment has fluctuated between 75 students and 36 students. In the last 10 years our lowest percentage of year to year enrollment fluctuation was over 9%. This fluctuation is pretty significant and it has a significant impact on the gross square feet per pupil.

We participate in the only three-district sports cooperative in the state. This allows us to provide extra-curricular activities for our students and allows us to do this with a total expenditure of less than $50,000 annually on all sports expenses combined. This annual budget is extremely efficient as we have total sports expenditures of less than some districts pay for salaries in a single sport. The arrangement also means that our gym must be able to accommodate the

students and community participants from four districts (The three schools of the coop and the visiting school) at each of our games. This means we were unable to cut any additional square footage in our gymnasium, this skews our square footage per pupil calculation.

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

Agora West is currently our owner representative for the district and selected during the first BEST grant in a competitive procurement. They continued to serve the district on needs including preparation of this grant. Agora West and specifically Jeff Reed has worked previously on 8 other successful BEST projects. It is the district's intent to maintain the continuity with Agora West for the completion of this grant.

Procurement

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

The District conducted a competitive process to select the Owner's Representative and Architect for the master planning and design of the first phase of the project. The District adhered to federal, state, and district policies to govern the selection and procurement process. The District with the assistance of the Owner's representative will conduct a competitive selection process for the Construction Manager / General Contractor after schematic design is complete. As is our practice, the district will obtain at least three quotes from eligible and adequately qualified contractors. Bids will be evaluated according to qualifications, professional reputation, timing/availability, price, and alignment with district needs. The district will solicit bids/quotes through public advertisement and will provide a questions period and walkthrough opportunity for any interested parties.

379

Other funding options

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

The district is in the application process for three other private grants to help support this capital project.

Current Utility Costs

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

N/A

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. Additionally, we completed Phase I of our Master Plan, a renovation of our main school building. During the time needed to complete that phase, we had to accelerate the implementation of this phase due to the failure of buildings housing other programs and services. However, if the funds we use to meet these urgent needs are diverted from curriculum, staffing, transportation, and other programming, then we will create another problem. Vilas School District meets each student where they are and helps provide a pathway to growth and achievement in a tight-knit relational atmosphere. It is our commitment to " educate all students in a caring, safe, and challenging environment and to provide the opportunity for every student to reach their full academic potential and be productive members of society. " We take this commitment seriously, and it is embedded in our mission statement. The District provides students with programs such as full-day Preschool, full-day Kindergarten, Music, Art, and Entrepreneur classes, a wide range of concurrent options, and many other extracurricular classes. We are currently working to build out six career pathway options that students can utilize to jumpstart their post-secondary education or launch careers. If a match waiver is granted, the District will be able to continue to provide and strengthen these educational programs for students. The district must make these capital expenditures but would like to do so while maintaining our commitment to our students and community to provide a modern and high-quality education.

(3000 characters max)

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

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

(3000 characters max)

**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	$180,509.42	3.60%	10% max
Median Household Income	$55,417	5.62	25% max
Free and Reduced Lunch %	72.2%	2.81%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills $/Capita	$673.89	16.292%	20% max
Remaining Bond Capacity	$1,371,872	0.90%	20% max
	Total CDE Minimum Match	**29%**	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)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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

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

(3000 characters max)

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

CDE Minimum Match percentage	29	5.16199174%
Match Percentage Requested	2	
Amount of requested reduction from CDE Minimum	27	3.16199174%

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

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

COLORADO
Department of Education

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

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

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

A.	Applicant required minimum match for this project based on CDE's minimum listed percent *(Line items A * C from grant application cost summary)*	$7,554,007.59
B.	School District's certified Assessed Value from current FY	$6,723,056.00
C.	District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. *(Line B x 20%):*	$1,344,611.20
D.	Current outstanding bonded indebtedness:	$0.00
E.	Total available bonded indebtedness (Line C-D).	$1,344,611.20
F.	**Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** *(This should equal line E, unless additional matching funds are voluntarily offered)*	**$1,344,611.20**

School District:
Project: District Campus Consolidation Addition
Date: 03/02/2026

Signed by Superintendent: Abby Pettinger

Printed Name: Abby Pettinger

Signed by School Board Officer:

Printed Name: John Wittler

Title: Board President

● Campuses Impacted by this Grant Application ●

WELD COUNTY S/D RE-8 - Fort Lupton HS Secure Entrance Addition - Ft Lupton HS - 1975

District:	Weld RE-8 Schools
School Name:	Ft Lupton HS
Address:	530 Reynolds Street
City:	Fort Lupton
Gross Area (SF):	142,520
Number of Buildings:	1
Replacement Value:	$54,539,698
Condition Budget:	$19,421,603
Total FCI:	0.36
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$9,179,407	$4,258,696	0.46
Equipment and Furnishings	$3,015,184	$393,110	0.13
Exterior Enclosure	$5,909,550	$631,302	0.11
Fire Protection	$2,047,019	$0	0.00
HVAC System	$10,063,301	$4,853,161	0.48
Interior Construction and Conveyance	$8,399,961	$4,438,877	0.53
Plumbing System	$2,774,689	$669,795	0.24
Site	$7,086,907	$4,176,661	0.59
Structure	$6,063,681	$0	0.00
Overall - Total	$54,539,698	$19,421,602	0.36

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ft Lupton HS Main	142,520	0.32	1975	$47,452,792	$15,244,941
Ft Lupton HS Site	1,272,720	0.59	1963	$7,086,907	$4,176,661
Overall - Total	1,415,240	0.36		$54,539,698	$19,421,602

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: WELD COUNTY S/D RE-8 **County:** Weld

Project Title: Fort Lupton HS Secure Entrance Addition

Current Grant Request:	$5,601,973.41	**CDE Minimum Match %:**	59%
Current Applicant Match:	$8,061,376.37	**Actual Match % Provided:**	59%
Current Project Request:	$13,663,349.78	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$13,663,349.78	**Adverse Historical Effect?**	Potential
Cost Per Sq Ft:	$804.20	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$112.27	**Affected Pupils:**	646
Hard Costs Per Sq Ft:	$691.85	**Cost Per Pupil:**	$21,151
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	221
Previous BEST Total $:	$5,555,613.96		

Financial Data (School District Applicants)

District FTE Count:	2,398	**Bonded Debt Approved:**	$48,600,000
Assessed Valuation:	$1,262,947,747	**Year(s) Bond Approved:**	16
Statewide Median: $143,909,452			
PPAV:	$526,667	**Bonded Debt Failed:**	$260,000,000
Statewide PPAV: $241,472			
Median Household Income:	$86,345	**Year(s) Bond Failed:**	23,24
Statewide Avg: $75,116			
Free Reduced Lunch %:	45.2%	**Outstanding Bonded Debt:**	$44,995,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,507.14	**Total Bond Capacity:**	$252,589,549
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$207,594,549
		Statewide Median: $18,549,763.20	

Weld Re-8 Schools (3140) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fort Lupton High School (3140-SG00001) - Site Level Applicant - New - Application Number (38)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Fort Lupton High School - 3140-3070

Other, not listed

386

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

387

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.**

Fort Lupton High School was originally constructed in 1976 to serve the secondary education needs of the community. At the time of construction, the facility met all applicable building codes and educational standards in place during that era and was designed as a comprehensive high school to support core academic programming, vocational education, athletics, and community use.

The building was constructed using materials and systems typical of mid-1970s public school construction, including original mechanical, electrical, plumbing, roofing, and building envelope systems. While appropriate and compliant at the time of construction, many of these original systems have now exceeded or are nearing the end of their useful life.

Currently, the facility reflects a Facility Conditions Index (FCI) of 57%, indicating that the cost of needed repairs and system replacements represents more than half of the building's replacement value. An FCI at this level reflects significant deferred maintenance and capital renewal needs across major building systems, including but not limited to:

Safety and security infrastructure requiring modernization including a need for a secure vestibule, new exterior door and door lock and security systems

Despite these challenges, the core structural components of the building remain serviceable. The original construction provided a durable structural framework that continues to support educational operations. However, the facility was designed for a 1970s instructional model and does not fully align with modern expectations for collaborative learning spaces, CTE pathways, advanced technology integration, or enhanced safety standards.

The district has maintained the facility through routine maintenance and prioritized repairs; however, due to the age of the building and the scale of system replacement now required, incremental maintenance is no longer sufficient to address long-term facility sustainability.

*** 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.**

Fort Lupton High School
Constructed 1976 | Facility Conditions Index (FCI): 57%

Facility Age and Current Condition

Fort Lupton High School was constructed in 1976 and has served the community for nearly five decades. At the time of construction, the facility met all applicable codes and educational standards and was designed as a comprehensive high school to support academic instruction, vocational programming, athletics, and community use.

Today, the building's core systems are at or beyond their expected useful life. The current Facility Conditions Index (FCI) of 57% reflects significant capital renewal needs, with repair and replacement costs exceeding half of the building's replacement value. While the structure itself remains fundamentally sound, major building systems-including mechanical, electrical, plumbing, roofing, and portions of the building envelope-require comprehensive modernization.

History of Maintenance and Upgrades

The district has demonstrated consistent stewardship of the facility through ongoing maintenance and phased improvements, completed as funding permitted.

1976-1995: Routine Maintenance and Minor Improvements

Preventative maintenance of original systems

Limited classroom reconfiguration

Sectional roof repairs and interior updates

1995-2010: Targeted System Stabilization

Partial HVAC component replacements and boiler servicing

388

Lighting retrofits for energy efficiency

Fire alarm and life-safety updates to comply with evolving code requirements

Continued sectional roof replacements

2010-Present: Safety and Technology Improvements

Security enhancements, including controlled access and camera systems

Technology infrastructure upgrades to support modern instructional delivery

Plumbing fixture replacements in high-use areas

Ongoing HVAC and mechanical repairs to sustain operability

These investments reflect responsible maintenance practices. However, improvements have been incremental and reactive rather than comprehensive. Major systems remain original or partially replaced, and patch-and-repair strategies are no longer sustainable.

389

Health, Safety, and Operational Concerns

The age and condition of major systems now present concerns consistent with BEST prioritization criteria:

Aging HVAC systems affecting ventilation reliability and indoor air quality

Electrical infrastructure with limited capacity for current instructional technology demands

Roofing systems nearing the end of viable repair cycles

Plumbing systems with increasing maintenance frequency

Need for a secure entry vestibule

While immediate life-safety issues are addressed as they arise, the cumulative effect of deferred capital renewal has created systemic vulnerabilities. Comprehensive replacement is now more fiscally responsible than continued phased repair.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three fiscal years, the district has maintained a disciplined and transparent budgeting practice to address capital outlay needs through a combination of planned capital reserve allocations, emergency repairs, and targeted system replacements. Capital expenditures are defined in accordance with district accounting practices as expenditures that purchase fixed building assets or extend the useful life of existing assets.

Budgeting Framework

The district develops its capital budget annually as part of the adopted district financial plan. Capital needs are identified through:

Ongoing facility condition assessments

Preventative maintenance reports

Safety audits

Mechanical and infrastructure lifecycle evaluations

Administrative and Board review of deferred maintenance priorities

Due to limited assessed valuation and constrained bonding capacity, the district has relied primarily on annual capital reserve allocations and targeted appropriations rather than large-scale bond-funded modernization.

Capital Outlay Expenditures - Past Three Fiscal Years

Over the past three fiscal years, the district has expended:

$400,000 (Districtwide Total)

Over the past three years, the district has consistently invested capital funds to preserve the operational integrity of Fort Lupton High School and other district facilities. While these investments have extended system functionality and ensured continued safe operation, the scale of remaining capital need-reflected in the 57% FCI-exceeds the district's local fiscal capacity.

State partnership through the Colorado BEST program is necessary to address systemic capital renewal needs in a comprehensive and cost-effective manner.

390

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

The district is a previous recipient of a major renovation grant through the Building Excellent Schools Today Program administered by the Colorado Department of Education for Fort Lupton Middle School.

In compliance with C.R.S. 22-43.7-109(4)(d), the district has established and maintained a Capital Renewal Reserve (CRR) fund dedicated exclusively to the ongoing maintenance and capital renewal needs of the previously awarded facility. The district budgets annually for this reserve as part of its adopted financial plan and ensures that required contributions are made in accordance with statutory requirements and the terms of the original BEST award agreement.

Capital Renewal Reserve funds are:

Segregated within the district's accounting system

Restricted for allowable capital renewal purposes

Used to replace or renew building systems that extend the useful life of the facility

Documented through board-approved expenditures and annual financial audits

Expenditures from the CRR have included lifecycle replacements such as HVAC components, roofing sections, mechanical system upgrades, safety systems, and other eligible capital improvements. The district does not use CRR funds for routine maintenance, operational expenses, or non-qualifying expenditures.

The district remains in full compliance with statutory CRR requirements and has consistently demonstrated responsible stewardship of previously funded BEST facilities by protecting the state's investment through structured and sustainable capital renewal planning.

391

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been

completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

392

Weld Re-8 Schools (3140) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fort Lupton High School (3140-SG00001) - Site Level Applicant - New - Application Number (38)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

○ Yes
◉ No

C. Executive Summary

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

Fort Lupton High School was constructed in 1976, prior to modern school security design standards. The facility currently lacks a fully secure vestibule and hardened single-point-of-entry system consistent with contemporary best practices for K-12 school safety. The proposed project will construct a secure vestibule and reconfigure the main entrance to establish controlled access during the instructional day.

This project directly addresses student and staff safety, aligns with statewide school security recommendations, and supports compliance with modern risk mitigation standards.

Existing Conditions and Safety Gaps

The original building design reflects open-access entry patterns typical of 1970s school construction. Current deficiencies include:

Direct line-of-sight and physical access from exterior doors into the main corridor

Absence of a hardened, secured vestibule with electronic access control

Limited visitor screening prior to building entry

Insufficient ballistic or forced-entry resistant materials at the primary entrance

Inconsistent separation between public-facing spaces and instructional areas

While interim measures (locked doors, visitor sign-in procedures, camera monitoring) have been implemented, these controls are procedural rather than structural and do not provide layered physical security.

Alignment with Best Practices

The proposed secure vestibule will establish:

A single, monitored point of entry during school hours

A secured, enclosed vestibule requiring visitor screening before access to the main building

Reinforced glazing and hardware designed to delay forced entry

394

Electronic access control integrated with existing security systems

Improved line-of-sight for administrative supervision

These improvements align with current school safety guidance, including principles of Crime Prevention Through Environmental Design (CPTED), and are consistent with recommendations supported by the Colorado Department of Education and statewide school safety best practices.

Risk Mitigation and Student Impact

High schools present unique security considerations due to:

Open campus activity during events

Community use of athletic and performing arts facilities

Higher daily visitor traffic

Student drivers and multiple arrival points

365

A secure vestibule reduces the risk of unauthorized access, increases response time during an incident, and creates a defensible entry sequence. Importantly, it enhances psychological safety for students, staff, and families, contributing to improved school climate and attendance.

Retrofitting the existing entrance to create a secure vestibule is a cost-effective approach compared to full facility reconstruction. The project leverages existing structural components while strengthening life-safety infrastructure, preserving community investment in the high school.

This improvement is a structural risk-reduction measure that provides long-term protection for students and staff.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally

prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The current main entrance does not provide a fully secure, enclosed vestibule that isolates visitors prior to access to instructional spaces. Existing conditions include:

Direct access from exterior doors into interior circulation corridors which allow students and anyone walking through a held door to access the hallways of the building without checking in at the front office

No hardened vestibule with controlled secondary access doors

Limited physical barriers between visitors and student-populated areas

Administrative offices positioned in a manner that does not provide full visual control of entry

Reliance on procedural controls (locked doors, sign-in protocols and campus monitors) rather than structural security design

While electronic door hardware and camera systems are in place, these systems supplement rather than replace the need for physical access control infrastructure.

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

The district has taken deliberate and proactive steps to improve access control and student safety at Fort Lupton High School within available financial constraints. While these measures have enhanced monitoring and operational oversight, they do not fully resolve structural security vulnerabilities inherent in the building's original 1976 design.

1. Addition of an Entry Vestibule (Non-Hardened)

In a prior improvement effort, the district constructed a vestibule at the main entrance to begin establishing a more controlled entry sequence. This addition created a defined transition space between the exterior and the main interior corridor.

However, due to funding limitations at the time of construction, the vestibule was not built to hardened security standards. Specifically:

The interior access doors are not fully secured with forced-entry resistant hardware.

Glazing and framing are not reinforced to delay intrusion.

The configuration does not provide full physical isolation of visitors prior to administrative clearance.

Sightlines from the main office do not allow comprehensive visual control of the vestibule area.

As a result, the vestibule functions primarily as a transitional space rather than a fully secured, layered access control point consistent with modern K-12 safety best practices.

2. Implementation of a Verkada Entry and Surveillance System

The district has also implemented a cloud-based access control and surveillance system through Verkada to enhance monitoring and administrative control of building access.

This system includes:

Electronic door access control hardware

Remote locking capability

Visitor entry management features

Integrated camera surveillance at primary entry points

Administrative monitoring and audit functionality

The Verkada system has significantly improved the district's ability to monitor, document, and respond to entry activity. It has strengthened procedural controls and increased situational awareness.

3. Limitations of Current Measures

While the addition of the vestibule and Verkada system represent meaningful progress, they remain insufficient without structural hardening and full secure sequencing.

Current limitations include:

Electronic systems that rely on human monitoring and response time

Lack of physical delay mechanisms (reinforced doors, ballistic-resistant glazing)

Incomplete separation between public-facing and instructional spaces

Continued reliance on staff supervision to compensate for structural gaps

Best practice school safety design emphasizes layered security: electronic controls must be paired with hardened physical infrastructure. At present, Fort Lupton High School has improved monitoring capability but does not have a fully secured, hardened point of entry.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Scope Components

1. Construction of New Administrative Entry Addition

The project will construct a new addition at the front of the facility that:

Relocates and consolidates administrative offices to the primary entrance

Establishes direct line-of-sight supervision of all incoming visitors

Creates clear separation between public-facing and instructional spaces

Improves wayfinding and visitor flow

Locating administration at the front entry ensures that all visitors must pass through monitored and controlled space prior to accessing the main building.

2. Secure Vestibule with Layered Access Control

The new entry will incorporate a hardened, fully enclosed secure vestibule that includes:

A true single point of entry during instructional hours

Exterior entry doors leading into a secured vestibule

A second set of locked interior doors requiring administrative release

Visitor screening prior to building access

Ballistic- and forced-entry-resistant glazing and door systems

Reinforced framing and hardware to provide delay capability

This configuration will physically isolate visitors from students and staff until authorization is granted, providing a layered security approach consistent with current best practices.

3. Integration with Existing Security Infrastructure

The project will integrate the secure vestibule with the existing access control and surveillance platform provided by Verkada, allowing for:

Controlled electronic door access

399

Remote lockdown capability

Video monitoring and documentation

Visitor management system integration

Pairing structural hardening with electronic systems will create a comprehensive and redundant security solution.

4. Reconfiguration of Interior Circulation

The scope includes necessary interior modifications to:

Eliminate uncontrolled entry points

Redirect visitor traffic through the secure vestibule

Improve compartmentalization between public and instructional areas

Enhance emergency response flow

These modifications ensure that security improvements are systemic rather than isolated.

Safety and Operational Outcomes

The proposed scope will:

Establish a clearly defined, controlled single point of entry

Improve forced-entry resistance and delay capability

Provide continuous administrative supervision of building access

Reduce reliance on procedural controls alone

Strengthen emergency response coordination

Enhance psychological safety for students, staff, and families

The new configuration will transform the current transitional vestibule into a purpose-built, hardened security zone aligned with contemporary K-12 design standards.

400

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The proposed solution is the result of a structured, multi-phase planning process undertaken to ensure the most effective, efficient, and fiscally responsible approach to addressing identified safety deficiencies at Fort Lupton High School.

Recognizing the limitations of the original 1976 building layout, the district initiated a comprehensive review of entry conditions, operational practices, and long-term facility needs before determining the recommended scope.

Architectural and Functional Analysis

The district engaged in collaborative planning with:

School administration and safety leadership

Facilities and maintenance personnel

Architectural and design professionals at Hord Coplan Macht

Local emergency response partners

Multiple conceptual options were evaluated, including:

Retrofitting and hardening the existing vestibule

Reconfiguring interior corridors without exterior expansion

Implementing enhanced electronic-only access controls

Constructing a new administrative entry addition

Through architectural review and conceptual cost analysis, it was determined that retrofitting the existing vestibule would not adequately resolve core deficiencies, including line-of-sight limitations, insufficient separation from instructional spaces, and structural constraints tied to the original footprint.

Interior-only reconfiguration was similarly determined to be inefficient and disruptive, requiring significant demolition without fully resolving security sequencing challenges.

The addition of a purpose-built administrative entry was identified as the most functionally sound and long-term solution.

Site and Infrastructure Analysis

A site analysis was conducted to evaluate:

Traffic flow and student drop-off patterns

Bus circulation and parking lot access

Visibility from the public right-of-way

Emergency responder access routes

The proposed location for the new entry maximizes visibility, preserves existing traffic patterns, and avoids major utility relocation. Infrastructure review confirmed that existing mechanical and electrical systems can be extended to serve the addition without requiring full central plant replacement.

This approach minimizes cost while leveraging existing building systems where feasible.

Safety and Technology Integration Review

The district assessed how structural changes would integrate with its existing access control platform provided by Verkada. Analysis confirmed that electronic systems alone are insufficient without physical hardening and layered sequencing.

The proposed design integrates:

Forced-entry-resistant materials

Secured double-door vestibule sequencing

Direct administrative oversight

Electronic access control and remote locking

Surveillance integration

402

The solution aligns with contemporary K-12 security standards and Crime Prevention Through Environmental Design (CPTED) principles, emphasizing natural surveillance, access control, territorial reinforcement, and layered defense.

Construction and Cost Efficiency Review

Preliminary cost modeling compared:

Targeted vestibule retrofit

Interior renovation and office relocation

Full new administrative entry addition

Although the addition represents a larger initial investment, lifecycle cost analysis demonstrated that it:

Reduces redundant demolition and rework

Eliminates inefficiencies tied to adapting a structurally constrained layout

Provides a permanent and scalable solution

Avoids future corrective projects

The addition approach also minimizes disruption to ongoing school operations compared to extensive interior reconfiguration.

Development of Submittal Documents

In preparing required BEST submittal documents, the district completed:

Conceptual architectural drawings

Site and code compliance review

Preliminary cost estimates

Infrastructure capacity assessments

Security gap analysis

Findings confirmed that incremental improvements would not sufficiently mitigate access control vulnerabilities

403

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Timeframe for Resolution

The security deficiency associated with the current entry configuration is immediate and ongoing. Unlike mechanical systems that fail gradually, entry control vulnerabilities represent a continuous exposure to risk. The absence of a fully hardened, single point of entry means that the facility is operating daily with a structural safety gap.

Given the age of the building (constructed in 1976) and the absence of a purpose-built secure vestibule, the deficiency should be resolved within the next 12-24 months to reduce sustained risk exposure and align with contemporary K-12 safety standards.

The current condition is not projected to "fail" in a mechanical sense; however, the risk profile remains elevated until structural corrections are made. Continued reliance on procedural controls increases vulnerability over time.

Current Mitigation Measures

To manage existing entry limitations, the district currently employs two campus monitors assigned specifically to supervise the entryway and monitor visitor access during the school day. These staff members support:

Visual monitoring of the vestibule and main doors

Verification of visitor check-in procedures

Reinforcement of access control protocols

Supervision during high-traffic arrival and lunch periods

While this staffing measure reduces risk, it is a personnel-based solution compensating for structural deficiencies. It is not a substitute for a hardened, layered entry design.

Additionally, the district has implemented electronic access control and surveillance systems; however, electronic monitoring does not provide physical delay capability in the event of forced entry.

Consequences if Not Awarded

404

If this project is not awarded, the district will be required to continue operating under the current configuration, which includes:

Ongoing reliance on two campus monitors to manage entry

Continued exposure to access control vulnerabilities inherent in the building's original design

Increased operational costs associated with staffing-based mitigation

Deferred structural correction, potentially increasing future project costs

Without funding support, the district does not have sufficient local capital capacity to construct the proposed administrative addition and hardened vestibule in the near term. Incremental improvements would continue; however, these would not fully resolve the structural deficiency.

Over time, construction cost escalation will further widen the gap between need and available resources, making future correction more expensive and potentially delaying resolution beyond a reasonable safety threshold.

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

◉ Yes

No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon completion of the proposed administrative addition and secure vestibule project, the district will implement a structured maintenance and capital renewal strategy designed to maximize the useful life of the new construction and protect both state and local investment.

The district's approach integrates preventative maintenance, lifecycle budgeting, warranty tracking, and long-term capital planning aligned with accepted school facility management practices.

1. Preventative Maintenance Plan

The new entry addition will be incorporated into the district's existing preventative maintenance program, which includes:

Scheduled inspection of doors, frames, hardware, and access control systems

Quarterly testing of electronic access control and lockdown functionality

Annual inspection of glazing systems and vestibule seals

Routine HVAC filter replacement and system servicing per manufacturer guidelines

Roofing inspections biannually and after major weather events

Exterior envelope inspection for moisture intrusion or sealant degradation

Maintenance tasks will be logged within the district's work order system to ensure documentation and compliance with manufacturer-recommended service intervals.

405

2. Security System Maintenance

The secure vestibule will integrate with the district's existing access control and surveillance platform provided by Verkada. The district will:

Maintain active software licensing and cloud-based service agreements

Conduct annual functionality reviews and firmware updates

Budget for device replacement based on manufacturer lifecycle expectations (typically 7-10 years for electronic components)

Test remote lockdown capabilities as part of annual safety drills

By pairing structural hardening with maintained electronic systems, the district ensures layered security remains operational over time.

3. Capital Renewal and Lifecycle Budgeting

The district will budget annually for capital renewal to ensure adequate funding for replacement of major systems at the end of their useful life.

Estimated lifecycle expectations include:

406

Roofing systems: 20-25 years

HVAC equipment serving the addition: 20-25 years

Exterior doors and hardware: 15-20 years

Access control and electronic components: 7-10 years

Interior finishes: 10-15 years

Capital renewal funding will be incorporated into the district's multi-year capital improvement plan. Annual allocations will be based on projected lifecycle costs divided over useful life, ensuring that sufficient reserves are accumulated for future replacement.

If applicable, the district will deposit required funds into its Capital Renewal Reserve in accordance with C.R.S. 22-43.7-109(4)(d) to protect the long-term integrity of the facility.

4. Warranty Protections

The district intends to secure standard industry warranties for major systems, including:

Roofing system warranty (minimum 20-year manufacturer warranty)

HVAC equipment warranty (manufacturer parts warranty; extended warranty where feasible)

Storefront glazing and entry systems warranty

Door hardware and access control component warranties

Construction workmanship warranty (minimum one year; extended where available)

All warranties will be documented, tracked, and reviewed prior to expiration to ensure timely identification and correction of covered deficiencies.

5. Staffing and Oversight

Ongoing oversight will be provided by:

District facilities leadership

Building administration

Maintenance personnel trained in entry system operation

Technology and security staff responsible for access control systems

The district will provide training to administrative and facilities staff on proper operation and maintenance of the secure vestibule systems to prevent premature wear and misuse.

6. Financial Sustainability

The district recognizes that capital construction projects must be supported annually and this ongoing maintenance will continue to be budgeted each year.

407

Adjacent Structures

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

- ○ Yes
- ◉ No

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

N/A

AHERA

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

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

- (●) Yes
- ( ) No

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

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

Weld Re-8 Schools (3140) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fort Lupton High School (3140-SG00001) - Site Level Applicant - New - Application Number (38)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

59.00 %

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

59%

Results indicate if a waiver is required.

Waiver Not Needed

409

Project Costs

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

C. Project Cost	* $ 13,663,349.78
D. Applicant Match to this Project	$ 8,061,376.37
E. Requested BEST Grant Amount	$ 5,601,973.41
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 13,663,349.78

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ Fall 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

410

* 16,990

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

* 142,520

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 646

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

$ 804.20 Project Cost/Affected Square Feet

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

221

4.5 % * **O. Escalation % identified in your project budget**

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

4.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

06/01/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/10/2027

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

The project estimate was developed through a structured and collaborative process to ensure accuracy, transparency, and fiscal responsibility.

The district engaged:

A licensed architectural firm experienced in Colorado K-12 construction , Hord Coplan and Macht

A professional cost estimator and/or construction manager Ryan Smelker Artiac Group

District facilities leadership

School administration and safety personnel

Technology staff responsible for access control systems

The estimate was based on:

411

Conceptual architectural drawings and site plans

Preliminary structural and civil analysis

Mechanical, electrical, and plumbing (MEP) assessments

Security hardware and access control integration requirements

Current regional construction cost data and escalation factors

Cost modeling incorporated recent comparable K-12 projects in Colorado, adjusted for size, complexity, and market conditions. The budget includes construction costs, professional services, contingencies, soft costs, and technology integration.

Due Diligence in Cost Validation

To ensure the estimate reflects an efficient use of state and local funds, the district:

Evaluated multiple design concepts and compared cost impacts

Conducted high-level value analysis to eliminate unnecessary scope

Confirmed infrastructure capacity to avoid major central system upgrades

Reviewed material and system selections for lifecycle durability

Included reasonable contingencies based on project phase

The selected approach-constructing a purpose-built addition rather than extensively demolishing and retrofitting the existing entry-was determined to be more cost-effective over the long term and less disruptive to operations.

Unique or Atypical Cost Considerations

Several factors have influenced the project cost:

Phased Construction While School Remains Occupied
Construction must occur during active school operations, requiring enhanced safety barriers, temporary access sequencing, and scheduling accommodations.

Security-Grade Materials
The project includes forced-entry-resistant doors, reinforced framing, and upgraded glazing systems designed to provide delay capability. These materials carry higher upfront costs than standard storefront construction but are necessary to meet modern K-12 safety expectations.

Integration with Existing Technology Systems
The new vestibule must integrate with the district's existing access control and surveillance platform provided by Verkada, requiring coordination between architectural, electrical, and technology systems.

Site and Utility Coordination
The addition requires careful alignment with existing utilities and building systems to avoid full system replacement while ensuring code compliance.

Construction Market Conditions
Current regional labor and material market volatility, supply chain factors, and escalation trends have been incorporated into the estimate to avoid under-budgeting.

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

Architectural Services will be provided by Hord Coplan Macht. Hord Coplan Macht brings extensive experience in Colorado K-12 educational design, including secure entry reconfigurations, administrative relocations, and school safety upgrades aligned to current best practices. Their team has deep expertise in designing secure vestibules that balance safety, visibility, supervision, and a welcoming school climate. They will be responsible for architectural design, coordination of engineering disciplines, code compliance, stakeholder engagement, and preparation of construction documents.

Owner's Representation will be provided by Artaic Group. Artaic Group will act on behalf of the District to provide project oversight, budget management, schedule monitoring, and quality assurance throughout design and construction. Their role ensures fiduciary responsibility, alignment with BEST Grant requirements, and proactive coordination among the architect, contractor, and District leadership. They will support risk mitigation, cost control, and compliance with state reporting requirements.

Construction Management/General Contractor Services will be provided by GH Phipps Construction Companies. GH Phipps has extensive experience constructing educational facilities across Colorado, including secure entry renovations and phased construction projects within occupied school environments. They will be responsible for construction execution, site safety, subcontractor coordination, schedule adherence, and quality control. Their experience working in active school settings ensures minimal disruption to students and staff while maintaining the highest safety standards.

This collaborative team structure - experienced educational architects, professional owner's representation, and a proven K-12 contractor - ensures that the secure vestibule project will be delivered on time, within budget, and in full alignment with BEST Grant program expectations and Colorado school safety standards.

413

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds**

relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.

The District fully understands and supports CDE's requirement for open and competitive procurement in accordance with the BEST Consultant/Vendor Selection Guidelines and associated dollar thresholds.

The primary consultants and construction partners identified for this project were originally selected through a formal, open, and competitive procurement process conducted in preparation for the District's prior bond initiative. That process included:

Public advertisement of Requests for Qualifications/Proposals

Clearly defined evaluation criteria

A formal scoring committee process

Interviews of shortlisted firms

Reference checks

Board approval of final selections

414

Through that competitive process, the District selected:

Hord Coplan Macht as Architect

Artaic Group as Owner's Representative

GH Phipps Construction Companies as Construction Manager/General Contractor

All three firms were selected based on demonstrated K-12 expertise, experience with secure vestibule and safety-focused renovations, cost control capacity, and familiarity with Colorado public school construction requirements.

Rationale for Maintaining the Existing Team

Although the prior bond initiative was not approved by voters, the procurement process itself was properly completed and remains valid under District policy. The District has elected to retain this team for the BEST project for the following reasons:

Prior Competitive Compliance
The original selection met open competition requirements consistent with BEST guidelines and Colorado procurement standards.

Project Continuity and Efficiency
The team has already completed substantial due diligence, including site analysis, preliminary design development, cost estimating, and stakeholder engagement. Re-procuring services would:

Delay the project schedule

Increase soft costs

Duplicate previously completed work

Reduce efficiency of state and local resource utilization

Fiscal Stewardship
Maintaining the current team avoids restarting preconstruction processes and ensures previously invested local funds continue to provide value.

Project Familiarity and Risk Reduction
The selected firms possess institutional knowledge of the site, building systems, safety needs, and District priorities, reducing project risk and improving schedule certainty.

415

Compliance Moving Forward

The District affirms that:

Original procurement documentation is retained and available for CDE review.

All contracts will be updated as necessary to align with BEST grant requirements.

Any additional consultants, vendors, or subcontractors required for the project will be procured in full compliance with BEST dollar thresholds and competitive requirements.

Construction trade partners will be competitively bid in accordance with Colorado public construction standards and BEST expectations.

If CDE determines that re-advertisement is required to meet current BEST guidelines, the District will comply

Other funding options

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

assistance to this project, directly or indirectly.

State, Local, and Community Resources Supporting Facility Needs

The District has actively pursued and leveraged multiple state, local, and community partnerships outside of the BEST Grant to address facility and school safety needs. These efforts demonstrate the District's commitment to shared responsibility and long-term stewardship of its facilities.

1. Local Bond and Capital Planning Efforts

The District previously placed a bond initiative before voters to address critical facility and safety needs, including secure entry improvements. While the bond was not approved, the process allowed the District to:

Conduct comprehensive facility assessments

Engage architects and construction professionals

Develop conceptual designs and cost estimates

Facilitate community forums and stakeholder engagement

This work positioned the District to respond quickly and strategically to BEST funding opportunities and reflects meaningful local effort prior to seeking state support.

2. Colorado School Safety Partnerships

The District works closely with the Colorado School Safety Resource Center to align building improvements with statewide school safety best practices. Through this partnership, the District has reviewed safety protocols, threat assessment practices, and physical security recommendations that inform the secure vestibule design.

3. Local Law Enforcement Collaboration

The District maintains ongoing collaboration with the Fort Lupton Police Department to review building access control, emergency response procedures, and secure entry planning. Law enforcement input has directly informed vestibule configuration, visibility lines, and visitor management processes.

4. Capital Reserve and General Fund Investments

The District has allocated local capital reserve funds toward:

Incremental security upgrades

Access control systems

Camera system enhancements

Door hardware improvements

Safety communication systems

These investments demonstrate local financial commitment to safety improvements while awaiting larger-scale capital funding.

5. Community Engagement and Partnerships

The District has engaged:

School accountability committees

Parent advisory groups

Staff safety committees

Community forums

These stakeholders have provided input on school safety priorities and facility concerns, reinforcing strong local support for secure entry improvements.

417

Current Utility Costs

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

N/A

Mayor Chris Ceretto
130 S. McKinley Avenue
Fort Lupton, CO 80621
Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

February 27, 2026

Capital Construction Assistance Board
Colorado Department of Education

Re: Weld Re-8 School District - BEST Grant

On behalf of the City of Fort Lupton, I am proud to offer my full support for the grant application for Fort Lupton High School within the Weld Re-8 School District. The City of Fort Lupton proudly supports the Weld Re-8 grant application, as this funding is crucial for our community's safety, security, and growth.

Fort Lupton is a growing community and with that growth comes increased enrollment and expanded responsibilities to ensure that our schools remain functional for our students, staff and visitors. The construction of a secure vestibule at the high school would represent a foundational step in strengthening campus safety. A properly designed, monitored entrance will provide controlled access to the building, allowing the staff to verify every person that walks in and out of the premises. This will help bring the high school a safer environment while maintaining an inviting atmosphere for visitors.

Currently, the high school's main entrance does not align with industry-standard best practices for school security, as the main office and administrative staff are situated behind solid walls, hindering their ability to monitor visitors before they enter the building. The proposed addition will rectify this vulnerability by establishing a secure, monitored, single-point-of-entry vestibule. This project will ensure all visitors are vetted through the main office creating a necessary barrier that protects students and staff. It brings our facility up to modern, proactive safety standards adopted by school districts throughout Colorado and across the nation.

Due to the age of the existing building, the current security systems are outdated and no longer sufficient to handle modern safety threats. To ensure the safety of our students and staff, we must move from passive, aging equipment to a proactive, integrated security system. This proposed project will:

Implement Modern Monitoring Systems: Upgraded CCTV systems will provide 24/7, high-definition coverage of hallways, entrances, and vulnerable, high-traffic areas.

Improve Internal/External Intercoms: Installing advanced intercom tools will facilitate instantaneous, room-to-room, and campus-wide communication, ensuring that staff can receive instructions or request assistance without leaving their classrooms.

Generate Real-Time Awareness: This technology will provide administration with immediate, visual, and audio awareness across the campus, enabling them to make fast, effective decisions during emergencies.

Streamline First Responder Access: The updated system will allow for rapid communication with law enforcement, ensuring they have accurate, real-time information to act fast in a crisis, significantly improving emergency response times

Beyond emergency situations, these upgrades will significantly improve day-to-day security by enabling staff to manage visitor access more effectively and monitor campus activity continuously.

Weld Re-8 School District is committed to creating a safe environment where learning can thrive, but they cannot do this alone. The aging infrastructure of the building necessitates this investment to bring it up to modern safety standards.

The City of Fort Lupton stands firmly behind this project and recognizes it as a necessary and responsible step forward. Investing in these security upgrades is not just about updating technology; it is about providing the necessary tools to protect our school community effectively.

We respectfully urge you to give this application full consideration. Thank you for your commitment to supporting safer and thriving schools.

Respectfully,

Chris Ceretto, Mayor

● Campuses Impacted by this Grant Application ●

WEST GRAND 1-JT - HS Renovation - West Grand Jr/Sr HS - 1976

District:	West Grand 1-JT
School Name:	West Grand Jr/Sr HS
Address:	208 12th Street
City:	Kremmling
Gross Area (SF):	90,741
Number of Buildings:	1
Replacement Value:	$38,305,488
Condition Budget:	$28,237,993
Total FCI:	0.74
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,390,986	$6,489,314	1.20
Equipment and Furnishings	$1,861,435	$244,936	0.13
Exterior Enclosure	$3,488,583	$315,894	0.09
Fire Protection	$30,844	$1,133,975	36.76
HVAC System	$6,964,837	$8,447,456	1.21
Interior Construction and Conveyance	$9,639,892	$5,309,248	0.55
Plumbing System	$1,618,412	$1,817,668	1.12
Site	$5,510,436	$5,550,648	1.01
Structure	$3,800,063	$40,000	0.01
Overall - Total	$38,305,488	$29,349,139	0.77

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
West Grand Jr/Sr HS Site	914,760	1.01	1976	$5,510,436	$5,550,648
West Grand Jr/Sr HS Main	90,741	0.69	1977	$32,795,052	$23,798,491
Overall - Total	1,005,501	0.74		$38,305,488	$29,349,139

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: WEST GRAND 1-JT* **County:** Grand

Project Title: HS Renovation

Current Grant Request:	$10,045,749.48	**CDE Minimum Match %:**	62%
Current Applicant Match:	$13,316,458.62	**Actual Match % Provided:**	57%
Current Project Request:	$23,362,208.10	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$23,362,208.10	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$250.69	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$30.37	**Affected Pupils:**	169
Hard Costs Per Sq Ft:	$220.32	**Cost Per Pupil:**	$138,238
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	551
Previous BEST Total $:	$111,795.85		

Financial Data (School District Applicants)

District FTE Count:	365	**Bonded Debt Approved:**	
Assessed Valuation:	$181,099,556	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$496,163	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$82,873	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	42.5%	**Outstanding Bonded Debt:**	$2,420,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,188.54	**Total Bond Capacity:**	$36,219,911
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$33,799,911
		Statewide Median: $18,549,763.20	

West Grand 1-JT (1340) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - Site Level Applicant - New - Application Number (29)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

West Grand Junior and Senior High School - 1340-9420

Other, not listed

421

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

NA

*

422

Facility Condition

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

West Grand High School is a 1-story building constructed in 1977 to accommodate the district's growing population at that time.

The school was designed to align with the educational needs and standards of its time and constructed using contemporary building methods. Notably, the school featured a state-of-the-art gymnasium and auditorium, showcasing the district's commitment to providing modern, high-quality facilities for its students and community.

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

The district has undertaken several capital improvements to WGHS over the years to maintain and enhance the facility to ensure it remains suitable for students. The most significant historical improvement was a major renovation in 2008 following a fire that damaged a portion of the school. The renovation addressed critical repairs and updates at the time.

In the spring of 2025, the Board of Education voted to move the 7th and 8th graders from the K-8 building up to the High School for better academic outcomes and to address teacher shortages. The school is now named West Grand Jr/Sr High School.

In 2023, the district utilized ESSER funds to upgrade the HVAC software systems at WGHS. This critical upgrade, totalling close to a half-million dollars, would

have not been possible without ESSER grant funding.

No significant caiptial projects have been undertaken in the past three years.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district approves a district-wide budget annually that transfers money to a Capital Reserve fund. This fund, while it includes a five-year plan, is also adjusted annually to address the district's needs. The capital reserve fund transfer has been on average $625,000 annually over the past three years, depending on the other funding needs across the district and available funds.

This is a district-wide amount and not only includes maintenance/facility projects but also technology, transportation, safety, annual leases, and food service projects that are not funded through the general fund. This transfer averages $1,600 per student per year.

423

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

○ A Facility Master Plan has not been completed.

424

West Grand 1-JT (1340) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - Site Level Applicant - New - Application Number (29)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

West Grand School District (WGSD) serves a geographically isolated 1,168-square-mile region in western Grand County, centered in the Town of Kremmling (population ~1,500). The district operates 2 schools and currently educates 389 students, including 169 students in grades 7-12 at West Grand Jr/Sr High School. The nearly 50-year-old facility, constructed in 1977, is experiencing significant deterioration, deferred maintenance, and critical safety deficiencies that no longer meet modern building codes, accessibility standards, or educational expectations.

The school's 2026 Facility Condition Index (FCI) from CDE was 0.69-categorized as "poor. Without renovation, system failures and safety risks will continue to escalate.

In 2024, WGSD engaged in a facility master planning process to provide in-depth assessments, work with a community committee on the direction of facilities in the district and identify a timeline for solutions. This BEST application seeks funding to address critically deficient systems in the 90,000+ square-foot facility and extend its useful life by 25-30 years. The proposed solution prioritizes critical life-safety, security, accessibility, and infrastructure modernization.

Key components include:
Construction of a secure entry vestibule, enhanced access control systems and relocated main office for natural lines of sight
Installation of a full fire sprinkler system and replacement of the outdated fire alarm system
Abatement of asbestos
ADA code compliance, specifically in restrooms, locker rooms
Elevator access to the lower-level gym, which solves a safety issue in that medical stretchers cannot currently travel between levels with an injured or sick person
Replacement of original mechanical, plumbing, and electrical systems
Exterior window and door replacement to enhance building security and envelope performance
New ceilings throughout and replacement of operable partitions to improve acoustics in and between learning environments.

These improvements address documented deficiencies identified through a comprehensive 2024-2026 master planning process involving architects, engineers, construction professionals, and a 16-member community committee.

Last year, WGSD applied for a much larger project and was not awarded a BEST grant. We took the feedback and greatly reduced our scope ask to address only critical systems. The timing of this request is paramount. The district's previous bond debt is being paid down, creating a unique opportunity to ask voters for matching funds with no net tax rate increase in 2026. This alignment of BEST funding and local capacity provides a fiscally responsible path forward will not be available in future years.

426

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

427

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

The district takes pride in maintaining clean and functional facilities for students and staff. However, safety and security standards, building codes, and best-practice recommendations for educational facilities have evolved significantly since West Grand High School was originally constructed. The building has not undergone major renovations or comprehensive system upgrades, resulting in critical infrastructure and safety deficiencies that now directly impact the learning environment.

The existing conditions at West Grand High School are considered Priority 1, presenting significant concerns related to student safety, security, and health. Aging infrastructure, outdated life-safety systems, and evolving building code requirements have created vulnerabilities that increase risk and limit the district's ability to provide a fully secure and healthy learning environment. As building systems continue to deteriorate and with the addition of the junior high grades to the building, these deficiencies place added strain on the facility and heighten the potential for safety hazards, security gaps, and unhealthy conditions for students and staff.

BUILDING SAFETY AND SECURITY (Safety, Security, Technology)

The existing main entry configuration lacks adequate oversight, creating serious security vulnerabilities. While a remote access control and video communication system exists, the main office is located internally, without windows or direct visibility to the entry vestibule, site, or parking lot. This means visitors entering the school can bypass screening and access classrooms or other sensitive areas unchecked. Additionally, the building has 15 exterior doors that lack door position switches, preventing staff from being alerted when doors are propped open. This lack of monitoring significantly undermines site

security.

FIRE SPRINKLER AND ALARM SYSTEMS (Safety, Technology)

West Grand High School is not fully equipped with a fire sprinkler system, which is required for a building of its size under current fire codes. The existing system serves only the shop area, leaving the remainder of the 90,000+-square-foot facility without adequate fire suppression. Furthermore, the fire alarm system, now over 20 years old, requires upgrades to meet state fire safety standards. Combustible wood framing in portions of the roof, walls, and ceilings does not comply with modern fire codes, and gaps in fire-rated construction between the shop and the main school compromise the building's fire safety.

FIRE AND BUILDING CODE COMPLIANCE (Safety)

Portions of the roof framing are of combustible wood, which will need to be replaced or fire-protected to comply with current building codes. Some existing fire-rated construction separating the shops from the main school contains gaps and should be sealed to complete the rating.

HEATING, VENTILATION, INDOOR AIR QUALITY (Safety, Health)

While the HVAC software was recently updated using ESSER funding, the HVAC infrastructure system is well past its useful life. It is inefficient, loud, and disruptive, particularly in classrooms such as science labs. The building's heating system relies on two original boilers from 1977, one of which is unreliable, leaving no redundancy. Heating mains are insulated with asbestos, posing health risks and requiring abatement. Poor air circulation and inadequate roof exhaust systems exacerbate discomfort for occupants, particularly during warmer months. Critical systems, including the woodshop dust collection system and kitchen exhaust hood, have also reached the end of their operational lifespan and require immediate replacement.
A clear example of the HVAC system's deterioration is the repeated glycol leaks that have occurred throughout the building. These leaks are most often caused by failing Pete's plugs and valves within the aging hydronic system, and they occur without warning. Over time, significant leaks have impacted nearly every area of the facility, including the girls' locker room, counselor's office, hallways, science classroom and lab, band/music room, and storage areas. These incidents have resulted in damage to instructional materials, equipment, and supplies, disrupted learning environments, and required costly repairs. The most recent major leak occurred in January 2026 and resulted in an insurance claim.

428

ELECTRICAL SYSTEMS (Safety, Security)

The school's electrical infrastructure, including the main service, panels, branch wiring, and devices, is original to the 1977 construction. It no longer meets the demands of modern technology and educational needs. Insufficient outlets result in unsafe reliance on extension cords and overloaded circuits, which pose fire hazards. The underground site electrical distribution is similarly outdated and requires replacement to support future upgrades.

ADA ACCESSIBILITY (Safety)

The building's lower level, which includes the gymnasium, wrestling room, and weight room, and locker rooms, is inaccessible to individuals with disabilities due to the lack of an elevator. This creates significant challenges during medical emergencies and for anyone requiring mobility assistance. Entry doors lack

ADA-compliant operators, and exterior door hardware is non-compliant. Public restrooms do not comply with ADA guidelines, creating widespread barriers for students, staff, and visitors.

EXTERIOR DOORS AND HARDWARE (Safety, Security, Technology)

Exterior doors and frames are deteriorating due to rust and failing hinges, compromising both security and the building envelope. A sliding door in the art room does not meet exit requirements and poses additional security risks. To maintain a secure perimeter, these doors require replacement. Additionally, exterior doors are not ADA-compliant.

PLUMBING FIXTURES (Safety, Health)

The plumbing system, including domestic water distribution, sanitary lines, and fixtures, is original to the building and has deteriorated significantly. Fixtures such as toilets, sinks, and showers require replacement, and underground water, sewer, and gas lines are at risk of failure. The boys' locker room and physical education changing bathroom areas are significantly undersized and do not meet the needs of the current student population. Each area contains only one urinal and one toilet stall. The urinals have been inoperable for more than eight years, further limiting restroom access. Additionally, the existing stalls provide minimal space and do not adequately support accessibility needs.
This lack of functional and sufficient restroom facilities creates health and sanitation concerns, contributes to overcrowding during class transitions, and limits students' ability to meet basic hygiene needs in a timely and dignified manner.
The kitchen dishwasher cannot reach required health code water temperatures, and the kitchen flooring no longer complies with health department standards.

BUILDING ENVELOPE (Safety, Health)

The exterior windows are not thermally efficient and have deteriorating frames and caulking, resulting in water intrusion and energy inefficiency. Deteriorating exterior windows compromise the building envelope and create both health and safety concerns because of water intrusion, which can lead to concealed moisture accumulation and deterioration of wall assemblies. Poor thermal performance contributes to inconsistent indoor temperatures, drafts, and condensation, which reduce occupant comfort and can impair students' ability to focus and learn. Over time, continued moisture infiltration may also weaken surrounding building materials, creating potential structural and maintenance-related safety hazards.

HAZARDOUS MATERIALS and UNHEALTHY CONDITIONS (Safety, Health)

Asbestos insulation in heating mains and limited areas of floor tile pose health risks and require abatement. These materials create ongoing concerns for both staff and students.

The existing kitchen flooring and wall base does not comply with health department regulation, due to wear and lack of integral cove base. The kitchen Dishwasher cannot reach required health code water temperatures.

INTERIOR LEARNING ENVIRONMENTS (Safety, Health)

Ceilings are outdated and do not meet current acoustic standards. Acoustical issues between classrooms, due to failing operable partitions, negatively impact the learning environment.

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

West Grand School District (WGSD) conducted a comprehensive and collaborative process to identify deficiencies in its facilities. In August 2024, the district hired a master-planning team comprised of Hord Coplan Macht Architects, Dynamic Program Management, and FCI Constructors to guide the assessment and planning process. The district also formed the West Grand Master Plan Committee, consisting of 16 volunteers from the community, to provide input and recommendations throughout the process.

The master-planning team conducted an extensive assessment of the district's facilities, including site visits, staff interviews, and evaluations of the educational adequacy of the buildings. The high school, in particular, was identified as requiring significant updates due to its age (nearly 50 years) and the condition of its infrastructure. Specific deficiencies, such as outdated safety systems, non-compliant accessibility features, and aging mechanical, plumbing, and electrical systems, were documented.

To ensure community involvement, the committee held regular meetings, gathered feedback, and established guiding principles that emphasized safety, inclusivity, and long-term planning. A detailed list of deficiencies was compiled, focusing on code compliance, safety hazards, and the need for updated learning environments. This process ensured a thorough understanding of the challenges and priorities for improvement.

430

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

This proposal directly addresses the documented deficient systems that threaten the long-term viability of our Jr./Sr. High School. Our goal is straightforward: invest in essential infrastructure improvements now to ensure the building remains safe, functional, and reliable for decades to come.

This request focuses solely on critical repairs and replacements necessary to correct failing systems, protect the District's existing asset, and provide students and staff with a safe, dependable learning environment. Timely investment will prevent more costly emergency failures in the future and preserve this vital facility for the next generation.

BUILDING SAFETY AND SECURITY

Secure Entry Vestibule: Construct a secure vestibule and relocate offices to classrooms east of the entry. Repurpose the existing main office area into two classrooms.
Door Position Switches: Install door position switches at all exterior doors and integrate them with the central security system for real-time monitoring.

FIRE SPRINKLER

Full Fire Sprinkler System Installation: Install a fire sprinkler system throughout the school, including fire line utilities. Replace existing ACT ceilings with new

tiles and grids or patch gypsum board or decorative ceilings where possible.

FIRE ALARM

Fire Alarm System Replacement: Replace the fire alarm system as part of the sprinkler system installation to meet updated safety standards.

FIRE AND BUILDING CODE COMPLIANCE

Fire-Rated Construction: Seal gaps in fire-rated walls, particularly in the maintenance shop, to complete the required 1-hour rating.
Roof Framing: Fire-protect or replace wood roof framing members to meet current fire codes.

HEATING, VENTILATION, AIR CONDITIONING

System Upgrades: Replace the central air handling unit (AHU), fin-tube heat, fan coils, and 2-pipe distribution system equipment.
Controls: Adapt or extend existing newer HVAC control system (updated 2022) to new HVAC equipment
Exhaust Systems: Replace roof fans and exhaust systems to address inadequate airflow.
Wood Shop Dust Collection: Install a new, code-compliant dust collection system in the woodshop.
Ancillary Equipment: Replace water heaters, sump pumps, and kitchen exhaust hood, including an Ansul system.

ELECTRICAL SYSTEMS

Main Electrical Service: Replace the main electrical service, distribution panels, devices, switches, and outlets per modern codes.
Underground Electrical Distribution: Replace aging underground electrical cables to ensure reliability.

ADA ACCESSIBILITY

Gym Access: Add an elevator in the northwest stairwell for gymnasium access.
Door Operators: Install ADA-compliant door operators at the main entry. Install new ADA-compliant door hardware with new exterior doors.
Restroom Renovations: Renovate 1 pair of public restrooms to provide fully ADA-compliant toilet stalls and lavatories.
Renovate each locker room to provide additional ADA plumbing fixtures as well as the minimum number of required ADA lockers.

EXTERIOR DOORS AND HARDWARE

Door Replacement: Replace all exterior doors and hardware, including art room sliding doors and overhead doors, with secure, durable and accessible options.

PLUMBING FIXTURES

Fixture Replacement: Replace all plumbing fixtures, including showers, toilets, sinks, and drinking fountains, with modern, efficient models.
Piping and Utilities: Replace aging water distribution piping and site utilities, including water, sanitary sewer, and gas lines (as much as can be accessed in existing construction.)

BUILDING ENVELOPE

Window Replacement: Replace exterior windows with energy-efficient models.

HAZARDOUS MATERIALS and UNHEALTHY CONDITIONS

Asbestos Abatement: Remove and replace asbestos-insulated HVAC pipe systems boiler room floor tile.
Kitchen Code Compliance: Replace kitchen flooring, wall bases, wall panel, and the dishwasher to meet health department regulations.

INTERIOR LEARNING ENVIRONMENTS

Ceilings: Install code-compliant ceilings with improved noise reduction (NRC ratings).
Replace operable partitions between classrooms

The district has intentionally focused this request on essential system upgrades necessary to protect students and staff and preserve the integrity of the facility.

432

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The solutions to address the identified deficiencies were developed through a rigorous planning process informed by expert analysis, community feedback, and industry standards. The planning team worked closely with the Master Plan Committee to explore various scenarios and options. These included safety and security upgrades, major renovations, and potential consolidation of school facilities. After evaluating costs, logistics, and community preferences, the committee prioritized renovations at the high school and PK-8 buildings to extend each facility's useful life by 25 years.
Architects, engineers and general contractors provided thoughtful options to provide the solution proposed.

An environmental consultant was engaged to analyze hazardous materials and a plan and budget for abatement.

The proposed solutions include critical safety upgrades such as installing a secure entry vestibule, a fire sprinkler system, and ADA-compliant features like an elevator. Mechanical, plumbing, and electrical systems will be replaced to ensure reliability and efficiency. These solutions were designed to address specific deficiencies while maintaining fiscal responsibility and aligning with the district's guiding principles.

The high school building holds local significance as a long-standing community institution in Kremmling. While it does not exhibit distinctive architectural characteristics or qualify for Local Landmark status, its role as a cornerstone of the community reinforces the rationale for renovation rather than

replacement. Preserving this facility aligns with the community's values and maintains its status as a vital gathering place.

To validate the feasibility and effectiveness of these solutions, the district conducted internal reviews and engaged with experts in architecture, construction, and engineering. A survey of staff, community members, and committee representatives further refined the proposed plans, ensuring alignment with the needs and priorities of the district. This collaborative approach resulted in a comprehensive plan that addresses immediate deficiencies while planning for the district's long-term success.

The proposed scope represents a strategic reduction from the original facility master plan comprehensive solution and prior grant application. This refined approach prioritizes the most critical health, safety, and security deficiencies while remaining fiscally responsible.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The proposed renovation project for West Grand High School's nearly 50-year-old facility is both critical and time-sensitive. In 2026, the Colorado Department of Education (CDE) assigned the school a Facility Condition Index (FCI) score of 0.69, categorizing it as being in poor condition.

The school's long list of significant safety, accessibility, and infrastructure deficiencies places students and staff at risk daily. Security vulnerabilities, including the absence of a secure entry vestibule and outdated surveillance systems, leave the school ill-prepared for emergencies and unable to meet modern safety standards. Additionally, the building lacks a fire sprinkler system, leaving the structure and its occupants at risk in the event of a fire. Accessibility issues, such as the absence of an elevator to the gym level, further hinder equitable access and create challenges during medical emergencies. Meanwhile, aging mechanical, plumbing, and electrical systems-already beyond their useful life-frequently fail, disrupting educational activities and straining district resources.

West Grand High School serves as the sole high school within a sprawling 1,168-square-mile area of western Grand County. With 42.5% of students qualifying for Free and Reduced Lunch, the school is not only an educational institution but also a vital hub for this rural community. As a central gathering place for events and activities, its safety and functionality directly impact the broader community. Without intervention, escalating deficiencies will lead to heightened safety risks, increasingly frequent system failures, and potentially costly emergency repairs.

This renovation project will address these urgent needs by modernizing the facility, ensuring compliance with current safety and accessibility standards, and extending its useful life by 25-30 years. If the grant is not awarded, the district will face significant challenges in addressing these critical deficiencies, leaving students and staff in an unsafe and inadequate environment while compromising the school's role as a vital community asset. The time to act is now to ensure the safety, accessibility, and long-term functionality of this essential institution.

Finally, our district has an opportunity to ask the voters for matching dollars in a year where our previous bond debt will be paid off. This will allow the tax impact of a new bond to essentially have no added tax to our property owners because we will be asking for a bond amount equal to the debt being paid off (approximately 13M +/-) instead of a brand new tax increase. This is important timing for us as we know some of our neighboring districts did not pass bonds for new tax increases while many districts on the front range passed using the reduced / no tax increase approach in 2024. We cannot overstate how critically important this opportunity is for us to have our conservative community support a bond measure.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the

Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (•) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

WGSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. The proposed renovation work will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District.

Per CDE's recommendations, we will implement a facilities maintenance plan for the facility. This plan will provide documentation and direction on the facility maintenance strategy. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our maintenance staff will be trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Our plan for budgeting for maintenance and capital projects will continue to reserve approximately $270,000 per year for maintenance for WGHS, which is $1500/student. Another approximately $270,000 per year is budgeted for our elementary school for maintenance and capital projects. This budget also includes technology and transportation.

In addition, West Grand School District commits to adhering to the establishment of a capital renewal budget and commitment to make annual contributions to a capital renewal reserve pursuant to CRS 22-43.7-109(4)(d)(I). The district will contribute at a minimum 1.5% of each year's per pupil base

funding annually to be transferred into a capital renewal reserve at the end of each fiscal year specifically for WGHS. This fund will be used to maintain, repair and replace capitalized fixed assets at the end of their life-cycle that are within appropriate scopes of work for capital renewal (versus regular maintenance).

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ◉ Yes
- ○ No

435

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

West Grand 1-JT (1340) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation (1340-SG00001) - Site Level Applicant - New - Application Number (29)

III. Detailed Project Cost Summary

436

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

62.00 %

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

57

Results indicate if a waiver is required.

Waiver Needed

Project Costs

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

C. Project Cost	* $ 23,362,208.10
D. Applicant Match to this Project	$ 13,316,458.62
E. Requested BEST Grant Amount	$ 10,045,749.48
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 23,362,208.10

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 93,191

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

* 93,191

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 169

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

$ 250.69 Project Cost/Affected Square Feet

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

551

8 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

7.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

05/25/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

10/31/2028

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

As noted above the master planning team included an architect, contractor and owner's representative. The contractor, FCI Constructors, provided the hard cost estimate for the project after being engaged through the master planning process.

For this year's application, another contractor, Haselden Construction, was engaged to provide an estimate in addition to FCI Constructors. Both FCI and Haselden have extensive experience constructing PK-12 projects in rural Western Colorado locations. Both contractors direct costs were comparable, providing a solid assurance for the prepared budget construction costs.

The environmental consultant that prepared our AHERA report and investigation, Grande River Environmental, provided budgets for abatement.

The owner's representative, Dynamic Program Management, provided the soft costs and contingencies/escalation percentages. The mountain/western slope region historically has higher costs of construction and higher escalation than the metro areas. Our team has decades of experience tracking these costs in

school projects in the region. Given the stage of design being conceptual, and this being a renovation project on a 50 year old building, the contingencies are in line with our team's recommendations for similar projects.

This school is in a rural, remote location. While the SF / pupil or cost / pupil may seem high, it is is consistent with small population schools that deliver standard programming. School building size does not reduce propotionally with enrollment. This solution provided the most cost effective approach for WGSD to preserve their HS building asset for many decades into the future and is significantly less than building new.

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

Our plan for project management will have several facets. We plan to keep our executive committee structure including the superintendent, business manager, maintenance director, Board of Education representative(s) and school principal to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/ alternatives to matters that may arise. The Owner's Representative will facilitate competitive procurements and manage the various owner consultants.

The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of the project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of Design-Build, Design-Bid-Build, or a Construction Manager- General Contractor (CMGC) approach. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion. A Design-Builder or CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. During construction, the contractor will manage subs, materials, safety and equipment on site.

439

Procurement

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

WGSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the team members on this project. We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure design and construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

Other funding options

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

WGSD has actively explored multiple funding sources to address funding needs. ESSER funding has been utilized for upgrades outside the scope of this grant, ensuring that available resources are used efficiently.

In an effort to be as fiscally responsible as possible and cognizant that BEST funds are finite, our project is for a renovation and not a school replacement. This renovation has no "fluff". It is to address critical systems that are beyond their useful life and address safety and security issues.

This decision has brought total soft and hard costs to under $300/SF, where a complete replacement school could be close to three times the cost of a renovation in our region.

Athletic improvements, which are also greatly needed, have been excluded from this grant application. The district will pursue other funding avenues for this scope.

Our grant application cost last year was double the request of this application and involved a significant renovation to address improving aesthetic finishes and athletics. We are grateful for the BEST program, which benefits so many districts like ours, and want to be respectful of the dollars awarded by only asking for the critical capital needs.

If the BEST Grant is awarded, the district will continue exploring additional funding opportunities. The district plans to pursue a bond measure in 2026 that would provide the match for this grant and secure long-term funding for facility improvements.

It is crucial we bring a project to our voters that is fiscally responsible so that we do not lose the opportunity for a "no tax increase" ballot measure in November. The Board of Education is willing to contribute $500k of our capital reserve fund towards the match to ensure the bond amount will equal our debt being paid off this year.

440

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?

2025 utility cost analysis for West Grand High School, totaling approximately $128,710 broken down as follows: water/sewer $38,710, electric $60,000, and $30,000 for natural gas (bulk procurement difference). Water and sewer increase almost three times the cost from the previous year.

The proposed high school renovation project is expected to reduce utility costs significantly through modern HVAC, plumbing, and electrical upgrades. While code compliance will require increased outside air ventilation, the introduction of high-efficiency boilers, heat recovery systems, and modern equipment should outperform the aging 50-year-old systems, resulting in an estimated 20-30% reduction in overall utility costs.

Additional energy savings will come from:
Plumbing fixture replacements, including motion-activated faucets, timers, and low-flow fixtures, to help offset rising water costs.

The Town of Kremmling tripled water usage rates as of January 2025, leading to an anticipated $30,000 annual increase in district-wide water expenses. The full impact of this rate hike is still being determined, however more water efficient fixtures will reduce the impact of this large increase.

The District did procure a contract for bulk gas delivery to optimize the usage and cost effectiveness of the gas utility.

As local utility costs increase rapidly, it is becoming increasingly urgent to replace West Grand High School's outdated building systems with modern, energy-efficient equipment.

441

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: West Grand School District 1-JT

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

We are requesting a reduction in the matching contribution to address urgent safety and security concerns at our high school. West Grand School District is fully committed to providing the 62% matching funds needed to improve the safety of our facilities, but current financial constraints make this impossible. Despite the critical need for these improvements, including upgrading our aging facilities to extend their life, the district faces financial difficulties that prevent us from securing the necessary funds. As many are aware, school districts statewide are grappling with declining enrollment, which leads to reduced revenue, making it harder for us to balance fiscal responsibility with the goal of providing quality education.

The financial strain on our district is further compounded by rising employee health benefits, cost of living, and the ever-increasing costs required just to maintain basic operations. The ability to receive this waiver would directly enhance educational opportunities for our students, both immediately and in the long term. Addressing the critical needs of a 49-year-old high school building is a priority for our district, as the safety of our students and the longevity of the facility are key to ensuring a high-quality educational experience.

We urge the committee to take into account the financial hardship our district faces and consider granting a match waiver.

(3000 characters max)

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

As previously mentioned, the West Grand School District is facing several financial challenges, including declining student enrollment, rising employee benefit costs, increasing cost of living, and higher operational expenses. In addition to these factors, there are other significant circumstances contributing to the district's financial burden.

Kremmling, a small, rural community, is considered “economically disadvantaged.” The town's limited economic opportunities, coupled with a lack of significant business activity, has led to more residents commuting outside of the area for work. This lack of local employment options has put further strain on the district's revenue generation, as compared to surrounding areas that can rely on diverse sources of funding. The town's population is also shifting, with more people owning second homes and a growing number of residents on fixed incomes.

The district’s tax base is largely dependent on one industry: Freeport-McMoRan, an international mining company. However, as the mining industry declines and Freeport's production in Grand County diminishes, our primary revenue source is shrinking and the tax burden will be placed on residential property owners. These factors collectively place an undue financial strain on the district and limit our ability to secure the necessary matching funds for this critical project.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

**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	496,163.17	7.64%	10% max
Median Household Income	$82,873	16.71%	25% max
Free and Reduced Lunch %	42.5%	15.59%	25% max
Bond Elections in the last 10 years	0	-0%	-2% per/max -10
Total Mills $/Capita	$1188.54	10.562%	20% max
Remaining Bond Capacity	$33,799,911	11.57%	20% max
	Total CDE Minimum Match	**62%**	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.

We believe the Free and Reduced Lunch percentage does not fully reflect the financial challenges faced by our student and family population. While 41.9% is higher than the previous three years, it remains lower than the 47% recorded in 2014. The COVID-19 pandemic, along with the implementation of the Healthy Meals for All program, has created a significant barrier to completing the required paperwork for free and reduced lunch eligibility. Given that the Town of Kremmling is considered "economically disadvantaged," we believe a greater percentage of our students would qualify for the program if the application process were more accessible. Because of this, we are requesting a 3% reduction in the F&R Match Factor.

Additionally, we would like to comment on three figures in the table above: PPAV is higher in our district because we have vast amounts of land, and a small population. Our district covers over 1100 square miles with a population of only 1500 people. The bond capacity number does not accurately reflect the community's ability to support such measures if we were to maximize our debt. As the population shifts, with more second homeowners the median household income is not typical of our population. Because of these reasons, we are requesting a 1% reduction in the Remaining Bond Capacity Match factor and a 1% reduction in the PPAV Match Factor.

Our request in this waiver is a reduction of 5% from our calculated match of 62%.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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

West Grand School District has worked collaboratively with local government and businesses including: Middle Park Health, the Town of Kremmling, Rotary, and the Grand County Board of County Commissioners. While the partnerships are strong, they do not result in significant funding support as there is a financial strain within our community. For this specific project, the district will be seeking additional funding through safety grants, energy saving contracts, and other funding sources that may be available to help fund the district's contribution.

Our district was successful in leveraging ESSER funding to address facility needs in the past, however that funding is no longer available.

(3000 characters max)

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

CDE Minimum Match percentage	62
Match Percentage Requested	57
Amount of requested reduction from CDE Minimum	5

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

● Campuses Impacted by this Grant Application ●

Academy of Arts and Knowledge - ES Safety and Security Upgrades - Academy of Arts & Knowledge ES - 1985

District:	Charter School Institute
School Name:	Academy of Arts & Knowledge ES
Address:	4800 Wheaton Drive
City:	Ft Collins
Gross Area (SF):	49,520
Number of Buildings:	1
Replacement Value:	$20,413,855
Condition Budget:	$10,977,340
Total FCI:	0.54
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,264,513	$2,129,158	0.94
Equipment and Furnishings	$51,269	$63,415	1.24
Exterior Enclosure	$3,851,698	$1,475,876	0.38
Fire Protection	$634,841	$0	0.00
HVAC System	$3,880,021	$3,466,218	0.89
Interior Construction and Conveyance	$2,812,140	$2,103,850	0.75
Plumbing System	$850,205	$341,562	0.40
Site	$2,025,193	$1,397,266	0.69
Structure	$4,043,976	$0	0.00
Overall - Total	$20,413,855	$10,977,345	0.54

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Academy of Arts & Knowledge ES Main	49,520	0.52	1985	$18,388,662	$9,580,079
Academy of Arts & Knowledge ES Site	183,481	0.69	1985	$2,025,193	$1,397,266
Overall - Total	233,001	0.54		$20,413,855	$10,977,345

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Academy of Arts and Knowledge **County:** Larimer

Project Title: ES Safety and Security Upgrades

Current Grant Request:	$1,283,474.44	**CDE Minimum Match %:**	15%
Current Applicant Match:	$226,495.49	**Actual Match % Provided:**	15%
Current Project Request:	$1,509,969.93	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,509,969.93	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$30.18	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$2.30	**Affected Pupils:**	255
Hard Costs Per Sq Ft:	$27.88	**Cost Per Pupil:**	$5,921
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	196
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$83,981.56
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	5	**Free Reduced Lunch %**	49.10%
		Statewide Charter Avg: 40.1%	

Academy of Arts and Knowledge Elementary (8001-0657-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Academy of Arts and Knowledge ES Safety and Security Upgrades (8001-0657-C-SG00001) - Site Level Applicant - New - Application Number (16)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Academy of Arts and Knowledge Elementary - 8001-0657-C

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

The facility is effectively owned and controlled by the Academy of Arts and Knowledge (AAK) through a single-purpose building corporation structure that meets the criteria generally used to determine charter school facility ownership for BEST program purposes.

Title to the facility is held by AAK Building Corp, a nonprofit entity formed solely to acquire, hold, and manage real property for the benefit of AAK. The building corporation does not operate independent programs or hold unrelated assets, and its sole purpose is to support the school's long-term facility needs.

AAK directly controls the building corporation through governance and board appointment authority. The charter school appoints a majority of the governing board of AAK Building Corp, ensuring alignment between the facility's management and the school's educational mission and operational needs.

The corporate purposes of AAK Building Corp are restricted to holding and managing the facility in a manner that supports AAK's full use and enjoyment of the property as a public school. AAK occupies the facility pursuant to a long-term, recorded lease agreement that grants uninterrupted rights to occupy, operate, and make capital improvements. The building corporation does not have authority to interfere with AAK's educational use of the facility.

If AAK were to cease operations or lose its charter, the facility would remain subject to the ownership, financing, and governance provisions governing AAK Building Corp. Any disposition of the property would be conducted in accordance with Colorado nonprofit law, the recorded deed of trust, the building corporation's governing documents, and authorizer requirements, ensuring that the facility or proceeds are handled in a manner consistent with public educational purposes and BEST program expectations.

This ownership and governance structure provides AAK with long-term control, stability, and beneficial use of the facility while protecting public investment and ensuring compliance with BEST requirements. The structure supports responsible capital planning and allows AAK to make substantial investments in the facility to ensure it meets safety, security, and educational standards.

448

*

Facility Condition

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

At the time Academy of Arts and Knowledge (AAK) purchased its current campus facility in October 2025, the first floor of the building had been in use by the school for seven years under a long-term lease. The facility was not new at the time of purchase and was originally constructed for purposes other than use as a public school. While the building provided adequate space to support academic programming, it did not meet modern standards for school safety, security, or infrastructure.

The AAK Property Condition Report identifies multiple deficiencies related to the age of the facility, deferred capital investment, and system limitations. These conditions include electrical system constraints, building envelope and site deficiencies, and the absence of comprehensive security infrastructure appropriate for a PK-5 public school campus. Although the building has remained operational, its condition at the time of purchase reflected incremental adaptations rather than intentional design to support student safety, secure access control, or contemporary emergency response needs.

The facility has also been evaluated through the Colorado Department of Education's Facility Insight platform, which has provided an understanding of existing facility conditions and reinforced the need for targeted capital improvements. While many building systems were found to be functional, several were operating beyond their useful life and require repair or replacement.

Despite these limitations, AAK determined that purchasing the facility was the most responsible and strategic option for the school and community. The building has served as AAK's permanent instructional site since the school's opening. Ownership ensures continuity and stability for students, families, and staff while eliminating the disruption and uncertainty associated with relocation. Ownership also secures a long-term home for the school within the community it serves and supports sustained enrollment and partnerships.

Importantly, ownership allows AAK to directly plan, prioritize, and implement capital improvements that were not feasible under a lease arrangement. Investing in ownership enables the school to redirect resources previously dedicated to leasing into long-term capital improvements that extend the useful life of the facility and improve conditions for students.

The building lacks adequate perimeter control, modern access management, comprehensive surveillance coverage, and hardened building components necessary to protect students and staff. These conditions reflect the age and original design of the facility rather than neglect. AAK purchased the facility with a clear understanding that upgrades would be required to bring the building into alignment with best practices for public school safety. The proposed improvements represent a reasonable and necessary response to documented deficiencies and are essential to ensuring a safe and secure learning environment for the school community.

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

Prior to purchasing the facility, the Academy of Arts and Knowledge (AAK) occupied the building under a lease arrangement. During this period, only limited capital improvements were undertaken, as most projects required owner approval and cost-sharing. Improvements completed while leasing were minimal and included parking lot asphalt patching and installation of outdoor pathway lighting at the front of the building. Several additional improvements desired by AAK were not approved by the former property owner, limiting the school's ability to fully address facility needs.

Since purchasing the building in October 2025, AAK has made significant capital investments to improve safety, accessibility, and suitability for student use. Within the last six months, the school has completed or initiated multiple major capital projects.

AAK removed and crane-lifted outdated cast iron boilers from the roof and installed three new high-efficiency boilers to improve reliability and energy performance. The second floor of the building, previously configured as a call center with 117 cubicles, was fully renovated and reconfigured to support instructional use. This scope of work included construction of nine classrooms and one intervention room.

Second-floor multi-stall male and female restrooms, which were not ADA compliant, were completely gutted and rebuilt with new fixtures, partitions, flooring, and finishes. Two new drinking fountains, including one with a water bottle filler, and an additional standalone bottle-filling station were installed to support student and staff hydration.

Fifty exterior windows with failed seals and deteriorated tint were replaced to improve safety, visibility, and energy efficiency. The existing fire alarm system, which was out of code and provided only an audible alarm, was replaced with a fully compliant, building-wide voice evacuation system. The new system includes individual speaker and strobe units in every classroom, hallway, and common area.

AAK also completed a full renovation of the serving kitchen. Previously used only for reheating catered meals, the space was fully gutted and upgraded to support on-site meal preparation. Improvements included installation of a dishwasher, prep sink, handwashing sink, three-compartment dish sink, stainless steel prep tables, and a large-capacity oven. The kitchen now has code-compliant lighting and fiber-reinforced wall finishes.

AAK engaged Atlas Construction Ltd. to complete these improvements. The total contract value for this body of work is $1,616,827.00. As of December 2025, AAK has expended $390,383.60 toward demolition, carpentry, drywall and ceilings, plumbing, concrete, doors and frames, and utility services. AAK's school board approved the expansion of the cafeteria to accommodate the growing student population. The work will take place during the summer of 2026 with an estimated cost of $258,000.

450

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three years, AAK has engaged in intentional and disciplined capital outlay budgeting to address facility needs and extend the useful life of its instructional space. Capital planning has been guided by the AAK Property Condition Report, including the associated Capital Reserve Schedule, which identifies anticipated system replacements, lifecycle costs, and timing of major investments.

While operating as a tenant, AAK's ability to budget for and invest in capital improvements was limited. Capital outlay during this period was focused primarily on minor shared-cost projects approved by the property owner, including parking lot asphalt repairs and outdoor pathway lighting. These expenditures represented targeted investments at the affected facility but did not allow AAK to address larger system-level needs or deferred maintenance.

Following the purchase of the facility in October 2025, AAK formalized a facility-specific capital budgeting approach aligned with ownership responsibilities. The school began allocating funds toward major building systems identified in the Property Condition Report Capital Reserve Schedule. AAK prioritized life-

safety systems, mechanical infrastructure, accessibility improvements, and building components that had exceeded their useful life.

Within the past year, AAK has committed significant capital outlay toward the affected facility to address these identified needs. This includes a contracted investment of $1,616,827.00 for major capital improvements related to mechanical system replacement, interior reconfiguration for instructional use, restroom reconstruction, window replacement, fire alarm system replacement, and kitchen modernization. As of December 2025, $390,383.60 has been expended toward these capital improvements at the affected facility. These expenditures represent strategic facility investments and were funded through a combination of organizational reserves and financing.

The Capital Reserve Schedule continues to serve as AAK's primary planning tool for future capital investments. This allows the school to forecast replacement cycles, budget responsibly, and prioritize projects based on safety, functionality, and available resources. Despite these efforts, the scale and urgency of remaining safety and security deficiencies exceed AAK's independent capital capacity.

In addition to internal capital budgeting and direct facility investment, AAK has actively pursued external funding sources to supplement limited capital reserves and address critical facility needs. Over the past three years, the school has applied for multiple competitive grants to support capital improvements. In the last year, AAK applied for the Shade Structure Grant, the School Security Disbursement Grant, and the NoCo Unify Impact Grant for capital projects. These efforts reflect AAK's commitment to leveraging all available local, regional, and state resources to improve facility safety, functionality, and student well

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

451

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Academy of Arts and Knowledge Elementary (8001-0657-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Academy of Arts and Knowledge ES Safety and Security Upgrades (8001-0657-C-SG00001) - Site Level Applicant - New - Application Number (16)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

- ○ Yes
- ◉ No

C. Executive Summary

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

The Academy of Arts and Knowledge (AAK) is seeking BEST funding to address critical safety, security, and infrastructure deficiencies at its existing public school facility. The building was not originally designed as a school and lacks the physical security, access control, surveillance, and supporting electrical infrastructure required to meet modern expectations for student and staff safety. Although the facility remains operational, multiple building systems have exceeded their useful life, and the campus contains significant vulnerabilities related to uncontrolled access, unprotected glazing, limited situational awareness, and an undefined site perimeter.

These conditions create ongoing safety risks that cannot be adequately addressed through operational practices alone. AAK has conducted extensive diligence, including a Property Condition Report, review through the Colorado Department of Education's Facility Insight platform, and assessment using recognized school safety standards. These efforts confirmed that the deficiencies are systemic and require coordinated capital investment.

If awarded, BEST funds will support a comprehensive campus security and infrastructure improvement project designed to directly mitigate identified risks. The proposed solution includes installation of fragment-retention security film on vulnerable glazing; deployment of a facility-wide surveillance and access control system; modernization of the electrical system to safely support security technology; construction of a secure perimeter fence with controlled access and vehicle protection; and installation of a reliable, campus-wide emergency communication system.

Together, these improvements will create a layered, integrated safety framework that reduces risk, improves emergency response capability, and brings the facility into alignment with expectations for a secure public school environment. BEST funding is essential to ensuring these life-safety improvements can be implemented in a timely, comprehensive, and fiscally responsible manner to protect students, staff, and the broader school community.

453

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The Academy of Arts and Knowledge (AAK) is seeking BEST funding to address significant and well-documented safety and security deficiencies at its existing public school facility. The current campus was not originally designed or constructed for use as a public school and lacks the infrastructure necessary to meet modern expectations for student safety, secure access, and emergency response. These deficiencies present ongoing safety hazards and have prompted the school to pursue capital assistance through the BEST program.
AAK purchased the facility in October 2025 after many years of occupancy under a lease arrangement. While the building has supported daily operations, it does not meet contemporary standards for public school security and has never undergone a comprehensive, school-specific security retrofit. As a result, critical vulnerabilities remain across the supporting electrical systems, access points, site perimeter, and building envelope.

Electrical Deficiency

The existing electrical system was not designed to support modern security technology. Electrical service is supplied to the property through a pad-mounted utility-owned transformer located adjacent to the building. Electrical capacity and distribution limitations restrict the school's ability to install and operate security cameras, powered doors, access control equipment, and monitoring systems. The current electrical distribution and service system were installed in 1985. While they include panelboards, feeders, metering, and other associated equipment, the system is beyond its useful life and should be replaced based on the findings of the Facility Condition Index. The company that manufactured the system no longer makes the parts necessary for repairs. If any components were to break, significant delays in locating a serviceable part would necessitate expensive temporary power to remain in operation. This would be a considerable and burdensome cost for AAK. These infrastructure constraints represent a foundational deficiency that must be addressed in order to implement effective safety improvements.

Security System Deficiency

AAK's campus does not have a comprehensive security camera system to monitor exterior approaches, entrances, interior corridors, or common areas. A CCTV system was installed by previous owners in 2004. The CCTV system monitors points of egress on the first floor. The CCTV security system consists of a video recorder, monitoring station, cameras, conduit, and cabling. While this basic system is present, its recording capacity is limited to 15 minutes. Although these components are functioning, they are beyond their useful life and in need of replacement. A residential Ring doorbell camera is affixed to the front entry door. The absence of comprehensive surveillance limits situational awareness, incident prevention, and post-incident investigation. The system does not have interoperability for communication with first responders. This deficiency is particularly concerning given the nature of emergency incidents and the need for real-time visibility during emergencies or safety concerns.

Secure Access Deficiency

The facility lacks modern, powered access-controlled doors capable of secure locking, monitoring, or centralized control. The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs, a glazed transom, an aluminum frame, and hardware, including closers. The front entry doors had hardware add-ons for automatic openers on a single swing door per opening including a motor, handicap actuator buttons, and wiring. Other exterior doors include swinging glazed aluminum storefront leaf, a glazed transom, an aluminum frame, and hardware, including a closer. Exterior doors rely on basic mechanical hardware that does not support rapid lockdown, remote management, or integration with other security systems. This limits staff's ability to respond quickly and effectively during an incident and increases the risk of unauthorized access during the school day. The building includes a card access security system on the exterior entry doors at the front of the building. These doors lack indicators for whether the door is ajar or forced open. Other exterior doors, such as the playground, use a hard key that is shared by staff. When not in use, the key hangs on a 7 inch, round plastic keychain to deter misplacement, which is hung on a hook in plain view near the door inside the school. Both the BEST Safety Questionnaire and PASS checklist identify the absence of comprehensive access control, monitoring, and lockdown capability as a significant deficiency. The absence of modern, secure access doors presents numerous concerns for maintaining a safe campus.

Site Perimeter Deficiency

The Academy of Arts and Knowledge seeks funding to install protective bollards along exterior areas with floor-to-ceiling glazing adjacent to vehicular circulation. While the existing glass systems meet building code requirements for wind and human impact, they are not designed to withstand vehicle intrusion. A vehicle accelerating along an unobstructed approach could realistically reach a speed of 50-60 mph over the 280 foot straightaway, a speed capable of penetrating the glass and entering occupied learning spaces, creating a severe safety risk for students and staff. Physical barriers such as engineered bollards provide a proven, passive mitigation that does not rely on driver behavior or staff response. By stopping or deflecting vehicles before impact, bollards significantly reduce the risk of catastrophic injury, enhance campus safety, and strengthen long-term facility resilience as enrollment continues to grow.

The campus currently lacks a secure perimeter fence to clearly define school grounds and restrict unauthorized access. According to the Property Condition Report, an approximately 6-foot high fence is located along playground areas along the southern edge of the property. The fence is constructed of residential grade metal picket/rail sections between metal posts. The solder on the posts has rusted and approximately 30% of the pickets have been taped or screwed back into place. Open and undefined site boundaries allow unrestricted movement onto the campus during school hours, which increases exposure to safety risks and limits the school's ability to control entry points. The PASS checklist identifies clearly defined and controlled perimeters as a foundational element of school safety. The current fencing condition poses a heightened concern during arrival, dismissal, and emergency situations.

Building Envelope Deficiency

The first-floor exterior windows are standard commercial glazing and are not reinforced to prevent forced entry, shattering, or projectile hazards. The windows systems are configured as strip units in a storefront configuration system with fixed, insulated glazing set in anodized metal frames. The windows were installed in 1985, and the tinted coating in the interior pocket of multiple IGUs were observed to be warped and detaching from the glass. These windows are accessible from the exterior and interior common areas and represent a significant vulnerability during both intentional security incidents and accidental impacts. As identified through the Partner Alliance for Safer Schools (PASS) Safety and Security Checklist, unprotected glazing at ground level

represents a significant vulnerability and does not meet recommended standards for forced-entry resistance or occupant protection. In their current condition, the windows do not provide delay, containment, or protection for occupants, increasing risk to students and staff during a security event.

Conclusion

Individually, each of these deficiencies presents a safety concern; collectively, they represent a systemic vulnerability that places students and staff at unnecessary risk. Findings from the Safety Questionnaire and PASS Safety and Security Checklist consistently demonstrate that the facility does not meet baseline expectations for public school safety and security. The facility's existing conditions do not align with best practices for public school safety. These deficiencies are not the result of neglect but stem from the building's original design, age, and historical use, combined with the limitations AAK faced while operating as a tenant rather than an owner.

This project directly addresses BEST statutory Priority 1 by targeting documented safety hazards and security deficiencies at an existing public school facility. The lack of secure glazing, controlled access, surveillance, intercom communication, perimeter protection, and adequate electrical infrastructure presents a clear and compelling need for capital investment. The proposed project is focused on mitigating these risks and creating a safer learning environment through reasonable, necessary, and standards-aligned improvements.

Without intervention, the existing conditions will continue to expose students and staff to preventable safety risks and limit the school's ability to respond effectively to emergencies. BEST funding is critical to addressing these deficiencies and ensuring the facility meets baseline expectations for safety, security, and student protection.

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

456

The Academy of Arts and Knowledge (AAK) has undertaken a deliberate and multi-layered investigation process to identify, document, and validate the safety and security deficiencies that are the basis of this BEST grant request. This diligence has included formal assessments, internal reviews, and alignment with state-recognized evaluation tools to ensure that the identified needs are accurate, well-substantiated, and appropriately prioritized.

In partnership with Terracon Consultants and Blueprint, AAK completed a comprehensive Property Condition Report, which evaluated the building's systems, site conditions, and overall suitability for continued use as a public school facility. This assessment identified deficiencies related to the age and condition of building components, limitations within the electrical system, and the absence of modern safety and security infrastructure. The report confirmed that while many systems remain operational, several are beyond their useful life or were not designed to support current public school safety expectations.

In addition, AAK utilized the Colorado Department of Education's Facility Condition Index and Facility Insight platform to further assess facility condition and system performance. The Facility Insight review provided an objective framework for understanding the facility's existing conditions and reinforced the need for targeted capital improvements to address safety hazards, deferred maintenance, and infrastructure gaps. This tool helped validate that the identified deficiencies are systemic in nature rather than isolated issues.

To specifically evaluate campus safety and security conditions, AAK completed the B.E.S.T. Safety/Security Grant Supplemental Questionnaire and the Partner Alliance for Safer Schools (PASS) Safety and Security Checklist. These tools allowed the school to assess existing conditions against nationally recognized best practices for K-12 school safety. The PASS checklist highlighted multiple gaps in perimeter security, access control, surveillance, communications, and emergency response capabilities. The results confirmed that the campus does not meet baseline expectations for a secure public school environment and lacks many Tier 1 and Tier 2 safety features.

Charter School Institute (CSI), AAK's authorizer, performed a safety assessment as well. This noted multiple items of interest including a lack of secure vestibule and duress alarm. The assessment noted that the video surveillance system is outdated. Additionally, the windows are fairly easy to break, which would allow access to an intruder.

AAK also conducted internal reviews of daily operations, arrival and dismissal procedures, visitor access practices, and emergency response protocols. These

reviews were informed by staff observations and leadership analysis of how existing facility limitations affect the school's ability to monitor access, respond quickly during incidents, and maintain a secure learning environment throughout the school day.
Together, these investigation efforts provided AAK with a clear and consistent picture of the facility's deficiencies. The findings across all tools and assessments were aligned, and they reinforced the conclusion that existing safety and security conditions pose ongoing serious risks to students and staff. The investigation process further demonstrated that these deficiencies cannot be adequately addressed through operational changes alone and require capital investment to resolve.
The scope of the proposed project is directly informed by this investigation and reflects a targeted, evidence-based response to documented needs. The diligence undertaken ensures that the proposed improvements are reasonable, necessary, and aligned with BEST statutory priorities related to safety hazards and public school facility security.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project implements a comprehensive, integrated set of campus security and infrastructure upgrades designed to directly address the documented safety hazards and deficiencies at the Academy of Arts and Knowledge (AAK). Each component of the scope has been selected to efficiently and effectively mitigate risk, strengthen campus security, and improve the school's ability to prevent, respond to, and manage emergency situations in alignment with BEST statutory priority #1.

Electrical Solution

The facility's existing electrical infrastructure predates current National Electrical Code (NEC) AFCI and tamper-resistant receptacle (TRR) requirements, which is a documented life-safety deficiency. This project will modernize the electrical system to meet current Colorado State Electrical Board standards and safely support new security technologies. The scope includes replacement of the main electrical switchboard, which receives utility power and distributes it throughout the building, as well as replacement of multiple outdated electrical panels that have exceeded their useful life. Work will be phased to minimize disruption and will include disconnection from the utility, removal of obsolete equipment, installation and testing of the new switchboard, and systematic replacement and testing of downstream panels. These upgrades will eliminate fire hazards, improve reliability, and ensure adequate capacity for all security systems.

Security System Solution

The project includes installation of a two-way, high-power intercom and emergency communication system. This system will connect all classrooms, administrative spaces, and exterior areas to provide a reliable communication pathway. Units will be powered via dedicated electrical outlets to avoid overuse of classroom outlets and eliminate exposed cords, further reducing safety risks. The system will support real-time communication between classrooms and administration, campus-wide emergency broadcasts, and remote access by administrators. Emergency call buttons, designed similarly to fire alarm pulls, will be installed at key locations, along with a panic button in the main office. Visual message boards and amplified audio will ensure accessibility for hearing-impaired individuals.

In addition to the communication system, AAK will install a facility-wide, IP-based security camera system. This upgrade will replace the current absence of

comprehensive monitoring. Cameras will be installed throughout interior common areas and exterior approaches to eliminate blind spots and provide real-time visibility across the two-story campus. The cloud-based system will allow authorized administrators to monitor activity remotely, review recorded footage, and securely share access with law enforcement or first responders during emergencies. Installation will involve running conduit, providing power, and mounting cameras in strategic locations.

Secure Access Solution

The project includes deployment of a facility-wide, modernized access control system (ACS) for all exterior doors and gates. These upgrades replace the current absence of comprehensive monitoring and access restriction. The system will allow authorized administrators to securely share access with law enforcement or first responders during emergencies. Installation will involve running conduit, providing power, and installing access control devices for 79 doors. The access control system will include card-restricted, powered locking hardware on all exterior doors and playground gates. Doors will remain secured by default and cannot be set in an unlocked position, which ensures the building is always prepared for rapid lockdown and lockout procedures. Power and control wiring will be installed at each door. Magnetic locking hardware will be integrated into the system to ensure only authorized access to both exterior and interior controlled spaces.

Site Perimeter Solution

To address the lack of a defined campus perimeter, AAK will install a six-foot, commercial-grade, vinyl-coated or slatted chain-link security fence with controlled, card-access entry gates. This improvement establishes a clear boundary around school grounds, enabling controlled access and preventing unauthorized individuals from approaching students during recess, outdoor learning, and arrival and dismissal periods. Installation will involve removal of existing degraded residential-grade fencing and replacement with commercial-grade materials. The fencing contractor will coordinate with the security vendor to integrate card-access technology at gated entry points.

Reinforced steel bollards will be installed along the front and side of the glass-fronted building to protect against accidental vehicle strikes and intentional ramming. Bollards will be installed at five-foot intervals using augered foundations, rebar reinforcement, and concrete footings to provide maximum protection.

Building Envelope Solution

AAK will install 8-mil fragment-retention security film on all ground-level exterior windows, entry sidelights, and second-floor exterior door glazing. This improvement addresses the current vulnerability created by standard commercial glazing, which shatters easily and provides no resistance to forced entry. The security film functions as a "delay-and-deter" mechanism by holding shattered glass in place during an attempted breach and preventing rapid access. This provides critical additional response time for staff and law enforcement. The film also reduces injury risk from falling glass during accidental impacts or high-wind events. Installation will include precise interior application of the film on each window and glazed door panel, followed by a mechanical attachment system using a caulked or steel strip seal at the frame edge. This system ensures that even if the glass fractures, the pane remains secured within the frame and cannot be pushed out, which significantly increases occupant protection.

Conclusion

Together, these improvements form a layered, integrated security solution that directly addresses documented deficiencies related to access control, surveillance, perimeter security, electrical safety, and emergency communication. The proposed scope represents a targeted, efficient, and necessary investment to mitigate safety hazards and ensure AAK's facility meets baseline expectations for a secure public school environment.
This project directly addresses BEST statutory Priority 1 by addressing documented safety hazards and security deficiencies at an existing public school facility. By investing in adequate electrical infrastructure, controlled access, surveillance, intercom communication, perimeter protection and secure glazing, the proposed project creates a safer learning environment through reasonable, necessary, and standards-aligned improvements.
Without intervention, the existing conditions will continue to expose students and staff to preventable safety risks and limit the school's ability to respond effectively to emergencies. BEST funding is critical to solving these issues and ensuring the facility meets baseline expectations for safety, security, and student protection.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The Academy of Arts and Knowledge (AAK) undertook a comprehensive and intentional due diligence process to identify solutions that are both effective and fiscally responsible in addressing the facility's documented safety and security deficiencies. The planning process emphasized alignment with recognized school safety standards, compatibility with the existing building, and efficient use of state and local resources. AAK coordinated internally to ensure proposed solutions aligned with operational needs, emergency protocols, and long-term maintenance capacity. The proposed project represents the most efficient and effective use of funds to deliver a solution that addresses documented deficiencies.

AAK began with a review of facility conditions documented in the Property Condition Report and CDE's Facility Insight platform. These tools provided a baseline understanding of building system limitations, site vulnerabilities, and infrastructure constraints that informed solution development. Findings from these assessments confirmed that deficiencies were systemic and could not be resolved through operational changes alone.

To guide security-specific decision-making, AAK evaluated its facility against nationally recognized best practices using the PASS Safety and Security Guidelines and the BEST Safety/Security Questionnaire. This analysis identified priority gaps in perimeter definition, access control, surveillance, glazing protection, communications, and supporting electrical infrastructure. Proposed solutions were selected specifically to address these gaps while maintaining proportionality to the size, layout, and age of the campus.

Architectural and site considerations played a significant role in solution selection. Because the facility was not originally designed as a school, AAK prioritized solutions that could be integrated into the existing structure without extensive reconstruction. Security window film was selected over full window replacement due to its ability to provide meaningful forced-entry resistance, occupant protection, and life-safety benefits at a significantly lower cost and with minimal disruption to school operations.

For access control and surveillance, AAK evaluated stand-alone systems, limited-scope installations, and fully integrated campus-wide solutions. A facility-wide, IP-based camera system and centralized access control were selected to eliminate blind spots, provide real-time visibility, and support coordinated emergency response. Cloud-based management was chosen to reduce on-site hardware costs, allow remote access during emergencies, and facilitate secure information sharing with first responders.

459

Electrical system modernization was identified as a prerequisite to implementing any effective security solution. The existing electrical infrastructure was evaluated against current National Electrical Code (NEC) requirements and Colorado State Electrical Board standards. Full replacement of obsolete switchgear and panels was determined to be the safest and most efficient approach, as piecemeal upgrades would not adequately address fire risk or provide reliable power capacity for security systems.

Site analysis informed the decision to install a secure perimeter fence and vehicle protection measures. Alternative approaches, such as increased staffing or procedural controls, were determined to be insufficient without physical boundary definition. Commercial-grade fencing with controlled access was selected for durability, longevity, and compatibility with access control technology. Reinforced bollards were chosen to mitigate vehicle-related hazards near glass-fronted areas.

Communication system options were also evaluated. Network-dependent systems were considered but rejected due to vulnerability during power or network outages. A high-power, licensed-frequency two-way communication system was selected to ensure reliable, campus-wide communication independent of data networks.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies identified in this application require immediate action to prevent further degradation of safety conditions and increased risk to students and staff. Many of the facility components related to this project have exceeded their useful life and, while currently functional, are operating at the limits of their intended performance. Continued reliance on these aging systems significantly increases the likelihood of failure and limits the school's ability to respond effectively to safety and security incidents.

The urgency of this project is driven primarily by the facility's existing security vulnerabilities. The absence of reinforced glazing, modern access control, comprehensive surveillance, defined perimeter security, and reliable emergency communication creates a campus environment that does not meet current expectations for public school safety. These deficiencies leave the school dependent on manual procedures and staff vigilance rather than layered, infrastructure-based protections. In the event of a security incident, this lack of systematic safeguards would reduce response time, hinder coordination, and increase potential harm.

Electrical system deficiencies further heighten urgency. The existing electrical infrastructure predates current safety standards and is operating beyond its expected service life. While the system continues to function, aging components increase the risk of power failure, equipment malfunction, or fire hazard. Failure of the electrical system would compromise not only day-to-day operations but also any existing or future safety systems that depend on reliable power. The cost of temporary emergency power would be extremely detrimental to the general operation of the school.

If these deficiencies are not addressed within the near term, the school faces escalating risks. Deferred replacement will likely result in higher future costs due to emergency repairs, system failures, or damage to interconnected building components. More critically, continued operation without modern security infrastructure exposes students and staff to preventable safety risks and limits the school's ability to comply with best practices for public school facility security.

460

Without BEST funding, AAK would be unable to implement the comprehensive, integrated improvements required to meaningfully mitigate these risks. Limited local resources would force the school to pursue piecemeal or temporary measures that do not adequately address the underlying deficiencies. Such approaches would fail to resolve systemic vulnerabilities and could create inconsistent or incomplete security coverage across the campus. Timely implementation of the proposed project is essential to prevent further deterioration of critical systems and to ensure the facility provides a safe and secure learning environment. BEST support allows AAK to address these deficiencies proactively, before failure occurs, and to bring the campus into alignment with current safety expectations for Colorado public schools.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The school has established a ticketing system for employees, volunteers, and parents to report maintenance issues. This ticketing system allows the operations team to review items and prioritize repair schedules.

This ticketing system is enhanced by the current construction project which has expanded the potential vendor list so repairs can be bundled during other project elements.

The ticketing system is also augmented by monthly walkthroughs where the operations team reviews systems as well as interior and exterior elements of the property. This regular process ensures consistent reviews of the property as well as quality checks of repairs completed. Emphasis is placed on safety elements and any potential impacts from water damage. With current construction, this process also helps monitor work under warranty so covered repairs are reported in a timely manner.

These two processes combined with preventative maintenance contracts and the building construction all feed into the budgeting process. The school board has set up contingency accounts and has a current reserve policy. The school will be able to establish capital reserve accounts for renewal of the various systems installed. These policies will be based on asset life cycles and final project costs while being tracked through the annual audit processes.

Adjacent Structures

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

- ○ Yes
- ◉ No

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

AHERA

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

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

- ○ Yes
- ◉ No

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

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

Academy of Arts and Knowledge Elementary (8001-0657-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Academy of Arts and Knowledge ES Safety and Security Upgrades (8001-0657-C-SG00001) - Site Level Applicant - New - Application Number (16)

III. Detailed Project Cost Summary

463

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

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

15

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 1,509,969.93
D. Applicant Match to this Project	$ 226,495.49
E. Requested BEST Grant Amount	$ 1,283,474.44
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,509,969.93

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

464

* 50,032

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

* 50,032

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 255

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

$ 30.18 Project Cost/Affected Square Feet

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

196

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

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

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

* **R. Anticipated Start Date**

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

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/30/2026

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

The project budget for the Academy of Arts and Knowledge was developed through a rigorous, transparent, and collaborative process to ensure accuracy, cost-effectiveness, and alignment with BEST program expectations. For each major scope of work, the school obtained multiple bids from licensed and certified contractors to ensure competitive pricing and responsible use of public funds.

AAK partnered with Blueprint to complete a comprehensive Property Condition Assessment, which provided an objective evaluation of the facility's current condition and identified prioritized capital improvements necessary to ensure a safe, healthy, and high-quality learning environment. In addition, Rob Clemens, Director of Operations at Minga Education Group, provided expert guidance in reviewing vendor proposals, validating cost assumptions, and aligning the scope of work with operational and facility best practices.

Several factors influenced project costs. As a public charter school operating in an existing facility, improvements must be carefully sequenced to minimize disruption to students and staff while bringing the building into alignment with current safety, accessibility, and building code requirements. Key cost drivers include critical life-safety upgrades and building system improvements. While some of these elements require specialized materials or installation processes, they are essential to ensuring a safe, durable, and equitable learning environment for students.

465

Overall, the budget reflects a strong commitment to fiscal responsibility, long-term facility stewardship, and the creation of a safe and inspiring educational space for the AAK community

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

The Academy of Arts and Knowledge (AAK) will oversee this project through a partnership with a contracted professional project management firm. Following the CDE procurement policy, AAK will select a firm that specializes in charter school facility development and capital project management. If awarded, AAK will execute a contract specific to the BEST-funded scope.

The selected firm will provide comprehensive project management services across all phases of the project, including planning, design, procurement, construction, and closeout. The firm will supply experienced professionals to organize, manage, and supervise the work in accordance with industry standards and BEST program requirements.

Key responsibilities include: developing and maintaining the project schedule; managing budget, cost controls, and cash flow projections; coordinating permitting and regulatory compliance; leading competitive procurement of architects, engineers, contractors, and specialty vendors in accordance with CDE and BEST guidelines; facilitating design meetings and document review; ensuring alignment with educational programming needs; and maintaining schedule and budget adherence through value engineering if needed.

During construction, the project manager will lead construction meetings, monitor contractor performance, review submittals and pay applications, manage change orders, coordinate inspections, and ensure compliance with building codes and life-safety standards. The firm will also provide financial oversight, including invoice review, draw request preparation, and expenditure tracking.

During project closeout, the project manager will coordinate punch list completion, final inspections, delivery of as-built documents and O&M manuals, and support transition to operations. Post-construction, they will assist with warranty follow-up and final grant reporting.
AAK will evaluate proposals for a firm that brings extensive experience in Colorado charter school facility projects, including familiarity with BEST program requirements, municipal permitting processes, contractor procurement, and compliance with applicable state and local construction codes. Their structured management approach ensures strong fiscal stewardship, transparent reporting, and adherence to timelines and regulatory requirements.
AAK's leadership team, including the Executive Director and Director of Operations, will serve as the owner's representatives and will provide oversight, timely decision-making, and coordination with the school's governing board. Together with a project manager, this structure ensures that the project is managed efficiently, meets all compliance requirements, and delivers a high-quality, safe, and code-compliant facility for students and staff.

Procurement

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

AAK will procure all consultants, vendors, and contractors in full compliance with the Colorado Department of Education (CDE) Consultant/Vendor Selection Guidelines, the BEST Grant Program requirements, and applicable state procurement standards. AAK is committed to an open, fair, and competitive selection process that ensures the most qualified providers are selected and that public funds are used responsibly.

AAK will utilize a publicly advertised competitive bid process for construction services and major scopes of work, including electrical upgrades, access control, surveillance systems, fencing, and site security improvements. Awards will be based on cost, responsiveness, qualifications, and safety record.

For procurements below formal bid thresholds, AAK will obtain multiple written quotes consistent with CDE requirements. All vendors will be appropriately licensed, insured, and experienced in school facility work.

AAK will conduct a cost or price analysis for all major contracts. AAK will maintain complete procurement documentation, including bid advertisements, evaluation criteria, scoring sheets, and executed contracts, and will make these records available to CDE upon request. All contracts will include required provisions for nondiscrimination, safety, insurance, and applicable labor standards.

AAK will work in coordination with its operational leadership to ensure that procurement processes are properly executed, contracts are appropriately administered, and all BEST requirements are met throughout design and construction.

AAK does not anticipate any deviation from the required competitive procurement process. If a deviation becomes necessary, AAK will provide written justification and obtain prior approval from CDE before proceeding.

Other funding options

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

AAK has actively pursued a range of state, local, and philanthropic funding sources to address its facility needs and strengthen its capacity to contribute to this project. At the time of writing, the school has applied to the Gates Family Foundation Capital Grant and the NoCo Unify Impact Grant and has also submitted an application for a Shade Structure Grant; award decisions for these opportunities are still pending. In addition to these external funding efforts, AAK has committed funds from its recent facility acquisition loan to support immediate capital improvements and site upgrades already underway. Together, these efforts reflect a proactive and strategic approach to leveraging multiple funding streams and community resources to support the school's long-term facility needs and financial participation in this project.

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?

No reduction in costs is expected as a result of this project.

● Campuses Impacted by this Grant Application ●

ALAMOSA RE-11J - HS Health, Safety, and ADA Upgrades - Alamosa HS - 1997

District:	Alamosa RE-11J
School Name:	Alamosa HS
Address:	805 Craft Drive
City:	Alamosa
Gross Area (SF):	130,000
Number of Buildings:	2
Replacement Value:	$62,191,448
Condition Budget:	$36,658,867
Total FCI:	0.59
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,641,360	$9,943,098	1.15
Equipment and Furnishings	$3,266,801	$3,036,770	0.93
Exterior Enclosure	$6,277,024	$1,642,912	0.26
Fire Protection	$21,004	$1,762,448	83.91
HVAC System	$9,434,830	$10,342,442	1.10
Interior Construction and Conveyance	$8,893,808	$5,511,133	0.62
Plumbing System	$2,497,524	$1,841,334	0.74
Site	$14,992,241	$4,316,348	0.29
Structure	$8,166,855	$0	0.00
Overall - Total	$62,191,448	$38,396,485	0.62

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Alamosa HS Main	124,000	0.71	1997	$45,409,089	$33,745,960
Alamosa HS Site	1,720,620	0.29	1997	$14,992,241	$4,316,348
Alamosa HS Vocational Building	6,000	0.14	2013	$1,790,118	$334,177
Overall - Total	1,850,620	0.59		$62,191,448	$38,396,485

BEST FY2026-27 GRANT APPLICATION DATA

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

Project Title: HS Health, Safety, and ADA Upgrades

Current Grant Request:	$1,808,047.03	**CDE Minimum Match %:**	34%
Current Applicant Match:	$931,418.17	**Actual Match % Provided:**	34%
Current Project Request:	$2,739,465.20	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$2,739,465.20	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$637.08	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$39.15	**Affected Pupils:**	570
Hard Costs Per Sq Ft:	$597.93	**Cost Per Pupil:**	$4,806
Previous BEST Grant(s):	8	**Gross Sq Ft Per Pupil:**	223
Previous BEST Total $:	$45,861,647.07		

Financial Data (School District Applicants)

District FTE Count:	1,957	**Bonded Debt Approved:**	
Assessed Valuation:	$195,555,745	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$99,926	**Bonded Debt Failed:**	$58,000,000
Statewide PPAV: $241,472			
Median Household Income:	$48,673	**Year(s) Bond Failed:**	24,25
Statewide Avg: $75,116			
Free Reduced Lunch %:	68.7%	**Outstanding Bonded Debt:**	$4,657,718
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$360.40	**Total Bond Capacity:**	$39,111,149
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$34,453,431
		Statewide Median: $18,549,763.20	

Alamosa RE-11J (0100) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Health, Safety, and ADA Renovations (0100-SG00004) - Site Level Applicant - New - Application Number (35)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Alamosa High School - 0100-0118

Other, not listed

470

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

N/A

*

Facility Condition

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

Alamosa High School (AHS) was constructed in 1997 with BEST grant funding as a modern facility for grades 9-12 and met the educational and safety expectations of that era. Over time, the facility has become misaligned with current school-safety practices, student-wellness needs, and ADA accessibility requirements. Key deficiencies include:
*Unsecured main entry without a controlled vestibule and poor administrative sightlines to the dominant student entry and parking lots.
*First-floor nursing services housed in a converted closet that is not code-compliant, does not meet ADA standards, and fails to provide adequate space or privacy for student care.
*Second-floor school counseling services are removed from primary student circulation areas and require vertical travel, which delays response during student crises, creates barriers for individuals with mobility impairments, and results in ongoing ADA and equity concerns that cannot be resolved through operational changes alone.
*ASD identifies Student Mental Health and Social and Emotional Learning as a core pillar of its strategic plan based on student and family input. Feedback indicated that behavioral health is stigmatized, which limits students' willingness and ability to access care and can negatively affect academic performance and engagement. Physical and mental health needs are closely linked, and for many students at Alamosa High School, onsite, school-based nursing and mental-health services represent the only practical access to care due to ASD's rural location and limited availability of community-based providers.
*ADA barriers in the gymnasium, including noncompliant bleachers and access routes.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students.**

Include a list of all capital projects undertaken in the affected facility within the last three years.

Since construction in 1997, ASD has completed several targeted capital improvements at Alamosa High School as funding opportunities became available. Capital Improvements at Alamosa High School include:
*2019 Secured Visitor Entrance: Construction of a secured visitor entrance on the east side of the building using BEST grant funds.
*2021 Main Gym Floor Rehabilitation: Complete re-sanding and repainting of the main gymnasium floor, funded with district resources at a cost of $38,000.
*2022 Air Conditioning System Equipment: Purchase of an air-cooled chiller and chilled water coils for the high school air-conditioning system through a 2022 BEST grant totaling $501,000.
*2023-2024 Air Conditioning System Connection: Connection of the air-cooled chiller and chilled water coils funded through a 2023 BEST supplemental grant.
These projects reflect incremental investments focused on discrete facility and system improvements rather than comprehensive building renovation.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three fiscal years, Alamosa SD has maintained a consistent practice of budgeting annual capital outlay to address the capital needs of our facilities. Capital outlay is used for projects that either create or extend the useful life of fixed building assets in accordance with our accounting practices. Each year's capital outlay allocation is informed by our facility condition assessments, building system age, and identified life-cycle needs and follows:

*FY 2022-23: $6,478,584. Funding for this year came from the General Fund, ESSER, and BEST funding, and expenditures supported improvements such as installation of HVAC across ASD, new turf at the elementary and middle school, and an upgraded watering system district wide. These investments focused on extending asset life and addressing system repairs identified in annual inspections.

*In FY 2023-24: $4,892,100. Funding for this came from the General Fund allocation to the Capital Improvement Fund and BEST funding, and supported projects such as the continuation of the HVAC project and updating the traffic flow at the elementary campus by adding an additional exit route, all of which met the threshold for capitalization and directly contributed to maintaining the operability and longevity of our facilities.

*In FY 2024-25: $3,907,456. Funding for this came from the General Fund allocation to the Capital Improvement Fund and BEST funding, and supported projects such as the completion of the HVAC project, repairing a retaining wall at the middle school, all of which met the threshold for capitalization and directly contributed to maintaining the operability and longevity of our facilities.

Alamosa SD annually directs funds toward fixed asset improvements that preserve facility functionality and mitigate long-term maintenance costs.

472

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve

(DOCX)requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

As of June 30, 2025, ASD maintains a BEST Capital Renewal Reserve balance of $1,200,000. Funds are tracked and managed in accordance with C.R.S. 22-43.7-109(4)(d) and are used exclusively for eligible capital renewal activities related to ASD's 2009 BEST-funded project at the Elementary School.

The BEST Capital Renewal Reserve is complemented by a Capital Reserve Fund dedicated to facility and infrastructure asset improvements. ASD's Board of Education has reaffirmed its commitment to this fund by prioritizing annual allocations to support ongoing facility maintenance and long-term stewardship of building assets. In FY 2026, the Board approved the transfer of $500,000 to the Capital Reserve Fund while simultaneously implementing a salary freeze, reflecting difficult but necessary financial decisions to sustain ASD's facilities.

Fiscal responsibility and internal controls have been a key focus over the past five years. In FY 2021, the Capital Reserve Fund balance was $17,956. ASD has made a sustained effort to rebuild and invest in the fund despite significant financial constraints. While ASD continues to prioritize facility needs, a longstanding backlog of deferred maintenance remains, as documented in the attached 2023 Facilities Master Plan, which identified approximately $35 million in deferred maintenance (excluding escalation). These conditions underscore ASD's ongoing recovery efforts and the fiscal challenges associated with maintaining aging facilities while continuing core educational operations.

*

473

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Alamosa RE-11J (0100) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Health, Safety, and ADA Renovations (0100-SG00004) - Site Level Applicant - New - Application Number (35)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

◉ Yes
○ No

C. Executive Summary

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

Alamosa School District (ASD) seeks BEST funding for an 1,800 sq ft renovation and a 2,500 sq ft addition at Alamosa High School (AHS) to address Priority 1 life-safety, ADA, and student-support deficiencies that cannot be resolved through operations or local funding alone. The project will result in an integrated Student Health and Safety Center. Since the facility was constructed, the security context at Alamosa High School has changed significantly, increasing the need for controlled access at the school's dominant west entrance. Documented security incidents and operational limitations have demonstrated that existing controls are insufficient to ensure student and staff safety without capital intervention.

Constructed in 1997, AHS no longer aligns with current K-12 security practices, accessibility standards, or expectations for equitable access to student health and mental-health services. Significant risk occurs at the west entrance, which is the primary point of entry for students and staff. The entry lacks a controlled vestibule, creating unmonitored access into student areas. Although a secure vestibule exists at the east entrance, it serves a limited visitor parking area and cannot function as the school's only access point.

ASD's Strategic Plan prioritizes student mental health, social-emotional learning, and trauma-informed care under its "Healthy Students and Staff" focus area. At AHS, counseling and nursing services are physically separated, poorly visible, and inaccessible to individuals with mobility impairments. Counseling spaces are located on the second floor, removed from primary student circulation, while nursing services are housed in a converted closet that fails to meet ADA, privacy, and functional requirements. These conditions create barriers to timely care, limit equitable access, and prevent integrated service delivery. Because the deficiencies are rooted in building layout and accessibility, they cannot be addressed through staffing or operational changes alone.

The project establishes a safe and controlled vestibule at the west entrance; relocates counseling, mental health, and nursing services to a first-floor, accessible, and highly visible location adjacent to supervision and controlled entry; and implements ADA-compliant upgrades in the gymnasium, including accessible circulation routes and modification of existing bleachers for accessibility. Renovation work remains within the existing building footprint, and the addition represents the only net increase in gross square footage.

Relocating counseling and nursing services allows existing space to eventually be repurposed for two classrooms. The additional space will allow ASD to address the growing need of student workforce readiness pathways.

475

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

The following existing conditions document the facility deficiencies summarized in the Executive Summary.

Unsecured West Entrance: The west entrance lacks a controlled vestibule, allowing unmonitored access into student areas and limiting ASD's ability to screen visitors, delay threats, and manage emergency response. This entrance functions as an access point for daily school operations and school-sanctioned activities but operationally cannot provide a secure security threshold or consistent supervision.

The HS faces ongoing security risks, making the new vestibule critical to school safety. There have been repeated security breaches associated with the unsecured west entrance and related to an increase in unauthorized visitors living across the street from the school and who are under the influence. There have also been residents with firearms making threats towards students during the lunch hour at the adjacent park. Moreover, ASD has experienced five different swatting events since September 2022 heightening awareness of needed security. Staff, students, families, community members, and law enforcement and first responders across multiple jurisdictions expressed concerns. ASD's Safety Committee which includes these stakeholders, have highlighted this need. In-turn, ASD hired a full-time armed security guard to support monitoring during instructional hours and other school events. The Committee understands that while staffing can help mitigate threats, the vestibule is what will truly

allow more realistic and proactive preventative measures.

These incidents have occurred despite existing operational protocols and highlight the inability of staffing or procedures alone to compensate for the absence of a controlled entry sequence. The west entrance's proximity to surrounding residential uses, combined with the lack of a secure vestibule, creates an ongoing vulnerability that exposes students, staff, and first responders to unacceptable risk.

These events demonstrate that the deficiency is not hypothetical; it is an active life safety concern that cannot be mitigated without capital construction.
The west entrance is directly adjacent to student and staff parking and nearby residential uses, further limiting the district's ability to visually monitor arrivals and increasing the risk of unauthorized access.

Counseling spaces: Student support services are fragmented and poorly located. ASD provides a Licensed Professional Counselor for mental health, guidance counseling, a family liaison, and support and Multitiered Systems of Support Coordinator (MTSS). Since the pandemic, ASD continually sees an increase in students needing mental health services. Student services have become an integral part of student success and engagement.

Accessing support can be challenging during the school day because services are inconveniently located on the second floor. The location also presents safety and accessibility challenges due to its remote, second-floor placement. This separation delays timely responses for students in crisis and restricts access for individuals with mobility impairments.

Additionally, the current area requires the entire building to be on "hold" to protect students in a mental health crisis and are being removed by first responders and or law enforcement. Programming is removed from primary student circulation areas, reducing visibility and staff responsiveness during emotionally charged situations involving students or guardians. The route to counseling spaces includes multiple interior corridors and narrow passageways, with elevator-dependent accommodation, creating a hardship path that complicates supervision and undermines trauma-informed practices that rely on visibility, proximity, and predictable access to support, while also raising safety and privacy concerns during mental health crises or escalated interactions.

Nursing services are housed in a converted closet that is not code-compliant and does

not meet ADA standards. The location is out of compliance due to the excessive distance to the nearest restroom. Space lacks adequate area, privacy, and secure storage for confidential health records, limiting the district's ability to provide appropriate school-based health services. ASD is in an area with high rates of generational poverty. Services are key to student success. Students and families rely on nursing support for health and hygiene supplies (deodorant, menstrual items, shampoo, soap, etc.). Snacks are also provided to support student engagement during instructional hours for individuals who would not otherwise be able to bring them from home.

ADA deficiencies persist in the gymnasium, including noncompliant bleachers and inaccessible circulation routes used daily by students, staff, and the community. These barriers restrict equitable access and participation and cannot be corrected through routine maintenance or operational changes. Accessibility is critical to all students being able to join in the gym safely. For example, one of ASD's honor students is not ambulatory and the limited space for wheelchair use makes it difficult for her to participate in activities and events. Individuals and families with mobility issues are also not able to join their group in the stands because of the lack of accessible space and no companion seating. Spectators with mobility issues are currently at risk of being hit with sporting equipment during events because of proximity to athletes on the gym floor.

Collectively, these conditions represent ongoing safety risks, inequitable access to critical student services, and continued ADA noncompliance that require capital construction to resolve.

478

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

ASD undertook multiple layers of investigation to confirm and prioritize facility deficiencies. This included review of CDE's statewide facility assessment, ASD's 2023 Facilities Master Plan, and a 2025 third-party ADA audit. More than 80% of the ADA audit findings (attached) will be self-performed by ASD's maintenance team; however, funding is needed to modify the noncompliant bleachers. ASD regularly uses feedback from the Facilities Advisory Committee, Board of Education, and Safety Committee (consisting of police, first responders, teachers, families, staff, administrators, and security) to evaluate and prioritize needs.

ASD's staff conducted site walkthroughs with administration, security personnel, counseling, nursing, teachers, board members, applicable committee members, and athletic staff to evaluate areas of vulnerability and to verify operational impacts during daily use and high-occupancy events. ADA barriers were validated through onsite measurements and code review.

Safety conditions were evaluated using district emergency response data, prior incident documentation, law enforcement response records, Safety Committee, and K-12 controlled-entry guidance protocols. ASD reviewed incidents relating to unauthorized building access at the unsecured west entrance. ASD has experienced an increase in students experiencing mental health emergencies. Suicidal ideations require a "hold" security level disrupting the schedule, student and staff emotional state, and learning environment.

ASD evaluated several mitigation alternatives, including interior-only reconfiguration and partial entry modifications. These options were determined to be insufficient to resolve the identified Priority 1 deficiencies because they do not establish a controlled security threshold or prevent unscreened access into student areas.

Collectively, these findings confirmed that the lack of a controlled vestibule at the west entrance represents an operational and lifesafety failure that cannot be mitigated through supervision, signage, or procedural controls alone. The results of this investigation reinforced conclusions from site walkthroughs and safety reviews that capital intervention is required to establish a secure access threshold at the school's dominant entry point.

479

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project resolves documented Priority 1 life-safety, accessibility, and student-support deficiencies through a targeted renovation and 2,500-square-foot addition at the west entry of Alamosa High School. The scope is intentionally cohesive and addresses interrelated deficiencies through a single, integrated solution.

The west-entry addition establishes a secure, single-point entry vestibule along the building's dominant entry sequence, providing a controlled security threshold at the student and staff parking and arrival areas. The vestibule includes controlled access doors, a transaction window, and clear sightlines to the west parking areas, allowing visitors to be contained and screened prior to entering student areas. Current clerical staff will support the west entry's access control. The east vestibule will remain as the public entry, while the west vestibule will function as a secondary secure entry serving west-side arrivals (students, staff) and activities parking after hours. Both vestibules will perform the same access-control function and operate under consistent protocols,

preventing unscreened access beyond the secure perimeter and addressing students entering the building during lunch, entering the building after appointments and participating in concurrent courses.

During emergency conditions, protocols remain consistent across both vestibules, improving redundancy and life-safety without increasing operational complexity. Adjacent to the controlled west entry, the addition includes an integrated Student Health and Safety Center that relocates counseling, mental-health, nursing, and security functions to a first-floor, accessible, and highly visible location. This configuration improves timely access for students in crisis, enhances supervision, and supports coordinated response during both daily operations and emergency conditions. Supporting restroom, waiting, and service spaces are included to meet functional, privacy, and ADA requirements.

Targeted ADA improvements in the gymnasium include installation of compliant bleachers, accessible seating, and barrier-free circulation routes. These upgrades remove persistent accessibility barriers in a high-use space serving students and the community and cannot be addressed through maintenance or operational changes alone.

480

Together, the west-entry vestibule, Student Health and Safety Center, and gymnasium ADA upgrades function as a single, integrated scope that strengthens supervision, improves emergency response, ensures equitable access to critical services, and enhances safety during both instructional hours and community use, consistent with BEST Priority 1 objectives.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

ASD undertook a comprehensive due-diligence process to evaluate building deficiencies, review key district data, and assess options to address priority issues at Alamosa High School. Planning and alternatives analysis were conducted collaboratively with the high school principal, ASD's facilities committee, and the professional planning consultant team. The facilities committee included district leadership; facilities, maintenance, and operations staff; teachers; IT staff; community members; parents; and representatives of the Board of Education.

Through this process, multiple options were evaluated and refined to ensure alignment

with documented life-safety, health, accessibility, and operational needs. Key diligence considerations included:

*Scope refinement for BEST eligibility: For the 2025 and 2026 BEST cycles, the scope was intentionally modified to remove cafeteria and kitchen additions that could be perceived as increasing building capacity. The resulting solution focuses exclusively on documented student safety and health deficiencies identified during planning and site evaluations. To maximize public dollars, ASD will self-perform more than 80% of the work identified in its 2025 ADA compliance audit.

*Standards-based planning: The selected approach adheres to CPTED for Schools guidelines, CDE Public School Facility Construction Standards, and recognized best practices for K-12 learning environments.

*Student trends and trauma-informed design: ASD incorporated research demonstrating that predictable, physically safe environments are foundational to trauma-informed education and support student regulation and learning (Lea and Berger, 2026; Slater, 2023; Ballin, 2022). Local data from the 2023 Healthy Kids Colorado Survey further informed planning, reporting that 25.3% of AHS students experienced persistent sadness or hopelessness, 16.5% seriously considered suicide, and 7.9% attempted suicide. These findings were used to guide design decisions that reduce barriers to accessing school-based health and counseling services.

*Safety context and recent events: Since the east-side vestibule was constructed, the security context at Alamosa High School has changed significantly, increasing the need for controlled access at the west entrance, which functions as the school's point of entry for students and staff. Factors driving this need include five swatting incidents and multiple security breaches since September 2022; increased post-pandemic mental-health and economic stressors; changing neighborhood conditions associated with unauthorized building entry and area drug trafficking; uncontrolled access during lunch periods when exterior doors are left open; documented incidents involving firearms across the street at the park and a bomb threat (part of one of the five swatting events); and operational limitations that prevent staff and law enforcement from isolating on-site risks without a second controlled entry point.

These conditions cannot be mitigated through staffing, supervision, or procedural controls alone. A controlled west-entry vestibule is critical to establishing a secure access threshold that allows visitors to be screened and contained before entering

student areas, reduces the need to place the entire building on hold during localized incidents, and enables a coordinated, privacy-appropriate response during security, mental-health, or domestic-related events.

Integrated student support planning: Consistent with this diligence, the proposed 2,500-square-foot west-entry addition integrates a controlled vestibule with a Student Health and Safety Center that consolidates nursing, mental health, and counseling services in a first-floor, accessible, and highly visible location adjacent to supervision and controlled entry. This approach reinforces research indicating that many students who receive mental-health care do so at school and underscores the importance of accessible, facility-based solutions.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies addressed by this project present ongoing safety, accessibility, and compliance risks that will persist until corrective action is taken. Continued operation without a controlled entry exposes the school to unauthorized access and limits effective emergency response and supervision. Vulnerabilities inherent to the west entrance, which is the point of entry for students and staff create physical risk.

Inaccessible locations for counseling and nursing services delay care for students in crisis and restrict equitable access for individuals with mobility impairments. Providing an inclusive and cohesive environment through the student's east entry reduces barriers to accessing health and mental-health services and supports student engagement in those important services. ADA noncompliance in high-use areas such as the gymnasium increases operational risk during daily activities and large community events and exposes ASD to escalating compliance and liability concerns. Following a civil rights monitoring inspection conducted by the Colorado Community College System, ASD is required to implement corrective actions to resolve inaccessible gymnasium bleachers in accordance with its Voluntary Compliance Plan by May 2027.

Deferring this project will increase construction costs and prolong exposure to known risks. Local funding capacity is insufficient to independently address these deficiencies, making BEST funding critical to timely resolution.

Without corrective action, ASD will continue to operate with a known and documented security vulnerability at the west entrance that has already resulted in unlawful entry and repeated law-enforcement response. Continued reliance on operational controls in the

absence of a secure vestibule increases the likelihood of future incidents and exposes the district to escalating safety, liability, and emergency-response risk.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

483

ASD maintains a structured and proactive approach to facility maintenance and long-term asset stewardship. ASD's facilities team is led by Adrian Ramirez, Director of Maintenance, who brings extensive experience from Valley-Wide Hospital and has introduced a renewed focus on routine and preventive maintenance across all building systems. Mr. Ramirez leads a team of five district-wide maintenance staff and emphasizes proper equipment care, life-cycle planning, and staff training to ensure systems perform as intended and achieve their expected useful lives. ASD has engaged an owner's representative to support implementation of the proposed project and ensure coordination across design, construction, and closeout phases.

Major building systems and components associated with the proposed addition and renovation will be covered by standard manufacturer and contractor warranties, consistent with industry norms, to protect ASD's investment during initial operation. Upon expiration of applicable warranties, the project will be incorporated into ASD's existing preventive maintenance program and capital renewal planning, ensuring long-term performance and timely replacement in accordance with established life-cycle expectations.

Facilities and finance teams formally coordinate at least monthly to review maintenance needs, prioritize preventive maintenance activities, and plan for long-term capital renewal. The Board of Education is fully aware of the conditions associated with receiving BEST grant funding and acknowledges its responsibility to set aside capital reserve funds for maintenance, replacement parts, and equipment renewal as systems reach the end of their life-cycle expectancy.

Capital decisions are guided by the District's Facilities Master Plan and coordinated with BEST Capital Renewal requirements to protect prior investments and extend the useful life of building assets. The Board of Education has demonstrated a consistent practice of sustaining capital reserves through annual set-asides, even amid constrained operating conditions, including difficult budgetary tradeoffs such as the previously noted salary freeze. Despite disciplined planning, the scale of identified facility needs exceeds local capacity, reinforcing the need for state partnership to address Priority 1 deficiencies. If funded, the proposed new construction and major renovation will be supported by an established capital renewal reserve in compliance with BEST policy.

Adjacent Structures

484

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

- ○ Yes
- ◉ No

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

N/A

AHERA

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

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

- ◉ Yes
- ○ No

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

- ○ Yes

◉ No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

485

Alamosa RE-11J (0100) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Health, Safety, and ADA Renovations (0100-SG00004) - Site Level Applicant - New - Application Number (35)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

34.00 %

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

34%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 2,739,465.20
D. Applicant Match to this Project	$ 931,418.17
E. Requested BEST Grant Amount	$ 1,808,047.03
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 2,739,465.20

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 4,300

K. Gross Square Feet.

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

* 127,000

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 570

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

$ 637.08 Project Cost/Affected Square Feet

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

223

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

5.10 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

06/15/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/04/2028

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

ASD used a competitive RFP/RFQ process to procure professional support for development of the BEST application and project cost estimate and selected Performance Services, Inc. (PSI) based on qualifications, relevant BEST program experience and expertise in K-12 security, accessibility, and phased renovation work.

The estimate incorporates:
*Detailed architectural concept drawings
*Unit-cost benchmarking from comparable BEST-funded projects
*Contractor feedback on high-volatility materials (e.g., steel, concrete, mechanical equipment)
*Soft-cost allowances aligned with CDE and CCAB guidelines
*Escalation costs
*Contingencies sized appropriately for a renovation/addition project with operational constraints

488

Unique considerations include modifying the existing bleachers to make them ADA compliant. This is a more cost-effective approach compared to replacing them. Additional considerations include structural tie-ins to the existing facility and careful phasing to minimize disruption to school operations and community use.

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

To support effective delivery of the project, ASD has retained an independent owner's representative to assist with coordination, schedule management, cost control, and compliance with BEST requirements. This role provides added technical and administrative capacity for a complex renovation and addition project, strengthens accountability across design and construction phases, and ensures that district leadership and facilities staff can maintain focus on core operations while protecting public investment. The owner's representative will also coordinate with CDE's Regional Program Manager, district operations staff, and the Board of Education; monitoring schedule and scope compliance; and ensuring adherence to BEST requirements.

Alamosa School District's Director of Maintenance, Adrian Ramirez, will collaborate with the owner's representative to oversee all phases of the project. Mr. Ramirez has more than a decade of experience overseeing facilities operations, maintenance, and capital projects and has managed prior BEST-funded work for ASD, including the HVAC modernization project, completed in 2024.

Superintendent Diana Jones and Chief Operations and Financial Officer Amanda Hensley will provide executive and fiscal oversight, including budget authorization, expenditure monitoring, and grant compliance.

ASD will competitively procure a design-build firm to provide project development and construction management services, including coordination of design and construction activities, schedule management, cost control, and compliance with CDE procurement and construction standards.

Procurement

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

ASD has already engaged with an independent owner's representative to support project oversight, coordination, and compliance with BEST requirements, providing

additional capacity to manage schedule, budget, and quality control while allowing district staff to remain focused on daily operations. ASD will absorb the cost of the owner's representative.

ASD will work with an independent owner's representative to implement a procurement process to select a firm able to provide progressive design-build for full design, construction, and project management services. All construction work will be procured in compliance with CDE's competitive selection requirements and applicable thresholds. The design-build team will competitively solicit and select subcontractors by scope, manage subcontractor performance, and maintain transparent documentation throughout the project.

This approach ensures open competition, maintains compliance with all CDE procurement thresholds, and provides a single point of accountability for design, schedule, budget, and construction quality.

Other funding options

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

490

ASD has a demonstrated history of responsible stewardship of local resources and community support for public education. Through voter-approved bond measures in 2012, ASD constructed and improved school facilities. However, two more recent bond attempts were not approved, reflecting limited capacity for additional tax burden in a rural, economically constrained region.

The 2023 Facilities Master Plan identifies more than $45 million in facility and infrastructure needs, inclusive of escalation. ASD reviewed the Master Plan to prioritize projects addressing Priority 1 health, safety, and security needs. The proposed project directly aligns with these priorities, and BEST funding represents the most responsible and feasible means to address this critical work.

The District strategically leveraged ESSER III funding to complete comprehensive HVAC upgrades aligned with ASHRAE standards, improving indoor air quality and establishing a foundation for student and staff health. Remaining facility deficiencies are concentrated in Priority 1 life-safety, security, accessibility, and student-support needs that cannot be addressed through operational funding or one-time federal relief.

Additional funding options were evaluated and determined to be infeasible. Renew

America's Schools funding is currently paused; USDA loan programs are not realistic due to limited capacity to assume additional debt and the USDA Community Facility Grant funds are currently depleted, and further local tax increases are not possible given community affordability constraints. ASD actively pursues alternative funding sources to address non-Priority 1 facility needs, such as securing grant funding for athletic turf improvements (such as the NFL Foundation), allowing local and state resources to remain focused on critical health, safety, security, and accessibility deficiencies.

ASD is leveraging prior BEST awards, capital reserves, and reinvested interest savings to maximize its local contribution while acknowledging structural funding limitations. Without BEST assistance, these critical safety, security, and accessibility needs will remain unresolved.

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?

491

This project is not primarily an energy-efficiency initiative and is not expected to result in measurable reductions in annual utility costs. While the addition may result in a modest increase in overall utility consumption due to increased square footage, the project incorporates modern mechanical systems, improved building envelope components at the new entry, and updated lighting and controls to minimize operational impacts. These systems are designed to meet or exceed current code requirements and ensure energy performance consistent with contemporary standards, thereby limiting long-term utility cost impacts relative to older building systems.

Cleave Simpson
Minority Leader
State Senate
Senate District 6
Colorado State Capitol
200 E. Colfax Ave, room 346
Denver, CO 80203
cleave.simpson.senate@coleg.gov
Office: 303.866.4875

Committees:
Executive Committee of Legislative Council
Legislative Council

Ranking Member,
Finance

COLORADO STATE SENATE

Colorado Capital Construction Assistance Board
Colorado Department of Education

Re: Support for Alamosa School District – FY 2026–27 BEST Grant

Dear Members of the Board,

I am writing in support of Alamosa School District's FY 2026–27 BEST grant application for the Student Health & Safety Center at Alamosa High School.

This project addresses clear and documented needs: a lack of a secure main entry, inaccessible student health and counseling services, and ADA barriers that limit full participation for students. These are not enhancements—they are basic health, safety, and accessibility requirements that must be met.

The proposed Student Health & Safety Center is a focused, responsible solution. It creates a single, secure point of entry, places student health and counseling services where all students can access them, and resolves longstanding ADA deficiencies. The scope is disciplined and directly aligned with BEST priorities.

As a rural district with limited tax capacity, Alamosa has made repeated good faith efforts to address these needs locally, including multiple unsuccessful bond attempts. Those outcomes reflect financial limits, not a lack of community commitment. BEST funding is the only viable path to complete this work. Alamosa School District has demonstrated strong stewardship of prior BEST awards. I am confident it will deliver this project efficiently and responsibly.

I respectfully urge the Board to give this application favorable consideration. This investment will make a meaningful difference in student safety, health, and access for a rural community that has planned carefully and exhausted local options.

Sincerely,

Cleave Simpson
State Senator

Alamosa Police Department

Protecting & Serving Our Community Since 1878

George Dingfelder, Chief of Police

Feb 25, 2025

Colorado Capital Construction Assistance Board
Colorado Department of Education

Re: Support for Alamosa School District – Student Health & Safety Center

Dear Members of the Capital Construction Assistance Board,

As Chief of Police for the City of Alamosa, I strongly support Alamosa School District's BEST grant application for the proposed Student Health & Safety Center at Alamosa High School. From a law-enforcement and emergency-response perspective, this project directly addresses facility conditions that increase risk and hinder effective supervision, access control, and response.

Existing conditions pose documented life-safety concerns: The absence of a controlled main entry limits the school's ability to manage access, monitor visitors, and coordinate response during emergencies. In addition, student health and counseling services are located in areas with limited visibility and accessibility, delaying intervention and reducing situational awareness when students require immediate support. These conditions complicate response coordination and increase risk during both daily operations and critical incidents.

Student Health & Safety Center mitigates these risks through targeted, high-impact improvements: Establishing a secure, single-point entry improves access control, supervision, and communication with first responders. Relocating health and counseling services to a visible, first-floor location supports early intervention, improves staff oversight, and enhances coordination during emergencies. ADA-compliant upgrades in high-use areas further strengthen safety by ensuring equitable access and clear circulation paths for all occupants.

As a rural community, Alamosa has limited local capacity to fund safety-critical improvements of this scale. I urge the Board to give this application strong consideration.

Respectfully,

George Dingfelder, Chief

George Dingfelder
Chief of Police
Alamosa Police Department
425 E 4th Street, Alamosa CO 81101
Phone:719-589-2548
Cell: 719-588-3719

Police Headquarters
425 4th Street
Alamosa, CO. 81101
719.589.2548 Fax: (719) 589-5257

● Campuses Impacted by this Grant Application ●

Ascent Classical Academy of Douglas County - K-12 HVAC and Roof Replacement - Ascent Classical Academy Douglas County - 1999

District:	Charter School Institute
School Name:	Ascent Classical Academy Douglas County
Address:	10004 Park Meadows Drive
City:	Lone Tree
Gross Area (SF):	60,144
Number of Buildings:	1
Replacement Value:	$20,606,063
Condition Budget:	$8,778,069
Total FCI:	0.43
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,331,495	$3,082,076	0.93
Equipment and Furnishings	$197,623	$2,693	0.01
Exterior Enclosure	$2,465,166	$638,579	0.26
Fire Protection	$760,007	$3,601	0.00
HVAC System	$1,679,232	$1,914,918	1.14
Interior Construction and Conveyance	$4,752,617	$1,421,901	0.30
Plumbing System	$997,638	$390,696	0.39
Site	$1,938,232	$1,323,609	0.68
Structure	$4,484,054	$0	0.00
Overall - Total	$20,606,063	$8,778,073	0.43

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ascent Classical Academy Douglas County Main	60,144	0.40	1999	$18,667,831	$7,454,464
Ascent Classical Academy Douglas County Site	204,650	0.68	1999	$1,938,232	$1,323,609
Overall - Total	264,794	0.43		$20,606,063	$8,778,073

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Ascent Classical Academy of Douglas County **County:** Douglas

Project Title: K-12 HVAC and Roof Replacement

Current Grant Request:	$2,915,849.50	**CDE Minimum Match %:**	25%
Current Applicant Match:	$971,949.84	**Actual Match % Provided:**	25%
Current Project Request:	$3,887,799.34	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$3,887,799.34	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$64.64	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$5.57	**Affected Pupils:**	1,038
Hard Costs Per Sq Ft:	$59.07	**Cost Per Pupil:**	$3,745
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	58
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$359,838.97
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	2	**Free Reduced Lunch %**	11.70%
		Statewide Charter Avg: 40.1%	

Ascent Classical Academy of Douglas County (8001-0079-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ascent Classical Academy of Douglas County_Charter School_Roof and HVAC Improvements (8001-0079-C-SG00001) - Site Level Applicant - New - Application Number (3)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

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

*** Facility Name & Code**

Ascent Classical Academy of Douglas County - 8001-0079-C

Other, not listed

*** B. Facility Type**

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

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

*

Facility Ownership

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

C. Who is the facility owned by?

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

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

Ascent Classical Academy of Douglas County (ACADC) is authorized by the Colorado Charter School Institute (CSI) and operates as part of the Ascent Classical Academies network.

If ACADC were to cease operations, the disposition of the facility and related assets would follow the terms of its charter contract and applicable CSI policies. Under the school's current charter agreement, all assets of the school would revert to CSI upon dissolution. As ACADC is part of a four-school network, the network is in the process of entering into a network-level charter contract with CSI. Under that agreement, if ACADC were to cease operations, assets associated with the school, including the facility, would first revert to the Ascent Classical Academies network, consistent with CSI requirements and oversight.

If ACADC were to relocate to a different facility, the existing building would remain under the ownership of the Ascent building corporation, which holds title to the property and is responsible for associated debt service. In such a scenario, the building corporation would determine the appropriate disposition of the facility, which may include continued ownership and lease to another tenant or sale of the property, while maintaining all financial and legal obligations.

These provisions ensure that the facility remains a responsibly managed public asset and that any transition, whether due to relocation or cessation of operations, occurs in an orderly manner consistent with CSI policies, charter contract terms, and sound fiscal stewardship.

496

*

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.**

Ascent Classical Academy Douglas County occupies a multi-story steel commercial building constructed in 1999 and later adapted for use as a public charter school. The facility was not newly constructed for K-12 educational use, but was selected as a viable option to support timely school opening and long-term

enrollment needs within Douglas County, where purpose-built charter facilities are limited.

At the time the facility was acquired and occupied for school use, core structural systems-including the building superstructure, exterior walls, and major utility services-were intact and functional. The building's steel frame, CMU exterior walls, and overall structural components were assessed as serviceable and suitable for continued use. However, several major building systems, including HVAC equipment and the roofing system, were original to the 1999 construction and were already approaching or beyond their expected useful life at the time of conversion to school use.

Despite these limitations, the facility provided sufficient square footage (approximately 60,000 square feet), classroom adaptability, and site access to support instructional programming. The decision to utilize this facility reflected a balance between immediate operational needs, financial feasibility, and the expectation that major building systems would require phased capital investment over time. This approach allowed the school to open and serve students while planning for long-term system replacement through future capital improvements.

The November 2024 Colorado Department of Education Facilities Assessment confirms that many of the building's original systems remain in operation beyond their intended lifespan. While some components continue to function, the assessment documents that the HVAC system, roofing system, and associated controls are beyond useful life and should be budgeted for replacement to ensure continued safe and reliable operation as a public school facility.

This phased approach reflects the reality faced by many charter schools, which must balance timely school opening with long-term capital planning in markets with limited access to purpose-built facilities.

497

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

Since occupying the facility, Ascent Classical Academy Douglas County has made targeted capital investments to maintain building functionality, address emergent issues, and ensure continuity of instructional operations. These efforts have focused primarily on sustaining aging systems while deferring full system replacement until a comprehensive solution could be pursued.

According to the November 2024 CDE Facilities Assessment, several building components were renewed or improved in recent years. Exterior wall systems, including EIFS wall panels with CMU backup installed in 2019, are in good condition and not currently identified as deficient. Ventilation and exhaust components associated with HVAC distribution systems were also installed in 2019 and remain within expected service life.

Within the last three years, capital activity has necessarily focused on stabilizing system failures rather than extending system life. These efforts include:
-Replacement of multiple VAV boxes serving instructional spaces due to failures and performance issues.
-Repair of rooftop HVAC units to restore operational status, including replacement of a major motor component on the largest unit.
-Ongoing roof patching and leak mitigation, including repair work completed in summer 2025 and follow-up leak repairs after subsequent rain events.
-Use of temporary measures, such as portable air conditioners and heaters, in classrooms affected by HVAC distribution failures.

These investments reflect a pattern of responsible stewardship under constrained resources, prioritizing student safety and instructional continuity while managing aging infrastructure. However, as documented in the Facilities Assessment, the primary HVAC system, controls, and roofing system remain original to the 1999 construction and are now beyond their useful life. Continued reliance on reactive repairs is no longer cost-effective and increases the risk of system failure.

The proposed BEST project represents the next logical step in this capital improvement trajectory: transitioning from short-term mitigation to comprehensive system replacement that addresses root causes, reduces long-term costs, and stabilizes the facility for sustained educational use.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

As a charter school operating in a facility not originally constructed for K-12 use, Ascent Classical Academy of Douglas County has historically addressed capital needs through a combination of targeted capital repairs, system component replacements, and operating-funded mitigation measures rather than large-scale capital renewal projects.

Capital outlay expenditures over recent years have focused on maintaining building functionality and instructional continuity, including replacement of failed HVAC components (such as VAV terminal units and major mechanical components), roof patching and leak mitigation, and related system repairs. These investments have been facility-specific and responsive in nature, reflecting the school's limited access to dedicated capital reserves and the necessity of prioritizing safe operations within available resources.

While the school has not historically maintained a formal sinking fund dedicated solely to long-term system replacement, capital planning has anticipated the eventual need for comprehensive renewal of original building systems. The current BEST application represents a transition from reactive capital spending toward a planned, system-level replacement strategy that stabilizes the facility and supports long-term stewardship of public assets.

Going forward, the school intends to incorporate formal capital renewal budgeting for major building systems into its facilities and financial planning processes to ensure sustainability over the useful life of the proposed improvements.

498

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

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

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

Ascent Classical Academy of Douglas County (8001-0079-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ascent Classical Academy of Douglas County_Charter School_Roof and HVAC Improvements (8001-0079-C-SG00001) - Site Level Applicant - New - Application Number (3)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

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

☐ Career and Technical Education

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

☐ Supplemental Request to previously approved grant

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

☐ Other: Please explain.

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

- ○ Yes
- ◉ No

C. Executive Summary

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

Ascent Classical Academy of Douglas County (ACADC) seeks Building Excellent Schools Today (BEST) funding to support a coordinated replacement of its aging rooftop HVAC systems and low-slope roof system at its existing school facility. The proposed project addresses critical end-of-life infrastructure deficiencies that directly impact building performance, instructional continuity, and long-term facility sustainability.

The ACADC facility was constructed in 1999, and both the HVAC and roof systems date to the original construction. At approximately 26 years old, these systems have exceeded their typical useful life. The HVAC system has experienced increasing component failures, including non-operational VAV terminal units, repeated repairs to rooftop equipment, and reliance on temporary heating and cooling measures in instructional spaces. Similarly, the roof system has required repeated patchwork repairs and continues to experience active leaks, despite recent interventions intended only as short-term mitigation.

To address these deficiencies, ACADC proposes a comprehensive capital renewal project that includes full replacement of the rooftop HVAC systems-including packaged rooftop units, dedicated outside air systems, zoning improvements, and controls-and full replacement of the existing low-slope roof system, including new insulation, membrane, flashing, and rooftop detailing. Coordinating these improvements as a single project ensures efficient construction sequencing, protects the integrity of the new roof from future penetrations, and maximizes lifecycle value for both systems.

The proposed project has been informed by competitive bids from multiple licensed HVAC and roofing contractors, site investigations, and a facilities assessment conducted by the Colorado Department of Education in November 2024. Together, these sources confirm that system-level replacement-not continued repair-is the most effective and responsible solution. The school has pursued a coordinated planning approach to reduce future rework, limit operational disruption, and ensure the best use of state and local resources.

Without BEST support, ACADC lacks sufficient alternative funding to complete the full scope of work and would be forced to continue a reactive cycle of repairs, increasing the risk of system failure during the academic year, escalating costs, and disruption to learning environments. Completion of this project within the upcoming summer construction window is critical to maintaining safe, functional, and reliable facilities for students and staff.

Through this investment, ACADC will restore essential mechanical and building envelope systems, improve indoor air quality and thermal comfort, and demonstrate responsible stewardship of state and local resources in support of high-quality instruction.

501

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

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

Ascent Classical Academy Douglas County is pursuing BEST funding to address critical deficiencies in the facility's HVAC and roofing systems that directly affect building adequacy, operational reliability, and the long-term sustainability of the school facility. Both systems date to the original construction of the building in 1999 and have exceeded their expected useful life, as documented through contractor evaluations, bid scopes, and the November 2024 Colorado Department of Education Facilities Assessment.

The proposed project addresses HVAC and roof systems serving the full facility, which has a total building area of approximately 60,144 square feet. Consistent with BEST guidance for roof replacement projects, the full building square footage is used in project calculations.

HVAC System Deficiencies
The existing HVAC system serving the building is original to the 1999 construction and is approximately 26 years old, exceeding the typical service life of commercial rooftop equipment, terminal units, and control systems. The CDE Facilities Assessment confirms that the primary rooftop HVAC equipment, controls, and distribution systems are beyond their useful life and should be budgeted for replacement.

All submitted HVAC bids propose full system replacement, including demolition and removal of existing rooftop equipment, ventilation equipment, terminal units, and associated controls. Contractor proposals reflect replacement of the building's rooftop HVAC systems, including two rooftop units (RTUs), two dedicated outside air units (DOAS), and associated distribution components. This represents a comprehensive, full-building system replacement rather than continued component-level repair or partial upgrades, addressing underlying system limitations related to age, configuration, and obsolescence.

Contractor proposals further demonstrate that the existing HVAC configuration does not adequately support zoning or classroom-level temperature control. One bid includes installation of 66 new VAV terminal units, directly addressing documented deficiencies in heating and cooling distribution across instructional spaces. In current conditions, multiple classrooms require temporary mitigation measures, including portable heaters and air conditioners, due

to malfunctioning or failed VAV boxes and inconsistent thermal control.

In addition, proposed upgrades to MERV 14 filtration and the inclusion of dedicated outside air systems reflect deficiencies in the existing system's ventilation and filtration capacity. These improvements are necessary to meet current indoor air quality expectations for occupied school facilities and to support student and staff health.

The application does not rely on formal complaint logs or incident reports to establish HVAC deficiencies. Instead, deficiencies are evidenced by system age, repeated equipment failures and repairs, the need for temporary mitigation measures, and the comprehensive nature of the replacement scopes proposed by licensed HVAC contractors.

Roofing System Deficiencies
The existing low-slope roofing system consists of a single-ply EPDM membrane with ballast and dates to the original 1999 construction, making it approximately 26 years old. This age aligns with end-of-life conditions for EPDM roofing systems. The CDE Facilities Assessment identifies the roof as beyond its useful life and recommends renewal.

All roofing bids propose full removal and replacement of the existing roofing system, including removal of the existing membrane and installation of new EPDM roofing assemblies. Scopes also include replacement or reinstallation of flashing, terminations, and roof details, confirming that the existing roof system no longer provides reliable long-term weather resistance.

503

Roofing contractors conducted test cuts and evaluated existing insulation conditions as part of the bidding process, supporting the need for insulation upgrades and comprehensive system replacement rather than localized repair. While the building is not currently experiencing catastrophic roof failure, recent patchwork repairs have been required, including follow-up leak repairs after rain events. These conditions indicate a deteriorating roof system that is increasingly reliant on short-term mitigation.

Deferring roof replacement would increase the risk of water intrusion, interior damage, and emergency repairs, particularly as rooftop mechanical work proceeds.

Integrated HVAC and Roof Deficiency
The HVAC and roofing deficiencies at the facility are functionally interdependent. Both systems involve rooftop-mounted equipment, and HVAC replacement necessarily requires work through the roof assembly. Roofing scopes explicitly include coordination around mechanical penetrations and rooftop equipment, confirming that roof conditions must be addressed to properly support HVAC replacement.

The facility consists of approximately 60,144 square feet across three stories, with a roof footprint of approximately 20,000 square feet and HVAC systems serving all floors.

Coordinating roof and HVAC replacement as a single project reduces the risk of redundant roof penetrations, future rework, and damage to newly installed systems. Addressing both systems together represents a comprehensive capital renewal strategy rather than piecemeal repairs, aligning with BEST's statutory priorities for long-term facility adequacy and stewardship.

Final sequencing of roof and HVAC construction activities and final cost categorization will be confirmed during pre-construction planning; however, the combined scope reflects the most cost-effective and operationally responsible approach to addressing the building's most critical deficiencies.

Collectively, these HVAC and roof deficiencies directly affect the safety, adequacy, and long-term stewardship of the school facility by increasing the risk of system failure, disrupting instructional environments, and accelerating deferred capital needs.

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

ACADC undertook a structured, multi-step investigation to identify and validate the HVAC and roofing deficiencies that form the basis of this BEST grant request. The investigation relied on contractor evaluations, bid development, and a facilities assessment conducted by the Colorado Department of Education in November 2024 to confirm system condition, repair versus replacement feasibility, and the appropriateness of a comprehensive capital solution.

HVAC Investigation and Diligence
To assess the condition and performance of the existing HVAC system, the school solicited proposals from multiple licensed commercial HVAC contractors. Contractors conducted site observations and reviewed existing conditions as part of proposal development. The MTech proposal documents review of existing systems, rooftop conditions, and mechanical configurations, along with assumptions, exclusions, and qualifications.

All HVAC proposals recommended system-level replacement-including rooftop units, terminal units, ventilation systems, and controls-rather than targeted repair. Consistent recommendations across independent contractors confirm that deficiencies are systemic and related to the age, configuration, and obsolescence of the original 1999 HVAC system.

Differences in scope and engineering detail across proposals demonstrate that the school evaluated multiple delivery approaches, including contractor-led and design-build-style solutions. Contractors assessed mechanical layouts, rooftop conditions, and distribution systems to size new equipment and propose replacement strategies addressing heating, cooling, ventilation, and control deficiencies.

The school did not engage an independent engineer or third-party consultant to conduct a formal comparative review of HVAC bids, nor was formal energy modeling or lifecycle cost analysis completed. Instead, the investigation relied on contractor expertise, bid alignment, and documented system condition to establish the need for replacement. Consistent alignment across independent contractors, combined with the CDE Facilities Assessment, provides sufficient validation of system condition and replacement need.

An Indoor Air Quality (IAQ) assessment was conducted approximately four years ago in response to a localized mold concern; however, the report is no longer accessible due to an organizational leadership transition. Current planning is supported by system age, observed performance issues, and contractor evaluations indicating the need for full HVAC replacement.

Roof Investigation and Diligence
To evaluate roof conditions, the school solicited proposals from multiple licensed roofing contractors experienced with low-slope systems. Contractors conducted site visits and physical investigation, including test cuts to verify insulation composition, thickness, and system assembly.

Proposals consistently identified the existing roof as a ballasted EPDM membrane and recommended full replacement rather than localized repair. Roofing

504

bids include defined scopes of work, removal requirements, replacement systems, warranties, exclusions, and sequencing considerations, demonstrating feasibility and constructability.

Roofing investigations also evaluated compatibility with existing rooftop mechanical equipment and penetrations, reinforcing the need for coordinated system replacement. While test cuts and visual inspections were conducted.

Integrated HVAC and Roof Investigation
Because both HVAC and roofing deficiencies involve rooftop-mounted systems, investigations were conducted in parallel. Contractors independently evaluated rooftop conditions, confirming that deficiencies are interconnected. Roofing bids include work around mechanical equipment, and HVAC bids include roof-interface components, demonstrating the need for coordinated replacement. This coordinated approach reduces redundant construction, limits future roof penetrations, and protects the new roof system.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project consists of a coordinated replacement of the building's HVAC systems and roof system to directly address the age-related, systemic deficiencies identified through contractor investigations and the CDE Facilities Assessment. The solution is designed to restore reliable building operations, improve indoor environmental conditions, and protect the building envelope through a comprehensive, integrated capital improvement approach.

505

HVAC Solution
The HVAC portion of the project will replace the existing original mechanical systems dating to 1999, which are beyond their typical useful life and no longer able to reliably meet the school's operational needs.
The current system operates using largely analog controls and single-stage compressors that run at full capacity regardless of building load. This configuration limits efficiency, reduces temperature consistency, and increases wear on mechanical components. Failures in individual rooftop units place additional strain on remaining equipment, accelerating deterioration and reducing overall system stability. Over time, these operational limitations have contributed to rising maintenance demands, inconsistent classroom temperatures, and increased repair frequency.

The school has experienced repeated rooftop unit outages, including instances requiring manual power cycling and temporary shutdowns to restore basic operation. More than five VAV terminal units are currently non-operational, and the building has relied on portable heating and cooling equipment in certain instructional spaces to maintain acceptable conditions. These measures underscore the systemic nature of the deficiencies and the need for comprehensive replacement rather than continued reactive repair.

Based on contractor proposals, the HVAC scope includes removal and replacement of existing rooftop mechanical equipment, including packaged rooftop units (RTUs), dedicated outside air or make-up air units (DOAS/MAUs), condensing units, associated refrigeration piping, and required mechanical specialties. The proposed solution replaces entire systems rather than individual components, addressing root mechanical deficiencies rather than extending the life of obsolete equipment through incremental repairs.

The replacement systems incorporate modern mechanical standards and digitally managed controls designed to improve energy efficiency, reliability, and

long-term performance. Proposed equipment includes high-efficiency gas heating, variable-speed blowers, economizers, and contemporary refrigerant systems compliant with current environmental regulations. Variable-speed operation allows equipment to modulate output based on demand rather than operating continuously at maximum capacity, improving efficiency, reducing mechanical stress, and lowering operational costs.

To improve thermal comfort and operational control, the project includes installation of new zoning infrastructure, including VAV terminal units and revised duct distribution, as proposed by MTech. This scope is intended to correct existing temperature control issues by enabling classroom-level zoning and eliminating reliance on temporary mitigation measures such as portable heaters and air-conditioning units.

New HVAC equipment will be integrated with upgraded Direct Digital Controls (DDC) and the existing building automation system (BAS). Unlike the current analog control system, DDC technology allows real-time monitoring, programmable scheduling, remote access, and automated fault detection. The upgraded controls will provide more precise temperature and humidity regulation, improved outside air management, and early identification of mechanical issues before failures occur. This transition from analog to digitally managed controls supports proactive maintenance, reduces emergency repairs, and improves long-term operational oversight.

HVAC scopes also include testing, balancing, startup, and commissioning activities (scope varies by contractor) to verify that new systems operate as designed and deliver the intended performance improvements. Modern equipment is also expected to operate more quietly than aging rooftop units, reducing mechanical noise within instructional spaces.

Existing electrical infrastructure is expected to support the proposed systems based on contractor review, with final verification during design.

506

Collectively, the HVAC solution will improve indoor air quality, thermal comfort, energy performance, and system reliability while aligning the building's mechanical infrastructure with current regulatory and operational standards. Final HVAC equipment selection, quantities, configurations, and commissioning requirements will be confirmed during final design and procurement.

Roof Solution
The roof portion of the project addresses the existing low-slope EPDM roof system installed in 1999, which has reached the end of its service life and is no longer suitable for continued service without comprehensive replacement.

The current roof has required repeated patchwork repairs in recent years, and temporary repairs have proven increasingly short-lived. As roofing materials age, membranes become brittle and less responsive to repair, resulting in patching over patches and diminished overall system reliability. Continued reliance on localized repair does not restore the integrity of the full roof assembly.

Ongoing leaks have required repeated interior ceiling tile replacement, demonstrating that localized repairs do not fully resolve water intrusion risks. Prolonged moisture exposure can damage insulation and building components, increasing long-term maintenance costs and threatening the performance of rooftop-mounted mechanical equipment.

The proposed scope includes removal of the existing EPDM membrane and installation of a new EPDM roofing membrane system. Roofing bids specify installation of upgraded insulation assemblies designed to meet or exceed current energy code requirements, improving thermal performance and reducing

heat transfer through the building envelope.

The project also includes replacement or reinstallation of flashing, parapet terminations, roof penetrations, and detailing necessary to ensure a fully watertight assembly and long-term weather resistance. Manufacturer roofing warranties will be provided, with final warranty duration and system selection confirmed during contractor selection.

Full roof replacement restores the building envelope's integrity, reduces the risk of ongoing water intrusion, and supports long-term protection of interior spaces and mechanical systems. This comprehensive approach reduces the likelihood of continued reactive repairs and reinforces responsible stewardship of the facility.

Integrated HVAC and Roof Solution
Because the HVAC systems and roof are physically interconnected through rooftop-mounted equipment and penetrations, the proposed solution coordinates replacement of both systems as a single capital project.

Both HVAC and roofing bids include work at the roof interface, including curb adapters, flashing, and detailing around mechanical equipment. Coordinating these scopes eliminates redundant construction, avoids future roof penetrations, and reduces the risk of premature damage to a newly installed roof following HVAC replacement.

The consistent recommendation for full system replacement across multiple independent contractors provides a strong, aligned basis for this coordinated approach. These findings are further supported by the CDE Facilities Assessment, which identified the HVAC systems as beyond their useful life, providing sufficient technical validation for system-level replacement.

Replacing the roof and HVAC systems concurrently minimizes classroom disruption, improves construction sequencing, and supports higher-quality installation. Addressing both systems within the same construction window avoids the inefficiencies and additional costs that would result from separating the projects into multiple phases.

This integrated approach improves overall building performance by addressing both the mechanical systems responsible for conditioning indoor spaces and the building envelope that protects those systems and occupants. Final sequencing of construction activities and allocation of costs between scope categories will be confirmed during pre-construction planning and reflected in the final BEST budget.

Through this coordinated capital renewal strategy, the school is implementing the most efficient and effective long-term solution to restore facility adequacy, improve operational reliability, and ensure responsible use of state and local resources.

507

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The proposed HVAC and roof replacement project is the result of a structured planning process focused on addressing critical deficiencies while ensuring responsible use of state and local resources.

HVAC Planning & Diligence
To evaluate solutions, the school solicited proposals from multiple licensed commercial HVAC contractors. Proposals were informed by site observations, review of existing conditions and drawings, and contractor assessment of system feasibility, constructability, and performance requirements.

The proposed HVAC replacement reflects current mechanical standards and incorporates features designed to improve efficiency, reliability, and long-term performance, including high-efficiency gas heating, economizers, variable frequency drives (VFDs), and modern refrigerant (R-454B). HVAC bids include manufacturer equipment warranties and one-year labor coverage, supporting long-term reliability and risk mitigation.

Given the age of the original 1999 systems and the interconnected nature of system components, full replacement was determined to be more appropriate than continued incremental repair. Repair-based approaches would not address underlying system limitations or provide long-term value.

The school evaluated multiple delivery approaches, including a design-build option, to improve coordination between HVAC and roof work. This approach was considered due to the complexity of rooftop systems and their interaction with the building envelope.

While no formal lifecycle cost analysis or third-party engineering comparison was completed, the selected approach reflects a practical evaluation of system condition, contractor findings, and the operational risk of continued reliance on aging infrastructure.

Based on contractor review, no structural modifications are anticipated. The project is designed as a like-for-like replacement, and existing electrical infrastructure is expected to support the new systems, with final verification during design.

Roof Planning & Diligence
Roof planning was informed by proposals from multiple licensed roofing contractors who conducted site visits and test cuts to verify insulation composition and system conditions. The existing roof was confirmed as a low-slope EPDM system installed during original construction.

All proposals recommended full replacement rather than localized repair, reflecting age-related deterioration and limited effectiveness of patching. Proposed scopes include upgraded insulation, code-compliant assemblies, and manufacturer-approved installation methods. Roofing bids include warranties supporting long-term performance and stewardship of public investment.

Replacement was selected to restore the integrity of the building envelope and ensure compatibility with rooftop mechanical systems and penetrations.

Integrated HVAC & Roof Planning
Planning intentionally considered HVAC and roof systems together rather than as separate improvements. Contractor proposals include coordination around rooftop equipment, curbs, flashing, and penetrations, confirming integrated system design.

Coordinating both systems reduces redundant construction, limits future roof penetrations, minimizes rework, and extends the useful life of both systems. A detailed project schedule will be developed following contractor selection and funding confirmation. The school anticipates completing work within a single

summer construction cycle to minimize disruption. If not awarded, the school will continue interim repairs while maintaining readiness for future implementation.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies addressed by this project require resolution within the next construction cycle to avoid increasing operational risk, instructional disruption, and escalating costs.

HVAC Urgency
The existing HVAC system is operating beyond its intended service life and is experiencing active, ongoing component failures. The system dates to original building construction in 1999 and is now approximately 26 years old. Within the past year, the school has replaced multiple VAV terminal units, repaired two rooftop HVAC units to restore basic functionality, and replaced a major motor component on the largest rooftop unit. More than five VAV boxes are currently non-operational, resulting in inconsistent temperature control across instructional spaces.
The frequency and scope of repairs demonstrate that the system is no longer reliable and requires continual intervention to remain functional. As a result, the school is relying on temporary mitigation measures, including portable air-conditioning units in Classroom 303 and portable heaters in multiple classrooms where VAV failures prevent consistent heat delivery. Deferring full replacement increases the likelihood of system failure during peak heating or cooling periods, creating a risk of unplanned disruptions to instruction and emergency repair conditions.
HVAC contractor bids indicate equipment lead times ranging from approximately 6 to 16 weeks, requiring early procurement to complete installation within the limited summer construction window. All proposals assume work will occur outside the academic year to avoid instructional disruption. Further delay increases the likelihood of failures during peak heating or cooling periods or installation extending into the school year, resulting in classroom disruptions, emergency repairs, and increased costs.

Roof Urgency
The existing roof system is also at the end of its service life and is experiencing active and recurring leaks. The roof dates to original construction in 1999 and has required repeated patchwork repairs to remain functional. Temporary repairs completed in summer 2025 were expected to last approximately one year; however, the contractor was required to return in September following rainfall to address additional leaks, indicating the limited durability of interim fixes.
Roofing bids assume installation during favorable weather conditions aligned with a summer construction window. Roofing scopes require uninterrupted rooftop access and careful sequencing, making the work poorly suited for execution during the academic year.
Continued reliance on temporary patching increases the likelihood of water intrusion during rain or snowmelt events, placing interior spaces, insulation, and rooftop mechanical equipment at risk. Deferring roof replacement also complicates HVAC replacement due to coordination challenges related to rooftop equipment, curbs, and penetrations.

Consequences if the Project Is Not Awarded
The school does not have sufficient funding at this time to complete the full HVAC and roof replacement without BEST support. Without award funding, the school will continue a reactive cycle of temporary repairs, diverting operating funds from instructional priorities.
Reliance on portable heating and cooling equipment and roof patching does not address underlying deficiencies and introduces inefficiencies, higher operating costs, and added operational and safety concerns. Continued deferral increases the likelihood of escalating repair costs, emergency interventions during the school year, and redundant construction that shortens the lifespan of interim repairs and future capital investments.

Failure to complete the project within the optimal summer construction window increases the risk that major work will extend into the academic year, disrupting instructional continuity and operations. Timely award and implementation of this project are critical to maintaining safe, functional, and reliable learning environments.

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

- (●) Yes
- ( ) No

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

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

510

Ongoing Maintenance Plan
Following completion of the HVAC and roof replacement project, the school will maintain all new systems in accordance with manufacturer requirements and established facilities management practices to ensure long-term performance and reliability.

HVAC systems will be supported by manufacturer equipment warranties and one-year labor warranties, providing initial coverage for defects and installation-related issues. Roofing systems will include manufacturer warranties for the membrane assembly, with final warranty duration determined by the selected system and vendor. HVAC scopes include testing, balancing, and commissioning to verify proper system operation prior to acceptance.

Post-installation training for maintenance staff will be included as part of the final HVAC scope to ensure school personnel are prepared to operate and care for the new systems appropriately. Following the warranty period, the school intends to establish ongoing HVAC service and preventative maintenance arrangements, either through internal maintenance capacity or qualified service contractors, consistent with manufacturer recommendations.

Routine preventative maintenance activities-including filter replacement, inspections, and seasonal servicing-will be conducted to protect system performance and extend useful life. Replacement of end-of-life HVAC and roof systems is expected to significantly reduce short-term maintenance demands and emergency repairs compared to the current aging infrastructure. Annual allocations will be determined through the school's facilities and capital planning process and adjusted as enrollment and operating conditions allow.

Capital Renewal and Long-Term Replacement Planning
The HVAC and roof systems will be incorporated into the school's long-term capital planning and asset management approach. Capital renewal planning will account for the expected useful life of major systems, informed by manufacturer specifications, warranty terms, and standard facilities lifecycle benchmarks.

The proposed project reflects a shift from reactive maintenance toward a coordinated, long-term capital improvement strategy. By evaluating system conditions, contractor input, and building-wide impacts together, the school has prioritized a comprehensive solution that addresses root deficiencies rather than continuing incremental repairs.

The school will incorporate future system replacement into its facilities planning and annual budgeting processes to ensure funds are available at the end of each system's useful life. Coordinated replacement of the roof and HVAC systems supports efficient lifecycle management, reduces the risk of premature system failure, and helps avoid redundant or unplanned capital expenditures.

The school is strengthening its organizational capacity to support future partnership development and fundraising efforts, including the addition of a development role at the network level. While this project is not dependent on external partnerships, this added capacity will support more proactive engagement with community partners and identification of supplemental funding opportunities for future capital and program needs.

The school recognizes the importance of long-term facility stewardship and is committed to strengthening its capital planning practices. Following completion of this project, the school will formalize a more structured capital planning process that includes routine facility condition review, prioritization of future capital needs, and development of a reserve strategy to support ongoing maintenance and future system replacement cycles.

511

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

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

N/A

AHERA

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

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

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

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

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

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

N/A

512

Ascent Classical Academy of Douglas County (8001-0079-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ascent Classical Academy of Douglas County_Charter School_Roof and HVAC Improvements (8001-0079-C-SG00001) - Site Level Applicant - New - Application Number (3)

III. Detailed Project Cost Summary

513

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

25.00 %

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

25

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

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

C. Project Cost	* $ 3,887,799.34
D. Applicant Match to this Project	$ 971,949.84
E. Requested BEST Grant Amount	$ 2,915,849.50
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 3,887,799.34

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

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

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

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

514

* 60,144

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

* 60,144

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 1,038

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

$ 64.64 Project Cost/Affected Square Feet

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

58

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

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

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

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

07/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/30/2029

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

Project cost estimates for the proposed HVAC and roof replacement project were developed through a competitive, contractor-driven process grounded in site-specific investigation and defined scopes of work.

For the HVAC component, the school engaged multiple licensed commercial HVAC contractors to provide independent cost proposals. Contractors conducted site observations, reviewed existing drawings and conditions, and prepared estimates based on the removal and replacement of existing rooftop systems. This approach allowed the school to compare alternative delivery methods, scopes, and cost structures.

One contractor (MTech) provided a design-build, rough-order-of-magnitude (ROM) estimate totaling $2,832,000, inclusive of engineering, equipment, duct renovation, zoning upgrades, and system integration. Other contractors provided installation-focused estimates without completed mechanical design, including a proposal from Major Heating totaling $1,101,236.41 and a proposal from ATEK totaling $967,800. These proposals clearly identified inclusions, exclusions, and assumptions and noted that final pricing would be subject to finalized design and scope decisions.

Roofing costs were developed separately through competitive bids from licensed roofing contractors. Roofing contractors conducted site visits, evaluated existing roof conditions (including test cuts), and prepared proposals for full roof replacement based on observed conditions, required removals, insulation upgrades, and manufacturer-approved installation methods.

515

School leadership and facilities staff coordinated the solicitation, review, and comparison of all bids. No owner's representative, engineer, or third-party consultant was engaged to formally reconcile bid pricing; estimates reflect contractor pricing based on existing conditions, defined scopes, and current market conditions.

Unique or Atypical Budget Considerations
Cost variation across bids reflects meaningful differences in scope and delivery approach, including design-build versus installation-only models, the extent of ductwork and zoning upgrades, and whether engineering services are included. HVAC work involves rooftop equipment replacement, requiring crane access and coordination with roof systems.

In addition, the project is intentionally structured to coordinate HVAC replacement with roof replacement. This coordination affects project sequencing and cost structure but reduces the risk of future rework, redundant penetrations, and premature damage to new systems. Early-stage estimates include assumptions that will be refined as scope and sequencing decisions are finalized for BEST submission.

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

Overall project oversight for the HVAC and roof replacement project will be provided by school leadership in coordination with the school's facilities management function. This oversight structure is intended to ensure alignment with operational needs, construction scheduling, safety requirements, and continuity of school operations.

School leadership will be responsible for:
-Serving as the primary point of coordination between contractors, school administration, and the governing authority
-Ensuring that the approved scope, budget, and schedule are followed
-Coordinating building and rooftop access to support efficient construction
-Confirming that work is completed within the designated summer construction window to minimize disruption to instruction

Facilities and operations staff will support day-to-day coordination by managing logistics related to site access, sequencing of work, and communication with contractors. Oversight will emphasize safety, schedule adherence, and readiness of systems prior to the start of the academic year.

Licensed HVAC and roofing contractors will be responsible for executing their respective scopes of work in accordance with contract documents, manufacturer requirements, and applicable building and safety codes. Contractor responsibilities include installation, coordination of rooftop work, jobsite safety, quality control, commissioning or startup activities, and delivery of required closeout documentation such as warranties and testing reports.

Contractors will coordinate sequencing of HVAC and roof work to ensure proper integration of rooftop systems and to avoid damage to new installations. Testing, balancing, commissioning, and final inspections will be completed prior to project closeout to confirm that all systems are fully operational.

Project oversight will include regular monitoring of progress and review of completed work before final acceptance. Documentation related to system performance, warranties, and maintenance requirements will be reviewed to ensure the school is prepared for long-term operation and stewardship of the improvements.

Procurement

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

The school will procure all primary consultants, vendors, and contractors in accordance with the Colorado Department of Education Consultant/Vendor Selection Guidelines, applicable LEA procurement thresholds, and all state and local requirements.

To date, the school has already undertaken open, competitive solicitation by requesting and receiving proposals from multiple qualified vendors. This includes:
-Competitive proposals from licensed commercial HVAC contractors for system replacement
-Competitive proposals from licensed roofing contractors for replacement of the existing low-slope roof system

All bids received include standard procurement elements such as clearly defined scopes of work, assumptions and exclusions, pricing structure, and change-order language. Vendors responding to the solicitations are qualified commercial contractors with demonstrated experience in HVAC replacement and low-slope roofing systems for institutional or commercial facilities.

If awarded, final contractor selection will occur after confirmation of the BEST award and finalization of project scope. The school will follow required procurement procedures for construction services, including documentation, approvals, and adherence to applicable cost thresholds. Competitive pricing obtained through multiple bids will inform final scope refinement and contract negotiation.

Contractor selection will consider:
-Alignment of proposed scope with project needs
-Cost reasonableness and completeness of pricing
-Contractor qualifications and relevant experience
-Ability to meet the required summer construction schedule

Separate contracts may be executed for HVAC and roofing scopes, or scopes may be coordinated as appropriate to ensure efficient project delivery and sequencing. All contracts will comply with LEA procurement policies and applicable state requirements.

No deviation from required procurement processes is anticipated. The school intends to use competitive procurement methods to ensure transparency, fairness, and responsible stewardship of public funds.

517

Other funding options

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

To date, the school has relied primarily on internal operating funds and capital repairs to address urgent facility needs, including HVAC component replacements and roof leak mitigation. These efforts have been supported by contractor partnerships and informed by the Colorado Department of Education Facilities Assessment completed in November 2024.

The school operates under the oversight of the Colorado Charter School Institute (CSI) and has coordinated facility planning within CSI requirements and guidance. While no external capital funding sources sufficient to address full system replacement have been secured, the school has pursued BEST funding as the most viable mechanism to leverage state resources and transition from reactive repairs to a comprehensive, long-term capital solution.

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?

Ascent's annualized utility costs are:
-Water/Sewer - $21,600
-Phone/Internet - $73,000
-Electric/Natural Gas - $33,500

While precise utility cost reductions have not yet been modeled, the proposed HVAC replacement is expected to improve energy efficiency through modern equipment, zoning, and controls. These improvements are anticipated to reduce energy waste associated with malfunctioning equipment and temporary mitigation measures and provide more predictable operating costs over time.

518

● Campuses Impacted by this Grant Application ●

Atlas Preparatory Charter Schools - HS Electrical and Security Upgrades - Atlas Prep HS - 1984

District:	Harrison 2
School Name:	Atlas Prep HS
Address:	1450 Academy Park Loop
City:	Colorado Springs
Gross Area (SF):	68,182
Number of Buildings:	1
Replacement Value:	$33,062,073
Condition Budget:	$13,207,091
Total FCI:	0.40
Adequacy Index:	0.18



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,861,744	$2,136,276	0.55
Equipment and Furnishings	$240,565	$2,354	0.01
Exterior Enclosure	$3,954,181	$3,407,955	0.86
Fire Protection	$835,595	$0	0.00
HVAC System	$4,645,874	$4,615,065	0.99
Interior Construction and Conveyance	$4,533,335	$1,006,919	0.22
Plumbing System	$1,139,217	$478,298	0.42
Site	$8,451,582	$1,560,223	0.18
Structure	$5,399,979	$0	0.00
Overall - Total	$33,062,073	$13,207,090	0.40

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Atlas Prep HS Site	601,655	0.18	1984	$8,451,582	$1,560,223
Atlas Prep HS Main	68,182	0.47	1984	$24,610,491	$11,646,867
Overall - Total	669,837	0.40		$33,062,073	$13,207,090

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Atlas Preparatory Charter Schools **County:** El Paso

Project Title: HS Electrical and Security Upgrades

Current Grant Request:	$373,296.00	**CDE Minimum Match %:**	15%
Current Applicant Match:	$93,324.00	**Actual Match % Provided:**	20%
Current Project Request:	$466,620.00	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$466,620.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$6.80	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	472
Hard Costs Per Sq Ft:	$6.80	**Cost Per Pupil:**	$989
Previous BEST Grant(s):	3	**Gross Sq Ft Per Pupil:**	145
Previous BEST Total $:	$15,114,666.62		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.39	**FY25-26 CSCC Allocation:**	$475,576.65
< 10% district bond capacity?	No	**Enrollment as % of district:**	4%
Funding Attempts:	5	**Free Reduced Lunch %**	88.60%
		Statewide Charter Avg: 40.1%	

Atlas Preparatory High School (0980-0469-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Electrical Replacement and Safety Upgrades (0980-0469-C-SG00001) - Site Level Applicant - New - Application Number (13)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Atlas Preparatory High School - 0980-0469-C

Other, not listed

521

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☑ Career and Technical Education	☐ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☐ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

522

Atlas is a public charter school authorized by Harrison School District 2. Atlas owns our High School facility and operates daily to serve students in grades 9-12.

Atlas has operated continuously since its founding in 2009 and maintains strong enrollment, facilities planning, and a Board-designated Repair and Replacement Reserve Fund currently totaling approximately $3.9 million. The school's stable financial position, consistent academic performance, and sustained community demand significantly reduce the likelihood of relocation or dissolution.

If Atlas were to relocate or cease operations, the facility would not be converted to private use. As a public charter school, Atlas is subject to Colorado statutes governing charter school facilities and to the provisions outlined in the BEST grant agreement. Any facility improved with BEST funds will remain dedicated to public educational purposes for the duration required under statute and grant conditions.

In the event that Atlas ceased to operate:
-The facility would remain a public asset and would be made available for continued public educational use.
-Control of the facility would be transferred or assigned in accordance with applicable Colorado law, the charter contract, and the BEST grant provisions.
-The State of Colorado's interest in the facility, as established through BEST funding, would be honored and preserved.

Atlas understands that acceptance of BEST funds requires compliance with the Provisions for Charter Schools section of the RFA, and is fully committed to ensuring that the State's investment continues to serve public education.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Atlas High School occupies a 68,666 square foot facility constructed in 1982 as a government contractor office building for General Dynamics. The building was designed for administrative and cybersecurity office functions, not for K12 instruction. Its original occupancy load, electrical infrastructure, life-safety systems, and circulation patterns were intended to serve approximately 100 adult office workers.

Atlas began occupying the facility incrementally to meet urgent community demand for high-quality secondary education in Southeast Colorado Springs, an area historically underserved by high-performing public schools. At the time of acquisition, purpose-built educational facilities were financially unattainable for a growing public charter school reliant on per-pupil revenue and limited capital funding streams. Renovation of an existing structure was the only viable pathway to expand access for students and families.

Significant interior renovations were completed in 2012-2013 to convert open office space into classrooms, laboratories, hallways, and student support areas. These renovations allowed instructional use but did not fundamentally modernize the building's core electrical distribution or fire protection systems.

Today, the facility serves approximately 520 students and staff daily, more than five times the building's original occupancy intent. Students rely on technology-integrated instruction, science labs, CTE equipment, and climate-controlled learning environments that place significantly higher electrical demands on infrastructure designed for 1980s office loads. The mismatch between original design intent and current educational use is the root cause of the deficiencies addressed in this application.

523

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since occupying the facility, Atlas High School has made sporadic capital investments to improve functionality and longevity of our systems while working within the constraints of an aging structure.

Major capital improvements include:
2012-2013: Large-scale interior renovation to convert open office layout into classrooms, hallways, labs, and student spaces
2016: Boiler replacement to improve heating reliability
2023: Plumbing line replacement to address aging underground infrastructure
2024: Replacement of rooftop HVAC units (RTUs) to improve climate control and energy efficiency

These projects demonstrate Atlas's commitment to maintaining the facility and extending its useful life. However, many of these improvements addressed individual systems rather than the building's most critical underlying deficiencies. Electrical distribution and fire alarm systems, both core safety elements, remain largely unchanged from their original configurations and are now well beyond their expected service lives.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Atlas reliably balances capital budgeting needs by combining state funding, internal reserves, and long-term planning.

Over the past three years, Atlas has received approximately $477,827.60 annually in Charter School Capital Construction funding across its three campuses, equating to roughly $382 per student based on total K-12 enrollment. Additionally, for the past 2 years, Atlas has received Facilities Assistance funding of approximately $143.26 per student, primarily used to support debt service obligations.

Combined, these funding sources total approximately $656,900 annually for all three campuses. While critical, these funds are spread across three facilities and are insufficient to address large-scale system replacements such as electrical infrastructure or full fire alarm replacement.

To supplement state funding, Atlas's Board of Directors has approved per our loan covenants and BEST requirements an annual contribution of approximately $278,000 dedicated specifically for capital improvements. This reserve currently totals approximately $3.9 million and is funded through per-pupil revenue. These funds are strategically deployed to address urgent capital needs and to serve as match funding for major projects, including this BEST request.

Atlas will use reserve funds and philanthropic support to meet required matching contributions should this project be awarded, ensuring that state funds are leveraged responsibly.

524

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Annually, Atlas contributes $278,000 dedicated specifically for capital improvements across all three schools. This allows us to maintain a fund to address any urgent concerns in our facilities, and allows us to care for our new building well. Currently all spaces in our new middle school, which received BEST funding, are under warranty, so this fund is able to grow and remain for future needs.

Through internal controls managed by our Director of Finance and Board of Directors, we ensure these funds are protected within our reserves and tracked responsibly.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

525

Atlas Preparatory High School (0980-0469-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Electrical Replacement and Safety Upgrades (0980-0469-C-SG00001) - Site Level Applicant - New - Application Number (13)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Atlas High School serves approximately 480 students in grades 9-12 in Southeast Colorado Springs. As part of Atlas Schools, a tuition-free K12 public charter network serving over 1,200 students, Atlas educates a student population that is approximately 86% Latino, more than 50% English Learners, and a majority qualifying for free or reduced lunch. Many of our students are the first in their families to pursue postsecondary education. Our mission is to prepare and empower all students for success on their post-graduate paths through educational excellence, character development, and community engagement.

Atlas High School is requesting BEST funding to address two urgent and interrelated safety deficiencies: replacement of obsolete electrical distribution infrastructure and replacement of an end-of-life fire alarm and emergency notification system in a 68,666 square foot facility originally constructed in 1982 as an office building.

Independent engineering assessments confirm that major components of the electrical system, including legacy Westinghouse switchgear and transformers, have exceeded their service life and pose escalating safety risks. The fire alarm system, last upgraded in 1999, no longer meets modern NFPA standards for detection, voice evacuation, and emergency communication.

These systems were never designed for a high-density educational setting serving more than five times the building's original occupancy intent. BEST funding will allow Atlas to replace these systems with modern, code-compliant infrastructure, ensuring safe occupancy, minimizing disruption to instruction, and protecting a critical community educational asset.

527

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities

- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Electrical
Atlas High School's electrical infrastructure includes 40+ year-old Westinghouse switchgear, panels, and transformers that have exceeded their intended service life. Independent assessments identified insulation degradation, overheating, mechanical wear, lack of manufacturer support, and inability to source replacement parts.

At least one electrical component experienced a prior fire event and still exhibits visible smoke damage. Transformers are generating abnormal heat and audible buzzing, classic indicators of internal deterioration and potential imminent failure.

For a high school serving 480 students, many of whom rely on school-based technology, digital coursework, lab equipment, and climate-controlled classrooms, electrical failure would immediately disrupt instruction, disable safety systems, and potentially require emergency closure. Unlike an office building, a secondary school requires uninterrupted power to support student supervision, secure access, life-safety systems, and daily instructional operations.

Fire System
The existing fire alarm system was last upgraded in 1999 and is approximately 26 years old, exceeding the recommended 15-20 year lifecycle under NFPA 72. The system lacks:

Voice evacuation capability
Modern audibility and visual notification standards
Functional elevator recall integration
Integrated sprinkler monitoring
Clear emergency communication functionality

In a multi-story high school environment with teenage occupants, voice evacuation is critical for orderly emergency response. The current system provides only a general tone, offering no instructions during a fire or emergency event. Given national data showing a substantial portion of school fires occur during occupied hours, continued reliance on this outdated system poses a significant safety risk.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Atlas undertook a multi-year, multi-disciplinary investigation process including:
-A comprehensive Facility Condition Assessment by Capital AE, an independent engineering firm
-Electrical inspections and replacement recommendations by El Paso Electric

-Internal facilities review prompted by abnormal transformer behavior
-Fire system lifecycle analysis based on NFPA standards
-A replacement proposal from Johnson Controls following a site walk and review of record drawings

This diligence confirmed that full system replacement is the most cost-effective and safety-focused solution due to the age of existing equipment and lack of infrastructure functionality to update.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Electrical System Replacement
The proposed project includes comprehensive replacement of the building's aging primary and secondary electrical distribution infrastructure in order to eliminate obsolete equipment, restore code compliance, and ensure reliable service capacity appropriate for a high-occupancy educational facility.

The scope includes removal and replacement of 6 deteriorating transformers that have exceeded their service life and are currently exhibiting abnormal heat generation and acoustic vibration indicative of internal degradation. These transformers will be replaced with modern, energy-efficient units appropriately sized to meet current and projected load demands.

529

The project will also include full replacement of ten (10) three-phase distribution panels currently comprised of legacy Westinghouse components. New panels will include modern breakers, updated fault protection, surge protection devices, properly rated fuses, and new disconnects as required to meet current National Electrical Code (NEC) standards. The 2000-amp switchgear serving the building will be replaced with new, manufacturer-supported equipment designed to improve safety, serviceability, and long-term reliability.

All work will include:
Removal of obsolete equipment and safe disposal
Installation of code-compliant grounding and bonding
Integration of surge suppression to protect sensitive instructional technology
Load balancing and verification to support HVAC, lab, and instructional demands
Commissioning and testing to ensure proper operation prior to occupancy

The replacement approach addresses not only failing components but also corrects systemic mismatch between original office-building design and the demands of a modern high school serving more than five times the building's original occupancy intent. By replacing core distribution infrastructure rather than attempting piecemeal repairs, the project eliminates dependence on unsupported equipment and significantly reduces the risk of catastrophic failure, arc fault, or extended power outage.

Fire Alarm and Emergency Communication System Replacement

The proposed fire alarm project includes complete replacement of the existing 1999-era system with a modern, addressable life-safety system compliant

with current NFPA 72 standards and local authority requirements.

The new system will include installation of a Simplex addressable control panel, providing real-time monitoring, improved diagnostics, and enhanced reliability. The project will incorporate new pull stations, updated detection devices, remote annunciation panels, and integration with elevator recall functionality to ensure proper emergency response procedures in a multi-story school environment.

Critically, the proposed system will add voice evacuation capability. Unlike the existing tone-only alarm, the new system will provide clear, intelligible emergency instructions to occupants during a fire or emergency event. This is especially important in a high school environment where orderly evacuation and clear communication are essential to prevent confusion and congestion.
The scope will also include:
Full integration with sprinkler monitoring systems
Replacement of outdated notification appliances to meet audibility and visual standards
Upgraded strobes to meet ADA accessibility requirements
Testing and commissioning in coordination with the Authority Having Jurisdiction
Staff training on system operation and emergency protocols

The proposed replacement ensures compliance with current fire code requirements, improves emergency communication capability, and restores full life-safety functionality appropriate for an occupied secondary school facility.

530 * G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Atlas undertook a multi-year investigation process to confirm the necessity and scope of full system replacement prior to submitting this BEST request.

Electrical Investigation

The investigation was initially triggered by abnormal transformer behavior, including audible buzzing and elevated surface temperatures. This prompted internal facilities review and subsequent consultation with licensed electrical contractors.

A comprehensive Facility Condition Assessment conducted by Capital AE in 2025-2026 confirmed that significant portions of the building's distribution system consisted of 1980s-era Westinghouse equipment that has exceeded its expected service life. Contractors further identified:

Lack of available replacement parts
Unsupported manufacturer product lines
Evidence of heat damage and smoke exposure
Elevated risk of arc flash and failure

El Paso Electric conducted additional inspections and provided formal recommendations confirming that selective repair would not restore safe or code-

compliant operation. Because replacement components are no longer manufactured, repair would require sourcing refurbished parts of unknown reliability, increasing long-term risk and cost.

Atlas evaluated three potential pathways:
Continued reactive repair of failing components
Partial phased replacement of select panels
Full primary and secondary distribution replacement

Options one and two were determined to be inefficient and high-risk. Incremental replacement would leave legacy switchgear in place, perpetuating exposure to catastrophic failure and increasing total lifecycle cost through repeated mobilization and patchwork upgrades. Full system replacement was determined to be the most cost-effective long-term solution and the most responsible use of state and local funds.

Fire Alarm Investigation

The fire alarm system was evaluated through lifecycle review against NFPA 72 standards and consultation with Johnson Controls, who performed a site walk and review of record drawings.

The assessment confirmed:
System age exceeding 25 years
Absence of voice evacuation capability
Non-compliant notification coverage in certain areas
Lack of full sprinkler monitoring integration
Limited serviceability due to discontinued components

Atlas evaluated the feasibility of updating individual devices or retrofitting voice capability into the existing platform. Johnson Controls determined that the existing control architecture does not support cost-effective modernization. Attempting partial upgrades would require significant rework while leaving the core control system obsolete.

As with the electrical system, full replacement was determined to be the only solution that:
Restores full code compliance
Meets modern intelligibility standards
Ensures long-term manufacturer support
Maximizes lifecycle value

531

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The electrical and fire alarm systems are both beyond their safe operating life and require replacement within the next 12 months to prevent likely failure.

Transformers are actively generating excessive heat and have documented smoke damage, indicating ongoing deterioration. Electrical failure could result in extended outages, loss of climate control, compromised security systems, and inability to safely occupy the building. Fire alarm failure would undermine emergency response capability and could result in loss of occupancy certification until compliance is restored.

Atlas High School serves more than 480 students daily, many from working families who rely on the school for consistent instruction, structured supervision, transportation coordination, and access to postsecondary pathways. Temporary closure would significantly disrupt learning and disproportionately impact families with limited flexibility.

Proactive replacement protects both student safety and continuity of education while avoiding costly emergency repair scenarios that would strain limited public resources.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

532

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Atlas Schools maintains a comprehensive facilities management and capital stewardship plan designed to maximize the useful life of building systems and protect both state and local investment. This approach combines dedicated internal staffing, contracted technical expertise, preventative maintenance protocols, and long-term financial planning.

Each Atlas campus, including the High School, is supported by:
One full-time maintenance technician assigned to the building
1.5 FTE custodial staff responsible for daily upkeep
A Director of Facilities who oversees capital planning, preventative maintenance schedules, vendor coordination, and compliance with applicable codes and standards

Upon completion of the proposed electrical and fire alarm system replacements, Atlas will implement a structured preventative maintenance plan tailored to each system. This includes routine inspections, testing, and documentation in accordance with National Electrical Code (NEC) requirements and applicable NFPA standards, including NFPA 72 (fire alarm systems) and NFPA 25 (water-based fire protection system monitoring components).

Atlas will carry all manufacturer and contractor warranties associated with the new systems. Electrical equipment and fire alarm components will be covered by manufacturer warranties, and installation workmanship will be covered under contractor warranties, typically for a minimum of one year. Atlas will ensure that warranty documentation, system manuals, and as-built drawings are centrally maintained and that all warranty-required inspections or service intervals are completed to preserve coverage.

In addition to warranties, Atlas contracts with licensed specialty vendors for system-specific maintenance beyond the capacity of internal staff. This includes periodic testing of fire alarm and life-safety systems through monthly fire drills, electrical inspections, and coordination with fire protection professionals to ensure continued compliance and functionality. These partnerships allow Atlas to proactively identify emerging issues and address them before they escalate into costly failures.

Financially, Atlas has established strong mechanisms to sustain capital assets over time. The school maintains a Board-designated Repair and Replacement Reserve Fund, currently totaling approximately $3.9 million, funded through mandatory annual contributions of roughly $278,000 from per-pupil revenue. This reserve is specifically intended to support major system repairs and replacements and will be used to fund future lifecycle needs of the electrical and fire alarm systems at the end of their useful lives.

Through disciplined budgeting, routine preventative maintenance, warranty management, and dedicated staffing, Atlas is committed to preserving the long-term integrity of these systems and ensuring the state's investment continues to serve students safely and effectively for decades.

533

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes

○ No

* M. Has additional investigation beyond the AHERA report been completed?

○ Yes

◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

534

Atlas Preparatory High School (0980-0469-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Electrical Replacement and Safety Upgrades (0980-0469-C-SG00001) - Site Level Applicant - New - Application Number (13)

III. Detailed Project Cost Summary

535

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

20

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 466,620.00
D. Applicant Match to this Project	$ 93,324.00
E. Requested BEST Grant Amount	$ 373,296.00
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 466,620.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

536

* 68,666

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 68,666

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 472

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 6.80 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

145

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

08/30/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/30/2027

537

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed through a combination of independent engineering assessment, contractor site evaluation, formal proposals, and industry-standard costs.

Atlas first engaged Capital AE to conduct a comprehensive Facility Condition Assessment, which identified the electrical and fire alarm systems as priority deficiencies and provided lifecycle validation of the need for full replacement. Following that assessment, Atlas obtained site visits and written proposals from licensed contractors with experience in commercial electrical distribution and fire system replacement within occupied educational facilities.

For the electrical scope, Atlas received contractor pricing of approximately $197,000 based on direct site evaluation and replacement recommendations. To further validate pricing reasonableness, Atlas developed a parallel independent estimate using RSMeans construction cost data, adjusted for current market conditions and regional factors. The RSMeans-based estimate yielded a higher projected replacement value, reflecting broader market escalation and contingency assumptions.

Rather than rely exclusively on a single contractor proposal or the higher RSMeans projection, Atlas established a working electrical construction budget of approximately $237,000, representing a market-supported midpoint between contractor pricing and independent cost modeling. This approach ensures the estimate is neither artificially low nor inflated, but grounded in multiple validated cost inputs.

Fire alarm replacement scope and pricing were developed in collaboration with Johnson Controls following a formal site walk, review of record drawings, and system architecture analysis. Because the proposed fire alarm system must integrate with the existing infrastructure and monitoring environment, the estimate reflects a turnkey proposal including permitting, engineering, installation, programming, testing, and AHJ coordination.

Cost estimates reflect:
Full removal and replacement of obsolete infrastructure
Modern code-compliant equipment
Installation labor in an occupied school environment
Testing, commissioning, and AHJ coordination
Permitting and fees
Escalation and contingency allowances consistent with current market conditions

Unique cost considerations include the complexity of performing major electrical and fire system replacement in an actively occupied 68,666 square foot, multi-story school facility. Phasing will be required to maintain safe operations during construction, and temporary service coordination may be necessary to prevent instructional disruption.

Atlas has included reasonable contingency percentages to account for material volatility and unforeseen conditions typical in infrastructure replacement projects of this age.

538

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Chief Executive Officer
The CEO will provide executive oversight, ensure alignment with organizational priorities, and serve as primary liaison to the Board of Directors. The CEO has overseen multiple capital projects across Atlas's campuses, including major renovations, mechanical replacements, and compliance-driven infrastructure improvements. Responsibilities include high-level decision-making, stakeholder communication, and ensuring adherence to BEST grant requirements.

Director of Operations
The Director of Operations will coordinate project logistics, construction scheduling, and on-site operational planning. This role ensures student safety during construction, manages phasing plans, and coordinates with school leadership to minimize instructional disruption. The Director of Operations has experience managing building upgrades within occupied school environments and overseeing vendor coordination.

Director of Facilities
The Director of Facilities will provide technical oversight of installation quality, contractor performance, and code compliance. Responsibilities include reviewing submittals, participating in project meetings, coordinating inspections, overseeing commissioning, and ensuring proper documentation of warranties, as-builts, and maintenance manuals. The Director of Facilities maintains preventative maintenance systems across all campuses and ensures compliance with NEC, NFPA 72, and related safety standards.

Director of Finance
The Director of Finance will manage fiscal oversight, grant compliance, draw requests, documentation, and financial reporting. Responsibilities include tracking

project expenditures, ensuring alignment with approved BEST budget categories, managing matching funds, and maintaining audit-ready records. Atlas maintains strong internal financial controls and has successfully managed prior state and capital funding streams.

The leadership team meets regularly to review capital project progress, financial status, and risk mitigation. This cross-functional oversight structure ensures:
Installation quality and code compliance
Careful phasing to protect student safety
Strict fiscal management and grant compliance
Preservation of long-term system warranties

Atlas has demonstrated the ability to successfully manage multi-system capital improvements in recent years, including HVAC replacements, plumbing upgrades, and prior BEST-funded construction. The team's combined operational, financial, and facilities expertise ensures that this project will be delivered efficiently, safely, and in full compliance with BEST requirements.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Atlas is committed to complying with the Consultant/Vendor Selection Guidelines and will utilize an open, competitive procurement process for services related to the project.

For both the electrical and fire system projects, Atlas intends to conduct a competitive procurement process through outreach to multiple firms and soliciting multiple bids.

Selection criteria will include demonstrated experience with school facilities, licensure, safety record, cost competitiveness, and ability to complete work within an occupied school environment. Atlas's Director of Facilities, Director of Operations, and CEO will evaluate proposals to ensure both technical competence and cost reasonableness.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Atlas utilizes state funding, local resources, as well as long-term financial planning to address facility needs beyond this BEST request.

Charter School Capital Construction Funding
Atlas receives annual Charter School Capital Construction funding and Facilities Assistance funding, which are used to support debt service, maintenance, and capital improvements across all campuses. While these funds are essential, they are insufficient to address large-scale system replacements such as the electrical and fire alarm infrastructure proposed in this application.

Repair and Replacement Reserve Fund
Atlas maintains a Board-designated Repair and Replacement Reserve Fund, currently totaling approximately $3.9 million. The Board requires annual contributions of approximately $278,000 to this fund from per-pupil revenue. These reserves are specifically intended to address major building systems and will serve as the source of our match funding for this project if awarded. With upcoming large-scale capital projects facing out elementary school, we are BEST Funding would significantly improve our ability to fund this project in a time with multiple large scale projects viewing for need.

Prior Capital Investments
Over the past several years, Atlas has independently funded major facility improvements, including:

Boiler replacement
Rooftop HVAC unit replacements
Plumbing infrastructure upgrades
Interior renovations and flooring replacement

These investments demonstrate Atlas's ongoing commitment to maintaining safe and functional facilities.

Community Partnerships and Operational Efficiencies
Atlas continues to explore energy efficiency partnerships and cost-saving infrastructure improvements with Colorado Springs Utilities to reduce long-term operating expenses.

Our disciplined financial planning and diversified funding have positioned Atlas to contribute meaningfully to this project while responsibly leveraging BEST assistance.

540

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?

Atlas High School's current annual electrical costs total $87,803.04, based on billing from Colorado Springs Utilities (CSU). These costs represent the primary utility impact associated with the proposed electrical system upgrades. Other utilities (natural gas, water, sewer, waste, telecommunications, and internet) are not expected to be materially impacted by this project.

While the primary purpose of the electrical upgrades is to address safety, reliability, and end-of-life infrastructure, the project is also expected to produce modest efficiency improvements within the building's electrical distribution system.

Estimated Annual Energy Savings
The upgraded system is projected to reduce annual electrical consumption by approximately 1.5% to 2% through improved distribution efficiency and reduced system losses.
Based on current annual electrical costs of $87,803.04, this equates to an estimated annual savings of:

1.5% reduction: approximately $1,317 per year
2% reduction: approximately $1,756 per year

Atlas is conservatively estimating savings within this range.

Efficiency improvements are expected to result from:
Installation of modern, low-loss dry-type transformers
Replacement of aging Westinghouse panels with copper bus panelboards that reduce resistance losses
Electronic trip units with improved load monitoring and protection
Elimination of aged, heat-damaged electrical gear that creates parasitic losses
Improved load balancing and overall distribution efficiency

Although the percentage reduction is modest, these improvements reduce internal energy loss and improve overall system performance.

541

● Campuses Impacted by this Grant Application ●

Aurora Academy Charter School - K-8 Safety and Security Upgrades - Aurora Academy Charter School - 1974

District:	Adams-Arapahoe 28J
School Name:	Aurora Academy Charter School
Address:	10251 East 1st Avenue
City:	Aurora
Gross Area (SF):	62,836
Number of Buildings:	1
Replacement Value:	$24,599,687
Condition Budget:	$8,184,891
Total FCI:	0.33
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,380,607	$1,784,336	0.53
Equipment and Furnishings	$609,671	$669,899	1.10
Exterior Enclosure	$4,760,725	$1,611,393	0.34
Fire Protection	$794,024	$3,218	0.00
HVAC System	$3,694,134	$111,650	0.03
Interior Construction and Conveyance	$3,915,832	$1,968,755	0.50
Plumbing System	$1,083,520	$1,056,122	0.97
Site	$1,603,623	$963,950	0.60
Structure	$4,757,550	$15,570	0.00
Overall - Total	$24,599,687	$8,184,893	0.33

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Aurora Academy Charter School Site	141,352	0.60	1974	$1,603,623	$963,950
Aurora Academy Charter School Main	62,836	0.31	1974	$22,996,064	$7,220,943
Overall - Total	204,188	0.33		$24,599,687	$8,184,893

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Aurora Academy Charter School **County:** Arapahoe

Project Title: K-8 Safety and Security Upgrades

Current Grant Request:	$745,880.27	**CDE Minimum Match %:**	15%
Current Applicant Match:	$497,253.51	**Actual Match % Provided:**	40%
Current Project Request:	$1,243,133.78	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,243,133.78	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$20.36	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$2.11	**Affected Pupils:**	525
Hard Costs Per Sq Ft:	$18.25	**Cost Per Pupil:**	$2,368
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	116
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.39	**FY25-26 CSCC Allocation:**	$205,075.69
< 10% district bond capacity?	No	**Enrollment as % of district:**	1.4%
Funding Attempts:	3	**Free Reduced Lunch %**	81.10%
		Statewide Charter Avg: 40.1%	

Aurora Academy Charter School (0180-0458-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Aurora Academy BEST Grant (0180-0458-C-SG00001) - Site Level Applicant - New - Application Number (8)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Aurora Academy Charter School - 0180-0458-C

Other, not listed

544

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☑ Gymnasium, Parking Lots Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☑ 3rd Party - Please explain the ownership structure, including right to own and make improvements

AACS owns the facility. AACS has a Building Corporation having title to the property.
The AACS Building Corporation is a component unit of the School. The School's full Board of Directors also retains a seat on the Building Corporation Board.

The facility is financed. The facility loan is with Wells Fargo Bank.
The current rate of interest is 3.21%. The building will be paid off in eight years.

545

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

In the event AACS ceases to exist the facility would be sold and the monies used to pay the balance of the debt. Any remaining assets would become the property of the Aurora Public School District.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The building and property were leased in 2000 and the school opened in the fall of that year. The school purchased the property in 2004. Originally constrcuted in 1974 as an office, the building consists of precast concrete walls with concrete beam and double-tee second floor and roof elements. The overall construction is sound and is actually fairly similar to recent school construction techniques.
The initial remodel to adapt the facility from an office to a school was completed prior to opening and reused the existing mechanical, electrical, and plumbing systems, as they were found to be in good condition and met the existing building codes. The majority of the work was to relocate interior partitions for classrooms and office spaces and to build appropriate restroom facilities. The first remodel also added exterior second floor exit stairs to meet egress requirements.

Once the initial remodel was completed the facility needed a gymnasium and warming kitchen, which were addressed in subsequent remodel projects, but was otherwise successfully adapted as a school facility and has served Aurora Academy well over the past 26 years.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since 2000, AACS has spent $8,765,096 in capital improvements for the building. Some of the improvements, the gym for example, were financed.

Since 2017, however, additional projects without financing have included:
1. Relocating the administrative offices from the second floor to the first floor
2. Adding 4 intervention/ESS offices (an increase of 3 spaces)
3. Moving the copy room downstairs to a newly added teacher/parent volunteer work room including a supply closet
4. When the copy room was moved, this opened up that room to be an ESS classroom.
5. A new playground

In 2019, additional renovations of classroom spaces were completed in order to accommodate for the growing needs of the school community. Previously students had to walk through the teacher's lounge to access the single Special Education office housing 2 ESS teachers. The reno of the upstairs during the COVID shutdown included:
1. Moving the science room to the lounge/ESS area
2. Creating 4 classrooms for English Language Development classes. This was an incease from 2 classrooms (1 single room and 1 shared space for 2 teachers). Completing this project allowed our program to grow from 3 teachers to 4 and 4 individual classrooms.
3. An oddly shaped classroom from the 2017 office reno, was renovated to accommodate an additional ESS classroom. This allows us to currently staff 3 ESS teachers.
4. Space was taken from two 3rd grade classrooms to create a new space for the teachers' lounge.
5. Space was taken from two 4th grade classrooms to create the 4th ELD space.
6. The middle school commons area was revamped with the purchase of new lockers and an addition of middle school bathrooms.

During the summer of 2024, the school completely gutted and replaced the HVAC system including 4 RTUs and boiler. The school also did a complete roof replacement at that time.

Additionally, AACS has installed an ADA ramp off the kindergarten playground. Last July, AACS also replaced failing concrete steps with steel and had the top floor concrete landing repoured and the supporting post reinforced leading up to the middle school exterior entrance.

546

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Since 2000, AACS has spent $8,765,096 in capital improvements for the building.

Some of the improvements, the gym for example, were financed.

In the last three years, AACS spent $3,295,994 to replace the HVAC system, roof and upgrade the electrical and fire alarm systems. These improvements were made over two fiscal years (FY24 & FY25) and paid with General Fund cash.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ○ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ◉ A Facility Master Plan has not been completed.

547

Aurora Academy Charter School (0180-0458-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Aurora Academy BEST Grant (0180-0458-C-SG00001) - Site Level Applicant - New - Application Number (8)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☑ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☑ Lighting	☑ Security	☐ New School
☐ Energy Savings	☑ Renovation	☑ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The proposed improvements fall into a single succinct category - Student health and safety at Aurora Academy Charter School. Student safety depends on reliable communication, secure building access, compliant accessibility, and clear site visibility. Aurora Academy Charter School currently faces critical deficiencies in its PA system, classroom telecommunications, access control, surveillance, ADA routes, and exterior lighting. These gaps limit emergency response effectiveness, create vulnerabilities in managing visitors, and restrict equitable access for individuals with mobility needs. The improvements outlined in throughout this application focus on modernizing essential life-safety infrastructure to ensure a secure, accessible, and responsive learning environment for all students. Updates are through the building and site and not isolated to a limited square footage.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

549

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Aurora Charter School Academy currently faces critical deficiencies in its PA system, classroom telecommunications, access control, surveillance, ADA routes, and exterior lighting. These gaps limit emergency response effectiveness, create vulnerabilities in managing visitors, and restrict equitable access for

individuals with mobility needs. The improvements outlined in this document focus on modernizing essential life-safety infrastructure to ensure a secure, accessible, and responsive learning environment for all students. Updates are through the building and site and not isolated to a limited square footage.

1. Public Address (PA) System Deficiencies

Current Conditions
Audio coverage across the building is inconsistent and entirely absent in six (6) rooms, including instructional spaces and the staff lounge. The system is not audible in classrooms and offices without functioning speakers, and there is an unresolved break in the wiring infrastructure. Multiple licensed electricians have attempted to locate the fault without success.
In its current state:

- Emergency notification cannot reliably reach all classrooms.
- Lockdown, evacuation, and shelter-in-place instructions may not be heard in all areas.
- Hallway announcements are not audible within certain instructional spaces.
- Communication during drills and emergencies is compromised.
- The emergency classroom call-button system is believed to rely on the same compromised speaker infrastructure.

Safety Impact
The PA system is the primary method for issuing school-wide emergency alerts, including active threat notifications. In a time-sensitive emergency, even seconds of delay can significantly increase risk. Classrooms that cannot hear emergency announcements may remain unaware of threats, leaving students and staff unprotected.
Failure of this system represents a direct life-safety vulnerability.

2. Phone & Telecommunications Gaps

Current Conditions
Three (3) rooms do not have functioning telephones. This gap forces reliance on handheld radios for classroom-to-office communication.

Operational challenges include:

- Teachers lowering or turning off radios due to instructional disruption
- Office staff leaving assigned posts to physically deliver messages
- Delayed communication with families, support staff, and emergency responders
- Inefficient coordination during urgent situations

In an emergency scenario, administration cannot be pulled away from crisis management responsibilities to deliver messages in person. The current workaround system creates unnecessary delays and increases risk.

Safety & Operational Impact
Reliable two-way communication between classrooms and the front office is essential during emergencies. Without direct phone access:

- Classroom emergencies may not be reported immediately
- Office staff cannot quickly verify student pickup or coordinate response
- Emergency response timelines are extended

3. Security & Intrusion

A. Lack of Controlled Entries
The existing building for Aurora Academy Charter School was originally constructed as a private office building and was not designed to support K-12 security protocols. Multiple doors are used for daily operations and service functions. Doors are frequently:
- Propped open for deliveries
- Left unsecured due to hardware failure
- Improperly reset after events
- "Dogged" in an unlocked position

Additionally, individuals have entered the building through the gym lobby entrance without screening and proceeded directly to the main office, startling staff and bypassing visitor protocols.
This occurs at least once per year and presents an ongoing safety concern.

B. Absence of Door Monitoring & Intrusion Alerts
The facility does not have localized intrusion alarms or door-prop alerts. There is no automated notification when:

- A door is left open
- A door is accessed outside of scheduled times
- After-hours entry is not properly secured

Without these systems, the building remains vulnerable to unauthorized access.

4. Security Camera System Deficiencies

Current Conditions
The existing surveillance system:
- Provides low-resolution footage
- Fails to produce usable identification evidence
- Has been ineffective in supporting law enforcement investigations
- Relies on aging storage technology

Documented Security Incidents
The campus has experienced repeated property crimes and safety incidents, including:
- Unauthorized building entry
- Stolen vehicles
- Vehicle license plate theft
- Broken windows and Chromebook theft
- Bullet holes in windows
- Stolen vehicles dumped on campus property
- Stop signs run over

In every case, camera footage has been insufficient to identify perpetrators.

Safety Impact
Inadequate surveillance reduces deterrence, limits accountability, and hinders collaboration with local law enforcement. The inability to provide usable footage compromises both proactive and investigation efforts.

5. Secure Entrance Deficiencies

552

Current Conditions
The facility lacks a properly designed secure entrance sequence. The existing entry was originally constructed for a private office building and was not designed to support K-12 security protocols.

Current concerns include:
- Visitors are buzzed directly into a lobby-like space without a secure vestibule.
- Administrative staff rely solely on a camera feed to identify individuals prior to granting access, limiting visual verification and situational awareness.
- Once inside the lobby, visitors have direct and unrestricted access to the main administrative office, and therefor the main corridors on Level 1.
- The administrative office door remains open during normal operations.
- There is no transaction window, secure vestibule, or secondary locked barrier separating visitors from staff.
- No low-voltage infrastructure exists to support electronic access control or controlled door release for the administrative office.

If staff were to close the administrative office door to improve security, personnel located on Level 2 would be required to travel through multiple rooms and corridors to reach the main office. This configuration creates operational inefficiencies and could delay response times during emergencies.

These conditions collectively create a significant vulnerability in visitor management, staff protection, and emergency response readiness. The current entry sequence does not align with PASS or CPTED guidelines for secure school design.

6. Rear Entry Metal ADA Ramp

Current Conditions
The rear entry of the building does not provide an accessible route between grade level and the first-floor elevation due to a change in elevation. Currently, individuals with mobility impairments, temporary injuries, or limited mobility must travel around the building from the front entry to access outdoor play and recess areas through the main entrance.

This condition:
- Limits equitable access to outdoor play and recess areas
- Creates unnecessary travel distance for students and staff
- Presents potential safety concerns during emergency egress
- Does not align with ADA accessibility standards for accessible routes

7. Main Entry Concrete ADA Ramp Compliance

Current Conditions
The main parking area includes four designated ADA parking stalls that do not currently provide compliant ramped access to the sidewalk. Instead, a vertical curb separates the asphalt parking surface from the pedestrian walkway.

This condition:
- Creates a non-compliant accessible path of travel
- Presents safety hazards for individuals using wheelchairs or mobility equipment
- Requires individuals to navigate uneven or unsafe transitions
- Does not meet ADA accessibility standards

8. Exterior Site Lighting Deficiencies

Current Conditions
Exterior lighting levels are insufficient along walkways, entrances, and parking areas. Limited illumination affects visibility during arrival, dismissal, and evening events and reduces the effectiveness of exterior security cameras.

There are frequent signs of after-hours use of the parking lot, including litter and discarded bottles found on school property. Additionally, a parent vehicle was stolen last year from an area with inadequate parking lot lighting.

Insufficient site lighting:

- Reduces natural surveillance and visual deterrence
- Compromises camera image clarity
- Creates personal safety concerns during low-light conditions

- Increases vulnerability to theft and vandalism

SUMMARY
The deficiencies identified in this BEST Grant proposal represent direct health and safety risks to students and staff At Aurora Academy Charter School. Inconsistent emergency communication, unsecured entry points, inadequate surveillance, non-compliant ADA access, and insufficient lighting increase vulnerability and delay response when time is critical.

Scope of Health & Safety Corrections Needed:
1. Replacement and full restoration of the Public Address (PA) system
2. Installation of missing classroom phone lines and modernization of telecommunications
3. Installation of electronic access control, door monitoring, and intrusion alerts
4. Upgrade and expansion of the security camera system with compliant video storage
5. Creation of a secure vestibule and controlled primary entry
6. Construction of a code-compliant rear ADA ramp
7. Installation of compliant curb ramps at main entry ADA parking stalls
8. Comprehensive exterior site lighting improvements

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Aurora Academy Charter School undertook a comprehensive investigation process to identify, validate, and prioritize the deficiencies outlined in this BEST Grant application. The School engaged MOA Architecture, Fransen Pittman Construction, and trusted licensed trade partners (including electrical, low-voltage, access control, and site contractors) to perform a coordinated audit of existing building and site systems.

This diligence effort included:

On-site system inspections and functional testing

Review of existing wiring and low-voltage infrastructure

Assessment of equipment age, performance, and life-cycle stage

Evaluation of ADA accessibility compliance

Security vulnerability walk-throughs of building entries and perimeter

Review of documented incident history and law enforcement coordination needs

Analysis of lighting levels and site visibility conditions

Identification of operational impacts on staff and students

554

The investigation was not limited to isolated rooms or components; rather, it evaluated the building and site holistically to determine systemic vulnerabilities affecting student health, safety, accessibility, and emergency response readiness.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed improvements improve Student health and safety at Aurora Academy Charter School. Student safety depends on reliable communication, secure building access, compliant accessibility, and clear site visibility. Aurora Charter School Academy currently faces critical deficiencies in its PA system, classroom telecommunications, access control, surveillance, ADA routes, and exterior lighting.

1. Public Address (PA) System Deficiencies

Proposed Improvements
- Full assessment and replacement of compromised wiring infrastructure
- Installation of new speakers in all affected rooms
- Provide a PA system in the affected six rooms
- Verification and integration of classroom emergency call-button functionality

These improvements will ensure immediate, reliable communication in all areas of the building.

2. Phone & Telecommunications Gaps

Proposed Improvements
- Installation of new phone lines in all missing locations
- Integration into a modern, VoIP-enabled telecommunications system
- Seamless coordination with front office and emergency services

These upgrades will ensure immediate, uninterrupted communication during both daily operations and crisis events.

3. Security & Intrusion

Proposed Access Control Improvements
- Installation of electronic access control readers
- Door position monitoring with real-time alerts
- Programmable scheduling for after-hours events
- Replacement of outdated exterior storefront doors

555

These improvements will significantly strengthen perimeter security and align with modern school safety standards.

4. Security Camera System Deficiencies

Proposed Surveillance Upgrades
- Replacement of existing camera system with high-resolution IP-based cameras
- Expanded camera coverage in critical areas (entry points, parking lots, corridors)
- Secure, U.S.-compliant video storage platform
- Improved night-vision recording capabilities

These upgrades will provide clear, actionable footage and restore confidence in campus monitoring systems.

5. Secure Entrance Deficiencies

Proposed Improvements
- Construction of a secure vestibule creating a controlled single point of entry
- Installation of a transaction window with security-rated glazing
- Addition of electronic access control and door release systems
- Installation of low-voltage infrastructure to support secure access hardware
- Reconfiguration of the administrative entry sequence to prevent direct access to office space
- Improved visual verification through integrated camera and intercom systems

These upgrades will establish a layered security approach that allows staff to screen visitors before granting access to secured areas, significantly improving campus safety.

6. Rear Entry Metal ADA Ramp

Proposed Improvements
- Design and installation of a code-compliant metal ADA ramp at the rear entry
- Proper handrails, guardrails, landings, and slope compliance per ADA standards
- Integration into existing circulation and egress pathways

Providing a compliant rear ramp will ensure equitable access to outdoor spaces and improve both daily circulation and emergency egress functionality.

7. Main Entry Concrete ADA Ramp Compliance

Proposed Improvements
- Installation of compliant curb ramps serving all ADA parking spaces

- Regrading and concrete modifications as needed to meet slope requirements
- Proper signage updates consistent with accessibility standards

These improvements will bring the site into ADA compliance and provide safe, dignified access for all users.

8. Exterior Site Lighting Deficiencies

Proposed Improvements
- Comprehensive exterior photometric study and lighting design
- Installation of new LED wall packs and pole-mounted fixtures
- Improved illumination levels at entrances, parking areas, and pedestrian pathways
- Coordination of lighting design with camera placement for enhanced surveillance

SUMMARY
Students rely entirely on the building's infrastructure and adult supervision for protection. These upgrades address foundational life-safety systems that must function reliably in both daily operations and emergency situations. Correcting these deficiencies will significantly strengthen emergency response, improve equitable access, enhance deterrence, and ensure a safer learning environment for every student at Aurora Academy Charter School.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

557

Aurora Academy conducted a structured, multidisciplinary due diligence process to ensure the proposed project represents the most efficient, cost-effective solution to identified health, safety, security, and accessibility deficiencies.

The School engaged MOA Architecture, Fransen Pittman Construction, and licensed trade partners to evaluate architectural configuration, building systems, site conditions, and operational functionality. The team assessed root causes of deficiencies and evaluated multiple corrective options before determining the final scope.

Architectural & Functional Review

Because the facility was originally constructed as a private office building, it was evaluated for alignment with current K-12 safety standards. The review included visitor entry sequencing, administrative sightlines, egress pathways, ADA routes, and site circulation. Limited hardware retrofits were analyzed but determined insufficient to mitigate risk. A properly designed secure vestibule with layered access control and integrated infrastructure was identified as the most durable and compliant solution aligned with contemporary school security best practices.

Infrastructure & Systems Evaluation

Diagnostic testing confirmed systemic failure of the existing PA system. Multiple repair attempts demonstrated that localized fixes would be unreliable. Full

replacement was determined to be the most responsible long-term solution to ensure building-wide emergency communication.

Telecommunications gaps were evaluated against operational and emergency needs. Continued reliance on handheld radios was deemed inefficient and unreliable. Integration into a modern VoIP-enabled system provides scalable, future-ready infrastructure with lower lifecycle maintenance burden.

Access control and door monitoring options were reviewed. Given recurring door misuse and lack of intrusion alerts, programmable access readers with monitoring capability were selected to improve prevention and oversight.

Surveillance systems were assessed for coverage, resolution, storage compliance, and useful life. Trade partners confirmed existing cameras have exceeded their lifecycle. A comprehensive IP-based upgrade, utilizing existing pathways where feasible, was selected to ensure compatibility and long-term scalability.

Site & ADA Compliance

Accessibility deficiencies were evaluated against current ADA standards. Temporary accommodations were determined inequitable and non-compliant. Construction of code-aligned ramps and curb transitions provides a permanent solution ensuring equal access and reduced liability exposure.

Exterior lighting was assessed in coordination with safety and surveillance needs. A coordinated LED upgrade strategy was selected to improve visibility, energy efficiency, and camera effectiveness.

558

Cost Efficiency & Stewardship

Throughout planning, the School prioritized repair-versus-replace analysis, whole-system evaluation to avoid piecemeal investment, coordination between architectural and technology systems, and exclusion of non-essential upgrades. The scope focuses exclusively on foundational life-safety, accessibility, and security infrastructure.

The proposed project represents the most efficient and responsible means of correcting critical deficiencies while protecting both state and local investment through disciplined planning and targeted scope.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies identified in this application represent active life-safety, security, and accessibility vulnerabilities that should be corrected as soon as practicable to reduce risk to students and staff.

Aurora Academy Charter School has determined that the secure vestibule and controlled primary entry sequence cannot be deferred. Construction of the secure vestibule is scheduled for the summer of 2026 to ensure that the campus has a properly controlled single point of entry prior to the start of the 2026-2027 school year. This component is considered the highest immediate priority due to the current lack of layered visitor screening and the direct exposure it creates during daily operations.

All remaining proposed improvements, including restoration of the building-wide Public Address system, telecommunications upgrades, electronic access control and door monitoring, surveillance system replacement, ADA ramp construction, curb ramp compliance, and comprehensive exterior lighting upgrades are planned for implementation during the summer of 2027, contingent upon award of the BEST Grant. Completing this work during the summer construction window minimizes disruption to instruction and ensures coordinated, cost-efficient installation of interrelated systems.

While certain systems are currently operational in a limited or compromised state, their reliability is degraded and unpredictable. The Public Address system has known wiring failures that prevent consistent emergency notification. Surveillance equipment is beyond effective service life and has repeatedly failed to provide usable identification evidence. ADA route deficiencies remain non-compliant and create inequitable access conditions. Exterior lighting inadequacies continue to reduce natural surveillance and compromise camera performance.

If this project is not awarded BEST funding, Aurora Academy will be required to prioritize and triage deficiencies over a 3-5 year period as funding allows. This phased approach would likely result in piecemeal repairs rather than coordinated system replacement, potentially increasing long-term costs and prolonging exposure to risk. Certain improvements, particularly full system replacements, may be delayed due to limited capital reserves.

Without award of the BEST Grant:

Emergency communication vulnerabilities would persist.

Perimeter security and intrusion monitoring would remain incomplete.

559

Surveillance effectiveness would continue to be limited.

ADA access deficiencies would remain unresolved.

Exterior lighting conditions would continue to compromise deterrence and visibility.

While the school will continue to take reasonable interim measures, these actions may not fully mitigate the identified systemic deficiencies. The longer these conditions remain uncorrected, the greater the potential impact to student safety, operational continuity, and compliance with modern school standards.

Award of the BEST Grant will allow Aurora Academy to address these foundational health, safety, and accessibility needs in a coordinated and timely manner, ensuring that critical infrastructure functions reliably before failure occurs and significantly reducing risk to students and staff.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The proposed capital improvements directly address deficiencies identified in the CDE Facility Assessment within the categories of Life Safety, Security Systems, and ADA Accessibility. Upon completion, the school will implement a structured preventive maintenance and capital replacement plan to protect the State's investment, maximize useful life, and prevent future deferred maintenance.

All newly installed systems-including the security camera system and upgraded public address (PA) system-will be incorporated into the school's facility asset inventory and preventive maintenance schedule. Equipment will be procured with manufacturer warranties ranging from 1-5 years depending on component type, with extended warranties secured where fiscally responsible. Routine maintenance will include scheduled system diagnostics, firmware and software updates, functionality testing, and inspection of environmental exposure to ensure consistent operational reliability. Life-safety communication systems will be tested annually prior to each academic year to verify emergency readiness.

Site and accessibility improvements, including the exterior steel ADA ramp and concrete ADA parking access ramp, will be maintained through routine visual inspections and documented preventive care. Inspections will evaluate structural integrity, anchoring, surface conditions, slope compliance, drainage performance, and corrosion protection. Minor repairs will be addressed proactively within the annual maintenance budget to prevent accelerated deterioration and preserve compliance with accessibility standards.

The anticipated useful life of the installed building systems ranges from approximately 7-15 years for electronic life-safety systems and 20-30 years for structural and concrete site improvements. These assets will be incorporated into the school's long-range capital improvement plan, which includes scheduled lifecycle projections and cost forecasting.

Financially, the school maintains a dedicated facility maintenance and capital reserve fund within its annual operating budget. Reserve contributions are reviewed and approved annually by the Governing Board as part of a multi-year financial planning process. This structured reserve strategy ensures funding capacity for preventive maintenance, repair, and full replacement at end-of-life without disruption to instructional programming or reliance on emergency funding.

By integrating these improvements into an established asset management and reserve funding framework, the school will correct identified deficiencies, prevent recurrence of deferred maintenance, and ensure long-term sustainability of life-safety and accessibility infrastructure.

560

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ○ Yes
- ◉ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Aurora Academy Charter School (0180-0458-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Aurora Academy BEST Grant (0180-0458-C-SG00001) - Site Level Applicant - New - Application Number (8)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

40%

Results indicate if a waiver is required.

Waiver Not Needed

562

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,243,133.78
D. Applicant Match to this Project	$ 497,253.51
E. Requested BEST Grant Amount	$ 745,880.27
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,243,133.78

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

563

* 61,069

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 61,069

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 525

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 20.36 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

116

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/26/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/14/2027

564

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for the project was generated after collecting multiple bids from sub-contractors focused on specific scope related to this application over several months. In the last two months, a general contractor reviewed those costs, verified them with their own recent cost data, and compiled the cost estimate accordingly in February 2026.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Aurora Academy Charter School BEST Grant project will be overseen by LaCouture, Inc., serving as Owner's Representative throughout planning, procurement, construction, and close-out. LaCouture, Inc. is a Colorado-based construction consulting firm providing comprehensive project management services from pre-construction through completion.

Project Oversight and Responsibilities
As Owner's Representative, LaCouture, Inc. will act on behalf of Aurora Academy to ensure project goals are achieved on schedule, within budget, and in compliance with contract documents and applicable standards.

Responsibilities include:
Project Coordination: Serving as primary liaison among the School, design team, contractors, and trade partners to maintain alignment and clear

communication.

Schedule and Budget Monitoring: Tracking timelines and expenditures, providing progress reporting, and advising on financial impacts.

Quality Assurance and Compliance: Verifying that work conforms to design specifications, industry standards, building codes, accessibility requirements, and contract terms.

Permitting and Documentation: Supporting permitting, document administration, submittal review, and inspection coordination to ensure compliant execution.

Risk Management: Identifying potential risks early, recommending solutions, and facilitating timely resolution.

Close-Out and Turnover: Overseeing punch list completion, warranty collection, documentation, and coordination of owner training and formal turnover.

Qualifications and Experience
LaCouture, Inc. brings extensive experience in construction financial management, scheduling, quality control, permitting, and team coordination. Firm leadership has served both as general contractors and construction consultants, providing practical insight into constructability, cost control, and execution risk. This dual perspective allows the firm to effectively balance design intent, operational needs, and fiscal stewardship.

565

The firm emphasizes personalized service, clear success criteria, and disciplined execution. Continuous involvement from pre-construction through close-out ensures consistency in project direction, risk management, and resource efficiency.

By engaging LaCouture, Inc. as Owner's Representative, Aurora Academy establishes structured oversight, strengthens cost and schedule controls, mitigates project risk, and ensures accountable delivery of the proposed BEST-funded improvements.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Aurora Academy Charter School (AACS) is committed to full compliance with the Consultant/Vendor Selection Guidelines established by the Colorado Department of Education (CDE) for BEST-funded projects. If awarded, AACS will implement an open, competitive procurement process consistent with CDE requirements and applicable dollar thresholds.

Proposed Procurement Process

Public Notification:

AACS will publicly advertise Requests for Proposals (RFPs) in accordance with BEST standards. Notice will be provided through appropriate local and regional

channels to ensure transparency and broad awareness.

Competitive Selection:
Following public notice, AACS will competitively select from qualified Design and Construction Teams. This ensures compliance with CDE requirements and prioritizes firms with demonstrated K-12 experience, expertise in life-safety, security, ADA, and infrastructure modernization, and the capacity to perform within accelerated summer schedules.

Evaluation Criteria:
Proposals will be evaluated using published criteria, including: relevant K-12 project experience (particularly in occupied environments), technical qualifications and team structure, understanding of school safety and BEST priorities, project approach and schedule, cost competitiveness and fee structure, and references and past performance.

Selection Committee:
A committee consisting of school leadership and the Owner's Representative, LaCouture, Inc., will review submissions, conduct interviews if needed, and recommend selections based on best value principles.

Contract Negotiation:
Contracts will be negotiated in good faith with the highest-ranked firm(s) in accordance with CDE guidelines. If negotiations are unsuccessful, AACS will proceed to the next most qualified proposer consistent with BEST standards.

Compliance with BEST Requirements:
AACS does not intend to deviate from CDE procurement requirements. The RFP process is structured to ensure transparency, fairness, and responsible stewardship of state and local funds.

This strategy balances open competition with the need to engage experienced firms capable of delivering technically complex safety and accessibility improvements within defined construction windows. Project partners will be selected based on qualifications, expertise, and cost effectiveness while fully adhering to BEST Grant requirements.

566

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Mill levy funding of $1,564,904.75 during FY 24/25
Mill levy funding of $1,358,606.05 FY 23/24
Bond Allocation $958,000 FY 25/26

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal,

telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

567

● Campuses Impacted by this Grant Application ●

BYERS 32J - PK-12 Fire Alarm and Communications Upgrades - Byers ES/JR/Sr HS - 1975

District:	Byers 32J
School Name:	Byers ES/ Jr/Sr HS
Address:	444 East Front Street
City:	Byers
Gross Area (SF):	115,260
Number of Buildings:	2
Replacement Value:	$42,120,634
Condition Budget:	$24,356,146
Total FCI:	0.58
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,419,423	$4,783,499	0.57
Equipment and Furnishings	$1,553,017	$953,758	0.61
Exterior Enclosure	$6,603,147	$2,676,906	0.41
Fire Protection	$20,493	$1,031,649	50.34
HVAC System	$3,388,221	$3,137,969	0.93
Interior Construction and Conveyance	$6,661,213	$3,876,781	0.58
Plumbing System	$1,973,230	$2,001,580	1.01
Site	$7,985,518	$6,864,207	0.86
Structure	$5,516,372	$50,044	0.01
Overall - Total	$42,120,634	$25,376,393	0.60

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Byers ES/ Jr/Sr HS Vocational	6,500	0.46	1969	$1,805,610	$926,701
Byers ES/ Jr/Sr HS Main	108,760	0.52	1975	$32,329,506	$17,585,485
Byers ES/ Jr/Sr HS Site	1,655,280	0.86	1975	$7,985,518	$6,864,207
Overall - Total	1,770,540	0.58		$42,120,634	$25,376,393

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: BYERS 32J **County:** Arapahoe

Project Title: PK-12 Fire Alarm and Communications Upgrades

Current Grant Request:	$224,616.23	**CDE Minimum Match %:**	64%
Current Applicant Match:	$399,317.74	**Actual Match % Provided:**	64%
Current Project Request:	$623,933.97	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$623,933.97	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$5.24	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.29	**Affected Pupils:**	519
Hard Costs Per Sq Ft:	$5.43	**Cost Per Pupil:**	$1,202
Previous BEST Grant(s):	5	**Gross Sq Ft Per Pupil:**	229
Previous BEST Total $:	$1,653,577.98		

Financial Data (School District Applicants)

District FTE Count:	519	**Bonded Debt Approved:**	
Assessed Valuation:	$76,699,137	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$147,783	**Bonded Debt Failed:**	$17,190,000
Statewide PPAV: $241,472			
Median Household Income:	$101,797	**Year(s) Bond Failed:**	24
Statewide Avg: $75,116			
Free Reduced Lunch %:	38%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$690.74	**Total Bond Capacity:**	$15,339,827
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$15,339,827
		Statewide Median: $18,549,763.20	

Byers 32J (0190) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fire Alarm upgrade and classroom communications (0190-SG00001) - Site Level Applicant - New - Application Number (4)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Byers 32J - 0190

Other, not listed

570

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☑ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Byers K-12 facility has developed through multiple eras of construction reflecting enrollment growth in the unincorporated community of Byers as residential development continues to expand eastward from the Denver metropolitan area. The campus consists of approximately 109,000 square feet serving elementary, junior high, and high school students in one contiguous building, with an adjacent vocational agriculture (Vo-Ag) building to the west. The structure is primarily brick and masonry block and reflects multiple construction vintages, with major additions occurring in the 1970s and early 2000s.

The facility has evolved through the following construction phases:

1917/1923: Original structure constructed (removed in 1980)

1952: Original gymnasium constructed

1967: Vo-Ag building constructed

1972: Elementary wing constructed

1979: Junior/Senior High wing and main gymnasium constructed

1989: Commons addition

2000: Elementary, High School, and kitchen additions and remodeling

2007: Elementary remodeling

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Byers K-12 facility has developed through multiple eras of construction reflecting enrollment growth in the unincorporated community of Byers as residential development continues to expand eastward from the Denver metropolitan area. The campus consists of approximately 109,000 square feet serving elementary, junior high, and high school students in one contiguous building, with an adjacent vocational agriculture (Vo-Ag) building to the west. The structure is primarily brick and masonry block and reflects multiple construction vintages, with major additions occurring in the 1970s and early 2000s.

The facility has evolved through the following construction phases:

1917/1923: Original structure constructed (removed in 1980)

1952: Original gymnasium constructed

1967: Vo-Ag building constructed

1972: Elementary wing constructed

1979: Junior/Senior High wing and main gymnasium constructed

1989: Commons addition

2000: Elementary, High School, and kitchen additions and remodeling

2007: Elementary remodeling

The elementary wing, constructed in 1972, formed the original core of the current building. In 1979, the Junior High classroom wing and main gymnasium were added, significantly expanding the southern portion of the facility. Hallways connected the original gymnasium to the new gymnasium and linked the new classroom wing with the original elementary areas, creating a unified structure. The addition of the Commons area in the late 1980s further infilled space between the elementary and gymnasium areas.

A major bond issue passed in 2000 resulted in the second-largest expansion of the facility, adding the eastern elementary wing and a new high school

572

entrance with additional classroom space. Remodeling of the original elementary areas followed in 2007.

Originally heated by a centralized hot water boiler system, the facility began transitioning to decentralized heating and cooling with the 2000 bond improvements and the 2007 remodel. A district HVAC project in 2014 completed this transition.

Byers Schools has utilized the BEST Program for major capital improvements. In 2013, BEST funding supported a re-roofing project over much of the oldest square footage. In 2021, BEST funding was used to replace outdated HVAC systems and install a new ventilation system in the Vo-Ag building, as well as to replace all elementary exterior doors. In 2023, the district replaced a majority of the facility's roofing systems through an insurance claim process following storm-related damage.

A targeted building analysis and district-wide facilities maintenance plan were completed in 2014 evaluating major building systems, building envelope, construction materials, and overall building condition. This assessment emphasized building health and safety and identified deficiencies and prioritized improvements.

G. Historical Capital Outlay Budgeting

573

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three years, the district has maintained a consistent budgeting practice to address capital outlay needs through its capital reserve fund and general fund allocations. These figures represent districtwide investments supporting all district facilities, including the affected K-12 facility.

Annually, the district allocates approximately $20,000 for roof and HVAC repairs, $10,000 for track repair and replacement, and $10,000 for flooring replacement. In addition, the district budgets approximately $165,000 every other year for bus replacement to extend the useful life of the transportation fleet and support student safety.

Smaller capital projects are incorporated into the annual budget as needs arise and are funded through the general fund. This practice demonstrates the district's ongoing commitment to maintaining facilities and addressing capital improvement needs through planned and responsible budgeting.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A However the district is a previous recipient of BEST funding for smaller projects and maintains ongoing compliance with Capital Renewal Reserve requirements pursuant to -22-43.7-109(4)(d), C.R.S., and Division of Capital Construction policy. In accordance with these requirements, the district has established and maintains a separate, restricted Capital Renewal Reserve account dedicated solely to the replacement of major building systems with defined life cycles, including roofs, HVAC, interior finishes, and electrical systems.

The district makes annual contributions to this reserve consistent with statutory and policy guidance and transfers the budgeted amount into the Capital Renewal Reserve fund by the end of each fiscal year. Funds are expended only for eligible capital renewal purposes and not for routine operations or maintenance activities.

Capital Renewal Reserve expenditures are planned and prioritized through the district's facility maintenance and long-term capital improvement planning process. Prior BEST-funded projects supported and sustained through this reserve include a major district re-roofing project completed in 2013, HVAC replacement and ventilation improvements to the Vo-Ag building completed in 2021, and replacement of elementary exterior doors as part of the 2021 project. These investments have been protected through continued system replacement and lifecycle planning using Capital Renewal Reserve funds.

All expenditures are tracked annually and aligned with the district's capital improvement plan to ensure continued statutory compliance and responsible stewardship of prior BEST investments. The district remains committed to maintaining and protecting its facilities to ensure safe, functional learning environments for students.

*

574

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Byers 32J (0190) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fire Alarm upgrade and classroom communications (0190-SG00001) - Site Level Applicant - New - Application Number (4)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

575

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The problem this grant application seeks to address is the condition of the district's existing fire alarm systems, which have reached end-of-life and no longer provide reliable, code-compliant protection for students, staff, and visitors across all district facilities. The current systems are outdated, increasingly difficult to maintain due to limited availability of replacement parts, and do not meet current life-safety standards for detection, notification, and system monitoring. Continued reliance on these aging systems increases the risk of delayed detection, incomplete notification, or system failure during an emergency, directly impacting student safety.

If grant funds are awarded, the district proposes to replace the existing fire alarm systems with new, fully addressable fire alarm and voice evacuation systems as outlined in the submitted professional proposals. The project will include installation of modern fire alarm control panels, updated detection devices, speaker-strobes to provide clear audible and visual notification, cellular communication to a UL-listed monitoring center, and full system programming, testing, and staff training. This solution will restore dependable life-safety protection districtwide, ensure compliance with current fire and building codes, and significantly improve the district's ability to detect and respond to emergencies quickly and effectively, thereby enhancing overall student safety and protecting district facilities.

576

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current systems do not meet modern life-safety standards for addressable detection, intelligible voice notification, and monitored communication to emergency responders. Deficiencies include outdated control panels, limited system diagnostics, and notification devices that do not provide the level of clarity and coverage required by current codes. Three code deficient areas identified by State Fire Marshall Pat Conroy include: "The current system is not addressable; it is not capable of meeting voice evacuation requirements and does not meet carbon monoxide detection". In an emergency, these limitations increase the risk of delayed detection, incomplete notification, or system failure, directly impacting the district's ability to safely evacuate or protect students.

These conditions directly relate to the statutory priorities of the BEST grant program, particularly those addressing student health and safety and code compliance. Fire alarm systems are a foundational life-safety component in school facilities, and failure of this system places occupants at unacceptable risk. The age and condition of the existing systems also expose the district to increased liability and operational disruption, as system malfunctions and false alarms continue to rise.

The district has taken responsible steps to maintain and upgrade other major building systems over time; however, the scale and cost of a districtwide fire alarm replacement exceed the district's financial capacity without BEST assistance. Without replacement, the district will remain dependent on systems that no longer meet current safety expectations and that present a growing risk to students and staff.

This grant application seeks to address these critical deficiencies by replacing the existing fire alarm systems with modern, fully addressable and monitored systems that provide reliable detection, clear notification, and improved coordination with first responders. The proposed project directly advances the BEST statutory priority of protecting student health and safety by ensuring that all district facilities are equipped with dependable, code-compliant life-safety systems.

577

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district has undertaken a deliberate and documented process to identify and confirm the deficiencies in its existing fire alarm systems. Ongoing maintenance and service records have shown increasing system failures, false alarms, and difficulty obtaining replacement parts due to the age and obsolescence of system components. These operational challenges prompted further evaluation of the systems' condition and long-term viability.

In addition, the district has worked with licensed fire protection contractors and system specialists to assess the functionality and code compliance of the existing systems. Professional evaluations determined that the current systems have reached end-of-life and no longer meet modern life-safety standards for detection, notification, and monitoring. These findings were reinforced through review of applicable fire and building code requirements and consultation with local fire authorities.

The district also incorporated these findings into its facility planning and capital improvement discussions, recognizing that continued repair of the existing systems is no longer cost-effective or reliable. The resulting professional proposals submitted with this application reflect the outcome of this investigation and diligence process and identify full system replacement as the appropriate solution.

Through operational experience, professional assessment, and long-term facilities planning, the district has confirmed that replacement of the existing fire alarm systems is necessary to address current deficiencies and ensure safe, code-compliant learning environments for students and staff.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution is the districtwide replacement of the existing fire alarm systems with new, fully addressable and monitored fire alarm and voice evacuation systems as outlined in the submitted professional proposals. This project is designed to correct the current deficiencies related to system age, reliability, and code compliance, while significantly improving student safety through faster detection, clearer notification, and improved coordination with first responders.

The complete scope of work will include engineering, permitting, equipment procurement, installation, testing, and commissioning of the new systems. New fire alarm control panels will be installed to replace obsolete panels that no longer meet current life-safety standards. These panels will provide addressable device identification, system diagnostics, and remote monitoring capability to ensure faster response and more reliable operation.

The project will include replacement of all detection devices, including smoke detectors, heat detectors, duct detectors, and carbon monoxide detectors where required. These devices will provide improved sensitivity and coverage compared to the existing equipment and will allow precise identification of alarm locations during an incident. New audible and visual notification devices, including speaker-strobes and strobes, will be installed throughout all occupied areas to ensure code-compliant coverage and intelligible emergency messaging for all building occupants, including individuals with hearing or visual impairments.

A new voice evacuation system will be incorporated to allow clear, intelligible instructions to be broadcast during emergencies, reducing confusion and improving orderly evacuation or shelter-in-place procedures. The system will include cellular communication to a UL-listed central monitoring station, ensuring continuous system supervision and immediate notification to emergency responders even in the event of a local power or communication failure. Battery backup and code-compliant power supplies will be installed to maintain system operation during outages.

System programming will be completed to align with the district's emergency response protocols and building layouts. Comprehensive testing will be conducted for all devices and system functions, followed by final inspection and acceptance by the Authority Having Jurisdiction. The project will also include staff training, delivery of as-built drawings, system documentation, and warranties to ensure proper operation and long-term sustainability.

This proposed scope directly addresses the identified deficiencies by eliminating obsolete equipment, restoring reliable detection and notification capabilities, and bringing the district's fire alarm systems into compliance with current fire and building codes. By providing modern, monitored, and intelligible emergency notification systems, the project will significantly improve the district's ability to protect students and staff during emergencies and supports the BEST program's statutory priority of ensuring student health and safety.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in

578

developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The district has undertaken a comprehensive and deliberate planning process to determine the most efficient and effective solution to address the identified fire alarm system deficiencies. This process included review of system performance history, evaluation of code compliance, consultation with qualified fire protection professionals, and alignment with district facility planning efforts.

Operational records and service history were reviewed to assess the reliability and maintainability of the existing systems. These reviews documented increasing failures, false alarms, and difficulty obtaining replacement parts due to system obsolescence. Based on these findings, continued repair or partial upgrades were determined to be neither cost-effective nor capable of restoring reliable life-safety protection.

The district engaged licensed fire alarm contractors to evaluate existing system infrastructure, building layouts, and current fire and building code requirements, including NFPA 72, IBC, ADA, and Authority Having Jurisdiction (AHJ) standards. This analysis confirmed that the existing systems could not be feasibly upgraded to meet modern performance and monitoring requirements and that full system replacement was the most appropriate solution.

Multiple professional proposals were obtained to validate project scope and cost reasonableness. These proposals were reviewed for system design, device coverage, voice evacuation capability, monitoring methods, and compliance with applicable construction and life-safety standards. The selected solution reflects current industry best practices for school facilities, including addressable detection, intelligible voice notification, and cellular communication to a UL-listed monitoring station.

579

The district also evaluated infrastructure constraints, including existing wiring pathways, power availability, and phasing requirements to minimize disruption to instruction. Installation is planned primarily during summer months to reduce operational impacts and enhance student safety during construction. The scope was intentionally defined to replace only those components necessary to restore full life-safety functionality, ensuring the project represents an efficient use of both state and local resources.

This diligence process ensured that the proposed solution is code-compliant, operationally sustainable, and financially responsible. The selected approach provides the highest level of life-safety improvement while avoiding unnecessary architectural or construction costs, directly supporting the BEST statutory priorities of student health, safety, and facility reliability.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The district's existing fire alarm systems have reached end-of-life and are operating beyond their intended service life. Due to increasing component failures, limited availability of replacement parts, and reduced manufacturer support, the systems are at high risk of malfunction or complete failure. The deficiency must be resolved within the next 12-24 months to avoid unacceptable life-safety risk and potential noncompliance with current fire and building codes.

If this project is not awarded, the district will be forced to continue operating with outdated and unreliable fire alarm systems. This would increase the likelihood of delayed detection, incomplete notification, or total system failure during an emergency, directly impacting the district's ability to safely evacuate or protect students and staff. Continued operation of these systems also increases the risk of false alarms, operational disruptions, and potential enforcement actions by the Authority Having Jurisdiction.

Without BEST funding, the district will struggle with the financial capacity to complete a districtwide fire alarm replacement through local resources alone. As a result, the district would remain dependent on aging systems that no longer meet modern life-safety standards, exposing students and staff to elevated risk and the district to increased liability. Timely replacement is critical to ensuring reliable emergency notification, maintaining code compliance, and protecting student health and safety across all district facilities.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon completion of the proposed fire alarm system replacement project, the district will implement a structured maintenance and sustainability plan to maximize the useful life of the system and ensure continued protection of students and staff. The new system will be incorporated into the district's existing facilities maintenance program and will be maintained in accordance with manufacturer recommendations, applicable fire codes, and industry best practices.

The district will contract with a licensed fire alarm service provider to perform required inspections, testing, and preventive maintenance in compliance with NFPA 72 and local Authority Having Jurisdiction (AHJ) requirements. This will include routine system testing, device inspection, battery replacement, software updates, and prompt repair of any deficiencies identified through inspections or system diagnostics. System documentation, testing reports, and maintenance records will be retained to support compliance and long-term asset management.

To ensure financial sustainability, the district will continue to budget annually within its Capital Renewal Reserve and general fund for major building systems. These funds are used for ongoing maintenance, component replacement, and future capital needs. As part of its long-term capital improvement planning, the district will establish a replacement schedule for the fire alarm systems based on expected useful life and will allocate funding accordingly to support eventual system replacement without deferring critical life-safety needs.

The project will include manufacturer and installer warranties for major system components and installation workmanship. These warranties will cover defects

in materials and installation and will provide additional protection during the early years of system operation. The district will also receive system training, as-built drawings, and operational documentation to ensure proper use and maintenance of the system throughout its life cycle.

Through regular preventive maintenance, responsible budgeting, and long-term capital planning, the district will maximize the life of the proposed fire alarm system and ensure continued compliance with life-safety standards. This approach reflects the district's commitment to protecting prior BEST investments and sustaining safe, functional facilities for students.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Byers 32J (0190) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fire Alarm upgrade and classroom communications (0190-SG00001) - Site Level Applicant - New - Application Number (4)

III. Detailed Project Cost Summary

582

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

64.00 %

* B. Actual match on this request - Enter Actual Match Percentage

64%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 623,933.97
D. Applicant Match to this Project	$ 399,317.74
E. Requested BEST Grant Amount	$ 224,616.23
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 623,933.97

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

583

* 119,000

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 119,000

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 519

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 5.24 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

229

5 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

7 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/09/2027

584

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project cost estimate was developed through a collaborative process involving the district, a qualified architectural firm, and licensed fire alarm contractors. The district utilized an architectural firm that has overseen projects of similar scope and complexity within the past 12 months. The firm reviewed the contractor proposals and conducted an independent analysis of cost per square foot to validate pricing and ensure consistency with current market conditions and comparable projects.

Multiple professional bids were obtained for the proposed fire alarm system replacement, and these proposals were evaluated for completeness, scope alignment, and technical compliance with current code requirements. The architect assisted in verifying that all required components-including devices, panels, wiring, programming, and testing-were included in the estimates and that the pricing reflected realistic installation conditions within an occupied school environment.

The budget also accounts for several atypical conditions that impact project cost. These include installation within an existing, fully operational K-12 facility, coordination across multiple building eras with differing infrastructure, and the need to phase construction to minimize disruption to students and staff. Additional costs are associated with code upgrades, integration with existing building systems, and required inspections and commissioning. These factors increase complexity compared to new construction and were considered in the final estimate.

This multi-layered approach-combining contractor pricing, architectural review, and district oversight-ensures the project budget is both accurate and defensible and reflects a responsible use of state and local resources.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by the district's facilities leadership team in coordination with the selected fire alarm installation contractor. Day-to-day project management will be led by the district's designated project representative, who has experience managing capital improvement projects involving life-safety systems, HVAC upgrades, and building renovations in occupied school facilities.

The selected fire alarm contractor will be responsible for installation, programming, testing, and commissioning of the system in accordance with NFPA 72, local fire code, and manufacturer requirements. The contractor will coordinate with district staff to phase work during summer and off-hours to minimize disruption to instructional activities.

The district will provide overall project oversight, budget monitoring, and schedule coordination, and will ensure that staff training, system documentation, and warranties are delivered upon project completion. Regular progress meetings will be held between the district and contractor to address issues promptly and maintain accountability for cost, schedule, and quality.

This structure ensures clear lines of responsibility and professional oversight while maintaining a focus on student safety, regulatory compliance, and responsible use of public funds throughout the project lifecycle.

585

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district will procure all primary vendors and contractors for this project in accordance with the Consultant/Vendor Selection Guidelines and applicable Colorado procurement laws and policies. An open, competitive selection process will be used to ensure transparency, fairness, and responsible stewardship of public funds.

If awarded, the district will issue a formal Request for Proposals (RFP) or Invitation for Bids (IFB), as appropriate based on the final scope and estimated project cost. The solicitation will be publicly advertised and distributed to qualified vendors and contractors with experience in fire alarm system installation and life-safety projects in K-12 facilities. Selection will be based on established evaluation criteria, including cost, technical qualifications, relevant experience, ability to meet project schedule, and compliance with applicable codes and standards.

Proposals will be reviewed by district leadership in accordance with board-adopted procurement policies. The district will document the evaluation process and award the contract to the most responsive and responsible proposer whose proposal best meets project requirements.

The district does not intend to deviate from the required procurement process. No sole-source or noncompetitive procurement is anticipated. If an alternative procurement method becomes necessary due to unforeseen circumstances, the district will follow its local procurement policy and seek appropriate approvals

while maintaining compliance with state and BEST program requirements.

This procurement approach ensures open competition, cost control, and selection of qualified vendors capable of completing the project efficiently and in compliance with life-safety standards.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district has actively pursued and secured multiple local and state resources to address facility needs and reduce reliance on BEST funding alone. Most recently, the community approved a local Mill Levy Override in November 2025, which provides dedicated revenue to support capital improvements, maintenance, and long-term facility sustainability. This local investment demonstrates strong community support for safe and functional school facilities and directly contributes to the district's ability to participate financially in this project.

In addition, the district has utilized insurance claim proceeds to replace a majority of building roofs in 2023, addressing critical building envelope deficiencies without requiring state grant funds. The district also maintains an annual allocation to its Capital Renewal Reserve and general fund to support ongoing capital needs, including HVAC repairs, door replacements, flooring, and other building system improvements.

The district has previously partnered with the Building Excellent Schools Today (BEST) Program on major projects, including re-roofing and HVAC upgrades, and has demonstrated responsible stewardship of those funds through continued maintenance and compliance with Capital Renewal Reserve requirements.

Together, these efforts reflect a comprehensive strategy to leverage local revenue, insurance recovery, and state partnerships to improve facilities and maximize the impact of BEST funding for student safety and educational continuity.

5986

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The district's current annualized utility costs include electricity, natural gas, water, sewer, waste removal, telecommunications, and internet services. The proposed project is a life-safety improvement and does not directly impact building energy consumption or utility usage. Therefore, the district does not anticipate any measurable reduction in utility costs as a result of this project.

While the project is not expected to generate utility savings, it will significantly improve the reliability and functionality of critical life-safety infrastructure, ensuring dependable emergency notification and code compliance for the protection of students and staff.

● Campuses Impacted by this Grant Application ●

CLEAR CREEK RE-1 - MS/HS Fire Alarm Replacement - Clear Creek MS/HS - 2002

District:	Clear Creek RE-1
School Name:	Clear Creek MS/HS
Address:	185 Beaver Brook Canyon Road
City:	Evergreen
Gross Area (SF):	114,215
Number of Buildings:	1
Replacement Value:	$49,184,853
Condition Budget:	$22,437,753
Total FCI:	0.46
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$7,599,313	$4,944,251	0.65
Equipment and Furnishings	$2,765,165	$700,094	0.25
Exterior Enclosure	$7,285,097	$1,568,036	0.22
Fire Protection	$1,713,228	$17,373	0.01
HVAC System	$8,388,090	$5,876,133	0.70
Interior Construction and Conveyance	$7,281,343	$5,378,429	0.74
Plumbing System	$1,882,175	$287,096	0.15
Site	$5,337,262	$3,666,342	0.69
Structure	$6,933,180	$0	0.00
Overall - Total	$49,184,853	$22,437,754	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Clear Creek MS/HS Main	114,215	0.43	2002	$43,847,591	$18,771,412
Clear Creek MS/HS Site	1,524,600	0.69	2002	$5,337,262	$3,666,342
Overall - Total	1,638,815	0.46		$49,184,853	$22,437,754

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: CLEAR CREEK RE-1 **County:** Clear Creek

Project Title: MS/HS Fire Alarm Replacement

Current Grant Request:	$131,923.88	**CDE Minimum Match %:**	68%
Current Applicant Match:	$280,338.23	**Actual Match % Provided:**	68%
Current Project Request:	$412,262.11	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$412,262.11	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$3.44	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	266
Hard Costs Per Sq Ft:	$3.44	**Cost Per Pupil:**	$1,550
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	451
Previous BEST Total $:	$488,570.45		

Financial Data (School District Applicants)

District FTE Count:	619	**Bonded Debt Approved:**	$38,000,000
Assessed Valuation:	$404,460,610	**Year(s) Bond Approved:**	18,21
Statewide Median: $143,909,452			
PPAV:	$653,410	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$96,667	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	31.4%	**Outstanding Bonded Debt:**	$34,060,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,215.98	**Total Bond Capacity:**	$80,892,122
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$46,832,122
		Statewide Median: $18,549,763.20	

Clear Creek RE-1 (0540) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS-HS Fire Alarm Replacement (0540-SG00003) - Site Level Applicant - New - Application Number (21)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Clear Creek High School - 0540-4216

*** Facility Name & Code**
Clear Creek Middle School - 0540-1660

Other, not listed

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☐ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

590

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of construction, the facility was built as a new public school designed specifically to meet the educational, safety, and programmatic needs of the district's students. The building was constructed to comply with applicable building codes, safety standards, and educational facility requirements in effect at that time.

The decision to construct a new facility was driven by several factors. The district's previous school building was aging and no longer adequately supported modern instructional delivery, student support services, or current safety expectations. Limitations in classroom configuration, infrastructure, and systems restricted the district's ability to provide a comprehensive educational environment aligned with current academic standards and student needs.

The selected site was strategically chosen due to its proximity to surrounding towns and population centers. Constructing the new facility in this location was intended to:

Improve accessibility for students and families

Encourage enrollment growth in surrounding communities

Strengthen the district's long-term viability

Provide a centralized, modern educational environment

At the time of construction, new construction was determined to be more cost-effective and educationally appropriate than renovating the prior facility. The new building allowed the district to design spaces intentionally aligned with instructional programming, technology integration, safety considerations, and community use.At the time of construction, the facility was built as a new public school designed specifically to meet the educational, safety, and programmatic needs of the district's students. The building was constructed to comply with applicable building codes, safety standards, and educational facility requirements in effect at that time.

The decision to construct a new facility was driven by several factors. The district's previous school building was aging and no longer adequately supported modern instructional delivery, student support services, or current safety expectations. Limitations in classroom configuration, infrastructure, and systems restricted the district's ability to provide a comprehensive educational environment aligned with current academic standards and student needs.

The selected site was strategically chosen due to its proximity to surrounding towns and population centers. Constructing the new facility in this location was intended to:

591

Improve accessibility for students and families

Encourage enrollment growth in surrounding communities

Strengthen the district's long-term viability

Provide a centralized, modern educational environment

At the time of construction, new construction was determined to be more cost-effective and educationally appropriate than renovating the prior facility. The new building allowed the district to design spaces intentionally aligned with instructional programming, technology integration, safety considerations, and community use.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has consistently invested in capital improvements to maintain a safe, functional, and educationally appropriate learning environment for students. Over the past several years, the district has prioritized projects that address life safety, infrastructure reliability, and the overall condition of the facility.

Within the last three years, the following capital projects have been completed at the affected facility:

Roof Replacement - Replacement of aging roofing systems to address leaks and prevent further structural deterioration.

Wastewater Treatment Plant Improvements - Upgrades to ensure compliance with environmental regulations and maintain operational reliability.

Exterior Door Safety and Security Upgrades - Installation of improved access control and reinforced entry systems to enhance campus security.

Flooring Replacements - Replacement of worn and damaged flooring in instructional and high-traffic areas to improve safety and usability.

Gym Floor Refinishing - Restoration of the gymnasium floor to extend its lifespan and maintain safe conditions for student activities.

Football Stadium Lighting Replacement/Upgrades - Improvements to athletic field lighting to ensure safe evening use and energy efficiency.

Baseball Field Remodel - Upgrades to the baseball field to improve drainage, safety, and functionality for student athletics.

These improvements reflect the district's ongoing commitment to maintaining the facility and investing local resources where feasible. While the district has addressed several high-priority needs, remaining capital deficiencies exceed available local funding capacity, which is why BEST assistance is being pursued.The majority of these improvements total approximately $3 million were made possible only by the funding support of a 2022 Bond.

G. Historical Capital Outlay Budgeting

592

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three years, the district has actively budgeted and allocated resources to address capital needs and deferred maintenance at its facilities. The district maintains a capital reserve fund, which is funded annually through transfers from the general fund to ensure dedicated resources for capital improvements. Additionally, the district secured a bond in 2022, which has covered the majority of capital outlay expenses during this period.

Specifically, approximately $4 million has been budgeted over the past three years from a combination of the bond proceeds and capital reserves to address deferred maintenance at the high school facility. This funding has been targeted toward preserving and extending the useful life of critical building systems, demonstrating the district's ongoing commitment to responsible stewardship of its facilities and resources.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

593

Clear Creek RE-1 (0540) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS-HS Fire Alarm Replacement (0540-SG00003) - Site Level Applicant - New - Application Number (21)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

This grant application seeks to address deficiencies in the facility's fire alarm system. The current fire panel and all associated equipment are original to the building's construction and are now over 20 years old. As the system has aged, reliability concerns have increased, including a higher risk of equipment malfunction and difficulty obtaining replacement parts. The system no longer aligns with current fire safety standards and code requirements.

Aging fire alarm infrastructure presents a significant life-safety concern for students, staff, and visitors. Reliable detection and notification systems are critical to ensuring timely emergency response and safe evacuation in the event of a fire or other emergency.

If BEST grant funds are awarded, the district will replace the existing fire panel and all associated devices with a modern, code-compliant system. The proposed solution will:

Improve system reliability and reduce the risk of malfunction

Ensure compliance with current fire safety codes and standards

Enhance overall campus safety and emergency response capabilities

Reduce ongoing repair costs associated with obsolete equipment

This project will modernize a critical life-safety system and ensure that the facility provides a safe and secure learning environment for students for years to come.

565

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The facility's existing fire alarm system is original to the building's construction and is now over 20 years old. The fire panel and associated equipment have exceeded their useful life and have become increasingly unreliable. The district has experienced repeated false alarms, equipment malfunctions, and system component failures.

In a small rural school district, these deficiencies present heightened concerns. Emergency response times in rural communities can be longer than in urban areas, making the reliability of on-site life-safety systems especially critical. An aging and malfunctioning fire alarm system increases the risk that detection and notification may be delayed or compromised during an actual emergency.

The system's ongoing false alarms require full-building evacuations, disrupting instructional time and creating confusion and desensitization to alarm events. This not only interrupts the learning environment but also diminishes confidence in the integrity of the life-safety system.

Additionally, replacement parts for the obsolete system are increasingly difficult to obtain, and repair costs continue to escalate. As a small rural district with limited capital reserves and bonding capacity, the district cannot sustainably continue to invest in short-term repairs for a system that no longer meets current safety standards.

The age, unreliability, and obsolescence of the existing fire alarm system constitute a significant life-safety and security concern. Replacement of the system is necessary to ensure reliable emergency detection and notification, compliance with current fire and safety codes, and the protection of students, staff, and visitors.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district has undertaken thorough and ongoing efforts to evaluate the condition and reliability of the facility's existing fire alarm system. The system is original to the building's construction and is now more than 20 years old. As operational issues have increased, the district has proactively investigated the extent of the deficiencies.

Investigation and diligence efforts have included:

Annual inspections and required testing performed by licensed and qualified fire alarm professionals.

Multiple service calls to diagnose recurring false alarms, system malfunctions, and component failures.

Detailed troubleshooting and system evaluations conducted by certified fire alarm contractors to assess panel integrity and device functionality.

Consultation with qualified professionals regarding system obsolescence, availability of replacement parts, and long-term serviceability.

Communication and coordination with local fire authorities regarding recurring alarm activations, system reliability concerns, and compliance expectations.

Through these efforts, both contracted professionals and local fire officials have confirmed that the system is beyond its useful life, components are obsolete, and replacement parts are increasingly difficult to obtain. While targeted repairs have been performed to maintain operation, these measures have provided only temporary solutions. Continued repair is no longer considered cost-effective or reliable for a life-safety system.

As a small rural school district with limited capital capacity, the district has made every reasonable effort to maintain and repair the system before pursuing replacement. Based on documented deficiencies, professional assessments, and input from local fire authorities, full replacement of the fire alarm system has been determined to be necessary to ensure reliable emergency detection, code compliance, and the safety of students, staff, and visitors.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Proposed Scope

The proposed project consists of the complete replacement of the existing fire alarm system, which has exceeded its useful life and is experiencing ongoing malfunctions and false alarms. The solution is designed to fully address system obsolescence, improve life-safety reliability, ensure code compliance, and provide long-term operational stability for the district.

1. Existing System Removal

The project will include full decommissioning and removal of the existing fire alarm system components, including:

Removal of the existing fire alarm control panel, remote annunciators, power supplies, and associated system components.

Removal of existing initiating devices, notification appliances, and related wiring as required.

Proper disposal of all removed equipment in accordance with local, state, and federal regulations.

This complete removal eliminates obsolete equipment that has contributed to recurring malfunctions and costly repairs.

2. New Fire Alarm System Installation

A new, fully addressable fire alarm system will be furnished and installed to provide reliable detection and notification throughout the facility.

Scope includes:

Installation of a new addressable fire alarm control panel listed for commercial/educational occupancy.

Provision of all required power supplies, batteries, annunciators, and network components necessary for a complete and functional system.

Installation of new initiating devices, including smoke detectors, heat detectors, manual pull stations, duct detectors, and waterflow/tamper switches as required by code and existing building conditions.

Installation of new audible and visible notification appliances throughout the facility to meet audibility, visibility, and ADA requirements.

The addressable system will allow precise identification of alarm locations, improving emergency response efficiency and reducing troubleshooting time.

3. Code Compliance

598

The new system will be designed and installed in full compliance with all applicable codes and standards, including:

NFPA 72 - National Fire Alarm and Signaling Code

International Building Code (IBC)

International Fire Code (IFC)

Applicable State of Colorado and local Authority Having Jurisdiction (AHJ) requirements

Americans with Disabilities Act (ADA) requirements

All equipment will be UL listed and approved for its intended use.

Full code compliance ensures that the district's life-safety system meets current standards, correcting deficiencies associated with the outdated system.

4. Design, Permitting, and Coordination

The project will include:

Preparation of fire alarm system design documents and shop drawings for review and approval by the Authority Having Jurisdiction (AHJ).

Obtaining all required permits and coordinating inspections with the AHJ and school district representatives.

Coordinating installation activities with school operations to minimize disruption to students and staff.

As a small rural district, careful coordination will ensure continuity of educational operations while critical life-safety upgrades are completed.

5. Testing, Training, and Closeout

Upon installation, the contractor will:

Perform complete system testing, including formal acceptance testing with the AHJ.

Provide on-site training for designated district personnel on system operation and basic troubleshooting.

Deliver record drawings, system documentation, device lists, and warranty information at project completion.

This ensures district staff are equipped to maintain the system effectively after installation.

6. Warranty

A minimum one-year warranty on all labor and materials will be provided unless otherwise specified, ensuring system performance and contractor accountability following installation.

How This Scope Addresses the Deficiencies

The proposed solution directly resolves the documented deficiencies of false alarms, equipment malfunctions, and system obsolescence by replacing the aging infrastructure with a modern, code-compliant, fully addressable system. The project eliminates unreliable components, restores confidence in emergency notification procedures, improves life-safety protection, and reduces ongoing repair costs.

For a small rural school district with limited capital capacity, this comprehensive replacement provides a long-term, efficient, and sustainable solution that ensures the safety and security of students, staff, and visitors.

599

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The district has undertaken extensive planning and diligence to ensure that the proposed fire alarm system replacement is the most efficient and effective solution to address the documented deficiencies.

Over the past several years, the district has attempted repair and maintenance of the existing system, including routine inspections, service calls for malfunctions, and component replacements. These efforts have proven insufficient to meet current safety standards, code compliance, and operational reliability. Investigations by qualified fire alarm professionals and consultations with local fire authorities confirmed that continued repair would not resolve recurring false alarms, equipment failures, or obsolescence. Full system replacement has been determined to be the only viable solution to ensure reliable life-safety protection for students, staff, and visitors.

To arrive at the proposed solution, the district completed the following due diligence efforts:

Outline Specifications and Scope of Work: Developed detailed project specifications and scope of work to define system requirements, functional expectations, and code compliance obligations.

Professional Cost Estimates: Obtained professional cost estimates from qualified contractors to ensure the proposed solution is fiscally responsible and within reasonable budget parameters.

Planning and Scheduling: Created a complete project timeline to coordinate design, permitting, installation, testing, and training while minimizing disruption to instructional activities.

009

Standards and Compliance Review: Ensured that the proposed system design meets all applicable architectural, functional, infrastructure, and technology standards, including NFPA 72, International Building and Fire Codes, ADA requirements, and all local and state fire safety regulations.

These efforts demonstrate that the proposed full system replacement is not only necessary for life-safety compliance but also represents the most efficient and responsible use of state and local resources. Alternative approaches, such as continued repairs or partial upgrades, were evaluated and determined to be insufficient, cost-ineffective, and unable to provide the required level of safety and reliability.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Professional consultants have evaluated the facility's existing fire alarm system and noted that the main fire panel and associated components are showing clear signs of failure. Given the system's age and current condition, failure could occur at any time, creating a significant life-safety risk for students, staff, and visitors.

If this project is not awarded, the district would be forced to continue relying on an obsolete, unreliable system. This could result in:

Malfunction during an actual emergency, delaying detection and evacuation

Increased frequency of false alarms, disrupting instructional time and eroding confidence in emergency procedures

Escalating repair costs that provide only temporary fixes without addressing underlying obsolescence

As a small rural district already facing extreme financial constraints, covering the full cost of this essential life-safety system replacement without BEST grant assistance would place an unsustainable burden on the district's limited local resources. This project is not a discretionary improvement; it is a critical requirement to ensure compliance with current fire safety codes and to protect the health, safety, and security of all building occupants.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon completion of the proposed fire alarm system replacement, the district will implement a comprehensive maintenance plan to maximize the life and reliability of the system. Routine and annual testing will be performed by licensed and qualified fire alarm contractors to ensure the system remains fully operational and compliant with all applicable safety codes and standards. Any repairs or maintenance needs identified during inspections or testing will be addressed promptly to prevent system degradation and ensure continuous life-safety protection.

The district maintains a long-range planning committee that evaluates and prioritizes capital improvement needs annually. This committee, in coordination with the Board of Education and the district's designated facilities representative, ensures that future funding for repair, maintenance, and eventual replacement of major building systems is considered in annual budget planning. Through this proactive approach, the district integrates lifecycle planning into financial and operational decisions, ensuring sustainability of critical infrastructure over time.

The proposed fire alarm system will also include a minimum one-year warranty on labor and materials, providing additional assurance of reliability and quality workmanship. Together, professional maintenance, proactive budgeting, and warranty coverage will ensure the system continues to operate effectively, extending its useful life and safeguarding students, staff, and visitors for years to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

602

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Clear Creek RE-1 (0540) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS-HS Fire Alarm Replacement (0540-SG00003) - Site Level Applicant - New - Application Number (21)

III. Detailed Project Cost Summary

603

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

68.00 %

* B. Actual match on this request - Enter Actual Match Percentage

68

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 412,262.11
D. Applicant Match to this Project	$ 280,338.23
E. Requested BEST Grant Amount	$ 131,923.88
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 412,262.11

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2021 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 120,000

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 120,000

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 266

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 3.44 Project Cost/Affected Square Feet

604

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

451

3 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/01/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district developed the project estimate in collaboration with licensed fire alarm contractors, professional consultants, and local fire authorities, using professional cost estimates, detailed specifications, and a comprehensive project timeline. The budget accounts for full removal and replacement of the aging fire alarm system, as well as standard construction and owner contingencies and a small escalation factor.

A unique consideration is the planned installation between June 1 and September 1, during summer break when the facility is unoccupied, minimizing disruption to students and staff. This process ensures the project reflects actual costs and represents the most efficient and responsible use of state and local resources while fully addressing life-safety, code compliance, and operational needs.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Director of Facilities will oversee the fire alarm panel replacement project, ensuring compliance with BEST grant requirements, district standards, and all safety codes. Responsibilities include managing the project budget and timeline, coordinating with contractors and engineers, and supervising installation to ensure operational readiness. The Director possesses experience in facilities management and capital projects, knowledge of fire alarm systems and safety regulations, and strong skills in project management, vendor oversight, and stakeholder communication.

605

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

If awarded, the district will follow CDE Consultant/Vendor Selection Guidelines and all applicable local procurement policies. Qualified consultants, vendors, and contractors will be selected through an open, competitive solicitation, with proposals evaluated on experience, cost, references, and demonstrated ability to work with school facilities. All procurements will adhere to CDE dollar thresholds and proper documentation will be maintained to ensure transparency and compliance. This process ensures that the project is completed efficiently, responsibly, and in full compliance with state requirements

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We applied for Best grant for FY25-26 as well as the SSD grant. Unfortunately we have not been able to secure additional funding recently to help address the school's facility needs. Our ability to match this project is solely based on a very small amount of remaining bond funds from a 2021 election.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The district does not anticipate major reductions in ongoing utility costs as a result of this project, as the replacement of the fire alarm system primarily addresses life-safety and code compliance needs rather than energy efficiency. However, the district has incurred significant repair-related costs for the existing system, totaling nearly $30,000 over the past two years.

By replacing the aging system, the district expects to eliminate these recurring repair expenses, providing a measurable financial benefit while ensuring reliable operation, reduced emergency maintenance, and enhanced safety for students, staff, and visitors.

909

Evergreen Fire/Rescue

1802 Bergen Parkway • Evergreen, Colorado 80439
Phone: 303-674-3145 • Fax: 303-674-8701

February 28, 2026

RE: Clear Creek High School/Middle School – 185 Beaver Brook Canyon Rd – Fire Alarm Replacement

Dear BEST Grant Committee:

Evergreen Fire Rescue fully supports the BEST grant application for the fire alarm replacement at the Clear Creek High School/Middle School. The fire alarm system is 25 years old and has become increasingly problematic with trouble signals and false alarms.

Even after complying with the required inspection, testing and maintenance, the fire alarm panel continues to have phantom ground fault signals. After multiple fire alarm technician diagnoses, the trouble signals continue to be a persistent problem. These conditions would indicate the fire alarm system is near the end of useful life and should be replaced.

We have received increasing call responses to the facility. The calls have doubled over the past 2 years. Even while working with the school staff to track down the issues, we have been dispatched for multiple fire alarm incidents due to fire alarm system malfunctions.

Four months ago, we were dispatched to an actual fire and sprinkler activation at the school. Fortunately, the fire alarm panel functioned correctly. However, we have concerns for the system integrity as it nears its end of life. For this reason, Evergreen Fire Rescue supports the grant application for a fire alarm replacement as a high priority.

Please contact me if you have any questions in regard to this information.

Respectfully,

John Sebastian

Digitally signed by
John Sebastian
Date: 2026.02.28
09:00:30-07'00'

John Sebastian
Fire Marshal
Evergreen Fire/Rescue
303-679-4746

● Campuses Impacted by this Grant Application ●

Colorado Early Colleges Fort Collins - 6-12 HVAC and Elevator Replacement - Colorado Early Colleges Fort Collins MS - 1989

District:	Charter School Institute
School Name:	Colorado Early Colleges Fort Collins MS
Address:	4512 Mcmurry Avenue
City:	Fort Collins
Gross Area (SF):	46,410
Number of Buildings:	1
Replacement Value:	$18,989,789
Condition Budget:	$7,178,317
Total FCI:	0.38
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,990,763	$2,034,236	0.68
Equipment and Furnishings	$282,775	$2,354	0.01
Exterior Enclosure	$3,580,016	$798,156	0.22
Fire Protection	$664,718	$827,578	1.25
HVAC System	$1,621,283	$753,146	0.46
Interior Construction and Conveyance	$3,248,948	$2,179,159	0.67
Plumbing System	$894,595	$14,350	0.02
Site	$1,171,428	$569,340	0.49
Structure	$4,535,264	$0	0.00
Overall - Total	$18,989,789	$7,178,319	0.38

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Fort Collins MS Main	46,410	0.37	1989	$17,818,361	$6,608,979
Colorado Early Colleges Fort Collins MS Site	103,430	0.49	1989	$1,171,428	$569,340
Overall - Total	149,840	0.38		$18,989,789	$7,178,319

● Campuses Impacted by this Grant Application ●

Colorado Early Colleges Fort Collins - 6-12 HVAC and Elevator Replacement - Colorado Early Colleges Fort Collins HS - 1980

District:	Charter School Institute
School Name:	Colorado Early Colleges Fort Collins HS
Address:	4424 Innovation Drive
City:	Fort Collins
Gross Area (SF):	91,674
Number of Buildings:	1
Replacement Value:	$29,341,258
Condition Budget:	$9,972,003
Total FCI:	0.34
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$6,227,578	$2,540,316	0.41
Equipment and Furnishings	$675,986	$0	0.00
Exterior Enclosure	$5,593,137	$2,751,965	0.49
Fire Protection	$1,326,920	$0	0.00
HVAC System	$2,877,539	$928,449	0.32
Interior Construction and Conveyance	$4,756,412	$1,209,038	0.25
Plumbing System	$1,857,621	$1,212,692	0.65
Site	$2,144,453	$1,329,541	0.62
Structure	$3,881,612	$0	0.00
Overall - Total	$29,341,258	$9,972,001	0.34

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Fort Collins HS Main	91,674	0.32	1980	$27,196,805	$8,642,460
Colorado Early Colleges Fort Collins HS Site	245,678	0.62	1980	$2,144,453	$1,329,541
Overall - Total	337,352	0.34		$29,341,258	$9,972,001

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Colorado Early Colleges Fort Collins **County:** Larimer

Project Title: 6-12 HVAC and Elevator Replacement

Current Grant Request:	$827,738.38	**CDE Minimum Match %:**	19%
Current Applicant Match:	$194,160.86	**Actual Match % Provided:**	19%
Current Project Request:	$1,021,899.24	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,021,899.24	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$22.16	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.53	**Affected Pupils:**	1,014
Hard Costs Per Sq Ft:	$21.63	**Cost Per Pupil:**	$1,008
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	136
Previous BEST Total $:	$1,559,845.70		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$379,160.46
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	3	**Free Reduced Lunch %**	32.00%
		Statewide Charter Avg: 40.1%	

Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - Site Level Applicant - New - Application Number (50)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Colorado Early Colleges Fort Collins - 8001-2067-C

Other, not listed

611

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☐ Kindergarten	☑ Multi-purpose room
☑ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Bylaws Section 8.4 Dissolution - No individual, whether a Director, officer, employee or agent of the Corporation, or otherwise, shall have any right, title, or interest in the assets of the Corporation. The Corporation shall not dissolve or wind up its affairs until all of the debt incurred in securing property to be used as a Charter School facility or facilities, is paid in full and is no longer outstanding. The Corporation may dissolve and wind up its affairs in the manner now or hereafter permitted or provided by the Act. Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, transfer all of the assts of the Corporation to SCEC or, if SCEC has been terminated, to the use of only another entity organized and operated exclusively for charitable or educational purposes and qualified for tax exemption from Federal income tax under section 501(c)3 of the Internal Revenue Code or to the Charter School Institute. Any such assets not so disposed of shall be disposed of by court of competent jurisdiction in Colorado, exclusively for such purposes, or to such organization or organizations, consistent with the Internal Revenue Code, as said court shall determine. Any person disposing of assets belonging to the Corporation shall first give preference to applying such assets to the benefit of an organization or organizations that provide or promote public education.

612

*

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.**

FCHS - 4424 Innovation Drive - Prior to the purchase and extensive renovation by CEC in 2017, the facility was a vacant solar panel manufacturing facility with few interior walls and a very high ceiling. Sitting at over 90,000sf, this building was the clean slate opportunity CEC needed to create a space that could match the type of educational mission set for students. The interior build-out consisted of administrative office areas, classrooms, auditorium, gym, bookstore/library, scratch kitchen, and cafeteria. In addition, total HVAC re-engineering was necessary to ensure proper air distribution, ceiling grid design, electrical and low voltage installation, lighting, etc. All are new as of 2017. CEC's FCHS now serves 717 students and 50+ staff. CEC invested $8M to purchase the building and land, and an additional $8.6M for design and build-out. Total investment was $16.6M. This is our "Innovation" campus, not only because it is located on

Innovation Drive, but also because the space was born from innovation and allows our students to live and breathe innovation every day.

FCMS - 4512 McMurry Avenue - The middle school facility was purchased and renovated during 2015-16 and is located less than ¼ mile from the Innovation HS campus. The building was purchased with bond dollars for $5.06M, renovated for $700k, and made ready for the 2016-17 school year. The building was previously occupied by a K-5 arts-based program, however, with CEC's early college model, many improvements were made to elevate the learning spaces with technology and capacity to support CTE programming. Spaces were reconfigured and improved to introduce computer and science labs, a robotics lab, and additional office space for administrative staff. This building has become a great middle school feeder to our Innovation campus and has even allowed our advanced MS students to walk between buildings to take high school classes. The building currently supports 244 students.

In 2015-16 when the buildings were purchased, CEC's primary need was to expand into additional space. The prior CEC Fort Collins was not large enough to support the rate of growth they were experiencing or to keep up with the evolving educational programming. By expanding, the newly designed spaces spurred growth and development in our CTE programs including robotics, drone aviation, medical sciences, and more.

Through recent Master Facility Planning reflection and analysis, we have reinforced that these spaces which were designed for the future are still living up to their expectations. Not only has CEC been able to keep ahead of emerging programming since 2017, but the spaces are still flexible enough to continue to do so as things evolve rapidly. These buildings truly allow for the advanced and innovative programming CEC strives to bring to all our students as we continue to follow our vision, "Student-Centered. Innovation Ready. Future-Focused."

*** 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.**

613

The Fort Collins HS campus was purchased in June 2016. Prior to the 2017-18 school year, the building underwent an $8.6m renovation over 91,674sf. The interior was configured as an industrial space and needed a major overhaul to be converted to a school setting. The renovation included modern classrooms, administration offices, auditorium, gymnasium, cafeteria, staff areas, study areas, multi-purpose rooms, STEM and outdoor space for students and staff. All these improvements provided an environment for high level early college programming. In Summer 2019, a $38k project increased usable outdoor space. This space included student-run gardens, community space and teaching space. Here is a list of capital projects from the last three (3) years, plus additional HVAC projects dating back to 2020:

Fort Collins HS - Winter 2020 - HVAC Ionization Upgrade (18 Plasma Installs) - $58,515.00 [SSRG Grant]
Fort Collins HS - Summer 2024 - Roof Replacement - $2.23m [BEST Grant]
Fort Collins HS - Fall 2024 - Security Window Film - $48,101.61 [SSD Grant]
Fort Collins HS - Spring 2025 - Water Heater Replacement - $22,521.51
Fort Collins HS - Summer 2025 - Parking Lot Re-Pavement, Striping & Drainage - $314,253.70
Fort Collins HS - Spring 2026 - Fire Sprinkler System Water Main Repair - $45,000.00

The Fort Collins MS campus was purchased in December 2015. Prior to the 2016-17 school year, the building underwent a $700k interior update over all 3 floors and 46,410sf. The interior was already configured into a school setting when CEC acquired it. The $700k went towards improvements that aligned with other CEC campuses, including new Paint, Flooring, Signage, Security System in addition to refreshed classrooms and staff areas. All these improvements provided an environment for high level early college programming. In 2017-18 a new playground was added. Here is a list of capital projects from the last three (3) years, plus additional HVAC projects dating back to 2019:

Fort Collins MS - Summer 2019 - New 2.5 Ton Mini-Split - $7,317.00
Fort Collins MS - Winter 2019 - New HVAC Controls - $53,056.00
Fort Collins MS - Winter 2020 - HVAC Ionization Upgrade (11 Plasma Installs) - $12,925.00 [SSRG Grant]
Fort Collins MS - Spring 2020 - Building Pressure Relief Fan - $16,466.00
Fort Collins MS - Summer 2021 - HVAC Hail Damage Replace/Repair - $138,416.50 [BEST Grant]
Fort Collins MS - Fall 2023 - Health Office Expansion & Remodel - $6,375.00
Fort Collins MS - Spring 2024 - Exterior Caulking - $17,900.00
Fort Collins MS - Summer 2024 - Parking Lot Update - $19,383.22
Fort Collins MS - Fall 2024 - New Door Hardware & Re-Key - $20,500.00 [SSD Grant]
Fort Collins MS - Fall 2024 - Security Window Film - $44,112.37 [SSD Grant]
Fort Collins MS - Winter 2025 - Site Drainage Restoration - $8,000.00
Fort Collins MS - Spring 2025 - Rubber Floor Upgrade for Gym & PE Classroom - $11,010.29

G. Historical Capital Outlay Budgeting

614

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Historically, CEC's capital outlay budgeting included 2% of PPR funds from CEC's entire network of schools. 1% of PPR funds were for capital outlay and is called our School Facility Improvement Fund. The other 1% was for educational improvement related to classroom space and programming. These funds previously accounted for 2% PPR annually across all schools and were funneled into one shared account to address new building purchase, and other large, fixed asset maintenance and improvement.

Beginning in year 2024-25, the capital budgeting at each school increased significantly thanks to alignment between Facilities, Finance, and the CEC Governing Board. After assessing the deferred maintenance across CEC's entire network of schools utilizing a rough capital budget review and projection, capital funding was increased to ensure funding for the future. 7% of PPR is reserved annually at each school to support facilities. 5% of this total fund is dedicated as a capital renewal reserve, totaling ~$541,000 annually. The remaining 2% is dedicated to growth and improvement of space to support new programming, totaling ~$216,000 annually. These allocations have been verified and reinforced by the recent completion of the new Master Facility Plan, which can be seen in "Appendix A" of the attached plan.

At FCHS and FCMS specifically, the capital renewal forecast includes projections of Network enrollment, PPR, and Mill Levy income. In 2025 the Fort Collins HS and MS funds combine and make up about $784k of facility project funding. Continuing each school's growth and annual contribution will ensure that CEC maintains a healthy capital outlay budget. Leftover funds that are not actively being used toward a project will be kept in a high yield savings account, which is CEC's best practice. The renewal forecast includes considerations for materials escalations, and inflation, and will be updated annually as we complete capital projects across the CEC Network. The maintenance of these systems will continue to align with CEC best practices.

The percentage calculation of 5%+2% stems from the CDE school facility assessments. A robust capital replacement list was formed into a usable data format and transformed into a very detailed annual assessment of expenses at each school for the next 30 years. Capital outlay budgeting was cross-referenced to provide replacement dates and estimates, accounting for inflation. With the help of BEST grants to address our most immediate and critical needs, we found these percentages would sustain our ongoing deferred maintenance needs as well as the facility goals set at each campus spanning the next 30 years. The capital outlay projections and budgeting process are ongoing and are re-evaluated on an annual basis. All Facility Management strategy, budgeting, preventative maintenance, etc. are based on this plan and align very closely with each school building's needs.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Based on current and previous BEST funded projects, CEC is not obligated to carry a Capital Renewal Reserve. However, CEC contributes 5% + 2% of PPR to two reserve accounts where remaining funds are rolled over annually, separate from the general operating budget. The 5% account, known as the Facility Improvement Fund (FIF) is reserved for capital outlay. The 2% account, known as the Educational Improvement Fund (EIF) is reserved for academic programming. Depending on the need and project, the EIF can be used in conjunction with the FIF if the academic programming project requires capital outlay. The Facilities Department prioritizes the annual operating budget for general repairs & maintenance. The FIF provides additional funding when the general repairs and maintenance budget is exhausted. Additionally, larger deferred maintenance and replacement projects can be budgeted out of the FIF over a multi-year period. The Facilities Department maintains a minimum balance equivalent to one year's contribution of 5% + 2% of PPR to ensure solvency.

615

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - Site Level Applicant - New - Application Number (50)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☑ Other: Please explain.

Modernization of original 1989 elevator.

616

*** B. Has this project previously been applied for and not awarded?**

- (●) Yes
- ( ) No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

CEC seeks BEST funding to address two urgent health, safety, and reliability risks at its Fort Collins campuses: (1) end of life rooftop HVAC units (RTUs) at both the High School (FCHS) and Middle School (FCMS) that are producing poor indoor air quality (IAQ), overheating, and escalating maintenance costs; and (2) an obsolete 1989 elevator system at FCMS that threatens ADA access, student safety, and daily learning continuity.

CEC treated this year's application as a full re submission, investing significantly more diligence to ensure state dollars achieve maximum impact. Using our new Master Facility Plan, five years of maintenance and energy data, vendor PM records, and an independent engineering study by PEC, we verified unit conditions, right sized equipment, measured outdoor air fractions, and confirmed roof capacity for new RTUs. This additional analysis reduced uncertainty, sharpened project scope, and lowered overall projected cost compared to last year's request.

At FCHS, eight RTUs, now 16-28 years old, serve critical student spaces including science labs, cafeteria, gym, and special education classrooms. All carry SCI scores of 1.25 and increasingly fail to meet ventilation and temperature demands. At FCMS, two aging RTUs provide roughly one third of the building's HVAC capacity, with RTU 1 now severely undersized. Engineering confirmed outdoor air fractions well below recommended ranges and classroom temperatures frequently exceeding 85°F, with CO2 levels repeatedly reaching the high 900s PPM. Simultaneously, the FCMS elevator has been declared obsolete; replacement control boards are no longer manufactured, resulting in prolonged outages and unacceptable ADA risk for students who depend on vertical access for equitable learning.

CEC proposes replacing ten RTUs across both campuses with high efficiency units equipped with economizers and full BAS integration. At FCMS, ventilation will be right sized by isolating the cafeteria load with one 10 ton ERV and 10 tons of heating and cooling capacity, restoring appropriate airflow and temperature control to upstairs classrooms. The project also includes a full modernization of the FCMS elevator-cab, motor, and controls-with upgraded safety features, power loss battery lowering, remote monitoring, and seamless integration into existing emergency and communication systems.

CEC is project ready. We have a strong history of delivering state funded projects on time and within budget, strengthened this year by multiple competitive bids and engineering verification. Ongoing stewardship is ensured through a dedicated Facilities team, and a sustainable funding model reserving 7% of PPR annually-5% for capital renewal and 2% for educational improvements.

BEST funding will directly eliminate immediate health and safety hazards, stabilize learning environments, and reduce long term operational costs-advancing CEC's vision: Student Centered. Innovation Ready. Future Focused.

617

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

618

The CEC Facilities Department has identified two critical System Groups from the CDE Facility Condition reports for CEC FCHS and MS campuses that need replacement due to poor and rapidly declining conditions. These System Groups have exceeded their expected useful life and are obsolete. Our reported deficiencies are supported and validated by reputable 3rd party engineering firm, PEC. The engineering report focused on HVAC performance, unit load and sizing, outdoor air fractions, and structural analysis. All findings will be detailed in the following sections and have been provided in the application for additional review as needed. To begin, the HVAC report states, "Continued operation presents risks of unplanned outages, degraded indoor air quality (IAQ), inefficient energy performance, and increased maintenance costs. Replacement is necessary to safeguard continuity of school operations, occupant health, and fiscal responsibility."

HVAC System Components - Both FCHS and MS have RTUs in deteriorating condition and have an SCI Score of 1.25. The oldest of these RTUs date back to 1998 and 1999 and can no longer be maintained reliably. The remaining RTUs have reached their expected useful life, but in most cases have far exceeded it. Over the years CEC has maintained an inventory of RTUs and tracked their condition during regular preventative maintenance service. We have seen that despite regular service, the proposed RTUs are struggling to keep up with basic cooling and heating demand. As CEC continues to repair major component failure within these RTUs, it has become prohibitively expensive to maintain these units.

At FCHS, CEC is proposing replacement of eight RTUs, which are between 16-28 years old. These eight units make up 34.6% of the building's HVAC capacity, have an SCI of 1.25 and are due for replacement. When digging deeper into the data of the HVAC System Group, we discovered that FCHS also has a low overall score of 0.33. However, if you drill down into the data on page 33, you will see there is a major deficiency specifically with these 8 RTUs. When assessing the impact on the student body and staff, we see that these units are serving critical student and staff spaces and have had an increased failure rate. Educational spaces critical to our early college model, such as certification and science labs are affected, as well as the cafeteria, gymnasium, and special education spaces. Due to the nature of these spaces, we can easily identify that the health and comfort of every CEC student that attends FCHS is affected by this HVAC deficiency.

These units serve high-impact student and staff spaces and have had an increased failure rate. We have been tracking a trend of increased HVAC maintenance costs in the past 5 years for these units. The trends at both buildings show that we have nearly doubled our HVAC maintenance costs in the past 4 years, which is reflected in the spike in annual facilities operating costs and analysis that can be seen in our Master Facility Plan. Based on other major HVAC equipment upgrades and historical project data, we anticipate an average annual savings of 50% to 75% in annual maintenance costs.

PEC's HVAC load analysis verified each of the eight RTUs is providing a lower-than-average outdoor air fraction to the building. In all eight cases, outdoor air fractions fall far below the recommended 30-40% range for optimal fresh air in classrooms and is affecting CEC students negatively. Unit under-performance is a contributing factor to low fresh air circulation and poor heating and cooling response. Even when the units are running properly, they are hardly keeping up with demand even despite low exterior solar load.

At FCMS, CEC is proposing replacement of two RTUs, which are both 20 years old. These units make up 33% of the building's HVAC capacity, have an SCI score of 1.25 and are due for replacement. Similarly to the FCHS HVAC System Group score analysis, we discovered that the 0.46 score on page 1 of the Facility Condition Assessment does not paint the full picture of the System Group's condition. It is not until you drill down into the data on page 25 that you will see there is a major deficiency within that System Group. When assessing the impact on the student body and staff, again, we see these units are serving critical student spaces and have an increased failure rate. Many classrooms and support spaces are affected by these two units including exceptional student services classrooms, library, computer labs, science labs, CTE labs, and cafeteria. Once again, every single FCMS student's health and comfort is being impacted by deteriorating equipment and declining air quality. On top of that, students are affected in the classrooms where they need the most optimal learning environment, ESS and CTE. We observed and recorded CO2 readings in some of our classrooms reaching 850+ CO2 PPM, with the most concerning reaching 970 PPM and 1,080 PPM in our science classroom and cafeteria.

619

PEC's HVAC load analysis verified that RTU-1 is struggling severely to keep up with air quality and temperature control demand. This unit's outdoor air fraction reads at only 17%, reinforcing our peak CO2 readings that reached concerning levels. Additional analysis revealed that the unit's spaces are experiencing such significant external load that it has significantly shortened the unit's expected useful life and will need additional support to avoid similar issues in the future. In addition to poor performance, the engineering report analyzed the existing HVAC design with respect to the size of the RTUs. Being the largest unit on the MS roof, the ductwork sizing and design are at its maximum airflow capacity with RTU-1's operation. PEC recommends reducing the load of RTU-1 by isolating the cafeteria and allowing RTU-1 to serve only the classrooms with the highest demand. All in all, this assessment proves that even at maximum performance RTU-1 would be falling short of the demand and causing a negative impact on the CEC student health and learning.

This past Summer and Fall, FCMS had the worst HVAC cooling experience in its 8-year history. East and southeast facing classrooms and the cafeteria consistently reached 85-87 degrees during the day and forced administrators to relocate classrooms to avoid dangerous conditions. The school received countless complaints from staff and even from parents of CEC students who considered withdrawing their student from the school.

Expensive repairs and replacements were made on the blower motor and condensers but only helped the issue slightly. The unit no longer locks out due to overheating and the condensers provide cooling consistently, but the unit still cannot keep up with the cooling demand. The single worst classroom remains unused to this day, even in winter months. We expect the worst conditions to return in the Fall when the cooling demand is at a peak.

During 2022-23, CEC also pursued an indoor air quality grant that provided Carrier HEPA filter units and replacement filters to combat indoor health and air quality concerns. We feel these HEPA filter units at FCHS and FCMS have held us over in areas that would've otherwise been even more severely impacted by

the poor operation of the RTUs that are proposed for replacement. CEC wanted to ensure that there was no stone unturned before applying for a BEST grant to replace the RTUs. We feel this band-aid solution is still helping, but it has come time to address the root cause of the issue and replace the RTUs that are underperforming and affecting our students.

Elevator System Components - CEC is also proposing replacement of the original elevator and controls in the FCMS building. The Facility Condition report assigned the system an SCI of 1.25. But more importantly, after maintaining this system diligently for many years, we were notified that the elevator and controls were deemed obsolete in 2023. This has caused a huge shortage in the market for parts, including major control processors which are nearly impossible to come by. Our preferred vendor clearly explained the risks of control board failure, which includes a minimum downtime of three weeks upon successful sourcing of a new control panel. However, this solution is unreliable and heavily overshadowed because sourcing the panel is extremely expensive, and most of the time impossible due to obsolescence in 2023. The alternative to this solution is to modernize the elevator at the point of failure, which takes about four months from start to finish including permitting and inspection. Losing an elevator for an entire semester is not an option. It would render CEC unable to serve multiple students and staff because they are wheelchair bound or have health concerns with using the stairs and would not be able to access many of our classrooms and programming, which are on the second and third floors.

Control processor failure is the greatest risk to our school. The existing and original processor is from 1989, currently 17 years past its expected useful life. While notoriously reliable during its expected useful life, CEC is now carrying a very high risk because it could fail at any time. Our elevator vendor cannot guarantee functionality even tomorrow based on how old the control board is.

In addition to the age of the control board, the current elevator is from the 1980s and is missing a lot of the modern safety features that exist today. Most importantly, a modern elevator would integrate with our electrical communications and emergency systems that the existing elevator does not. In the event of a power outage, the existing elevator becomes stuck and does not automatically reset itself upon power restoring. This a risk for entrapment for a minimum of a few hours until our vendor can respond and restore the elevator function. It also has become an issue during the past year when we experienced a weekend outage. Upon returning to the building, we found that the elevator was not functioning and made an emergency call to restore functionality. The students who have mobility restrictions could not attend their classes for the morning and lost half a day of learning because the elevator was down.

All in all, in addition to the risks of a semester of downtime, power outage, or other failure, the existing elevator is missing many of the safety and reliability features we would gain from modernizing. CEC would like to confidently guarantee access to programming and classes and do so with the assurance that it will be done safely no matter the circumstances.

620

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

CEC Facilities Department has taken extra time and attention to refine this BEST Grant re-application. We have taken great care over the past year to verify deficiencies across system groups to propose the most accurate project.

To begin the process, CEC consulted with trusted contractors who perform PMs and repairs on these System Group Components. Upon further evaluation by these vendors and CEC Facilities team, it was confirmed that these components have declined significantly and have negatively impacted students due to downtime and poor performance. The CEC FM team verified these findings internally through historical data analysis over the past 5 years. At this point, the combined age and previous condition of these systems is too great to overcome and continuing to extend the life of these systems is not fiscally responsible or safe for building occupants.

In addition to CEC Facilities' historical experience with these system groups, the CDE Facility Condition Reports for both buildings identify that these System Group Components are past their expected useful life. To reinforce these facts and our accumulated data and experience, we reached out to PEC for an objective 3rd party engineering assessment. Between PEC's findings, our vendor assessment and recommendations, as well as CEC facilities team analysis, we are confident that we have a full understanding of the deficiencies and best possible solution at hand.

PEC engineers spent 50 hours evaluating both buildings. They looked closely at HVAC design, controls, load calculations, fresh air fractions, and spent time on site. The engineers' findings reinforce the poor classroom climate and verify the ongoing negative impact on our student body. Each unit proposed for replacement was evaluated against school HVAC standards and found that most were underperforming significantly, especially when it came to fresh air circulation. This, in addition to consistent temperature complaints verify that each unit's performance does not hold up to an appropriate demand response.

The largest finding is a significant addition to this year's application and is related to FCMS RTU-1's capacity. The engineering report finds that RTU-1 is undersized when compared to space demand and external load. As a result, we are confident that our new proposed solution will address the concerning lack of fresh air and temperature control for this critical RTU zone.

For the FCMS elevator system, CEC is proposing replacement of the hydraulic lift, controller, and cab. The hydraulic lift and controller are 17 years beyond their useful life. The cab is 2 years beyond its useful life, but very outdated when it comes to safety and security features. CEC would gladly continue to maintain this system well beyond the replacement date; however, these elevator components have been deemed obsolete. Parts are no longer manufactured, therefore hard to source. Longer shipping times make it more expensive and difficult to procure. As a result, we have worked with our preferred vendor to prolong the life of the equipment while curating the appropriate solution for CEC. We are at the point now where the risk of failure and prolonged downtime is too great. Not only are we reducing risk of learning loss and impact to our students and staff, but we are eliminating the risk of a costly emergency repair.

621

In addition to their individual expertise, elevator vendors brought their subcontractors to verify field conditions, confirm deficiency findings, and propose modernization solutions. Each sub reported similar findings and scope of work, making us confident in the accuracy of our proposed project and budget. Specifically, the subs found that most of the building's infrastructure including electrical capacity and fire alarm integration are suitable for a modernized elevator without any additional upgrades. As a result of this, we were able to reduce our elevator contingency by $50k in this year's budget proposal.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

During this grant re-application process and the additional due diligence taken over the past year, CEC has significantly improved the proposed solution. We expect this project will perform more effectively and efficiently than the previous year's application because of key findings during the engineering HVAC load analysis and structural analysis process. In all, the solution has been refined and confirmed by 3rd party PEC engineers, and contingency and risk has been reduced significantly thanks to the additional time taken. Our additional due diligence guarantees the dollars spent on this project are being spent wisely and efficiently and that the successful outcome will serve our students and staff for the project's expected useful life and beyond.

Key due diligence findings include the following: unit load calculations and right-sizing to confirm the proposed units are suitable for the spaces they serve,

identification of FCMS RTU-1's overloaded condition and need for cafeteria isolation, and structural analysis to confirm the weights of the units with new refrigerant can be supported by the roof without any additional structural reinforcement. All these factors make us confident that this project will best serve our students and staff and is aligned with all BEST grant objectives and requirements.

FCHS/MS - HVAC System Components
Replacement of dated RTU equipment addresses multiple deficiencies that have historically revealed a compounding negative effect on the health and safety of students and staff, in addition to higher operating costs. As the RTUs reach their Expected Useful Life, preventative maintenance reveals faster cycles of component failures which have led to reduced air quality, inconsistent temperature regulation, and increased service calls. This poor performance is creating a sub-optimal learning environment for students and staff. Inadequate temperature and increased CO2 levels lead to reduced cognitive function (difficulty in concentrating and decision making), physical discomfort (headaches, dizziness, fatigue, and possible nausea) and respiratory issues (asthma, virus, bacterial infection). Required CO2 levels should be below 1000ppm with optimal levels around 500-600 ppm. We have recorded on multiple occasions of our core classrooms reaching high 900s and averaging between 775-900 ppm. In addition, classrooms are either too hot or too cold, on average running significantly higher or lower than the set point. Elevated operating costs have resulted from the increased service calls for these RTUs.

We'd like to highlight the issue with RTU-1 at the MS. The mechanical report has identified this unit as serving spaces beyond its 25-ton capacity; confirming the air quality issues the MS has been experiencing over the years. The unit has essentially been working overtime since its original installation in 2006, which has drastically accelerated the wear and tear on the unit. The unit currently serves classrooms and hallways on the second and third floors in addition to the cafeteria on the first floor. The proposed recommendation is to isolate the cafeteria heating and cooling on its own new system by installing one 10-ton Energy Recovery Ventilator and 10 tons of heating and cooling units. This design will provide efficient heating and cooling for the cafeteria when in use. During off periods, the system can be turned down or off when the space is not in use, saving on energy costs in addition to wear and tear. The new 25-ton unit replacing RTU-1 will be sufficient in providing the appropriate amount of heating and cooling to the classrooms and hallways on the second and third floors. Neither system is expected to run overtime to keep up with the demand of all these spaces, essentially providing the opportunity to extend these new systems beyond their Expected Useful Life with proper preventative maintenance. This proposed plan is the most efficient and cost-effective option. Increasing the tonnage of RTU-1 is not an option as existing ductwork cannot support the added airflow of a larger unit. Adding an additional RTU to the roof would require additional mechanical design, duct work, and would require additional roof reinforcement. The roof was designed for 5 units. RTU-6 was placed on the ground for that reason. Both options would be significantly more expensive than the recommended option. As it stands, the structural analysis of the roof confirms the weight of each proposed new unit and curb adapter doesn't exceed the 5% variance allowed by the building code.

Prioritizing health and safety, new, properly maintained RTUs will add efficiency, longevity and reduce operating costs; but most importantly, improve air quality through appropriate CO2 levels and temperature, greatly enhancing the learning environment for students and staff. A total of ten rooftop units will be replaced across the HS and MS campuses. The rooftop units designated to be removed and replaced consist of Carrier, Lennox and York split package units ranging between three-and-half (3.5) and forty (40) ton capacity. The current tonnage capacity is in accordance with fresh air requirements for the spaces they serve, except for MS RTU-1. The total tonnage identified for replacement is one hundred thirty-three (133) tons, serving critical areas including both building's cafeteria, 15 classrooms, teaching computer labs, exceptional student service areas, and 10 admin/support offices. All units will be high efficiency, gas heating, and electric cooling units with economizers, hail guards, crankcase heaters, and pressure switches to ensure energy efficiency. Each new rooftop unit will have Reliable Controls HVAC installed to integrate with our existing network-wide, remote-operated building automation system.

Breakdown of RTU replacements and additions at each campus:

622

Fort Collins High School (8 RTU replacements total): [1] three-and-a-half-ton unit, [1] four-ton unit, [3] six-ton units, [1] seven-and-a-half-ton unit, [1] twenty-ton unit, and [1] forty-ton unit

Fort Collins Middle School (2 RTU replacements total, 1 new ERV, 2 new interior units): [1] fifteen-ton unit, and [1] twenty-five-ton unit, [1] ten-ton Energy Recovery Ventilator, [2-4] ten-tons of interior packaged unit capacity.

Lastly, to ensure the HVAC scope of work is performing correctly and in accordance with load calculations, testing and balancing (TAB) will be done to complete the project. With the significant adjustments in FCMS and isolating the cafeteria from RTU-1, the TAB is necessary to ensure each space is receiving adequate cooling, heating, and fresh air. We expect adjustments in damper positioning for RTU-1 zones and controls testing to make sure each component is responding appropriately. Also, by performing the 3rd party TAB we can ensure the system is running efficiently as designed without overloading any equipment.

FCMS - Elevator
The elevator scope of work for this project has been refined thanks to the contribution of an additional bidder and each contractor's integration subcontractor who was involved throughout the bid process. Detailed review by all parties revealed what specifically needs to be modernized instead of anticipating worst case scenario. We have confirmed that existing infrastructure systems support modernization, namely electrical capacity, and fire alarm system integration. Due to the additional bid and analysis during the bid process, we were able to reduce our elevator contingency significantly for this year's application.

623

CEC is proposing a full replacement of the MS elevator to provide safety, reliability, and low maintenance costs to the campus. Critical components due for replacement include the elevator cab/lift, motor, and controls. These replacements will ensure the original, obsolete equipment won't cause any future issues or safety concerns. And when issues arise, they will be addressed timely with the latest parts and repair practices.

The old hydraulic elevator system was manufactured and installed by Dover DMC, which was deemed obsolete in 2023. The old system will be replaced with a digital, modernized system, which is an efficient, affordable modernization for hydraulic elevators; improving on the performance metrics across the board while prioritizing passenger safety with features and aesthetics that didn't exist in elevators in the 1980s. The new elevator system will include direct remote monitoring, card reader provisions and a noise suppressor. The new lift will include an infrared "curtain" system prompting the door to stay open while passengers or objects are entering or exiting the lift. During a power outage event, the close-looped "battery lowering unit" will lower the lift to the closest floor and open the door preventing passenger entrapment. This feature eliminates the need for a costly, independent power generator, saving precious time and money in the event of a power outage. The lift's passenger operating panel will be the latest and greatest, providing easy to operate buttons and indicator lighting. It will also include Braille and clear emergency instructions. As mentioned, the new system will be seamlessly incorporated into the building's electrical, communication, and emergency systems.

This new elevator system addresses all of CEC's safety concerns, while providing reliable inter-floor transportation for all staff and students, including those who have temporary and permanent mobility challenges. With all but three classrooms existing on the second and third floors, this elevator replacement could not be more critical for our students to have equitable access to CEC programming. We expect this elevator will provide access needed to our classrooms in addition to improved durability and reliability of parts, overall improved safety, and reduced energy and operational costs.

CEC's Facilities Department feels these System Group replacements will provide permanent and efficient solutions to two high-priority health and safety issues. Adding further optimization to the FCHS and MS campuses and ultimately, providing a safer, healthier, and improved learning environment for students and staff.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

As mentioned throughout the grant application, CEC has taken the additional year to put significantly more time and due diligence to refine the problems and respective solutions at hand. This re-application builds upon our historical experience with these systems, has additional bids for all system groups, and objective engineering analysis for the HVAC scope. Through the bidding and engineering process we were able to have conversations with a variety of professionals and use those interactions to narrow down the scope of work and identify the best solutions. Admittedly, last year's proposed solution had a risk of falling short of a complete project because it lacked engineering assessment. Findings during the engineering HVAC load analysis and structural analysis process have confirmed scope of work and reduced risk thanks to the additional time taken. We are confident that we have a full understanding of the deficiencies and best possible solution at hand which, again, is more than just a one-for-one replacement of existing equipment.

CEC acquired multiple bids for each of the projects. Each bidder brought a unique assessment of each project, allowing the Facilities Department to conduct a deeper evaluation. In working with these HVAC contractors, it was determined that a mechanical and structural assessment of the roof would sharpen the scope of the project. The mechanical assessment verified the loads of each RTU were sufficient except for RTU-1 at the MS. This RTU is the workhorse of the building and is experiencing the most problems. The mechanical assessment recommended isolating the cafeteria with an energy recovery ventilator and two additional packaged units to improve load efficiency and air quality. This upgrade will most likely extend the life of the RTU. Overall, the mechanical assessment confirmed we are installing the correct replacements and gave us options to maximize the useful life of these units.

We quickly discovered from the HVAC bidders that there was a shift in the newest available RTU equipment. New units use a different R454b refrigerant, causing them to be heavier on average compared to units of the same size as previous years. After gathering the unit weights for preferred Carrier and Lennox units in addition to structural analysis, PEC was able to confirm all units fell within the acceptable weight range. As a result, we were able to reduce a large contingency by eliminating the need for further structural design, metals, roof, ceiling grid, and ductwork reconfiguration.

Additional HVAC evaluation also quickly revealed the overloaded state of FCMS RTU-1. Further analysis of the ductwork and structural restrictions steered us away from upsizing RTU-1 and instead focusing on a design that could reduce load and bring the unit back into an acceptable load range. The load calculation shows that the cafeteria space on RTU-1's zone is the largest, furthest from the roof, and has the most indoor air quality concerns. Isolating the cafeteria became an obvious choice to both reduce the load and improve indoor air quality. Working toward an effective and economical solution, an ERV with packaged units will provide additional zone control, efficient air circulation, and superior air quality.

The longevity of the proposed solutions is expected to be more than 15-20 years for the HVAC Systems and more than 20-35 years for the Elevator System. Additionally, the technology and craftsmanship of each of these System Groups has significantly improved since the original components were installed. Replacement will create more efficient and effective use of these System Groups. In addition to a higher quality solution for each system group, they will be

624

maintained within the CEC deferred maintenance plan and management system, in accordance with CEC Facility Management policies and best practices to ensure maximum useful life.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

HVAC System - During July-October 2025, the hottest part of the year, there was an ongoing issue that required multiple control board replacements on RTU 1, but those parts were not available for months. The blower motor and condensers routinely locked out due to overheating and communication failure. The other RTUs had to be restarted throughout the day, sometimes up to 6+ time per day, at times only yielding small amounts of cooling. The blower motor and condensers have been repaired and recharged periodically but still fall extremely short of the buildings' cooling demand.

As a result of this issue, when students returned at the end of August, classrooms on the second and third floor routinely sat in the mid-80s. The worst of these classrooms couldn't be used by the late morning because the conditions were so poor. Classes were relocated where possible to provide students a more comfortable learning environment. The single worst classroom remains unused to this day, even in winter months. We expect the worst conditions to return in the Fall when the cooling demand is at a peak.

In both buildings, the proposed RTUs for replacement serve critical student areas in addition to classrooms. The largest unit, dating back to 1999 serves our cafeteria and kitchen space. The cafeteria experiences the highest student traffic during lunch time but is also used throughout the day during student off-periods and for college-enrolled students to do work asynchronously. The units struggle to maintain appropriate CO2 levels and are regularly lagging behind demand. This underperformance paired with the highest concentration of students results in the greatest impact on student activity during the day.

625

If this project is not awarded, work would be delayed to June 2028 at the earliest after the next BEST grant cycle. CEC would experience another year of climbing repair costs, failing RTUs, poor HVAC performance, and risk closure due to unsafe classroom conditions.

Elevator System - The system is experiencing periodic malfunctions causing the elevator to be shut down for days at a time, which inhibits access to 21 of 24 classrooms located on the second and third floors. These incidents are causing critical ADA and general accessibility issues for students and staff. Students and staff with permanent and temporary mobility needs are left with using the stairwells causing inter-period delays by increasing congestion and creating additional physical and emotional stress. Ultimately this prevents CEC from providing equitable programming to our students.

The elevator system has been identified as a Dover DMC model. The elevator vendors that bid the project confirmed all major components (controller, power unit, door operator, wiring) are original to the building. Minor components, including door components, have been replaced over the years due to failure. About 3 years ago, the OEM deemed all major processor boards for this model are obsolete. Sourcing new boards is nearly impossible. Our best option is to repair failed boards, which is costly and can take months, leaving the elevator out of service. If the repair is not successful, then the elevator is out of service indefinitely until a solution is determined which will be very costly for our students.

The elevator replacement timeline reflects a 117-day schedule from signed contract to final inspections. Both vendors agreed that this was the soonest possible project timeline. As a result, upon BEST grant award in June 2026, we will begin work as soon as possible while minimizing student and staff impact. We have identified permitting will commence in March 2027 so construction could take place during June 2027, completing before students return in August

2027. If the grant is not awarded this year, we will extend our extreme risk of control board failure for at least another year to August 2028. At that point, the control board will be nearing 39 years old and 19 years beyond useful life.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

626

CEC's Facilities team is committed to executing the proposed project and maintaining the project beyond completion to ensure all systems exceed their expected useful life. The team includes an Executive Director of Facilities, a Director of Facility Admin, and an on campus Facility Manager (FM). The on-site FM is full-time and is dedicated to addressing preventative and reactive maintenance on all systems with the help of our network-wide maintenance management system and vendor agreements. The facilities team has developed a robust Network-wide capital renewal budget based on a new Master Facility Plan to ensure deferred maintenance can be addressed and maintained throughout each system's useful life.

HVAC systems will continue to be serviced on a regular preventative maintenance (PM) schedule to ensure performance while transitioning between cooling and heating seasons. FMs perform post-PM inspections with the PM vendor and regularly inspect and monitor the system throughout the rest of the year. CEC has seen great success in its PM practices with our contracted service provider and has been able to prolong the life of units that have been under CEC's care since installation. The Installation Warranty covers all components of the new RTUs and labor for 1 year, controls for 5 years, and the Manufacturer's Warranty covers parts for 5-20 years.

As a part of CEC's in-house operations, FMs are trained to use our maintenance management system and building automation system to track and address reported issues. By accumulating data on each unit, our team can do a root cause analysis and identify performance problems before they become part failures. By reducing failures, strain on other parts of the unit can be reduced. We're able to relay our findings to the company performing PMs who make the necessary part replacements, which has been an effective way to maintain high performance while minimizing cost and downtime.

The elevator system will also continue to be serviced on a regular PM schedule. The bidding vendors for the proposed elevator modernization are leaders in

the elevator installation and maintenance industry, which will ensure maximum useful life of the new system. Modern technology in elevator operations allows for improved data collection and reporting. Alerts will be sent to the service company and FM to respond to maintenance needs as they arise. For state compliance, FMs are required to inspect, test, and record basic elevator performance and have deficiencies fixed quickly. Minimum elevator warranty covers all manufacturer components plus installation for 12 months.

To address ongoing maintenance and eventual capital renewal, CEC will use a combination of annual operating budget and the annual 7% PPR facilities reserve described previously. Each school has an annual operating budget to address facilities maintenance and services needed over the course of the year. In the event of costly repair or unit failure, 5% of the facilities reserve can be accessed for capital repairs and emergency work. Any unspent surplus at the end of the year is rolled into the school's reserves and earmarked into the allocations described. So far, the reserve has been used for other major maintenance such as parking lot replacement, while retaining a minimum of 1 year of funding. The projection of funds available for capital outlay can be seen in the Master Facility Plan in Appendix A along with a very conservative capital spending plan over the next 30+ years.

All in, CEC's FM strategy has been built to revolve around sustainable capital funding, maintaining systems beyond expected useful life, and addressing critical deferred maintenance and capital replacement. We have the support of the Governing Board, Finance team, and upper Leadership to sustain this plan for years to come. We expect nothing less with this proposed project.

Adjacent Structures

627

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

628

Colorado Early Colleges Fort Collins (8001-2067-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - 6th-12th HVAC and Elevator Replacement (8001-2067-C-SG00001) - Site Level Applicant - New - Application Number (50)

III. Detailed Project Cost Summary

629

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

19.00 %

* B. Actual match on this request - Enter Actual Match Percentage

19%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,021,899.24
D. Applicant Match to this Project	$ 194,160.86
E. Requested BEST Grant Amount	$ 827,738.38
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,021,899.24

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

630

* 46,117

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 138,084

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 1,014

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 22.16 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

136

3.38 % * **O. Escalation % identified in your project budget**

2.36 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/06/2027

631

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

CEC put in additional due diligence and research this application cycle to refine the project budget as much as possible. We sought additional HVAC and structural engineering advice, and additional bids for both RTU and elevator scopes, successfully reducing contingency from last year's application budget. The engineering consulting allowed us to eliminate unknown factors from the project scope, refining the RFP process. Bidders were given the same specific requirements to ensure consistency and accuracy. Bids have been reviewed by the CEC Facilities department looking specifically at cost, engineering, materials, technology, installation method, disposal of old material and timeline.

During the engineering and RFP process we were able to have conversations on site and ensure the project scope addresses all code requirements and expectations. Engineers confirmed that additional scope was required based on International Building Code (IBC) requirements for roof load due to RTU weight increases. Between this year and last year, heavier R454b refrigerant became a new requirement which potentially put the new RTUs over the weight threshold. The engineers confirmed we could use a combination of Carrier and Lennox units without additional structural reinforcement of the roof. This created more accurate estimates on roof, metals, ceiling grid and ductwork reconfiguration scope. First, a large contingency was provided to reinforce all ten units. Refining the scope allowed us to significantly reduce contingency to just your typical minor hurdles that come with this type of project.

The Facilities Department leaned on historical knowledge along with CEC's PM vendors, Air Comfort (HVAC) and Schindler Elevator to establish a baseline for replacement inventories and requirements. Both vendors are trusted, have the most familiarity with these System Groups and have directly maintained these assets over the years. In addition to Air Comfort, we sent out 3 additional RFPs for RTU replacement. MTech Mechanical and Tolin Mechanical submitted bids

while the remaining vendor declined to submit.

For the elevator replacement, in addition to Schindler, we sent out 1 additional RFP to TK Elevator. Most other elevator vendors are based out of Denver and were disqualified based on proximity to Fort Collins. Distance was a hurdle for those vendors who didn't have a location in town in maintaining project management, responsiveness, and ongoing service warranty. As mentioned in previous sections, both elevator bidders brought their modernization subcontractors on site to verify the condition of existing infrastructure. This also allowed us to sharpen the scope and reduce contingency compared to last year's application.

Overall, this improved process makes our application more accurate by reducing unknown factors, contingency, and possible change orders. We can confidently say it is a better use of BEST Grant dollars and ensures a more successful project in the end.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Internal CEC staff will be managing the project including the Executive Director of Facility Management, Director of Facility Administration, and on-site facility manager. CEC's team has prior experience managing BEST grants, in addition to having extensive project and construction management experience. All prior BEST grant projects to date have been successfully completed, within budget.

During the project timeline, the on-site facility manager will be responsible for supervising day-to-day construction activities. They will actively coordinate construction activities with each vendor, general contractor (GC), and subcontractors through daily inspections to ensure work is completed appropriately. CEC's Facility Director team, who are both local to Fort Collins, will conduct weekly construction meetings with the GC to track progress and billing, and to ensure the schedule is adhered to. Regular site walks will also be performed to ensure the expected quality level of the deliverables is met. CEC will include the BEST Program Manager in meetings throughout the construction and keep him up to date on progress, billing, and any challenges that arise.

CEC has a very strong track record of construction and renovation projects under current leadership. The current FM team has proven it has efficient and effective processes in place to guarantee this project will be completed on time, within budget.

CEC takes pride in providing pristine facilities for students and staff. To uphold a physical space that reflects the innovation and excellence expected from our students, the CEC FM Department has become crucial to the success of the network. Onsite Facility Managers follow PM programs to ensure mechanical and operational excellence; maintain upkeep of the grounds and interior spaces to a collegiate standard, fostering an atmosphere of high performance. All contractor work is bid competitively and when possible, work agreements are leveraged across all campuses. Strategic budgeting promotes operational and capital expenses are forecasted and addressed in a timely manner.

In 2025, we introduced iiQ as a formal maintenance dashboard, combining ticketing and asset management under one software. Consolidating this information has improved data tracking and streamlined daily operations. Decisions are more accurately aligned with our strategic plan. Overall, this has enhanced our maintenance programs across all campuses, making CEC a better steward of facilities funding.

Since the initial renovations at FCHS and MS in 2016-17, CEC has conducted additional capital construction projects to improve building condition and address deferred maintenance but has primarily focused on improving student and staff health and safety.

632

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

CEC's procurement process specifies that multiple bids should be solicited, particularly for capital construction projects that exceed $100,000. All RFP activities for this project are aligned with the Facilities Department's best practices and expectations of the CEC Board Finance Committee and internal CEC finance team.

During due diligence for this project, CEC engaged PEC Engineering for HVAC assessment and structural engineering consultation. PEC was selected due to their familiarity with the CEC Fort Collins campus through prior performed analysis during the major 2016-17 renovations. They were able to provide a quick and reliable analysis and assist in clarifying the proposed scope of work that was bid on.

For this BEST Grant proposal, CEC solicited a total of four HVAC contractors and two elevator contractors based on their size, competitiveness, referrals, reviews, local presence, and previous working relationships. All bidders were given the same specific requirements to ensure accuracy and consistency between vendors for each System Group. They had a minimum of four weeks to perform site visits and consult with subcontractors and internal engineering teams to provide the most accurate bids possible. Estimates were received and reviewed by the CEC Facilities Department looking specifically at cost, materials, technology, installation method, disposal of old material, warranty, and timeline. Vendors were interviewed to discuss the "soft skills" associated with project execution such as experience, management, strategy, labor availability, scheduling, storage capabilities, etc. All bidders were evaluated on the same criteria to ensure fairness and quality. The lowest bidder was not necessarily awarded the project as CEC was first and foremost seeking cost effectiveness and a high level of quality. After a full evaluation of the bids and contractors, CEC is confident its selections will bring the most value for these BEST Grant dollars.

633

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

As described previously, CEC invested significant bond dollars into the design and construction of both FCHS and MS. The purchase of the buildings, design, and buildouts exceeded $22.5M in 2017. Since inception, CEC's goal has always been to dedicate time and effort in partnering with third parties to obtain additional funding (including grants) for ongoing improvement projects, prioritizing curriculum-based development and CTE programming. The dollars that would otherwise be used to purchase curriculum were then diverted to support the physical space in which those programs were housed.

Over the years, CEC has pursued a variety of state funding sources other than BEST. These grants and programs include Colorado Charter Schools Program (CCSP), Elementary & Secondary School Emergency Relief I, II & III (ESSER), Safe Schools Reopening Grant (SSRG), Colorado School Security Disbursement (SSD), Colorado Clean Air for Schools Program, and most recently the Colorado Charter School Facility Assistance Program (CSFAP) and federal State Charter School Facilities Incentive Grants (SFIG).

The School of Choice Office's CCSP grant contributed significantly to FF&E costs and curriculum. ESSER and SSRG grants from COVID-19 offset operational costs during that period mainly through janitorial supplies and services which significantly offset operation costs and increased utility savings by improving

our indoor air quality without running our HVAC systems on overdrive. The Colorado SSD grant supported our security needs, which would have come out of our Facilities operating budget. The Colorado Clean Air for Schools Programs provided HEPA filter units for classrooms. The CSFAP & SFIG are state and federal grants intended to supplement Charter facility costs. In total, the savings from these grants give us the additional funding we need for the match portion of the BEST grant.

As mentioned in previous sections, the greatest and most sustainable funding comes from an internal annual 7% PPR budget. Based on how the fund is divided, funds for capital projects, capital outlay, and critical deferred maintenance are always there when needed. In addition, when money comes in from outside sources, it leaves more money in the 7% PPR fund to accumulate and compound for future use. Lastly, CEC Fort Collins has a healthy fund reserve at the school level to act as a contingency for major repairs and grant matches such as this proposed BEST project. In the event there were additional funds needed on top of the Fort Collins fund reserve, the CEC Network reserve would be accessed to finish the project. CEC does not expect the need to dip into reserves for this proposed project, but it is available for the absolute worst-case scenario.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Most utility savings will come from the HVAC improvements that are being proposed. Although RTUs are not metered separately, they do account for a significant amount of electricity use during summer months for cooling, and gas use during the winter months for heat. CEC expects the upgrades to new and more efficient Lennox and Carrier units will result in additional savings. On average, new RTUs provide 15-25% savings in utility costs due to higher efficiency than units manufactured 15+ years ago.

CEC's current estimated utility costs for the 2025-26 school year include electricity, natural gas, water, and sewer and total $210,876.00.

The proposed HVAC replacement will improve about 35% of our HVAC tonnage to high efficiency and controlled units. Based on an estimated average 50% electricity consumption by HVAC equipment in school buildings, we anticipate a reduction of electricity usage by nearly 5% in both buildings. This is a reduction of 30,000 kWh for FCHS and 14,000 kWh for FCMS. For natural gas consumption, we anticipate a reduction of usage by about 7-7.5% in both buildings. This is a massive 97,000 kBTU reduction for FCHS and 128,595 kBTU for FCMS.

These estimated efficiency upgrades result in annual savings of about $11,426.22 across electricity and gas accounts or a cumulative annual savings of 5.42%.

Since 2017 we have seen steadily declining energy efficiency in the CEC Fort Collins High School and Middle School, which has put CEC below the baseline score for public school buildings greater than 50,000 square feet. This project will result in a significant reduction of energy consumption and greater cost savings, as well as fixing our downward efficiency trend and help us to meet state compliance requirements for energy efficiency improvements in school buildings. Trends in energy efficiency and analysis for each building can be seen in the CEC Fort Collins Master Facility Plan.

634

● Campuses Impacted by this Grant Application ●

COLORADO SPRINGS 11 - Palmer HS Renovation - Palmer HS - 1940

District:	Colorado Springs 11
School Name:	Palmer HS
Address:	301 North Nevada Avenue
City:	Colorado Springs
Gross Area (SF):	282,528
Number of Buildings:	3
Replacement Value:	$112,611,489
Condition Budget:	$79,152,457
Total FCI:	0.70
Adequacy Index:	0.62



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$16,592,332	$15,768,801	0.95
Equipment and Furnishings	$5,221,633	$2,002,824	0.38
Exterior Enclosure	$14,795,496	$6,295,373	0.43
Fire Protection	$2,178,739	$1,400,066	0.64
HVAC System	$23,055,138	$24,475,568	1.06
Interior Construction and Conveyance	$22,282,230	$17,328,705	0.78
Plumbing System	$5,096,074	$5,386,427	1.06
Site	$6,325,158	$5,512,897	0.87
Special Construction	$1,364,912	$1,706,139	1.25
Structure	$15,699,777	$653,691	0.04
Overall - Total	$112,611,489	$80,530,491	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Palmer HS Bldg. D Erps Gymnasium	55,228	0.73	1958	$22,315,873	$16,987,373
Palmer HS Site	322,344	0.87	1940	$6,325,158	$5,512,897
Palmer HS Bldg. A Main	204,600	0.65	1940	$72,810,952	$47,666,975
Palmer HS Bldg. B Aux. Gymnasium	22,700	0.93	1970	$11,159,505	$10,363,246
Overall - Total	604,872	0.70		$112,611,489	$80,530,491

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: COLORADO SPRINGS 11 **County:** El Paso

Project Title: Palmer HS Renovation

Current Grant Request:	$5,025,564.18	**CDE Minimum Match %:**	55%
Current Applicant Match:	$6,142,356.21	**Actual Match % Provided:**	55%
Current Project Request:	$11,167,920.39	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$11,167,920.39	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$125.29	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$1.49	**Affected Pupils:**	1,190
Hard Costs Per Sq Ft:	$106.58	**Cost Per Pupil:**	$9,385
Previous BEST Grant(s):	8	**Gross Sq Ft Per Pupil:**	240
Previous BEST Total $:	$5,656,231.37		

Financial Data (School District Applicants)

District FTE Count:	22,811	**Bonded Debt Approved:**	
Assessed Valuation:	$4,940,757,850	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$216,595	**Bonded Debt Failed:**	$585,000,000
Statewide PPAV: $241,472			
Median Household Income:	$71,659	**Year(s) Bond Failed:**	16,21
Statewide Avg: $75,116			
Free Reduced Lunch %:	58%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$832.09	**Total Bond Capacity:**	$988,151,570
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$988,151,570
		Statewide Median: $18,549,763.20	

Colorado Springs 11 (1010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - Site Level Applicant - New - Application Number (28)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Palmer High School - 1010-6680

Other, not listed

637

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☐ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

638

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 1871, General William Palmer and his partner Abraham Bell founded Colorado Springs with a visionary mission: to create an excellent, thriving city. General Palmer once stated: "My theory for this place is that it should be made the most attractive place for homes in the west-a place for schools, colleges, literature, science, first-class newspapers and everything that the above imply." True to his vision, Palmer established the city's first public high school-The Colorado Springs School, now known as William J. Palmer High School. This institution became a beacon of life, community, and values, proving that the West could build cities of substance with high-quality education, opportunity, and rich culture, not just outposts.

General William J. Palmer High School, originally downtown Colorado Springs High School, attracts enrollment from all over the city. Palmer is home to the oldest International Baccalaureate (IB) program in the area, established in 1993. The present building was constructed by the Works Progress Administration under Franklin Delano Roosevelt in 1939-1940. Originally named Colorado Springs High School, it was renamed Palmer High School in 1959 after the city's founder, General William Jackson Palmer.

Palmer High School boasts a robust and passionate alumni association with over 4,000 members. The alumni maintain the entire history of the school, which can be read on their website. Palmer Alumni Association

Palmer High School is the flagship downtown high school for Colorado Springs D11. After the first permanent school for the city became overcrowded due to rapid growth, the current adjacent site was purchased, and a new school was built in 1893. The city continued to grow, and after an unfortunate fire in the 1893 building, the structure was razed, and the current WPA 1939 building was constructed. The campus has had multiple additions over the years, including the 1958 construction of a detached sports complex which includes a gymnasium, pool, and track and field (Erps Field). The 1939 building has had one

significant renovation in 1991 when the new commons were opened, and the original cafeteria on the 3rd floor was converted to classrooms. However, the 1939 building largely remains intact with only minor renovations and repairs.
The district has continuously maintained the integrity of the building, including a BEST grant to replace the roof and protect the structure. HVAC systems have been a continuous challenge over the last decade due to the lack of proper ventilation, inconsistent heat, and lack of air conditioning. Temperatures on the second and third floors of the 1939 building can reach the mid 90s in the early fall and spring. Portable air conditioning units have been utilized throughout the building for the last decade with only minor improvements to the classroom environments.
Safety and security are challenging due to the three urban blocks occupied by the campus: the main campus: a north block, and Erps.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The following are notable upgrades and repairs to Palmer High School from 1939 through 2025.
Over the building's 86 year history the district has maintained, repaired and renovated Palmer High School in order to keep the building operational as an adequate learning facility for generations of students.

Summary of additions and upgrades:

Building additions (1954, 1955, 1957, 1969, 1970, 1993).
Capital Improvement projects between 2017- 2024 include:
Replaced stage curtain $17,502
Replaced exterior metal fire escape stairs $43,390
Boiler and HVAC piping upgrades $1,456,894
Fire alarm replacement $412,455
Stage lighting control panel $229,630
Replaced backflow preventer $17,130
Roof Replacement $2,711,890 BEST Grant.
Skylight Enclosure $55,000
Freight Elevator Modernization $130,880
Replaced Stage Smoke Vents $287,443
Replaced Domestic Water Heater and Storage Tank $24,232
Upgraded Erps Gym Front Entrance $255,883
Interior renovation for Student Future Center $54,013
COP Master Plan and Building Design for Major Upcoming Renovation $4,734,500
COP Demo of Science, Tech Wing, and Cafeteria and Constuction of the New Academic Wing are underway. $87M

639

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Colorado Springs School District 11 maintains 57 schools totaling approximately 3.7 million square feet across 644 acres. The district budgets approximately $12 million annually for utilities, preventive maintenance, repairs, and facilities personnel district-wide. These funds support routine operations but do not provide sufficient capacity to address major system replacements or large-scale capital renewal needs.

To guide investment decisions, the district conducts ongoing facility condition assessments that evaluate safety, system life expectancy, code compliance, repair frequency, and cost-benefit of replacement versus continued maintenance. Capital needs are prioritized based on urgency and categorized by replacement time lines of 0-5 years, 6-10 years, or future improvement. This structured approach ensures available funds are directed first toward life-safety risks and system failures.

Historically, the district has had limited dedicated capital funding. Prior to the passage of the Mill Levy Override (MLO) in 2017, major capital improvements were deferred due to funding constraints. This has gone on for 20 years. While the MLO has allowed the district to address some facility needs, it is increasingly less effective due to the rising costs of construction.

Since 2017, the district has maximized available resources by strategically combining MLO funds, Certificates of Participation, and grant opportunities such as ESSER to address urgent facility needs across the portfolio. This includes more than $565 million invested district, including a prior BEST grant supporting roof replacement at Palmer High School to preserve structural integrity.

Despite these efforts, significant capital needs remain. The district currently has no voter-approved bond program, limiting its ability to fund large infrastructure replacements locally. To advance critical modernization at Palmer High School, the district secured $120 million in COP financing, allocating approximately $100 million toward essential renovation and additions. This represents the maximum responsible financing capacity available without overextending taxpayers or compromising districtwide facility operations. BEST funding is therefore essential to address remaining high-priority system replacements that cannot be funded through existing local revenue sources alone.

In both 2016, and 2021 the District had pursued a bond and lost both times. The District is re-evaluating the possibility of a Bond for November of 2026, and we are in the process of finalizing the projects that would be completed if this is approved by the Board of Education. One of those projects would include the second phase of Palmer High School providing a full-size track and field, something Palmer has never had, as well as new athletic facilities.

All capital projects are designed to meet applicable codes, Authority Having Jurisdiction requirements, and Colorado Public School Facility Construction Guidelines

640

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Bristol HVAC
Wasson Domestic Pipe replacement
Palmer Boiler
Palmer Roof Replacement

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

641

Colorado Springs 11 (1010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - Site Level Applicant - New - Application Number (28)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

642

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The 1939 Palmer High School Building and its subsequent additions were assessed for building condition across over 50 systems, including foundations, HVAC, roofing, fire alarm/sprinkler systems, and site items such as pavement and landscaping. Each system was evaluated based on the year installed, age, condition, and remaining life. Capital needs were categorized and prioritized using a risk matrix that considered the probability of failure versus the impact of failure on the district. Due to the age of the building and deferred maintenance over its duration, many systems are past their useful life and require upgrades or replacement.

During the assessments, the most significant system requiring attention is the HVAC system. This includes air handling units far beyond their useful life (over 40 years old), which are damaged and failing. Some air handling units were installed more than 50 years ago and some are original to the 1939 building. During the fall and spring, upper floors of the building experience classroom temperatures in the 80s and low 90s, making instruction very challenging. Classes are routinely relocated within the building due to overheated classrooms. Existing HVAC systems have been modified, and windows are not operable, limiting the fresh air entering classrooms. Related electrical systems are also past their useful life and will require upgrades to accommodate the new mechanical systems. 87% of the teacher/staff surveys express concerns over the mechanical system shortfalls and lack of air conditioning.

Additionally, the exhaust ventilation system is damaged and worn (original in some cases), causing noxious odors, stagnant air movement, and building pressurization issues. Air conditioning is available in some areas throughout the campus, but many areas, including upper floors, lack air conditioning or even airflow to improve learning spaces.

643

Life safety issues in the existing building include a lack of appropriate fire separations required by existing building codes, including a lack of appropriate rated wall conditions, incorrect door fire ratings, or no doors present at all at required separation walls. The fire alarm system is over 25 years old and continues to provide challenges across the multiple additions. The public address system is over 30 years old and lacks appropriate coverage throughout the campus, compromising the ability for staff to communicate effectively.

The fire sprinkler system is also inconsistent across the campus, with some buildings equipped and others not. Due to the total square footage of the building and the lack of appropriate fire separation walls, the entire 1939 building should include a fire sprinkler system. The district's condition assessment also identified asbestos-containing materials in the flooring (vinyl asbestos tile) and likely in the mastic glue below some areas where the VAT has been replaced, but the glue beneath the VAT had not been properly abated.

Palmer, as the only downto

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

IPalmer High School's primary academic building was constructed in 1939, with additions completed in 1958 and subsequent decades. A comprehensive condition assessment evaluated more than 50 building systems, including structure, HVAC, electrical, fire alarm, fire suppression, roofing, and site conditions. Systems were assessed based on age, observed condition, remaining service life, and code compliance. A probability-of-failure versus impact-of-failure matrix was used to prioritize capital needs. The assessment confirmed that multiple core life-safety systems have exceeded their intended service life and present compounding health, safety, and operational concerns.

Palmer has never had a full size track and field and has operated on 3 separate city blocks rather than a consolidated campus. The safety risk this imposes with increased distracted drivers and students has become overwhelmingly critical to address. We've had a staff member struck by a car and an increased number of near misses for students and staff over the years. We recently experienced a drunk driver, driving around our construction fencing and grazing several vehicles on the way out of the construction site prior to being pulled over by police. Luckily no one was on site or injured during this incident.

The most critical deficiency is the mechanical system. Several air handling units exceed 40 to 50 years of service, with some original to the 1939 construction. These units show evidence of deterioration and are operating beyond lifecycle expectations. Upper-floor classrooms routinely reach temperatures in the 80s and low 90s during the fall and spring due to the absence of comprehensive cooling and insufficient ventilation. Windows are non-operable, limiting fresh air exchange. Temporary portable cooling units have been deployed for years as a mitigation measure; however, these units strain aging electrical systems and provide only localized relief. The exhaust ventilation system is damaged and in some areas original, contributing to stagnant air movement and inconsistent building pressurization. Eighty-seven percent of teacher and staff survey responses identify mechanical deficiencies and lack of temperature control as significant concerns.

Electrical infrastructure similarly reflects incremental modifications over decades rather than comprehensive replacement. The existing system was not designed to support modern instructional technology loads or distributed cooling equipment. Electrical capacity limitations directly constrain mechanical upgrades and pose long-term reliability concerns.

Life-safety systems also present significant deficiencies. The public address system exceeds 30 years of service and does not provide consistent building-wide coverage, limiting emergency communication effectiveness. The 1939 building is not equipped with a comprehensive fire sprinkler system; suppression currently exists only in limited areas such as the stage loft. Given the building's multi-story configuration, total square footage, and extended egress distances, installation of full-building fire suppression is necessary to meet contemporary life-safety expectations. Condition assessments also identified

644

deficiencies in fire-rated separations, inconsistent rated door assemblies, and missing rated conditions at required separation walls.
Due to the building's age, asbestos-containing materials remain embedded in flooring systems and associated mastics. While stable when undisturbed, coordinated abatement is required during system replacement to prevent potential airborne exposure.
Security conditions further compound risk. Palmer's campus spans three separate urban blocks and includes ten exterior access points. Students must exit secured areas and cross busy public streets to access required instructional space, and athletic facilities. In the past year, the school has entered lockdown multiple times due to threats in the immediate vicinity, including an incident involving a potentially armed individual on adjacent public streets. During such events, students located in seperated buildings must remain isolated for extended periods, complicating supervision and a coordinated response. The current configuration exceeds modern best practices for secure entry and controlled access.
Additionally, the safety risk of students crossing increasingly busy downtown traffic with distracted drivers is critical to address. We've had a staff member struck by a car and an increased number of near misses for students and staff over the years. We recently experienced a drunk driver, driving around our construction fencing into our construction site, and grazing several vehicles on the way out of the construction site prior to being pulled over by police. Luckily no one was on site or injured during this incident. The district is urgently pursuing addressing this issue by closing a section of Boulder that separates our two upper city lots. Then we would consolidate our campus by moving our track and field and eventually most if not all athletics to the main upper consolidated campus.
Although Palmer is not operating above enrollment capacity, mechanical limitations reduce usable instructional space during periods of extreme temperature, requiring relocation of classes and limiting functional capacity. Career and technical education programs housed within the facility require reliable environmental control and electrical capacity; current infrastructure constrains program delivery and modernization.
The district evaluated whether replacement of the entire facility would be more fiscally prudent than renovation. Structural assessments confirm that the masonry shell and structural components remain sound. Full demolition and reconstruction would significantly exceed the cost of comprehensive system replacement. Therefore, renovation with modernization of core mechanical, electrical, fire suppression, and communication systems is the most fiscally responsible solution.
The proposed project includes comprehensive HVAC replacement, electrical infrastructure upgrades to support mechanical modernization, installation of a full-building fire sprinkler system, replacement and integration of fire alarm and emergency communication systems, coordinated asbestos abatement, and reduction of exterior access points with implementation of secure entry and camera systems.
Without BEST's partnership, replacement of these core life-safety systems requires the district's capital capacity and leaves no room to address the critical safety of students traveling multiple city blocks to athletic facilities. The BEST funding directly addresses statutory priority #1 by eliminating documented safety hazards and health concerns and improving public school facility safety. The project resolves system deficiencies that cannot be deferred without increasing risk to students and staff, and it allows the district to redirect capital to address the increased risk to students crossing busy downtown streets through the addition of the track and field.
The District is currently pursuing a road vacation of Boulder to support a unified campus. Partnerships with the YMCA to support a joint athletic program and shared facilities as well as the City for parking, and public use of the campus and surrounding area are being pursued. Currently funding limits our ability to implement this final phase of completing full athletic facilities on what will hopefully soon be a unified block for Palmer HS. As a step forward we would build a full size track and field on the upper campus to provide athletics opportunities for students and discontinue as much foot traffic as possible across city blocks to Erps for athletics.

645

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In 2023, Colorado Springs School District 11 commissioned a comprehensive districtwide facility condition assessment conducted by a qualified consulting firm with licensed mechanical engineering professionals registered in the State of Colorado. Palmer High School was evaluated as part of this portfolio-wide review.

The assessment included detailed review of more than 50 building systems, including structural components, building envelope, HVAC systems, electrical infrastructure, fire alarm and suppression systems, and site elements. Each system was evaluated based on installation date, observed physical condition, operational performance, code compliance, maintenance history, and remaining useful life.

The consultant applied a standardized methodology consistent with industry facility condition assessment practices. Capital needs were categorized using a priority framework based on probability of failure and impact of failure. This risk matrix considered life-safety implications, operational disruption, code deficiencies, and cost of continued maintenance versus replacement. Systems identified as beyond useful life or posing elevated risk were prioritized for corrective action.

The investigation confirmed that several air handling units serving the 1939 building exceed 40 to 50 years of service life, with some units original to construction. Site observations documented mechanical deterioration and inadequate ventilation performance relative to current standards. Fresh air exchange does not meet contemporary expectations for instructional environments. Exhaust ventilation systems in portions of the building were observed to be damaged and worn, contributing to inconsistent airflow, odor accumulation, and building pressurization imbalances.

The assessment also documented the absence of comprehensive cooling across the facility. While limited areas have air conditioning, including evaporative systems in the auditorium, upper floors of the academic building lack cooling entirely. The evaporative system was identified as operationally inconsistent and maintenance-intensive due to uneven water distribution across media filters. The building also utilizes antiquated pneumatic HVAC controls in several areas, resulting in unreliable temperature regulation and inefficiencies.

Electrical infrastructure was reviewed in coordination with mechanical findings to determine capacity limitations associated with modernization. The existing electrical system reflects incremental modifications over decades and was not designed to support distributed cooling equipment or modern instructional technology loads.

Life-safety systems were reviewed for age and code alignment. The fire sprinkler system is not comprehensive; some buildings are equipped while the 1939 structure lacks full suppression coverage. The assessment also identified deficiencies in fire-rated separations and door assemblies.

Hazardous materials surveys confirmed the presence of asbestos-containing materials within vinyl asbestos tile flooring and associated mastics in portions of the facility. These materials require coordinated abatement during mechanical and electrical modernization to prevent potential exposure during construction.

In addition to professional assessments, the district conducted staff surveys to evaluate operational impact. Eighty-seven percent of teacher and staff responses identified mechanical deficiencies and lack of temperature control as significant concerns, corroborating technical findings.

The deficiencies identified in this application are therefore supported by licensed professional evaluation, documented site observations, system age analysis, risk prioritization methodology, and user feedback. The findings represent documented infrastructure conditions rather than projected or speculative needs.

646

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution addresses documented mechanical, electrical, fire protection, hazardous material, and security deficiencies within the 1939 Palmer High School academic building. The scope is intentionally focused on eliminating life-safety risks and restoring core building systems to safe, code-compliant operation.

The primary component of the proposed project is full replacement of the existing HVAC infrastructure serving the 1939 building. The current system consists of air handling units exceeding 40 to 50 years of service, antiquated pneumatic controls, and inadequate ventilation capacity. The proposed solution replaces these systems with a modern water-source heat pump system supported by a geo-exchange field or cooling tower and a dedicated outside air system designed to meet enhanced fresh air standards. This system provides consistent heating and cooling, restores appropriate ventilation rates, improves

indoor air quality, and eliminates reliance on temporary portable cooling units. Electrical infrastructure will be upgraded concurrently to support mechanical modernization and ensure long-term operational reliability.

In coordination with mechanical and electrical upgrades, the project includes installation of a comprehensive building-wide fire sprinkler system within the 1939 structure. This addresses the current absence of full suppression coverage and significantly improves occupant safety within the multi-story facility. The fire alarm system will be replaced and fully integrated across building areas to ensure code-compliant detection and notification. The public address and emergency communication systems will be modernized to provide reliable building-wide coverage.

The project also includes correction of identified fire-rated separation deficiencies and door assembly upgrades to meet current life-safety standards. Where mechanical and electrical systems intersect with existing construction materials, coordinated asbestos abatement will occur to safely remove identified vinyl asbestos tile and associated mastics. Abatement will be performed in accordance with hazardous materials protocols to prevent exposure during construction and ongoing occupancy.

Security improvements are integrated into the renovation scope, but are not part of the funding requested as part of this application. Exterior access points will be reduced to allow implementation of secure entry protocols, controlled access systems, and improved camera coverage. Reconfiguration of building circulation reduces the need for students to exit and re-enter secured spaces during the instructional day. These measures address documented vulnerabilities associated with the current multi-entry configuration.

The proposed scope was developed following comprehensive facility assessments and cost modeling. The district previously evaluated a mechanical-only replacement project with an estimated cost approaching $30 million. That approach would have addressed temperature control but failed to resolve fire suppression, alarm, electrical, hazardous material, and security deficiencies. The current integrated solution is more efficient and fiscally responsible because it addresses interconnected systems simultaneously, reducing future disruption and avoiding redundant construction.

Structural assessments confirm that the 1939 masonry shell and primary structure remain sound. Renovation with full system replacement is therefore more fiscally prudent than demolition and new construction, which would significantly exceed the cost of modernization while forfeiting viable structural assets.

BEST funding is requested specifically to support life-safety and mechanical system replacement within the 1939 academic building, including HVAC modernization, electrical upgrades required to support the new mechanical system, installation of a full-building fire sprinkler system, replacement of fire alarm and emergency communication systems, correction of fire-rated separations.

This focused scope directly and efficiently addresses the documented deficiencies described in this application. It eliminates health and safety risks, restores environmental control, improves emergency response capability, and ensures continued safe occupancy of a structurally viable facility. Without BEST partnership, replacement of these systems would be implemented, however; we would not be able to address the critical safety of students crossing city streets for athletics in a timely manner, a critical concern to all for Palmer.

647

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The proposed solution was developed through a structured planning process that combined professional facility assessments, engineering analysis, cost evaluation, and infrastructure feasibility review to ensure the selected approach represents the most efficient and effective use of state and local resources.

Following identification of system deficiencies, the district engaged qualified design professionals and technical consultants to conduct detailed evaluation of the 1939 building and its subsequent additions. This process included high-resolution LiDAR scanning of the facility to document existing structural and spatial conditions, review of original construction drawings and historical modifications, and verification of existing mechanical, electrical, and life-safety infrastructure.

Engineering teams analyzed more than ten years of utility consumption data to evaluate operational performance, energy demand, and system inefficiencies.

Multiple mechanical system replacement options were evaluated, including conventional systems and high-efficiency alternatives. The selected solution-a water-source heat pump system supported by geo-exchange or cooling tower infrastructure and a dedicated outside air system-was chosen based on lifecycle cost analysis, energy performance, compatibility with the existing structure, and long-term maintainability. The district has successfully implemented similar systems in other facilities, providing operational familiarity and reducing long-term maintenance risk.

Electrical engineering analysis confirmed that targeted electrical service upgrades are required to support mechanical modernization and ensure reliable operation. Coordinating electrical replacement concurrently with mechanical installation minimizes construction disruption, reduces redundant work, and improves cost efficiency.

Site and infrastructure feasibility were evaluated through coordination with local utility providers to confirm service capacity and system integration requirements. Preliminary consultation with municipal planning, building, and fire officials was conducted to review code considerations, infrastructure constraints, and implementation requirements. This coordination confirmed that the proposed scope is feasible within existing site conditions and can be implemented in compliance with applicable codes and regulatory standards.

Design professionals also evaluated whether isolated system replacement or phased improvements would be sufficient. Analysis demonstrated that partial upgrades would not resolve underlying infrastructure limitations and would require repeated future construction, increasing long-term cost and disruption. The integrated solution was therefore selected because it resolves interconnected deficiencies simultaneously and represents the most fiscally responsible approach over the life of the facility.

Construction planning has been developed to sequence improvements efficiently and to coordinate hazardous material abatement, mechanical replacement, electrical upgrades, and life-safety system installation within a unified project scope. This approach minimizes redundant mobilization, reduces project duration, and limits operational disruption to students and staff.

The proposed solution reflects technical analysis, professional engineering review, infrastructure coordination, life-cycle cost evaluation, and constructible planning. Based on these analyses, the district determined that comprehensive system replacement within the existing structurally sound facility is the most efficient, cost-effective, and responsible strategy for addressing documented deficiencies.

648

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Several critical building systems at Palmer High School have exceeded their intended service life and are approaching functional failure. Mechanical infrastructure, including multiple air handling units, is between 40 and 80 years old, with some components original to the 1939 construction. Replacement parts for these systems are increasingly unavailable, and repairs are becoming more difficult and less reliable. Based on current condition assessments and maintenance records, continued operation of these systems is expected to result in progressive failure within the next three to five years, with localized failures already occurring.

The HVAC system currently lacks comprehensive cooling and adequate ventilation capacity. Upper floors routinely experience temperatures in the 80s and 90s during warmer months, requiring relocation of classes and limiting use of instructional space. Temporary mitigation strategies, including portable cooling units, are not designed for long-term operation and place additional strain on aging electrical infrastructure. If system replacement is deferred, equipment failure could render portions of the building unusable during extreme temperature periods, directly disrupting instruction.

The building automation system that controls mechanical functions is obsolete and no longer digitally supported. This creates reliability concerns and limits the district's ability to monitor and regulate building conditions. As control failures increase, maintaining safe and consistent indoor environmental conditions will become progressively more difficult.

Life-safety systems also present time-sensitive concerns. The building lacks a comprehensive fire sprinkler system. As building systems age further, the reliability of detection and notification systems declines, increasing risk during emergency situations. Correcting these deficiencies is most efficient when

completed in coordination with mechanical and electrical modernization rather than through piecemeal replacement.
Hazardous materials present an additional urgency factor. Asbestos-containing materials remain within original building components. While currently stable, deterioration or disturbance during emergency repairs could increase exposure risk. Planned, controlled abatement during coordinated modernization is safer and more cost-effective than reactive removal following system failure.
Security conditions further reinforce the need for timely action. The campus spans three separate urban blocks, requiring students to cross public streets to access instructional spaces. This configuration complicates emergency response and supervision. In recent months, the school has experienced lockdown events triggered by nearby threats, demonstrating the operational challenges created by the current layout. Planned improvements will reduce access points and strengthen controlled entry, improving response capability.
If this project is not awarded, the district will be forced to continue operating across multiple campuses until such a time when the District can afford to complete the campus consolidation activities while balancing a portfolio of aging schools needing various levels of infrastructure repairs/replacements. This approach increases long-term cost, extends disruption to instruction, and prolongs exposure to known deficiencies and safety concerns. Due to limited remaining local capital capacity following significant recent investment.
Completion of the proposed project within the next funding cycle will allow multiple deficiencies to be resolved. Delaying action increases the likelihood of safety incidents to our students and staff. The proposed project therefore represents a time-sensitive opportunity to correct documented deficiencies proactively rather than reactively.

* 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).

649

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

During construction the contractor will be required to tag all valuable equipment and moveable assets with asset tags for facilities management for streamlined and accurate maintenance documentation.

The Facilities Maintenance team will be trained and updated regularly on manufacturers' warranties as well as the most recent codes and practices surrounding safe work.

In addition to the required annual inspection such as Fire and Health, utilizing a Facility Management checklist, the district Facilities Maintenance and Operations department will conduct routine facility assessments to identify potential issues early, monitor the condition of newly installed systems, and address maintenance needs promptly. The team will also set regular preventive maintenance schedules for all important equipment systems.

A portion of the $12 million budget for the Facilities Maintenance and Operations department will fund the regular maintenance items and repairs. If larger repairs or replacements of equipment are identified that item will be placed on the Capital Improvement list and prioritized by a rubric that places items on capital requirements list under one of three categories, replaced within five years, replaced in 6 to 10 years or request improvement. The Capital Improvement fund is approximately $9 million annually, including the MLO funds and will be budgeted for and utilized for larger repairs or replacements as identified and accordingly scheduled.
If immediate needs arise, the district reserves $1million every year as an Emergency Contingency.
This fund will be utilized for any repair or replacement that is not planned ahead in the Capital Plan if the repair or replacement will cause other building components to fail or if it causes the building to not function properly for educational purposes.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

650

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?
- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school

facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

651

Colorado Springs 11 (1010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - William J. Palmer HS Renovation (1010-SG00002) - Site Level Applicant - New - Application Number (28)

III. Detailed Project Cost Summary

652

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

55.00 %

* B. Actual match on this request - Enter Actual Match Percentage

55%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 11,167,920.39
D. Applicant Match to this Project	$ 6,142,356.21
E. Requested BEST Grant Amount	$ 5,025,564.18
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 11,167,920.39

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☑ Financing Certificate of Participation Funding We commit to providing matching funds using the self-procured Certificate of Participation (COP) proceeds, which are currently secured and available. The District guarantees that these funds will be used exclusively for eligible project expenses in accordance with the grant's financial requirements.
☐ Other (please describe)		

653

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 89,136

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 285,500

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 1,190

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 125.29 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

240

0 % * **O. Escalation % identified in your project budget**

3.04 % *** P. Construction Contingency % identified in your project budget**

3.00 % *** Q. Owner Contingency % identified in your project budget**

654

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

05/04/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Adolfson and Peterson Construction was selected as the Construction Manager for a planned renovation at Palmer High School through a competitive RFP process in November of 2024. The district received 7 proposals and interviewed all candidates and selected AP based on their fees and qualifications.

Adolfson and Peterson developed the estimate for this project. To develop an accurate estimate, the process began with detailed scoped discussions involving the design and owner teams. The design team provided a narrative outlining the mechanical system's design intent, helping to clarify project requirements along with project floorplans. These discussions allowed the team to assess key factors, including equipment sizing, power loads, the feasibility and placement of the geothermal wellfield, and other critical scope items. Multiple mechanical systems were studied for efficiency, up-front cost, and life cycle cost.

The estimating team also conducted site walk-throughs with project superintendents and subcontractors, reviewed as-built drawings, fire sprinkler plans, and utility maps. This thorough evaluation helped ensure the costs accounted for existing conditions and potential challenges.

Unique factors of this project that impact cost include the site location, in Downtown Colorado Springs. The site has space constraints and is spread over multiple city blocks. Availability of space required clean-up and site maintenance were considered in the cost of the wellfield installation.

Adolfson and Peterson collected real-time market input from multiple subcontractors to gather accurate pricing insights that reflect local market conditions. Input from an average of three trade partners across each scope of work was carefully considered to enhance accuracy. Historical cost data and project experience were reviewed to compliment this input.

This collaborative and methodical approach provided a well-rounded view of the project's requirements, resulting in a cost estimate that reflects the scope, site conditions, market conditions and complexity of the work ahead.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Overall project supervision will be led by Jennifer Hotaling, Capital Program Manager for Colorado Springs School District 11. Ms. Hotaling is responsible for program-level oversight, ensuring alignment with district capital strategy, establishing project priorities, monitoring schedules and budgets, and coordinating communication with internal leadership and external stakeholders. She oversees total program expenditures, monitors cost variances, and ensures fiscal accountability. Ms. Hotaling is a certified Project Management Professional (PMP) with more than 15 years of project management experience and currently supervises capital program project managers and support staff.

Day-to-day project management will be led by Hannah White, Area Planner and Project Manager for the D11 Capital Program. Ms. White is a registered architect in the State of Colorado with more than 20 years of experience managing educational and commercial construction projects of varying scope and complexity. She will oversee project implementation from design through construction and closeout, including schedule coordination, contractor oversight, review of submittals, change order management, and verification of compliance with plans, specifications, and contract requirements. She will also conduct site visits to monitor construction quality and ensure adherence to project standards.

Communications and stakeholder coordination will be managed by Dr. Jessica Wise, Executive Director of Engagement, and her team. Dr. Wise oversees districtwide strategic communications and stakeholder engagement initiatives and will ensure consistent communication among project teams, district leadership, community stakeholders, and external partners. Her role includes communicating project progress, coordinating stakeholder input, and supporting alignment across participating entities.

Procurement and contract administration will be overseen by Rosa Garcia, Executive Director of Procurement. Ms. Garcia is responsible for managing competitive procurement processes, negotiating contract terms, and ensuring compliance with public purchasing requirements. She has more than 11 years of procurement experience and holds certifications as a Certified Technology Procurement Specialist and Certified Professional Public Buyer (CPPB).

Together, this management structure provides experienced leadership, licensed technical oversight, fiscal accountability, and coordinated communication to ensure the project is delivered efficiently, in compliance with all requirements, and within budget.

655

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds**

relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.

The district has completed hiring the Construction Manager, Adolfson and Peterson, for any other contracts by the district directly, internal district procedures for competitive bidding will be utilized.

The district has an extensive and detailed District Acquisition Regulation (DAR). The purpose of the DAR is to provide guidelines for Board of Education (Board Policy DJ) policy on acquisition, procurement and contracting matters, including the delegation of authority, methods and sources of acquisition, and training of procurement/contracting officials. A professional centralized procurement/contracting department is important to ensure public trust, fiscal accountability, integrity, ethical management, and to ensure that only highly trained procurement/contracting officials or properly delegated personnel will exercise fiscal commitment authority on behalf of the District.

The subcontractors for this project are being selected by the competitive process of the General Contractor. They are working through acquiring proposals from at least 3 vendors on every aspect of this project possible. They are preparing bid packages that include the project's specifications, scope of work, and contract terms, then sending invitations to propose to multiple vendors and subcontractors. They will receive, evaluate and select vendors and subcontractors based on not just the lowest price, but also factors like their qualifications, experience, project understanding, proposed methods, and overall value proposition, ensuring the best combination of cost and quality for the project, rather than solely focusing on the cheapest option.

Other funding options

656

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district, without increasing taxes and utilizing our own credit instrument, secured a Certificate Of Participation (COP) for $120 million. $100 million of which will be invested into Palmer for major renovations and additions. $20 million which is being utilized for Jenkins.
The district is also pursued a GETCO State Tax Credit and was awarded this credit of $5M, and we are pursuing an IRA tax credit for the geothermal system and local investment partners for possible contributions, associated with usage agreements, to the upgrades at Palmer High School.
The district is in discussions with local entities about possible partnerships and multiple uses of the space when it is not being used as school, such as Community Spirit Church (who currently rents space in the building), the YMCA, Colorado Springs Conservatory, University of Colorado Colorado Springs, the City of Colorado Springs and El Paso County.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Gas and Electric cost for the 1939 building - 89,136SF
Total EUI of the renovation area = 98.81EUI
Total Cost = $306,802.66 * .46=$141,129.22
Total $/SF = $1.58/SF
New projected all electric EUI = 21

Electric Cost = $.013/KWH
Renovated building usage = 632,166KWH
Renovated building annual Utility Spend = $82,181.64
Renovated Building $/SF = $.092/SF
1st year savings = $,58,947.58
3% inflation and life cycle savings
10-year savings = $675,767.94
20-year savings = $1,583,943.55
30-year savings = $2,804,455.62

657

● Campuses Impacted by this Grant Application ●

Community Leadership Academy State Charter School - PK-5 HVAC Replacement - Community Leadership Academy - 2008

District:	Charter School Institute
School Name:	Community Leadership Academy
Address:	6880 Holly Street
City:	Commerce City
Gross Area (SF):	50,000
Number of Buildings:	1
Replacement Value:	$21,331,553
Condition Budget:	$6,419,702
Total FCI:	0.30
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,072,432	$2,067,179	0.67
Equipment and Furnishings	$936,903	$145,181	0.15
Exterior Enclosure	$5,301,752	$0	0.00
Fire Protection	$645,722	$17,373	0.03
HVAC System	$1,702,645	$2,012,976	1.18
Interior Construction and Conveyance	$3,459,835	$1,462,695	0.42
Plumbing System	$851,171	$72,390	0.09
Site	$2,000,476	$641,907	0.32
Structure	$3,360,617	$0	0.00
Overall - Total	$21,331,553	$6,419,701	0.30

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Community Leadership Academy Site	174,552	0.32	2008	$2,000,476	$641,907
Community Leadership Academy Main	50,000	0.30	2008	$19,331,077	$5,777,794
Overall - Total	224,552	0.30		$21,331,553	$6,419,701

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Community Leadership Academy State Charter School* **County:** Adams

Project Title: PK-5 HVAC Replacement

Current Grant Request:	$999,327.16	**CDE Minimum Match %:**	19%
Current Applicant Match:	$111,036.35	**Actual Match % Provided:**	10%
Current Project Request:	$1,110,363.51	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,110,363.51	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$22.21	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$3.57	**Affected Pupils:**	296
Hard Costs Per Sq Ft:	$18.64	**Cost Per Pupil:**	$3,751
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	169
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$108,659.51
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	1	**Free Reduced Lunch %**	88.50%
		Statewide Charter Avg: 40.1%	

Community Leadership Academy (8001-1882-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 HVAC system replacement (8001-1882-C-SG00001) - Site Level Applicant - New - Application Number (49)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Community Leadership Academy - 8001-1882-C

Other, not listed

099

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☑ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Community Leadership Academy is authorized by the Colorado Charter School Institute (CSI). In the event the School ceases operations for any reason, including non-renewal or revocation of its charter contract, the School is contractually obligated to continue operating through the end of the school year (or another mutually agreed-upon date) while CSI supervises the orderly winding down of operations.

Pursuant to -22-30.5-513(6)(b), C.R.S., and the CSI charter contract, upon dissolution any moneys remaining after payment of lawful debts and obligations become the property of the Charter School Institute (or another CSI-authorized charter school, as determined in advance). The School is required to execute all necessary documents to convey such assets. CSI retains authority to oversee the winding down process, while not assuming liabilities beyond allocated funds.

The elementary facility was constructed for public educational purposes and is owned through affiliated nonprofit Building Corporations established to support the School's public mission. The property is encumbered by lease agreements and financing covenants that require continued public use.

Accordingly, in the event of closure or relocation, the facility would continue to be used for public educational purposes consistent with statute, charter contract provisions, lease agreements, and bond covenants. The facility cannot revert to private use or private ownership inconsistent with its public purpose.

1661

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Community Leadership Academy elementary facility was newly constructed in 2007 for the purpose of serving students in a public charter school setting. At the time of construction, the building met all applicable building codes, life-safety standards, and educational facility requirements. Mechanical, electrical,

plumbing, and HVAC systems were designed to support classroom instruction and occupancy levels consistent with enrollment projections at that time.

The facility was purpose-built as a public school and was adequate and appropriate for instructional use upon completion. The building layout, classroom configuration, and core infrastructure were intentionally designed to support elementary education, including general education classrooms, special education services, food service, and administrative space.

The decision to construct a new facility in 2007 rather than renovate an existing structure was driven by long-term operational sustainability, code compliance, and the need for a safe, modern learning environment for students. Constructing a new facility allowed the school to avoid deferred maintenance risks common in older repurposed buildings and ensured alignment with contemporary life-safety and accessibility standards.

Over time, normal wear and aging of building systems have occurred. The HVAC infrastructure, now approximately 17 years old, is approaching the end of its expected useful life. While the facility remains structurally sound and continues to serve students safely, mechanical system deterioration and increasing repair frequency have created the need for comprehensive system renewal.

The current BEST request is not the result of original construction deficiencies, but rather the natural aging of major mechanical systems within an otherwise well-maintained facility.

*** 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.**

692

Since its construction in 2007, Community Leadership Academy has maintained the elementary facility through ongoing capital investment to ensure the building remains safe, functional, and instructionally appropriate for students. Improvements have focused on building system reliability, safety upgrades, instructional technology modernization, and operational infrastructure.

Over the past three fiscal years, the following capital projects have been undertaken at the elementary campus:

FY 2022-23

$201,500 - Capital outlay for instructional technology, classroom equipment, security cameras, and safety-related infrastructure

$69,400 - Facilities capital improvements supporting building systems and infrastructure

$217,200 - State Capital Construction funds applied to facility-related needs

Total FY 2022-23 Capital Investment: $488,100

FY 2023-24

$58,167.47 - Major HVAC repairs

$45,816.92 - Technology equipment replacement

$73,926.35 - Operational equipment replacement

$55,000.00 - Transportation-related equipment

Total FY 2023-24 Capital Investment: $1,071,395.11

These projects addressed HVAC reliability, replacement of aging equipment, and operational infrastructure necessary to preserve safe building conditions and extend system life.

FY 2024-25

$51,495.80 - Major building system repairs (including HVAC-related components)

$27,320.73 - Instructional technology equipment

$2,483.67 - Operational equipment

$5,581.53 - Food service equipment

Total FY 2024-25 Capital Investment: $810,866.90

Across the three-year period, approximately $2.37 million has been invested in capital improvements at the elementary facility. These investments demonstrate sustained local effort to maintain building systems and support student safety and instructional delivery. The current HVAC request represents the next necessary phase of capital renewal as the original 2007 system approaches the end of its useful life.

693

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Community Leadership Academy incorporates capital planning into its annual budgeting process to preserve and extend the useful life of its facilities. The dollar amounts referenced below represent expenditures attributable specifically to the Community Leadership Academy Elementary facility (constructed 2007), which is the affected facility in this BEST application.

Capital outlay is reviewed during the annual budget adoption process and amended budgeting cycles. Line items include major repairs, equipment replacement, instructional technology, safety infrastructure, and state Capital Construction allocations. Funds used for capital purposes include General Fund capital outlay, state Capital Construction revenue, and repair and replacement reserves maintained within affiliated Building Corporations.

FY 2022-23 (Elementary Facility): Total capital-related expenditures: $488,100
This includes $201,500 in capital outlay for equipment and safety infrastructure, $69,400 in facilities capital improvements, and $217,200 in State Capital Construction funding applied to facility needs.

FY 2023-24 (Elementary Facility): Total capital expenditures: $1,071,395.11
Funds supported major HVAC repairs, equipment replacement, and operational infrastructure necessary to maintain safe and functional building systems.

FY 2024-25 (Elementary Facility): Total capital expenditures: $810,866.90
Investments focused on major repairs, instructional technology, operational equipment, and continued system preservation.

Across the three-year period, approximately $2.37 million has been budgeted and expended to support capital needs at the elementary campus. These figures are specific to the affected facility and do not represent districtwide totals across the organization's middle and high school campuses.

Despite enrollment fluctuations and staffing pressures affecting public schools statewide, the Board of Directors has continued to prioritize capital allocations and maintain repair and replacement reserves to support long-term facility sustainability. However, while annual budgeting has addressed repairs and incremental improvements, comprehensive HVAC system replacement exceeds routine capital capacity. The requested BEST funding represents the next phase of lifecycle renewal for the original 2007 mechanical system.

664

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A - Community Leadership Academy and its affiliated state charter schools have not previously received a BEST new construction or major renovation grant. Therefore, Capital Renewal Reserve requirements under -22-43.7-109(4)(d), C.R.S., do not apply.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

○ A Facility Master Plan has been updated or completed within the last 5 years.

◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

665

Community Leadership Academy (8001-1882-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 HVAC system replacement (8001-1882-C-SG00001) - Site Level Applicant - New - Application Number (49)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

999

Yes
No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Community Leadership Academy is seeking BEST funding to address the failure of aging HVAC systems at its elementary campus, an issue that directly impacts student health, staff effectiveness, and uninterrupted instruction. Reliable heating, cooling, and ventilation are essential for safe and consistent learning environments. When these systems fail, classrooms become uncomfortable, instruction is disrupted, and limited resources are diverted from teaching to emergency response. Children cannot learn at their best in classrooms that are too hot, too cold, or poorly ventilated.

The facility operates with 14 rooftop HVAC units installed in 2008, now beyond their expected 15-year service life. A 2025 Colorado Department of Education Building Condition Assessment identified the system with a System Condition Index (SCI) exceeding acceptable thresholds, confirming that renewal needs now surpass replacement value. Continued repair is no longer a responsible or cost-effective long-term strategy.

This risk is already impacting the school. In May 2025, one unit failed and became inoperable, leaving a preschool classroom and office area without heating or cooling for over two weeks until replacement could be completed. During this time, outdoor temperatures ranged from 33°F to 86°F, requiring staff to rely on both space heaters and cooling fans to maintain safe conditions. The replacement required cranes, blocking entrances and restricting outdoor space, further disrupting operations. While this occurred at the end of the school year, future failures may not.

With all units of similar age, the likelihood of additional failures is high. Continued piecemeal repair creates financial strain, operational disruption, and increased risk of classroom displacement or temporary closure during extreme conditions.

If awarded, BEST funding will support replacement of 14 rooftop units, following the recent replacement of one failed unit, with modern, energy-efficient systems that improve temperature control, ventilation, and indoor air quality. The project will integrate with upgraded building controls and be carefully phased to minimize disruption.

This investment will stabilize the learning environment, reduce emergency costs, and ensure students and staff have safe, reliable, and consistent classroom conditions every day.

667

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The proposed project addresses significant mechanical system deficiencies at the Community Leadership Academy elementary facility that directly impact health, safety, operational stability, and continuity of instruction. The building's primary HVAC system, installed in 2008, consists of 14 rooftop HVAC units that have exceeded their anticipated 15-year service life and are now operating beyond their functional lifecycle, resulting in declining performance, increasing failure rates, and escalating maintenance demands. Multi-year maintenance records confirm a consistent pattern of recurring repairs across multiple units annually.

A 2025 Colorado Department of Education Building Condition Assessment identified the HVAC system with a System Condition Index (SCI) of 1.18, indicating that renewal needs exceed replacement value and confirming that the system is beyond useful life. The assessment recommends full system renewal within five years, reinforcing that continued operation of the existing system is no longer a viable long-term solution.

The facility operates with 14 rooftop HVAC units, all of similar age and condition. In May 2025, one rooftop unit failed and required full replacement at a cost of $33,876 after repair was deemed economically unjustifiable. This failure reflects a broader system-wide condition in which aging components are reaching end-of-life simultaneously. Each year, several rooftop units require service, repair, or component replacement, with issues occurring across multiple units rather than in isolation. Service needs are increasing in both frequency and complexity as the system continues to age. Repairs are not immediate and often require ordered parts and multiple service visits, resulting in extended periods without reliable heating or cooling in affected areas. Because all units were installed at the same time, this pattern represents an ongoing, system-wide deterioration rather than isolated incidents.

The continued operation of outdated HVAC equipment presents significant financial, operational, and environmental concerns. Aging systems operate at reduced efficiency, resulting in increased energy consumption and rising utility costs. In addition, the existing system utilizes refrigerant that has been phased out of production (R-22), making it increasingly difficult and costly to service. Replacement parts are becoming harder to source, and manufacturer support for older equipment is diminishing. Incremental repairs no longer provide a cost-effective solution and instead contribute to a cycle of reactive maintenance, unplanned downtime, and operational instability.

Mechanical system deficiencies directly impact critical building functions, including temperature regulation, ventilation, indoor airflow, and air exchange. The building does not have operable windows or alternative natural ventilation, making the HVAC system and associated exhaust and return air systems essential for maintaining safe indoor air quality. When systems are not functioning properly, there is no adequate backup mechanism to circulate fresh air or regulate indoor conditions. Inadequate airflow and ventilation increase the risk of poor air quality, discomfort, and reduced student focus, particularly for preschool and elementary-aged children who are more sensitive to environmental conditions.

Operational impacts are immediate and disruptive. When a rooftop unit fails, entire building sections lose heating, cooling, and air circulation, requiring students and staff to relocate to available spaces such as the cafeteria, specials classrooms, or other areas of the building that remain operational, including movement between floors. These relocations disrupt instructional time, reduce access to appropriate learning environments, and create logistical challenges for supervision, scheduling, and student support. These conditions are not sustainable and place ongoing strain on both staff and students.

During periods of extreme heat or cold, system failure can compromise safe occupancy conditions and necessitate more significant operational responses, including classroom consolidation, early dismissal, or temporary closure. The recent unit failure required temporary mitigation measures, including portable heating and cooling devices, and created logistical challenges that affected daily operations. These conditions present an ongoing risk to both safety and instructional continuity.

This project aligns directly with BEST Priority #1 by addressing building system deficiencies that affect the health, safety, and security of the educational environment. Proactive replacement of the HVAC system will eliminate the risks associated with system failure, restore proper airflow and ventilation, improve indoor air quality, increase energy efficiency, and stabilize building operations.

699

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Community Leadership Academy has undertaken comprehensive investigation and due diligence to identify and confirm the HVAC system deficiencies at the elementary facility.

The 2025 Colorado Department of Education (CDE) Building Condition Assessment identified the HVAC system with a System Condition Index (SCI) of 1.18, indicating that renewal needs exceed the system's replacement value and confirming that the system has surpassed its useful life. The assessment recommended system renewal within five years.

Operational experience further substantiates these findings. In May 2025, one rooftop unit failed and required full replacement at a cost of $33,876.00 after repair was deemed economically unjustifiable. Recurring service calls and increasing annual repair expenditures across multiple rooftop units demonstrate progressive mechanical deterioration and elevated risk of additional failures.

To further evaluate system condition and ventilation performance, the school engaged a licensed mechanical engineering firm to conduct a BEST HVAC assessment. Farris Engineering, Inc. was retained under a formal Agreement for Services dated February 6, 2026, to assess existing rooftop units, verify system sizing and capacity, evaluate remaining useful life, and analyze indoor air quality as required under current ventilation standards. The completed engineering report, including findings and detailed scope of recommended system replacement, is submitted with this application.

The school previously upgraded the building automation control system in 2021 to improve ventilation performance following updated public health guidance. While the controls remain functional and will be preserved, the mechanical equipment connected to that system has exceeded its intended

lifecycle capacity.

Through facility condition assessment data, documented system failure, repair history analysis, indoor air quality evaluation, and independent engineering review, the school has exercised appropriate diligence in confirming that comprehensive HVAC replacement is the most fiscally prudent and operationally responsible solution to protect student health and maintain consistent instructional operations.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project consists of a comprehensive replacement of the existing mechanical system serving the Community Leadership Academy elementary facility. The proposed scope reflects a phased and value-engineered approach aligned to available funding, prioritizing full replacement of the 14 rooftop units while leveraging existing infrastructure and prior investments to control project cost. The scope includes removal and replacement of 14 rooftop HVAC units originally installed in 2008, which have exceeded their useful life and no longer provide reliable heating, cooling, or ventilation. This system-wide approach directly addresses the identified deficiencies by eliminating aging equipment and replacing it with modern, energy-efficient systems designed to meet current performance standards and code requirements.

The project includes full demolition and removal of existing rooftop units, including proper handling and disposal of obsolete equipment and refrigerants in accordance with environmental regulations. New high-efficiency rooftop units will be installed to provide consistent temperature control, improved ventilation, and enhanced indoor air quality across all instructional spaces. Systems will be designed to ensure proper airflow, balanced air distribution, and adequate air exchange throughout the building-critical functions given the absence of operable windows or alternative natural ventilation.

Associated scope includes roof curb replacement or modification, structural coordination as required, and all necessary crane and rigging services to safely remove and install rooftop equipment. Electrical scope will include disconnects, connections, and any required upgrades to support new equipment. The project will also include full integration with the building automation system upgraded in 2021, allowing for centralized control, monitoring, and optimized system performance.

Mechanical distribution will be evaluated and adjusted as needed to ensure proper airflow and system balance, including any necessary ductwork modifications. Upon completion, testing, adjusting, and balancing (TAB) will be performed to verify system performance and confirm that all spaces receive appropriate ventilation and temperature control.

All work will be completed in compliance with applicable building, mechanical, and electrical codes, including required permits and inspections. General conditions, contractor coordination, and project management are included to ensure safe, efficient, and compliant project delivery.

This comprehensive approach is more efficient and cost-effective than continued piecemeal repair. Because all units are of similar age and condition, replacing the full system at once eliminates the cycle of recurring failures, reduces ongoing maintenance demands, and ensures consistent performance across the entire building. It also prevents the operational disruption associated with staggered failures and emergency repairs, which have already required temporary relocation of students and staff and impacted instructional continuity.

670

Project implementation will be carefully planned to minimize disruption to school operations. Major installation activities will be scheduled during summer and other non-instructional periods to the greatest extent possible. Work will be phased and coordinated to maintain safe access to the building, avoid interference with occupied areas, and ensure continuity of school operations.

This project directly addresses the deficiencies outlined above by restoring reliable heating, cooling, ventilation, and indoor air quality; improving airflow and air exchange in a building without natural ventilation; and eliminating dependence on outdated, inefficient equipment. By replacing all 14 rooftop HVAC units as a unified system, the proposed scope provides a durable, long-term solution that supports student health, instructional continuity, operational efficiency, and environmental responsibility.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Community Leadership Academy undertook a structured, multi-year evaluation process to determine the most efficient and fiscally responsible solution to address HVAC deficiencies at the elementary facility.

An August 2021 facility assessment identified the HVAC system with a System Condition Index (SCI) of 1.00, indicating lifecycle renewal threshold at that time. The school elected to upgrade the building automation control system in 2021 to improve ventilation performance and protect indoor air quality while extending operational viability.

671

The 2025 Colorado Department of Education (CDE) Building Condition Assessment identifies the HVAC system with an SCI of 1.18, reflecting continued deterioration and renewal needs. Renewal cost estimates increased from approximately $1.28 million in 2021 to $2.01 million in 2025, confirming system degradation and cost escalation over time.

Operational review included multi-year repair logs, maintenance expenditures, and analysis of system performance. The May 2025 failure of one rooftop unit, requiring replacement at a cost of $33,876.00, further confirmed increasing mechanical instability and declining reliability of the remaining units.

To evaluate alternatives, the school engaged Farris Engineering, Inc. under a formal Agreement for Services dated February 6, 2026 to conduct a BEST HVAC assessment and prepare required submittal documentation. The engineering evaluation included:

Architectural review of roof-mounted unit placement and structural load capacity

Verification of existing ductwork and distribution system condition

Infrastructure analysis of gas service, electrical capacity, and compatibility with the existing building automation system

Ventilation performance review under current mechanical code standards

Load calculations and equipment sizing validation

Lifecycle cost comparison of continued repair, phased equipment replacement, and coordinated rooftop unit renewal

Findings confirmed that the building envelope, structural systems, and educational layout remain sound and do not necessitate full facility replacement. Mechanical deficiencies are concentrated in aging rooftop units and makeup air units originally installed in 2007, including R-22 refrigerant equipment approaching obsolescence.

The evaluation determined that continued reactive repair or isolated replacement of individual units would increase mobilization costs, extend disruption to instructional operations, and fail to address system-wide aging efficiently. Coordinated replacement of the rooftop units and makeup air units was determined to be the most efficient and effective approach.

The proposed solution replaces deteriorated rooftop and makeup air equipment while preserving the existing air distribution system and 2021 building automation backbone. This approach minimizes unnecessary demolition, protects prior capital investment, and restores reliable mechanical performance. Testing, adjusting, balancing (TAB), and commissioning are included to verify proper installation and operational performance.

Through facility condition data, engineering analysis, infrastructure review, lifecycle cost comparison, and development of detailed scope and cost documentation, the school has exercised comprehensive diligence in selecting a solution that represents an efficient and responsible use of state and local resources.

672

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The HVAC system serving the Community Leadership Academy elementary facility has exceeded its anticipated 15-year service life and is currently operating in its 17th year. Given the age, condition, and increasing frequency of repairs, additional failures are not speculative but expected. The 2025 CDE Building Condition Assessment assigned the system a System Condition Index (SCI) of 1.18, reflecting equipment that has surpassed lifecycle expectations and requires renewal.

In May 2025, one rooftop unit failed and required full replacement. The remaining 14 units are of similar age and condition, with most originally installed in 2007. Based on repair history and engineering evaluation, additional unit failures are anticipated within the next one to three years, particularly during peak heating and cooling seasons when systems operate under maximum load.

Because individual rooftop units serve multiple classrooms and instructional areas, a single failure can impact several learning spaces simultaneously. During extreme temperature conditions, additional failures could result in loss of adequate heating or cooling, reduced ventilation, and inability to maintain appropriate occupancy conditions. This could require classroom relocation, temporary dismissal of affected areas, or short-term schedule disruption to protect student health and safety.

If this project is not awarded, the school will be forced to continue reactive, unit-by-unit emergency replacements at escalating cost. A recent single-unit replacement required an expenditure of $33,876.00. Replacing multiple units individually over time would significantly increase total cost due to repeated mobilization, emergency procurement pricing, inflation, and inefficiencies associated with unplanned work. Delayed action will likely increase overall capital

expenditure beyond current coordinated replacement estimates and further strain limited capital resources.

While structural systems remain sound, mechanical system instability presents an increasing operational risk. Coordinated replacement during a planned construction window is significantly more efficient, cost-effective, and less disruptive than managing multiple unplanned emergency shutdowns.

For these reasons, resolution of the HVAC deficiency is needed within the next construction cycle to mitigate escalating failure risk, control capital costs, and ensure uninterrupted instructional operations.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

673

* 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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon completion of the proposed HVAC system renewal, Community Leadership Academy will implement a structured preventative maintenance and lifecycle replacement plan to maximize system performance and extend useful life.

Preventative Maintenance Plan: The school will continue its contracted preventative maintenance program with licensed mechanical service providers. The maintenance plan will include:
- Biannual rooftop unit inspections (pre-heating and pre-cooling seasons)
- Scheduled filter replacement and coil cleaning
- Verification of gas connections and electrical components
- Seasonal testing of heating and cooling performance
- Calibration of controls integrated with the 2021 building automation system
- Monitoring of ventilation performance and indoor air quality as required

All equipment will be entered into the school's maintenance tracking system to document service intervals, warranty compliance, and lifecycle monitoring.

Commissioning and Warranty: The project scope includes commissioning, testing, adjusting, and balancing (TAB) to verify compliance with design intent and mechanical standards. Manufacturer warranties for major rooftop units will be secured at the time of installation, including:
- Standard manufacturer equipment warranties
- Compressor and heat exchanger warranties
- Controls integration warranties as applicable
Warranty documentation will be retained and tracked to ensure proper claim utilization if necessary.

Budgeting for Lifecycle Replacement: The proposed rooftop units are anticipated to have a useful life of approximately 15-20 years. The school will incorporate lifecycle planning into its annual budgeting process to prepare for eventual system replacement at end-of-life.

Capital planning will include:
- Annual capital outlay allocations within the General Fund
- Continued use of State Capital Construction funds
- Maintenance of repair and replacement reserves within affiliated Building Corporations
- Multi-year capital planning reviewed during annual budget adoption

Based on projected replacement value and useful life, the school will incorporate proportional annual capital contributions to ensure adequate funding for future renewal.

Capital Renewal Reserve: If required under BEST policy for major renovation projects, the school will establish and maintain a Capital Renewal Reserve in accordance with -22-43.7-109(4)(d), C.R.S., and applicable BEST requirements. Reserve funding will be structured to support long-term system sustainability and protect the state's investment.

674

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,

contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

675

Community Leadership Academy (8001-1882-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-5 HVAC system replacement (8001-1882-C-SG00001) - Site Level Applicant - New - Application Number (49)

III. Detailed Project Cost Summary

676

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

19.00 %

* B. Actual match on this request - Enter Actual Match Percentage

10

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,110,363.51
D. Applicant Match to this Project	$ 111,036.35
E. Requested BEST Grant Amount	$ 999,327.16
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,110,363.51

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

677

* 50,000

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 50,000

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 296

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 22.21 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

169

5 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

08/17/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

07/16/2027

678

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed in collaboration with the school's mechanical engineering consultant and project management representative. The estimate is based on site walkthroughs, review of existing as-built documentation where available, evaluation of current HVAC equipment condition, and preliminary engineering analysis of the existing air distribution system. The design team assessed rooftop units, ductwork condition, terminal units, structural curbs, electrical capacity serving mechanical equipment, and integration requirements with the existing building systems. Unit pricing reflects current regional construction market conditions, recent comparable K-12 HVAC replacement projects, and input from mechanical contractors regarding equipment lead times and material cost trends. Escalation, construction contingency, and owner contingency percentages were applied consistent with renovation best practices and current market conditions.

Unique considerations impacting project cost include performing a full HVAC equipment replacement within an occupied PK-5 educational facility, phased installation to minimize instructional disruption, above-ceiling unknown conditions typical of renovation projects, roof penetration and curb coordination, and electrical modifications required to support new mechanical equipment. The project scope intentionally maintains the existing building controls infrastructure to limit cost and disruption, which required careful engineering coordination to ensure compatibility with the new HVAC equipment. These factors were incorporated to ensure the estimate is realistic, comprehensive, and aligned with BEST program requirements.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Community Leadership Academy is committed to full compliance with the Colorado Department of Education Consultant/Vendor Selection Guidelines and all applicable state procurement expectations. Upon award, the school will implement a transparent, open, and competitive procurement process aligned with public sector best practices and CDE-established dollar thresholds for all consultants, vendors, and contractors. This process will include publicly advertised Requests for Proposals (RFPs) and/or Invitations for Bids (IFBs) based on service type, clearly defined evaluation criteria emphasizing qualifications, experience with K-12 facilities, cost-effectiveness, and project delivery capacity, and the use of qualified selection committees with documented scoring and selection rationale. All contracts will be executed in compliance with BEST program requirements and applicable provisions of the Colorado Revised Statutes Title 24.

Community Leadership Academy has engaged an Owner's Representative to support the BEST project and has retroactively brought this procurement into full alignment with Colorado Department of Education policy and requirements. The selected Owner's Representative has supported the school's facility development since the original campus construction in 2005 and subsequent projects, including the development of the Victory Preparatory Academy second campus, providing significant institutional knowledge, continuity, and expertise in school construction management. The Community Leadership Academy school board formally reviewed, approved, and ratified the engagement to confirm compliance with procurement expectations. The board member serving as Owner's Representative fully disclosed the potential conflict of interest and recused himself from all discussion and voting, ensuring transparency and adherence to ethical governance practices consistent with C.R.S. - 24-18-109.

Community Leadership Academy does not anticipate deviating from CDE's required procurement process. All remaining project procurements will strictly follow BEST guidelines, including competitive selection, proper documentation, and required approvals. The Owner's Representative will support procurement planning, bid management, and contractor selection to ensure compliance, cost control, and successful project delivery. Established internal controls and school board oversight will ensure fair competition, fiscal responsibility, and full transparency throughout the procurement process, reducing risk and safeguarding public funds.

679

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Community Leadership Academy will meet or exceed CDE BEST Consultant/Vendor Selection Guidelines for all professional services and construction contracts associated with this project. The school will coordinate closely with its assigned BEST Regional Program Manager prior to initiating procurement activities.

Professional services, including mechanical engineering and related design consultants, will be procured in accordance with CDE dollar thresholds. For services estimated to exceed $100,000, the school will issue a publicly advertised Request for Qualifications (RFQ) with a minimum fifteen (15) business day solicitation period. Evaluation criteria will be clearly defined in the RFQ, and responses will be scored using a documented rubric. Interviews may be conducted as appropriate. A written summary of the selection process, scoring results, and recommendation will be provided to CDE prior to contract award, and draft contracts will be submitted to CDE for review prior to execution.

Construction services, anticipated to exceed $250,000, will be procured through a publicly advertised competitive hard-bid process with a minimum fourteen (14) day notice period. Publication will occur electronically and/or in a newspaper of general circulation consistent with CDE requirements. Contractor selection will be based on the lowest qualified responsive bid. Bid tabulations and analysis will be submitted to the BEST Regional Program Manager prior to contract award.

The Owner's Representative will assist with coordination of procurement activities but will formally disclose his role and recuse himself from all board discussions, evaluations, scoring, and votes related to contracts in which he has a financial interest. All recusals will be documented in board meeting minutes. The school will comply with CDE BEST procurement requirements and its adopted conflict-of-interest policy to ensure transparency and accountability.

Community Leadership Academy does not intend to deviate from CDE procurement policy.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Community Leadership Academy has consistently pursued available state and local resources to address facility needs and leverage funding for capital improvements. The school receives annual state Capital Construction funding and has applied those funds toward ongoing facility maintenance and renewal priorities. The school has also utilized Building Corporation financing structures to support its campus development and long-term facility obligations, including the original campus construction and subsequent expansion of the second campus.

In addition, the school has pursued and secured state and federal funding opportunities related to facility improvements, including transportation and infrastructure-related grants where eligible. These funds have been used to offset capital expenses in other areas, thereby preserving General Fund capacity for facility operations and renewal needs. The school maintains a Repair and Replacement reserve within its building corporations to address long-term capital system needs and has consistently met its lease and debt service obligations.

Community Leadership Academy continues to evaluate additional funding opportunities, including energy-related incentives, utility rebates, and local partnerships that may support mechanical system upgrades and operational efficiency improvements. While these efforts have helped support broader facility sustainability, they are not sufficient to offset the substantial capital investment required for full HVAC system replacement. The BEST grant remains the most viable mechanism to address this critical infrastructure need while maintaining instructional stability and fiscal responsibility.

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?

Community Leadership Academy's PK-5 campus accounts for approximately half of the organization's total utility expenditures based on enrollment and facility distribution. Allocated to the CLA campus, estimated annual utility costs are approximately $103,000 for electricity and natural gas, $36,000 for water and sewer, $14,500 for waste removal, and $41,000 for telecommunications and internet services, for a total of approximately $194,500 annually.

Because this project replaces aging HVAC equipment serving the PK-5 campus, anticipated savings are primarily associated with electricity and natural gas consumption. Based on engineering estimates and comparable K-12 mechanical renewal projects, the school conservatively projects a 10-15% reduction in heating and cooling energy consumption. Applying a conservative 12% savings factor to the campus's estimated $103,000 annual energy cost results in

projected annual utility savings of approximately $12,000-$15,000. Additional indirect savings are expected through reduced maintenance costs and improved system reliability.

681

COLORADO
Department of Education
Division of Capital Construction
BEST Charter School Grant Waiver Application

Charter Name: COMMUNITY LEADERSHIP ACADEMY STATE CHARTER SCHOOL 18

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.

Community Leadership Academy respectfully requests a reduction of the required BEST matching contribution because compliance with the full match would significantly limit educational opportunities within the school. As reflected in the FY 2025–26 Amended Budget approved December 31, 2025, total General Fund expenditures are $14,070,000. Of that amount, $2,915,400 is dedicated to Facilities, Maintenance, and Operations of Plant (facility operations and maintenance). In addition, the school has significant fixed facility obligations associated with financing and occupancy of its school facilities. Combined facility-related obligations total approximately $4,822,200 annually, representing approximately 34.3% of General Fund expenditures. More than one-third of operating resources are therefore committed to facilities before instructional staffing, academic programming, transportation, and student services are funded. At the same time, the school's enrollment has stabilized at a level below its pre-COVID funded pupil count, declining from 655.0 to 575.5 students. Because facility obligations remain largely fixed regardless of enrollment changes, the percentage of operating resources required to support facilities continues to increase. Meeting the full BEST match would require diverting limited operating resources away from instructional staffing, academic programs, and student services. A reduced match would allow the school to address critical facility needs while preserving stable educational opportunities and classroom resources for students.

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.

Community Leadership Academy faces several financial constraints that limit its ability to meet the full matching requirement. The school does not have taxing authority and cannot access voter-approved bond financing to fund major facility improvements. As a result, significant capital repairs must be funded from General Fund. The HVAC system has already begun to fail. In May 2025, one rooftop unit required emergency replacement at a cost of $33,876, which was paid directly from the school's General Fund. The remaining rooftop units and makeup air units are of the same age and condition, increasing the likelihood of additional failures before a coordinated system replacement can occur. In recent years the school has also incurred additional facility-related expenses without requesting BEST assistance, including safety and security improvements required to maintain safe school operations. These investments were necessary and required the use of General Fund. These conditions limit the school's ability to generate a large capital match while continuing to support classroom instruction and student services.

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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 %***
Authorizer Match - Calculated Starting Point	50%	25%
Does the authorizing district have 10% or less bonding capacity?	NA	NA
# of attempts at funding for capital construction projects (including grant funding, financing, bonds, mill levy, etc)	1 attempt	-2%
% of district enrollment	NA	NA
Free/reduced lunch percentage in relation to the statewide average	88.5%	-4%
	Total CDE Minimum Match	19%

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.

Community Leadership Academy recognizes that the BEST match calculation appropriately incorporates adjustments for free and reduced lunch enrollment and attempts to secure capital funding, resulting in a calculated minimum match of 19 percent. The school's free and reduced lunch rate of 88.5 percent reflects the maximum adjustment available through that factor, and the school has also received the adjustment related to attempts at securing capital funding. However, the Authorizer Match - Calculated Starting Point does not fully reflect the financial realities of a charter school operating two campuses while absorbing significant facility costs within its operating budget. As reflected in the FY 2025–26 amended budget, Community Leadership Academy incurs approximately $4,822,200 in annual facility-related obligations, representing about 34.3% of General Fund expenditures. The school has also already absorbed HVAC related costs. In May 2025, one rooftop unit required emergency replacement at a cost of $33,876, paid from the General Fund, representing capital costs already borne by the school that would otherwise have been part of the system replacement need. Enrollment has stabilized since the COVID decline, but remains below the historical break-even level for the school. The preliminary 2026-27 school budget estimates reflect responsible use of beginning fund balance and reserves to maintain operations while continuing to fund instructional staffing, academic programs, and student services. For these reasons, while the calculated minimum match of 19 percent reflects the BEST grant application of the formula's adjustment factors, it still overstates the school's practical financial capacity in the Starting Point. Community Leadership Academy believes that contributing a 10 percent match represents the highest feasible contribution that can be made while maintaining financial stability, including mandated reserves, and protecting instructional resources.

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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.

Community Leadership Academy actively pursues available partnerships, grants, and rebates to address facility and infrastructure needs whenever possible. The school has secured funding and rebates through programs including CDPHE, Xcel Energy, E-Rate, and the U.S. Environmental Protection Agency, along with local government grant funding supporting playground and infrastructure improvements. These programs typically support targeted, one-time projects such as electrical infrastructure, energy efficiency upgrades, or technology connectivity. While these resources are valuable and help improve specific components of the school's infrastructure, they do not generate sufficient operating savings or capital capacity to support a major building system replacement such as the HVAC project proposed in this application. Community Leadership Academy has also demonstrated responsible stewardship by addressing many facility needs directly through its own resources rather than seeking BEST assistance. The school has previously funded safety and security improvements and other capital needs internally, and in May 2025 replaced a failed rooftop HVAC unit at a cost of $33,876, paid from the General Fund. These actions reflect the school's commitment to maintaining safe and functional facilities while responsibly utilizing available funding opportunities. However, the scale of a full HVAC system replacement significantly exceeds what can reasonably be supported through operating funds or currently available grant programs. For this reason, the BEST program represents the most appropriate and viable partnership to address this critical infrastructure need while protecting instructional resources for students.

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	19%
Match Percentage Requested	10
Amount of requested reduction from CDE Minimum	9

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

● Campuses Impacted by this Grant Application ●

CROWLEY COUNTY RE-1-J - CTE Building Replacement - Crowley County Jr./Sr. HS - 1919

District:	Crowley County RE-1-J
School Name:	Crowley County Jr./Sr. HS
Address:	602 Main Street
City:	Ordway
Gross Area (SF):	52,729
Number of Buildings:	2
Replacement Value:	$21,038,423
Condition Budget:	$13,040,237
Total FCI:	0.62
Adequacy Index:	0.41



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,756,181	$3,305,020	1.20
Equipment and Furnishings	$637,209	$120,758	0.19
Exterior Enclosure	$3,616,815	$607,209	0.17
Fire Protection	$2,999	$530,940	177.04
HVAC System	$4,042,486	$1,708,068	0.42
Interior Construction and Conveyance	$4,317,661	$4,099,469	0.95
Plumbing System	$1,032,076	$894,090	0.87
Site	$2,328,911	$2,216,042	0.95
Structure	$2,304,086	$110,123	0.05
Overall - Total	$21,038,423	$13,591,719	0.65

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crowley County Jr./Sr. HS Main	44,179	0.58	1919	$16,712,023	$10,126,890
Crowley County Jr./Sr. HS Vo-Ag	8,550	0.56	1963	$1,997,489	$1,248,787
Crowley County Jr./Sr. HS Site	485,650	0.95	1919	$2,328,911	$2,216,042
Overall - Total	538,379	0.62		$21,038,423	$13,591,719

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: CROWLEY COUNTY RE-1-J* **County:** Crowley

Project Title: CTE Building Replacement

Current Grant Request:	$6,543,493.05	**CDE Minimum Match %:**	32%
Current Applicant Match:	$133,540.67	**Actual Match % Provided:**	2%
Current Project Request:	$6,677,033.72	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$6,677,033.72	**Adverse Historical Effect?**	Potential
Cost Per Sq Ft:	$534.16	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$93.02	**Affected Pupils:**	316
Hard Costs Per Sq Ft:	$441.14	**Cost Per Pupil:**	$21,130
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	308
Previous BEST Total $:	$947,516.48		

Financial Data (School District Applicants)

District FTE Count:	299	**Bonded Debt Approved:**	
Assessed Valuation:	$63,928,010	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$213,806	**Bonded Debt Failed:**	$29,400,000
Statewide PPAV: $241,472			
Median Household Income:	$46,782	**Year(s) Bond Failed:**	16,23,25
Statewide Avg: $75,116			
Free Reduced Lunch %:	70.6%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$303.34	**Total Bond Capacity:**	$12,785,602
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$12,785,602
		Statewide Median: $18,549,763.20	

Crowley County RE-1-J (0770) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Crowley County School District RE-1J CTE Building (0770-SG00003) - Site Level Applicant - New - Application Number (45)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Crowley County Junior and Senior High School - 0770-2058

Other, not listed

Vo-Ag

687

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☐ Pre-School
☐ Administration	☑ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

688

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The facility was originally constructed in 1963 to support agricultural and career and technical education programming. At the time of construction, the building was purpose-built for hands-on instruction aligned to the district's workforce and agricultural education needs and was appropriate for the scope, scale, and instructional expectations of career and technical education during that period. The facility met applicable standards and community needs at the time and served as a functional instructional space for students.

In 1990, the district renovated the existing structure to respond to changing student needs and space demands. That renovation incorporated additional uses, including a wrestling room and locker room, within the original building footprint. No additions or expansions were made to the structure. This approach reflected the district's limited capital capacity and the practical necessity of maximizing existing facilities to continue offering both instructional and extracurricular programming. At the time, renovation of the existing facility represented a fiscally responsible and reasonable solution for the district, allowing continued student access to programs without undertaking new construction.

Both the original construction and subsequent renovation were undertaken in good faith and were consistent with the educational priorities, financial realities, and facility standards of their respective time periods. The facility was not acquired or constructed as a temporary or stop-gap measure, but rather as a long-term instructional space intended to support student programming based on the district's needs and available resources at the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students.**

Include a list of all capital projects undertaken in the affected facility within the last three years.

Since its original construction in 1963 and renovation in 1990, the district has made targeted capital improvements to the facility to maintain its usability for students and adapt to evolving program needs within the constraints of the existing structure.

In 2022, the district reconfigured the former wrestling room area to serve as the district weight room. This change was made to accommodate student athletic and physical conditioning needs using donated equipment provided by alumni of Crowley County School District RE-1J. The district utilized the existing space without expanding the building footprint and made necessary adjustments to support the new use.

In 2023, the district installed two split heating and cooling units to improve temperature control within the facility. These units were added to help regulate indoor conditions for students and staff and to better support year-round instructional and athletic use of the space.

The district has also made capital improvements to support career and technical education programming within the facility. Through grant funding, the district acquired a plasma cutting table for the agricultural education program. To support this equipment, the district upgraded electrical service to the extent possible within the building's existing capacity and added improved ventilation to accommodate the operational requirements of the equipment.

Additional equipment has been added over time to support the construction trades program; however, the facility's original electrical infrastructure limits the ability to operate multiple pieces of equipment simultaneously, as doing so can overload circuits and trip breakers. Similarly, the facility lacks a comprehensive dust collection or ventilation system for woodworking equipment, requiring instructors to open bay doors during instruction to manage sawdust, which exposes students to extreme outdoor temperatures.

689

All improvements made within the past three years represent incremental efforts by the district to maintain student access to instructional and extracurricular programming while working within the limitations of an aging facility.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three fiscal years, Crowley County School District RE-1J has intentionally budgeted for capital outlay to address facility needs and extend the useful life of its existing buildings. Capital planning is incorporated into the district's annual budgeting process, with available resources prioritized to address critical facility, infrastructure, and equipment needs across the district.

During this three-year period, the district has allocated approximately $100,000 to a capital expense fund dedicated to supporting capital improvements. These funds have been used districtwide to address facility-related needs, including infrastructure improvements, equipment upgrades, and targeted projects intended to maintain safe, functional learning environments for students and staff.

Due to the district's small rural tax base and limited financial capacity, capital outlay investments have focused on incremental improvements rather than large-scale renovation or new construction. While these efforts have helped maintain operations and extend the usability of existing facilities, they have not been sufficient to address long-term capital deficiencies in aging buildings.

The dollar amount referenced above represents districtwide capital expenditures and is not limited to the affected career and technical education facility. The district's budgeting practices over the past three years reflect a consistent, good-faith effort to contribute local resources toward facility needs within existing financial constraints.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

069

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Crowley County RE-1-J (0770) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Crowley County School District RE-1J CTE Building (0770-SG00003) - Site Level Applicant - New - Application Number (45)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☑ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☑ Technology
☑ Asbestos Abatement	☑ Handicapped Accessibility ADA	☑ Roof	☑ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☑ Window Replacement
☑ Electrical Upgrade	☑ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☑ Site Work	☐ Land Purchase

☑ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The proposed project supports career and technical education programming in the following professional fields: Agricultural Education, Construction Trades, and Manufacturing/Fabrication, including hands-on, shop-based instruction aligned to workforce and skilled trades pathways.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

691

*** B. Has this project previously been applied for and not awarded?**

- ○ Yes
- ◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

692

The existing career and technical education (CTE) facility was constructed in 1963 and renovated in 1990 and is no longer adequate to support modern CTE programming. The building currently houses multiple, competing functions, including CTE instruction, weight room use, and locker room facilities, within a limited and aging structure. This configuration restricts instructional space, limits the safe operation of modern equipment, and prevents the district from expanding or sustaining workforce-aligned CTE programs in agricultural education, construction trades, and manufacturing/fabrication.

The facility's original electrical, ventilation, and spatial design cannot adequately support current instructional demands. Electrical capacity limitations restrict the simultaneous use of equipment required for hands-on instruction, while insufficient ventilation necessitates temporary measures that compromise instructional conditions. These constraints reduce program effectiveness and limit the district's ability to meet current educational and industry expectations for career and technical education.

The proposed solution is the construction of a new, dedicated CTE facility designed specifically to support agricultural education, construction trades, and manufacturing/fabrication programming. If grant funds are awarded, the project will provide appropriately sized instructional spaces, modern electrical and ventilation systems, and a facility layout aligned with current safety, accessibility (ADA), and instructional standards. The proposed project will consolidate CTE programming into a purpose-built environment, allowing the district to deliver consistent, high-quality career and technical education while separating instructional functions from athletic and support uses. The project replaces existing facilities and programs only; no new programs are being created.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities

- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Of all the deficiencies documented in the master plan, the 1963 Vo-Ag building (7,853 SF) represents the most severe and urgent health and safety concern. With a building FCI of 0.56, the District, with input from its planning team and building staff, identified this facility as the top priority based on the following conditions:

1) Safety of student movement: Students must walk outside between the main building and the Vo-Ag building across an unpaved path. Only a small portion is paved; the remainder is a dirt path that becomes a mud pit when wet. The path is largely in the shadow of the gym, meaning snow and ice persist. Snow has fallen from the roof onto individuals walking this path.

2) Inadequate electrical systems: The building has only one functional welding outlet, limiting CTE instruction to one student at a time. All electrical panels are outdated and need replacement. An electrician has confirmed that expanding capacity would require a new power pole. There is no master safety shut-off for shop electrical service in case of emergency.

3) Air quality and ventilation: The wood shop lacks a dust collector, creating dangerous accumulation of dust and wood chips in violation of IMC 510.2.1. Welding stations have no direct ventilation to the exterior. No paint or finish booth exists; when finishing is needed, exterior doors must be opened regardless of weather.

4) Water infiltration and building envelope: Water enters under doors and through walls during rain. The roof lifts in wind, allowing daylight through. Exterior metal walls are dented with gaps and holes.

5) Emergency communication: There is no PA system in the Vo-Ag building or in the exterior areas between the main building and the Vo-Ag building. The fire alarm is connected only to the Primary School, with no way to use the PA system from that building. In an emergency, there is no reliable way to alert students and staff in the shop.

6) Supervision and monitoring: The layout of the Ag building means certain portions cannot be effectively monitored, forcing areas near equipment to fall back to storage use. The remote location of the building from the main school creates supervision challenges for all programs housed there.

7) The multipurpose PE/athletics space (currently used as a wrestling room) is located at Ward Facility, which is a completely separate campus from the Jr./Sr. High School where the wrestling students attend. This space also needs to serve elementary physical education and athletics programming. This means:
a. Students must be transported or walk to a different site for wrestling practice
b. The room is undersized and cannot accommodate a full wrestling mat/circle

693

c. There is no hot water in the adjacent locker rooms at Ward, so students either shower at home or have to be transported back to the high school locker rooms
d. The existing wrestling room and adjacent locker rooms do not meet code-required ventilation or exhaust standards.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Independent Facilities Assessment: In Fall 2021, the District engaged Wold Architects and Engineers to conduct an independent assessment of all district facilities. Wold's engineers and architects performed thorough building walks, observed all building systems, and held conversations with facilities staff. For the Vo-Ag building specifically (built 1963, 7,853 SF, FCI of 0.56), Wold identified severe health and safety deficiencies including water infiltration through the building envelope, inadequate electrical capacity, lack of ventilation and dust collection in shop areas, uninsulated concrete block wall construction, inadequate lighting, and no PA system connection to the main building. Wold also documented that HVAC is limited to ceiling-mounted gas-fired unit heaters past their useful life and that the shop lacks adequate exhaust for the floor area.

Ongoing Staff Observation and Third-Party Evaluation: District staff have consistently reported and documented conditions including recurrent flooding during rain events, electrical limitations requiring equipment to be restricted to specific outlets to avoid tripping breakers, absence of dust collection, inadequate lighting, lack of PA coverage in the shop and exterior areas between buildings, and building layout creating areas that cannot be effectively monitored. In Fall 2024, the District brought in a licensed electrician to evaluate the building's electrical systems. The electrician confirmed that the existing electrical infrastructure cannot support additional equipment and that many of the documented electrical deficiencies cannot be resolved without bringing new electrical service to the building via a new power pole. Running more than one power tool simultaneously trips the breaker, limiting hands-on instruction to one student at a time. The wrestling room and adjacent locker rooms have been identified as lacking any code-required ventilation or exhaust.

These layered investigation efforts have provided the District with a well-documented understanding of the facility's limitations and guided the decision to pursue a BEST Grant to address the identified deficiencies.

694

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed 12,500 SF addition will be constructed as a direct connection to the existing Jr./Sr. High School, adjacent to the existing gym. The pre-engineered metal building will include:
- Two Vo-Ag classrooms, providing dedicated instructional space adjacent to the shop, replacing the instructional areas that currently exist within the shop itself
- CTE shop space with proper electrical capacity, dust collection, ventilation, and safety equipment
- A multipurpose PE/athletics room, replacing the wrestling room currently located at Ward Intermediate School, a separate campus from the Jr./Sr. High School. This space will serve wrestling, physical education, and elementary athletics programming, eliminating the need for separate transportation and providing access to functional showers and an appropriately sized space.
- A weight room relocated from the Vo-AG building being demolished.
- Code-compliant restrooms
- Large overhead door for project access
- Full fire suppression, HVAC, electrical, and communications systems

- Direct interior connection to the existing school, eliminating the need for students to travel outside

This solution directly addresses every health and safety deficiency identified in the Vo-Ag building while providing a code-compliant, properly equipped CTE facility connected to the main school. The conceptual floor plan was developed by Wold Architects and Engineers based on the deficiencies identified in the master plan and further detailed through meetings with district staff and building users. This project replaces existing facilities and programs; no new programs or capacities are being added.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

MASTER PLANNING PROCESS: In 2021, with assistance from DCS owner's representatives, the District issued an RFQ for master planning services. After a competitive process including interviews, Wold Architects and Engineers was selected. Wold sent engineers and architects to walk all district buildings and gather data. Contractors with recent K-12 construction experience, Fransen Pittman, GE Johnson, and Phipps, were engaged to provide cost information. The District created a Master Plan Assistance Team (MPAT) of parents, community members, staff, and Board of Education members. The MPAT met over four months through a structured process: reviewing facility assessment data, defining values and priorities, gathering community input, considering options, and making a recommendation. The committee developed planning criteria including eliminating health and safety hazards, resolving HVAC and envelope deficiencies, achieving ADA compliance, improving safety and security, reducing operating costs, and ensuring financial viability.

FACILITY ASSESSMENTS: Wold's engineers and architects conducted thorough building walks of all district facilities in Fall 2021, observing all building systems and identifying deficiencies. CDE facility assessment reports were reviewed and updated. The district-wide Building FCI of 0.51 and Site FCI of 0.43 confirmed significant condition deficiencies across all buildings. The Vo-Ag building (built 1963, 7,853 SF) was identified as having particularly severe health and safety deficiencies including water infiltration, inadequate electrical capacity, lack of ventilation and dust collection, uninsulated walls, inadequate lighting, and no PA system connection to the main building (Current Vo-Ag building FCI of 0.56).

OPTIONS CONSIDERED: The MPAT evaluated eight options ranging from maintaining the status quo to full replacement, organized around how many buildings the district would operate. Options were tested against planning criteria using an evaluation matrix. Three-building and two-building configurations scored lower. Hybrid consolidation and renovation approaches were explored. Option 1A, a new PK-12 facility while preserving the historic high school, consistently scored highest through staff and community evaluation. Community input was gathered at publicly advertised meetings attended by approximately 60 community members, plus staff meetings. The MPAT voted unanimously to recommend Option 1A.

ARRIVING AT THE CURRENT TARGETED SOLUTION: While the master plan recommended full PK-12 replacement, financial constraints and community feedback confirmed that the full scope is not achievable at this time. Community survey results, included as an attachment to this application, indicated that residents value remaining at the historic Jr./Sr. High School campus and supported a more focused, financially responsible approach. The evolution from master plan recommendation to this targeted project is detailed in the Master Plan Addendum included with this application. This project represents the first phase of the District's long-term commitment to improving facilities on the existing campus, prioritizing the most critical health and safety deficiency: the 1963 Vo-Ag building. A 12,500 SF replacement connected directly to the existing school will replace this deteriorated and isolated facility, providing replacement CTE shop space, Vo-Ag classrooms, a multipurpose PE/athletics room, weight room, and restrooms, all with code-compliant HVAC, electrical, fire suppression, and direct connection to the main building. While this project does not address all deficiencies identified in the master plan, it is fully aligned with the district's long-term facility plan and has been designed so that future phases can build upon this investment as resources become available.

ACCURACY OF COST: Two independent professional cost estimates have been obtained. Estimate 1 (January 28, 2026) totals $4,353,092 at $348/SF. Estimate 2 (

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The health and safety deficiencies in the 1963 Vo-Ag building are not future risks - they exist today. Every day students attend class in this facility, they are exposed to documented hazards: water infiltration during rain events, inadequate electrical systems with no master safety shut-off, dangerous dust accumulation in the wood shop without a dust collector, no direct ventilation at welding stations, no emergency PA system coverage, and an isolated building requiring students to walk an unpaved path exposed to ice and falling snow. These are active health and safety concerns affecting students and staff right now.

If this project is not awarded, students will continue to be exposed to these conditions indefinitely. The district has exhausted the incremental improvements possible within the existing structure - electrical capacity cannot be expanded without a new service pole, ventilation cannot be adequately addressed within the current building envelope, and the building's location and layout cannot be corrected through renovation. The facility has reached the limit of what can be reasonably adapted.

Without BEST Grant funding, the district does not have the financial capacity to replace this facility on its own. Crowley County has not successfully passed a bond in over 20 years, and the district's small rural tax base cannot support the capital investment required.

969

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Crowley County School District is committed to maintaining the proposed CTE facility to maximize its useful life and protect the investment being made. The District's maintenance plan for the new construction will address warranty management, ongoing preventive maintenance, and long-term capital renewal funding.

Warranty Period: Upon completion of construction, the facility will be covered by a one-year general contractor's warranty on all workmanship and materials. Major building systems will carry extended manufacturer warranties, including a 20 year roofing, 10 year HVAC equipment, and 10 year pre-engineered metal building components warranty. The District will work with the architect and general contractor to compile all warranty documentation and ensure maintenance staff are trained on the proper operation and care of all new systems and equipment prior to substantial completion.

Maintenance Plan: The District will implement a comprehensive preventive maintenance plan for the new facility. This plan will be developed using manufacturer maintenance manuals for all installed systems and will establish scheduled maintenance intervals for HVAC systems, electrical infrastructure, roofing, overhead doors, dust collection and ventilation equipment, plumbing, fire suppression, and interior finishes. Maintenance tasks will be organized into four categories: emergency, routine, preventive, and predictive. The plan will document specific tasks, responsible personnel, frequency of service, and projected costs for each system. The District will continue to utilize its existing maintenance personnel to perform routine and preventive maintenance on the facility and will track work orders to ensure scheduled maintenance is completed on time.

The District currently carries an annual districtwide capital improvement budget between $75,000 and $100,000 across all buildings and will continue to allocate appropriate funding for ongoing maintenance of the new facility. The District is committed to continuing to prioritize addressing other known facility deficiencies across the campus using these funds, even as the new CTE facility reduces the most critical health and safety concerns. The District currently employs 5 maintenance/custodial staff who will be responsible for the day-to-day upkeep of the new addition in coordination with the existing Jr./Sr. High School facility.

Capital Renewal Reserve: As this project constitutes new construction, the District will continue to maintain a Capital Renewal Reserve in compliance with -22-43.7-109(4)(d) C.R.S. and BEST policy. At a minimum, the District will contribute 1.5% of per pupil base funding annually to the Capital Renewal Reserve, calculated using October 1 FTE pupil counts from the impacted facility, beginning the fiscal year after construction is complete. These funds will be set aside specifically for the future replacement of major building systems with projected life cycles, including roofing, HVAC, electrical systems, and interior finishes. The District is committed to contributing at or above the required minimum to ensure the facility is maintained at a high standard and that adequate funding is available to address system replacements as they reach the end of their useful life.

697

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

869

The existing 1963 Vo-Ag building will be demolished at the beginning of the project to accommodate construction of the new CTE facility on the same site. The building has reached the end of its useful life and its deficiencies, including water infiltration through the roof, walls, and doors, inadequate electrical capacity, poor ventilation, under-insulated walls and roof, and damaged interior finishes, make it unsuitable for continued use or repurposing.

Demolition of the existing structure will also eliminate an isolated building that is physically separated from the main Jr./Sr. High School, allowing the new facility to be constructed with a direct connection to the existing school. This improves student and staff safety, site circulation, security, and supervision while addressing existing drainage and site condition concerns.
The cost of demolition has been included in the project budget. Both independent cost estimates obtained for the project account for building demolition within the existing conditions scope of work. An AHERA report is on file for the existing facility, and abatement of any identified hazardous materials will be completed prior to demolition in accordance with applicable regulations. Abatement costs have been included in the project budget.

Additionally, the multipurpose PE/athletics space currently located at Ward Intermediate School will be relocated into the new CTE facility. Ward Intermediate currently serves as a district administrative facility, and the wrestling program's use of space within that building will no longer be necessary once the new facility is complete. This relocation represents a step toward the District's long-term goal of consolidating student programming out of the Ward campus and onto the Jr./Sr. High School site, reducing the need to transport students between facilities.

No portions of the main Jr./Sr. High School building are being demolished or vacated as part of this project. All functions currently housed in the Vo-Ag building, CTE instruction, shop space, and related support functions, will be relocated into the new addition upon completion of construction.

Crowley County RE-1-J (0770) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Crowley County School District RE-1J CTE Building (0770-SG00003) - Site Level Applicant - New - Application Number (45)

III. Detailed Project Cost Summary

669

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

32.00 %

* B. Actual match on this request - Enter Actual Match Percentage

2

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 6,677,033.72
D. Applicant Match to this Project	$ 133,540.67
E. Requested BEST Grant Amount	$ 6,543,493.05
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 6,677,033.72

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☑ Other (please describe) District requesting partial waiver. Please see the waiver exemption application for additional details.		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 12,500

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 97,377

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 316

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 534.16 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

308

3 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

01/04/2027

* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2029.***

07/21/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed through a collaborative process involving the District, Wold Architects and Engineers, and two independent general contractors with K-12 construction experience in Colorado. This budget has been informed by the 2021 Facilities Master Plan, CDE facility assessment data, existing AHERA reports, and current market conditions for rural southeastern Colorado construction.

Two independent cost estimates were obtained for the proposed 12,500 SF CTE/Vo-Ag replacement addition. H.W. Houston Construction provided a detailed conceptual estimate dated January 28, 2026, totaling $4,353,092 ($348/SF). Golden Triangle Construction Inc. (GTC) provided a second detailed estimate dated February 3, 2026, totaling $6,685,373 ($535/SF). Wold's internal cost estimators then prepared the final detailed project budget, reconciling the two third-party estimates and establishing a hard cost total of $5,514,308.56 ($420/SF) - positioned between the two independent estimates. The budget includes 3% escalation contingency, 5% construction contingency, and 5% owner's contingency. During the original 2021 master planning process, contractors with recent K-12 experience, Fransen Pittman, GE Johnson, and Phipps, were also engaged to provide cost information that informed the district's long-term understanding of construction costs in the region.

Several unique considerations have impacted the project cost. Crowley County's rural location in southeastern Colorado means that labor and materials must be mobilized into the community, increasing logistics costs. The project utilizes a pre-engineered metal building (PEMB) structural system, a cost-effective approach for this building type that also reduces construction duration, minimizing disruption to ongoing educational programs. The project includes specialized CTE program spaces such as a welding shop with dedicated ventilation and dust collection, an agricultural mechanics lab, and a multipurpose space that will also serve as the wrestling practice facility. These specialized spaces require mechanical, electrical, and ventilation systems beyond a typical classroom addition, contributing to the higher HVAC and electrical costs reflected in the budget. While construction escalation has begun to ease from post-pandemic peaks, costs in rural Colorado continue to run above metro-area norms.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District does not have employed staff to oversee extensive construction projects. To ensure professional management, the District will procure an Owner's Representative consultant through an open competitive process in accordance with CDE's procurement guidelines. The Owner's Representative will be responsible for managing the project on the District's behalf from pre-construction through warranty, including oversight of the project schedule, budget, and quality; management of invoice submittals and the owner's budget; facilitation of competitive procurements for all project consultants and contractors; coordination of CDE BEST Grant compliance requirements; and participation in regular project team meetings. The project budget includes a dedicated line item for Owner's Representative services.

The Crowley County School District Board of Education will maintain ultimate oversight of the project. Upon approval of the grant, the Board will establish a project executive committee to guide decision-making on behalf of the District. This committee will include the District Superintendent, Board of Education representative(s), school principal(s), maintenance director, and the Owner's Representative. The executive committee will work with the project team and report regularly to the full Board of Education and community on project progress.

The design phase will be overseen by an architect selected through a competitive process. The architect will manage design, administer questions from the construction team, provide regular site visits to inspect for quality and conformance to construction documents, and review contractor pay application

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The District will adhere to CDE's BEST Grant Consultant/Vendor Selection Guidelines and the dollar thresholds established by the Capital Construction Assistance Board for all procurements on this project. The District does not intend to deviate from the required procurement process.

Upon final notification of grant award, the District will work with its assigned BEST Regional Program Manager to initiate procurement. The first procurement will be for an Owner's Representative, followed by the design team (architect/engineers) and the construction team, as well as any other project consultants or vendors required. The District will work closely with the Owner's Representative, once selected, to facilitate subsequent procurements.

Given the District's rural location in southeastern Colorado, it will be necessary to cast a wide net beyond the immediate geographic area to attract qualified team members with the appropriate K-12 construction experience for this project.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The District has pursued multiple avenues to address its facility needs beyond the BEST Grant. In 2021, the District engaged Wold Architects and Engineers through a competitive RFQ process, with assistance from DCS owner's representatives, to complete a comprehensive facilities master plan. The District has applied for and received grant funding to support CTE equipment, including a plasma cutting table. The District has also engaged its community through publicly advertised planning meetings attended by approximately 60 community members, staff meetings, and community surveys to build understanding and support for facility improvements. Alumni of the district have contributed donated equipment for the weight room. Despite these efforts, the District has not successfully passed a bond in over 20 years, and its small rural tax base in Crowley County limits the local revenue available for capital construction. The District is requesting a partial match waiver as part of this application.

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?

While the current Vo-Ag building is not separately metered, building energy savings are anticipated from systems being built to current energy codes and utilizing high efficiency HVAC systems.

The new building will be approximately 20-30% more energy efficient than the buildings being replaced. Water and sewer needs will be similar to previous, new utility costs are expected to be 15-20% reduced.

703

COLORADO
Department of Education
Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Crowley County School District RE-1J

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.

Crowley County School District RE-1J respectfully requests a reduction of the required matching contribution because meeting the full minimum match would significantly limit educational opportunity by making this project financially unattainable. The district does not have the local capacity to generate the level of funding required to meet the full match without diverting essential operating resources or imposing additional tax burden on a community that has recently and repeatedly declined bond measures.

Over the past four years, the district has pursued voter-approved financing on two separate occasions. A 2023 bond election proposing a new K-12 facility and a 2025 bond election focused specifically on a CTE facility and related improvements were both unsuccessful despite coordinated and community-centered efforts. These outcomes demonstrate the district's limited ability to secure additional local tax revenue for capital construction. Reattempting a similar bond in the near term is not a viable option given current community sentiment.

The district has consistently budgeted capital reserves of approximately $75,000–$100,000 annually; however, those funds are required to address ongoing maintenance and infrastructure needs in aging facilities districtwide. The accumulation of reserves at that level is insufficient to generate the match required for a project of this scale within a reasonable timeframe.

Without a reduction in the required match, this project would need to be delayed indefinitely. Such delay would directly limit students' access to sustainable, workforce-aligned career and technical education programming. A waiver would significantly enhance educational opportunity by enabling the district to move forward with a project that is otherwise financially out of reach while still contributing local resources to the extent feasible.

The requested reduction reflects the district's highest feasible match based on actual financial capacity and ensures that BEST funding can be effectively leveraged to preserve and strengthen educational opportunity for Crowley County students.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Crowley County School District RE-1J respectfully requests consideration of a full waiver based on extenuating financial circumstances that are not fully reflected in the formula-based match calculation.

Although the district shows remaining bond capacity of $12,785,602, recent bond election history demonstrates that this theoretical capacity is not accessible revenue. Bond elections in 2023 and 2025, including a proposal specifically focused on a CTE facility, were unsuccessful despite extensive community engagement efforts. These outcomes reflect a demonstrated inability to secure additional local tax revenue for capital construction. As a result, remaining bond capacity does not equate to practical financial capacity.

The district's Total Mills per Capita calculation reflects a relatively high mill burden compared to household income levels. With a median household income of $46,782 and a Free and Reduced Lunch rate of 70.6%, the local taxpayer base has limited capacity to absorb additional mill increases. The district already levies significant mills to support operations and existing obligations, leaving little practical room for further local revenue generation.

Additionally, the district allocates approximately $75,000–$100,000 annually to capital reserves; however, these funds are required to address ongoing maintenance and infrastructure needs across multiple aging facilities. Diverting these funds to accumulate a 32% match would require many years of savings and would delay this project indefinitely.

The combination of limited voter-approved revenue capacity, high poverty indicators, constrained household income, and ongoing facility maintenance demands represents an unusual financial burden that significantly limits the district's ability to meet the calculated 32% match. For these reasons, the district respectfully requests a full waiver of the required match to allow the project to proceed and preserve essential career and technical education programming.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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	$213,806.05	4.72%	10% max
Median Household Income	$46,782	2.39%	25% max
Free and Reduced Lunch %	70.6%	3.09%	25% max
Bond Elections in the last 10 years	3	-6%	-2% per/max -10
Total Mills $/Capita	$303.34	19.775%	20% max
Remaining Bond Capacity	$12,785,602	8.09%	20% max
	Total CDE Minimum Match	**32%**	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.

Although the waiver calculation indicates remaining bond capacity of $12,785,602, this figure represents statutory debt authority rather than accessible revenue. The district does not currently carry bonded indebtedness; however, two recent bond elections (2023 and 2025), including a proposal focused specifically on a CTE facility, were unsuccessful. These outcomes demonstrate that voter authorization — not statutory capacity — is the limiting factor in generating local capital revenue. Remaining bond capacity therefore does not translate into practical funding ability.

The district's total mills per capita and existing levy structure reflect a relatively high tax effort compared to local economic conditions. With a median household income of $46,782 and a Free and Reduced Lunch rate exceeding 70%, the local taxpayer base has limited elasticity to absorb additional mill increases. While statutory room may exist to levy additional debt, the economic reality of the community constrains the district's ability to secure voter approval for further tax increases.

The district allocates approximately $75,000–$100,000 annually to capital reserves; however, these funds are required for ongoing maintenance across multiple aging facilities. At that rate of accumulation, generating a 32% match would require many years of savings and would be further impacted by construction cost escalation during the delay. As a result, the calculated match does not reflect the district's realistic financial capacity to participate in the project without a full waiver.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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.

Crowley County School District RE-1J has actively pursued multiple avenues to address its facility and career and technical education needs prior to and in conjunction with this BEST application. The district has consistently allocated $75,000–$100,000 annually toward capital reserves to support facility upkeep and incremental improvements across aging buildings. While these funds are limited in scale, they represent a sustained local commitment to maintaining district facilities within available financial capacity.

The district has secured targeted program funding, including approximately $40,000 through the Innovations in CTE Grant to acquire industry-relevant equipment. Regional collaboration through South Central BOCES and the Opportunity Now initiative has further supported the development of construction trades programming and workforce pathway alignment within the sub-region.

Community engagement has resulted in approximately $200,000 in alumni and local donations directed toward facility-related improvements and student programs. Local employers have also contributed financial support to extracurricular and career pathway efforts, demonstrating strong community investment in student opportunity.

In addition, the district has engaged Wold Architects to evaluate facility conditions and explore conceptual solutions to address the identified deficiencies. Two bond elections in 2023 and 2025 were undertaken in good faith to generate local funding for capital improvements; however, both were unsuccessful despite coordinated outreach efforts.

These efforts collectively demonstrate that the district has pursued available local, regional, and grant-based resources and has contributed financially to the extent feasible. A full waiver of the required match would allow BEST funds to be effectively leveraged in partnership with these ongoing commitments and would enable the district to proceed with a project that is otherwise financially unattainable.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	32%
Match Percentage Requested	2%
Amount of requested reduction from CDE Minimum	30

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

Dear Capital Construction Assistance Board,

I am writing in support of the Crowley County School District obtaining a grant through the Building Excellent Schools Today (BEST) program to add onto and renovate the Ward building. As a recent graduate of Crowley County high school, I can speak firsthand to how this grant would be life-changing to the students and community of Crowley County.

Crowley County provided me with the skills and knowledge to become the person that I am today. I attended Crowley County Schools from the sixth grade through my senior year. I am proud to say that I come from this community because of the amazing people within it that invested in me. However, I know that students like myself cannot be pushed to our full potential because of the facilities that I had to learn in throughout my educational career. Adding onto and renovating the Ward building in order to create a consolidated school will have several benefits for students regarding safety and an overall learning experience.

Safety improvements are the first main benefit of receiving this grant. Throughout high school, I had to learn in several different locations. I had my main classes in one building, my agriculture education classes in a different building, and my lunch period and sports practices in a third separate building. Traveling outside from building to building made me uneasy. Crowley County is home to two large correctional facilities. If anything bad were to happen at those prisons and travel to our school, dozens of high schoolers would be walking out in the open between classes. Additionally, our high school and elementary are located in two different buildings. Having two younger sisters in the elementary school meant that during lockdown drills, fire drills, or in the case that a real threat occured, I had no idea where my siblings were and if they were safe. I want to be able to learn in an environment where I know my family and I are safe, not one where I am looking over my shoulder walking to shop class.

A functional learning environment should be a non-negotiable when it comes to students pursuing their education. However, in the community of Crowley County, we were constantly worried about the building around us when trying to learn. When it rained too much, we had to step around puddles in the hallway and look up to make sure the ceiling wasn't sinking in. On top of that, there were several small holes in the walls of the high school that allowed you to see outside, making the hallways freezing cold in the winter time. When in theatre class, we had to constantly work around the stage that was falling apart. Trying to weld in our ag shop was difficult with finicky electricity and a building that would flood when it rained. These may seem like small inconveniences to some, but when you cannot focus on your school work because the walls are crumbling around you, it is more than a small convenience. A learning environment where students can feel comfortable is of the utmost importance, and I hope that future generations get to reap the full benefits of their education in a functioning building, not one that is falling apart.

I strongly urge you to consider Crowley County School District for a grant from the BEST program. As a Crowley County High School graduate, I want to see better. I want to see better for the teachers and staff that poured into me, better for the community, better for my friends, and better for my two younger sisters.

Sincerely,

Loganne Mason

Dear Capital Construction Assistance Board,

I am writing on behalf of the Crowley County School District RE-1J Board of Education to express our full support for the district's BEST Grant application to construct a new Career and Technical Education (CTE) facility.

As a Board, we take seriously our responsibility to steward public funds while ensuring that students have access to high-quality educational opportunities. Over the past several years, we have carefully evaluated the condition and functionality of our existing CTE facility. Originally constructed in 1963 and renovated in 1990, the building no longer meets the instructional, electrical, ventilation, and space requirements necessary to support modern agricultural education, construction trades, and manufacturing/fabrication programs.

Career and technical education plays a critical role in our rural community. Many of our students rely on hands-on, workforce-aligned pathways that lead directly to employment, apprenticeships, or postsecondary technical training. The limitations of the current facility restrict program growth and place unnecessary constraints on instructional delivery.

The Board has made good-faith efforts to address the district's capital needs through local means. In both 2023 and 2025, the district presented bond proposals to the community, including one specifically focused on improving CTE facilities. Despite significant outreach and engagement, those efforts were unsuccessful. The Board respects the will of the voters; however, those outcomes reflect the district's limited ability to generate sufficient local funding for large-scale capital construction.

The proposed BEST project represents a fiscally responsible and necessary solution to address longstanding facility deficiencies in a focused and purposeful manner. A dedicated CTE facility will provide appropriately designed instructional space, modern building systems, and an environment aligned with current safety, accessibility, and industry standards.

On behalf of the Board of Education, I respectfully ask that you give full consideration to this application. This project is essential to preserving and strengthening workforce opportunities for the students of Crowley County.Sincerely,

Kaci Mason

Kaci Mason

Crowley County School District Board of Education President

CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J
1001 MAIN STREET
ORDWAY, COLORADO 81063

(719)267-3117
FAX: (719)267-3130

JUAN RAMIREZ, Jr
SUPERINTENDENT

BRANDON ROE
7-12 PRINCIPAL

RACHEL MARTINEZ
K-6 PRINCIPAL

Monday, March 2, 2026

Dear Capital Construction Assistance Board (CCAB);

I am writing in strong support of Crowley County School District RE-1J's BEST Grant application to construct a new, dedicated Career and Technical Education (CTE) facility. I have had the privilege of serving as Superintendent of this district and as a resident of this community for the past four years. In that time, I have come to deeply appreciate the resilience of our students, the commitment of our staff, and the importance of career and technical education to the future of rural communities like ours.

As Superintendent, my responsibility is to ensure that every student is provided meaningful opportunities to discover their interests and develop the skills necessary for postsecondary success. For many of our students, career and technical education is not an elective experience—it is a critical pathway to employment, apprenticeships, technical certification, and continued education. Our agricultural education, construction trades, and manufacturing/fabrication programs represent essential components of that pathway.

The current CTE facility, originally constructed in 1963 and renovated in 1990, no longer reflects the instructional, technological, and infrastructure standards required for 21st century learning. Electrical limitations, inadequate ventilation, constrained instructional space, and mixed-use conflicts restrict our ability to expand and sustain high-quality, industry-aligned programming. A purpose-built facility is necessary to provide safe, modern, and appropriately designed instructional environments that align with today's workforce expectations.

Prior to coming to Colorado, I served in rural communities where strong CTE programs were the lifeblood of local economic growth and student opportunity. Those experiences reinforced my belief that rural districts must intentionally invest in workforce-aligned pathways to ensure students can thrive both locally and beyond. I am committed to fostering that same appreciation and opportunity here in Crowley County.

This proposed project represents a focused and responsible investment in our students' futures. A new CTE facility will allow us to modernize instruction, strengthen partnerships with industry, and prepare students with the skills and confidence needed for life after graduation.

I respectfully request your consideration of this application and your partnership in supporting the continued growth and sustainability of career and technical education in Crowley County.

With Great Appreciation,

Juan Ramirez, Jr

Superintendent of Crowley County School District RE-1J

Board of Education

Kaci Mason	Marty Martinez	Tyler Karney	Amber Lovato	Jordan King	Cheryl Salzbrenner	James Watkins
President	*Vice-President*	*Treasurer*	*Secretary*			

● Campuses Impacted by this Grant Application ●

ELIZABETH C-1 - Multiple School HVAC and Safety Upgrades - Running Creek ES/Preschool - 1989

District:	Elizabeth School District
School Name:	Running Creek ES/Preschool
Address:	900 South Elbert Street
City:	Elizabeth
Gross Area (SF):	54,950
Number of Buildings:	1
Replacement Value:	$19,925,838
Condition Budget:	$17,060,793
Total FCI:	0.86
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,323,033	$3,990,818	1.20
Equipment and Furnishings	$828,028	$1,035,036	1.25
Exterior Enclosure	$2,275,780	$741,706	0.33
Fire Protection	$17,032	$793,643	46.60
HVAC System	$3,984,611	$4,949,800	1.24
Interior Construction and Conveyance	$4,061,721	$3,241,791	0.80
Plumbing System	$608,363	$483,093	0.79
Site	$2,588,135	$2,597,888	1.00
Structure	$2,239,136	$0	0.00
Overall - Total	$19,925,838	$17,833,775	0.90

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Running Creek ES Site	629,624	1.00	1989	$2,588,135	$2,597,888
Running Creek ES Main	54,950	0.83	1989	$17,337,704	$15,235,887
Overall - Total	684,574	0.86		$19,925,838	$17,833,775

● Campuses Impacted by this Grant Application ●

ELIZABETH C-1 - Multiple School HVAC and Safety Upgrades - Elizabeth MS - 1978

District:	Elizabeth School District
School Name:	Elizabeth MS
Address:	34427 County Road 13
City:	Elizabeth
Gross Area (SF):	88,850
Number of Buildings:	1
Replacement Value:	$31,221,076
Condition Budget:	$26,022,191
Total FCI:	0.83
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$6,516,646	$7,892,929	1.21
Equipment and Furnishings	$2,251,495	$2,180,541	0.97
Exterior Enclosure	$2,892,379	$2,364,297	0.82
Fire Protection	$39,721	$802,812	20.21
HVAC System	$2,294,155	$2,232,043	0.97
Interior Construction and Conveyance	$6,493,071	$5,030,813	0.77
Plumbing System	$1,705,745	$1,710,740	1.00
Site	$4,980,066	$4,582,508	0.92
Structure	$4,047,799	$0	0.00
Overall - Total	$31,221,076	$26,796,683	0.86

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Elizabeth MS Site	1,785,960	0.92	1978	$4,980,066	$4,582,508
Elizabeth MS Main	88,850	0.82	1978	$26,241,011	$22,214,175
Overall - Total	1,874,810	0.83		$31,221,076	$26,796,683

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: ELIZABETH C-1* **County:** Elbert

Project Title: Multiple School HVAC and Safety Upgrades

Current Grant Request:	$1,654,091.68	**CDE Minimum Match %:**	81%
Current Applicant Match:	$1,654,091.68	**Actual Match % Provided:**	50%
Current Project Request:	$3,308,183.36	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$3,308,183.36	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$23.01	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$3.85	**Affected Pupils:**	615
Hard Costs Per Sq Ft:	$19.16	**Cost Per Pupil:**	$5,379
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	234
Previous BEST Total $:	$2,032,590.80		

Financial Data (School District Applicants)

District FTE Count:	2,662	**Bonded Debt Approved:**	
Assessed Valuation:	$456,500,559	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$171,488	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$140,333	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	18.5%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$811.63	**Total Bond Capacity:**	$91,300,112
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$91,300,112
		Statewide Median: $18,549,763.20	

Elizabeth School District (0920) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - RCE and EMS Health and Safety Upgrades (0920-SG00002) - Site Level Applicant - New - Application Number (37)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Elizabeth Middle School - 0920-2604

*** Facility Name & Code**
Running Creek Elementary School - 0920-7517

Other, not listed

712

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☑ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

713

*

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.**

Running Creek Elementary (RCE) was constructed in 1988, and Elizabeth Middle School (EMS) was constructed in 1977, originally as a high school. EMS was remodeled in 1984 and 1989 and became the middle school when Elizabeth High School was opened in 2000. Both RCE and EMS were considered modern, state-of-the-art facilities at the time. They have not undergone any overall renovations in the last 40 years apart from the improvements listed under F. Both facilities' systems and equipment have been kept functional by regular maintenance and emergency repairs as needed.

*** 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.**

Both RCE (built in 1988) and EMS (built in 1977) received a new roof around 2010 after extensive hail damage. EMS was remodeled in 1984 and had locker rooms, the library, and the auditorium added in 1989. 9 of the 24 RTUs at EMS were replaced in 2021.

Within the last three years, capital improvements made to the affected facilities by the district include:

Schneider Electric systems upgrade under a long-term contract to plan for necessary upgrades and make systems more energy-efficient. For the first year

(FY25), this included upgrading the HVAC controls management system, including damper actuators and coil valves, as well as lighting district-wide, including RCE and EMS.

Security Upgrades: Access control contact sensors installed district-wide, including RCE and EMS (summer of 2024)

Partial bus loop repaved at EMS (summer of 2025)

ADA-accessible concrete ramps at RCE (Winter of 2025)

Domestic water heater replacement at RCE (February 2026)

New playground installed at RCE (summer of 2024)

Interior painting at RCE (summer of 2025)

Landscaping at RCE (summer of 2025)

EMS Comprehensive fire system overhaul and replacement was completed (summer of 2024)

714

Gym floor at EMS was restored (summer of 2025)

Partial bus loop repaved at EMS (summer of 2025)

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three years, the district has budgeted a total of $1,971,716 to maintain safe, functional learning environments and extend the useful life of existing equipment, with investments tracked mostly at the individual school level, with some district-wide investments for all buildings:
District-wide investments, including RCE and EMS:
Schneider Electric District-wide upgrades: $477,876

District-wide investments apart from RCE and EMS:
District water tower renovation: $155,000
Singing Hills Elementary water well, fire pump and booster pumps replacement: $350,000

District fuel pump upgrade: $80,000
Transportation parking lot renovation: $66,000
EHS Automotive Program Building Completion: $150,000
Frontier High School Building fire sprinkler system backflow preventer - $7,240
Frontier Access Control system - $35,400
Tech wiring upgrade - $23,400
Generator for transportation department - $20,000

Investments at RCE:
RCE Contact sensors: $40,900
RCE ADA Ramp: $10,000
RCE New playground: $100,000
RCE Interior painting: $52,000
RCE Landscaping: $15,000
RCE Emergency replacement of a domestic hot water heater: $15,000

Investments at EMS:
EMS Contact sensors: $40,900
EMS Comprehensive fire system replacement: $245,000
EMS bus loop paving: $10,000
EMS Gym floor restoration: $78,000

715

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Elizabeth Schools has been fortunate to receive three BEST grants in the past, totaling more than $1.7 million, which helped pay for a portion of the new roofs at Elizabeth High School and Singing Hills Elementary and for the wastewater treatment system at Singing Hills Elementary. The district has established and maintains a dedicated Capital Renewal Reserve Fund in accordance with BEST policy to ensure the long-term preservation of facility investments and the timely replacement of major building systems at the end of their useful life. This reserve is to be funded annually through the district's budgeting process using capital outlay allocations and planned transfers of $500,000 per year. The fund is restricted for capital renewal purposes only and may be used for major repairs, system replacements, and infrastructure upgrades that extend the useful life of facilities, including mechanical systems, roofing, safety systems, and building components to ensure buildings can safely serve our students.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

716

Elizabeth School District (0920) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - RCE and EMS Health and Safety Upgrades (0920-SG00002) - Site Level Applicant - New - Application Number (37)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes
No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The Elizabeth School District (ESD) requests $3,308,183.36 in Colorado BEST funding to address critical health and safety facility condition deficiencies at Running Creek Elementary (RCE), est 1989, and Elizabeth Middle School (EMS), est 1977. These facilities are essential to the district's instructional capacity and serve a growing community experiencing sustained residential development with projected enrollment increases.
Both schools operate with mechanical and security infrastructure that has exceeded its useful life and no longer meets modern safety standards. The project will replace 12 failing RTUs and install the required air handler smoke detectors at EMS, replace the second domestic water heater at RCE that is original to the building, and replace heating supply components to include pumps, boilers, expansion tank, and air separator. In addition, security upgrades to the communication systems at RCE and EMS will be implemented by connecting them directly to the detectors and emergency responders to ensure safe, secure, and educationally adequate learning environments.
This project directly eliminates conditions that pose immediate risks to student health and safety.

Critical Deficiencies:
EMS HVAC systems operating decades beyond expected life -12 RTUs
Inability to maintain safe indoor temperatures due to a failing boiler system at RCE. Failure of heating systems during winter conditions would necessitate emergency school closure and relocation of students.
Lack of required air duct smoke detectors at EMS - written up by the Elizabeth Fire Department Inspection
Inadequate and non-compliant emergency communication system between classrooms and offices, and security personnel at RCE and EMS

Solution:
12 new RTUs for EMS
Install required air duct smoke detectors in the EMS HVAC system
Replace the failing boiler system at RCE to restore safe indoor environments and code compliance
Install a new communication system (Valcom) at RCE and EMS, which will provide ADA-compliant emergency notification and connect to the fire alarm system directly

718

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Running Creek Elementary (1989) and Elizabeth Middle School (1978) are our two oldest school facilities still in use, and they are essential to the district's instructional capacity as they serve a rapidly growing community experiencing sustained residential development and enrollment increases.
Both schools operate with mechanical and security infrastructure that has only been partially replaced, exceeded its useful life, and no longer meets modern safety standards and accessibility requirements. 12 RTUs at EMS are original to the building and are subject to imminent failure, and have already caused one classroom closure for three months, and 2 classrooms, part of the lab, and 2 bathrooms to be fully closed for the school year due to ventilation failures, danger of mold due to moisture, and inadequate heat. In addition, the fire marshal has issued a reprimand for missing air-duct fire detectors in all 24 HVAC units at EMS. The original boiler equipment and heating system at RCE needs all heating supply components, including pumps, boilers, the expansion tank, and the air separator, to be replaced to adhere to modern safety standards and provide adequate heat throughout classrooms. Three classrooms at RCE are currently not usable due to inadequate heat and ventilation.
The current intercom and communication systems at RCE and EMS are not connected to emergency personnel and are not ADA-compliant. The fleet of network switches, which support the intercom and communication systems currently existing at both RCE and EMS, is over 10 years old, having been purchased in the summer of 2015. Currently, the support for these devices has been discontinued by the manufacturer as of January 2022. The reliability of this network is uncertain at best and cannot be guaranteed anymore, even with diligent district maintenance.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district's internal facilities and maintenance staff-who service the buildings daily-have identified persistent system failures of HVAC and boilers due to aging infrastructure, and components that are beyond their intended useful life. These findings have been corroborated through recurring vendor service calls, repair reports, and professional assessments, one of which was the Schneider Electric contract the district entered into in FY 25 to establish a long-term plan to upgrade systems and also become more energy efficient. In addition, formal inspections and guidance from the local Fire Marshal have highlighted life-safety concerns and code-related deficiencies of the fire detection system requiring corrective action. The Elizabeth Fire Department has issued an "Out of Compliance" letter regarding the air duct smoke and fire detectors. The district's safety and security department, in collaboration with Elberty County Emergency Management and local law enforcement, has identified that the outdated intercom systems at RCE and EMS pose a safety risk and are not ADA-compliant.

Finally, the district's master plan and the Colorado BEST grant Facility Condition Index (FCI) scoring have independently confirmed the severity and urgency of the identified needs.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The project will prioritize the replacement of end-of-life HVAC equipment and controls at EMS by replacing the remaining 12 original RTUs to bring all RTUs into compliance and safe functionality for building air quality and climate control. To meet current fire code requirements, integrated fire and smoke detectors will be installed in the EMS HVAC system in all 24 units and ducts.

To address the emergency communication deficiencies of our current systems at RCE and EMS, a Valcom system will be installed that will automatically activate upon detection of smoke or fire and immediately notify emergency personnel, helping maintain safe, secure, and academically appropriate learning environments. This will improve monitoring capability and coordination with first responders, thereby strengthening the district's overall emergency preparedness and response capacity. These proposed safety upgrades are largelyIP-based and utilize Power over Ethernet (PoE) technology, which delivers both electrical power and data across the existing wired Ethernet network via network switches. The current safety approach also depends on classroom IP-based phones operating on this same network to protect staff and students. The network switches that support these systems at RCE and EMS will be replaced since the current devices are not supported by the manufacturer anymore due to their age. This will ensure the stability of the network switches with modern capabilities, and monitoring is included as part of this solution to accommodate both the existing IP-based phones and the proposed Valcom communication system. Additionally, implementing the proposed safety enhancements will require new Ethernet cabling, which is not currently in place to support these systems.

Mechanical work at RCE will include the removal and replacement of the obsolete boilers, replacing the outdated domestic water heater, pumps, air-handling components, control valves, and associated distribution systems to ensure adequate heating systems for all classrooms and spaces. The project will ensure that all the new components work with the updated air-handling management system already in place.

The project will be carefully phased to minimize disruption to instruction, with major work scheduled during summer and other school breaks. Temporary systems or accommodations will be implemented as needed to maintain safe building operations throughout construction.

720

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The district has undertaken extensive planning and due diligence over multiple years to evaluate conditions and determine the most appropriate and cost-effective solution for RCE and EMS. This process has included ongoing collaboration with the Elizabeth Fire Protection District, whose inspections, recommendations, and follow-up reviews have identified safety, life-safety, and code compliance deficiencies requiring corrective action. Architectural and engineering input has been incorporated through facility assessments, such as by Schneider Electric, master planning efforts, and evaluation of mechanical, electrical, and building systems to determine the feasibility of repair versus full replacement. These analyses concluded that the HVAC systems, original RTUs at EMS, and the boiler and heat pumps at RCE, as well as the intercom systems at RCE and EMS, have exceeded their useful life, making comprehensive modernization more efficient and reliable than continued piecemeal repair and necessary to ensure code compliance.

In several instances, classroom spaces at EMS have had to be temporarily closed due to ventilation failures and the inability to maintain adequate heat levels during the cold season, underscoring the urgency of replacing poorly functioning RTUs. Site and infrastructure considerations-including electrical capacity,

system compatibility, and the ability to integrate modern safety technology- were evaluated to ensure that proposed improvements can be fully supported by the existing facilities. Technology and construction standards referenced in the planning process include current building codes, fire and life-safety requirements, accessibility standards, and best practices for school security and emergency communication systems. It became clear that IT upgrades would also be necessary to ensure functionality of all systems, as they are mostly IP-based, utilizing Power over Ethernet technology.
The proposed approach reduces ongoing maintenance expenses, improves energy efficiency, restores full functionality to instructional spaces, and addresses the safety concerns due to outdated intercom systems.
Through this diligent planning process, incorporating fire marshal guidance, local police department, and professional assessments, infrastructure analysis, and cost-benefit evaluation, the district has developed a solution that is practical, compliant, and sustainable for the long term while maximizing the impact of public funds.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies identified at Running Creek Elementary School and Elizabeth Middle School are critical and approaching imminent failure, with several systems already operating well beyond their intended service life. Based on maintenance records, vendor assessments, and operational performance, major mechanical, life-safety, and infrastructure components are expected to experience significant failures at any time. The district has already experienced system breakdowns, including air quality failures that have required temporary classroom closures and emergency equipment repairs of the boiler system, demonstrating that the risk is no longer theoretical but actively impacting educational operations. Continued reliance on aging systems increases the likelihood of unplanned outages, unsafe conditions, and escalating repair costs that strain limited operating budgets. In addition, the outdated technology for the Intercom and communication systems at EMS and RCE could lead to catastrophic outcomes should a major safety incident occur, since the current system is not directly tied into emergency personnel communication and could fail at any time due to outdated technology that is not supported anymore by the manufacturer.
If this project is not awarded, the district will be forced to continue reactive, short-term repairs that do not resolve the underlying deficiencies and may not restore full functionality. A major system failure, such as heating, ventilation, fire alarm, or communication systems, could necessitate partial or full building closures, student relocation, or shortened school schedules, significantly disrupting instruction and services. In addition, unresolved life-safety issues could expose students, staff, and visitors to unacceptable risk and may lead to compliance actions or occupancy restrictions from regulatory authorities. The district does not have sufficient financial capacity to fully fund the required comprehensive improvements locally, meaning conditions will continue to deteriorate without state assistance.

721

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon completion of the proposed project, the district will implement a comprehensive preventive maintenance and capital renewal plan to maximize the life and performance of all newly installed systems and improvements. The Facilities Maintenance Department will incorporate the new equipment and infrastructure into its computerized maintenance management system (CMMS), ensuring scheduled inspections, filter changes, system testing, calibration, and routine servicing occur in accordance with manufacturer recommendations and industry best practices. Staff will receive training from equipment manufacturers and contractors on proper operation and maintenance procedures, and operations manuals and as-built documentation will be retained for long-term reference. The district will also ensure qualified vendors maintain the specialized systems, such as the new RTUs, boilers, fire and smoke detectors, and the Valcom security and communication equipment to ensure ongoing reliability and code compliance when district-staff is not adequately trained.
To support long-term sustainability, the district will incorporate lifecycle planning into its annual budgeting process, including establishing and funding a capital renewal reserve as required by BEST policy for major renovation projects. This reserve will be informed by projected useful life schedules for major components of this project, as well as other mechanical equipment, roofing, controls, and safety systems, to ensure adequate funds are available for future replacement without deferring maintenance. The district's multi-year financial planning process will identify and allocate appropriate capital outlay funding annually to address renewal needs before end-of-life failure occurs. Preventive maintenance expenditures will be prioritized to reduce costly emergency repairs and extend system longevity.
Major building systems installed through this project will be protected by manufacturer and contractor standard warranties. The district will track warranty periods and required maintenance conditions to preserve coverage and will conduct warranty inspections prior to expiration to ensure any deficiencies are corrected. Through this structured maintenance program, dedicated capital renewal funding, and adherence to warranty requirements, the district will protect the state's investment, maintain safe and efficient learning environments, and ensure the improvements deliver their full intended service life.

722

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,

contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

723

Elizabeth School District (0920) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - RCE and EMS Health and Safety Upgrades (0920-SG00002) - Site Level Applicant - New - Application Number (37)

III. Detailed Project Cost Summary

724

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

81.00 %

* B. Actual match on this request - Enter Actual Match Percentage

50

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 3,308,183.36
D. Applicant Match to this Project	$ 1,654,091.68
E. Requested BEST Grant Amount	$ 1,654,091.68
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 3,308,183.36

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

725

* 143,800

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 143,800

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 615

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 23.01 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

234

2 % * **O. Escalation % identified in your project budget**

2 % *** P. Construction Contingency % identified in your project budget**

1 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

12/20/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

12/31/2028

726

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

RFPs/RFQs were posted, but we only received actual bids for the projects from long-standing contractors and vendors who know our buildings already and are willing to work in our rural location. The advantage of working with companies that already know our buildings and equipment is that there were no surprises or additional investigations necessary to determine the most cost-effective solutions and quotes. know the district and have a trusted relationship. There are no unique or atypical considerations in our budget that have impacted the project cost.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Justin Henry, Elizabeth School District CFO-COO - overseeing entire project, Mark Oester, Elizabeth School District Director of Maintenance - RTUs and Boiler replacement Marty Silva - Elizabeth School District Director of Technology - Network/IT Upgrades, Tyler Rabideau - Elizabeth School District Director of Security - Valcom notification system and Franziska Johnson - Elizabeth School District Grant Coordinator (Grant reporting).

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

We follow the Elizabeth School District School Board's Procurement policy, which aligns with CDE and federal procurement guidelines. RFPs/RFQs were posted in a timely fashion to obtain vendor quotes. We have not been able to obtain more than one quote for the project at this point in part due to our rural location.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

To enable Elizabeth School District to free up funds and contribute the proposed match to this RCE and EMS Health and Safety project, we have leveraged two competitive State grants, namely the School Counselor Corps Grant and the Vaping Prevention Grant, to fund 4 FTEs. We have also been able to obtain a grant from Buell and CHFA to support our Early Childhood Program and equip two of the newly opened Infant and Toddler classrooms. In addition, the district has engaged in a concerted fundraising effort for legal expenses ($180,000) and for the completion of the Elizabeth High School Autoshop building ($130,000). Our baseball booster club raised funds to pay for the ballfield renovation, and the athletics department secured a grant from Amazon for a wrestling room upgrade. We have a strong partnership with local law enforcement, and the Elizabeth Police Department covers 50% of the SRO staffing cost.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utility costs are not material to this project

727

COLORADO
Department of Education
Division of Capital Construction
BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Elizabeth School District

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 cost of complying with the matching requirement would significantly delay or prevent the district from addressing critical safety, security, communication, and infrastructure deficiencies at Running Creek Elementary School and Elizabeth Middle School. The school district ending 2024 / 25 school year with $2.7 million in total liquidity and was the first district in the state that was required to access the state interest free loan in 2025 / 2026 to meet cash flow requirements.
These needs—including modern security systems, life-safety upgrades, and replacement of aged HVAC systems lacking adequate fire and smoke detection—directly affect the learning environment, student health, and staff retention.
Without the reduction in match requirements of 31%, one of the highest in the state, of approximately $1 million dollars, the district will be forced to postpone these essential improvements for many years due to bonding limitations and a demonstrated history of difficulty passing local funding measures. Grant assistance at a reduced match level will allow the district to immediately provide safe, modern, and effective learning environments, ensuring that students have equitable access to facilities that support academic achievement, well-being, and 21st-century educational opportunities comparable to those available in more affluent districts.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

The district faces several extenuating circumstances and unusual financial burdens that significantly limit its ability to provide the required match. As a rural district with a limited commercial tax base, most assessed valuation comes from residential property, placing a disproportionate burden on local taxpayers. Inflationary pressures—including a median entry-level home exceeding $700,000—combined with teacher salaries more than 10% lower than neighboring districts (Douglas, Cherry Creek, and Aurora) further strain resources, as the district lacks the tax base and state support to remain competitive in staffing.In the past 24 months, the district has incurred substantial unexpected costs, including over $350,000 for failed water wells, $300,000 in security upgrades, $6,000 salary increases per teacher (while still remaining below regional averages), and over $360,000 annually to replace an aging bus fleet that no longer met inspection standards. These costs reflect the ongoing burden of maintaining aging infrastructure.Additionally, the district has faced significant community resistance to bond measures, limiting access to its theoretical bonding capacity. Aging facilities continue to require increasing maintenance, diverting funds from capital improvements.Together, limited property wealth diversification, rising operational costs, voter resistance to new taxes, and urgent safety and infrastructure needs create an exceptional financial burden. A waiver or reduction of the matching requirement—among the highest in the state—would allow the district to address critical facility needs without compromising instructional programs and student services.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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	$171,487.81	3.15%	10% max
Median Household Income	$140,333	24.72%	25% max
Free and Reduced Lunch %	18.5%	24.44%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills $/Capita	$811.63	14.607%	20% max
Remaining Bond Capacity	$91,300,112	14.49%	20% max
	Total CDE Minimum Match	**81%**	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.

The district believes its Per Pupil Assessed Value ($171,000), household income data, and an average entry-level home price of approximately $700,000 create a community where many residents no longer have children in the district and are therefore reluctant to support tax increases that do not directly benefit them. Inflation, limited commercial property, and minimal business tax revenue place a disproportionate burden on homeowners, who have consistently not supported mill levy increases or bond measures.Remaining Bond Capacity: While statutory calculations suggest available bonding capacity, this does not reflect the district's practical ability to secure voter approval. A history of failed bond elections and strong resistance to tax increases effectively limits access to this capacity and should be excluded from the match calculation.Total Mills per Capita: This metric does not accurately reflect financial capacity due to local conditions. The tax base is primarily residential, with many residents either on fixed incomes or living on large "estate" properties without school-aged children. Families with students are often financially constrained and unable to absorb additional taxes.Median Household Income: County income levels are skewed by high-value properties and large estates, often owned by residents without children in the district or nearing retirement. As a result, these figures do not reflect the financial reality of district families.For these reasons, the district respectfully requests a reduction in the weighted percentages (3.15%, 24.72%, 14.607%, and 12.49%), totaling a 57% waiver. Adjusting these measures would better reflect the district's limited fiscal capacity and support its ability to address critical facility needs while maintaining equitable learning environments.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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 district has coordinated with the Town of Elizabeth, Elbert County, and local emergency responders to align security, life-safety, and HVAC upgrades with community needs and standards. Efforts have included exploring state grants, energy-efficiency incentives, and partnerships to supplement local funding, as well as outreach to community stakeholders to build support. While prior bond measures were unsuccessful due to voter resistance, the district has maximized all available local and external resources.
Grant assistance remains essential to complete these critical safety and infrastructure improvements efficiently and responsibly.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	81
Match Percentage Requested	50
Amount of requested reduction from CDE Minimum	31

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

TOWN OF ELIZABETH

Town of Elizabeth
PO Box 159
151 S. Banner Street
Elizabeth, Colorado 80107

February 24, 2026

To Whom It May Concern:

Re: Letter of Support for Elizabeth School District BEST Grant Application – HVAC System Upgrades

Dear BEST Grant Review Committee,

On behalf of the Town of Elizabeth, I am writing to express our strong support for the Elizabeth School District and its application for funding through the Building Excellent Schools Today (BEST) Grant Program to upgrade HVAC systems throughout the district's school facilities.

The Town of Elizabeth recognizes the critical importance of maintaining safe, healthy, and efficient learning environments for our students, teachers, and staff. Reliable and modern HVAC systems are essential to ensuring proper indoor air quality, temperature regulation, and overall building safety. Many of the district's current systems are aging and in need of significant upgrades to continue operating effectively and efficiently.

Investing in HVAC improvements will not only enhance student health and comfort but will also increase energy efficiency, reduce long-term operational costs, and improve the sustainability of our public facilities. These upgrades represent a responsible and forward-thinking investment in the future of our community.

The Elizabeth School District serves as a cornerstone of our town. Strong schools strengthen property values, attract families and businesses, and contribute to the overall vitality of Elizabeth. Supporting this BEST grant application aligns with our shared commitment to providing high-quality educational facilities for current and future generations.

The Town of Elizabeth fully supports the district's efforts to secure BEST funding and stands in partnership with the Elizabeth School District in prioritizing the safety, health, and success of our students.

Thank you for your consideration of this important request.

Sincerely,

Angela Ternus, Mayor

Mayor, Angela Ternus

ELIZABETH FIRE PROTECTION DISTRICT

303-646-3800
149 N Elbert St PO Box 441 Elizabeth, CO 80107
https://elizabethfpd.colorado.gov/

Colorado Department of Education
Best Grant Review Committee
201 E Colfax Ave.
Denver, CO 80203

Re: Elizabeth Middle School Duct Detectors

Dear Colorado Department of Education BEST Grant Review Committee,

The Elizabeth Fire Protection District is writing in strong support of Elizabeth School District's application for funding to install duct smoke detectors on HVAC units at The Elizabeth Middle School. Ensuring these devices are installed is essential for compliance with adopted fire and mechanical safety codes as well as for maintaining a safe environment for students, staff, and visitors.

Model codes adopted in by the Division of Prevention and Control including the 2021 International Mechanical Code (IMC), 2021 International Fire Code (IFC), and 2021 International Building Code (IBC) which requires smoke detection within air-handling systems above the 2,000 CFM threshold. The IMC Section 606 specifies: "Air distribution systems shall be equipped with smoke detectors listed and labeled for installation in air distribution systems," applying to systems over 2,000 CFM. The IMC further requires detectors in return air ducts or plenums upstream of filters, exhaust air connections, outdoor air connections, or decontamination equipment in systems exceeding 2,000 CFM.

These requirements are specifically intended to prevent mechanical systems from transporting smoke into unaffected areas during a fire event. Duct smoke detectors serve a life-saving role by monitoring the air moving through HVAC systems and initiating protective actions when smoke is detected.

As the authority responsible for fire prevention, community protection, and life safety enforcement within our district, we consider this project both necessary and urgent.

The Elizabeth Fire Protection District fully endorses and encourages approval of this BEST Grant request. The proposed upgrades will significantly enhance safety, protect school occupants, and ensure compliance with statewide building and fire codes.
Thank you for your consideration and for your continued efforts to support safe educational facilities across Colorado.

Please feel free to contact our office for additional information or to discuss this project further.

Sincerely,

Kara Gerczynski
Division Chief of Administration and Prevention

ELBERT COUNTY
EMERGENCY MANAGEMENT

February 23, 2026

Division of Public School Capital Construction Assistance
1525 Sherman Street, Suite 309
Denver, CO 80203

Dear CCAB Board Members,

As Director of the Elbert County Office of Emergency Management (OEM), I am writing to formally endorse the Elizabeth School District′s BEST Safety and Security Grant application addressing documented life-safety, emergency communication, and critical infrastructure needs at Elizabeth Middle School (EMS) and Running Creek Elementary (RCE).

From a county emergency management perspective, schools are essential community lifelines. They serve not only as educational facilities but also as potential reunification sites, shelter-in-place locations, and coordination points during incidents affecting the broader community. Infrastructure reliability, code-compliant life-safety systems, and clear emergency communications are foundational to maintaining safe operations during fire, severe weather, or security-related events.

At Elizabeth Middle School, recent fire alarm system upgrades completed in coordination with the Elizabeth Fire Protection District identified additional code-driven needs. Rooftop HVAC units exceeding 2,000 CFM require properly integrated duct-mounted smoke detectors to ensure automatic shutdown during fire events and prevent smoke migration throughout the building. Completion of these installations will strengthen code compliance, reduce the risk of smoke spread, and improve life-safety performance during fire incidents. Additionally, replacement of aging rooftop units identified through professional facility assessments addresses reliability concerns that directly impact occupant safety and emergency response effectiveness.

At Running Creek Elementary, the reliance on original 1988 boilers and aging circulation pumps presents a significant operational and life-safety vulnerability. Mechanical failure during winter months could result in loss of heat, unsafe indoor conditions, and potential emergency relocation of students and staff. Replacing these systems with high-efficiency boilers and modern pumps will enhance reliability, maintain safe occupancy during severe weather or shelter-in-place situations, and reduce the likelihood of disruption during critical incidents.

The proposed installation of an integrated Valcom emergency notification system at both schools represents a substantial improvement in emergency communications capability. Clear, intelligible, and hazard-specific messaging is essential during rapidly evolving incidents. The proposed system will expand speaker coverage, introduce IP-based classroom speakers with adjustable volume, add hallway and exterior speakers, and incorporate visual message displays to improve ADA accessibility and message clarity. Separating fire alarm tones from security and Standard Response Protocol (SRP) messaging will reduce confusion during multi-hazard events and ensure consistent, actionable communication across each campus.

Elizabeth School District has demonstrated a strong commitment to layered security and preparedness measures, including door contact sensors, expanded armed security staffing, School Resource Officer partnerships, interoperable radio communications, recurring emergency drills, and coordinated Emergency Operations Plan updates with local responders. The projects proposed through this BEST grant address infrastructure and system limitations that cannot be resolved through policy, staffing, or training alone. These improvements materially strengthen coordinated response, life-safety performance, and overall protection of students and staff.

ELBERT COUNTY
EMERGENCY MANAGEMENT

Elbert County OEM fully supports this application and affirms the importance of these investments in enhancing resilience, operational continuity, and coordinated emergency response within our school community.

Thank you for your consideration.
Respectfully,



Jacob Love
Director
Elbert County Office of Emergency Management

● Campuses Impacted by this Grant Application ●

Global Village Academy - Aurora - K-8 HVAC Upgrades - Global Village Academy - Aurora West - 2011

District:	Charter School Institute
School Name:	Global Village Academy - Aurora West
Address:	16401 East Alameda Drive
City:	Aurora
Gross Area (SF):	54,120
Number of Buildings:	1
Replacement Value:	$18,709,596
Condition Budget:	$5,414,322
Total FCI:	0.29
Adequacy Index:	0.34



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,214,610	$1,941,710	0.60
Equipment and Furnishings	$307,028	$43,554	0.14
Exterior Enclosure	$2,278,114	$949	0.00
Fire Protection	$682,629	$0	0.00
HVAC System	$1,386,294	$957,797	0.69
Interior Construction and Conveyance	$4,348,054	$1,956,010	0.45
Plumbing System	$934,866	$43,443	0.05
Site	$1,954,684	$470,861	0.24
Structure	$3,603,319	$0	0.00
Overall - Total	$18,709,596	$5,414,324	0.29

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Global Village Academy - Aurora West Main	54,120	0.30	2011	$16,754,912	$4,943,463
Global Village Academy - Aurora West Site	450,400	0.24	2011	$1,954,684	$470,861
Overall - Total	504,520	0.29		$18,709,596	$5,414,324

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Global Village Academy - Aurora **County:** Arapahoe

Project Title: K-8 HVAC Upgrades

Current Grant Request:	$271,038.34	**CDE Minimum Match %:**	15%
Current Applicant Match:	$47,830.30	**Actual Match % Provided:**	15%
Current Project Request:	$318,868.64	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$318,868.64	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$5.89	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.09	**Affected Pupils:**	792
Hard Costs Per Sq Ft:	$5.80	**Cost Per Pupil:**	$403
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	94
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$306,083.12
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	4	**Free Reduced Lunch %**	61.40%
		Statewide Charter Avg: 40.1%	

Global Village Academy Aurora (8001-3471-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 HVAC Upgrades (GVA Aurora) (8001-3471-C-SG00001) - Site Level Applicant - New - Application Number (5)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Global Village Academy Aurora - 8001-3471-C

Other, not listed

735

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Article V - Dissolution: Upon the dissolution of the
Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, transfer all of the assets of the Corporation to the Charter School or, if the Charter School's Charter has been cancelled, to the use of only another entity organized and operated exclusively for charitable or educational purposes and qualified for tax exemption from Federal income tax under Section 501(c) (3) of the Internal Revenue Code or to the District. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in the State of Colorado, exclusively for such purposes, or to such organization or organizations, consistently with the Internal Revenue Code, as said court shall determine.

736

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The facility was constructed as a public charter school and has operated as a public charter school since construction was completed in 2011. There was an addition to the site in 2015,
which added a gym and second-story space to the north end. The school has a total of 54,120 square feet.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the past three years, the school has consistently budgeted approximately $350,000 annually in the General Fund for deferred and general maintenance projects.

In FY23-24, the school completed several key projects, including electrical repairs in the kitchen, classrooms, and bathrooms totaling $59,670. Painting projects were completed for $30,000, and all school locks were replaced at a cost of $76,165. The HVAC system underwent repairs and ductwork modifications totaling $90,470, along with plumbing repairs of $11,736. Additional smaller maintenance projects were also addressed throughout the year.

In FY24-25, the school upgraded its security system, including alarms, cameras, and key fobs, at a cost of $120,808. Work also began on refinishing the gym floor for $51,792. HVAC repairs totaled $25,689, and kitchen repairs amounted to $10,000.

In FY25-26, funding was allocated to complete the gym floor project from the previous year at a cost of $29,316. Additional projects included roof repairs totaling $43,000, installation of new student drinking fountains for $43,925, and $100,000 toward a kitchen remodel.

Over the last three years, the school's budgeting practice has focused on addressing deferred maintenance while initiating at least one new project each year to improve and modernize the facility. The board has remained committed to systematically updating aging infrastructure and advancing new improvement projects for Global Village Aurora.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three years, the school has consistently budgeted approximately $350,000 annually in the General Fund for deferred and general maintenance projects.

In FY23-24, the school completed several key projects, including electrical repairs in the kitchen, classrooms, and bathrooms totaling $59,670. Painting projects were completed for $30,000, and all school locks were replaced at a cost of $76,165. The HVAC system underwent repairs and ductwork modifications totaling $90,470, along with plumbing repairs of $11,736. Additional smaller maintenance projects were also addressed throughout the year.

In FY24-25, the school upgraded its security system, including alarms, cameras, and key fobs, at a cost of $120,808. Work also began on refinishing the gym floor for $51,792. HVAC repairs totaled $25,689, and kitchen repairs amounted to $10,000.

In FY25-26, funding was allocated to complete the gym floor project from the previous year at a cost of $29,316. Additional projects included roof repairs totaling $43,000, installation of new student drinking fountains for $43,925, and $100,000 toward a kitchen remodel.

Over the last three years, the school's budgeting practice has focused on addressing deferred maintenance while initiating at least one new project each year to improve and modernize the facility. The board has remained committed to systematically updating aging infrastructure and advancing new improvement projects for Global Village Aurora.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ○ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ◉ A Facility Master Plan has not been completed.

738

Global Village Academy Aurora (8001-3471-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 HVAC Upgrades (GVA Aurora) (8001-3471-C-SG00001) - Site Level Applicant - New - Application Number (5)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☑ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Global Village Academy Aurora is experiencing significant mechanical system failures that directly impact the health, safety, and reliable operation of the school facility. While the rooftop HVAC units and air handling equipment are approximately fifteen years old RTUs 1-5 on the South side of the building constructed in 2011) and appear externally serviceable, recent professional assessment and contractor diagnostics have identified critical internal component failures within multiple units.

Testing conducted by Mountain Pro HVAC Services and confirmed in the NV5 engineering assessment identified failing and failed internal components-including ignition control boards, heat exchangers, gas valves, burner assemblies, blower motor assemblies, and related control modules-within RTU-2 (2011), RTU-5 (2011), AHU-1 (2015), and other rooftop units. These failures contribute to unreliable heating and cooling, seasonal temperature instability in instructional spaces, and an increased risk of system shutdown during extreme weather conditions.

In addition, two domestic hot water heaters are at or beyond reliable service life and require full replacement to maintain safe and consistent hot water service throughout the facility. Failure of these systems would directly affect restroom functionality, food service operations, and overall building sanitation.

If not addressed, the identified mechanical deficiencies will continue to result in escalating repair costs, emergency service calls, classroom disruptions, and potential loss of heating during winter months-creating significant health and safety concerns for students and staff.

If BEST grant funds are awarded, Global Village Academy will complete targeted repair and replacement of the failing rooftop units and air handling unit components, including replacement of critical internal mechanical and control elements, and full replacement of two domestic water heaters as outlined in the licensed contractor estimate. The total project cost is $318,868.64

These improvements will restore safe, reliable heating and cooling, ensure consistent domestic hot water service, reduce emergency maintenance, and extend the functional life of the building's mechanical systems for the next four - five years. The project directly aligns with BEST program goals by addressing health and safety concerns, protecting the public investment in the facility, and stabilizing long-term operational sustainability for students and staff.

740

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Global Village Academy Aurora is served by multiple packaged rooftop units (RTUs from 2011), air handling units (AHUs from 2015), exhaust systems, and domestic hot water equipment that provide heating, cooling, ventilation, and sanitation support for classrooms, administrative areas, food service, and the gymnasium. These systems are essential to maintaining a safe, healthy, and functional learning environment for students and staff.

A recent professional engineering assessment confirmed that, although the HVAC equipment is fifteen years old (RTUs - 2011) and eleven years old (ATUs - 2015) and appeared operational during visual inspection, significant internal mechanical and control failures are present within multiple rooftop and air handling units. Licensed contractor diagnostics identified failing and failed components including ignition control boards, gas valves, burner assemblies, blower motor kits, heat exchangers, limit controls, and associated control modules across several major units serving core instructional spaces.

These deficiencies represent an urgent building systems need that directly affects the facility's ability to provide reliable heating and safe indoor conditions during Colorado's extreme seasonal weather.

1. Health and Life Safety (High Urgency)

The mechanical deficiencies documented in this facility pose an immediate risk of system failure during periods of peak heating demand. Failures in ignition systems, gas valve assemblies, combustion components, and heat exchangers significantly increase the likelihood of rooftop unit shutdown during winter months. A loss of heating in instructional areas would create unsafe occupancy conditions, potentially requiring classroom closures or temporary relocation.

In addition, the facility's domestic hot water systems require full replacement. Hot water is essential for restroom sanitation, handwashing compliance, and food service operations. Continued deterioration or failure of these systems would create direct public health concerns and compromise the school's ability to maintain safe and code-compliant operations.

The proposed project therefore addresses deficiencies that rise to the level of urgent health and life-safety priority under BEST statutory criteria.

2. Building Condition and Critical Systems Integrity (Urgent Deficiency)

While the not all of the HVAC units are yet at full chronological end-of-life, internal component degradation has accelerated due to inconsistent maintenance over many years. Multiple units are experiencing premature failure of critical internal parts, reducing reliability, efficiency, and functional service life.

These conditions reflect a building system in active decline, where continued deferral will result in escalating emergency repairs, compounding failures, and the likely need for premature full-unit replacement. The project is not preventative in nature-it is a response to documented mechanical breakdowns that require immediate corrective action to stabilize the building.

The scope of work represents a critical investment necessary to preserve the public asset and prevent further loss of mechanical infrastructure.

3. Educational Impact and Operational Disruption (High Severity)

Mechanical instability directly disrupts the educational environment. Inconsistent heating and unexpected equipment failures affect student comfort, concentration, attendance, and staff working conditions. Emergency shutdowns also create operational instability, forcing reactive facility management and diverting resources away from instructional priorities.

742

Without timely intervention, the school faces continued disruptions, increased deferred maintenance backlog, and the risk of major building areas becoming unusable during extreme weather events.

By restoring reliable heating, cooling, and domestic hot water systems, this project will ensure that the facility can consistently support safe daily instruction and uninterrupted school operations.

Summary of Urgent Need

The proposed BEST project addresses urgent, high-severity deficiencies in critical mechanical and domestic hot water systems that directly impact:

Health and Life Safety

Reliable building operation during extreme weather

Protection of the public facility investment

Continuity of educational programming

BEST funding is essential to complete these repairs and replacements now, before failures escalate into full system breakdowns, unsafe building conditions, or costly emergency replacement scenarios.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Global Village Academy undertook a structured and documented investigation process to accurately identify, confirm, and quantify the mechanical system deficiencies outlined in this application.

The process began after repeated heating and operational irregularities were observed during seasonal transitions. Rather than relying solely on reactive service calls, GVA Aurora engaged a licensed HVAC contractor, Mountain Pro HVAC Services, to perform diagnostic testing across the rooftop units (RTUs), air handling units (AHUs), and domestic hot water systems serving the facility. In addition, Mountain Pro HVAC Services conducts monthly servicing of our HVAC units and is accessible for all urgent situations related to HVAC.

Mountain Pro conducted hands-on mechanical diagnostics, including control system testing, ignition and combustion evaluation, heat exchanger inspections, and operational performance reviews of each major unit. Through this testing, the contractor identified multiple failing or failed internal components, including ignition control boards, gas valves, combustion blower motors, heat exchangers, limit switches, refrigeration modules, and related safety controls. The contractor documented the scope of deficiencies and developed a detailed line-item repair and replacement estimate to address the identified issues.

To ensure independent verification and avoid reliance on a single contractor's assessment, GVA Aurora also retained NV5, Inc., a licensed professional engineering firm, to conduct a formal HVAC equipment assessment of the property. On December 19, 2025, NV5 performed a visual, non-destructive inspection of all rooftop mechanical equipment and associated systems. Their assessment confirmed that while the units appeared externally operational and were less than fifteen years old, internal mechanical deficiencies were present and had been substantiated by contractor testing. NV5's written report acknowledged failing internal components within multiple rooftop and air handling units and validated the need for corrective action.

This two-tiered approach-licensed contractor diagnostics combined with independent professional engineering review-ensured that deficiencies were not speculative or anecdotal, but instead were documented, verified, and technically supported.

In addition to equipment evaluation, GVA Aurora reviewed historical maintenance practices and service records. It was determined that long-term, consistent preventative maintenance had not been sustained over more than a decade, contributing to accelerated internal component degradation. This review helped contextualize why systems that are at chronological end-of-life (RTUs - 2011) and some that are not EOL (ATUs) are experiencing premature failure of key components.

GVA Aurora further evaluated alternatives to the proposed scope, including temporary repairs, piecemeal component replacement, and continued reactive maintenance. However, analysis determined that continued short-term fixes would not address the underlying mechanical deterioration and would likely increase long-term costs and operational instability.

The resulting proposed project scope is therefore based on:

Documented system performance concerns

743

Licensed contractor diagnostic findings

Independent professional engineering confirmation

Review of maintenance history and lifecycle impacts

Evaluation of repair versus replacement cost efficiency

This investigation process reflects a deliberate, data-driven approach to identifying deficiencies. GVA Aurora did not pursue a BEST application until mechanical failures were confirmed through professional assessment and the scope of corrective action was clearly defined, cost-estimated, and validated.

Through this diligence, GVA has ensured that the project presented in this application is accurate, justified, and necessary to stabilize critical building systems that directly impact health, safety, and operational continuity.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

744

The proposed BEST grant project will enable GVA Aurora to implement a complete solution to urgent mechanical system deficiencies affecting the facility's ability to provide safe, reliable heating, cooling, ventilation, and domestic hot water service. The scope of work directly addresses documented internal component failures within critical building systems that pose escalating health, safety, and operational risks. Admittedly, GVA Aurora acknowledged we are stuck between full replacement or a viable repair solution. From a financial sense, it is justified to invest the money into the viable repair solution now in order to recognize a four-five year extension of the life of the RTUs and ATUs. We are confident that by making the necessary repairs, with monthly servicing, we can extend the life of the units for four to five years then look at full replacement in the 2030-31 school year, if required. Investing $318,868.64 now to make viable repairs at an annual cost of approximately $64,000 over five years is a financially viable solution compared to the expense, in the millions of dollars, to replace all eight units now.

This project is designed to correct root-cause mechanical breakdowns rather than rely on temporary or reactive repairs. By completing comprehensive rehabilitation of failing rooftop HVAC equipment and replacement of deteriorated domestic hot water systems, GVA Aurora will stabilize essential building infrastructure, extend remaining useful life, and protect the long-term public investment in the facility.

Rooftop HVAC and Air Handling Unit Rehabilitation

The primary scope of work includes targeted repair and replacement of critical internal components within multiple packaged rooftop units (RTUs) and air handling units (AHUs) serving classrooms, administrative areas, commons spaces, and the gymnasium.

Repairs will include replacement of essential safety, combustion, heating, and control components, including:

Ignition control boards and primary unit control modules

Gas valves and combustion safety assemblies

Induced draft combustion blower motor kits

Heat exchangers, gaskets, and associated heating elements

Ignitors, limit controls, sensors, and operational safeties

Refrigeration and rooftop unit control modules

Condenser fan motors and related electrical components

This work will be completed across major mechanical units serving the building, including RTU-1 through RTU-5 and AHU-1 through AHU-3. Several units require immediate corrective action due to confirmed internal failures that significantly increase the likelihood of system shutdown during peak winter heating demand.

This scope represents an efficient and cost-effective long-term remedy because it restores safe unit operation without premature full replacement of rooftop equipment. The proposed repairs directly resolve the internal failures that are driving instability, reducing the risk of emergency outages, improving reliability, and ensuring consistent environmental conditions for students and staff.

745

All work will include removal of failed components, installation of new manufacturer-approved parts, and contractor warranty-backed labor and materials.

Domestic Hot Water System Replacement (Health and Sanitation Priority)

The project also includes full replacement of two domestic hot water heaters that are essential for safe daily school operations and are at or beyond reliable service life.

Scope includes replacement of:

A high-capacity 60-gallon gas hot water heater supporting building-wide demand

A 30-gallon electric hot water heater serving additional facility needs

Associated work will include installation of:

Circulation pumps

Expansion tanks

Pressure gauges and regulating controls

Shut-off valves and safety devices

Drain systems, insulation, and flue upgrades

Required plumbing permits and code-compliant connections

Reliable domestic hot water is a foundational public health requirement for restroom sanitation, handwashing compliance, and food service operations. Replacement of these systems ensures GVA Aurora can maintain healthy, safe, and code-compliant conditions throughout the facility.

Project Implementation and Minimizing Disruption

GVA Aurora will coordinate all construction activities to minimize disruption to students, staff, and instructional programming. Work will be strategically scheduled during school breaks, weekends, and other non-instructional periods whenever possible. Areas affected by repairs will be carefully phased to maintain safe building operations, ensure continued occupancy, and avoid interruption to core educational services.

This planned approach ensures the project can be completed efficiently while maintaining a safe and stable learning environment throughout construction.

Efficiency, Effectiveness, and BEST Alignment

The proposed scope is the most effective solution because it:

Addresses documented mechanical failures that represent an urgent building systems need

Provides a complete and permanent correction rather than short-term patch repairs

Stabilizes critical heating and hot water infrastructure necessary for safe occupancy

Reduces emergency service calls, reactive maintenance costs, and deferred maintenance growth

Extends the functional life of existing HVAC systems through strategic rehabilitation

Protects the public facility asset and prevents premature full-system replacement

Ensures uninterrupted educational programming and safe learning conditions

This BEST-funded investment directly supports statutory priorities by resolving high-severity deficiencies in core building systems that affect health, life safety, and the school's ability to remain fully operational during extreme Colorado weather conditions.

Complete Scope Summary

If awarded, BEST grant funds will allow GVA Aurora to complete the full project scope, including:

Rehabilitation of multiple rooftop HVAC and air handling units

Replacement of failed combustion, ignition, heating, and control components

Replacement of safety-critical heat exchanger and operational assemblies

Full replacement of two domestic hot water heaters with associated plumbing upgrades

Removal of deteriorated equipment and installation of new code-compliant components

Warranty-supported completion of all mechanical work by licensed professionals

Through this comprehensive scope, GVA Aurora will restore safe, reliable building operations, mitigate urgent health and safety risks, preserve the long-term viability of the facility, and ensure a stable learning environment for all students and staff.

747

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

GVA Aurora undertook a deliberate and multi-step planning process to ensure that the proposed solution represents the most efficient, effective, and responsible use of both state and local resources.

After recurring mechanical irregularities were observed, GVA Aurora initiated formal diagnostic testing through a licensed HVAC contractor rather than continuing reactive repairs. Mountain Pro HVAC Services performed hands-on system diagnostics across rooftop units (RTUs), air handling units (AHUs), and domestic hot water systems. Testing included combustion and ignition evaluation, heat exchanger inspection, control system performance review, and operational assessment of major mechanical components. This process identified specific internal component failures-rather than generalized system aging-as the primary cause of instability.

To validate these findings and avoid reliance on a single contractor opinion, GVA Aurora retained NV5, Inc., a licensed professional engineering firm, to conduct an independent HVAC assessment. NV5 performed a visual, non-destructive inspection of all rooftop mechanical equipment and reviewed

contractor findings. The engineering assessment confirmed that while the equipment is not yet at chronological end-of-life, critical internal mechanical components are failing and require corrective action to stabilize system performance.

This dual-review process-contractor diagnostics plus independent engineering validation-ensured that deficiencies were documented, technically substantiated, and prioritized based on severity and system impact.

Evaluation of Alternatives

As part of due diligence, GVA Aurora evaluated multiple potential approaches, including:

Continued reactive repairs as failures occur

Partial component replacement limited to the most visibly failed units

Full rooftop unit replacement across the facility

Targeted internal component rehabilitation and domestic hot water replacement (proposed solution)

Continued reactive maintenance was determined to be inefficient and fiscally irresponsible, as it would prolong instability, increase emergency service costs, and risk catastrophic winter failure.

748

Full rooftop unit replacement was analyzed but determined to be unnecessary at this stage. The structural housings and primary unit assemblies remain serviceable. Premature full replacement would represent a substantially higher capital cost without proportionate lifecycle benefit.

The selected approach-targeted rehabilitation of failed combustion, ignition, heating, and control components-addresses the root causes of mechanical instability while preserving functional equipment infrastructure. This solution extends useful life, restores reliability, and avoids unnecessary capital expenditure, making it the most cost-effective long-term remedy.

Construction Standards and Compliance

All proposed work will be performed by licensed professionals and in compliance with applicable mechanical, plumbing, fuel gas, and electrical codes. Required permits will be obtained, and installations will meet manufacturer specifications and current building standards. Replacement domestic hot water systems will include code-compliant safety devices, pressure regulation, expansion tanks, and required plumbing controls.

By adhering to current construction standards and best practices, GVA Aurora ensures that repairs are not temporary fixes but durable, compliant improvements.

Stewardship of State and Local Resources

GVA Aurora carefully developed this scope to represent a balanced and fiscally responsible solution. The project:

Targets only confirmed failures rather than replacing functional systems

Extends remaining useful life of major HVAC assets

Reduces long-term emergency maintenance costs

Prevents escalation into full system replacement

Stabilizes building systems essential to safe occupancy

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The mechanical deficiencies identified at GVA Aurora represent an urgent and time-sensitive building systems need that must be resolved as soon as possible to prevent escalating failure risk. Multiple rooftop HVAC units and air handling systems are experiencing confirmed internal component failures affecting ignition, combustion, heating controls, and safety-critical assemblies. These deficiencies significantly increase the likelihood of system shutdown during periods of peak seasonal demand.

The highest risk timeframe for failure is the upcoming transition into the next cooling season. While BEST grant funds may not be available until July 1, the underlying mechanical deterioration is occurring now, and the probability of additional component failure increases with continued operation. Without corrective action beginning immediately after funds become accessible, GVA Aurora faces a narrow window to complete repairs before winter conditions return.

If the project is not awarded, GVA Aurora will be forced to continue operating mechanical systems that are already experiencing premature internal breakdown. The most likely consequences include:

Sudden rooftop unit failure during extreme cold weather

Loss of heating in classrooms or major building areas

Unsafe indoor temperatures requiring temporary closure or relocation

Increased emergency repair calls and unplanned operational expenditures

Accelerated deterioration leading to premature full-unit replacement

749

Continued disruption to instructional continuity and student learning conditions

A loss of heating during winter months would create immediate health and life-safety concerns for students and staff and could render portions of the facility unusable until emergency repairs are completed. Emergency response repairs are significantly more expensive, less efficient, and often cannot be scheduled to avoid disruption to school operations.

In addition, failure of the domestic hot water systems would directly affect restroom sanitation, handwashing compliance, and food service operations. Inability to provide reliable hot water would compromise public health standards and daily building functionality.

Because GVA Aurora is a public charter school, it does not have the same access to facility reserve funding as a traditional district and cannot absorb major emergency capital expenditures without diverting limited operational resources away from classrooms. Without BEST support, the school would face the difficult choice of delaying repairs, increasing safety risk, or reallocating funds intended for educational programming, staffing, and student services.

Because these deficiencies affect core building systems required for safe occupancy, the project cannot be deferred without increasing risk. BEST funding is essential to allow GVA Aurora to complete a permanent, comprehensive repair solution beginning as soon as funds are available on July 1, preventing mechanical failure before the next winter season and ensuring continued safe operation of the facility.

In summary, this project addresses an urgent, high-severity deficiency that must be resolved in the immediate term. Without BEST support, GVA Aurora will remain vulnerable to system failure, escalating emergency costs, and potentially unsafe learning conditions for students.

750

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (•) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

GVA Aurora is committed to maximizing the useful life of the mechanical improvements completed through this BEST-funded capital construction project. Upon completion, the school will implement a structured preventative maintenance and lifecycle planning approach to ensure that repaired HVAC systems and replaced domestic hot water equipment remain safe, reliable, and fully operational over the long term.

Preventative Maintenance Program

Following project completion, GVA Aurora will extend its professional maintenance agreement with Mountain Pro HVAC Services by increasing service frequency from quarterly to monthly preventative maintenance visits. This enhanced maintenance schedule will ensure that critical rooftop HVAC and hot water systems receive consistent inspection, adjustment, and performance monitoring.

Monthly maintenance activities will include, at minimum:

Filter replacement and airflow verification

Inspection of ignition, combustion, and safety controls

Monitoring of control modules, sensors, and operational performance

Cleaning of coils and mechanical components to maintain efficiency

Identification of early warning signs to prevent emergency failures

Seasonal startup and shutdown servicing for heating and cooling cycles

This proactive approach will reduce deferred maintenance, improve system efficiency, and prevent the recurrence of premature component failure.

Warranty and Contractor Support

All major repairs and replacements will be completed by licensed professionals and will include contractor-provided warranties. The Mountain Pro scope includes a one-year labor warranty and one-year materials warranty for repaired and replaced HVAC components. New domestic hot water equipment will also include manufacturer warranties and code-compliant installation, providing additional assurance of system reliability during the initial years of operation.

Budgeting and Capital Replacement Planning

GVA Aurora recognizes that responsible facility stewardship requires planning not only for immediate repairs but also for long-term replacement at the end of useful life. The school will incorporate the upgraded mechanical systems into its multi-year capital planning model and annual budgeting process.

To support long-term sustainability, GVA Aurora will:

Allocate annual funding for ongoing preventative maintenance contracts

Build facility reserves dedicated to major building system replacement

Track equipment lifecycle expectations and anticipated replacement timelines

Use documented maintenance reports to inform future capital requests

Prioritize mechanical infrastructure in long-range facility planning

By combining consistent preventative maintenance with disciplined lifecycle budgeting, GVA Aurora will ensure that the BEST-funded improvements remain a durable public investment and that major building systems can be replaced responsibly at the end of their service life without reliance on emergency funding.

Maximizing Project Longevity

The proposed maintenance strategy ensures that this project is not a short-term repair, but a long-term stabilization of essential building systems. Monthly professional servicing, warranty-backed installation, and structured reserve planning will maximize equipment life, reduce operational disruption, and protect the health and safety of students and staff for years to come.

Through this comprehensive maintenance and replacement plan, GVA Aurora will preserve the full benefit of the BEST investment and ensure the continued safe operation of the facility.

752

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan,

contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

753

Global Village Academy Aurora (8001-3471-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 HVAC Upgrades (GVA Aurora) (8001-3471-C-SG00001) - Site Level Applicant - New - Application Number (5)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

15

Results indicate if a waiver is required.

Waiver Not Needed

754

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 318,868.64
D. Applicant Match to this Project	$ 47,830.30
E. Requested BEST Grant Amount	$ 271,038.34
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 318,868.64

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

755

* 54,120

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 54,120

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 577

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 5.89 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

94

6 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/06/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

06/30/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed through a structured, contractor-based cost analysis process supported by licensed mechanical professionals and informed by an independent engineering assessment.

Mountain Pro HVAC Services, a licensed and experienced mechanical contractor familiar with the facility's systems, conducted on-site inspections and performed detailed diagnostics of the rooftop HVAC units, air handling units, and domestic hot water systems. Based on confirmed internal component failures, Mountain Pro prepared a line-item cost estimate identifying specific parts, materials, and labor required to restore safe and reliable operation. The estimate reflects current market pricing for manufacturer-approved components and includes associated labor, equipment access, and code-compliant installation.

In addition to contractor pricing, GVA Aurora retained NV5, Inc., a professional engineering firm, to perform an independent HVAC assessment. NV5 validated the mechanical deficiencies and confirmed that targeted internal component rehabilitation-rather than full system replacement-was the most appropriate and cost-effective corrective strategy. This independent review ensured that the scope was technically justified and that the proposed budget aligns with actual system needs.

An 18% contingency was incorporated into the total project cost to account for unforeseen conditions that may arise once rooftop units are opened and components are removed. Given that the systems are approximately 15 years old, limited concealed deterioration may be discovered during repair. Including

a contingency reflects prudent fiscal planning and protects both state and local investment without inflating the base project cost.

The project does not include atypical architectural upgrades or elective enhancements. Costs are limited to essential mechanical repairs and hot water heater replacement necessary to address documented deficiencies. The scope avoids premature full-unit replacement, thereby reducing capital cost while extending useful life of existing infrastructure.

Scheduling considerations also influenced cost development. The project is planned for execution immediately following July 1, with completion targeted by mid-August to minimize disruption to instructional programming. Coordinating rooftop work during summer months may require accelerated scheduling and equipment access coordination; however, this approach avoids operational shutdowns during the school year and represents the most efficient implementation strategy.

In summary, the project estimate was developed through licensed contractor evaluation, independently validated by professional engineering review, and structured to reflect only necessary corrective work. The resulting budget represents a carefully vetted, market-based, and fiscally responsible solution that maximizes the efficient use of state and local resources.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The proposed capital construction project will be overseen by Global Village Academy Collaborative's (GVAC) Executive Director in coordination with the GVA Aurora Building Corporation and the school's contracted mechanical professionals. The GVAC Executive Director manages other facility and construction projects at the three GVA campuses across metro. Denver. This leadership structure ensures both operational oversight and facility-specific expertise throughout planning, execution, and closeout.

The Executive Director will serve as the project lead and owner's representative, responsible for:

Executing contracts and overseeing compliance with BEST requirements

Coordinating scheduling to ensure work occurs during the July-August 2026 window

Monitoring budget adherence and contingency use

Approving invoices and tracking match expenditures

Communicating with CDE and ensuring reporting compliance

Coordinating building access and minimizing operational disruption

The GVA Aurora Building Corporation, as the facility owner, will provide governance-level oversight to ensure the project aligns with long-term asset stewardship and capital planning objectives.

757

Mountain Pro has an established service relationship with GVA Aurora, having performed prior HVAC repairs and quarterly preventative maintenance at the facility. Through their direct service, Mountain Pro has developed an intimate and detailed understanding of the specific rooftop units, air handling systems, control configurations, and operational history of the building.

Because of this relationship and system familiarity, Mountain Pro was uniquely positioned to provide an accurate, line-item cost estimate based on confirmed internal deficiencies. A new contractor unfamiliar with the facility would require a deep, time-constrained, and multi-day forensic assessment of the rooftop systems to achieve comparable diagnostic accuracy.

A licensed and insured mechanical contractor and will be responsible for:

Performing all repairs in compliance with mechanical, plumbing, fuel gas, and electrical codes

Coordinating rooftop access and safety protocols

Providing warranty documentation for materials and labor

Ensuring proper system testing and commissioning upon completion

This project management structure combines executive-level fiscal oversight, facility ownership governance, and contractor-level technical expertise. Together, this approach ensures that the project will be completed on schedule, within budget, and in full compliance with applicable codes and BEST grant requirements.

758

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

If awarded BEST funding, GVA Aurora will follow all Colorado Department of Education Consultant/Vendor Selection Guidelines and applicable procurement requirements, including competitive selection thresholds based on total project cost and service type.

Because the total project cost exceeds small-purchase thresholds, GVA Aurora anticipates utilizing a formal competitive procurement process consistent with CDE requirements. The school will issue a written solicitation (Request for Proposals or Invitation for Bids, as appropriate) outlining the defined mechanical scope of work, technical specifications, required licensure, insurance requirements, project schedule, and compliance expectations.

The procurement process will include:

Public or documented solicitation to qualified mechanical contractors

Clear scope definition based on engineering and diagnostic findings

Written proposal submission requirements

Evaluation using objective criteria, including cost, qualifications, experience with similar systems, ability to meet the July-August 2026 timeline, and compliance with code and BEST requirements

Documentation of selection rationale

Execution of a written contract with defined scope, schedule, and warranty terms

All procurement documentation will be retained in accordance with CDE grant compliance standards.

Mountain Pro HVAC Services, as the school's current licensed mechanical service provider, is expected to participate in the competitive process. Mountain Pro has extensive familiarity with GVA Aurora's rooftop systems due to its prior repair work and ongoing preventative maintenance services. This familiarity provides technical insight into system configuration, historical performance issues, and previously identified deficiencies.

However, GVA Aurora understands that BEST-funded projects require open and competitive procurement. Final contractor selection will be based on the established evaluation criteria and overall best value to the project, consistent with CDE guidelines and fiduciary responsibility to state and local funds.

759

The school does not intend to deviate from required procurement policies. If any alternative procurement method becomes necessary due to documented urgency, contractor specialization, or other allowable exceptions under CDE guidelines, GVA Aurora will seek prior written approval and provide full documentation supporting the rationale.

Through this process, GVA Aurora will ensure fairness, transparency, cost reasonableness, and compliance while selecting the most qualified contractor to complete the project efficiently and effectively.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

GVA Aurora has actively pursued multiple local financing strategies and partnerships to address ongoing facility needs and responsibly steward public assets. While the school's operational budget is limited due to its charter funding structure and high-need student population, leadership has taken proactive steps to secure long-term capital resources outside of the BEST program.

Most notably, GVA Aurora is currently working with SouthState Bank to secure approximately $8.8 million through a public bond issuance to finance a 15-classroom building expansion and expansion of the existing kitchen facility. The bond closing is anticipated in April 2026, with construction targeted for completion by August 2027.

This bond initiative represents a significant community-backed investment in the long-term growth and sustainability of the school. The expansion project addresses enrollment demand and programmatic capacity, particularly in light of serving 792 students in grades K-8, including a high percentage of Free/Reduced Lunch (77%) and English Language Learners (52.4%). The bond financing demonstrates that GVA Aurora is actively leveraging available financing mechanisms to improve educational infrastructure.

In addition to pursuing bond financing, GVA Aurora allocates annual operational funding toward facilities maintenance. For the 2025-26 school year, 82% of the school's $325,000 facilities maintenance budget has already been expended, consistent with prior years. These funds support routine maintenance and smaller capital repairs but are insufficient to absorb major mechanical rehabilitation without diverting resources from instructional programming.

Through both operational budgeting and long-term bond financing, GVA Aurora has demonstrated a sustained commitment to addressing facility needs through local resources wherever possible. The BEST grant request is intended to complement, not replace, these efforts by addressing urgent building system deficiencies that cannot be supported through expansion financing or routine maintenance allocations.

Together, these local financing efforts reflect responsible fiscal planning, community partnership, and a strong commitment to maintaining safe and effective learning environments.

Current Utility Costs

760

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Centennial ES - 1975

District:	Greeley 6
School Name:	Centennial ES
Address:	1400 37th Street
City:	Evans
Gross Area (SF):	50,496
Number of Buildings:	6
Replacement Value:	$17,572,310
Condition Budget:	$8,604,794
Total FCI:	0.49
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,537,187	$2,265,302	0.64
Equipment and Furnishings	$320,765	$398,014	1.24
Exterior Enclosure	$2,013,146	$396,166	0.20
Fire Protection	$621,411	$17,373	0.03
HVAC System	$1,596,716	$1,627,049	1.02
Interior Construction and Conveyance	$3,373,457	$2,402,044	0.71
Plumbing System	$781,870	$141,093	0.18
Site	$2,358,674	$1,262,583	0.54
Special Construction	$452,594	$172,983	0.38
Structure	$2,516,491	$41,714	0.02
Overall - Total	$17,572,310	$8,724,321	0.50

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Centennial ES Mod 95-96	1,792	0.44	2005	$327,769	$145,107
Centennial ES Mod 91-92	1,792	0.52	2005	$291,716	$150,377
Centennial ES Site	463,478	0.54	1975	$2,358,674	$1,262,583
Centennial ES Mod 40-41	1,352	0.72	1976	$418,828	$301,786
Centennial ES Main	42,416	0.48	1975	$13,443,201	$6,515,110
Centennial ES Mod 93-94	1,792	0.44	2005	$327,583	$144,875
Centennial ES Mod 42-43	1,352	0.51	1984	$404,539	$204,483
Overall - Total	513,974	0.49		$17,572,310	$8,724,321

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Fred Tjardes School of Innovation - 1937

District:	Greeley 6
School Name:	Fred Tjardes School of Innovation
Address:	1424 13th Avenue
City:	Greeley
Gross Area (SF):	47,954
Number of Buildings:	1
Replacement Value:	$21,312,008
Condition Budget:	$7,354,537
Total FCI:	0.35
Adequacy Index:	0.38



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,986,821	$1,618,919	0.54
Equipment and Furnishings	$452,443	$446,320	0.99
Exterior Enclosure	$2,133,660	$332,888	0.16
Fire Protection	$700,731	$0	0.00
HVAC System	$3,443,700	$1,212,759	0.35
Interior Construction and Conveyance	$4,672,741	$2,593,620	0.56
Plumbing System	$881,639	$14,402	0.02
Site	$1,290,045	$901,459	0.70
Structure	$4,750,228	$234,172	0.05
Overall - Total	$21,312,008	$7,354,539	0.35

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fred Tjardes School of Innovation Site	148,180	0.70	1919	$1,290,045	$901,459
Fred Tjardes School of Innovation Main	47,954	0.32	1937	$20,021,963	$6,453,080
Overall - Total	196,134	0.35		$21,312,008	$7,354,539

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Jefferson Jr HS - 1953

District:	Greeley 6
School Name:	Jefferson Jr HS
Address:	1315 4th Avenue
City:	Greeley
Gross Area (SF):	48,116
Number of Buildings:	2
Replacement Value:	$21,643,648
Condition Budget:	$12,016,759
Total FCI:	0.56
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,827,595	$1,994,170	0.71
Equipment and Furnishings	$498,552	$623,190	1.25
Exterior Enclosure	$2,632,348	$672,611	0.26
Fire Protection	$674,835	$17,373	0.03
HVAC System	$5,344,618	$4,349,858	0.81
Interior Construction and Conveyance	$4,652,665	$3,621,308	0.78
Plumbing System	$971,355	$56,411	0.06
Site	$1,404,382	$615,232	0.44
Special Construction	$212,344	$0	0.00
Structure	$2,424,955	$66,608	0.03
Overall - Total	$21,643,648	$12,016,761	0.56

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Jefferson Jr HS Main	46,146	0.57	1953	$19,701,258	$11,268,564
Jefferson Jr HS Site	221,720	0.44	1953	$1,404,382	$615,232
Jefferson Jr HS Mod 1	1,970	0.25	2002	$538,008	$132,965
Overall - Total	269,836	0.56		$21,643,648	$12,016,761

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Maplewood ES – 1951

District:	Greeley 6
School Name:	Maplewood ES
Address:	1201 21st Avenue
City:	Greeley
Gross Area (SF):	77,199
Number of Buildings:	3
Replacement Value:	$30,162,516
Condition Budget:	$13,866,000
Total FCI:	0.46
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,830,933	$3,251,964	0.67
Equipment and Furnishings	$939,363	$685,066	0.73
Exterior Enclosure	$3,413,163	$867,688	0.25
Fire Protection	$106,862	$646,952	6.05
HVAC System	$6,245,749	$2,971,469	0.48
Interior Construction and Conveyance	$6,438,456	$4,514,264	0.70
Plumbing System	$1,252,483	$486,916	0.39
Site	$1,998,219	$553,030	0.28
Special Construction	$351,694	$351,694	1.00
Structure	$4,585,595	$166,537	0.04
Overall - Total	$30,162,516	$14,495,580	0.48

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Maplewood ES Mod 2	1,800	0.47	1988	$567,641	$267,351
Maplewood ES Main	73,959	0.47	1951	$27,179,638	$13,440,392
Maplewood ES Mod 1	1,440	0.56	1985	$417,017	$234,807
Maplewood ES Site	326,264	0.28	1951	$1,998,219	$553,030
Overall - Total	403,463	0.46		$30,162,516	$14,495,580

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Monfort ES - 1980

District:	Greeley 6
School Name:	Monfort ES
Address:	2101 47th Avenue
City:	Greeley
Gross Area (SF):	51,955
Number of Buildings:	1
Replacement Value:	$20,886,784
Condition Budget:	$9,194,957
Total FCI:	0.44
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,432,745	$2,234,534	0.65
Equipment and Furnishings	$341,626	$421,149	1.23
Exterior Enclosure	$2,823,267	$1,877,299	0.66
Fire Protection	$39,554	$520,258	13.15
HVAC System	$3,775,003	$1,076,292	0.29
Interior Construction and Conveyance	$4,114,614	$2,017,004	0.49
Plumbing System	$1,209,355	$278,120	0.23
Site	$2,715,706	$1,273,184	0.47
Structure	$2,434,914	$0	0.00
Overall - Total	$20,886,784	$9,697,840	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Monfort ES Main	51,955	0.44	1980	$18,171,078	$8,424,656
Monfort ES Site	435,600	0.47	1980	$2,715,706	$1,273,184
Overall - Total	487,555	0.44		$20,886,784	$9,697,840

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Bella Romero 4-8 - 2003

District:	Greeley 6
School Name:	Bella Romero Academy 4-8
Address:	1400 East 20th Street
City:	Greeley
Gross Area (SF):	74,200
Number of Buildings:	2
Replacement Value:	$33,018,319
Condition Budget:	$10,609,992
Total FCI:	0.32
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,468,326	$3,355,024	0.61
Equipment and Furnishings	$728,627	$777,167	1.07
Exterior Enclosure	$4,332,790	$0	0.00
Fire Protection	$1,050,864	$17,373	0.02
HVAC System	$4,949,709	$1,199,718	0.24
Interior Construction and Conveyance	$6,299,937	$2,918,068	0.46
Plumbing System	$1,401,633	$0	0.00
Site	$3,825,291	$2,342,644	0.61
Special Construction	$66,357	$0	0.00
Structure	$4,894,784	$0	0.00
Overall - Total	$33,018,319	$10,609,994	0.32

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bella Romero Academy 4-8 Mod 1	1,800	0.24	2012	$307,670	$73,801
Bella Romero Academy 4-8 Main	72,400	0.28	2003	$28,885,357	$8,193,549
Bella Romero Academy 4-8 Site	823,284	0.61	2003	$3,825,291	$2,342,644
Overall - Total	897,484	0.32		$33,018,319	$10,609,994

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Bella Romero K-3 - 1963

District:	Greeley 6
School Name:	Bella Romero Academy K-3
Address:	614 East 20th Street
City:	Greeley
Gross Area (SF):	58,680
Number of Buildings:	4
Replacement Value:	$21,038,663
Condition Budget:	$10,023,128
Total FCI:	0.48
Adequacy Index:	0.25



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,463,932	$1,671,017	0.48
Equipment and Furnishings	$370,475	$339,259	0.92
Exterior Enclosure	$2,827,019	$882,433	0.31
Fire Protection	$2,720	$477,768	175.65
HVAC System	$3,100,326	$2,664,983	0.86
Interior Construction and Conveyance	$4,504,713	$2,498,272	0.55
Plumbing System	$963,982	$796,095	0.83
Site	$2,078,178	$957,205	0.46
Special Construction	$1,194,433	$199,072	0.17
Structure	$2,532,886	$14,795	0.01
Overall - Total	$21,038,663	$10,500,899	0.50

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bella Romero Academy K-3 Site	305,600	0.46	1963	$2,078,178	$957,205
Bella Romero Academy K-3 Main	47,540	0.49	1963	$16,067,785	$8,388,624
Bella Romero Academy K-3 Mod 6 Plex	5,070	0.44	2006	$1,266,736	$552,704
Bella Romero Academy K-3 Mod 1	1,800	0.86	1999	$487,176	$420,764
Bella Romero Academy K-3 Mod 4 Plex	4,270	0.16	2012	$1,138,788	$181,602
Overall - Total	364,280	0.48		$21,038,663	$10,500,899

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Heiman ES - 2003

District:	Greeley 6
School Name:	Heiman ES
Address:	3500 Palermo Avenue
City:	Evans
Gross Area (SF):	75,519
Number of Buildings:	3
Replacement Value:	$33,166,828
Condition Budget:	$10,365,015
Total FCI:	0.31
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,469,178	$3,264,282	0.60
Equipment and Furnishings	$691,721	$748,094	1.08
Exterior Enclosure	$4,349,539	$0	0.00
Fire Protection	$1,050,864	$17,373	0.02
HVAC System	$4,977,346	$1,235,070	0.25
Interior Construction and Conveyance	$6,419,235	$3,094,945	0.48
Plumbing System	$1,409,151	$9,276	0.01
Site	$3,058,686	$1,441,478	0.47
Special Construction	$345,058	$152,622	0.44
Structure	$5,396,050	$401,878	0.07
Overall - Total	$33,166,828	$10,365,018	0.31

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Heiman ES Mod 186-187	1,390	1.00	1999	$748,238	$744,696
Heiman ES Site	458,251	0.47	2003	$3,058,686	$1,441,478
Heiman ES Main	72,400	0.28	2003	$28,826,837	$8,051,905
Heiman ES Mod 184-185	1,729	0.24	2008	$533,067	$126,939
Overall - Total	533,770	0.31		$33,166,828	$10,365,018

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Shawsheen ES - 1975

District:	Greeley 6
School Name:	Shawsheen ES
Address:	4020 West 7th Street
City:	Greeley
Gross Area (SF):	34,650
Number of Buildings:	1
Replacement Value:	$12,853,083
Condition Budget:	$6,881,270
Total FCI:	0.54
Adequacy Index:	0.18



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,432,774	$1,500,530	0.62
Equipment and Furnishings	$164,944	$203,238	1.23
Exterior Enclosure	$1,666,893	$420,555	0.25
Fire Protection	$510,181	$17,373	0.03
HVAC System	$1,119,430	$1,152,903	1.03
Interior Construction and Conveyance	$2,734,380	$2,119,620	0.78
Plumbing System	$658,870	$197,384	0.30
Site	$1,978,137	$1,265,867	0.64
Structure	$1,587,475	$3,796	0.00
Overall - Total	$12,853,083	$6,881,266	0.54

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Shawsheen ES Main	34,650	0.52	1975	$10,874,946	$5,615,399
Shawsheen ES Site	390,298	0.64	1975	$1,978,137	$1,265,867
Overall - Total	424,948	0.54		$12,853,083	$6,881,266

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Winograd K-8 ES - 2003

District:	Greeley 6
School Name:	Winograd K-8 ES
Address:	320 North 71st Avenue
City:	Greeley
Gross Area (SF):	76,000
Number of Buildings:	3
Replacement Value:	$35,102,834
Condition Budget:	$10,326,269
Total FCI:	0.29
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,520,642	$3,284,905	0.60
Equipment and Furnishings	$786,275	$777,167	0.99
Exterior Enclosure	$4,552,680	$0	0.00
Fire Protection	$1,050,864	$17,373	0.02
HVAC System	$4,636,104	$1,199,718	0.26
Interior Construction and Conveyance	$6,298,268	$2,940,016	0.47
Plumbing System	$1,435,020	$6,105	0.00
Site	$5,214,277	$2,100,987	0.40
Special Construction	$398,144	$0	0.00
Structure	$5,210,561	$0	0.00
Overall - Total	$35,102,834	$10,326,271	0.29

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Winograd K-8 ES Site	1,413,700	0.40	2003	$5,214,277	$2,100,987
Winograd K-8 ES Main	72,400	0.28	2003	$28,710,498	$8,091,054
Winograd K-8 ES Mod 1	1,800	0.12	2012	$618,462	$72,144
Winograd K-8 ES Mod 2	1,800	0.11	2012	$559,596	$62,086
Overall - Total	1,489,700	0.29		$35,102,834	$10,326,271

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Dos Rios ES - 1988

District:	Greeley 6
School Name:	Dos Rios ES
Address:	2201 34th Street
City:	Evans
Gross Area (SF):	52,708
Number of Buildings:	3
Replacement Value:	$22,525,518
Condition Budget:	$5,585,400
Total FCI:	0.25
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,482,795	$2,392,931	0.69
Equipment and Furnishings	$701,507	$470,141	0.67
Exterior Enclosure	$2,737,551	$499,559	0.18
Fire Protection	$717,488	$893,346	1.25
HVAC System	$3,543,992	$0	0.00
Interior Construction and Conveyance	$4,121,920	$170,221	0.04
Plumbing System	$1,170,060	$28,692	0.02
Site	$3,225,077	$931,438	0.29
Special Construction	$398,144	$199,072	0.50
Structure	$2,426,983	$0	0.00
Overall - Total	$22,525,518	$5,585,400	0.25

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Dos Rios ES Main	49,124	0.23	1988	$18,224,764	$4,159,999
Dos Rios ES Mod 2	1,792	0.30	2009	$468,764	$142,066
Dos Rios ES Site	435,599	0.29	1988	$3,225,077	$931,438
Dos Rios ES Mod 1	1,792	0.58	1990	$606,912	$351,897
Overall - Total	488,307	0.25		$22,525,518	$5,585,400

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Franklin MS - 1961

District:	Greeley 6
School Name:	Franklin MS
Address:	818 35th Avenue
City:	Greeley
Gross Area (SF):	73,128
Number of Buildings:	6
Replacement Value:	$28,319,320
Condition Budget:	$11,477,664
Total FCI:	0.41
Adequacy Index:	0.18



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,763,651	$3,682,079	0.77
Equipment and Furnishings	$1,019,450	$682,768	0.67
Exterior Enclosure	$3,311,219	$760,923	0.23
Fire Protection	$38,979	$615,218	15.78
HVAC System	$4,856,496	$579,054	0.12
Interior Construction and Conveyance	$5,893,521	$3,245,405	0.55
Plumbing System	$1,059,889	$843,395	0.80
Site	$2,269,532	$1,310,965	0.58
Special Construction	$958,201	$325,151	0.34
Structure	$4,148,383	$26,687	0.01
Overall - Total	$28,319,320	$12,071,645	0.43

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Franklin MS Mod 39-40	1,885	0.24	2010	$534,835	$128,205
Franklin MS Main	64,357	0.39	1961	$23,488,256	$9,777,315
Franklin MS Mod 31-32	1,923	0.15	2004	$562,463	$83,376
Franklin MS Mod 28-29	1,923	0.24	2003	$609,272	$147,507
Franklin MS Site	403,801	0.58	1961	$2,269,532	$1,310,965
Franklin MS Mod 41-42	1,440	0.98	1994	$345,454	$339,193
Franklin MS Mod 27A-27B	1,600	0.56	1988	$509,508	$285,084
Overall - Total	476,929	0.41		$28,319,320	$12,071,645

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Jackson ES - 1958

District:	Greeley 6
School Name:	Jackson ES
Address:	2002 25th Street
City:	Greeley
Gross Area (SF):	52,214
Number of Buildings:	3
Replacement Value:	$22,435,944
Condition Budget:	$10,598,141
Total FCI:	0.47
Adequacy Index:	0.14



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,331,335	$2,583,082	0.78
Equipment and Furnishings	$662,984	$824,528	1.24
Exterior Enclosure	$3,059,612	$683,515	0.22
Fire Protection	$43,681	$481,314	11.02
HVAC System	$3,896,600	$1,670,478	0.43
Interior Construction and Conveyance	$4,823,567	$2,449,883	0.51
Plumbing System	$1,148,116	$668,404	0.58
Site	$2,401,618	$1,297,176	0.54
Special Construction	$426,505	$426,505	1.00
Structure	$2,641,925	$0	0.00
Overall - Total	$22,435,944	$11,084,885	0.49

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Jackson ES Main	49,297	0.45	1958	$18,630,258	$8,862,312
Jackson ES Mechanical Building	517	0.52	2003	$525,458	$275,208
Jackson ES Mod	2,400	0.74	1985	$878,610	$650,189
Jackson ES Site	435,600	0.54	1958	$2,401,618	$1,297,176
Overall - Total	487,814	0.47		$22,435,944	$11,084,885

● Campuses Impacted by this Grant Application ●

GREELEY 6 - DW Fire Alarm Upgrades - Scott ES – 1963

District:	Greeley 6
School Name:	Scott ES
Address:	3000 13th Street
City:	Greeley
Gross Area (SF):	57,978
Number of Buildings:	2
Replacement Value:	$21,088,354
Condition Budget:	$12,512,275
Total FCI:	0.59
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,458,090	$3,001,567	0.87
Equipment and Furnishings	$380,017	$470,898	1.24
Exterior Enclosure	$2,089,258	$1,586,145	0.76
Fire Protection	$34,473	$644,751	18.70
HVAC System	$4,644,194	$2,160,722	0.47
Interior Construction and Conveyance	$3,563,466	$2,455,190	0.69
Plumbing System	$901,722	$1,044,107	1.16
Site	$1,825,670	$1,470,464	0.81
Special Construction	$281,002	$281,002	1.00
Structure	$3,910,462	$10,576	0.00
Overall - Total	$21,088,354	$13,125,422	0.62

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Scott ES Site	346,302	0.81	1963	$1,825,670	$1,470,464
Scott ES Mod 1	5,100	0.92	1969	$395,125	$364,938
Scott ES Main	52,878	0.57	1963	$18,867,559	$11,290,020
Overall - Total	404,280	0.59		$21,088,354	$13,125,422

GREELEY 6 - DW Fire Alarm Upgrades - Family Center – 1970

****No Assessment Data Available****

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: GREELEY 6 **County:** Weld

Project Title: DW Fire Alarm Upgrades

Current Grant Request:	$4,017,998.50	**CDE Minimum Match %:**	43%
Current Applicant Match:	$3,031,121.68	**Actual Match % Provided:**	43%
Current Project Request:	$7,049,120.18	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$7,049,120.18	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$8.30	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	5,612
Hard Costs Per Sq Ft:	$8.30	**Cost Per Pupil:**	$1,256
Previous BEST Grant(s):	12	**Gross Sq Ft Per Pupil:**	151
Previous BEST Total $:	$28,909,012.14		

Financial Data (School District Applicants)

District FTE Count:	22,524	**Bonded Debt Approved:**	$395,000,000
Assessed Valuation:	$2,650,810,116	**Year(s) Bond Approved:**	19
Statewide Median: $143,909,452			
PPAV:	$117,688	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$68,643	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	68.7%	**Outstanding Bonded Debt:**	$368,404,364
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$963.08	**Total Bond Capacity:**	$530,162,023
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$161,757,659
		Statewide Median: $18,549,763.20	

Greeley 6 (3120) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - Site Level Applicant - New - Application Number (9)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Centennial Elementary School - 3120-1384

*** Facility Name & Code**
Fred Tjardes School of Innovation - 3120-3173

*** Facility Name & Code**
Maplewood Elementary School - 3120-5620

*** Facility Name & Code**
Bella Romero Academy of Applied Technology - 3120-0054

*** Facility Name & Code**
Heiman Elementary School - 3120-0052

*** Facility Name & Code**
Shawsheen Elementary School - 3120-7814

*** Facility Name & Code**
Winograd K-8 Elementary School - 3120-0053

*** Facility Name & Code**
Dos Rios Elementary School - 3120-2222

*** Facility Name & Code**
Franklin Middle School - 3120-3162

*** Facility Name & Code**
Jackson Elementary School - 3120-4356

776

*** Facility Name & Code**

Scott Elementary School - 3120-7700

*** Facility Name & Code**

Monfort Elementary School - 3120-5985

Other, not listed

D6 Access/Sierra School

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☑ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

777

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The 14 schools included in this project request were constructed during various growth phases of the District, spanning several decades. At the time of construction, each facility met the prevailing building and life-safety codes of the era. The decision to construct these facilities was driven by the District's commitment to providing localized, accessible educational environments within our community's residential footprints.

Each facility was designed to be a state-of-the-art learning environment; however, as building science and life-safety technology have advanced, specifically in centralized monitoring and digital notification, the infrastructure that was once "adequate" has become a liability due to technological obsolescence.

While the physical shells of these schools remain sound, the integrated fire alarm monitoring and alarming systems have reached a critical failure point. System Age: The current systems across these 14 campuses have been in continuous service for 18 to 23 years. This age far exceeds the typical 12-15 year reliable lifecycle for electronic life safety equipment.

Sourcing Challenges: Critical components. including control panels, sensors, and notification appliances. are increasingly difficult to source. The original manufacturers have phased out support for these legacy models.

Unreliable Maintenance: Because new parts are no longer in production, maintenance efforts often force the District to install used or refurbished parts. These components lack a manufacturer's warranty, lack technical support, and introduce an unacceptable level of risk into our life safety protocols.

Monitoring Gaps: The legacy systems lack the granular, centralized monitoring capabilities required by modern safety standards. This prevents real-time, detailed data transmission to first responders and District security, creating a "blind spot" in our emergency response framework.

The rationale for this project is not based on the initial construction inadequacy, but on the fact that the systems have aged out of their functional utility. We are seeking to transition from a patchwork of failing, obsolete hardware to a unified, modern life safety network.

778

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since 2017, all District 6 buildings have undergone refreshes or replacements funded by the 2019 bond and Mill Levy Override (MLO). Detailed project histories are available in the D6 Prioritized Maintenance Chart uploaded in related documents.

Centennial Elementary ($5.9M Bond): New office/vestibule, Smart Lab, and gym/cafeteria/classroom flooring and paint. Added new roof and BAS controls. Planned: RTU replacement (Summer 2026).

Fred Tjardes School of Innovation ($1.8M Bond): Secure vestibule, exterior doors, access controls, and safety remodeling for grade-level configurations. Includes shop/stage upgrades, new roof, BAS, boilers, chillers, and cooling towers.

D6 Access/Sierra School ($2.2M Bond): Secure entrances/vestibules and cafeteria remodel. Updated for Jefferson Jr. High move and Student Access Center. Includes new paint, flooring, and door hardware.

Maplewood Elementary ($2.8M Bond): 2022 upgrades (paint, carpet, vestibule, hardware). Infrastructure includes a new roof (2021) and BAS (2024).

Monfort Elementary ($4.8M Bond): Office/vestibule renovation, access controls, hardware, paint, and carpet. Infrastructure includes new roof, BAS, boilers, chiller, and cooling tower.

Bella Romero K-8 ($1.7M Bond): 2021 upgrades for paint, flooring, hardware, and vestibule. Additional work: Windows (2019), cameras (2017), and playground (2020).

Heiman Elementary: 2021 bond updates (chiller, paint, carpet, hardware, vestibule). Infrastructure: Roof (2018), windows (2019), BAS, and playground (2020).

779

Shawsheen ($9.3M Bond): 2023-2024 expansion, vestibule, paint, carpet, and hardware. Infrastructure: Roof and BAS (2020), cameras (2024).

Winograd K-8 ($1.9M Bond): 2021 updates (paint, carpet, hardware, vestibule). Infrastructure: Roof (2018), windows (2019), BAS/playground (2020), and paving (2022).

Bella Romero K-3: Infrastructure focus: Roof (2014, 2016, 2025), RTUs (2016), windows (2019), and cameras (2014). Scheduled: Chiller replacement (2026).

Dos Rios ($1.9M Bond): New boilers, chiller, vestibule, hardware, paint, flooring, gym floor, and SmartLab. Also received new roof and BAS.

Franklin ($3.1M Bond): Office addition/vestibule, access control, hardware, paint, and flooring. Infrastructure: Roof, BAS, boiler, chiller, and cooling towers.

Jackson ($1.2M Bond): New vestibule, hardware, paint, flooring, and SmartLab. Also received new roof and BAS.

Scott ($3.2M Bond): 2021 updates (paint, carpet, hardware, vestibule). Infrastructure: Roof and BAS (2019), paving (2022), boiler and cameras (2024).

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress toward the district's master plan goals. The district was successful in passing a $395 million bond in November 2019, which was successfully implemented. Additionally, the voters approved extending the Mill Levy Override in 2017. In 2024-2025, there was $24.1 million in voter-approved override funds available and $2.6 million or 11% budgeted for district capital improvements and deferred maintenance.

Even though deferred maintenance was being addressed through the bond and mill levy override, approximately 1.1% or $3.5 million of the General Fund budget has been transferred to the Capital Projects Fund to support the maintenance of facilities in the District over the past five years. At the end of the 2024-2025 fiscal year, there was a $10.9 million fund balance in the Capital Projects Fund. This money, over time, has been set aside to address the significant maintenance repairs, health and safety concerns, and code compliance issues that could not be addressed in the 2019 bond issue. To address these needs, the District will continue to transfer a minimum of $3.5 million of the General Fund for the continued maintenance of systems and infrastructure of the facilities.

780

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Included in this transfer is the required Capital Renewal Reserve set-aside for Prairie Heights Middle School, which has been maintained in accordance with statutory requirements following the completion of the previously awarded BEST project. The district actively manages these reserve funds for their intended purpose of replacing building systems at the end of their useful life. As part of the current fire alarm upgrade project, the Prairie Heights fire alarm replacement will be funded using Capital Renewal Reserve funds rather than through a BEST grant request, demonstrating the district's ongoing compliance and responsible stewardship of these funds.

District 6 is currently engaged in district-wide Facility Assessments updates with the assistance of RB+B Architects and select engineering consultants. In addition, district-wide Energy Audits are underway, as part of an Investment Grade Audit/Energy Performance Contract with Veregy, LLC. The results of these studies will form an updated Facility Master Plan, scheduled to be presented to the D6 Board of Education in the Fall of 2026.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

○ A Facility Master Plan has been updated or completed within the last 5 years.

◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

781

Greeley 6 (3120) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - Site Level Applicant - New - Application Number (9)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

782

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

These nine (9) elementary schools, two (2) middle schools, two (2) junior high schools, and three (2) K-8 schools have been through multiple remodels and construction phases. Updating the fire system will ensure a safe environment for staff and students. These systems provide better coverage, modern safety features, and can be integrated across different building sections, reducing risks and ensuring everyone can evacuate quickly in case of an emergency.

The existing fire alarm systems in these buildings do not meet current state and federal code requirements. While these systems may be grandfathered, they reflect a safety inequity in the district that we intended to resolve with capital reserve funds. Since those funds are restricted due to budget limitations and other high-need projects, we can make emergency repairs, but we will need to wait to replace entire systems.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

783

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Each school is presently equipped with a Fire Lite 9600 fire alarm control panel with "horn/strobe" type audible notification. These fire alarm control panels were installed at the time of original construction or replaced more than 25 years ago, are well beyond their expected life span, and are no longer supported by the manufacturer. New parts for these unsupported systems are difficult to source, and repairs often rely on refurbished or used parts supplies. Because these systems are obsolete, failure of even a single component could result in school closure until an approved fire watch could be implemented. Even then, replacing the defective component could be problematic, since the failure could be due to ground faults in the wire or other electrical deficiencies in the existing wire. We have found that these infrastructure deficiencies are especially problematic because they are time-consuming to troubleshoot and rely on outdated wiring and other components. Because the systems could be down for a significant time, this compromises the life safety of students, staff, volunteers, and visitors.

While our relationship with our local fire department remains strong, they are also frustrated by the situation, as their personnel are at risk when responding to our schools when life safety systems are compromised or not functioning. Another important consideration is that life-safety requirements have changed drastically over the past three decades, and even when these outdated systems are repaired, they do not meet current codes and standards. For example, the horn/strobe notification must be upgraded to voice evacuation at the time of a fire alarm system replacement to comply with current code and standards. Furthermore, manual pull stations are currently installed at all exits and have become a security concern for the district. The current code allows for the removal of pull stations, which will enhance school security.

In the 2012 International Fire Code, the voice evacuation (EV/ACS) system was added as a code requirement for new schools as well as existing schools, replacing antiquated fire alarm systems. This addition was intended to enhance communication throughout the facility during emergency response situations. The main concern is the increase in lockdowns in schools and the ability to effectively communicate to the students, staff, and visitors over a functioning, UL-listed life safety "paging" system. The fire alarm system has the benefit of being fully supervised and tested yearly creating a reliable way to communicate. Additionally, it benefits the District to have Voice Evacuation systems in all its schools for consistent training in emergency situations. Below is a copy of the commentary requirement, critical for protecting students and those in their care.

IFC 2012 -907.2.3 Commentary:
Because of concerns of school campus safety serving kindergarten through 12th grade students, specific requirements were put into the 2012 edition of the IBC and the code for enhanced communication between the school administrators, teachers and students when a lockdown plan is activated in Group E occupancies. As a result, emergency voice/alarm communication systems (EV/ACS) are prescribed in Group E occupancies.

784

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Each school was evaluated by a fire protection engineering firm to identify existing conditions and to engineer a design that meets current codes and standards. Because the existing fire alarm control panels cannot be repaired or maintained, each school requires a new fire alarm system that is engineered to be compliant with today's codes and standards.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution is to replace the fire alarm system at each school. The new system includes voice evacuation, removal of non-required pull stations, and an EST 4 control panel that is consistent with the newer District facilities. The existing wire will be replaced in its entirety. Comprehensive observations

during construction by our fire protection engineering firm will ensure the operational integrity, reliability, and longevity of the system. Most importantly, the record drawings are accurate and provide a solid foundation for Inspection, testing, and maintenance requirements for the life of the building. Starting with unsurpassed plans, specifications, and owner-customized technical guidelines, the approach of analyzing and optimizing the equipment required to meet project goals will minimize short and long-term costs. This design package encompasses crucial details essential to the design of each fire alarm system. The inherent interconnected nature of fire alarms with other life-safety systems, including fire sprinklers, elevators, carbon monoxide, and egress elements, demands a comprehensive analysis of the fire alarm sequence of operations and an understanding of decibel requirements for acoustically distinguishable spaces (ADS).

The TLH team has the training and expertise to deliver solutions that enable effective implementation and accurate integration from project inception through final commissioning, ensuring timely approvals and commissioning. We understand the depth and breadth of AHJ requirements and responsibilities, and we are working closely with our engineering consultant to ensure the timely implementation of each fire alarm system. The contractor is required to provide a NICET II or higher technician to supervise the installation in accordance with the State of Colorado requirements for school projects. We have also required a 2-year warranty on parts and labor for each site, which will enhance the system's longevity. Our goal is to ensure that each new system has a lifespan of at least 20 years.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

785

Each site has been evaluated by a fire protection engineer. Detailed bid documents have been engineered to obtain competitive bids from multiple qualified contractors. The EST systems have been chosen for their quality and cost-effectiveness. There are multiple EST distributors in the area that provide the District with flexibility for system support and obtaining a competitive advantage during the bidding process. Finally, EST panels are forward and backward compatible, allowing for effective system maintenance and seamless future upgrades if required for system longevity.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

These replacements are proposed to be completed over three (3) summers, starting in 2026. While each system is currently stable, the safety of the students is at risk if a fire alarm panel component were to fail, since the panels are no longer supported by the manufacturer and replacement parts are unavailable. If the project is not awarded, each of these sites risks the fire alarm panel failing, which would require the district to find funds/means for an emergency replacement.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Upon the completion of the proposed capital construction project, we will implement a comprehensive plan to ensure the facility is maintained to the highest standards, maximizing its longevity and functionality. This plan incorporates ongoing maintenance, routine inspections, a dedicated capital renewal budget, and a strategic approach to future replacement needs, all aimed at preserving the project's value and utility over its lifespan.

To support this initiative, we will maintain contracts with accredited service providers specializing in key systems, including fire safety, HVAC, electrical, and plumbing. These providers will be responsible for performing routine maintenance, necessary upgrades, and ensuring all systems remain compliant with local, state, and federal regulations. For fire safety specifically, an accredited company will oversee maintenance and annual testing of fire alarms, sprinkler systems, and extinguishers. This ensures all fire safety measures are always up to code, providing a secure environment for building occupants.

The facility's systems will undergo rigorous annual inspections conducted by certified professionals. This process will verify that all major building components, including HVAC systems, roofing, plumbing, and structural elements, are functioning correctly and efficiently. Preventative maintenance practices will be employed to identify and address minor issues before they escalate, helping to reduce repair costs and extend the life of critical systems.

To ensure financial sustainability, the capital funds budget will include funding for scheduled repairs and upgrades and will be reviewed and adjusted annually to reflect changing operational demands, inflation, and technological advancements.

Warranties for major building systems and components will also play a crucial role in minimizing long-term costs. New systems installed as part of this project will be covered by manufacturer warranties, which will be actively managed to ensure timely servicing or replacement if needed. This strategy reduces unanticipated expenses and ensures the durability of the facility's essential systems.

Our facilities management team will serve as the cornerstone of day-to-day operations, ensuring the building remains in optimal condition. This team will conduct regular visual inspections, maintain detailed maintenance logs, and receive ongoing training to stay current with industry best practices. Their efforts will complement the contracted services, providing an additional layer of oversight and care.

Finally, we will develop a long-term replacement and decommissioning plan to address the facility's eventual end of useful life. This plan will outline estimated replacement timelines and costs for all major components, ensuring the project's sustainability well into the future. By integrating proactive maintenance, financial preparedness, and strategic planning, we will preserve the value of this investment while maintaining a safe, efficient, and functional environment for its users.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Greeley 6 (3120) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Fire Alarm Upgrades (3120-SG00005) - Site Level Applicant - New - Application Number (9)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

43.00 %

* B. Actual match on this request - Enter Actual Match Percentage

43

Results indicate if a waiver is required.

Waiver Not Needed

788

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 7,049,120.18
D. Applicant Match to this Project	$ 3,031,121.68
E. Requested BEST Grant Amount	$ 4,017,998.50
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 7,049,120.18

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2019 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

789

* 848,943

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 848,943

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 5,612

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 8.30 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

151

4 % * **O. Escalation % identified in your project budget**

3 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/13/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district arrived at the project cost estimate through a competitive bidding process and collaboration with qualified construction and industry professionals. In 2025, the project was bid, and the district entered into a contract with a General Contractor. Although this contract was cancelled due to issues unrelated to this project, the pricing from that bid forms the basis of the current project estimate and was adjusted with a 4% escalation factor to account for anticipated market conditions.

A unique and atypical consideration impacting the project cost is ongoing commodity price volatility and the potential for future tariff impacts. To address this risk, the estimate includes an 4% material escalation allowance, consistent with the previously awarded bid. This escalation factor is intended to mitigate potential increases in the cost of critical materials such as wiring, metals, and fire alarm system components that could occur between budgeting and procurement.
Including this escalation allowance supports budget stability and reduces the likelihood of project delays, scope reductions, or the need for additional funding due to unforeseen market conditions. This approach reflects the district's proactive and responsible financial planning in a fluctuating economic environment.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

790

This project will be managed jointly by D6 IT, Facilities and Finance departments. Technical aspects of fire alarm systems are managed by D6 IT. D6 Facilities provides project management support for the District's capital improvement projects. Finance will manage all contracts and CDE BEST interface. Together, IT, Facilities and Finance will serve as owner's representatives. D6 will have additional project management support from fire alarm system designer TLH Fire and CM/GC Krishe Construction Inc.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

TLH Fire, fire alarm consultant, will play a critical design and advisory role in this project, providing expert oversight and advice to the general contractor and district personnel. This role will support informed decision-making, risk mitigation, and adherence to project goals, timelines, and budgetary constraints. TLH was hired through a competitive Request for Proposal process. The RFP review process consisted of a thorough and systematic evaluation of all submitted Statements of Qualifications (SOQs) and Fee Proposals. Each submission was reviewed against the established evaluation criteria, including relevant experience, technical expertise, project approach, capacity to perform, and cost reasonableness, to ensure the selection of the most qualified and best-value partners for the project. This rigorous and transparent review and selection process reflects the district's commitment to open competition, fiscal responsibility, and accountability, while prioritizing quality, value, and the successful delivery of the project.

Krische Construction, Inc. (KCI) has been contracted by D6 to serve as Construction Manager/General Contractor (CM/GC) for this project. KCI was selected as CM/GC through a competitive RFQ/P process, where firms were initially evaluated on their experience and qualifications in conducting projects of this size and scope. Several firms were shortlisted to provide price proposals on CM/GC services, costs of which include pre-construction fee, general conditions costs (based upon budget and schedule assumptions), bonds and insurance, and CM/GC fee. After consideration of qualifications and proposals, KCI was selected.

KCI will be responsible for conducting subcontractor bidding for each of the project phases. Each phased pre-construction period will result in a Guaranteed Maximum Price (GMP) proposal. D6 anticipates an open-book bidding process through KCI, with an opportunity to review bids from multiple subcontractors with each applicable trade.

KCI will ultimately be responsible for fully-developed detailed schedules for the work at each facility, permits, coordination, oversight of all installations and repairs by subcontractors, punch lists, warranties and all other services customarily provided by a CM/GC.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

School District Capital Reserve Funds are carefully managed and maintained to address emergency maintenance needs, ongoing operations, facility upgrades, and progress toward the district's long-term master plan goals. The District maintains a dedicated Capital Reserve Fund and is able to commit the required 43% local match for the BEST grant. As a result, D6 does not require a waiver to meet the local match requirement.

In addition to capital reserve resources, the District has leveraged proceeds from the 2019 bond initiative to support preliminary phases of the fire alarm

upgrade project. To date, the project has incurred consulting and preconstruction-related costs totaling $719,416, which have been fully funded using bond premium dollars. These expenditures reflect the District's proactive investment in planning, design coordination, and project development prior to seeking BEST grant assistance.

However, the remaining bond funding associated with the 2019 initiative is now nearly depleted, and no additional bond funds are available to continue supporting the fire alarm upgrade work. As a result, BEST grant funding is being pursued to advance the construction phase of the project while the District continues to contribute significant local financial resources through its Capital Reserve Fund.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project.

792

● Campuses Impacted by this Grant Application ●

HARRISON 2 - Fox Meadow MS Secure Entry - Fox Meadow MS - 2004

District:	Harrison 2
School Name:	Fox Meadow MS
Address:	1450 Cheyenne Meadows Road
City:	Colorado Springs
Gross Area (SF):	129,348
Number of Buildings:	1
Replacement Value:	$60,934,498
Condition Budget:	$19,899,726
Total FCI:	0.33
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,457,530	$3,494,161	0.41
Equipment and Furnishings	$1,784,926	$994,081	0.56
Exterior Enclosure	$11,308,246	$2,230,006	0.20
Fire Protection	$1,599,104	$17,373	0.01
HVAC System	$12,062,020	$8,793,513	0.73
Interior Construction and Conveyance	$11,309,198	$2,602,711	0.23
Plumbing System	$2,409,168	$317,308	0.13
Site	$3,695,055	$1,450,579	0.39
Structure	$8,309,250	$0	0.00
Overall - Total	$60,934,498	$19,899,732	0.33

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fox Meadow MS Main	129,348	0.32	2004	$57,239,443	$18,449,153
Fox Meadow MS Site	1,204,434	0.39	2004	$3,695,055	$1,450,579
Overall - Total	1,333,782	0.33		$60,934,498	$19,899,732

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: HARRISON 2 **County:** El Paso

Project Title: Fox Meadow MS Secure Entry

Current Grant Request:	$388,368.87	**CDE Minimum Match %:**	39%
Current Applicant Match:	$248,301.41	**Actual Match % Provided:**	39%
Current Project Request:	$636,670.28	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$636,670.28	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$1,591.68	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$91.81	**Affected Pupils:**	369
Hard Costs Per Sq Ft:	$1,499.86	**Cost Per Pupil:**	$1,725
Previous BEST Grant(s):	10	**Gross Sq Ft Per Pupil:**	355
Previous BEST Total $:	$7,591,611.25		

Financial Data (School District Applicants)

District FTE Count:	11,935	**Bonded Debt Approved:**	$180,000,000
Assessed Valuation:	$1,222,628,020	**Year(s) Bond Approved:**	18
Statewide Median: $143,909,452			
PPAV:	$102,441	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$63,570	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	71.7%	**Outstanding Bonded Debt:**	$170,125,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$713.84	**Total Bond Capacity:**	$244,525,604
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$74,400,604
		Statewide Median: $18,549,763.20	

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Secure Entryway-Vestibule Construction (0980-SG00014) - Site Level Applicant - New - Application Number (33)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Fox Meadow Middle School - 0980-3522

Other, not listed

795

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☐ Kindergarten	☑ Multi-purpose room
☑ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

796

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.**

Fox Meadow Middle School was originally constructed as a purpose-built public middle school facility designed to meet the educational and programmatic needs of the community at the time of construction. The facility was built in accordance with the safety standards, access control practices, and design conventions that were common and accepted at the time.
When constructed, the school's main entry configuration reflected traditional open-access lobby design standards that prioritized visibility and community accessibility. Secure vestibule "mantrap" configurations were not widely adopted in K-12 facilities at that time and were not considered a standard design requirement. As a result, the main entrance was constructed with a direct lobby entry sequence rather than a layered access-control system.
At the time of construction, the facility was considered adequate and compliant with prevailing codes and safety expectations. However, evolving school safety standards, changes in statewide security threats, and best practices for controlled access have rendered the original entry configuration insufficient to meet current safety expectations. The current deficiency is not the result of poor original construction, but rather the evolution of security standards and risk mitigation strategies in K-12 environments.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Fox Meadow Middle School has undergone regular maintenance and targeted capital improvements to ensure the facility remains safe and suitable for students. Recent capital efforts have focused on system upgrades, maintenance improvements, and safety enhancements aligned with districtwide standards.

Within the last three years, improvements at Fox Meadow Middle School have included:

Upgrades to electronic access control systems

Modernization of camera surveillance infrastructure

Interior maintenance improvements and finish repairs

Ongoing HVAC preventative maintenance and system repairs

Building envelope and roof maintenance as part of districtwide capital efforts

While these investments have strengthened operational and technological security systems, the physical configuration of the main entrance remains unchanged. The absence of a secure vestibule continues to present a vulnerability that cannot be mitigated through procedural or technology upgrades alone.

G. Historical Capital Outlay Budgeting

797

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Harrison School District 2 has steadily increased its districtwide capital outlay allocations in response to aging infrastructure and evolving facility needs.

Districtwide capital outlay funding has increased as follows:

FY 2021-2022: Approximately $1.0 million

FY 2022-2023: Approximately $2.3 million

FY 2023-2024: Approximately $2.9 million

FY 2024-2025: Approximately $4.1 million

These figures represent districtwide capital outlay allocations, not solely Fox Meadow Middle School.

Additionally, the District annually budgets:

$473,880 in repair and maintenance line items

$231,870 in maintenance supplies

These allocations reflect the District's commitment to proactive infrastructure stewardship despite limited financial reserves. Capital prioritization is driven by safety, code compliance, system failure risk, and operational necessity.

The secure vestibule project represents a safety-driven capital priority that exceeds available local funding capacity and therefore necessitates BEST partnership support.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

798

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Secure Entryway-Vestibule Construction (0980-SG00014) - Site Level Applicant - New - Application Number (33)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☑ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

799

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Fox Meadow Middle School currently lacks a secure vestibule at its primary entrance, creating a significant security vulnerability within the building's access control system. While the school utilizes electronic access controls, visitor management procedures, and surveillance cameras, the existing entry configuration allows individuals to move beyond the initial exterior doors before full identification and authorization are completed. This condition places students, staff, and front office personnel at increased risk, particularly during high-traffic periods or in the event of an emergency.

Unlike other schools within Harrison School District 2, Fox Meadow Middle School does not have a physically separated, controlled entry point that contains visitors prior to granting access to instructional areas. As a result, the building relies primarily on procedural safeguards rather than layered physical security.

If grant funds are awarded, Harrison School District 2 will construct a secure vestibule (mantrap configuration) at the school's main entrance. This improvement will create a controlled access point that physically separates the exterior entrance from the interior of the building, allowing staff to properly screen and verify all visitors before entry is granted. The vestibule will integrate with the school's existing electronic access control and surveillance systems, strengthening perimeter security and aligning the facility with current school safety best practices.

This project represents a proactive investment in student and staff safety by addressing a clearly identified security deficiency and establishing a more secure, controlled learning environment at Fox Meadow Middle School.

800

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities

- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Fox Meadow Middle School currently lacks a secure vestibule or mantrap configuration at its primary entrance. The existing main entry consists of a traditional storefront and double-door configuration that allows visitors to enter directly into the interior lobby space without physical containment prior to identity verification.

Although electronic access control and visitor screening procedures are in place, the current physical layout relies primarily on procedural controls rather than layered physical security measures. During high-traffic periods such as student arrival, dismissal, and school events, this configuration increases vulnerability to unauthorized access.

Front office staff are required to assess unknown visitors in an open configuration without the protection of a secured holding area. In the event of a hostile individual, custody dispute, or emotionally escalated situation, there is no physical barrier to delay or contain entry prior to access into instructional areas.

This deficiency aligns directly with the statutory priorities of the BEST program related to:

Student and staff safety

Risk reduction in occupied educational facilities

Mitigation of known physical vulnerabilities

The absence of a secure vestibule represents a clearly identifiable life-safety vulnerability requiring capital intervention.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District conducted internal safety assessments across all campuses to identify physical security gaps. Through this review, Fox Meadow Middle School was identified as the only remaining school without a secure vestibule configuration consistent with district safety standards.

District Operations and Security staff evaluated:

Entry flow and visitor routing

Camera placement and visibility

Access control hardware functionality

Staff exposure during visitor screening

Emergency response sequencing

The District also coordinated with local law enforcement partners to review entry vulnerability concerns and emergency response implications.

Architectural preliminary plans were developed to assess spatial feasibility and confirm that a secure vestibule could be integrated without compromising egress, ADA compliance, or operational flow. Cost estimates were prepared and reviewed to confirm financial feasibility prior to submission.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project includes reconfiguration of the existing main entry at Fox Meadow Middle School to construct a secure vestibule (mantrap configuration) that establishes a layered access-control sequence.
Scope of work includes:
- Selective demolition of existing entry components
- Construction of new interior partitions and storefront glazing
- Installation of secure access-control doors
- Integration with existing electronic access control, intercom, and camera systems
- Mechanical, electrical, lighting, and fire alarm modifications as required
- Roofing tie-ins and building envelope adjustments (if required)
- Interior finishes to match existing conditions
- ADA compliance adjustments at entry points
- Exterior concrete or entry modifications as required

The vestibule will create a contained screening area allowing staff to verify identification and purpose before granting access into the main building. This solution transforms the entry from a procedural checkpoint to a layered physical security perimeter.

802

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The District evaluated multiple approaches, including procedural enhancements, additional staffing, and technology-only upgrades. While these measures improve awareness, they do not eliminate the physical vulnerability associated with an open entry configuration.
Architectural feasibility studies confirmed that the existing footprint could support a secure vestibule addition and/or reconfiguration without compromising life safety or egress.
Construction delivery options were evaluated through an RFQ/P process to ensure competitive pricing, cost validation, and constructability review prior to final GMP development.

The selected solution aligns with:
- Current K-12 secure entry best practices
- Districtwide security standards
- Law enforcement response recommendations
- Cost-effective phased implementation within a summer construction window

This approach represents the most efficient and effective method to address the identified deficiency.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The security deficiency should be addressed as soon as feasible to reduce ongoing exposure to risk. While the building is operational, the absence of a secure vestibule creates a daily vulnerability during instructional hours.

If the project is not awarded, the District will continue relying on procedural controls and staff intervention to manage entry risk. However, this does not provide physical containment or delay capabilities in the event of an emergency.

Failure to address the deficiency increases risk exposure for students and staff and leaves the facility below current district security standards. The District's intent is to complete construction during Summer 2026 to eliminate the vulnerability prior to the 2026-2027 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).

803

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The secure vestibule will be incorporated into the District's preventative maintenance program upon completion.

Maintenance will include:
- Routine inspection of storefront systems and door hardware
- Scheduled maintenance of access control components

- Testing of intercom and security integrations
- Inspection of glazing, seals, and weatherproofing
- Preventative servicing of mechanical and electrical modifications

The District utilizes an electronic work order system to schedule and document preventative maintenance activities. Onsite building engineers and custodial teams conduct regular inspections and coordinate with the District Operations team for system-level support.

Warranty expectations include:

- Storefront and glazing manufacturer warranties
- Door hardware warranties
- Access control manufacturer warranties
- Contractor workmanship warranty

Because this project does not constitute new construction or major renovation under BEST definitions, a Capital Renewal Reserve requirement is not triggered. However, future lifecycle replacement planning will be incorporated into the District's long-term capital improvement plan and deferred maintenance forecasting.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

804

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

805

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Secure Entryway-Vestibule Construction (0980-SG00014) - Site Level Applicant - New - Application Number (33)

III. Detailed Project Cost Summary

908

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

* B. Actual match on this request - Enter Actual Match Percentage

39

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 636,670.28
D. Applicant Match to this Project	$ 248,301.41
E. Requested BEST Grant Amount	$ 388,368.87
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 636,670.28

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

807

* 400

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 131,015

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 369

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 1,591.68 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

355

5 % * **O. Escalation % identified in your project budget**

7 % *** P. Construction Contingency % identified in your project budget**

10 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

03/09/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/07/2026

808

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed through a multi-step process involving the District's Architect, District Operations leadership, and qualified General Contractors responding to a formal RFQ/P solicitation.
In December, the District's Architect prepared a detailed construction cost estimate based on preliminary secure vestibule design drawings. This estimate included anticipated demolition, new storefront construction, mechanical and electrical modifications, interior finishes, and integration with existing security systems.
Following completion of preliminary design, the District issued a formal, open competitive RFQ/P for preconstruction and construction services. Responding contractors reviewed the preliminary drawings and provided detailed fee proposals, including general conditions, overhead and profit, and preconstruction services costs. These submissions provided additional cost validation and informed refinement of the overall project budget.
The final budget submitted reflects:
- Architect-prepared construction estimate
- Contractor fee structures obtained through competitive solicitation
- Escalation appropriate to a Summer 2026 construction timeline
- Construction and Owner contingencies appropriate for renovation work in an occupied facility
Unique or atypical cost considerations include:
- Construction within an operational school environment requiring enhanced safety controls and phased work
- Integration with existing electronic access control and camera infrastructure

- Storefront glazing and security-rated hardware components
- Potential schedule acceleration within a compressed summer construction window

The estimate reflects prudent, defensible assumptions based on professional cost input and market validation rather than speculative budgeting.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Harrison School District 2's Operations Department.

The District's Operations Coordinator will serve as the day-to-day Project Manager, working in coordination with the Director of Operations. Responsibilities will include:

- Oversight of preconstruction coordination
- Budget monitoring and cost control
- Schedule tracking and milestone management
- Coordination with the Architect and General Contractor
- Review and approval of pay applications
- Change order evaluation
- Oversight of construction safety and campus coordination
- Integration of security systems with District technology staff

The Operations Coordinator has direct experience managing district capital improvement projects and working within occupied educational facilities. The Director of Operations provides executive-level oversight, ensuring alignment with district safety priorities, funding requirements, and BEST grant compliance.

The selected General Contractor will also provide a dedicated Project Manager and Superintendent responsible for field coordination, subcontractor oversight, schedule adherence, safety compliance, and quality control.

This layered oversight structure ensures strong accountability, clear communication channels, and effective project delivery.

608

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Harrison School District 2 conducted a formal, open competitive RFQ/P process for the Secure Vestibule Project in accordance with District policy and Colorado Department of Education BEST Consultant/Vendor Selection Guidelines.

The procurement process included:

- Public advertisement of the RFQ/P
- Mandatory site visit
- Formal question and response period
- Submission of sealed proposals
- Evaluation by a selection committee based on qualifications and experience
- Interview process for shortlisted candidates
- Fee proposal review in accordance with stated criteria

The selected General Contractor will be engaged during completion of construction documents to provide preconstruction services and assist in development

of a Guaranteed Maximum Price (GMP).
The District does not intend to deviate from required procurement procedures. All consultants and contractors will be selected through open, competitive processes consistent with CDE guidelines and District policy.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Harrison School District Two has demonstrated a strong commitment to addressing facility needs through local funding initiatives. District voters approved a $180 million bond in November 2018, which has supported significant capital improvements across the District.
More recently, in 2024, voters approved a $9.0 million mill levy override to be collected over a 10-year period. These local funding measures reflect sustained community investment and position the District to effectively leverage BEST grant funding while contributing meaningful financial support to priority facility projects.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

810

The Secure Vestibule Project is primarily a safety and security improvement and is not expected to significantly impact overall utility consumption.

The project will involve limited mechanical, electrical, and lighting modifications within the existing building envelope. Energy impacts are anticipated to be negligible, as the vestibule will be integrated into the existing HVAC system with minimal square footage increase.

Any new glazing systems will be specified to meet current energy code standards, and lighting modifications will utilize energy-efficient LED fixtures consistent with District standards. However, measurable reductions in annualized utility costs are not anticipated as a result of this project.

Accordingly, no significant energy savings are projected.

● Campuses Impacted by this Grant Application ●

High Point Academy - PK-8 HVAC, Roof, and Safety Upgrades - High Point Academy - 2011

District:	Charter School Institute
School Name:	High Point Academy
Address:	6750 North Dunkirk Street
City:	Aurora
Gross Area (SF):	62,393
Number of Buildings:	1
Replacement Value:	$20,648,671
Condition Budget:	$10,732,549
Total FCI:	0.52
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,590,635	$3,067,379	0.85
Equipment and Furnishings	$282,572	$72,590	0.26
Exterior Enclosure	$2,745,436	$1,161,992	0.42
Fire Protection	$788,426	$0	0.00
HVAC System	$2,418,837	$2,890,514	1.20
Interior Construction and Conveyance	$3,826,392	$2,612,032	0.68
Plumbing System	$692,687	$87,586	0.13
Site	$2,399,452	$840,456	0.35
Structure	$3,904,234	$0	0.00
Overall - Total	$20,648,671	$10,732,549	0.52

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
High Point Academy Site	276,413	0.35	2011	$2,399,452	$840,456
High Point Academy Main	62,393	0.54	2011	$18,249,219	$9,892,093
Overall - Total	338,806	0.52		$20,648,671	$10,732,549

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: High Point Academy **County:** Denver

Project Title: PK-8 HVAC, Roof, and Safety Upgrades

Current Grant Request:	$5,499,153.83	**CDE Minimum Match %:**	15%
Current Applicant Match:	$2,000,033.17	**Actual Match % Provided:**	26.67%
Current Project Request:	$7,499,187.00	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$7,499,187.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$120.19	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$19.98	**Affected Pupils:**	718
Hard Costs Per Sq Ft:	$100.22	**Cost Per Pupil:**	$10,445
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	87
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.25	**FY25-26 CSCC Allocation:**	$237,214.42
< 10% district bond capacity?	N/A	**Enrollment as % of district:**	N/A
Funding Attempts:	5	**Free Reduced Lunch %**	68.20%
		Statewide Charter Avg: 40.1%	

High Point Academy (8001-0655-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - High Pint Academy HVAC, Roofing, Fire Alarm Replacement; Egress and Security Improvements (8001-0655-C-SG00001) - Site Level Applicant - New - Application Number (1)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

High Point Academy - 8001-0655-C

Other, not listed

813

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

High Point Academy is a school facility that currently operates under outstanding CECFA bond financing that would return to the tax-exempt bond holder, if the school ceased to exist. Typically, bond holders will support the ongoing use of facilities for public school use. A facility clear of financing obligations would be returned to CSI or the authorizing school district.

814

*

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.**

High Point Academy (HPA) was founded in 2006 as a K-6 school with 189 students in modular classrooms. HPA built their current 62,000sf PreK-8 school at 6750 North Dunkirk Street, Aurora, in 2011. The current HPA PreK-8 school serves 718 students (60 students are pre-school) with 80 staff. HPA is chartered by the state under the Charter School Institute (CSI).

While the HPA school has been maintained with care, multiple building systems have exceeded their useful life and fail to meet current building and fire code requirements: HVAC equipment, Roofing, Fire Alarm, and security equipment. Expansive soils have resulted in the obstruction of nine emergency egress doors to the exterior due to sidewalk heave. At the exterior wall perimeter, a gap has opened between the exterior wall pre-cast concrete panels and the sidewalk, exposing the foundation to frost and ice. The HPA BEST grant identifies all of these Deficiencies and provides effective long-term Solutions to correct these Priority 1 Life Safety and Security Deficiencies.

HPA is committed to providing school facilities to its 718 students that are equivalent with District facilities. As a Title 1 school, HPA recognizes that the school day provides a safe, warm, nurturing space, with breakfast and lunch for all students, and a constructive routine with high expectations for learning and accountability. The HPA Facility staff take great pride in the repair and maintenance of the HPA school, campus and infrastructure. HPA identifies as an agent

of positive change in this urban, high need neighborhood, providing stability, security and critical opportunities through education and community support programs.

HVAC, roof and fire alarm replacement and security equipment improvements are required in all schools that operate over 15 years, as expected of "50 year" school construction. HPA has operated as a school for 20 years. With the correction of current Priority 1 Life Safety and Security deficiencies, HPA facilities will meet the operational and CDE Public School Capital Construction Guidelines for the current enrollment of 718 HPA students for the next 50 years.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

High Point Academy built their current facility in 2011, after five years of operation in leased modular classrooms. HPA operates in an urban, high-need neighborhood where adjacent land and properties are under current development. HPA enrollment growth, financial stewardship and stability has been supported by CECFA tax-exempt bond financing for real-estate purchase and facility construction.

In 2015 land immediately south of the school was developed into a football/play field in a joint venture between the City of Aurora Parks and Recreation and HPA, funded by an NFL grant initiated by HPA. The field is utilized by HPA for physical education and the HPA athletic program. Large numbers of students walk from the school main entry to the south field on a daily basis, crossing the school drive and 67th Avenue which currently dead ends just past (east) of the HPA property line to the south. As development to the west continues, and is served by 67th Ave, a significant increase in vehicular traffic is expected.

Extensive maintenance and repair have been invested in the HVAC system, failing roof, and security systems that have exceeded their useful life, as well as restoring emergency egress in areas of soil/sidewalk heave.

The enrollment at HPA is stable at 718 students, despite the national trend of declining enrollment. HPA is not projecting enrollment growth but plans to maintain current facilities which serve 718 pK-8 students and 80 staff.

815

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

While this project is not required to provide a CDE-BEST capital renew budget, a HPA Capital Renewal Budget has been established, and HPA is committed to make annual contributions to the capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. HPA is committing the contribution of 1.5% annually for the purpose of maintaining this fund. The current FY2026-27 budget reflects a dedication of 2.4% of PPR for capital facility and campus improvements. Please refer to the Deferred Maintenance Plan uploaded in Submittal section.

As a thriving "performance" PreK-8 charter school in Aurora, Colorado, HPA has an established record of best practice school operations and is supported by an experienced and exemplary leadership team and school staff. HPA expends 17% of PPR on facility costs, beyond the Capital Renewal Budget indicated

above. HPA manages finances internally with external support from Boos Financial Services. The ongoing success of HPA is built on the shoulders of highly successful past HPA school leaders: Terry Croy Lewis, the current Director of the Charter School Institute, was the founding Executive Director of HPA and provided school leadership for nine years. Chad Miller, the current CEO of The Pinnacle Charter School, served as the CFO for HPA from 2014 to 2018. Current HPA Executive Director, Meredith Stolt, continues the development of HPA as a Title 1 school with strong academic growth, innovative curriculum programming, and reliably stable enrollment in a national climate of enrollment decline. HPA Facility Director, Chris Burrell, is a seasoned professional who manages facility support and custodial staff.

In the past 10 years HPA has applied for multiple capital construction grants to support HPA facility needs including NFL grant ($200,000); CDEC Stimulus Grants, The National Wildlife Foundation, The Stranahan Foundation, and the ESSER III Grant.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

816

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

High Point Academy (8001-0655-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - High Pint Academy HVAC, Roofing, Fire Alarm Replacement; Egress and Security Improvements (8001-0655-C-SG00001) - Site Level Applicant - New - Application Number (1)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☑ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

- ○ Yes
- ◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

High Point Academy (HPA) is a vibrant PreK-8 charter school, located in Aurora; one of the most diverse cities in the nation. Our Title 1 school exists to ensure every student thrives academically, socially, and emotionally, and we believe our greatest strength is the rich diversity of identities, cultures, languages, and experiences that students and adults bring into our building each day.

HPA serves a student population of 718 students, in which the majority of students are students of color (89.3%), representing multiple racial and ethnic backgrounds and 32 different home languages. Many of our students are emerging bilingual learners, and about 60% qualify for free or reduced-price lunch- yet these characteristics are not viewed as deficits. Instead, they are assets that shape our inclusive, affirming, and academically rigorous learning environment. Our 80 staff members reflect this same commitment to representation: over 70% of our educators and staff identify as people of color, creating powerful mirrors for students and reinforcing a culture where all children see themselves as leaders, scholars, and change-makers.

What truly sets HPA apart is how learning extends beyond the classroom walls. We design instruction that is experiential, relevant, and connected to the real world. For example, when our 2nd graders studied dinosaurs and Earth's history, their learning culminated in an authentic field experience at the Denver Museum of Nature & Science, where students observed a real dinosaur excavation and made direct connections between academic content and scientific practice. These types of experiences deepen understanding, spark curiosity, and ensure learning is memorable and meaningful, especially for students who may not otherwise have access to such opportunities.

HPA is also grounded in strong values of character, leadership, and community. Students are explicitly taught to collaborate across differences, take ownership of their learning, and contribute positively to their community. Families are true partners, and our school serves as a welcoming hub where cultures are celebrated and voices are honored. The High Point Academy is educating students for a better world, and preparing young people who are ready to take on the challenges they will be presented with in an ever-changing world.

The HPA BEST grant identifies the following Priority 1 Deficiencies and proposes grounded Solutions based on extensive due diligence:

#1 - Failing HVAC System
#2 - Failing Roof System
#3 - Fire Alarm System Obsolete and Non-compliant
#4 - Heaving Soils Compromise Emergency Egress and Foundation
#5 - Security Equipment at End of Useful Life

HPA has committed is increasing its required match of $1.125M to $2M; from 15% to 26.7%, to correct these urgent Priority 1 Life Safety and Security deficiencies in partnership with the Capital Construction Assistance Board and BEST grant.

818

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

819

Deficiencies #1-5 detailed below are Statutory Priority 1 as identified by CCR303-3, 6.2

Deficiency #1- Failing HVAC Systems
The 2025 CDE State building assessment, and 2 independent engineers and 3 HVAC contractor assessments conducted in 2025, identify critical components of the HVAC systems at the end of their useful life at the PreK-8 High Point Academy (HPA) school.

These antiquated HVAC systems are a Priority 1 Deficiency, impacting each of the 718 students and 80 staff at HPA, as they fail to provide adequate ventilation and air quality essential for health and learning. The ongoing deterioration of these systems, including the failure of aging BAS controls, could result in significant property damage due to frozen pipes, flooding and possible school closure.

The 3rd party HVAC engineering assessment from Ballard, reports RTUs have exceeded their life-expectancy and must be replaced. "Due to the age of these units, increased maintenance costs and anticipated decline in air quality due to equipment failures should be anticipated until the replacement is completed."

The 3rd party HVAC sub-contractor reports: "It is important to note that this HVAC equipment is well used and in poor condition, despite regular HVAC maintenance. Continuation of high maintenance and operating costs can be expected. Major repairs such as component and piping refrigerant leaks, compressor and motor failures can be expected. The life expectancy for this type of roof top equipment in our climate zone is on average 16 years. All of the HVAC equipment is either near, at or past its useful life expectancy."

HPA expended $41,755 in the past academic year for HVAC repairs over 12 separate HVAC service repair calls. Multiple references are made by HVAC service provider Haynes Mechanical, to replace failing HVAC equipment. See Photo 5.

Deficiency #2: Failing Roof System
The roof system at the PreK-8 school is highly compromised due to age, extensive repairs and accelerated deterioration. Roof Inspections conducted by 4 independent roofing contractors, a 3rd party roof assessment from a trusted roof consultant, and the 2025 CDE State building assessment, identify Priority 1 Safety Concerns which necessitate roof replacement.

The HPA roof assembly includes sloping metal decking, 2 layers of 2.5 Polyiso insulation, 1 layer of 5/8" gypsum board, 60 mil EPDM membrane and rock ballast. The 15-year Versico warranty has expired, and the roof ballast conceals the roof leaks source making ongoing repairs difficult and costly ($24,986 in last 2 years).

The overall grade of roof components from the roof consultant FRW is "D minus". FRW explains: "The roof system is contracting throughout the roof system which leads to bridging at the flashing and stress at the penetration boots. The EPDM base flashing membrane has partially dethatched and lifted (bridging) at the critical horizontal to vertical junction. The membrane is visibly taunt and pulled away from the substrate, creating a tension point that appears as a taut "tent" or bridge. The combination of thermal stress and high tensile loads has led to a failure of the original bonding".

Also contributing to the roof decline are scuppers that fail to drain the roof effectively due to improper elevation. These "high" scuppers create prolonged water ponding that is confirmed by numerous documented repairs of saturated insulation, degradation of the EPDM membrane and sagging roof deck. See Photo 6.

820

The extensive deterioration, repairs and age of the roof increase the likelihood of major failures, threaten roof structure integrity, encourage mold growth, and potential for falling debris. The bridging membrane with eventually rupture or tear and the remaining exposed termination will allow immediate water intrusion behind the base flashing into the building. The lack of proper securement compromises the entire roof perimeter resistance to wind uplift, risking catastrophic failure in a high-wind event.

Deficiency #3 - Fire Alarm System Obsolete, Non-Compliant with NFPA Requirements
The existing HPA fire alarm system is a Fire Control 4100U system. This system was discontinued in 2010 and is considered obsolete. The existing system cannot be modified to meet the requirements of NFPA 72 for voice activated evacuation. Per NFPA 72, if a new fire alarm control unit is not compatible with existing devices, the entire system must be upgraded to meet current Colorado-adopted codes and standards.

The upgrade of the Fire Alarm is required by the State Building Department and Aurora Fire and Rescue to support this Solution.

The current fire alarm panel is located on the exterior of the building, adjacent to the main entry. The HPA evacuation floor plans are displayed at the panel, as required by local fire. Display of school floor plans in the public way is a safety and security risk. School floor plans are not shared with the general public due to risk of a security breach and intrusion event. The replacement fire alarm will be located in the secure entry vestibule, shielded from public view, as recommended by the Emergency Response Outreach Consultant from the Office of School Safety, and with approval of Aurora Fire Rescue, City of Aurora. See Photo 7.

Deficiency #4 - Heaving Soils Compromise Emergency Egress and Expose the Building Foundation to Frost and Ice
The HPA site is characterized by soils susceptible to expansion, documented by the 2011 geotechnical report. While movement within the building is not a concern, extensive movement of soils adjacent to the exterior wall precast panels has created two significant concerns.

First, the structural engineer has documented "heave" at 9 exterior emergency egress door locations where the exterior slabs have been ground down to allow the outward door swigs to function properly. "This is due to exterior stoops not having frost protection and the slabs heaving due to frost."

A permanent solution to restore emergency egress has been proposed at these 9 exterior doors by the BEST grant due diligence structural engineer, based on the 2011 Geotechnical Report, obtained from the original architectural/engineering team. See Photo 8.

Second, the expansive soils have pulled away from the exterior precast panels on the north elevation, leaving a significant air gap between the foundation and the soil/sidewalk. The building foundation below the sidewalk is directly exposed to frost and ice. Frost protection of the foundation at the north building perimeter, is compromised. This condition is exacerbated at roof downspouts and trench drains resulting in larger air gaps. The structural engineer has recommended that all of the air gaps will be filled with a flow-fill concrete. Backer-rod and sealant will be used to seal the top of the flow-filled repair from water. Water from the downspouts will be piped away from the building to provide a permanent and effective solution to this structural concern. See Photo 9.

The elevator pit lacks a sump pump to remove standing water documented up to 18 inches deep. A sump pump will be installed to remove the water that threatens to corrode elevator machinery and is the source of mold growth and foul orders. See Photo 10.

821

Deficiency #5 - Security Equipment at End of Useful Life
As an urban PreK-8 campus operating at the intersection of Aurora, Denver, and Brighton school districts, security equipment and communication technology is essential for maintaining safety at High Point Academy (HPA). Crimes in this area exceed national averages for larceny and theft with violent crimes predominately attributed to gang activity. These trends are consistent with safety and security concerns at HPA documented in the BEST Safety Questionnaire. See Photo 11.

HPA has prioritized operational security needs by engaging students in active shooter training and self-defense classes utilizing the "I Love You Guys" protocol and "Strategies Against Assault For Everyone". HPA maintains strong relationships with first responders and the Aurora Police dispatch center.

The High Point neighborhood is expanding residential and commercial real estate development on the eastern plans of Colorado. Nevertheless, the current open undeveloped spaces and limited commercial structures provide a challenge for HPA to find a reliable reunification center for security incidents. Surveillance, access control and intercom are essential to HPA's school safety given the challenges for reunification.

Proximity to the Denver International Airport is evidenced by the 16-inch diameter jet fuel line that runs parallel to the north property line and presents an unusual site safety concern for fuel leaks and explosions.

The open plains to the north and east of campus are native to rattlesnakes which are a threat to students while outdoors. The snakes are trapped by HPA

and playgrounds and fields are closely monitored. Effective security equipment is required at HPA to ensure a safe and secure campus for students to address crime, environmental threats (jet fuel line and rattlesnakes), intrusion incidents and the daily needs of school PreK-8 operations. Four primary equipment systems have been identified as, Priority 1 Deficiencies: surveillance, door access, intercom, and flashing lights at student crosswalks.

Camera Surveillance: The current HPA electronic surveillance equipment was installed in 2011 and has exceeded its useful life by all industry standards. Parts for ongoing repairs are becoming increasingly difficult to procure. Many cameras have failed and have been replaced. Existing blind spots require the addition of 5 external cameras and 12 internal cameras. Existing cameras cannot pair with door access equipment to support lock-down. see Photo 12.

Door Access: Current access control hardware/software is at end-of-life and cannot integrate with modern systems. Door Access at 18 critical locations require updates to support student dismissal and student special services (SPED) access. Localized door access/entry monitoring with a camera/intercom is required at two locations: the cafeteria exterior door as it serves after-hours student dismissal and at the primary south egress door to the adjacent fields. Currently, HPA cannot perform an emergency lock-down due to outdated and incomplete equipment. see Photo 13.

Intercom: HPA requires replacement of the existing intercom system as it has exceeded its useful lifespan and it cannot be expanded to provide communication to critical interior and exterior areas at HPA, including Administration, the Community Room, restrooms, and portions of the corridors. The current intercom has no exterior communication to the campus. Communication with first responders in a security incident, and with staff during pick-up, drop-off and recess, is limited to handheld radios and whistles. The current intercom fails to support door access lockdown and there is no panic button for emergency notification at reception.

822

Flashing Lights at Crosswalks: Large numbers of students (100+) walk simultaneously from the school main entry to the west field daily, crossing the school drive and 67th Avenue. This volume of students overwhelms the crosswalks. Traffic conflicts between student pedestrians and vehicles are frequent. The addition of flashing lights at the school crosswalks is required to increase the safety of pedestrian students. Flashing lights will streamline student pathways and effectively alert drivers to the need to stop and wait for students to exit the crosswalk. See Photo 14.

HPA operates in a high-risk location serving high-need students. Keeping students safe and able to focus on education requires validated security protocols and functional equipment. HPA requires reliable security equipment that provides a single integrated platform for surveillance/video, access control, lockdowns, and emergency messaging, dramatically improving emergency response capabilities.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The due diligence to identify critical deficiencies and effective solutions draws on the professional skills of a licensed architect, mechanical, electrical, structural engineers, and general contractor team championed by FCI Constructors. FCI and their subcontractor team provided a comprehensive facility assessment for HPA in 2025 for mechanical, electrical, plumbing, fire protection and structural systems.

An in-depth HVAC engineering assessment was contracted from The Ballard Group to evaluate the existing HVAC and plumbing systems and recommend HVAC replacement equipment. A second HVAC engineering team from TRANE Mechanical provided an independent mechanical HVAC equipment assessment. MTech provided a subcontractor HVAC assessment. Three mechanical subcontractor proposals are provided.

The electrical engineer and fire alarm subcontractor documented the deficiencies of the current fire alarm and evaluated the electrical support required for the HVAC replacement.

The structural engineer confirmed structural reinforcement of the roof structure is NOT required for the HVAC replacement and assessed the soil heave and foundation exposure at the school exterior utilizing the 2011 Geotechnical report obtained from the original project team.

A trusted roof consultant inspected the existing roof conditions, documented deficiencies and provided recommendations for roof replacement. Inspections and proposals were provided by 4 roofing subcontractors.

Existing facility information was reviewed including all past building improvements, assessments and reports. The 2025 CDE Facility Assessment for the HPA school/campus and the CCAB Public School Capital Construction Guidelines have been reviewed. Data was submitted by HPA to update the 2025 CDE State Facility Assessment record of HPA roof condition and warrantee.

The HPA AHERA report was reviewed and asbestos testing at the roof was performed in 2026. While asbestos testing is required for permit, abatement is not required for this roof replacement.

A comprehensive review of low voltage security equipment was conducted by Alerio Technology Group. Multiple meetings with HPA Facilities staff, security staff and leadership assured in-depth understanding of the HPA operational security risks and grounded the refinement of the BEST Deficiencies and Solution. Proposals for required replacement equipment were obtained from three venders.

Consultation with subject matter experts include a security building and campus walk with Brad Stiles, Emergency Response Outreach Consultant, of the Colorado School Safety Resource Center. Brad issued a US Department of Homeland Security Survey for K-12 schools and a summary letter of observations. Additional safety and security concerns are detailed in the BEST Safety Questionnaire.

Multiple meetings were conducted with contractors, subcontractors, and venders to verify code compliance, project scope and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professionals has resulted in a thorough understanding of the Deficiencies at High Point Academy. The HPA team has proposed BEST Solutions to support the overall health and safety of the HPA student body and staff, ensuring that the proposed BEST Solutions are reliable, comprehensive, effective and have utilized a competitive process to determine budget costs.

823

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Solution #1: Replace Failing HVAC Systems
The HVAC roof top units must be replaced at the PreK-8 School because they are at the end of their useful life and fail to provide adequate ventilation and air quality to the educational spaces, serving 718 students and 80 staff members. The replacement HVAC system includes new integrated Building Automated System (BAS) controls as the current BAS controls are outdated and unreliable.

The new RTUs will be replaced 1:1, like for like. The BEST High Performance Certification Program standards are not required for this project. However, high efficiency HVAC equipment will be selected, as possible. An independent, third-party HVAC commissioning engineer will be utilized to optimize the energy efficiency of all design and engineering decisions, assure proper installation of HVAC equipment by the HVAC sub-contractor and document that the HVAC

performance meets the manufacturer equipment specifications.

Structural analysis of the existing roof joists was conducted to confirm structural reinforcements are NOT required to accommodate the new HVAC equipment specified by the mechanical. This analysis is required to budget reliable HVAC replacement costs and to support the aggressive summer scheduled work.

The Solution for the HVAC equipment replacement includes labor and materials to disconnect and remove the existing electrical, hot water piping and controls connections at the existing RTUs, removal of the RTUs utilizing crane services, and recycle of the existing equipment per applicable environmental codes and regulations.

New curb adaptors will be installed as needed. New RTUs will be installed with BAS communication cards, economizers, smoke detectors, carbon monoxide detectors, hail guards and convenance outlets as required to meet code requirements. Gas piping and electrical connections will be reinstalled. A one-year warranty on new equipment, materials and installation will be provided.

Replacement of the HVAC roof top units will be coordinated with roof replacement for efficiency and code required connections to new Fire Alarm will be completed.

Solution #2- Replace Failing Roof System
The roof system for the PreK-8 School requires replacement, documented by the 3rd Party roof consultant and the 2026 CDE State Assessment. Four independent roof assessments and proposals were obtained from B&M, Arapahoe, Superior and Front Range Roofing, to evaluate the various replacement and repair options.

The replacement Solution reviewed and recommended by the 3rd party roofing consultant includes the following: remove and recycle the existing rock ballast; remove and dispose of the existing EPDM membrane and roofing related sheet flashings and trim; existing 5/8" gypsum and 2.5 poly-iso insulation to remain in place and be "common fastened" with structural plates to the metal decking; new tapered poly-iso cricketing to be adhered as required to facilitate drainage in low spots and in areas of poor drainage using two-part urethane foam adhesive; one layer of ½" thick HD poly-iso cover board to be adhered using two-part urethane foam adhesive; new 145 mil black-felt backed EPDM membrane to be adhered using two-part urethane foam adhesive; all walls, curbs, scuppers, drains and other roof details will be flashed as required by the manufacturer; new fully soldered primary and overflow scuppers will be installed at the correct elevation for effective drainage; new faceplates and collector heads matching the existing configuration will be installed; new 24-gauge prefinished open-faced downspouts will be installed; new 24 gauge prefinished steel coping cap with 22 gauge galvanized and continuous hook/cleat and roofing related counterflashing and slip flashing as required; 800 linear feet of standard EPDM walkway pads will be provided and installed where indicated by the architect.

All new HVAC curbs will be flashed as part of the new roof, as required by the roof manufacturer.

A 30-year no-dollar-limit (NDL) full system warranty covering all labor and materials will be provided.

With the BEST award, a complete project team will be competitively selected according to the BEST Division's competitive selection process. Competitively

824

selected team members include the General Contractor, Architect (engineers as required), Roofing Consultant, Roofing Contractor and Owner's Representative. The roofing consultant will work with HPA to further define the roofing scope and specifications which will be written with accepted industry standards, allowing for open competition among both installers and manufacturers of equivalent products. The specification will be used to competitively select the roof contractor. The architect will prepare roofing permit drawings based on the HPA roofing scope, specifications and manufacturer details. The roof replacement and repair will be installed under the supervision of the roofing consultant. This work will be engineered during the summer of 2026 and permitted for installation the summer of 2027.

All roofing operations will conform with the requirements established and enforced by the Colorado Division of Fire Prevention and Control.

Solution #3 - Replace Fire Alarm
The existing HPA fire alarm has exceeded its useful life, is obsolete, and does not comply with the NFPA 72 life safety code requirements.

The 3rd party Fire Alarm Assessment, conducted by a licensed electrical engineer with 30-years' experience, indicates the existing fire alarm requires replacement in its entirety with a new fire alarm system that provides voice evacuation as specified by the NFPA 72.

The new system is to be a Notifier NFS-640, monitored through a central monitoring company, connected to the HVAC, fire suppression (sprinklers) and egress systems. Smoke detection is required at all corridors. RTUs will be monitored and shut down in the event of an addressable relay module alarm from sprinklers, smoke duct detectors, remote test switches and carbon monoxide detectors. Smoke and fire dampers will be monitored. Magnetic door hold-opens will be included to automatically close doors at fire and smoke separations in the event of a fire. Voice evacuation notification will be installed throughout the entire building.

825

All horn-strobe devices will be replaced with new speaker-strobes. A new voice evacuation amplifier circuit will be provided. All detectors at HPA are 15 years old. NFPA 72 stipulates that detectors should be replaced 10-years after their date of manufacturer. As such, new detectors are required throughout. The new Fire Alarm System will be fully commissioned, certified and warranted as new.

The upgrade of the Fire Alarm is required by the State Building Department and Aurora Fire and Rescue to support this Solution.

Solution #4- Restore Emergency Egress at 9 Exterior Doors and Building Foundation Integrity
Solution at emergency egress doors that are obstructed by heaving sidewalks: Sawcut and remove portions of the existing exterior sidewalk to provide new frost protected stoop foundations. Existing soils will be removed down to frost depth and replaced with non-frost susceptible soils. Slab dowels will be drilled and adhered to the existing foundation wall to prevent frost heaving against the building. New sections of sidewalks be installed directly in front of these 9 egress doors. See Photo 8.

Solution at exterior wall: The large gap between the sidewalk and the north exterior precast exterior wall panels will be filled with concrete flow-fill. Backer rod and elastomeric caulk will be applied at the surface to protect the top of the flow-fill from water. Storm water from the roof downspouts will be piped away from the building to provide a permanent and effective solution to this structural concern. See Photo 9.

The elevator pit lacks a sump pump to remove standing water documented up to 18 inches deep. A sump pump will be installed. See Photo 10.

Solution #5- Replace Outdated Security Equipment
Effective security equipment is required at HPA to ensure a safe and secure campus for students to the unique environmental threats of crime, rattlesnakes and the jet fuel line that is located on the north property line. HPA staff must have the ability to monitor the site with cameras and provide emergency notification to one another via an external intercom. Intrusion incidents and the daily needs of school PreK-8 operations also require reliable door access equipment and flashing lights at existing crosswalks. Four primary equipment systems have been identified as Priority 1 Deficiencies at HPA: surveillance, door access, intercom and flashing lights at student crosswalks.

Camera Surveillance: Axis IP surveillance will replace the outdated Verkada system with server-based, non-recurring-license video management. The replacement surveillance system includes a network Axis S-1264 server and 24-port PoE switches for cameras, a network strobe siren, and A-M3215 interior surveillance cameras and P-3267 LVE exterior cameras. All components will be configured and integrated as a comprehensive security solution. The new surveillance system will eliminate 12 internal and 5 external blind spots.

Door Access: Current access control hardware/software is at end-of-life and cannot integrate with modern systems or enable emergency lock-down. Replacement equipment from Axis Secure Entry will provide access controllers with secure, encrypted, scalable door control and lock-down capabilities. Upgrades to the door access system will be controlled with the surveillance infrastructure, utilizing a single technology platform.

Door Access at 18 critical locations will be upgraded to support student dismissal and student special services (SPED). Localized door access/video monitoring with intercom will be installed at two locations: the cafeteria exterior door as it serves after-hours student dismissal and at the primary south egress door to the adjacent athletic field.

826

Intercom: HPA requires replacement of the existing intercom system as it has exceeded its useful lifespan, and it cannot be expanded to provide communication to critical interior and exterior areas of HPA operations. The replacement intercom will be a Valcom paging system to provide reliable, campus-wide communication for daily operations, emergency alerts, communication with first responders and intrusion events. The system leverages advanced IP speakers, message displays and vandal-resistant horns to assure clear audio coverage in classrooms, common areas and outdoor spaces. Panic buttons will be provided at both reception desks, and emergency lockdown of exterior doors will now be possible.

Flashing Lights at Crosswalks: Frequent traffic conflicts between student pedestrians and vehicles navigating the four crosswalks at the campus drive require the installation of flashing crosswalk lights. This installation is relatively simple with a significant increase in student safety.

Crosswalk flashing lights are a kit-of-parts that install adjacent to the crosswalk. The pole supports an activation button, a traffic sign for pedestrian crossing, flashing lights and a solar power panel. No electrical connections are required, and lights can be set to flash at scheduled intervals or on-demand.

Three flashing lights will be installed at the crosswalks leading to the south fields and one will be installed at the cafeteria crosswalk to support students who walk to and from school. See Photo 14.

The addition of a crosswalk and flashing lights at 67th Ave will be pursued outside of the BEST grant.

The HPA Solution provides reliable security equipment integrated by a single platform for surveillance/video, access control, lockdowns, and emergency messaging. The addition of flashing lights at crosswalks will significantly increase awareness of student pedestrians at campus crosswalks and reduce vehicular-pedestrian accidents.

Three estimates were obtained.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Diligence to identify and document solutions:

High Point Academy hired M Fisher Collaborative Works as Owner's Representative/Licensed Architect, as well as a team of engineers (HVAC, Electrical and Structural) and a Roof Consultant to investigate and identify Priority 1 Deficiencies, evaluate possible corrections, and propose cost-effective sustainable Solutions. The HPA BEST team includes General Contractor FCI and subcontractors who also prepared assessments, collaborated with engineers, and provided competitive grounded budgets for the HPA Solutions. The BEST Solutions meet all 2021/2024 code requirements including the IBC, IECC and MLECC (Modern Low Energy Carbon Code), engineering recommendations and ADA requirements.

A pre-application consultation was completed with the Colorado Division of Fire Protection and Control to review and understand IBC, IECC and MLECC code issues associated with the existing buildings, and proposed BEST Solutions. All anticipated code concerns have been addressed in the Solutions.

827

A pre-application consultation with Aurora Planning and Zoning Department was not required as no exterior improvements will impact the appearance of the existing school or site. Nevertheless, it has been verified that there are no apparent planning concerns or fees that will impact this project.

The HPA building is less than 50 years old. As such, the HPA building is not impacted by the History of Colorado designation for Historical Significance.

Extensive design and coordination meetings were held with HPA Leadership, staff and school board to confirm that the solutions address the critical health, safety and security Deficiencies at HPA. A Master Plan was completed in 2025-26 to confirm that the Solutions are aligned with the short and long-term development plans for HPA. The Site Plan analysis confirms operational logistics and campus safety are improved with repairs of emergency egress and replacement of outdated security equipment.

An extensive review of low voltage security equipment was conducted by Alerio Technology Group. Multiple meetings with HPA facilities staff, security staff and leadership assured in-depth understanding of the HPA operational security risks and grounded the refinement of the BEST Solution. Proposals for required replacement equipment were obtained from three venders.

Technical investigations include roof cores at the HPA building under the supervision of the roof consultant. The HPA AHERA report was reviewed. While asbestos has not been documented in any area of proposed disturbance, a proposal for asbestos testing at the roof was obtained from SilverKey Services. No asbestos was found in the roof assembly. This testing is required for the building permit.

Two HVAC engineering and three subcontractor teams provided in-depth analysis of existing HVAC equipment, assessments of Deficiencies and risk. Recommendations for equipment replacement, use of RTU curb adaptors, review of projected energy savings, equipment lead times, anticipated cost escalation and coordination with concurrent roof replacement were provided by engineering and subcontractor teams resulting in a thorough and reliable Solution.

Multiple coordination meetings were conducted with the general contractor, subcontractors and venders to verify code compliance, project scope, schedule, constructability challenges and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professional has resulted in reliable BEST Solutions that support the overall health and safety of the HPA student body and staff. The proposed BEST Solutions are comprehensive, sustainable, and effectively correct Priority 1 Deficiencies.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Urgency #1 - Failing HVAC Systems
The HVAC system presents a Priority 1 Health risk; it has exceeded its useful lifespan and fails to provide adequate ventilation and air quality essential for health and learning. HVAC and BAS control failures create the risk of frozen pipes, flooding and school closure.

The certainty of more frequent and increasingly costly service calls has been grounded by both Ballard Engineering and three HVAC subcontractors. Replacing the HVAC system supports critical student health and learning and is fiscally responsible.

828

Urgency #2 - Failing Roof Systems
The roof system requires immediate replacement as it has exceeded its useful life and shows significant membrane "tenting" (excessive tensile stress at all perimeter conditions), and scuppers fail to provide adequate drainage leading to prolonged ponding that is confirmed by numerous documented repairs of saturated insulation, degradation of the EPDM membrane and sagging roof deck. In addition, sealant failures are a regular source of water intrusion.

The overall rating of the HPA roof is "D minus". The perimeter membrane tenting is a combination of thermal stress and high tensile loads resulting in a failure of the original bonding. The bridging membrane with eventually rupture or tear and the remaining exposed termination will allow immediate water intrusion behind the base flashing into the building. The lack of proper securement compromises the entire roof perimeter resistance to wind uplift, risking catastrophic failure in a high-wind event.

The significant level of water intrusion at the school building can lead to mold growth and additional property damage if not corrected. Frequent water infiltration is clearly visible.

All three Priority 1 factors: membrane tenting, prolonged water ponding and sealant failure increase the likelihood of catastrophic roof failure, threaten roof structure integrity, encourage mold growth, and the potential for falling debris.

Urgency #3 - Fire Alarm Replacement
The existing Fire Alarm system is a Simplex 4100U, installed in 2011. It is obsolete and cannot be effectively modified.

The replacement Fire Alarm System is specified to provide voice enunciation and will be fully commissioned, certified and warranted as new and meet all requirements of NFPA 72, the State Fire Department and Aurora Fire and Rescue, City of Aurora.

Furthermore, the replacement fire alarm and plan diagrams will be relocated from the exterior entry to the vestibule, shielded from public view, as recommended by the Emergency Response Outreach Consultant, and with approval of Aurora Fire Rescue, City of Aurora.

Urgency #4- Restore Emergency Egress at 9 Exterior Doors and Protect the Foundation from Frost and Ice.

Expansive soils and frost must be mitigated to restore emergency egress at 9 doors and protect the north perimeter structural foundation from frost and ice.

Soil heave is weather dependent. This ongoing condition is triggered by freeze-thaw cycles. The Solution permanently corrects both of these re-occurring conditions and reduces costly maintenance. Emergency egress and structural foundation integrity are critical life-safety conditions that must be maintained. See Photo 8-9.

A sump pump will be installed at the elevator pit to remove the 18 inches of standing water that threatens to corrode the elevator equipment and is the source of mold growth and foul orders. See Photo 10.

Urgency #5 - Security Equipment at End of Useful Life
Without functional surveillance, door access technology and interior/exterior intercom, HPA cannot continue to operate as a safe school within this high crime area. HPA currently lacks lock-down capabilities and a panic button for emergency notification.

The addition of flashing lights at school crosswalks is required to effectively alert drivers to stop, preventing unnecessary accidents and injury.

Updated security equipment is critical to address thes Priority 1 Security Deficiencies.

829

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

All new work installed will be warranted for one year under the general contractor 1-year warrantee guarantee that ensures equipment, materials and installation is free of defect. Any warrantee issue will be promptly corrected by the GC and their subcontractor team. At the start of the turn-over to HPA, service contracts will be established to ensure proper maintenance of the new HVAC system and roof replacement, including annual preventative maintenance performance inspections. The replacement roofs will have a 30-year warrantee.

While the High-Performance Certification Program is not required for this project, a third-party commissioning engineer will assure optimal energy efficiency in the selection of replacement HVAC equipment and ensure adherence to manufacture and best-practice protocol for the installation and start-up of the replacement HVAC equipment.

HPA employs an experienced Facility Director with extensive construction management experience. The Facility Director, Chris Burrell, will actively participate in the competitive selection of the Architect/Engineering team, Contractor, Roof Consultant, and Owner's Representative. Mr. Burrell will also provide oversight during the design process, construction, Owner Training and turn-over of the project to HPA. Mr. Burrell will administer service contracts, prepare the ongoing Maintenance Plan for the HPA facilities, and manage the new security equipment. The current Maintenance Plan is included in the grant proposal and has been established to maintain and optimize the lifespan of the BEST improvements and the HPA facility.

Mr. Burrell supervises an on-site custodial staff. The HPA Facility Director and facility staff will be monitoring the newly installed building systems and components during weekly inspection walks. Weekly inspections will assess the work performed by the custodial team, identify and provide timely repair for any damage to equipment or finishes, and monitor HVAC equipment performance standards identified by the commissioning engineer against actual energy consumption and utility costs. Mr. Burrell and his team are committed to positively impact the health and safety of HPA occupants.

By leveraging the HPA Deferred Maintenance Plan, BEST Facility Assessments and third-party commissioning recommendations, HPA can forecast capital repairs and budget the Capital Renewal funds to ensure the replacement of the project improvements at the end of their useful life.

A HPA Capital Renewal Budget has been established, and HPA is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. HPA is committing the contribution of 1.5% of PPR annually for the purpose of maintaining the fund. The current FY 2025-26 budget reflects a dedication of 2.4% of PPR which includes funding for capital outlay and site improvements.

830

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

831

High Point Academy (8001-0655-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - High Pint Academy HVAC, Roofing, Fire Alarm Replacement; Egress and Security Improvements (8001-0655-C-SG00001) - Site Level Applicant - New - Application Number (1)

III. Detailed Project Cost Summary

832

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

26.67%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 7,499,187.00
D. Applicant Match to this Project	$ 2,000,033.17
E. Requested BEST Grant Amount	$ 5,499,153.83
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 7,499,187.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

833

* 62,393

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 62,393

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 718

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 120.19 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

87

8 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/25/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/27/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

HPA worked closely with a trusted general contractor and their primary subcontractors (mechanical, electrical, fire alarm and architects/engineering team) four roofing contractors, three HVAC subcontractors, and three low voltage venders. The school facilities were visited by the general contractors, subcontractors, engineering teams and venders. Multiple coordination meetings occurred in the months preceding the grant submittal. Detailed assessments, recommendations and proposals were procured to establish the detailed BEST project budget.

The general contractor provided costs for general conditions, insurance and bonding, cost escalation and contractor contingency based on the GC construction schedule. The construction budget is based on 3rd Party Assessments and competitive subcontractor quotes based on first-hand knowledge of the HPA facility deficiencies.

All owner costs, including 3rd party commissioning, roof consultant, architect/engineering design team, 3rd party material inspections, abatement and commissioning were vetted for professional services. Subcontractor proposals include: 4 roofers, 3 HVAC, fire alarm, sitework at foundation and door stoops, and 3 proposals from low voltage, security equipment venders.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

834

HPA will hire an Owner's representative to oversee this project. The Owner's Representative will be selected by a competitive process if the BEST grant is funded. HPA will seek an OR with 10+ years of design oversight, construction management experience, and city planning review experience. The OR will be responsible to track project costs, manage project schedule milestones, provide oversight with any AHJ (authority having jurisdiction), design/engineering phases, commissioning, construction management, turn-over, start-up and occupancy to HPA, and warrantee.

The OR will report directly to Meredith Stolte, Head of School at HPA and work closely with Chris Burrell, Building Facility Manager for HPA, and Tonya Gray, Business Manager for HPA.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

HPA is committed to follow the competitive selection and bid process outlined by CCAB for an Owner's Representative, construction manager/general contractor and design consultants/engineers. HPA is committed to working closely with our Regional Grant Manager in orchestrating the RFQ/P process for the selection of BEST project team members. A detailed RFQ/P will be distributed to potential bidders, a selection committee will be assembled, and a scoring rubric will be utilized to score all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be provided to CDE for review and comment regarding conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing this grant application.

835

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

CDEC Stimulus Grant - awarded $6,000
ECHO Seed Grant
National Wildlife Foundation - awarded $7,000
Stranahan Foundation
NFL Grant - awarded for $200,000
ESSER III Grant

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Determining specific energy savings from the HVAC system replacement is difficult without a final engineered solution and energy modeling. The HVAC system typically makes up about 30-40% of the total energy used in a school. The HVAC system replacement will have a notable increase in cooling efficiency

on packaged RTUs from the 2011, anticipated to be approximately 35-37%.

The new RTUs will be required by code to have staged air volume, to reduce airflow when there is no call for heating/cooling so there will be some fan energy savings. The new BAS controls will allow the end user to program all RTUs to the school schedule from a single location and provide trending with diagnostic. This will minimize run time resulting in additional savings. Demand control ventilation (CO2 monitoring) also contributes to energy savings.

The combined anticipated overall energy savings from the HVAC replacement at HPA is anticipated to reduce energy and operation costs by 3-5%.

836

Dear CCAB BEST Review Committee,

As the School Board President, I am pleased to express my enthusiastic support for High Point Academy's (HPA) FY2026-27 BEST grant application.

HPA is a valued member of our educational community, providing high-quality education to a diverse population of high-need students.

High Point Academy is a trusted and high-performing member of our educational community, serving a diverse student body while maintaining a clear focus on academic excellence, safety, and long-term sustainability. The school has consistently demonstrated responsible governance, thoughtful planning, and a commitment to providing an environment where students can thrive.

HPA's BEST grant proposal directly addresses the concerns of parents and community members for a safe and secure learning environment. The proposed improvements, including an upgraded fire safety system, replacement HVAC system and expansion of the intercom to the exterior playgrounds and drop-off area for communication with first responders, and security equipment upgrades will significantly enhance the safety and functionality of the campus.

HPA's experienced leadership and dedicated staff will ensure the judicious allocation and optimal utilization of BEST grant funds. The proposed improvements will directly enhance the school's infrastructure and create a safer, more conducive learning environment.

After careful review, the HPA School Board unanimously supports this application and the proposed scope of work. We believe that this investment will have a profound impact on our students' life safety, security, and academic achievement.

By investing in HPA, we are investing in the future of our students and our community for the decades to come. I urge the committee to consider HPA's application favorably.

Sincerely,

Devaki Parma
School Board President
High Point Academy

6750 N Dunkirk St. Aurora, CO 80019 ◇ www.highpointacademy.net

COLORADO
CHARTER SCHOOL INSTITUTE

1525 Sherman St, B76,
Denver, CO 80203
P: 303.866.3299 F:
303.866.2530
www.csi.state.co.us

January 5, 2026

Re: Letter of Support for High Point Academy FY2026-27 BEST Grant Application

Dear CCAB BEST Review Committee,

As the Executive Director of the Colorado Charter School Institute (CSI) and a former school leader, I am pleased to provide this letter of strong support for High Point Academy's FY2026–27 BEST grant application.

High Point Academy (HPA) is a high-performing PreK–8 charter school. The school sits at the nexus of three school districts—Denver Public Schools, Aurora Public Schools, and Brighton 27J—and serves a culturally, ethnically, and linguistically diverse community. As a Title I school, HPA serves students and families with significant needs while maintaining a clear and unwavering focus on academic excellence. HPA is deeply committed to providing a strong academic foundation for all students, complemented by an intentional emphasis on social-emotional learning and a robust wellness program that supports the whole child.

High Point Academy's BEST grant application directly addresses critical health and life-safety needs, which are essential to maintaining a safe and effective learning environment for students and staff. The proposed projects include:

- Replacement of the original HVAC and building control systems
- Replacement of the fire alarm system
- Installation of an exterior intercom to support communication with first responders

HPA is well-positioned to successfully manage and implement BEST grant funding. The school benefits from the leadership and expertise of a dedicated Facilities Director and Head of School who actively oversee building maintenance and capital improvements through a Capital Renewal Fund and a comprehensive Deferred Maintenance Plan. CSI has confidence in HPA's capacity to steward public resources responsibly and effectively.

On behalf of the Colorado Charter School Institute, I fully endorse High Point Academy's FY2026–27 BEST grant application. This investment is critical to ensuring the school can continue to provide a safe, supportive, and high-quality learning environment for the diverse community it serves.

On behalf of High Point Academy, I fully endorse their BEST 2026-27 grant application.

Sincerely,

Terry Croy Lewis, Ph.D.
Executive Director
Colorado Charter School Institute

Dear Mrs Stolte,

I am writing to share a concern regarding the temperature in my son's classroom and the ongoing issues with heating and cooling in the building. We have noticed significant fluctuations in temperature, with the classroom sometimes feeling uncomfortably hot and at other times very cold. This started at the beginning of the year with the days of extreme heat. There have also been a few cold days this winter when coats were needed to keep warm.

These conditions have begun to impact my son's ability to focus and fully engage in learning during the school day. He has shared that it is difficult to concentrate when the room is too hot or too cold, and as a result, school days can feel physically uncomfortable for him. Recently, this has also made it harder to encourage him to come to school on days when he anticipates the temperature will be uncomfortable.

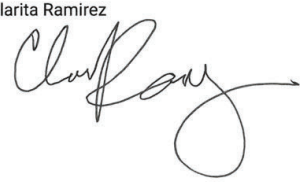
I want to share that my son truly loves school—his teachers, his classmates, and learning. He wants to be there. However, the discomfort caused by the temperature makes attending school feel challenging at times, which is concerning to us as his parents.

I am hopeful that the school will be able to address or improve the HVAC issues so that classrooms can maintain a more consistent and comfortable learning environment for all students. We appreciate the work that the school does every day to support students, and we wanted to raise this concern so we can work together toward a solution.

Thank you for your time and attention. Please let me know if there is additional information that would be helpful or if there are steps we can take together to support this concern.

Sincerely,

Clarita Ramirez



● Campuses Impacted by this Grant Application ●

Liberty Common School - ES Fire Alarm Replacement and Elevator Upgrades - Liberty Common ES - 1989

District:	Poudre R-1
School Name:	Liberty Common ES
Address:	1725 Sharp Point Drive
City:	Fort Collins
Gross Area (SF):	58,325
Number of Buildings:	1
Replacement Value:	$22,429,220
Condition Budget:	$10,565,101
Total FCI:	0.47
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,291,518	$3,774,150	1.15
Equipment and Furnishings	$572,730	$423,410	0.74
Exterior Enclosure	$3,991,312	$478,173	0.12
Fire Protection	$835,373	$3,504	0.00
HVAC System	$1,806,126	$190,185	0.11
Interior Construction and Conveyance	$4,740,782	$2,985,213	0.63
Plumbing System	$1,096,262	$848,861	0.77
Site	$2,535,345	$1,861,610	0.73
Structure	$3,559,772	$0	0.00
Overall - Total	$22,429,220	$10,565,106	0.47

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Liberty Common ES Main	58,325	0.44	1989	$19,893,875	$8,703,496
Liberty Common ES Site	257,004	0.73	1989	$2,535,345	$1,861,610
Overall - Total	315,329	0.47		$22,429,220	$10,565,106

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Liberty Common School **County:** Larimer

Project Title: ES Fire Alarm Replacement and Elevator Upgrades

Current Grant Request:	$156,826.63	**CDE Minimum Match %:**	48%
Current Applicant Match:	$169,895.51	**Actual Match % Provided:**	52%
Current Project Request:	$326,722.14	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$326,722.14	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$5.60	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	592
Hard Costs Per Sq Ft:	$5.60	**Cost Per Pupil:**	$552
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	99
Previous BEST Total $:	$102,340.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.69	**FY25-26 CSCC Allocation:**	$570,079.81
< 10% district bond capacity?	No	**Enrollment as % of district:**	5.6%
Funding Attempts:	2	**Free Reduced Lunch %**	0.90%
		Statewide Charter Avg:	40.1%

Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Liberty Common School Elevator and Fire Panel Upgrade (1550-5120-C-SG00002) - Site Level Applicant - New - Application Number (47)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Liberty Common Charter School - 1550-5120-C

Other, not listed

841

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☑ 3rd Party - Please explain the ownership structure, including right to own and make improvements

The Liberty Common School Building Corp owns all of the real estate for the Liberty Common Charter school campuses. Peter Kast is the chairman of the Liberty Common School Building Corporation.

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

The Liberty Common School Building Corp., whose sole purpose is to hold the title and bond and provide use of this facility to Liberty Common School, owns the building. The facility would be sold at market value with the proceeds used to pay off the remaining bond principal and any remaining assets reverting to Liberty Common School.

842

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 1997 there was limited commercial real estate available in Fort Collins. The facility at 1725 Sharp Point Drive in Fort Collins was acquired in July 1997 as the vacant former Viadent/Colgate toothpaste factory (previously used for manufacturing toothpaste and mouthwash products). At the time of purchase, the building was not new and was not adequate or configured as a public school facility. It was an industrial manufacturing space that had been vacant, requiring substantial reconstruction to convert it for educational use.

Key aspects of its condition included:

*Extensive interior modifications needed, such as removing walls to create classrooms and learning spaces.
*Bare concrete floors throughout much of the building.
*An unfinished second floor area.
*Presence of lingering odors (from manufacturing processes involving toothpaste and related chemicals).

*Lack of school-specific features, including no gymnasium, art rooms, playground, or other typical educational amenities; a support column even stood in the middle of what would become a small temporary gym area.

With support from David Neenan, former PSD board member, and his Neenan Construction Company, the extensive renovation finished in under 60 days. In September 1997, Liberty Common School opened its doors to over 400 students in grades k-7.

*** 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.**

Initial Acquisition and Conversion Renovations - 1997

Late June 1997: A small group of Liberty supporters (including founding parents) purchased the former Viadent/Colgate factory building. Thirteen families provided personal collateral to secure a $1 million construction loan for the necessary work.

July-August 1997: Substantial reconstruction began immediately to convert the industrial space into an educational facility. The project involved massive remodeling to meet basic school occupancy requirements, including partitioning large factory areas into classrooms, installing educational infrastructure, and addressing remnants of the building's manufacturing past (such as adapting ventilation systems and removing industrial elements).
Remarkable Speed: With critical construction support from the Neenan Company, the extensive remodel was completed in under 60 days.
September 1997: The school opened its doors to over 400 students in grades K-7. At this stage, the facility was basic and functional, lacking dedicated features like a gym, art rooms, outdoor playground or athletic spaces.

This rapid 1997 conversion was the foundational renovation, turning a toothpaste factory into a viable school environment.

Major Additions - Summer 2002
A comprehensive effort to further modify and enhance the campus began in 2002. This expansion added key educational amenities that were absent in the initial build-out, including:
A gymnasium
Band/choir rooms
Art rooms
Locker facilities
Outdoor features such as a track, soccer field, and playground.

2010-2013:
Front Entrance / Foyer / Kindergarten entrance upgrades

Summer 2022:
Plato playground upgrade

843

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

There has not been a dedicated methodology historically; however, under new financial leadership, the school is adding a set amount per year, per square foot based on individual campus rates for major maintenance/upgrade items. The number is derived from a professional study of the facilities and the school will save that number annually in a separate fund to ensure money is available when major items should arise. In FY23-24 for the existing campuses, the school set aside $125,508. In FY24-25 the amended budget transfer was $300,000 (due to additional campuses). In the FY25-26 budget, $300,000 was set aside for major repairs and upgrades. Historically, we've needed more than this allocation to accommodate major repairs on all four campuses.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

NA

*

844

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Liberty Common School Elevator and Fire Panel Upgrade (1550-5120-C-SG00002) - Site Level Applicant - New - Application Number (47)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

845

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Liberty Common School is a tuition-free, classically-oriented public charter school in the Poudre School District. The Plato Elementary Campus of Liberty Common School is the original K-6 campus. Since 1997, the school has occupied a building that was previously the Viadent toothpaste factory. Today, the school faces critical safety, accessibility, and compliance challenges due to its original, now-obsolete elevator and outdated Edwards EST3 fire alarm panel.

First, the elevator, in continuous use since the building's purchase in July 1997, is nearly unserviceable. Key parts are unavailable or extremely difficult to source, leading to intermittent lockouts and floor misalignments of up to 5 inches. Elevator unreliability impairs accessibility and daily function in the academic environment. A temporary repair two years ago extended functionality for a time, but reliability has deteriorated, jeopardizing ADA compliance for second story access, which is essential to 5th and 6th grade students, school staff, and visitors with disabilities.

Second, the Edwards EST3 fire alarm panel, also original to 1997, is obsolete and unserviceable as of December 2025. It relies on outdated floppy-disk technology, generates frequent false alarms and calls to the Poudre Fire Authority, lacks technical support or replacement parts, and is no longer grandfathered under current codes. The fire panel sends erroneous alarms that disrupt operations, waste emergency resources, and erode confidence in the fire safety system. A full system replacement, including pull stations, strobes, sirens, detectors, dialers, fire pump, and relays is required for compliance and reliability.

Notably, these deficiencies are interconnected: a functional fire alarm panel is mandatory for safe elevator operation. Upgrades to the elevator without addressing the fire panel issue put both the elevator and fire panel out of compliance.
If awarded BEST grant funds, the proposed solution is a comprehensive, integrated modernization project to upgrade the fire alarm panel system from an Edwards EST3 to an Edwards EST4 Intelligent Platform while simultaneously implementing an elevator modernization project. EST4 provides faster response times, up to 75% less cabling, remote monitoring, enhanced cybersecurity, on-board diagnostics, and greater long-term reliability, virtually eliminating false alarms. The elevator upgrade restores full ADA accessibility, eliminates obsolescence issues, lowers energy use, and ensures reliable, code-compliant operation.

This holistic approach resolves fire panel and elevator interdependencies, preventing piecemeal failures and improving durability, reliability, and safety while reducing energy and maintenance costs. Addressing these urgent deficiencies ensures regulatory compliance, uninterrupted educational access, and long-term value through extended equipment life and cost savings.

846

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

EXISTING CONDITIONS & DEFICIENCIES: OUTDATED FIRE PANEL AND ELEVATOR POSE SAFETY & SECURITY RISK

The Plato Campus of Liberty Common School, originally purchased in 1997 as a former toothpaste factory, has retained its original elevator and fire alarm panel; both of these systems are now critically obsolete and pose significant safety, operational, and compliance risks. The elevator is nearing the end of its serviceable life, with parts no longer readily available, leading to frequent malfunctions. Approximately two years ago, a major repair was required when the guiding magnet detached. The repair technician struggled to source a compatible replacement but eventually adapted an alternative to extend functionality for an estimated three additional years. Recently, the elevator has begun locking out intermittently and fails to align properly with floors, sometimes misaligning by as much as 5 inches, rendering it unreliable and hazardous. Modernizing the elevator is essential for maintaining ADA compliance, as a functional elevator is required to ensure accessibility for all students, staff, and visitors. Compounding the issue, the current Edwards EST3 fire alarm panel is obsolete and has been deemed unserviceable since December 2025. It relies on outdated technology, including a floppy disk for its computer system, and no longer receives technical support or replacement parts. The system has been patchworked over the years and does not meet current standards, necessitating a comprehensive replacement rather than a simple panel swap.

This would require upgrading all associated components, including pull stations, strobes, sirens, heat detectors, duct detectors, dialers, the fire pump, and relays to bring the facility into compliance. The panel is no longer grandfathered under prior codes, exacerbating the urgency.

Additionally, it has been generating false alarms and erroneous calls to the local fire department, which disrupts school operations, wastes emergency resources, and undermines trust in the system. A reliable fire alarm panel is vital for the physical protection of the facility, students, and staff, ensuring timely detection and response to potential fires or other emergencies. These interconnected deficiencies in the elevator and fire panel create a pressing need for upgrades to safeguard the school community, achieve regulatory compliance, and support uninterrupted educational activities. Notably, this upgrade is needed when updating the elevator as the fire alarm directly interfaces with and can disable the elevator during emergencies.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Liberty Common School has conducted thorough and ongoing investigations into the deficiencies of the elevator and fire alarm panel at the Plato Campus through repeated professional diagnostics and consultations with qualified technicians as well as Poudre Fire Authority.

ELEVATOR:
For the elevator, which has been in service since the building's purchase in 1997, the school has engaged multiple elevator technicians and service providers on numerous occasions to diagnose recurring issues. These include the major failure approximately two years ago, when the guiding magnet detached, requiring extensive efforts to locate and adapt a compatible replacement part due to the part being obsolete.

Technicians have repeatedly assessed:
The system's alignment problems
Intermittent lockouts
Overall serviceability

Technicians have confirmed that key components are no longer manufactured or readily available, rendering the elevator nearly unserviceable and unreliable for safe, consistent ADA-compliant access.

FIRE PANEL:

848

Regarding the Edwards EST3 fire alarm panel, also in use since 1997, the school has involved specialized fire alarm technicians for multiple diagnostic visits to evaluate:
Obsolescence
Part unavailability
Lack of technical support
Reliance on outdated technology (including floppy disk-based programming).

These assessments have verified that the panel is no longer grandfathered under current codes, cannot be adequately repaired or maintained long-term, and requires full system replacement, including pull
stations, strobes, sirens, detectors, dialers, fire pump, and relays to meet modern standards.

Additionally, the Poudre Fire Authority has been consulted and involved in inspections and reviews of the fire panel, particularly in response to its generation of false alarms and erroneous calls to the local fire department. PFA's oversight, aligned with their requirements for annual testing and compliance under adopted fire codes, has further documented the system's deficiencies, including its impact on emergency response reliability and the need for upgrades to ensure proper life safety protection.

These combined efforts, which span repeated technician diagnostics, manufacturer and industry knowledge of EST3 end-of-life status, and direct engagement with PFA have comprehensively confirmed the critical, interconnected nature of these deficiencies and the urgent need for modernization to restore full compliance, safety, and operational reliability.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution for the Plato Campus of Liberty Common School involves a comprehensive, integrated modernization of the obsolete elevator and fire alarm panel systems. The core upgrades include:

1. Replacing the existing Edwards EST3 fire alarm panel with a new Edwards EST4 intelligent fire alarm control platform.

2. Implementing a full elevator modernization package from either Schindler or TK Elevator, engineered specifically for the existing elevator system. This package will replace, refurbish, or retain mechanical and electrical components as appropriate, including controller, drive system, fixtures, cabling, doors, leveling mechanisms, and related interfaces to ensure precise floor alignment, reliable operation, and integration with the new fire alarm system.

SCOPE OF WORK

Fire Alarm System Upgrade:

* Complete removal and replacement of the outdated EST3 panel with the EST4 platform, which offers backward compatibility with many existing components to minimize disruption while enabling full compliance.
* Replacement or upgrade of all associated devices and infrastructure to meet current NFPA, IBC, and Poudre Fire Authority standards, including pull stations, sirens, heat detectors, duct detectors, dialers, fire pump controls, relays, notification and wiring as needed.

* Integration of advanced features such as enhanced networking, improved audio capabilities for clear emergency communications, upgraded detection technology, on-board webserver for remote monitoring and status reporting, instant email and SMS notifications, increased redundancy, modern intuitive user interface, and cybersecurity protections.
* System programming, testing, certification, and PFA-approved commissioning to eliminate false alarms, ensure reliable emergency response, and provide physical protection for students, staff, and the facility.

Elevator Modernization:

* A tailored modernization package (Schindler or TKE solution) designed specifically for this 1997-era elevator, addressing obsolete parts by replacing key components such as the controller, drive and motor system, leveling sensors and magnets, door operators, and both electrical and mechanical interfaces.
* Upgrades to achieve precise floor stopping, automatic self-leveling, smoother rides, reduced noise, and full integration with the new EST4 fire alarm panel ensuring proper stop and disable during alarms per code.
* Compliance enhancements for ADA accessibility to include: reliable operation for wheelchair users, improved door reopening devices, braille markings, and emergency communication, meeting Colorado and federal standards for public school facilities.
* Installation, testing, inspection, and certification to restore full serviceability and eliminate downtime risks.

This solution efficiently and effectively addresses the specific deficiencies:

*Elevator unserviceability, misalignments, and lockouts - The engineered modernization replaces obsolete parts with current technology, providing precision leveling, reliability, and longevity, directly resolving the 5-inch misalignments and recent lockouts.

*Fire panel obsolescence, part unavailability, and false alarms - Upgrading to EST4 eliminates reliance on unsupported floppy-disk technology and outdated parts, stops false calls to PFA, and enables remote diagnostics.
* Interdependency barrier - Modernizing the fire panel first enables safe elevator upgrades, as the new EST4 ensures proper elevator-fire interface without disabling access during emergencies.
* ADA compliance and safety - A fully functional elevator restores multi-level accessibility for students and staff with disabilities, while the upgraded fire system enhances life safety through reliable detection, notification, and reduced false alarms.

Benefits of the proposed modernization include:

Increased durability and reliability as new components minimize breakdowns and part sourcing issues.
Improved fire and life safety features with advanced detection, reduced false alarms, better emergency communication, and code-compliant integration.
Decreased waiting times with faster, more precise elevator performance.
Reduced energy consumption with energy-efficient drives, LED notification devices, and optimized systems.
Reduced operational cost with lower maintenance and troubleshooting needs, fewer emergency repairs, and extended equipment life.
Reduced troubleshooting time with modern interfaces, remote monitoring, and intuitive controls.

This approach maximizes economic efficiency by tackling both systems together and prevents piecemeal fixes that would fail due to interdependencies, while delivering long-term safety, compliance, accessibility, and cost savings for LCS.

850

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

To develop the proposed comprehensive modernization of the 1997-era elevator and Edwards EST3 fire alarm panel at the Plato Campus of Liberty Common School, the school consulted with several fire panel and elevator technicians and experts. Multiple on-site inspections were conducted to assess elevator load testing, alignment measurements, and pit measurements along. Fire panel inspections were conducted by technicians and PFA personnel. A comparison of full system replacement versus upgrade was discussed, until it was recognized that an upgrade was out of the question due to lack of parts and ending tech support on the EST3 system.

EST4 was selected due to its compatibility, IP networking, onboard webserver, remote monitoring, and native integration with modern emergency communication features. For the elevator, we evaluated full replacement versus modernization packages from Schindler and TK Elevator. Modernization was chosen after engineering analysis confirmed the existing hoistway, pit depth, and structural capacity could support upgraded components without major structural modifications.

The team confirmed that fire panel replacement must precede elevator modernization to ensure proper Phase I and Phase 2 fire recall and shunt-trip interface per current code. Next, the school obtained detailed proposals from certified vendors in an effort to optimize scope, phasing, and component reuse. The EST3 panel diagnostics confirmed widespread part obsolescence, increasing false alarm rate (multiple unnecessary PFA responses in the past 18 months), and confirmed end-of-life status with no future technical support. While the elevator testing documented consistent leveling failures, door operator wear, controller faults, and recent lockouts, all issues that were traceable to discontinued components.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies in the 1997-era elevator and Edwards EST3 fire alarm panel at the Plato Campus of Liberty Common School represent critical life safety and accessibility risks that must be resolved no later than December 31, 2026, to avoid imminent system failure and non-compliance. This timeline is driven primarily by the manufacturer's announced end-of-life for the EST3 platform, with cascading impacts on the interdependent elevator system.

Edwards discontinued new EST3 orders in 2023, due to component shortages. Official tech support ends Dec. 2026. By early 2026, critical components are already scarce, causing long repair times, higher costs, and reliance on unreliable refurbished parts. After 2026, major failures would be unrepairable. Obsolescence worsens the school's existing problems - frequent false alarms, outdated floppy-disk programming, and noncompliance with current NFPA 72 and IFC standards for detection, cybersecurity, monitoring, and notification. Without upgrade, the school faces higher risk of undetected fires, delayed response, inspection failures, and liability.

The elevator's chronic failures include 5-inch floor misalignments, frequent lockouts, obsolete controllers, worn door operators, and non-compliant leveling- all directly tied to discontinued parts. While no strict "end-of-life" date applies as with the EST3 fire panel, the system's ongoing unreliability compromises compliance with current safety requirements for existing equipment, ADA accessibility standards, and Colorado Conveyance Regulations. Finally, the elevator lacks proper integration with modern fire recall functions, which the current EST3 cannot reliably support.

If not modernized in tandem with the fire panel upgrade, the elevator will continue to pose immediate hazards such as entrapment risks, inaccessible multi-level access for students and staff with disabilities, prolonged downtime disrupting school operations, and potential shutdown by inspectors. The systems are interdependent: proper Phase 1 and 2 fire recall and shunt-trip operation require a code-compliant fire alarm panel. Delaying the EST4 upgrade past mid-2026 risks parts unavailability, delaying elevator work and compounding downtime. Installation, testing, PFA commissioning, and certification typically take a minimum of 2 months, making the goal of project upgrade and completion by the beginning of the FY26-27 school year imperative.

851

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Maintenance will be overseen by our facilities manager in coordination with licensed vendors. Budgeting incorporates dedicated reserves for ongoing care and servicing, drawing from our operating budget and fundraising. Both the elevator and fire panel are professionally tested yearly, and the elevator has an in-house fire test performed monthly.

Warranties:
EST4 Fire Alarm: 5-year comprehensive warranty from Edwards on panels, modules, and devices. Covers defects, parts, and on-site repairs.
Elevator Modernization: 3-5-year warranty from Schindler or TKE on new components and 1-year on refurbished items. Includes free adjustments for leveling and alignment and integration with EST4.

Adjacent Structures

852

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes

◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

NA

853

Liberty Common Charter School (1550-5120-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Liberty Common School Elevator and Fire Panel Upgrade (1550-5120-C-SG00002) - Site Level Applicant - New - Application Number (47)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

48.00 %

* B. Actual match on this request - Enter Actual Match Percentage

52%

Results indicate if a waiver is required.

Waiver Not Needed

854

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 326,722.14
D. Applicant Match to this Project	$ 169,895.51
E. Requested BEST Grant Amount	$ 156,826.63
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 326,722.14

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

855

* 58,325

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 58,325

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 592

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 5.60 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

99

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

856 08/14/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We are relying on professional quotes for both the elevator replacement and fire panel replacement.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Jay Montez is the facilities manager for the Plato Elementary School, and he will be the primary contact and project manager.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Liberty Common School is going to follow CDE's policy to get professional estimates from contractors for this safety and security project during the procurement phase.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial*

assistance to this project, directly or indirectly.

The school runs a year-round, schoolwide fundraiser called the Liberty Fund, which supports a variety of campus projects and provides flexible funding for areas of greatest need. A portion of these funds may help support this critical project. In addition, Liberty Common School has partnered with several grant-making foundations, like the Daniels Fund, to better our programs and fund facility needs.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

na

857

● Campuses Impacted by this Grant Application ●

MANITOU SPRINGS 14 - Multiple School Roof and Safety Upgrades - Manitou Springs MS - 1976

District:	Manitou Springs 14
School Name:	Manitou Springs MS
Address:	415 El Monte Place
City:	Manitou Springs
Gross Area (SF):	42,500
Number of Buildings:	1
Replacement Value:	$19,063,419
Condition Budget:	$15,302,653
Total FCI:	0.80
Adequacy Index:	0.37



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,388,340	$2,413,259	1.01
Equipment and Furnishings	$823,840	$931,913	1.13
Exterior Enclosure	$1,978,583	$990,255	0.50
Fire Protection	$2,421	$580,293	239.71
HVAC System	$2,759,812	$2,537,449	0.92
Interior Construction and Conveyance	$3,009,544	$3,243,874	1.08
Plumbing System	$925,258	$1,055,297	1.14
Site	$3,877,527	$4,105,307	1.06
Structure	$3,298,095	$25,305	0.01
Overall - Total	$19,063,419	$15,882,952	0.83

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Manitou Springs MS Main	42,500	0.74	1976	$15,185,892	$11,777,645
Manitou Springs MS Site	725,092	1.06	1976	$3,877,527	$4,105,307
Overall - Total	767,592	0.80		$19,063,419	$15,882,952

● Campuses Impacted by this Grant Application ●

MANITOU SPRINGS 14 - Multiple School Roof and Safety Upgrades - Manitou Springs HS - 1956

District:	Manitou Springs 14
School Name:	Manitou Springs HS
Address:	401 El Monte Place
City:	Manitou Springs
Gross Area (SF):	128,190
Number of Buildings:	2
Replacement Value:	$51,815,113
Condition Budget:	$32,334,560
Total FCI:	0.62
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,201,905	$7,926,547	0.97
Equipment and Furnishings	$2,521,057	$2,889,642	1.15
Exterior Enclosure	$5,211,286	$2,221,638	0.43
Fire Protection	$115,258	$1,634,334	14.18
HVAC System	$10,687,301	$8,663,242	0.81
Interior Construction and Conveyance	$9,050,756	$6,175,568	0.68
Plumbing System	$2,308,341	$1,949,113	0.84
Site	$3,545,019	$2,293,519	0.65
Structure	$10,174,190	$210,268	0.02
Overall - Total	$51,815,113	$33,963,871	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Manitou Springs HS Main	84,010	0.74	1956	$31,414,647	$24,325,560
Manitou Springs HS Integrated Learning Ctr	44,180	0.41	2004	$16,855,448	$7,344,792
Manitou Springs HS Site	850,994	0.65	1956	$3,545,019	$2,293,519
Overall - Total	979,184	0.62		$51,815,113	$33,963,871

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: MANITOU SPRINGS 14 **County:** El Paso

Project Title: Multiple School Roof and Safety Upgrades

Current Grant Request:	$3,116,657.38	**CDE Minimum Match %:**	52%
Current Applicant Match:	$3,376,378.82	**Actual Match % Provided:**	52%
Current Project Request:	$6,493,036.20	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$6,493,036.20	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$51.32	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$3.61	**Affected Pupils:**	624
Hard Costs Per Sq Ft:	$47.71	**Cost Per Pupil:**	$10,406
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	274
Previous BEST Total $:	$1,115,366.62		

Financial Data (School District Applicants)

District FTE Count:	1,100	**Bonded Debt Approved:**	$37,600,000
Assessed Valuation:	$222,587,990	**Year(s) Bond Approved:**	25
Statewide Median: $143,909,452			
PPAV:	$202,353	**Bonded Debt Failed:**	$43,000,000
Statewide PPAV: $241,472			
Median Household Income:	$90,487	**Year(s) Bond Failed:**	21
Statewide Avg: $75,116			
Free Reduced Lunch %:	36.1%	**Outstanding Bonded Debt:**	$37,600,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,405.98	**Total Bond Capacity:**	$44,517,598
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$6,917,598
		Statewide Median: $18,549,763.20	

Manitou Springs 14 (1030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Manitou Springs School District Roofs and Safety (1030-SG00002) - Site Level Applicant - New - Application Number (40)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Manitou Springs High School - 1030-5468

*** Facility Name & Code**
Manitou Springs Middle School - 1030-5464

Other, not listed

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☑ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

862

*

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.**

Manitou Springs Elementary School is the district's oldest facility. It was built in 1922 as the primary district building that supported all grade levels and the district administrative offices. Manitou Spring High School was built in 1956. This new school building allowed 9th-12th grade students to have their own campus with a dedicated high school gymnasium. Ute Pass Elementary followed, being constructed in 1968 as K-6 elementary school serving students in the western edge of our district. In 1976, Manitou Springs Middle School was built at its current location. This allowed the 6th-8th grade students to move from current elementary school and Manitou Elementary to become a true elementary school facility. In 2000 a bond was passed to build a facility on the edge of the high school property called the Shared Integrated Learning Center (SILC). The addition of the SILC allowed the central administrative offices to be moved out of Manitou Springs Elementary School. In addition to administration, the SILC provides space for middle school and high school performing and visual arts classes.

*** 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.**

Manitou Springs School District has a history of continually maintaining and improving the buildings. To maximize public funds, the district completes upgrades and projects with internal, district staff that are certified or with licensed contractors. The major renovations and recent projects are listed below by

location.

Manitou Springs High School was first renovated in 1975 to include the addition of a locker room, stage addition at the original gym, and new, much needed, gymnasium). There was another renovation in 1988 that included a new locker room, weight room, wrestling room, art and library addition, wood shop addition, and other renovations to interior and exterior spaces. The district's CDE assessment, completed in February 2020, shows an FCI for Manitou Springs Middle School of 0.54 and Manitou Springs High School of 0.63. Since the last inspection, we have done a large amount of work, specifically on the high school. We have shared detailed information about the completed work, but do not have an updated FCI.

The following projects have been competed at Manitou Springs High School in the past three years:

- Front office remodel, addition of conference room and teacher's lounge
- Major remodel to comply with ADA to include: replacement of all interior ramps, replace exterior ramp, upgrade asphalt and slope of parking lot, add a single use restroom near gym, update locker rooms and restrooms, reconfigure entry ways to rooms, reconfigure 3 classrooms into new weight rooms (with new weight equipment) to make accessible
- Keyless entry to building
- LED lighting installed in hallways, commons, and main gym
- New paint in hallways, commons, and main gym
- New carpet/flooring throughout school hallways
- Full upgrade of 2 classrooms (abatement, carpet, paint)
- Replace commons floor
- Expansion tank replacement
- Hall of Fame touchscreens
- Wall wraps & signage throughout building
- Parking lot asphalt & striping
- Media Center bookshelves
- Ice machine
- Refrigerator for stadium

The first major renovation to Manitou Spring Middle School occurred in 1988. This renovation was for an addition on the south and east side of the building to include an art room, woodshop and classroom. With the 2000 bond, there were minor renovations in 2002. Capital projects over the past three years include:

- LED lighting upgrades to hallways and gymnasium
- Installation of keyless entry
- Hallway, gym and media center paint

893

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

To keep up with annual maintenance, the district allocates a portion of general fund revenue to be transferred to the capital projects fund each year. Our general fund transfer ranges from $400,000 to $750,000 each year depending on the costs of the projects. In addition, we were awarded a BEST grant in 2022 and obtained a Certificate of Participation (COP) to fund the match. These additional funds have been instrumental in completing projects that our typical general fund transfer would not have allowed us to do. Below are the audited, final actual dollars spent for 2023-2024 and 20024-2025 and the 2025-2026 adopted budget for our capital projects fund:

2023-2024 Actual - $2,487,424(districtwide)
2024-2025 Actual - $1,620,916 (districtwide)
2025-2026 Budget - $2,288,520 (districtwide)

We begin our annual budget process for capital projects in February. District leadership compiles a list of capital needs and submits to our capital committee. The capital committee reviews all of the needs and prioritizes the needs across the district, based on our Facility Masterplan, CDE Assessment and other factors. The final list of capital projects is included in the proposed budget that is presented to the Board of Education for approval. With older buildings, it is necessary that the district fund the capital project fund and that the projects approved are the highest priorities.

864

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been

completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

865

Manitou Springs 14 (1030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Manitou Springs School District Roofs and Safety (1030-SG00002) - Site Level Applicant - New - Application Number (40)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The main focus of this grant is to keep the students of Manitou Springs Middle School and Manitou Springs High School warm, safe, and dry. The district was awarded a BEST Grant in the 2022-2023 cycle to replace roofs and add secure entry vestibules at our two elementary schools: Manitou Springs Elementary and Ute Pass Elementary. At that time, we had a need for secure entries at all of our schools and roof replacements. The grant allowed us to do this at the elementary schools and shows, now more than ever, the necessity of secure entries and roof replacements at our middle school and high school buildings.

The roofs at these two schools have been patched numerous times, as well full rooftop coating in order to prevent leaking and damage to the building, but we have not had the financial resources for a full roof replacement. If awarded the BEST Grant, the district would be able replace the roofs and not rely on patching or coating. In addition to the roofs, the two buildings are in dire need of secure entry vestibules. These two buildings rely on a buzzer and camera system for all visitors. Once they are buzzed in, there is nothing that prevents someone from having access to the school. Secure entries in the middle school and high school (both the front and rear) would be a step in keeping our students and staff safe. Visitors would enter the building by buzzing and arrive in a secure entry. Once in the secure entry, our staff would be able to communicate with the visitor, get necessary credentials before allowing anyone to enter the rest of the building. This has worked wonderfully at our elementary schools and demonstrates the necessity of this at our secondary level buildings. Finally, the high school fire panel is beyond the end of life. It was installed in 1956 and after 70 years needs to fully replaced to make sure students and staff are safe in the even of a fire or emergency in the building.

With limited resources, the district continues to maintain our aging buildings using the facility masterplan (originally developed in 2020 and with changes) to help prioritize our needs. We recently passed a bond that is right at the debt capacity for our community. The debt capacity for our community is very small due to a limited commercial tax base. With the bond, we have the ability to meet our BEST match, but do not have the funds to do all of the projects necessary.

867

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Both the CDE audit and our facility masterplan identify a number of deficiencies at our school, this application focuses on our most critical needs for safety of students to include secured vestibules, new roofs, fire alarms and fire doors. These critical needs have been identified as top priority and are well beyond the cost that our general fund transfer allows.

Secure Entry Vestibule Deficiencies:

Both Manitou Springs Middle School and Manitou Springs High School currently rely on buzzer and camera systems to screen visitors into the building at the main entry points. The front entry at Manitou Springs Middle School is the main entry point for students and visitors. Once buzzed in, visitors enter the building, entering an exiting, small vestibule. There is not a transaction window or secure vestibule to further screen visitors before they are allowed to fully access the buildings. The front office is separated from the vestibule by a brick wall. Due to the layout and lack of sight line, there is nothing that would require the visitor to check-in at the office and prevent visitors from entry into the school. Manitou Springs High School is extremely vulnerable as we have two main entries to the building: the front door and the rear, commons entry. The school site is unique that while the front door is directly off the main road, there is very limited parking and the larger parking lot is in the rear of the building. During the school day, most visitors enter through the front entry. After being buzzed in, the visitor does not immediately have a sight line to the office, nor does the front office have sight line to the entryway, allowing the visitor the opportunity to access a classroom and conference room before arriving at the front office. This could be detrimental if someone with bad intentions was buzzed in. Due to the parking lot location, students enter the building in the rear of the building, located by our commons and main gym. This entrance is used by students all throughout the day, as classes are also being held in our Shared Integrated Learning Center (SILC) which is located across the parking lot. When a student buzzes in at the rear entry, it goes to the front office and the front office staff relies on a camera system to allow entry. This entrance becomes very busy at the beginning and end of day, lunch and passing periods, with students often holding the door open for anyone coming and going. We deploy staff to this area during busy times, but in our current structure, there is not someone that is physically there at all times. The lack of supervision and distance from the office makes this a top priority to keep students safe in our building. The secure entries that we put in our elementary schools have made students, staff and parents feel safe, but also concerned about the lack of this safety measure at our secondary schools.

Roofing Deficiencies:

The roofing systems at Manitou Springs High School show clear signs of age related deterioration and declining performance, creating an increasing risk to the building structure, school operations, and student safety. The gravel surfaced built up roofs installed in 1988 exhibit displacement of perimeter gravel, deterioration of flashings, and separation at corner details. Although currently rated "Fair," these systems are entering a period of accelerated decline. The

CDE assessment conducted six years ago noted roof replacement as "required due within five years of inspection." The ballasted EPDM roof is in critical condition, with failing flashings and tenting and separation at wall transitions that have compromised the watertight integrity of the system and significantly increased the likelihood of leaks. It is rated "Bad" and requires immediate replacement to protect the building and prevent safety hazards. The thermoplastic roofing systems installed in 2009 show mechanical attachment issues that have resulted in concrete spalling. While coatings have been applied to address recurring leaks, widespread ponding persists. Rated "Poor," these systems are approaching the end of their functional service life. Even with routine maintenance, the estimated remaining life of the high school roofing systems is one to five years. Without timely replacement, the likelihood of water intrusion, structural damage, escalating repair costs, and disruption to school operations will continue to increase, posing direct risks to student safety and educational continuity.

The middle school roofing systems also exhibit significant deficiencies, threatening building integrity, student safety, and long term financial sustainability. The modified bitumen roof over the early 2000s addition previously required a full coating due to significant leaks and continues to show age related deterioration. It is rated "Poor" and is nearing the end of its reliable service life. The thermoplastic roofing systems installed in the early 2000s over the original 1976 asphalt assembly have extensive ponding, indicating inadequate drainage and an elevated risk of leaks. Heavy coating applications reflect repeated mitigation efforts rather than permanent repair. Rated "Bad," these systems represent a substantial vulnerability within the building envelope. In addition, inadequate parapet height and areas of extreme deterioration further exacerbate the risk. With routine maintenance, the estimated remaining service life of the middle school roofs is one to three years. Without replacement, the risk of catastrophic roof failure, interior damage, and escalating repair costs will continue to grow, potentially impacting student safety, interrupting educational programs, and increasing long term financial liability.
Fire Alarm Panel Deficiencies:

The fire alarm panel at Manitou Springs High School is beyond its useful life. The panel was originally installed in 1956 and has been the operation for the high school for the last 70 years! It passes annual inspections, but we are always told that it needs to be replaced as soon as possible. This is a critical safety measure for all staff, student and visitors of Manitou Springs High School.

698

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Manitou Springs School District's facilities and maintenance department keeps records of various systems conditions and associated maintenance and work orders. In 2019, the district's existing debt was getting close to being paid off, so planning for a future bond began. The district recognized that the facilities were aging, large maintenance concerns were continually being deferred, safety and security was constantly changing, and the facilities weren't suited for the delivery of some of the educational programs they desire to better prepare their students. The district also understood that with these multiple needs, there were and always will be limited resources. The district wanted to ensure proper due diligence, management, investigation, stakeholder input, planning and ultimately, prioritization of the various district-wide needs and deficiencies.Without an updated masterplan, this was the first step.

Manitou Springs School District contracted an independent owner's representative who specializes in planning and management of school projects. Going through an RFP for an owner's representative and hiring Wember as a partner has been a huge benefit to the school district. With Wember on board, the district went for bid for an architect to conduct facility assessments and assist with the district's facility master plan. In spring 2020, after an RFP that resulted in many highly-qualified applications, we conducted interviews and selected TreanorHL to lead the masterplan work. After hundreds of hours of meetings with the Board of Education, executive team, visioning team, students, staff, parents along with facility walks, the CDE assessment, the masterplan was completed in December 2020. This plan helped us guide work for a BEST grant in 2021, a failed 2021 bond and a 2022 BEST Grant. We continue to rely on this as we plan future capital projects.

In 2022, we were awarded the BEST Grant for roofs and secure entries at our two elementary schools. The district issued an RFP for an owner's representative and an architect to assist with the BEST projects and for facility masterplan 2.0. Wember was selected to continue the work as the owner's representative and the district selected RTA as the new architect for our BEST work as well as some miscellaneous work that was being funded with remaining COP money (after BEST match). We continued to work with these two partners for projects leading up to fall of 2025.

With limited funding and significant needs identified in our master facility plan, CDE assessments, and work with our owner's representative, architect, district administration and the Board of Education decided to pursue a bond election in November 2025. The district had paid off an existing bond in 2021 and did not have any outstanding debt. The bond election went for the full debt capacity of $37.6 million and was successful. However, knowing the district is at the debt capacity and has facility improvement needs that exceed this amount, the district is seeking additional funding sources to be able to address as many facility improvements as possible.

The District has completed several site and building walks with architects, engineers, contractors, Board of Education members, school and district administration. In partnership, budget have been established, there will be a competitive bid for a general contractor and any savings will be made known to our BEST Grant Administrator. We have full faith in these budgets and anticipate that a competitive bidding process with full documents will ensure we do this work in the most fiscally responsible way possible.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

870

While detailed design work has not yet been done, the conceptual solutions to the identified deficiencies are straightforward, efficient and cost effective to keep the students warm, safe, and dry. Following are the proposed solutions that align with the deficiencies listed above.

Secured entry vestibule solution:

Manitou Springs High School's current administrative offices are down the hall from the main entry to the building. There is an existing vestibule, however, it is not secure. This allows someone to enter the building and approach students in a classroom before arriving at the front office. Although space is limited through the concept design provided in this grant, there is enough space inside the existing entryway, allowing for the construction of an interior secured vestibule area. A minor remodel project would be necessary to relocate the principal's office suite and allow for a more effective use of existing square footage and ensure there is no free access to the building without a patron being buzzed in. A new set of secured interior doors will be added to create the secured vestibule space. New wall openings will be added for both a secured transaction window and a secured door from the vestibule to the adjacent administrative /reception area. The reception desks will be relocated to allow the receptionist to interact with the visitor at the transaction window to confirm credentials and their business and if appropriate, "buzz" them access into the office area or directly into the school. This will allow the receptionist to be located with views to the exterior, main entry vestibule, and hallways. The check-in window will allow for routine interactions without needing to provide any physical access into the building. In order, to connect the reception area to the administrative suite, the district would need to remodel an existing classroom into office spaces. Flooring, lighting, and heating will need minor adjustments.

Manitou Springs High School is unique that the main entry for students and some visitors is not at the main entry, but the rear of the building. This entry point is locked and can be accessed through a camera and buzzer system that is monitored at the front reception area. There is an existing vestibule, similar

to the front of the building, but it too is not secure. Visitors can access this building through the buzzer or with a student holding it open and have full access to the entire building without seeing the front office. The grant would allow us to fully secure this entry vestibule and add an office area so this area can be manned and the doors can be controlled by a district personnel physically seated at the location. The office would have a sight line to the exterior of the building, the new secure vestibule, hallways and the commons area.

Manitou Springs Middle School has its existing administrative offices adjacent to the main door. There is adequate space to add a second set of doors to create a secured vestibule in the current entry corridor. The front office will be reconfigured some to solve a variety of security and safety issues. First the reception desk will be reconfigured to allow direct access for interaction at the new transaction window. This will allow limited access into the school. The existing glass wall will be replaced and reconfigured to add doors in their proper location to allow secondary access to the administration area while still maintaining the secure entrance. These modifications will allow for more consistent monitoring of visitor interaction spaces and create barriers of control to keep the school and all occupants safe.

These three remodels can be achieved with no structural work and will create immense value for each dollar spent.

Roof Replacement:

The district engaged an architect to design a code compliant roof replacement that is cohesive with other district roofs, durable, cost effective, energy efficient, and easy to maintain. The architect has extensive experience with re roof projects and provided guidance on the best roofing application for our buildings, balancing cost effectiveness, long term maintainability, and ease of repair. The district plans to move forward with a direct bid to roofing contractors rather than using a general contractor, which is the most cost effective approach to ensure local and state funds are used efficiently while delivering a high quality, long lasting roof replacement.

High School Fire Alarm Panel:

The fire alarm panel needs be replaced with an updated panel. The existing model is 70 years old and may fail us at any time. Replacement of the fire panel would drastically help improve safety and security of students, staff and visitors to Manitou Springs High School. This would include the main panel in the front office, as well as updating fire pull stations and notification devices where necessary.

871

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Manitou Springs School District conducted extensive due diligence to identify and prioritize its facility needs through a structured, multi-year planning process. The District completed a comprehensive master plan in 2020 that evaluated needs across all schools and incorporated meaningful input from both students and the community to inform its findings. Following that effort and a failed bond election, the district held additional community meetings and information sessions with stakeholders and the Board to further refine short- and long-term priorities, culminating in a master plan update in 2022. At each stage, the district engaged professional architects and engineers to assess existing buildings and systems, perform detailed analyses of equipment, and identify components requiring repair or replacement. Since completing these studies, district leadership has worked collaboratively to prioritize the most critical needs, with a focus on student safety and security, resulting in the projects included in this BEST Grant application. Collectively, feedback from the

community, Board, district leadership, and industry professionals confirms that these targeted projects represent the highest priorities necessary to maintain safe, reliable facilities that support the district's educational mission.

Secure Entry Vestibules:

The district has enlisted a local, highly regarded, and qualified architect to assist with the design of the safe entry vestibules. Currently at the middle school and high school, visitors are "buzzed" in remotely for access to the front and rear and have free access to the school once this is done. Due to the nature of remote approval and the lack of a secondary check, this allows a person with bad intent to easily access the school. Through multiple site walks and user interface meetings, the team developed the plan at both schools, with a both physical line of sight and a physical exchange required before full building access is granted. The architects submitted multiple drawings of all locations and the district team and architects discussed solutions and recommendations. The process was time consuming, but thoughtful and we believe the final drawings is the best solutions for the long-term. By enlisting a qualified architect, current codes are being taken into account to help reduce the chance of change orders during plan review, construction, or construction inspections. While we will need a GC to complete this work (due to the number of subcontractors required), the district feels very good about having a detailed, complete set of plans ready to be issued and competitively bid across subcontractors.

Roof Replacements:

The district conducted roof core testing to determine the exact roof types, identify all underlying layers, and verify that no hazardous materials are present in either building roof system. The results of these tests have been incorporated into the contract documents, supporting a complete and competitive bidding process and reducing the likelihood of change orders during tear off and reconstruction. The district is highly satisfied with the efforts of the roofing contractor, design team, and testing laboratory in completing this due diligence and ensuring the project is well planned and thoroughly documented.

872

High School Fire Alarm Panel:

The district has worked with a local fire alarm company to inspect the existing unit and provide a estimate of its replacement cost. The existing unit was installed in 1956, is original to the high school building and well beyond its life expectancy. A new, code-compliant fire alarm system is needed. This replacement will be competitively bid upon Grant Award, with the inclusion of contract documents. Bidding this scope directly to fire alarm contractors with complete documents will mitigate the risk of change orders during plan review, construction, and final inspections.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Keeping students warm, safe, and dry are some of the most basic requirements in public schools and these represent the most urgent needs Manitou Springs School District has at this time. The definition of "failure" and associated specific timelines varies by component and the following explanation of urgency follows the same outline of deficiencies and solutions above.

Secured entry vestibule urgency:

The need and importance for school security have continued to grow over the last 26 years, including the development, adoption and public expectation of

best practices, for things like secured vestibules. Both Manitou Springs High School and Manitou Springs Middle School were designed and built prior to the existence of these needs and expectations. Prior to November, the district's last bond was passed in 2000, before schools completely understood what was best practice for school security. Since that time, the district has used available annual budget dollars to implement basic security procedures and protocols, including electronic security and screening, but district employees and parents recognize these are minimums that should be improved. The district utilized BEST funds as a part of the 2022-2023 cycle to add secure entry vestibules at the two elementary school's in the district. The addition of these secure vestibules has made students, staff, and parents more confident in the safety and security of our buildings, however it has also highlighted the need for them at all of our schools. This grant would make the improvement of security and addition of secured vestibules at all schools a real potential. These improvements must occur as a potential failure in basic security would be unspeakable. While the did pass a bond, at the community's maximum debt capacity, that number wouldn't even cover half of the identified needs across the district. If the grant is not awarded, the district still intends to build these vestibules and will have to compromise on addressing other facility and educational deficiencies.

Roofing urgency:

The roofs at both Manitou Springs Middle School and Manitou Springs High School are already failing with multiple leaks that damage interiors, distract staff and students, and drain limited annual budgets. Water leaks are expected to continue, and despite many attempts at patching the leaks, they just continue to happen within both schools, causing undue damage and deterioration of building components and potential health risks to occupants, including the development of harmful molds. Like the secured vestibules above, these roofs and the protection of the school building assets are a top priority. The roofs will be replaced with the recently approved bond election funding, but the assistance from BEST would provide the needed funding to accomplish more facility projects needed across the district.

873

High School Fire Alarm Panel:

Replacing our current fire alarm panel is one of the district's top priorities. The panel is 70 years old and well beyond its useful life. This panel will need to be replace summer of 2026. The cost of these panels is roughly the cost of our overall capital budget, so any additional funds we can secure to support this purchase will be a big help. Due to the age of the unit, this will need to be replaced regardless of being awarded the BEST Grant. The grant would help us offset the costs and use our district funds to address other critical capital projects.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant

request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Our facilities team will take a proactive and structured approach to maintaining the safe and secure entry vestibules, fire panel with associated pull stations and smoke detectors, as well as the two new roof systems. Each of these areas will be incorporated into our established preventative maintenance program to ensure long term performance and reliability.

The entry vestibules will receive routine inspections to confirm that door hardware, access control components, glazing, and locking mechanisms remain fully operational and secure, with any wear addressed promptly. Our two new roof systems will be inspected monthly to identify and resolve minor issues before they escalate into larger concerns. Inspections will focus on membrane integrity, flashing, drainage, and penetrations, with prompt repairs completed to protect the building envelope and maintain warranty coverage. The fire alarm system will be maintained in accordance with manufacturer recommendations and fire code requirements, including regular inspections, testing, and documentation to ensure continued compliance and functionality.

Throughout all areas of construction, we will rely on best practices in preventative maintenance and leverage our trusted network of contractors and vendors to provide specialized service when needed, ensuring the longevity, safety, and overall integrity of these investments. Our district will continue to to prioritize proactive maintenance to extend the life of its facilities.

8744

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

875

Manitou Springs 14 (1030) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Manitou Springs School District Roofs and Safety (1030-SG00002) - Site Level Applicant - New - Application Number (40)

III. Detailed Project Cost Summary

876

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

52.00 %

* B. Actual match on this request - Enter Actual Match Percentage

52%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 6,493,036.20
D. Applicant Match to this Project	$ 3,376,378.82
E. Requested BEST Grant Amount	$ 3,116,657.38
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 6,493,036.20

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2025 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 126,510

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 170,690

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 624

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 51.32 Project Cost/Affected Square Feet

877

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

274

6 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

878

10/09/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The scope of the project was done through the prioritization of projects identified in our CDE Assessment and Facility Master Plan. Our architects completed the drawings and the district, along with our owners representative utilized local contractors and experts to walk and review the drawings of each project identified. The estimates were done by Nunn Construction and Adolfson & Peterson Construction, and verified through walks and estimates obtained by the district, our architects, and owners reps utilizing vendors and quotes that had been obtained previously.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Following the Grant award, Manitou Springs School District plans to continue our contract with an owner's representative. This firm will function not only as the owner's rep but as the construction manager and will be the primary person responsible for ensuring that the district is in compliance with all CED requirements and guidelines. This person/firm will advocate for the district by monitoring the project, as well as the budget during the design phase, processing the payment application certified by the architect, overseeing the schedule and day-to-day operations throughout construction and participate in the project closeout. Manitou Springs School District originally hired Wember as the owner's rep in 2020 to help facilitate the process of our facility masterplan and selected Wember again through a formal RFP process in 2022. Wember has been an integral part of our team through our BEST Grant and failed bond election in 2021, BEST Grant in 2022, masterplan 2.0, and large construction projects. This is a team that our district, Board and community fully trust and have a great reputation with contractors that we work with. The cost for the owner's representative is included in the application for the BEST Grant.

The district's facility plan team that consists of the Superintendent, Director of Facilities and Chief Financial Officer will work hand in had with the owner's rep to ensure the project is managed effectively.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

If awarded, the district will fully comply with CDE's Consultant/Vendor Selection Guidelines and will utilize an open, competitive procurement process to ensure fairness, transparency, cost reasonableness, and selection of the most qualified consultants, vendors, and contractors. We would begin this process by clearly defining the scope of work, to include drawings. At a minimum, all projects would need at least 3 quotes (if available) from all vendors. If 3 qualified quotes are not available, we would reach out to our CDE Regional Program Manager for guidance. For larger scale projects, we would do a publicly advertised Request for Proposal (RFP). As a district, we are committed to ensuring that all consultants, vendors, and contractors engaged under this project are selected through a fair, competitive, and well-documented process consistent with CDE requirements.

We are currently under contract with two vendors that will be instrumental in the work included in the BEST Grant: Wember and RTA. Manitou Springs School District 14 selected its architect and owner's representative in full alignment with the Colorado Department of Education (CDE) procurement policy, ensuring a fair, competitive, and transparent selection process. Consistent with CDE guidelines for competitive procurement requiring public solicitation, evaluation based on published criteria, and documented selection procedures. The district issued an RFP, reviewed all applications and conducted interviews with multiple architectural firms and multiple owner's representatives before making its final determination. Through this structured and competitive process, RTA Architects was selected as architect and Wember Inc as owner's representative. These professional relationships were established prior to the current grant application as part of the development of an updated facilities master plan, bond planning efforts, and the implementation of recent capital improvement projects across the district. This continuity of services has directly supported the district's current bond program and the preparation and submission of its BEST grant application, reflecting both strategic long-term planning and adherence to state procurement standards.

The district follows policy DJE (attached) and competitively bids when the cost exceeds $50,000.

879

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In November 2025 the district passed a bond for $37.6M. This was the first bond that the district has passed since 2000 and fully leverages the district's available debt capacity.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

880

● Campuses Impacted by this Grant Application ●

MESA COUNTY VALLEY 51 - Multiple School ES Roof and HVAC Upgrades - Rocky Mtn ES - 1998

District:	Mesa County Valley 51
School Name:	Rocky Mtn ES
Address:	3260 D 1/2 Road
City:	Clifton
Gross Area (SF):	53,556
Number of Buildings:	4
Replacement Value:	$22,905,189
Condition Budget:	$16,304,837
Total FCI:	0.71
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,851,332	$4,686,852	1.22
Equipment and Furnishings	$428,723	$525,883	1.23
Exterior Enclosure	$2,874,232	$2,081,934	0.72
Fire Protection	$717,445	$20,325	0.03
HVAC System	$3,856,198	$2,576,262	0.67
Interior Construction and Conveyance	$3,027,532	$2,468,280	0.82
Plumbing System	$857,728	$635,200	0.74
Site	$4,528,454	$3,288,947	0.73
Special Construction	$390,369	$0	0.00
Structure	$2,373,178	$21,152	0.01
Overall - Total	$22,905,189	$16,304,835	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rocky Mtn ES PreK Mod	1,344	0.39	2006	$358,628	$138,283
Rocky Mtn ES Spec Programs Mod	1,152	0.49	2010	$293,492	$142,540
Rocky Mtn ES Main	49,380	0.72	1998	$17,345,597	$12,536,698
Rocky Mtn ES Site	1,695,915	0.73	1998	$4,528,454	$3,288,947
Rocky Mtn ES 5th Grade Mod	1,680	0.52	2008	$379,017	$198,367
Overall - Total	1,749,471	0.71		$22,905,189	$16,304,835

● Campuses Impacted by this Grant Application ●

MESA COUNTY VALLEY 51 - Multiple School ES Roof and HVAC Upgrades - Thunder Mtn ES - 1982

District:	Mesa County Valley 51
School Name:	Thunder Mtn ES
Address:	3063 F 1/2 Road
City:	Grand Junction
Gross Area (SF):	57,968
Number of Buildings:	1
Replacement Value:	$22,282,445
Condition Budget:	$14,667,596
Total FCI:	0.66
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,137,561	$3,293,242	1.05
Equipment and Furnishings	$337,880	$422,349	1.25
Exterior Enclosure	$2,864,245	$2,328,287	0.81
Fire Protection	$17,199	$843,445	49.04
HVAC System	$3,991,796	$2,597,100	0.65
Interior Construction and Conveyance	$3,889,441	$2,819,073	0.72
Plumbing System	$945,328	$688,065	0.73
Site	$3,054,088	$2,498,637	0.82
Structure	$4,044,909	$0	0.00
Overall - Total	$22,282,445	$15,490,198	0.70

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Thunder Mtn ES Site	435,600	0.82	1982	$3,054,088	$2,498,637
Thunder Mtn ES Main	57,968	0.63	1982	$19,228,357	$12,991,561
Overall - Total	493,568	0.66		$22,282,445	$15,490,198

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: MESA COUNTY VALLEY 51 **County:** Mesa

Project Title: Multiple School ES Roof and HVAC Upgrades

Current Grant Request:	$1,825,052.20	**CDE Minimum Match %:**	53%
Current Applicant Match:	$2,230,619.36	**Actual Match % Provided:**	55%
Current Project Request:	$4,055,671.56	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$4,055,671.56	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$36.68	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$3.35	**Affected Pupils:**	910
Hard Costs Per Sq Ft:	$33.34	**Cost Per Pupil:**	$4,457
Previous BEST Grant(s):	2	**Gross Sq Ft Per Pupil:**	121
Previous BEST Total $:	$23,966,196.56		

Financial Data (School District Applicants)

District FTE Count:	18,713	**Bonded Debt Approved:**	$423,500,000
Assessed Valuation:	$3,013,315,750	**Year(s) Bond Approved:**	17,21,24
Statewide Median: $143,909,452			
PPAV:	$161,028	**Bonded Debt Failed:**	$179,500,000
Statewide PPAV: $241,472			
Median Household Income:	$71,216	**Year(s) Bond Failed:**	19
Statewide Avg: $75,116			
Free Reduced Lunch %:	45.8%	**Outstanding Bonded Debt:**	$224,135,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$883.28	**Total Bond Capacity:**	$602,663,150
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$378,528,150
		Statewide Median: $18,549,763.20	

Mesa County Valley 51 (2000) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roofs and HVAC Improvements (2000-SG00005) - Site Level Applicant - New - Application Number (36)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Thunder Mountain Elementary School - 2000-8846

*** Facility Name & Code**
Rocky Mountain Elementary School - 2000-7467

Other, not listed

884

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

885 *

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.**

Two Elementary Schools are included in this roofing and HVAC BEST grant request: Thunder Mountain and Rocky Mountain.
Thunder Mountain ES was built in 1982 with a successful bond measure. The school was built to current school standards at the time of construction.
Rocky Mountain ES was built in 1998 with a successful bond measure. The school was built to current school standards at the time of construction.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Thunder Mountain Elementary was constructed in 1982 and has not had any significant additions or renovations. In the past three years it has had ongoing preventive maintenance to building systems, a playground upgrade, fire sprinkler system added to the entire building, safety & security upgrades (cameras, door readers, bollards).

Rocky Mountain Elementary, constructed in 1998, has not had any significant additions or renovations. In the past three years it has had ongoing preventive

maintenance to building systems, outdoor learning shelters, fire sprinkler system added to the entire building and safety & security upgrades (cameras, door readers, bollards, fencing).

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

D51 maintains a district-wide deferred maintenance list to track and prioritize maintenance and capital needs. Because the district's capital needs always exceed available funding, capital projects are planned based on available funding for the highest-priority items.
In November 2017, local voters passed a mill levy override to address deferred maintenance projects across the district. The ongoing mill levy funds provide approximately $1M per year to address capital construction and maintenance needs. With this additional funding, the district has been better able to address maintenance needs in a timely manner; however, funding is still not sufficient to meet all needs across the District. The proposed funding would enable the District to address these urgent issues without removing other high-priority projects from the list.
In the past four years, D51 has spent the following amounts on capital maintenance projects across the district:
FY21-22: $2,164,658
FY22-23: $1,374,459
FY23-24: $2,941,743
FY24-25 $2,472,372
With over 19,000 students in the district, we budget between $175-275 per pupil for capital maintenance projects each year.

886

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Each fiscal year, the District allocates an amount equal to at least 1.5% of the State's per-pupil base funding multiplied by the October 1 FTE for facilities constructed or replaced through prior BEST grants. District 51 fulfills this requirement through its annual transfer from the General Fund to the Capital Projects Fund. A designated portion of this transfer is reserved and specifically assigned to support the capital renewal of previously awarded new construction BEST-funded projects.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

887

Mesa County Valley 51 (2000) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roofs and HVAC Improvements (2000-SG00005) - Site Level Applicant - New - Application Number (36)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

888

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

District 51 (D51), the largest district on the Western Slope, serves 45 schools in Grand Junction, Palisade, Fruita, and surrounding Mesa County. In 2023, D51 completed a comprehensive 25-year Facility Master Plan with districtwide condition assessments. Two urgent priorities emerged: safety and security improvements and resolution of critical deferred maintenance and life-safety deficiencies.

Among the most pressing needs are failing roofing and HVAC/RTU systems at Thunder Mountain Elementary (TMES) and Rocky Mountain Elementary (RMES), two high-poverty schools.

TMES, built in 1982, serves 436 students, 65% eligible for free and reduced-price lunch. Its 34-year-old EPDM roof has exceeded its 20-25 year life expectancy and shows advanced membrane breakdown, flashing failures, and chronic leaks; twelve repairs were made in summer 2025 alone. Five 18-year-old rooftop HVAC units operate on obsolete R-22 refrigerant and have reached end-of-life. Continued deterioration risks sudden roof failure, water intrusion, mold, electrical hazards, and disruption to instruction.

RMES, built in 1998, serves 474 students, 76% eligible for free or reduced-price lunch. Its 28-year-old roof shows widespread membrane shrinkage, termination failures, and active leaks-including beneath the rooftop solar array. Three 28-year-old rooftop HVAC units have exceeded useful life and rely on phased-out R-22, increasing maintenance costs and environmental risk.

Independent evaluations by Division 7 (roofing consultant) and Bighorn Engineering (mechanical engineer) confirm both roofing systems and aging RTUs are in critical condition and require full replacement.

This BEST grant will fund comprehensive roof replacements at both schools, including new 60-mil EPDM systems with 20-year warranties, upgraded drainage, improved insulation, and coordinated integration with rooftop mechanical systems. HVAC improvements include replacement of eight failing RTUs (5 at TMES, 3 at RMES) with high-efficiency, 2024 IECC-compliant equipment using environmentally responsible A2L refrigerants and variable-speed technology.

These investments will eliminate active leak risks, protect structural and electrical systems, improve indoor air quality, increase energy efficiency, and stabilize long-term maintenance costs. Coordinating roofing and HVAC replacements aligns life cycles and safeguards new equipment from premature damage.

Without BEST funding, D51 must continue reactive repairs while facing escalating risk of system failure, interior damage, and educational disruption. Immediate replacement is the most cost-effective strategy to protect public investment and ensure safe, uninterrupted learning for nearly 910 elementary students.

Through careful planning, contractor estimates, and adherence to Public School Facility Construction Guidelines, D51 is prepared to deliver this project efficiently and responsibly, preserving critical community assets for decades.

889

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Both elementary schools have critical roofing and roof top unit (RTU) HVAC deficiencies that need to be addressed which fall under Priority 1 categories.

Thunder Mountain Elementary School
ROOF (Health , Safety):
The existing roofing system at Thunder Mountain Elementary was installed in 1992 and is now 34 years old-well beyond the typical 20-25 year life expectancy for a stone-ballasted 60 mil EPDM system. The manufacturer's warranty expired in 2002. The membrane is in advanced stages of oxidation and polymer breakdown, resulting in loss of elasticity, tensile strength, and overall performance.
The system has entered end-stage degradation. Widespread deficiencies are present across all roof areas, including RUSS-Strip termination failures, membrane shrinkage pulling flashings from parapets, dry-rotted corner details, repeated patch-over-patch repairs, failed scupper details, and chronic HVAC curb flashing failures. The membrane has become brittle and is highly susceptible to sudden tearing. Because ballast has been added along parapets to delay flashing pull-off, the most probable future failure mode is a concealed mid-field "zipper" rupture that could expose large roof areas without warning and allow rapid water intrusion into occupied classrooms.
Maintenance records document twelve leak repairs during the summer of 2025 alone, with increasing repair frequency each year. Continued patching is no longer cost-effective and does not address systemic membrane failure. Failure to replace the roof presents escalating risk of widespread water intrusion, damage to newly replaced ceiling systems (2025), wet insulation and loss of thermal performance, mold development, exposure of electrical and mechanical systems, and significant disruption to instructional environments.
Additional building envelope deficiencies compound these risks. All nine roof drains utilize obsolete oakum-packed drain-to-leader connections, a method highly susceptible to leakage due to thermal expansion and contraction. Each drain shows evidence of chronic failure. Approximately 1,450 linear feet of parapet wall are uninsulated and contain wood fiberboard, creating extreme heat buildup and condensation along classroom wall lines. These are thermal condensation failures that contribute to interior moisture conditions. Retrofit rooftop units were installed on oversized curbs, resulting in persistent condensation-related leaks that temporary mitigation measures have failed to resolve. Ice accumulation and inadequate slope in certain roof areas further

stress penetrations and drainage points.
Although the structural deck and framing remain stable, the roofing system protecting the building envelope has exceeded its dependable service life and now poses increasing risk to health, safety, and operational continuity. Roof replacement will eliminate chronic leaks, correct long-standing parapet and drainage deficiencies, improve energy performance, and protect interior systems and educational spaces.
HVAC (Health, Safety):
An assessment of the rooftop HVAC equipment at Thunder Mountain Elementary School was conducted on December 17, 2025. The evaluation determined that all five rooftop units serving the building are approximately 18 years old and have reached the end of their useful service life. The systems are experiencing age-related wear, reduced efficiency, and increased maintenance needs.
Additionally, all five units operate using R-22 refrigerant, which has been phased out due to its significant global warming potential (GWP) and environmental impact. R-22 is no longer readily available, resulting in escalating maintenance costs and limited serviceability. Continued reliance on this obsolete refrigerant presents both financial and environmental risks to the district.
Rocky Mountain Elementary School
ROOF (Health, Safety):
The roofing system at Rocky Mountain Elementary was installed in 1998 and is now 29 years old. The manufacturer's warranty expired in 2008. As with Thunder Mountain, the stone-ballasted 60 mil EPDM membrane has exceeded its expected 20-25 year service life and is experiencing advanced deterioration due to prolonged UV exposure, oxidation, and polymer breakdown.
Widespread RUSS-Strip termination failures, membrane shrinkage at parapets and equipment curbs, separating corner details, deteriorated pitch pockets, and repeated field-wrap penetration failures are present across all roof planes. Ballast has been added in areas to delay membrane release; however, this measure conceals ongoing degradation beneath the stone layer. The membrane is now vulnerable to sudden mid-field tearing ("zipper effect"), which could result in immediate and extensive water infiltration into classrooms.
Recent maintenance records indicate four to five leak repairs during summer 2025 alone, with ongoing leak activity beneath the rooftop solar array that is currently inaccessible for proper repair. Numerous areas exhibit caulking-on-caulking patching, indicating systemic failure rather than isolated defects.
Ponding near rooftop equipment and undersized counter-sloping taper further accelerates membrane stress.
If not replaced, the roofing system presents increasing risk of sudden water intrusion, damage to ceilings and insulation, mold development from concealed moisture, electrical exposure at rooftop penetrations, and safety hazards associated with deteriorating rooftop paver systems. Although the structural deck remains stable, the membrane protecting the facility has reached end-stage performance.
HVAC (Health, Safety):
An assessment of the rooftop HVAC equipment at Rocky Mountain Elementary School was conducted on December 17, 2025. The school has seven Trane packaged, gas-fired rooftop HVAC units. Four of these units, installed in 2019, are relatively new and are not included in this assessment.
The three older units under review are 28 years old and have exceeded their expected service life. Like the units at Thunder Mountain Elementary, these systems operate with R-22 refrigerant, which is no longer readily available and carries a high global warming potential (GWP), making maintenance costly and environmentally unsustainable.
Additionally, the school's kitchen ventilation system includes a makeup air unit and a grease exhaust fan installed in 1997. Both components are outdated and should be replaced with modern, energy-efficient equipment to ensure proper kitchen ventilation, improve air quality, and maintain compliance with current health and safety standards.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In summer 2023, D51 partnered with Hord Coplan Macht (HCM) to develop a 25-Year Facility Master Plan, including a comprehensive security assessment across all schools.To create this plan, facility condition assessments were completed for most of D51's facilities, including the two schools proposed in this

application. Through this process, the planning committee identified two top priorities: improving safety and security across district facilities and addressing critical deferred maintenance and life-safety needs.
At both of these elementary schools, the aging HVAC RTUs and roofs approaching or beyond end of life were identified as significant needs. To better understand the needs for these two elementary schools, D51 procured more in-depth assessments for both roofs and HVAC systems. Specifically a roofing consultant, Division 7, provided the assessments identifying these two roofs as critical for replacement. A mechanical engineer, Bighorn Engineering, provided an assessment on the HVAC, identifying the roof top units at both schools as high needs for replacement. These assessments were completed in late 2025 / early 2026.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

To address the deficiencies identified at Thunder Mountain Elementary and Rocky Mountain Elementary, the District proposes comprehensive roof replacement projects at both schools, coordinated with targeted RTU replacements improvements. Kitchen ventilation at Rocky Mountain will also be replaced. These solutions directly address building systems that have exceeded their useful life, eliminate health and safety risks, and protect long-term public investment. The approach is consistent across both schools, ensuring equitable treatment of facilities while prioritizing durability, efficiency, and fiscal responsibility. It is also efficient to package RTU replacements with roof replacement projects so that both can be on similar life-cycles and new work does not run the risk of damage by doing the projects several years apart.
Thunder Mountain Elementary
The project at Thunder Mountain Elementary includes full removal and replacement of the existing 34-year-old EPDM roofing system. Work will include removal of ballast and deteriorated membrane, replacement of compromised insulation as identified during construction, installation of new insulation and a new 60 mil EPDM roofing membrane, replacement of nine obsolete roof drains, correction of parapet deficiencies, and installation of tapered insulation and sump improvements to ensure proper drainage. Rooftop mechanical curbs will be fully encapsulated and integrated into the new roofing system to address long-standing condensation and leakage issues.
The new roof will have a 20 year warranty from the manufacturer.
The District evaluated insulation options to balance energy performance with cost efficiency. Increasing insulation to fully meet current IECC standards would require raising rooftop units and exhaust penetrations, triggering crane services and mechanical modifications that would significantly increase project cost. Instead, the District proposes adding one inch of polyisocyanurate insulation, increasing thermal performance to approximately R-27.85 while maintaining proper flashing heights and avoiding costly mechanical alterations. This approach improves energy performance and moisture control while demonstrating responsible stewardship of public funds.
HVAC improvements will include replacement of 5 rooftop units nearing end of life with new units compliant with 2024 IECC efficiency standards. New units will utilize A2L refrigerants, include required monitoring controls, and incorporate variable-speed compressors to improve operational efficiency and indoor environmental control. Miscellaneous metals, carpentry, plumbing, fire sprinkler modifications, electrical and low voltage work directly related to the RTU replacements are included. A commissioning agent will be engaged for this portion of the project for quality assurance.
Rocky Mountain Elementary
At Rocky Mountain Elementary, the project includes full removal and replacement of the existing 29-year-old EPDM roofing system. Work includes removal of ballast and failing membrane, replacement of compromised insulation, installation of a new roofing system with 60 mil EPDM, correction of drainage issues, and integration of rooftop penetrations to current industry standards.
Two replacement approaches were evaluated. The District recommends maintaining the existing thermal profile (R-21.13), which preserves the building's

892

original envelope while avoiding the significant additional costs associated with raising rooftop units, relocating photovoltaic conduit, and resolving flashing conflicts.
The new roof will have a 20 year warranty.
A critical component of this project is coordination with the school's existing 855-panel photovoltaic system. The array must be temporarily removed and reinstalled to complete roof replacement, including replacement of degraded ballast blocks. The District has successfully completed similar coordinated solar-roof projects and has reliable cost history to support these estimates.
HVAC improvements will include replacement of 3 aging roof top units with new systems compliant with 2024 IECC efficiency requirements, using A2L refrigerants and variable-speed compressors to improve performance and reliability. Miscellaneous metals, carpentry, plumbing, fire sprinkler modifications, electrical and low voltage work directly related to the RTU replacements are included. A commissioning agent will be engaged for this portion of the project for quality assurance.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Mesa County Valley School District 51 (D51) engaged a roofing consultant and MEP engineer to investigate and document the deficiencies. Each of these consultants have provided the solutions by issuing plans and specifications consistent with public school construction.
Multiple estimates were provided for the roofing projects from 6 roofing contractors.
Three local general contractors provided pricing for the HVAC improvements. All three of these contractors have familiarity with D51 facilities, standards and expectations.
D51 has also been assisted by their Owner's Representative throughout the procurement, planning and bidding phases completed so far.

893

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies at Thunder Mountain Elementary and Rocky Mountain Elementary require resolution within the next two years, with replacement planned for Summer 2027 to avoid probable system failure. Both EPDM roofing systems have exceeded their useful life and are in advanced stages of degradation. The membranes have lost elasticity, continue to shrink beneath ballast, and are vulnerable to concealed mid-field "zipper" ruptures. When failure occurs, it is likely to happen suddenly and without visible warning, allowing significant water intrusion before detection. If replacement is deferred, the likelihood of catastrophic membrane rupture increases substantially.
Deferring this project will accelerate insulation saturation, reduce thermal performance, and expand the eventual replacement scope as wet insulation and substrate materials require removal. Concealed moisture intrusion may not be immediately visible, leading to interior ceiling damage, deterioration of instructional materials, electrical exposure, and potential mold development. Emergency repair expenditures will continue to rise as patching efforts become less effective, diverting limited maintenance resources from other district priorities. Additionally, recurring leaks will disrupt students and staff, require classroom relocations, and compromise stable learning environments.
Thermal scanning following solar array removal at Rocky Mountain may identify additional wet insulation per the roofing consultant, which is why a 10 percent construction contingency was recommended for the roofing scope. However, continued deferral will likely increase that percentage as moisture infiltration spreads. Without BEST funding, the District would be forced to continue reactive repairs, increasing costs while risking sudden and widespread

interior damage. Immediate replacement is necessary to prevent avoidable building deterioration, protect occupant health and safety, and stabilize long-term operational costs.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

894

The District prioritizes and commits to regular maintenance of District facilities to extend their value to their students, staff, and community for as long as possible. The District's Maintenance Department has an operating budget of approximately $2 million. This includes department staff of licensed HVAC technicians, fire alarm technicians, plumbers, and electricians, as well as non-licensed carpenters, painters, roofers, and groundskeepers.
Following the completion of this project, the district will implement a structured maintenance plan based on manufacturer recommendations, industry best practices, and ongoing performance evaluations. Regular inspections, preventive maintenance, and necessary repairs will be scheduled to ensure that all systems remain fully operational and reliable. The district's work order system allows staff to promptly report maintenance issues, ensuring timely interventions and minimizing disruptions.

Capital renewal funds are transferred each year into the capital projects fund from the district's general fund. This allocation is greater than or equal to 1.5% of the state's per-pupil base funding multiplied by the October 1 FTE.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ( ) Yes
- (●) No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling

project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Mesa County Valley 51 (2000) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roofs and HVAC Improvements (2000-SG00005) - Site Level Applicant - New - Application Number (36)

III. Detailed Project Cost Summary

968

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

53.00 %

* B. Actual match on this request - Enter Actual Match Percentage

55

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 4,055,671.56
D. Applicant Match to this Project	$ 2,230,619.36
E. Requested BEST Grant Amount	$ 1,825,052.20
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 4,055,671.56

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

* 110,560

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 110,560

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 910

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 36.68 Project Cost/Affected Square Feet

897

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

121

4 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

868

12/31/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

For the roofing budget, the district worked with their roof consultant. The roof consultant provided project documents to several roofing subcontractors. The roof consultant received pricing from six different roofing companies. The budget reflects the median pricing after removing the low and highest pricing received as those prices were outliers.
For the RTU replacement budget, the district received estimates from three local General Contractors familiar with working in district buildings. The GC's reached out to subcontractors to price the mechanical drawings. They also estimated miscellaneous trade work needed for RTU replacement projects like electrical, low voltage, plumbing, carpentry. The budget reflects the middle budget received, which was very close to the average of the low and high estimates received.
Our Owner's Representative prepared the soft costs, escalation and contingency sections. Because these projects are 'shovel-ready' the escalation is lower than typical. This is because these projects will be bid and finalized by the end of 2026.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

D51 will utilize a combination of in-house project management working in tandem with our Owner's Representative. Our in-house staff are skilled at managing projects of this size and scope and have backgrounds in roofing and HVAC. Our Owner's Representative is familiar with successful execution of BEST grants and will assist with documentation, invoicing, budget and schedule updates.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

D51 has already competitively procured the consultants engaged in the project following CDE's selection guidelines. We have a procurement department that publicly advertises RFQPs, evaluates responses with a rubric and makes recommendations in conjunction with our Director of Facilities and COO.

The construction portion of this project has not been procured. The owner will competitively procure work associated for the construction of this grant application and adhere to CDE's guidelines as they reflect the same processes we already employ as a district.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The District placed a bond measure on the ballot in November 2024 which was overwhelmingly supported by our community. The board of education, administration and community expects the district to be good stewards of these dollars and leverage additional funding to make each dollar go further. Our taxpayers have been asked, and have risen to the occasion to provide the match dollars for this application.

Because of our successful bond, we are increasing our match above the calculated match of 53% to 55%.

668

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?

Thunder Mountain Elementary's annualized utility costs are $76,984 broken out as follows:
Electric = $57,298
Gas = $7,440
Water, Sewer, waste removal = $12,245

Rocky Mountain Elementary's annualized utility costs are $95,766 broken out as follows:
Electric = $66,524
Gas = $10,286
Water, Sewer, waste removal = $18,956

With the project, the district expects a reduction in electric and gas by approximately 15%-20% annually.

● Campuses Impacted by this Grant Application ●

PEYTON 23 JT - Jr/Sr HS Wastewater Treatment Plant - Peyton Jr/Sr HS - 2005

District:	Peyton 23 JT
School Name:	Peyton Jr/Sr HS
Address:	13885 Bradshaw Road
City:	Peyton
Gross Area (SF):	49,459
Number of Buildings:	6
Replacement Value:	$18,107,749
Condition Budget:	$7,204,963
Total FCI:	0.40
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,568,689	$1,219,025	0.47
Equipment and Furnishings	$1,334,486	$341,969	0.26
Exterior Enclosure	$3,413,555	$1,099,579	0.32
Fire Protection	$586,810	$17,373	0.03
HVAC System	$1,824,727	$1,237,444	0.68
Interior Construction and Conveyance	$3,447,972	$2,429,694	0.70
Plumbing System	$767,656	$25,099	0.03
Site	$1,868,309	$697,366	0.37
Special Construction	$327,618	$131,048	0.40
Structure	$1,967,927	$6,365	0.00
Overall - Total	$18,107,749	$7,204,962	0.40

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Peyton Jr/Sr HS Mod 1	1,440	1.05	1999	$205,935	$215,507
Peyton Jr/Sr HS Mod 3	1,440	1.05	1999	$205,935	$215,507
Peyton Jr/Sr HS Mod 5	1,632	0.20	2013	$229,444	$46,941
Peyton Jr/Sr HS Mod 4	1,722	0.42	2007	$241,358	$100,481
Peyton Jr/Sr HS Site	3,354,120	0.37	2005	$1,868,309	$697,366
Peyton Jr/Sr HS Mod 2	1,440	0.61	2002	$205,935	$125,881
Peyton Jr/Sr HS Main	41,785	0.38	2005	$15,150,832	$5,803,279
Overall - Total	3,403,579	0.40		$18,107,749	$7,204,962

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: PEYTON 23 JT* **County:** El Paso

Project Title: Jr/Sr HS Wastewater Treatment Plant

Current Grant Request:	$274,289.95	**CDE Minimum Match %:**	72%
Current Applicant Match:	$349,096.31	**Actual Match % Provided:**	56%
Current Project Request:	$623,386.26	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$623,386.26	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$1,598.43	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$30.83	**Affected Pupils:**	259
Hard Costs Per Sq Ft:	$1,567.59	**Cost Per Pupil:**	$2,407
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	193
Previous BEST Total $:	$1,070,128.63		

Financial Data (School District Applicants)

District FTE Count:	542	**Bonded Debt Approved:**	
Assessed Valuation:	$87,897,570	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$162,173	**Bonded Debt Failed:**	$8,670,000
Statewide PPAV: $241,472			
Median Household Income:	$112,105	**Year(s) Bond Failed:**	23,25
Statewide Avg: $75,116			
Free Reduced Lunch %:	31.4%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$471.23	**Total Bond Capacity:**	$17,579,514
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$17,579,514
		Statewide Median: $18,549,763.20	

Peyton 23 Jt (1060) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Waste Water Treatment Plant (1060-SG00003) - Site Level Applicant - New - Application Number (19)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Peyton Senior High School - 1060-6902

*** Facility Name & Code**
Peyton Junior High School - 1060-6900

Other, not listed

902

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☐ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☐ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☐ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☑ Senior High School	☑ Separate building but WWTP serves these areas Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

903 *

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Peyton JH/HS school was new construction in 2004-2005 with five used modular classroom buildings were purchased used and in good to very good condition in the 2006 - 2013 time frame. The Waste Water Treatment Plant building was constructed new in 2005 but the actual Waste Water Treatment Plant was purchased used and in good conditions 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.**

The first significant improvement was the addition of 5 modular classroom buildings providing 10 additional classrooms, ranging from2006 to 2013. Replacement and upgrades to HVAC systems; a new make-up air and furnace for the gymnasium and a new heat pump unit for modular building #1 in 2017. Long's HVAC control system in 2017. A new well pump and motor were installed in 2018. Fencing and gates around the modular classroom buildings in 2019. Complete conversion to LED lighting in 2019. Upgraded alarm and video surveillance systems in 2021. New asphalt roadway and parking in 2021. Hot water boiler system replaced with new high efficiency water heater systems in 2022. ADA compliant sidewalks installed at the modular classroom buildings in 2022. LVP flooring installed in all modular classroom buildings in 2023. Replacement of water damaged section of the gymnasium floor in 2023. Additional ADA and visitor parking area in 2024. Access control system in 2024. Visitor management system in 2025. A new roof scheduled for summer 2026.

The Waste Water Treatment Plant has had several repairs and updates over the years including multiple air compressors over the years, a new drive chain in 2011, a new drive motor, cog and chain in 2017. Most recently we had to replace the drive chain, bearings on the main aeration wheel and new machined surfaces for the ends of the axle for the aeration wheel in 2025.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The Peyton school District maintains a list of needs for facility improvements and repairs. This list is continually being updated along with the Facilities Master Plan. At the District level the list is reviewed every year for accuracy by the Facilities Director, Superintendent, District Leadership team, and the Board of Education. At the building level, custodians and administrative teams make recommendations and explain needs, the School Accountability Committees also make recommendations. Starting in January of each school year, the District Accountability Committee considers the list of facility needs and makes recommendations to the board of education regarding the capital projects for the following school year. These recommendations are built into the budget that is then approved by the board of education every June. We are committing $291,000 of each budget to the Capital Reserve account which is greater than the 1.5%. An average of over $200,000 has been spent per year on district-wide facility improvements and repairs in the last eight years. Additionally, the district has made long range plans to take in account the needs of the priority list as well as setting aside funds from the fund balance to continue work on all buildings in the district. The BOE knows that fund balance will be utilized and the district feels comfortable with the upcoming matching costs for the district. This will be greater than the CDE'S capital reserve capital policy, but within the means of the district.

904

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

905

Peyton 23 Jt (1060) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Waste Water Treatment Plant (1060-SG00003) - Site Level Applicant - New - Application Number (19)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☑ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☑ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

906

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☑ Other: Please explain.

Waste Water Treatment Plant to replace our old plant before it fails and we have raw sewage in the student parking lot and / or the interior of our building from floor and shower drains.

*** B. Has this project previously been applied for and not awarded?**

- ○ Yes
- ◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Primary purpose is to prevent students, staff and visitors from being exposed to or coming in contact with raw sewage. Our waste water treatment plant is beyond its expected lifespan and failing at an accelerated rate. The biggest risk areas in our building are the shower and floor drains, including the floor drains in the kitchen, locker rooms and bathrooms. A secondary risk is raw sewage overflowing into the student parking lot. Tertiary risks include failing to meet discharge / effluent standards and risking damage to the groundwater systems.

The plant was purchased used from a pig farm in 2005, we don't know the exact age of the unit but the expected lifespan is 20 years. The steel tank is rusting through in multiple visible areas, the steel racks and rails that support our recirculation, grinder pumps and our valves are rusted through and incomplete. The plant and sand volcano filter were designed as a secondary or tertiary plant in a constant flow environment. Maintaining the same number of pigs and level of feed, you will have a constant flow. We operate on a 4 day week with multiple breaks and summer vacation and not a constant flow environment. This plant is also designed for 8000 gallons per day and does not operate properly with flows of less than 1500 gallons per day. In 2016 we were meeting with CDPHE and threatened with fines and forced closures due to failing to meet effluent discharge standards. Through significant increases in manpower, water, equipment and 3 new test wells we have been able to stay in compliance. This requires excessive back flushing the sand filter wasting time and precious water. We add other sources of carbon or food to keep the bacteria alive during breaks. Parts are no longer available and have to be fabricated adding to the cost and delays. We do not believe we can meet the discharge requirements in the future regardless of the number of additional pumps and procedures we add. Our main concern is a catastrophic failure. In November we came dangerously close to a backup in the building, probably less than an hour but with quick reactions by our maintenance team it was averted.

The proposed new WWTP with a 15 to 20 year life cycle and designed to meet our needs of inconsistent flow, upcoming regulations and approximately 1000 - 1200 gpd with allowance for growth up to 1999 gpd. This will resolve several issues including the threat of catastrophic failure, parts availability and vendor support while significantly reducing operating and utility costs. Over the years we have added several processes to meet requirements which take considerable manual interventions and increase employee risk and operating costs. We estimate saving over 40% in utility costs and significant savings in labor costs as well. Reducing the hours staff are working in the WWTP environment reduces the threats or risks to their health and safety. Please also see the attached Preliminary Engineering Report.

907

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Our wastewater treatment plant (WWTP) is at / beyond its useful lifespan. The biggest and most urgent risk is catastrophic failure allowing raw sewage to enter the building and / or the student parking lot. The most likely entrance point of raw sewage into the building would be through the floor drains which are located in the kitchen, bathrooms, locker rooms and classrooms with plumbing fixtures which is a direct threat of the health and safety of our students, staff and visitors. A secondary risk to the local and distant community is damage to the watershed / water supply in the local area and ultimately to the Arkansas River if the plant were to fail and discharge unprocessed waste. The steel tanks are rusting through with some daylight visible through holes just above the waterline. We do not know the condition of the tank walls and floor in inaccessible areas. The steel support rails and brackets for our valve assemblies and pumps are rusting through and are incomplete. The current plant is designed for 8000 gallons per day of wastewater at a constant / consistent flow and we produce approximately 1000 - 1200 gallons per school day. We operate a 4 day school week with multiple breaks without students and flow, i.e.; Christmas, spring and summer breaks. The plant and volcano filter do not operate properly at that low of volume, the inconsistent volume also creates problems with the volcano filter and maintaining the proper amount of bacteria to breakdown the waste when flow resumes. To operate the WWTP in compliance has required multiple additional manual processes, recirculating the waste through the plant multiple times and excessive man hours and water to backwash the volcano sand filter. This plant was designed and built for a pig farm where we purchased it used over 20 years ago. This plant is also designed as a secondary or tertiary plant and not a primary plant as it was installed shortly after the school was built. Parts and support have continued to be an issue as some parts had to be procured from Germany significantly increasing costs and downtime. More recently parts were not available and had to be fabricated. The manufacturer's quote was for $24,326.50 but only listed one bearing. Two bearings are required and that pushed the quote to $30,225.00. A new plant will come with a warranty, parts availability and new lifecycle. A properly sized and designed plant will eliminate these issues and significantly reduce the health risks to our staff created by working extended hours in the plant environment as the new plant will require significantly fewer man hours to operate.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Several contractors have been consulted and used in multiple repairs and additions through the years. We have worked with CDPHE to better understand current and upcoming requirements and maintain compliance. Most recently we have been working with ERG and The EPA through the EPA's Closing America's Wastewater Access Gap since September 2024 researching options on plant design, funding and permitting options. ERG has vast experience in resolving wastewater treatment challenges in varying environments as well as significant resources and contacts which were utilized developing the

proposed solution. Our effluent / discharge is tested monthly for several factors (including: biological oxygen demand (BOD), total suspended solids (TSS), total nitrogen (TN), Chloride, Sulfate and Total Coliform). We use this data combined with the influent data to analyze processing needs and performance. We have had multiple meetings with ERG / EPA, the State CDPHE, El Paso County and various contractors to find both temporary and long term solutions to our WWTP issues. The consensus supports our proposed solution and the information in the attached PER or Preliminary Engineering Report.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed design utilizes an Orenco AdvanTex Recirculating Media Filter System with subsurface disposal. This system is a textile-based packed-bed filter system that provides treatment through a recirculating process. Wastewater from the septic tanks is dosed intermittently over a highly absorbent synthetic textile media housed in treatment pods. Recirculation enhances treatment efficiency and effluent quality. This system is designed for lower volume of effluent flows and for uneven or inconsistent volumes. The design will utilize our existing septic tanks that are still in good condition but will replace the pumps, steel tanks, volcano filter and other equipment that is not operating properly and about to completely rust out and fail. Originally we planned on reusing the existing drain field but the latest information from the County dictates we must create a new pressurized drain field. Additional design information and illustrations are available in the attached Preliminary Engineering Report. The newer and more efficient plant will require significantly less utilities and manpower to maintain and operate and will not require excessive amounts of fresh water to be wasted back flushing the filter. With the newer and more efficient design we are expecting to save over 40% on utilities and even more in operating costs.

The existing WWTP plant and building (390 sq. ft.) will be removed and a new building and plant will be built in its place. Additional pumps will be added at the effluent side of the plant for the new pressurized drain field. An additional influent meter will be installed to provide accurate and real-time influent volume data for analysis and permit compliance. The newer technology will also provide more automated protection from overflow or other plant failures and include notification warnings and alerts of system trouble and fault signals. This will allow for quicker response and reduce risks to the students, staff, visitors and surrounding areas and watershed.

Flow from the JH/HS will pass through the grease interceptor, past an influent sampling port and meter into the first septic tank. The flow will then enter the 2nd septic tank with the duplex grinder pumps which help recirculate and grind up the sewage before pumping it into the new Orenco plant. The flow will continue through the rotating filters in the pods and the recirculation process will continue. At the discharge of the Orenco plant will be an effluent meter for data and permit information followed by the pumps to pressurize the discharge / effluent into the drainage field. The new system will have a new warranty, parts & service availability, less risk to the district of a catastrophic failure and less risk to the surrounding water supplies and eventually the Arkansas River basin. Septic pump trucks will be utilized during the downtime of demolition and construction in the summer when volume is minimal. The Orenco plant has been selected for multiple reasons including its performance in inconsistent and low volume flows, minimal operator intervention requirements, lifecycle costs and since it is manufactured in the USA there should be less concern regarding parts availability and global political environment impacts.

This process will require moving our current permit under Regulation 22 from the State of Colorado for up to 8000 gallons per day of effluent to Regulation 43 under El Paso County. We have had multiple meetings with the State, County and ERG / EPA and are moving forward in this process. The urgency of our failing WWTP dictates that we apply for the BEST Grant now as we continue the permitting process. We are afraid if we wait for the permitting process to complete before applying for the BEST Grant puts the district and community at a greater risk of a catastrophic failure. This would create significantly increased costs and disruptions to the educational process as well as the community as a whole.

606

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in

developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Several contractors have been consulted and used in multiple repairs and additions through the years. We have worked with CDPHE to better understand current and upcoming requirements and maintain compliance. Most recently we have been working with ERG and The EPA through the EPA's Closing America's Wastewater Access Gap since September 2024 researching options on plant design, funding and permitting options. ERG has vast experience in resolving wastewater treatments in varying environments as well as significant resources and contacts which were utilized developing the proposed solution. Our effluent / discharge is tested monthly for several factors (including: biological oxygen demand (BOD), total suspended solids (TSS), total nitrogen (TN), Chloride, Sulfate and Total Coliform). Previous soil sampling data was reviewed and compared with recent and current soil tests. Influent volume was verified while the WWTP was shut down for repairs (waiting on parts to be fabricated) and septic pump trucks were utilized to keep school operations going with no schedule changes. We use this data combined with the influent testing data to analyze processing needs and performance. We have had multiple meetings with ERG / EPA, the State CDPHE, El Paso County and various contractors to find both temporary and long term solutions to our WWTP issues. The consensus supports our proposed solution and the information in the attached PER or Preliminary Engineering Report. ERG has developed multiple options and working with our staff and Board the Orenco plant option was agreed upon as the best fit for our low and inconsistent flow. It is designed for minimal operator involvement with a 15 to 20 year expected lifespan and expected to reduce our utility use by over 40% not including significant labor savings. The WWTP was not included in the CDE Facility Condition Assessment so no FCI score is provided nor do we have any investigative information from CDE relative to the WWTP.

Urgency

910

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

It would be very difficult to accurately predict when a catastrophic failure will occur. When will a partially rusted through tank finally rust all the way through and leak, will it leak a small amount for a while or will it fail more like a dam break. When will a pump or valve fail or when will a rusted support rail finally collapse. These are daily concerns at Peyton JH/HS and what I have been telling the superintendent and Board for years is every day I show up for work and the plant is still operating and there is no raw sewage in the building or parking lot is a good day. We have survived small and moderate failures by utilizing septic trucks to pump our two septic tanks to keep up with the flow and keep the school open. This is currently the highest priority issue on our capital needs priority or project list. If we are awarded a BEST grant for this project, we will be pursuing expedited final designs and contractor selection.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

N/A

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant

request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

For preventative and maintenance care we will be following the manufacturer's guidelines and warranty information as well as any warranty and suggested information from the contractor. We currently exceed the 1.5 % per pupil funding of our capital reserve and we are expecting to realize over 40% reduction in utilities and a significant drop in operating & maintenance labor requirements which we are planning on using some of the realized gains toward our renewal / replenishment fund for the WWTP.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

911

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its

current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The existing WWTP and building are very small, approximately 390 sq. ft. and will be demolished and removed from the site. This incidental cost is included in our budget for the project as part of the construction costs.

912

Peyton 23 Jt (1060) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Jr.-Sr. HS Waste Water Treatment Plant (1060-SG00003) - Site Level Applicant - New - Application Number (19)

III. Detailed Project Cost Summary

913

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

72.00 %

* B. Actual match on this request - Enter Actual Match Percentage

56%

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 623,386.26
D. Applicant Match to this Project	$ 349,096.31
E. Requested BEST Grant Amount	$ 274,289.95
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 623,386.26

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

914

* 390

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 49,918

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 259

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 1,598.43 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

193

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

4 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

915

04/03/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Since September of 2024 the district has been working with the ERG team, working with and under the authority of the EPA. They have been the primary source for researching options, preliminary designs and budgets. ERG has utilized their experience as well as their contacts and partnerships with vendors and contractors to establish their estimates. This effort has been supplemented by working with several local contractors over the years and two contractors primarily over the last 18 - 24 months. We also researched recent similar installations in the area and reviewed their construction costs as well as looking at the newer requirements from El Paso County regarding wastewater treatment facilities. We normally utilize two pump trucks each summer as part of our regularly scheduled and budgeted PM so that cost was not added to our project budget. Three final estimates were averaged to establish the estimated cost. The school schedule impacts the wastewater treatments options considerably. Four day school weeks, Christmas, spring and summer breaks create significant differences in the influent volume and make up to the WWTP. The uneven usage & flow of waste and the low volume of waste creates challenges that restrict options on selecting a wastewater treatment plant. Our current WWTP is permitted and designed for a constant flow of approximately 8000 gallons per day while we produce approximately 1000 gallons per school day. This has created several operational and maintenance challenges throughout the years. Only recently has the State (CDPHE) and El Paso County been willing to work with us to right size or deregulate the WWTP to 2000 gallons per day which opens the opportunity to build a correctly sized and designed plant. Utilizing septic pump trucks while the WWTP was down for repairs we were able to accurately confirm our actual influent / effluent data which supported the smaller plant option at 1000 gallons averaged per school day (not calendar days). Construction and lifecycle costs were compared across multiple options and the Orenco plant was selected. The proposed project cost was also compared with multiple similar installations completed recently in the general area.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Project management and daily on-site owner's representation will be provided by Greg Land, Director of Facilities for Peyton School District. He has been with the district in this position for 10 years and has over 20 years of construction and project management experience prior to that. He will be supported by the ERG team and our water contractor RH Water. If additional support is necessary, a selection process of available contractors will be executed. One of the advantages of using Greg Land is he will be responsible for the operation and maintenance of the WWTP moving forward. Managing the project will provide a deeper understanding and knowledge base to aid the district in the future.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

As with our previous BEST Grant projects, we are planning on following the Consultant / Vendor Guidelines, CDE requirements, dollar thresholds and our district policies in selecting contractors, engineers and project managers. We have already procured a Preliminary Engineering Plan which will reduce the engineering costs if we are awarded the BEST Grant (and we understand no fees / expenses prior to an award are eligible for reimbursement or used as matching funds as part of the BEST Grant). We are expecting the engineer and contractor to be selected through a RFQ/RFP process and potential project management services to be below the dollar threshold.

Other funding options

916

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Most recently the Peyton School District attempted a Bond election in November of 2023 and a MLO election in 2025, both were unsuccessful. Prior to those we attempted Bond elections and pursued multiple grant opportunities including federal and private without success. We found we do not qualify for multiple grants and loans due to requirements to partner with the local town or municipality and some require a minimum number of water or sewer taps (business & houses) to assign a fee or cost to for repayment. We are applying for a BEST Grant as we believe it is our best and most logical option for assistance to complete the highest priority item from our capital needs list.

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?

We do not have any way to track the utility costs of operating the Wastewater treatment plant. Using manufacturer listed estimated electrical usage costs, amperage readings on the compressor and tracking water usage we have estimated a conservative utility cost. Comparing this with the manufacturer specs on the proposed new WWTP we are expecting over a 40% reduction in utility usage and a significant decrease in labor hours as well.

COLORADO
Department of Education
Division of Capital Construction
BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Peyton 23-JT

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

Two and a half years ago, Peyton School District developed a Facility Master Plan to prioritize deferred maintenance and capital needs with stakeholder input. The plan emphasized maximizing resources, including leveraging BEST Grants to address critical health and safety concerns. In 2022, the district applied for a BEST Grant to replace a failing Career and Technical Education facility and expand the Jr.-Sr. High School. When not awarded, the district pursued an $8 million bond in November 2023 to address roofing, HVAC, and wastewater systems, but it failed. The district then prioritized roof replacements through the BEST program. As a small rural district, Peyton must balance limited resources across staffing and facilities. The 72% match requirement significantly constrains educational opportunities. Of the district's $8.6 million in revenue, most funds are restricted, with 78% allocated to salaries and benefits. Only about $291,000 is set aside annually for capital needs, covering critical systems like roofs, HVAC, and safety infrastructure. Without a reduction in the match requirement, the district will face difficult trade-offs that could impact staffing and programs. A waiver or reduction would allow Peyton to address critical facility needs while preserving instructional quality and safe learning environments, supporting its mission to prepare every student for success.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

The Peyton School District has not passed a bond since 2003 and, like many districts in El Paso County, has struggled to gain voter approval for tax increases. Two ballot measures failed in 2023, reflecting the difficulty of passing bonds or mill levy overrides, particularly given the financial strain on families since the COVID19 pandemic. During exploration of a 2023 bond, the Board of Education identified a key limitation, the district operates under a voter approved mill levy cap of 30.469 mills established over 25 years ago. While originally a good-faith agreement with voters, current conditions have changed. The Colorado School Finance Act now requires districts to maintain 27 mills, leaving minimal flexibility. With an assessed valuation of $73,030,400, the district generates about $2.18 million in property taxes and $143,000 in specific ownership tax at 25.419 mills, limiting capacity for additional revenue. While a mill levy override could be pursued outside the cap, it would generate only about $3 million. This constraint significantly limits the district's ability to raise local funding or meet the minimum 75% match required for BEST Grants. The financial gap is substantial. The 2003 bond funded construction of the Jr.-Sr. High School for just over $6 million. Today, new construction can exceed $70 million, with additions costing over $30 million, excluding deferred maintenance. With an annual budget of approximately $9 million, these costs are not feasible through local funding alone. As a result, the district must rely heavily on external funding sources such as BEST and Safer Grants. However, El Paso County's history of rejecting tax increases (as shown with a failed bond attempt in 2023 and failed MLO attempt in 2025) combined with these financial constraints, leaves the district with limited ability to fund critical facility improvements.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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	$162,172.64	2.98	10% max
Median Household Income	$112,105	23.74	25% max
Free and Reduced Lunch %	31.4%	21.07%	25% max
Bond Elections in the last 10 years	2	-4%	-2% per/max -10
Total Mills $/Capita	$471.23	18.202%	20% max
Remaining Bond Capacity	$17,579,514	9.78%	20% max
	Total CDE Minimum Match	**72%**	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.

Two factors require consideration regarding Peyton School District's financial position. First, the 23.74% median household income metric does not accurately reflect the district's funding reality under the School Finance Act. Peyton spans 122 square miles with a sparse population and no major economic base. It contains no incorporated municipalities, consisting instead of small community pockets on large rural lots. Many residents commute to nearby cities such as Colorado Springs, Castle Rock, or Denver, while others are retirees or maintain small agricultural operations. Although median household income appears relatively high, it does not translate into increased school funding. As a state share district, Peyton relies primarily on assessed valuation and the School Finance Act formula rather than household income. Current funding includes approximately $2.26 million in property taxes and $190,000 in specific ownership tax, while state share and equalization provide the majority at over $5.3 million. Given this structure, a minimum waiver comparable to similarly sized or neighboring districts would be more equitable. The second factor is the district's 21.07% Free and Reduced Lunch rate. The passage of Proposition FF in 2022 established the Healthy School Meals for All program, allowing schools to provide free meals to all students. While beneficial, this has reduced completion of Free and Reduced Lunch applications, including in Peyton. Historically, the district has kept fees low and waived them when needed to ensure participation. However, with universal free meals, families have less incentive to complete income-based forms. As a result, current data likely under represents actual need and will continue to decline as participation decreases. Although the BEST formula groups Peyton with higher capacity districts like Cheyenne Mountain and Falcon, its funding more closely resembles smaller districts such as Ellicott, supporting a reduced match requirement.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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.

Through the Master Planning process, Peyton School District has established partnerships with subcontractors who provide discounted services for smaller maintenance needs, such as plumbing or earthwork. However, larger, more expensive projects exceed the capacity of these for-profit partners. The district lacks a municipal partner for state or federal grants. El Paso County is the only potential government partner but is hesitant to collaborate, as supporting one of 17 districts could create expectations for others. The county also faces its own budgetary and operational constraints. The Peyton School District Business Advisory Council explores grants and funding opportunities, while local organizations like the Peyton Way Foundation and Peyton Panthers Booster Club support instruction through initiatives such as teacher mini-grants. However, these groups do not have sufficient capital for major renovations or construction. The district continues to pursue SAFER grants and other instructional and staffing grants. Peyton actively seeks funding at local, state, and federal levels and plans to pursue BEST Grants annually. Despite high minimum match requirements, the district is committed to responsibly leveraging taxpayer dollars. A lower minimum match would enable continued use of BEST Grants to address critical facility projects across the district.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	72
Match Percentage Requested	56
Amount of requested reduction from CDE Minimum	16

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

● Campuses Impacted by this Grant Application ●

Rocky Mountain Academy of Evergreen - K-8 Safety and Security Upgrades - Rocky Mtn Academy of Evergreen - 2007

District:	Jefferson County R-1
School Name:	Rocky Mtn Academy of Evergreen
Address:	2959 Royale Elk Way
City:	Evergreen
Gross Area (SF):	46,332
Number of Buildings:	4
Replacement Value:	$15,233,446
Condition Budget:	$1,395,737
Total FCI:	0.09
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,264,703	$672,353	0.30
Equipment and Furnishings	$232,896	$0	0.00
Exterior Enclosure	$1,956,082	$0	0.00
Fire Protection	$380,802	$219,844	0.58
HVAC System	$1,442,819	$8,437	0.01
Interior Construction and Conveyance	$3,109,935	$587,166	0.19
Plumbing System	$794,367	$5,934	0.01
Site	$2,759,257	$121,849	0.04
Structure	$2,292,584	$0	0.00
Overall - Total	$15,233,446	$1,615,583	0.11

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rocky Mtn Academy of Evergreen Bldg 2	7,924	0.15	2007	$1,904,887	$397,946
Rocky Mtn Academy of Evergreen Bldg 3	7,924	0.09	2007	$1,947,897	$289,379
Rocky Mtn Academy of Evergreen Main	15,892	0.13	2007	$4,349,585	$544,131
Rocky Mtn Academy of Evergreen Site	220,319	0.04	2007	$2,759,257	$121,849
Rocky Mtn Academy of Evergreen The Den	14,592	0.06	2021	$4,271,821	$262,278
Overall - Total	266,651	0.09		$15,233,446	$1,615,583

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Rocky Mountain Academy of Evergreen **County:** Jefferson

Project Title: K-8 Safety and Security Upgrades

Current Grant Request:	$119,499.77	**CDE Minimum Match %:**	48%
Current Applicant Match:	$110,307.48	**Actual Match % Provided:**	48%
Current Project Request:	$229,807.25	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$229,807.25	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$4.96	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	340
Hard Costs Per Sq Ft:	$4.96	**Cost Per Pupil:**	$676
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	136
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.77	**FY25-26 CSCC Allocation:**	$133,528.76
< 10% district bond capacity?	No	**Enrollment as % of district:**	0.5%
Funding Attempts:	5	**Free Reduced Lunch %**	4.70%
		Statewide Charter Avg:	40.1%

Rocky Mountain Academy of Evergreen (1420-7462-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (1420-7462-C-SG00001) - Site Level Applicant - New - Application Number (25)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Rocky Mountain Academy of Evergreen - 1420-7462-C

Other, not listed

922

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☐ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

IN THE EVENT OF DISSOLUTION:
No individual shall have any right, title, or interests in the assets of the Corporation. The Corporation may dissolve and wind up its affairs in the manner now or hereafter
permitted or provided by the Colorado Revised nonprofit Corporation Act. Upon dissolution of this Corporation, and after discharging or making provision for discharging all of this Corporation's liabilities, and returning any donations made by donors if such donation was conditioned on such return, Corporation's assets shall be distributed to the Charter School or, if the Charter Contract has been cancelled, to the Authorizer, or if the Authorizer does not accept such assets, to the use of only another entity organized and operated exclusively for charitable or educational purposes and qualified for tax exemption from Federal income tax under Section 501(c)(3) of the Code. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in the County in which the Corporation's principal office is then located, exclusively for such purposes, or to such organizations, consistent with 501(c)3 of the Internal Revenue Code, as said court shall determine.

923

*

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.**

Rocky Mountain Academy of Evergreen (RMAE) was founded in 1999. and initially opened for the 2001-02 school year in an Evergreen business complex location. The School received bond funding which was used to purchase land and construct buildings, and relocated in 2007 to its current site. New construction was necessary since adequate facilities did not exist at the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

2007-Rocky Mountain Academy of Evergreen moved into its current location at 2959 Royale Elk Way in Evergreen.
2010-The lower level of Building 1 was built out to include a cafeteria and classrooms.
2014-The turf field was constructed on the RMAE property.
2021-The Den was constructed on the RMAE property which adds a gymnasium, classrooms, a Community Room, offices and storage.
2024-5B Bond funds allowed RMAE to complete the following capital projects: exterior steps to Community Room, additional exterior cameras, parking lot sealing, replace flooring in lower level of Building 1, replace broken windows, build a wall in Learning Lab, replace classroom sinks & counters, replace gutters, and install additional turf to playground.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Our school received an additional $215,678 for 5B Bond funding in 2024, and used these funds to complete a number of capital improvements.
Each year, our budget includes funds for "Building Improvements" based on anticipated needs. For Fiscal Year 26, RMAE budgeted $20,000 for capital "Building Improvements" for the purchase and installation of a sound system for the school gymnasium.

924

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been

completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

925

Rocky Mountain Academy of Evergreen (1420-7462-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (1420-7462-C-SG00001) - Site Level Applicant - New - Application Number (25)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

926

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Three critical capital improvements have been identified by safety experts and are included in the grant application: backup generators, perimeter fencing, & protective bollards.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The shooting at Evergreen High School last September was a horrific event that deeply affected our community since both victims were RMAE alumni. This incident occurred less than a month after RMAE was placed on Lockdown due to a reported stabbing at Staunton State Park. Moreover, RMAE receives at least one interfamilial restraining order each year that requires monitoring. Together, these incidents highlighted the importance of reviewing and strengthening RMAE's safety and security plans and capabilities to ensure the protection of students and staff.

Three critical capital improvements have been identified by safety experts and are included in the RMAE BEST Grant: backup generators, perimeter fencing, &

protective bollards.

1. Backup Generators:

Rocky Mountain Academy of Evergreen lacks backup generators. Backup generators are essential to maintaining safety & security during power outages. They will ensure that critical communication, security systems and environmental controls remain operational during emergencies so that staff may respond effectively while keeping students safe.

When the power is out, RMAE loses phone service and key card access. Since the phone system services as the campus-wide PA system, during a power outage, staff are unable to make campus-wide emergency announcements over the PA system. Also during a power outage, access to buildings is only available with a master key. This limits the ability to control movements throughout campus during emergencies.

Power outages also disrupt heating systems. During the Xcel planned power outage in December 2025, RMAE lost power for 5 consecutive days. Fortunately, the weather was mild, and pipes did not freeze. However, future outages may occur during colder conditions, posing a significant safety and infrastructure risk, especially for outages lasting multiple days. The December outage was the first time that RMAE lost power for consecutive days, and based on communications from Xcel, preventative power outages lasting multiple days will become more frequent.

2. Perimeter Fencing:

928

RMAE lacks adequate fencing. RMAE is accessed by a private road shared with a 7-home subdivision. The road creates a boarder on one side of campus. The subdivision boarders another side of campus, and Elk Meadow Jeffco Open Space boarders another side of campus. The Open Space boarder exposes RMAE to uncontrolled public access and potential wildlife hazards.

3. Protective Bollards:

RMAE lacks bollards in key areas. The installation of bollards addresses vulnerabilities related to vehicle and pedestrian interactions on campus. Permanent bollards will be installed along the 250ft sidewalk used for student pickup and drop off. RMAE does not provide bus service for students. So, each school day, over 200 cars drive through campus twice a day. While RMAE staff supervise morning drop off and afternoon pick up, and RMAE uses the School Pass platform for a controlled release of students for afternoon pick up, these times still pose a safety risk. Permanent bollards will provide a physical barrier between vehicles and students, preventing the risk of accidental or intentional collisions.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Rocky Mountain Academy of Evergreen received an updated School Report from CDE in January 2026, and RMAE received an updated Level 1 Security & Safety Assessment from SoteriaSecure LLC in December 2025. Both reports list the lack of a backup generator as a deficiency. The SoteriaSecure LLC report lists lack of fencing and lack of bollards as deficiencies. These three categories of capital improvements are a part of the RMAE Best Grant.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies

listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Backup Generators:

Backup generators will ensure that critical communication, security systems and environmental controls remain operational during emergencies so that staff may respond effectively while keeping students safe. Specifically, Rocky Mountain Academy of Evergreen will install backup generators to Buildings 1-3 as recommended by experts. Multiple generators are necessary due to RMAE's electrical configuration. In the event of a power outage during school hours, students and staff will consolidate in the powered buildings to allow for streamlined communication, secure access control, heating and safe sheltering. The Den does not require a generator since its plumbing is insulated and it will not serve as a consolation site.

2. Fencing:

Fencing along the Open Space boundary will create a physical barrier that prevents unauthorized entry by bad actors and dangerous wildlife. The fencing will meet Crime Prevention Through Environmental Design (CPTED) standards, and it will be designed to provide egress access for emergency evacuations.

3. Protective Bollards:

The installation of bollards addresses vulnerabilities related to vehicle and pedestrian interactions on campus. Permanent bollards will be installed along the 250ft sidewalk used for student pickup and drop off. RMAE does not provide bus service for students. So, each school day, over 200 cars drive through campus twice a day. While RMAE staff supervise morning drop off and afternoon pick up, and RMAE uses the School Pass platform for a controlled release of students for afternoon pick up, these times still pose a safety risk. Permanent bollards will provide a physical barrier between vehicles and students, preventing the risk of accidental or intentional collisions.

926

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Last fall, Rocky Mountain Academy of Evergreen worked with CDE to complete an updated School Report, and RMAE hired SoteriaSecure LLC to conduct a updated Level 1 Security & Safety Assessment. These evaluations reviewed campus design, access control, infrastructure, emergency response protocol, and technology systems. Their resulting reports identified safety and security vulnerabilities, and provided recommendations for improvements. The RMAE Safety & Security Committee reviewed the reports and recommendations and created a prioritized list of actionable steps.

Additionally, RMAE continues to collaborate with law enforcement and emergency services to plan solutions. This analysis considers operational needs, cost-effectiveness, and long-term sustainability. RMAE continues to address areas of improvement. Only the deficiencies requiring a capital investment and having the greatest impace on safety are are part of the grant application. This ensures the most efficient and effective use of state funding.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

1. Backup generators are needed as soon as possible. Without backup generators, we remain at risk of having a catastrophic failure during the next extended power outage.

2. Perimeter fencing is needed as soon as possible. Without the additional fencing, the campus is remains vulnerable to potential bad actors and dangerous wildlife.

3. Protective bollards are needed as soon as possible. Without the bollards, there remains a high risk of vehicle-pedistrian accidents.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The backup generators will require periodic maintenance, and that cost will be a part of the school's operating budget going forward. The fencing and bollards will have minimal ongoing maintenance costs. All items are expected to have warrantees, and all items will be integrated into the school's replacement schedule.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ( ) Yes
- (●) No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

931

Rocky Mountain Academy of Evergreen (1420-7462-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (1420-7462-C-SG00001) - Site Level Applicant - New - Application Number (25)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

48.00 %

* B. Actual match on this request - Enter Actual Match Percentage

48

Results indicate if a waiver is required.

Waiver Not Needed

932

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 229,807.25
D. Applicant Match to this Project	$ 110,307.48
E. Requested BEST Grant Amount	$ 119,499.77
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 229,807.25

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☑ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

933

* 46,332

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 46,332

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 340

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 4.96 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

136

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/30/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

RMAE received multiple quotes for each component of this project. Upon receipt, the RMAE Safety & Security Committee reviewed and scored all quotes based on a rubric. The rubric considered compliance, timeline, cost, quality and professionalism. Quotes from the highest scoring vendors were used to determine the project budget.

There are no unique considerations in the RMAE budget that will impact the project cost.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The RMAE Facility Manager will be overseeing the project. He will schedule and supervise the work.
The RMAE Business Manager will be responsible for reviewing invoices, submitting payments and reporting.
The RMAE Principal will be responsible for general overview of the project.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

RMAE will follow the competitive selection process for vendors as required by CDE. We plan to work with our BEST RPM before initiating vendor selection. We anticipate issuing RFPs for the backup generator and bollards components of this project. The fencing component falls below the dollar threshold requiring an RFP.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In 2024, the school received 5B Bond funding which was investing in identified facility improvements. In fall of 2025, the school received a $5000 grant from Evergreen Legacy Fund to cover the cost of staff radios. For the Best Grant match, the school is working with its Parent Teacher Organization to help offset the cost of projects.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

935

● Campuses Impacted by this Grant Application ●

SANFORD 6J - DW HVAC Upgrades - Sanford Pre-K-12 - 2002

District:	Sanford 6J
School Name:	Sanford Pre-K-12
Address:	755 Second Street
City:	Sanford
Gross Area (SF):	88,357
Number of Buildings:	1
Replacement Value:	$40,936,885
Condition Budget:	$9,250,551
Total FCI:	0.23
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,697,339	$2,904,418	0.51
Equipment and Furnishings	$2,446,803	$0	0.00
Exterior Enclosure	$5,102,116	$0	0.00
Fire Protection	$1,199,965	$0	0.00
HVAC System	$7,785,867	$154,872	0.02
Interior Construction and Conveyance	$5,982,091	$1,253,060	0.21
Plumbing System	$1,737,328	$307,875	0.18
Site	$6,729,114	$4,630,327	0.69
Structure	$4,256,262	$0	0.00
Overall - Total	$40,936,885	$9,250,552	0.23

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sanford Pre-K-12 Main	88,357	0.14	2002	$34,207,771	$4,620,225
Sanford Pre-K-12 Site	805,732	0.69	1935	$6,729,114	$4,630,327
Overall - Total	894,089	0.23		$40,936,885	$9,250,552

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: SANFORD 6J **County:** Conejos

Project Title: DW HVAC Upgrades

Current Grant Request:	$1,757,774.70	**CDE Minimum Match %:**	34%
Current Applicant Match:	$905,520.30	**Actual Match % Provided:**	34%
Current Project Request:	$2,663,295.00	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$2,663,295.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$45.70	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$2.80	**Affected Pupils:**	373
Hard Costs Per Sq Ft:	$42.90	**Cost Per Pupil:**	$7,140
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	237
Previous BEST Total $:	$20,831,582.00		

Financial Data (School District Applicants)

District FTE Count:	373	**Bonded Debt Approved:**	
Assessed Valuation:	$13,240,997	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$35,499	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$40,132	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	51.4%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$309.12	**Total Bond Capacity:**	$2,648,199
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$2,648,199
		Statewide Median: $18,549,763.20	

Sanford 6J (0560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Upgrade (0560-SG00002) - Site Level Applicant - New - Application Number (7)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Sanford 6J - 0560

Other, not listed

938

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☑ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☑ Learning Center	☑ Senior High School	☑ The district is housed in one building. Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

939

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.**

Located in Conejos County within the rural community of Sanford (population ~900), Sanford School District 6J (SSD) provides all PK-12 education in a single, consolidated 88,357 SF facility. When the current campus was constructed in 2013 through a voter-approved bond and a 2011 BEST grant award, it replaced a collection of aging and fire-damaged buildings that had served the community for more than a century. Prior to this project, the district occupied facilities rebuilt or expanded multiple times following major fires in 1916 and 1937, expansions from the 1960s-1990s, and a 2002 high school wing. By the late 2000s, the 1938 building and other campus components were worn out, difficult to maintain, and no longer aligned with modern educational, environmental, or safety standards, prompting the community to pursue full facility replacement rather than continued patchwork renovation.

SSD has always prioritized careful stewardship of taxpayer resources, which shaped the mechanical design of the new facility. When the PK-12 campus opened in 2013, SSD made a prudent, fully code-compliant decision to implement an HVAC system focused primarily on heating. Regional climate conditions in the San Luis Valley included long heating seasons, historically mild summers, and very low cooling-degree days, which did not justify full mechanical cooling at the time. To reduce first costs while maintaining long-term flexibility, only three of fourteen air-handling units (AHUs) were equipped with cooling. The HVAC system was intentionally designed to accept chilled-water cooling coils in the future if conditions changed, with cooling limited to administrative and support spaces. This approach balanced fiscal responsibility with long-term flexibility, allowing cooling capacity to be added if future conditions warranted.

The facility's design aligned with community expectations, budget constraints, and climate norms in 2013. Since opening, however, the region has warmed

measurably; south-central Colorado is now among the fastest-warming areas of the state. Indoor temperatures in instructional spaces routinely exceed healthy levels from March through October, directly affecting instructional time, safety, and student well-being. Staff rely on personal air conditioners, fans, and propped-open exterior doors to manage indoor heat-temporary measures that compromise controlled access and building security, contrary to BEST health and safety expectations.

While the 2013 HVAC design was fiscally responsible and appropriate for its time, it is no longer adequate to maintain safe indoor conditions or support current instructional needs. SSD now proposes to leverage the foresight of the original modular AHU design by installing chilled-water coils in the uncooled units and constructing a new central chiller plant to meet today's health, safety, security, comfort, and operational standards.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

No capital projects have been completed in the affected facility within the past three years. As mentioned, Sanford School District received a BEST grant in 2011, which enabled construction of a new consolidated PK-12 facility and renovation of the existing 2002 classroom wing. As a result of this comprehensive facility replacement, the district has not undertaken any major capital improvement projects since that time.

G. Historical Capital Outlay Budgeting

940

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

SSD consistently invests in the long-term stewardship of the campus to ensure it remains safe, functional, and suitable for students. Following initial occupancy, the district adopted a proactive approach to maintaining mechanical systems, the building envelope, and life-safety infrastructure.

SSD demonstrates fiscal discipline through sustained reserve balances, annual maintenance budgeting, and ongoing BEST renewal compliance, as summarized below.

Budgeting Practices (Past Three Years):
- SSD budgets 0.32-0.42% of its general fund annually for facility maintenance and repairs-approximately $31,000 per year.
- Actual expenditures over the past three years have averaged $22,695.76, reflecting efficient use of funds and proactive maintenance practices.
- These figures are districtwide, but the consolidated PK-12 campus constitutes the majority of district square footage and receives the majority of expenditures.

Capital Outlay Reserves and Long-Term Funding:
- The district strategically maintains a capital reserve balance of approximately $500,000, used for major capital outlay needs such as: mechanical component replacements, building envelope repairs, and other large-ticket items that exceed routine maintenance capacity.

- SSD protects this reserve through conservative fiscal management to ensure the ability to respond to unexpected failures without disrupting instructional budgets.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

BEST Renewal Reserve Compliance:
- As a prior BEST grantee (2011), SSD contributes annually to its BEST Renewal Reserve at $100 per pupil, as required.
- The reserve currently totals approximately $440,000, and is maintained for the repair, replacement, and lifecycle reinvestment of BEST funded building systems.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

941

Sanford 6J (0560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Upgrade (0560-SG00002) - Site Level Applicant - New - Application Number (7)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

942

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

SSD requests funding to address unsafe, building-wide overheating in its only PK-12 school facility, where instructional spaces routinely reach 80-87°F because 11 of 14 air-handling units lack cooling during the spring and fall months. To manage excessive heat, staff rely on temporary measures-including opening exterior doors and windows during the instructional day-which undermines controlled access and creates significant security vulnerabilities. These conditions conflict with BEST health, safety, and security expectations and constitute a Priority 1 hazard under CCAB criteria, affecting every student and staff member. The proposed cooling project will allow the PK-12 school to operate as a healthy, fully secured facility during the instructional day by restoring controlled access and reducing exposure to unauthorized entry.

Sanford's 88,357-square-foot PK-12 facility was constructed in 2013 and intentionally designed as a heating-dominant building based on historical climate conditions and limited bonding capacity. At the time, south-central Colorado experienced long heating seasons, mild summers, and low cooling-degree days, making full mechanical cooling fiscally unjustifiable. Since then, the region has warmed by more than 2°F over the past decade, resulting in sustained overheating from March through October and rendering the original design insufficient for current conditions (Climate Change in CO, CSU, 2024).

An updated facility master planning effort confirmed that resolving building-wide overheating through mechanical cooling is the district's highest-priority capital need, directly affecting student health, safety, security, and learning across all grade levels. Staff continue to rely on fans, personal air-conditioning units, and other temporary measures that introduce unfiltered outdoor air, strain electrical systems, and compromise building security. Because Sanford operates a single, consolidated PK-12 facility, there is no alternate location when conditions become unsafe.

Proposed Solution
- Install chilled-water cooling coils in 11 existing air-handling units serving classrooms, gyms, cafeteria, and CTE spaces.
- Construct a central chiller plant sized for current and projected thermal loads.
- Leverage the facility's original AHU design to avoid full system replacement.

Targeted upgrades address documented temperature and security deficiencies at a fraction of the cost of full system replacement by leveraging existing HVAC infrastructure. The project will create safe indoor temperatures, stabilize indoor air quality, eliminate recurring heat-related instructional loss, and allow the school to operate as a fully secured facility. By activating cooling capacity already designed into the building, the project delivers building-wide cooling and security improvements at a highly cost-effective $45.70 per affected square foot, avoiding full system replacement while resolving a Priority 1 health and safety deficiency.

943

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

944

High indoor temperatures in Sanford School District 6J's only PK-12 school create persistent safety, security, and instructional challenges for students and staff. The facility was designed as a heating-dominant building and can no longer maintain safe indoor conditions under current climate and operating conditions. Documented impacts include:

Extreme indoor temperatures: Classrooms, gymnasiums, cafeteria, and CTE spaces routinely reach 80-87°F during the school year because 11 of 14 air-handling units provide heating only.

Building-wide exposure: The affected AHUs serve 100% of classrooms and major program spaces, meaning all students and staff are impacted simultaneously when conditions become unsafe.

Sustained duration: Overheating conditions persist for months at a time (March through October), resulting in recurring instructional days each year when learning and safe operations are disrupted.

Instructional and health impacts: Students experience fatigue, discomfort, and difficulty concentrating. Teachers report reduced attention, increased behavioral challenges, and frequent lesson modifications. The school nurse sees increased visits during warm periods, particularly among students with asthma or heat sensitivity.

Operational workarounds and security risks: To manage excessive heat, staff rely on personal fans, portable cooling units, and propped-open exterior doors and windows, which:

- Undermine controlled access during the instructional day
- Increase exposure to unauthorized or unmonitored entry
- Introduce unfiltered outdoor air, allergens, dust, and pests
- Create egress and life-safety concerns where temporary equipment narrows exit paths

Systemic mechanical deficiency: These conditions are not the result of operational practices or deferred maintenance, but of an HVAC system that lacks mechanical cooling and can no longer support safe, secure, and effective school operations.

As reflected in staff support letters, educators routinely bring personal supplies to help students cope with overheated classrooms. One second-grade teacher shared, "I buy baby wipes and keep them in the fridge. We call them cool-down wipes. Students beg for them after recess and P.E. because of the hot indoor air."

Without mechanical cooling, the district cannot reliably operate its only school in a manner that protects students' health, ensures secure facilities, or supports effective instruction.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

SSD conducted a thorough investigation to identify the causes and extent of overheating in its only PK-12 facility. District staff first identified the issue through repeated observation of extreme indoor temperatures in classrooms, gymnasiums, and other instructional spaces over several years. Temperatures up to 87°F during regular school days from March through October were consistently observed by teachers, administrators, and visitors, indicating a building-wide mechanical deficiency.

945

During high-heat days, teachers routinely modify instruction by shortening lessons and reducing physical activity to manage student fatigue and discomfort. The school office experiences increased student visits during warm periods, particularly among students with asthma or heat sensitivity, while administrators and visitors observe the same extreme conditions during school programs and athletic events. To relieve heat, staff place fans and portable cooling equipment throughout classrooms and corridors and, at times, prop exterior doors open during the instructional day-straining electrical systems and undermining controlled access. These conditions reflect a systemic mechanical deficiency rather than isolated operational challenges.

In response, the SSD initiated an open and competitive procurement process to engage a qualified design-build partner with experience in K-12 facilities, HVAC retrofits, and BEST-funded projects. Through this process, SSD engaged Performance Services, Inc. (PSI) to complete a comprehensive engineering evaluation of the building's HVAC systems.

The investigation included:
- A full inventory and diagnostic assessment of all 14 air-handling units, confirming that 11 units operate as heating-only systems without cooling capability.
- Review of 2013 design documents and equipment schedules, verifying that the AHUs were intentionally designed as modular units capable of accepting chilled-water cooling coils in the future.
- Thermal comfort and indoor air quality measurements across representative instructional spaces, documenting temperatures exceeding ASHRAE comfort standards.
- Conversations with teachers, custodial staff, and administrators to document day-to-day impacts, including reliance on fans, personal AC units, and propped-open exterior doors.

- Site observations during warm-weather conditions, confirming recurring operational workarounds that compromise indoor air quality and building security.
- Electrical capacity and load analysis, identifying risks associated with increased use of portable cooling equipment.
- Evaluation of the building envelope and ventilation, ruling out envelope failure and confirming HVAC system limitations as the primary cause of overheating.

SSD and PSI teams also reviewed regional climate data, confirming that temperature increases over the past decade have rendered the original heating-dominant design inadequate for current and projected conditions in the San Luis Valley. Investigation established that the overheating is a systemic mechanical deficiency, not an operational or maintenance issue, and directly informed the proposed solution of adding chilled-water cooling to existing AHUs and constructing a central chiller plant.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution is a mechanical upgrade that activates the cooling capability intentionally built into the facility's HVAC system and adds a right-sized central chiller plant. SSD's approach directly addresses the documented building-wide overheating conditions by providing reliable mechanical cooling to all instructional and large program spaces in Sanford School District 6J's only PK-12 school.

Project scope includes:
- Installation of chilled-water cooling coils in 11 existing heating-only air-handling units (AHUs) serving all classrooms, gymnasiums, cafeteria, and CTE spaces.
- Construction of a central chiller plant, including chiller(s), pumps, controls, and hydronic distribution, sized to meet current and projected cooling loads.
- Integration with existing AHUs and building systems, leveraging the facility's original modular AHU design to minimize disruption and avoid full unit replacement.
- Training for staff on using and maintaining the new system.

The building's AHUs were engineered in 2013 to accept chilled-water coils in the future, allowing this project to resolve the documented overheating efficiently without replacing otherwise functional equipment. This approach provides building-wide mechanical cooling in a cost-effective, technically sound, and minimally disruptive manner, fully addressing identified health, safety, security, and instructional barriers. By modifying existing air-handling units rather than replacing them, the project delivers building-wide cooling at substantially lower cost and risk than a full system replacement.

Because the project relies on focused AHU modifications, work can be sequenced to minimize disruption to school operations. Installation of chilled-water coils and connection to the central chiller plant can be coordinated during off-hours and summer construction periods, allowing the facility to remain operational and avoiding the need for temporary relocation or extended shutdowns. This strategy reduces construction risk, shortens the overall schedule, and supports efficient project delivery within the academic calendar.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in

946

developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

As part of the planning process for this grant, PSI engineers completed conceptual designs for upgrading the facility's HVAC systems, including cooling load analysis, ventilation analysis, and preliminary equipment sizing. Based on this analysis, SSD evaluated two potential cooling approaches: direct expansion (DX) cooling and chilled-water (CHW) cooling and developed preliminary budgets for each option.

While the DX option initially appeared less costly, it was determined to be unfeasible due to recent federal refrigerant phase-out requirements, as well as its poorer part-load efficiency and higher long-term maintenance burden. In contrast, the CHW option aligns with current and anticipated federal requirements and provides superior performance for a facility with variable loads and extended cooling seasons.

Scope evaluation also confirmed that the facility's air-handling units were intentionally designed in 2013 with blank coil bays sized to accept future chilled-water coils, allowing mechanical cooling to be added without replacing otherwise functional equipment. This design characteristic makes the CHW retrofit the most efficient and cost-effective solution, preserving existing system life while minimizing disruption and capital cost.

Throughout this process, SSD worked closely with its BEST Regional Representative and incorporated guidance from CDE's facility insight dashboard to confirm scope, prioritization, and alignment with BEST program expectations.

The proposed solution meets or exceeds CCAB Public School Facility Construction Guidelines and complies with all applicable codes enforced by the Fire and Life Safety Section of the Colorado Division of Fire Prevention and Control, the Authority Having Jurisdiction for plan review and permitting.

Based on this diligence, chilled water cooling was identified as the only viable solution that preserves existing assets, complies with federal requirements, and delivers the lowest lifecycle cost while fully addressing the documented building wide health and safety deficiencies. The investigation further confirmed that these conditions are systemic and cannot be corrected through operational changes or routine maintenance.

947

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

HVAC deficiency in SSD's only PK-12 school must be resolved prior to the next cooling season to prevent continued unsafe operating conditions. Indoor temperatures already reach up to 87°F during regular instructional days, and regional warming trends indicate that these conditions will persist and intensify. Because of extreme indoor heat, SSD updated their dress code policy to allow teachers to wear shorts.

If this project is not awarded, the district will be forced to continue operating the school under conditions that compromise student health, facility security, and life safety. Staff will remain reliant on temporary mitigation measures that compromise health, safety, and building security. Portable cooling equipment placed near doorways also constricts egress paths, increasing evacuation risk.

Delaying the project will also result in escalating costs, as mechanical equipment pricing and construction costs continue to rise, increasing the local match required in future application cycles. Because Sanford lacks the financial capacity to self fund this scope, postponement does not provide a viable path to resolution.

Without BEST funding, the district has no alternative means to correct these conditions, and students and staff will continue to experience unsafe indoor temperatures each school year. The urgency is immediate: each additional cooling season without mechanical cooling prolongs avoidable health, safety, security, and instructional risks in the district's only building.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

948

Sanford School District 6J will maintain the proposed mechanical improvements through a structured maintenance program led by their Custodial/Maintenance Manager, Russell Crowther as well as dedicated annual funding, and continued collaboration with its design-build partner, PSI. The district will continue to support ongoing maintenance through its established annual maintenance budget, consistent with the historical practices described in the previous Historical Capital Outlay Budgeting section.

Maintenance and Operations:

Upon project completion, the District will implement a detailed maintenance and operational plan developed in collaboration with Performance Services. All new systems and components will be maintained in accordance with manufacturer specifications and industry best practices, including:
- Routine maintenance: Scheduled inspections and servicing of HVAC systems
- Preventive maintenance: Proactive measures to reduce wear and extend equipment life
- System calibration: Initial calibration and commissioning support provided by Performance Services

The District has allocated $40,000 annually in its general maintenance budget to support ongoing repairs and maintenance, including the proposed project.

Manufacturer Warranties:
Most major equipment will be provided with standard manufacturer warranties, typically consisting of one-year parts and labor coverage beginning at

substantial completion. For the new central chiller, the District will pursue extended manufacturer warranties for compressors and labor, where cost-effective, consistent with industry practice for critical mechanical equipment.

Long-Term Capital Renewal:
This project does not constitute new construction or a major renovation that would require establishment of a new Capital Renewal Reserve under BEST policy. However, as a prior BEST grantee (2011), SSD already maintains an established capital renewal practice and will continue funding lifecycle reinvestment for the proposed mechanical improvements consistent with existing BEST renewal requirements.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?
- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If

not applicable, type N/A.

N/A

950

Sanford 6J (0560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Upgrade (0560-SG00002) - Site Level Applicant - New - Application Number (7)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

34.00 %

* B. Actual match on this request - Enter Actual Match Percentage

34%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 2,663,295.00
D. Applicant Match to this Project	$ 905,520.30
E. Requested BEST Grant Amount	$ 1,757,774.70
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 2,663,295.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

952

* 58,275

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 88,357

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 373

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 45.70 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

237

6 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/15/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

10/29/2027

953

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project cost estimate was developed through a structured, multi-disciplinary process involving Sanford School District staff (Superintendent, Business Manager, and Director of Custodial/Maintenance), PSI's engineering and pre construction team, and specialty trade contractors with experience in rural Colorado K-12 HVAC retrofit projects.

Methodology: The baseline estimate was developed using current R.S. Means data for mechanical retrofit work and benchmarked against PSI's recent Colorado K-12 HVAC projects. Costs were refined through:
- Preliminary pricing and scope input from mechanical, electrical, controls, and structural trade partners
- Field measurements, site visits, and verification of existing AHU configurations
- Conceptual quantities based on chilled water coil installation, chiller sizing, and hydronic distribution requirements
- Regional market considerations, including labor availability, material lead times, and freight to the San Luis Valley

Scope Validation: Independent specialty contractors reviewed the proposed chilled water retrofit approach, including AHU modifications, chiller plant sizing, hydronic routing, and electrical service impacts. This review confirmed that modifying existing AHUs-rather than full system replacement-is the most cost effective and technically appropriate solution.

Project Specific Cost Considerations: The estimate reflects several factors specific to this project:

- Rural delivery and mobilization premiums
- Structural allowances to evaluate roof mounted versus grade mounted chiller options
- Glycol requirements due to extreme winter temperatures
- Expanded contingency associated with mechanical equipment lead time volatility

This approach produces a realistic, defensible project budget that reflects current market conditions and represents an efficient use of state and local funds.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Project Oversight and Responsibilities:

- The District's Superintendent, Business Manager, and Director of Custodial/Maintenance will provide owner oversight and decision making authority. As a public school district, SSD continually manage government funds with full compliance. The Business Manager has experience successfully managing and implementing the fiscal aspects of BEST grant funded projects as part of her professional experience. The Superintendent has extensive experience managing facility infrastructure projects through various public sources.
- The design builder will assign a dedicated project manager and engineering team responsible for design coordination, schedule management, cost control, quality assurance, and contractor oversight.
- The integrated project team will report to the District on a regular basis to track progress, address risks, and maintain alignment with the approved scope and budget.

Schedule Considerations: SSD recognizes that BEST funding awards are anticipated in early summer, with contract execution following thereafter.

Accordingly, the project schedule is conservatively planned for implementation beginning in summer 2027, with flexibility to advance certain preparatory activities if award timing, equipment lead times, and risk tolerance allow. This approach ensures that the project can proceed responsibly without exposing the District to financial risk in the event BEST funding is not awarded.

A high level project schedule has been included as a supplemental document and will be refined following award to reflect final equipment lead times, phasing constraints, and coordination with the academic calendar.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

SSD completed an open and competitive RFQ/P process to select a Design-Build partner to support the District through the BEST grant process and provide pre-construction services, including building system evaluation, conceptual design development, and preliminary cost estimating. This procurement was conducted in full alignment with CDE's Consultant/Vendor Selection Guidelines.

If the project is awarded BEST funding, the District will then enter into a Progressive Design-Build Agreement with the selected firm for full design,

construction, and project management services. All construction work will be procured in compliance with CDE's competitive selection requirements. The Design-Build team will competitively solicit and select subcontractors for each scope of work, manage those subcontractors, and ensure transparent documentation throughout the project.

This approach ensures open competition, maintains compliance with all CDE procurement thresholds, and provides a single point of accountability for design, schedule, budget, and construction quality.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

SSD has pursued every realistic state and local funding mechanism available to a small rural district, but none provide a viable path to address the district-wide cooling deficiencies. Conejos County has one of the lowest assessed property valuations in Colorado (approximately $180,000 per pupil), and Sanford School District's local valuation is even lower at roughly $140,000 per pupil, leaving the district with extremely limited bonding capacity.

As a community of fewer than 900 residents with extremely limited valuation, Sanford has minimal bonding capacity, making traditional capital financing tools financially or politically infeasible. The district explored lease-purchase financing, but rising interest rates and limited long-term repayment capacity rendered this option unsustainable. Mill levy overrides and general obligation bonds were also evaluated; however, even a successful election would generate far too little revenue to support a project of this scale. With nearly all valuation coming from modest residential and agricultural property and limited commercial and industrial businesses, the district cannot issue additional debt without placing an unreasonable burden on local taxpayers. Based on both modeling and community feedback, another bond election is neither financially viable nor publicly supportable.

SSD also investigated state-level and programmatic options, including Colorado Energy Office grants. While technically eligible, these programs do not fund foundational mechanical infrastructure or require match levels beyond what the district can responsibly commit. The district has monitored federal and state stimulus opportunities as well, but none provide resources capable of addressing the magnitude of the HVAC deficiencies.

This application is SSD's second attempt to secure BEST funding for this project, demonstrating both the persistence of the problem and the district's commitment to addressing it responsibly. Although SSD maintains approximately $500,000 in capital reserves, contributes annually to its $440,000 BEST Renewal Reserve, and budgets conservatively for maintenance, the scale of mechanical upgrades required far exceeds what the district can self-fund.

955

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?

Sanford School District's current annualized utility costs are primarily driven by electricity and natural gas services provided by Xcel Energy. Based on the district's utility review, natural gas usage will remain unchanged by the proposed project. However, the installation of mechanical cooling across the PK-12 facility will introduce a new electrical load.

Current Utility Costs (Annualized): The district's utility portfolio includes electricity, natural gas, water, sewer, waste removal, telecommunications, and internet services. Xcel Energy supplies both natural gas and electricity districtwide.

Projected Impact of the HVAC Cooling Project: Once mechanical cooling is added to the building, the district will experience a net annual electricity cost increase of approximately $9,500/year due to the additional cooling load. Natural gas consumption is expected to remain unchanged
.
The new chilled-water cooling will create an estimated $1,600 to $2,900 per month increase in electrical costs during the cooling season, which typically spans March through October, when instructional spaces require temperature control.

At this time, the project is not expected to reduce overall utility costs, because cooling capacity is being added to spaces that previously had none. Instead, the project increases electrical expenditures in exchange for resolving critical health, safety, and indoor-air-quality issues throughout the school.

956

2/12/2026

Colorado Department of Education
Capital Construction Assistance Board
201 East Colfax Avenue
Denver, CO 80203

RE: Support for Sanford School District's BEST Grant Application

To Whom It May Concern,

As Mayor of the Town of Sanford, I am writing to express my strong and unequivocal support for the Sanford School District's application to the Building Excellent Schools Today (BEST) grant program. In a rural community like ours, the school is not only the center of daily life—it is the anchor for our long-term municipal stability, economic resilience, and ability to retain and attract families.

Why Sanford: Sanford faces significant demographic and economic challenges that directly affect the town's ability to support major capital projects. Our population declined by 19.8% in a single year, falling from 1,306 residents in 2022 to just 1,047 in 2023. This level of depopulation has an immediate and profound impact on our tax base. At the same time, median household income has fallen 18.3%, dropping to $41,250, which is roughly half the statewide median. With a median home value of only $150,000, and a per-capita income of $22,914, our community simply does not have the financial capacity to absorb additional mill levy or bond increases. These realities make it impossible for the school district to generate sufficient local capital for essential facility improvements.

Despite these constraints, **over 39.8% of local households include school-age children**—a reminder that our town remains deeply committed to supporting our youth. However, the economic limitations in Sanford mean that meaningful progress on school facilities is only possible with external partnership and state investment.

Why now: The cooling deficiencies in the district's main school building present a serious concern for both the school and the Town of Sanford. Many of the school's air handling units currently lack cooling capabilities, leaving classrooms, gyms, technical education spaces, the cafeteria, and other instructional areas without proper temperature control. During the summer months, these spaces often reach excessively high temperatures that hinder learning, jeopardize student and staff wellbeing, and disrupt instructional consistency.

The district's plan to retrofit existing AHUs with chilled-water cooling coils and install a central chiller plant is both practical and fiscally responsible. It leverages existing modular equipment, minimizes unnecessary replacement, and directly addresses the health, safety, and operational challenges created by extreme heat.

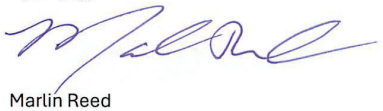
From the **Town of Sanford's perspective**, this project is also critical to achieving our municipal goals and long-term objectives:

- **Retaining and attracting families.** Families are far more likely to stay in or move to communities with safe, modern, climate-controlled schools. Improving classroom conditions supports our efforts to stabilize population decline.
- **Supporting local workforce development.** A healthy learning environment enables stronger academic outcomes, which strengthens our future workforce and supports long-term economic growth.
- **Promoting community health and safety.** Excessive heat in classrooms poses real health risks. Addressing this aligns with the town's priority to improve quality of life for all residents, especially children.
- **Preserving the vitality of our community institutions.** The school is Sanford's most important public asset. Investing in it strengthens community cohesion, property values, and civic pride.
- **Advancing sustainability and responsible infrastructure management.** Utilizing existing equipment and upgrading efficiently reflects the town's commitment to responsible fiscal planning and infrastructure stewardship.

A grant award would not only address urgent facility needs but would also meaningfully strengthen the future of the Town of Sanford itself.

For these reasons, I respectfully and emphatically urge you to approve the district's request for funding.

Sincerely,



Marlin Reed
Mayor, Town of Sanford, Colorado

Sanford School District – Letter of Support from Volleyball Coach

Colorado Department of Education
Capital Construction Assistance Board (CCAB)
201 East Colfax Avenue
Denver, CO 80203

RE: Letter of Support for BEST Grant – HVAC Cooling Project

Dear Members of the Capital Construction Assistance Board,

As the Volleyball Coach at Sanford School District, I see every day how our facility's lack of cooling impacts not only classroom learning, but also student athletes' wellbeing, safety, and overall performance. During the first few weeks of the season, the gym becomes nearly unbearable by mid-afternoon. Students in physical education classes and volleyball players alike struggle with heat-induced fatigue, and we must constantly adjust practice plans to keep them safe. To cope, we open the gym's exterior door and rely on personal fans; however, the open door creates security risks, wastes energy, and provides little real relief. The added fan noise also makes the space more challenging for students who are hearing impaired. With proper cooling and ventilation, our team could train more effectively, recover better, and focus on developing their skills rather than battling unsafe indoor conditions. Improved air quality would also reduce triggers for students with upper respiratory issues or asthma, ensuring a safer environment for all.

I am writing to express my full support for the District's BEST grant application for the HVAC Cooling Project.

Impact on Athletics, Student Wellbeing, and Academic Success
During late summer and early fall, when volleyball practices and games are in full swing, temperatures inside our gymnasium regularly rise to uncomfortable and unsafe levels. Student-athletes often practice in conditions exceeding 87–90°F, which leads to fatigue, dehydration, and reduced performance. In several cases, we have had to shorten practices or move conditioning sessions outdoors simply to protect players from overheating.

Airflow challenges persist throughout the year. The gym routinely becomes stale, hot, and humid—even in colder months—forcing us to open exterior doors and rely on personal fans just to keep the space usable. This happens not only during the fall and spring, but even in the middle of winter. Keeping exterior doors open, especially outside of traditional school hours, creates safety concerns, temperature swings, and an overall poor training environment.

Beyond athletics, it is important to recognize the strong connection between extracurricular sports participation and academic achievement. Students involved in programs like volleyball consistently demonstrate stronger attendance, higher engagement, and improved academic performance. Athletics help cultivate discipline, resilience, time-management skills, and a deeper sense of belonging—factors shown to support both academic and social-emotional growth. When extreme heat or poor indoor air quality limits practice time, disrupts routines, or creates safety concerns, these broader academic benefits are also compromised.

Why This Project Matters for Students and Our School Community
Reliable cooling and proper ventilation are essential for maintaining a safe and supportive environment for student-athletes who give so much of themselves to represent our school. A functioning cooling system will stabilize temperatures, reduce heat-related risks, and eliminate the need to leave exterior doors open in cold weather simply to make the space usable. It will also allow us to maintain consistent practice schedules, improve recovery, and host events more comfortably for visiting teams, staff, and spectators.

Our students work hard and show tremendous dedication both in the classroom and on the court. They deserve facilities that reinforce and not hinder their physical wellbeing and academic growth. Installing a cooling system will strengthen not only our athletic programs, but also the broader educational experience for our K–12 community.

For the safety, health, and success of our student-athletes—and the broader wellbeing and academic achievement of our school community, I strongly urge the BEST Grant Board to approve this essential HVAC Cooling Project. This improvement is critical to maintaining a high-quality learning and athletic environment throughout our K–12 campus.

Sincerely,



Melissa Faucette

Sanford School District Volleyball Coach

Sanford School District – Teacher and Instructional Staff Letter of Support

Colorado Department of Education
Capital Construction Assistance Board (CCAB)
201 East Colfax Avenue
Denver, CO 80203

RE: Letter of Support from Sanford School District Teachers and Students: HVAC Cooling Project

Dear Members of the Capital Construction Assistance Board,

We, the teachers and instructional staff of Sanford School District, submit this letter in full support of the District's BEST grant application for the HVAC Cooling Project. As educators working daily inside this building, we have firsthand experience with the conditions affecting student learning, staff wellbeing, and school operations.

Project Summary

Sanford School District's K–12 facility, constructed in 2013, was built without mechanical cooling in most classrooms, both gymnasiums, and the cafeteria. During the warmer months, indoor temperatures frequently exceed safe and effective learning conditions, with several classrooms reaching **87–90°F**.

To address these challenges, the District proposes installing chilled-water cooling coil sections in existing air-handling units and adding a central chiller plant fully integrated with the building's control system. This project will finally provide reliable cooling to all instructional spaces and protect the health, safety, and academic success of our students.

Impact on Teaching and Learning

Because our facility lacks cooling, teachers and students regularly experience conditions that disrupt learning and compromise safety. These include:

- Classrooms so hot that instruction must be shortened, rescheduled, or modified
- Teachers relying on personal fans and portable AC units, creating noise, electrical load issues, and safety hazards

Sanford School District

- Heat-induced headaches, dehydration, and exhaustion among staff
- Students struggling to stay focused, calm, and engaged—particularly in the afternoons
- Reports from students of feeling dizzy, nauseous, sweaty, or uncomfortable on hot days
- Worsened learning conditions for students with medical sensitivities or sensory needs
- Increased classroom disruptions as both students and staff work to cope with the heat
- Difficulties maintaining a safe, productive learning environment

Despite our best efforts, these conditions limit instructional effectiveness and significantly hinder our ability to deliver high-quality education.

Why This Project Is Essential

Reliable cooling is not a luxury—it is a necessity for instruction, student wellbeing, educator retention, and the long-term sustainability of our school facility.

Sanford School District – Teacher and Instructional Staff Letter of Support

Sanford School District

Signatures of Support

We, the undersigned **teachers and instructional staff** of the Sanford School District, affirm our full support for the HVAC Cooling Project and respectfully request that the BEST Grant Board approve the District's application.

Printed Name	Signature	Position	Date
Shalane Caldon	Shalane Caldon	3rd Grade Teacher	2-19-2026
Dalton Gartrell	Dalton Gartrell	Shop/Ag teacher	2-19-2026
Jenni Miller		H.S. Science	2/19/26
Melissa Fawcett		Music	2/23/26
Krista Bond		English	2/23/26
Christie Duran		School Counselor	2/23/26
Kelly Reynolds	Kelly Reynolds	2nd Grade Teacher	2/23/26
Brice Crawford		PE Teacher	2/23/26
	Hannah Cary	6th grade teacher	2/23/26

* I buy baby wipes and keep them in the fridge. We call them cool down wipes. Students beg for them after recess and P.E.
—Kelly Reynolds
2nd Grade Teacher

● Campuses Impacted by this Grant Application ●

SARGENT RE-33J - DW HVAC Upgrades - Sargent MS/HS - 2010

District:	Sargent RE-33J
School Name:	Sargent MS/HS
Address:	7090 North Road 2 East
City:	Monte Vista
Gross Area (SF):	84,550
Number of Buildings:	4
Replacement Value:	$46,041,391
Condition Budget:	$16,025,729
Total FCI:	0.35
Adequacy Index:	0.16



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,332,188	$3,833,292	0.72
Equipment and Furnishings	$2,388,996	$399,314	0.17
Exterior Enclosure	$6,412,394	$177,480	0.03
Fire Protection	$881,536	$265,039	0.30
HVAC System	$8,316,364	$2,810,443	0.34
Interior Construction and Conveyance	$8,237,410	$3,262,604	0.40
Plumbing System	$1,543,019	$427,273	0.28
Site	$7,728,073	$5,057,538	0.65
Structure	$5,201,412	$40,414	0.01
Overall - Total	$46,041,391	$16,273,397	0.35

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sargent Early Learning Center	4,200	0.39	2004	$1,569,406	$668,343
Sargent MS/HS Main	64,550	0.25	2010	$30,485,217	$7,697,684
Sargent MS/HS Site	1,170,022	0.65	1917	$7,728,073	$5,057,538
Sargent MS Gym	12,600	0.39	1937	$5,395,509	$2,262,009
Sargent MS/HS Weight Room	3,200	0.63	1950	$863,186	$587,823
Overall - Total	1,254,572	0.35		$46,041,391	$16,273,397

● Campuses Impacted by this Grant Application ●

SARGENT RE-33J - DW HVAC Upgrades - Sargent ES - 1917

District:	Sargent RE-33J
School Name:	Sargent ES
Address:	7090 North Road 2 East
City:	Monte Vista
Gross Area (SF):	45,950
Number of Buildings:	1
Replacement Value:	$16,306,259
Condition Budget:	$7,116,342
Total FCI:	0.44
Adequacy Index:	0.31



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,496,243	$1,943,171	0.78
Equipment and Furnishings	$606,664	$245,274	0.40
Exterior Enclosure	$2,456,107	$337,281	0.14
Fire Protection	$429,685	$160,701	0.37
HVAC System	$1,747,136	$934,627	0.53
Interior Construction and Conveyance	$3,855,230	$2,452,294	0.64
Plumbing System	$792,153	$616,424	0.78
Site	$1,495,943	$518,483	0.35
Structure	$2,427,099	$68,789	0.03
Overall - Total	$16,306,259	$7,277,044	0.45

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sargent ES Main	45,950	0.44	1917	$15,050,645	$6,758,561
Sargent ES Site	130,680	0.41	1917	$1,255,614	$518,483
Overall - Total	176,630	0.44		$16,306,259	$7,277,044

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: SARGENT RE-33J* **County:** Rio Grande

Project Title: DW HVAC Upgrades

Current Grant Request:	$1,619,265.41	**CDE Minimum Match %:**	46%
Current Applicant Match:	$910,836.80	**Actual Match % Provided:**	36%
Current Project Request:	$2,530,102.21	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	Yes
Total of All Phases:	$2,530,102.21	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$27.15	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$3.77	**Affected Pupils:**	269
Hard Costs Per Sq Ft:	$23.38	**Cost Per Pupil:**	$9,406
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	346
Previous BEST Total $:	$17,672,970.05		

Financial Data (School District Applicants)

District FTE Count:	268	**Bonded Debt Approved:**	
Assessed Valuation:	$48,012,898	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$179,153	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$86,125	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	50%	**Outstanding Bonded Debt:**	$1,975,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,630.43	**Total Bond Capacity:**	$9,602,580
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$7,627,580
		Statewide Median: $18,549,763.20	

Sargent RE-33J (2750) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (2750-SG00001) - Site Level Applicant - New - Application Number (42)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Sargent RE-33J - 2750

*** Facility Name & Code**
Sargent Elementary School - 2750-7660

*** Facility Name & Code**
SARGENT MIDDLE SCHOOL - 2750-7668

*** Facility Name & Code**
Sargent Senior High School - 2750-7664

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☑ Junior High	☐ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room

☑ Learning Center	☑ Senior High School	☑ gymnasium Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

965

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Elementary School:

The Elementary School was constructed in 1951 to replace the original building. In 1990 a local bond initiative included the addition of the Band and Cafeteria wing, addition of a new stairwell, modest classroom renovations, and select MEP (mechanical, electrical, & plumbing) upgrades at the school. In 2009 a CDE BEST grant and local bond campaign funded Elementary School improvements including a ground well system that is shared with the newly built Jr/Sr High (details below). This ground heating system included minimal resiliency and lack of redundancy in the pumping infrastructure meaning that, in the case of a catastrophic failure, both facilities could be without heat. This project included moderate scope including HVAC improvements, electrical updates, plumbing work, and lighting upgrades.

Jr/Sr High School:

Also in 2009, the Sargent School District replaced our historic school building with a new Jr/Sr High to better serve the students in this community. At the time, the new Jr/Sr High was one of the first schools built through the newly formed BEST grant program and was designed with modern features typically found in K12 facilities around that time. Like many new construction projects, the budget quickly became a concern. Value engineering left much to be desired in several critical systems within the facility when it opened. The HVAC systems were designed to meet efficiency standards of the day, but since day one they seemed overly complicated and never achieved expected levels of performance.

Gymnasiums:

Lastly, as part of the 2009 project, minor improvements were completed at the Aux Gym West of the school campus and on the Elementary Gym which sits between the two school facilities.

*** 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.**

Legacy of Proactive Stewardship - Since the completion of the Jr/Sr High School and Elementary School remodel, Sargent School District (SS) has treated these facilities as our most significant community assets. The SSD facilities team has a documented history of aggressive preventive maintenance aimed at preserving the lifespan of our infrastructure.The District has consistently prioritized student comfort and safety, often diverting significant General Fund resources to perform needed stop-gap repairs. Our major projects, such as the Interoperability Radio Install ($408k) and the Door Safety Project ($328k), demonstrate our commitment to life-safety standards. Despite this, the accelerating failure of our mechanical "engine" has forced the District into a reactive spending cycle that is no longer sustainable.

Capital Projects - Within the last 36 months, District expenditures have begun to shift heavily from standard maintenance to emergency remediations. This trend clearly illustrates a system that has reached its breaking point. Below are expenditure details for the past three years.

- 2023 Expenditures ($149k): Failing heat exchanger repairs, heating system repairs, boiler service for geothermal heating loop, repairs to fire alarm sensors, updated AHERA plan

- 2024 Expenditures ($177k): Replacement of weight room roof, additional heat exchanger repairs and replacement of local piping, elementary carpet replacement, remodeling of kindergarten classroom, aux gym back flow preventer repair, SCADA components, WSHP compressor valve replacement.

- 2025 Expenditures ($253k): Elementary roof replacement, ERV-1 replacement, replacement of aux gym boilers, replacement of cafeteria heaters, elementary water leak repairs, and facility master plan study

Conclusion - The district can not continue to fight a losing battle against an underperforming geothermal lynch-pin that has major implications to all building functions. We have spent over half a million dollars in the last three years alone just to keep the facility reasonably suitable for use by our students, staff, and faculty. These expenditures have reached a level of diminishing returns; we are no longer improving the building, we are merely subsidizing its failure.

996

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The District allocates approximately $100 per student per year toward capital needs. Through this practice, the District has established a BEST Capital Renewal Reserve with a current balance of $565,796, including annual contributions of $29,000 in FY2024 and $26,800 in FY2025. This reserve is intended to support long-term facility lifecycle needs and reduce reliance on emergency funding for major system failures through the replacement of equipment made through the original BEST grant.

In addition to the per-pupil capital allocation, the District has a $75,000 Mill Levy Override dedicated to technology and transportation, funded on a rotating replacement cycle. This structure allows the District to maintain instructional technology and fleet reliability without drawing from the Capital Renewal Reserve, thereby preserving those funds for facility infrastructure.

Over the past three fiscal years, the District has incurred significant costs within the Operations and Maintenance budget for the repair, replacement, and servicing of mechanical systems, including HVAC equipment and related infrastructure. These expenditures reflect the aging condition of several building systems and underscore the importance of continued capital planning and reserve funding to address deferred maintenance and lifecycle replacement needs.

Collectively, the District's strategy of maintaining a per-student capital allocation, preserving a BEST Capital Renewal Reserve, utilizing a targeted Mill Levy Override for technology and transportation, and addressing urgent mechanical needs through the O&M budget demonstrates a multi-tiered approach to capital planning that balances immediate operational demands with long-term facility sustainability.

967

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

The District currently maintains $565,796 in its BEST Capital Renewal Reserve and has remained in ongoing compliance with the requirements of 22-43.7-109(4)(d) C.R.S. since receipt of prior BEST funding. Over the past 15 years, the District has consistently preserved the majority of the funds in our reserve in order to ensure our ability to fund major capital renewal projects, rather than using those funds for routine maintenance or minor repairs.

Annual contributions to the reserve have been made in alignment with per-pupil capital allocations and available fiscal capacity, including $29,000 in FY2024 and $26,800 in FY2025. This reflects the District's continued commitment to maintaining an adequate reserve balance to support lifecycle replacement of building systems in BEST-funded facilities.

The District utilizes its Operations and Maintenance budget to address day-to-day repairs, preventative maintenance, and smaller mechanical needs, so that

Capital Renewal Reserve funds can be preserved for large-scale system replacements and major facility projects, consistent with BEST program intent. Additionally, the District's Mill Levy Override for technology and transportation, funded on a rotating replacement cycle, further reduces pressure on the Capital Renewal Reserve by covering non-facility capital needs through a separate, dedicated funding stream.

To date, Capital Renewal Reserve funds have been strategically maintained rather than expended, specifically to ensure sufficient local capacity to partner on a significant capital project such as the one proposed in this application. This long-term fiscal strategy demonstrates prudent stewardship, adherence to BEST capital renewal expectations, and the District's ability to plan for and support major facility investments.

The District will continue to make annual contributions and maintain the reserve for future lifecycle needs of BEST-funded facilities in accordance with statutory requirements and program guidance.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

898

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Sargent RE-33J (2750) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (2750-SG00001) - Site Level Applicant - New - Application Number (42)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes
No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

At the highest level, this project aims to address four SMART goals by the end-of-summer 2027:

- Goal 1: Eliminate Mechanical Failure Risks to Ensure Uninterrupted Occupancy : Address critical deficiencies in the failing HVAC system by summer 2027 to prevent emergency system failures that would force school closures or compromise the building's ability to provide a safe, climate-controlled environment for students and staff.

- Goal 2: Fortify Building Resiliency and Operational Safety : Implement simplified, long-lifespan mechanical solutions by 2027 that reduce the frequency of high-risk emergency repairs, ensuring that facility personnel can maintain a secure and stable environment.

- Goal 3: Mitigate Respiratory Health Hazards through Enhanced Ventilation : Remediate the lack of proper space conditioning and sub-standard ventilation effectiveness by 2027 to meet ASHRAE standards, ensuring the delivery of filtered, fresh air to all instructional spaces to mitigate the spread of airborne pathogens and reduce respiratory health risks.

- Goal 4: Achieve Compliance with State Mandates and Performance Objectives : Better align our facilities with the Colorado public building performance standards (Regulation 28) by 2027 to ensure the campus can efficiently and effectively provide an adequate indoor environment essential for student health and safety. Proactively addressing these mandates prevents the risk of future system failures and costly emergency modifications that would jeopardize the district's financial stability and force a diversion of funds away from other critical educational needs.

The district is very confident that, through the efforts of this grant project, along with other capital projects slated for completion in 2026, the entire Sargent Schools campus will be positioned to well serve the amazing students in our community for many years to come.

All of the proposed work planned to be completed in 2026 and 2027 fits within one of three main project categories; HVAC (thermal comfort and indoor air quality), building safety resiliency, and fire safety systems. Only the projects that have a direct tie to improving health and safety of the students and staff who use these facilities have been included in this BEST grant request. Details regarding other projects currently under investigation by Sargent Schools can be found in the Facility Assessment Presentation, attached for review. A successful Grant award means all of the proposed work can be completed without requiring cuts to extremely important projects included in our 2026-2027 project list.

970

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The four main buildings that make up the Sargent Schools K12 Campus include the Jr/Sr High School (2009), the Elementary School (1917, updates in 2009), the Elementary Gymnasium (1937) and the Auxiliary Gym (1973). Each of these facilities has its own set of unique challenges; however, this project focuses on the critical learning spaces in the Jr/Sr High and the Elementary School.

Our two schools represent the heart of our community's educational investment. While the Jr/Sr High School construction and the Elementary School renovation completed in 2009 were intended to provide a high-performance environment, these facilities have routinely experienced systemic performance and reliability concerns since inception. Many of the core deficiencies are not simple tweaks that can be made to the existing infrastructure or existing controls. Also, several core building systems challenges have now exacerbated due to their age, lack of control, and associated unnecessary runtime, and limited staff ability to make dramatic improvements without professional input and assistance.

Some of the premature fatigue may be the result of a misalignment of District staff knowledge and capabilities and the environmental demands of the San Luis Valley, specifically the very cold winters. The District is seeking this grant to remediate these inherent deficiencies, ensuring the facilities finally operate at the safety and performance levels originally envisioned.

HVAC Deficiencies: Indoor Air Quality and Thermal Comfort/Temperature Control - Buildings: Jr/Sr High, Elementary School

The most pervasive deficiency experienced at both educational facilities is a fundamental failure of the mechanical systems to maintain consistent thermal comfort and adequate indoor air quality.

- Inadequate Ventilation & CO2 Management: Site validation has confirmed our assumptions that the ventilation systems are not controlled adequately, resulting in classrooms with raised levels of C02. This should never occur with dedicated Energy Recovery Ventilators like those installed at the Jr/Sr High

School and portions of the Elementary School. This lack of fresh air exchange creates a stagnant environment that directly impairs student cognitive function and increases the likelihood of unwanted transmission of airborne illnesses. At this time, this issue is attributed to a lack of control and not HVAC system design flaws or equipment capabilities.

- Systemic Temperature Imbalance: Another issue that affects students is much more apparent during daily operation: thermal comfort is extremely problematic in winter. Within the past few months, there have been several issues with the heating system, where the staff and students show up, and the classrooms have recorded temperatures as low as 45 degrees. This specific example happened just recently during the week of Jan. 19-23, 2026. The extreme cold temperatures caused a total system failure, resulting in a lack of heating throughout the facility. Conversely, during warm seasons requiring cooling, the current system struggles to keep up with the warm temperatures experienced in the Valley. Classrooms on the Southwest side of the Jr/Sr High have recorded temperatures as high as 82 degrees, and the upstairs classrooms in the Elementary even higher temperatures, at 84 degrees. Our engineers have evaluated this issue thoroughly and attribute both under-heating and under-cooling to a lack of effective heat transfer to the ground well, along with errant control system readings from failed sensors and aging controllers, which prevent equipment from operating as intended/ required.

Rigorous onsite testing revealed significant discrepancies between the data reported by the building automation system and the actual operational status of equipment, dampers, actuators, and valves. Manual control commands executed via the system's front end failed to elicit the intended equipment response, yet the control interface inaccurately indicated successful operation. Modern HVAC infrastructure requires sophisticated computer systems for proper operation. Like any such system, these controls necessitate consistent maintenance and, eventually, require comprehensive replacement to ensure optimal and reliable performance.

An engineering evaluation of the original design identified a level of complexity that may not be necessary or desired for a district such as Sargent. This overall complexity most likely was driven by the intent to improve upon the overall system's energy efficiency during initial design, even beyond CDE BEST requirements. However, a district of our size and staffing capabilities needs simple, pragmatic solutions that provide better resiliency for these necessary functions. This added complexity is also contributing to premature failure of critical HVAC equipment, as it has led to many components running excessively or under unnecessarily challenging conditions.

Summary: Building Resiliency and Sustained Use

The deficiencies listed above all tie directly to our most pressing health and safety concerns (insufficient indoor air quality control, poor thermal comfort, lack of adequate unit control, etc) and will have a direct impact on the ability to provide an adequate learning environment for students and staff on a daily basis. Without assurances to our students and families that we can provide a comfortable and safe learning environment each and every day, it is simply not possible to deliver the educational experience our children deserve. In fact, during the week described above, when system failures resulted in classroom temperatures in the 40s and 50s, we had almost ? of our students absent from school. It is imperative at this moment in time that we take the necessary steps to be able to ensure classroom spaces are climate-controlled and provide adequate air quality conducive to student safety and learning. Fortunately, much of the originally-designed infrastructure can and will be re-utilized and serve the facility for many more years, but this is possible only with a fundamental shift in the primary generation of heating and cooling and overarching controls systems. The time is now to address these critical needs with practical, economical, and long-term solutions.

672

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District engaged in a methodical, multi-year investigative process to move from broad facility concerns and ideas to the highly-targeted scope in this application. Our analysis focused on identifying why specific systems have underperformed despite a consistent and professional maintenance regimen. This forensic approach ensured that we did not just identify broken equipment, but uncovered the root causes of operational challenges.

This process began in 2024 with a Facility Maintenance Master Plan developed by Wold Architects, and an energy assessment by Iconergy. These initial reports provided a vital baseline, but the District recognized the need for a deeper understanding of the specific mechanical and life-safety failures that have consistently disrupted our learning environment. The District enlisted assistance from Millig Design Build to perform an independent, clean-slate analysis of the campus. Their team of engineers and construction professionals, specializing in K-12 MEP (Mechanical, Electrical, and Plumbing) renovations, was tasked with peer-reviewing previous findings and conducting on-site diagnostic testing and further investigation to better understand our unique challenges.

On-Site Engineering Investigation:

- Site Investigation: Millig performed extensive walkthroughs and evaluations of each facility with a team of three mechanical engineers, one electrical engineer, and two construction estimators.

- Physical Condition Assessment: Millig's team documented the physical condition of each building and system, including mechanical failures, utility services, controls, and piping connections of every system. Unlike an architectural survey or energy study, this included functional testing of the HVAC systems to observe real-time performance in the San Luis Valley's unique climate (both summer and winter). This data-driven process allowed the District to narrow a broad list of potential projects, provided by the Master Plan and Energy Analysis, down to the most critical deficiencies: heating inconsistencies, indoor environmental quality (IEQ), and critical system needs.

- Constructability Assessment: Millig's engineers and construction estimators evaluated the existing conditions for installing new equipment, including physical constraints and the existence of asbestos.
Engineering: Review of progressive design and construction blueprints and equipment documentation and interviews with District staff present at the time of the Jr/Sr High School construction helped shape Millig's understanding of the original design intent.

The result of this rigorous, broad-based analysis was a Facility Assessment Presentation (attached) that serves as the blueprint for our 2026 BEST request. Cross-referencing the Master Plan recommendations from Wold with the technical engineering data from Millig and Iconergy, the District has achieved a data-driven, comprehensive picture of our facility performance. We have moved past anecdotal reports of hot and cold rooms to a sophisticated understanding of exactly where building systems fall short.

These investigations confirmed that, while the building has underperformed since its completion, the issues are correctable through targeted upgrades. We have confirmed there are no unfixable systemic failures; rather, the facility requires strategic adjustments and modernization of core components to reach the high-performance standards envisioned for our students. This thorough vetting process ensures that the requested funds will be applied to a "Best Value" solution that protects both district dollars and the state's current and previous investments in SSD.

District Stakeholder & CDE Feedback:

The identification of needs was not siloed; Millig's 2025 assessment included ongoing input from district administration, facilities staff, and board members, as well as feedback from the CDE to align needs with BEST's priorities.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solutions this BEST grant project will address for the Sargent School District include pragmatic solutions to address our single largest building deficiency: reliable heating, cooling, and ventilation at the Jr/Sr High School and Elementary School. The approach to these solutions included careful consideration for the extensive infrastructure currently in place with much of its rated service life left to be utilized and maximized.

HVAC Updates - Heating System Corrections - Buildings: Jr/Sr High and Elementary School

Heating system infrastructure that is consistently failing, down for maintenance, or functioning improperly is causing the most significant headaches and challenges for the district on a regular basis. The cornerstone of our mechanical scope is the total replacement of the existing common failure points-the shared ground-source well, plate-and-frame heat exchanger, and backup boilers-with new independent, building-specific heating plants fed by air-to-water heat pumps and high efficiency condensing backup boilers.

Decoupling and Decentralization: Historically, the Jr/Sr High and Elementary schools have been connected via shared use of an open-loop ground well for heat transfer, creating a single point of failure where a mechanical or hydrological issue with that single well or its associated single pump could lead to a total loss of service for the entire campus. This well is also not only utilized for building heat but also interconnected with the fire suppression system. The nature of this connectivity results in too much reliance on a single piece of equipment that has absolutely no built-in redundancy. This project will provide each building with its own independent heating plant, without reliance on the problematic existing ground well.

Transition to AWHP Technology: Colorado has established rigorous building performance standards and high-efficiency design benchmarks, supported by state funding programs like BEST, to ensure all new and renovated public facilities meet the state's ambitious decarbonization goals. Current and proposed legislation also emphasize a policy priority to move away from fuel sources such as natural gas and other fossil fuels, and utilize electric-based systems where possible. To align with this direction and to ensure district facilities comply with the new Colorado Building Performance standards, both Sargent Jr/Sr High and Elementary School will utilize high efficiency air-to-water heat pump (AWHP) technology to generate heat by extracting energy from the ambient air.

Hybrid Redundancy for Extreme Climates: To ensure 100% reliability in the San Luis Valley's sub-zero winter temperatures, each independent plant will include high-efficiency condensing boilers for supplemental and backup heating needs. The AWHPs will handle the majority of the total annual load, while the boilers provide critical supplemental capacity and redundancy during extreme cold periods. Field observations and energy modeling suggest higher reliance on the existing highly inefficient gas-fired boilers than originally intended, demonstrating the need for carefully curated controls sequencing on all new proposed systems and equipment.

HVAC Updates - Controls Replacement and Optimization - Buildings: Jr/Sr High and Elementary School

This scope includes a comprehensive replacement of both the Jr/Sr High and Elementary School controls infrastructure. Upgraded controllers and revised programming on all proposed systems and retained HVAC infrastructure will ensure improved thermal comfort and indoor air quality as well as greatly simplified trouble shooting for district maintenance staff. The current disconnect between the existing BAS interface and outdated, failing controllers has created a situation in which the user interface shows inaccurate data and the system fails to communicate with the equipment altogether. Replacing all equipment-level and building-level controllers will establish a reliable digital backbone by improving communication between the BAS interface and the mechanical equipment. This upgrade will allow for optimized system operation through precise occupancy scheduling, supply air temperature resets, and aggressive unoccupied setbacks, aligning energy use with actual building needs. In addition, an extensive commissioning process will verify that every piece of equipment operates exactly as intended and that the BAS interface provides a 100% accurate portrayal of the building's actual status.

Troubleshooting and Remote Assistance: A fully commissioned controls system will allow for the rapid identification of HVAC issues before they escalate into facility-wide failures. By providing clear, accurate data, the BAS system will enable on-site staff to easily diagnose simple localized problems. An accurate BAS will also significantly lower the cost and difficulty of troubleshooting complex mechanical systems like the central hydronic plant. This enhanced oversight ensures a faster response time to system issues, which will reduce the frequency of unexpected downtime that causes major disruptions to educational time. Additionally, by transitioning the controls to an open-source platform, the district will be able to avoid costly updates and service calls from brand-specific technicians and simplify future maintenance and replacements by a large pool of available controls vendors.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

975

The solutions proposed for SSD are the result of a rigorous forensic planning process intended to bridge the performance gap between the facility's current state and its original high-performance design goals. The District's diligence began with a 2024 Master Plan and a specialized energy assessment. While these initial reports identified broad system failures, the District recognized that careful consideration would need to be taken to fully understand, and address, the underlying technical issues that have hampered the facility since its inception. The District then engaged a second layer of expertise to peer-review all previous findings and evaluate deficiencies more thoroughly. This ensured the 2026 BEST Grant project scope moved beyond high-level observations into engineered solutions specifically designed for the unique high-altitude climate of the San Luis Valley.

Forensic Comparative Analysis of Proposed Systems:

To ensure the most efficient use of resources, the project team conducted a root-cause analysis of the most pressing deficiencies. For the campus mechanical systems, the team compared the cost of ongoing status quo maintenance against a strategic modernization of critical components. This diligence revealed that continuing to repair failing and potentially over-engineered components would result in significantly higher long-term operational costs than the proposed replacement of specific system components. Regarding building resiliency, the team analyzed several configurations to ensure that new systems would integrate seamlessly with the existing 2009 infrastructure, avoiding the "one-size-fits-all" approach that often leads to performance shortfalls.

Optimization of State and Local Funding Resources:

A major component of our due diligence involved a granular audit of the total project list to distinguish between general maintenance, critical health and

safety needs, and other capital project needs. The project team spent significant time right-sizing the scope to ensure the BEST grant request is strictly focused on the most urgent mechanical and life-safety failures that threaten the learning environment. By leveraging district funds to complete BEST-aligned improvements, the District has ensured that every dollar of the requested grant is targeted toward remediating the specific deficiencies that jeopardize building longevity and student health and comfort.

Market-Validated Cost Estimating and Technical Vetting:

In a volatile construction market, Sargent Schools recognized that standard "rule-of-thumb" estimates were insufficient. To ensure budget certainty, the team utilized a three-step validation process. First, schematic-level drawings were developed for all critical project elements, including HVAC configurations and controls systems infrastructure, to define a precise bill of materials and conceptual layout. Second, these schematic designs were sent to regional subcontractors and suppliers to obtain real-time pricing for major components and necessary trade labor. Finally, these costs were benchmarked against similar K-12 projects across rural Colorado to ensure regional accuracy and the inclusion of necessary mobilization costs for specialized trades as experienced on other projects in neighboring communities.

Final Solution Justification and Best Value Determination:

The resulting scope and budget represent a "Best Value" solution that prioritizes long-term building resiliency and safety. By utilizing market-validated data, the District has eliminated the guesswork often associated with budget development for these grant applications. We are highly confident that this professionally vetted, forensic approach provides the most effective path to correcting our facility's performance and safety shortfalls. This plan ensures that the state's previous and future investments in the Sargent campus are finally realized in a safe, efficient, and reliable learning environment.

976

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency of this request is driven by a transition from manageable maintenance to a state of imminent systemic collapse. While the SSD facilities appear modern, the mechanical "engine" or "heart" of the campus has reached a breaking point. We are no longer addressing wear and tear; we are managing a series of near-catastrophic failures that threaten the district's ability to remain open. Our technical investigation confirms that the HVAC and building automation systems must be addressed before next winter.

Immediate Thermal and Life Safety Risks:

The fragility of the HVAC system has recently transitioned into a safety crisis. During the week of Jan. 19-23, 2026, extreme temperatures resulted in a mechanical failure of the central plant that left classrooms in the high 40s upon student arrival. These events are not isolated; on ample occasions, the district has been entirely unable to control the HVAC system throughout much of the campus. This lack of control places unsustainable strain on the central plant, risking a mid-winter lockout that would necessitate an undesirable, immediate shift to remote learning.

Financial Sustainability and the "Bandaid" Cycle:

SSD has reached a critical fiscal inflection point where the cost of "reactive survival" is cannibalizing our ability to provide a stable educational environment.

As evidenced by a near doubling of capital expenditures between 2023 and 2025, we are trapped in a cycle of increasingly expensive "band-aid" repairs. These stop-gap measures-while necessary to prevent immediate school closures-represent a poor use of taxpayer resources, as they merely delay the inevitable failure of a fundamentally flawed system. The District cannot sustain these year-after-year budget increases indefinitely without depleting the reserves necessary to address other often unforeseen but essential educational needs. This project is not merely an equipment upgrade; it is a strategic shift to exit a high-risk maintenance loop and invest in sustainable, modern infrastructure.

Consequences of Non-Award and Financial Liability:

If this project is not awarded, the District faces a "when, not if" scenario regarding catastrophic failure. The consequences of a non-award are two-fold. First is educational displacement; a total heating system loss during the winter months would render the buildings legally uninhabitable. Second is compounded financial burden; emergency repairs performed in a state of failure are always more expensive than proactive, planned remediation. A mid-winter central plant failure would deplete significant District general reserves, leaving minimal capital for other essential operations.

Due to the deeply integrated nature of the proposed projects, a phased approach is not a viable option. Because the Elementary and Junior/Senior High schools share a well system, it is not feasible to address one facility's heating plant independent of the other. Also, while the controls work could happen independent of the heating system, the opposite does not apply. To ensure student safety and fiscal integrity, this project must be executed as a single, comprehensive project rather than a piecemeal approach.

Conclusion of Urgency:

This project is not a request for an upgrade to a functional system aiming to improve efficiency or addressing ongoing maintenance items; it is a vital intervention to replace the failing heart of a campus before the entire body is forced to stop. By acting now, the District can protect the multi-million dollar investment made by both Sargent School District and CDE, through a planned, cost-effective solution. Waiting another year invites a crisis that will be far more costly to remediate and far more disruptive to the 260+ students who rely on these facilities daily.

977

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Routine Audits and Needs Identification:

The cornerstone of our stewardship strategy is a systematic, recurring evaluation of campus assets. This process ensures that the District remains proactive rather than reactive regarding facility health.

- Deficiency Monitoring: District personnel will conduct yearly inspections across all disciplines-including mechanical, electrical, plumbing, etc-to identify potential failures, safety hazards, or code issues.

- Asset Inventory/Tracking: The District will utilize a digital work-order platform to maintain a database of all physical assets. This system tracks the age and service history of every new and existing component, such as fire panels and HVAC units. By assigning automated maintenance intervals, the system triggers preventive tasks-including filter replacements, belt checks, and sensor calibrations-to maximize equipment longevity.

- Strategic Prioritization: On an annual basis, the District will review its list of identified needs. These items are ranked based on their impact on student safety, health, and instructional continuity, ensuring that resources are directed toward the most critical needs first.

978

Long Range Planning:

The District maintains a clear vision for the future of its facilities by aligning physical improvements with educational goals.

- Master Plan Evolution: Every 5-10 years, the Master Plan will be refreshed to reflect current community input and modern standards. This serves as a strategic roadmap for all major campus investments.

- Lifecycle Scheduling: For every identified facility need, the District establishes an anticipated implementation date. This timeline includes a risk assessment of the consequences of deferring work, specifically regarding the potential impact on the learning environment and building safety.

Fiscal Management and Cost Control:

Our financial approach ensures that the resources necessary for facility upkeep are identified and validated well in advance.

- Capital Budgeting Consistency: The District maintains a documented history of capital funding, reflecting a stable commitment to infrastructure investment.

- Cost Analysis and Validation: To inform the decision-making process, the District and its partners develop market-accurate cost estimates. When comparing potential solutions, life-cycle cost assessment will help identify which options provide the best long-term value.

- Strategic Funding Models: District leadership aligns recurring budget appropriations with prioritized needs. This includes a diversified funding strategy that leverages local bond efforts, capital reserves, general funds, and available state or federal grants.

Technical Training and System Optimization:

To ensure new investments perform as intended from day one, we prioritize the transition from construction to operations.

- Operations Training: Implementation partners will be required to provide hands-on training for the District's facilities team and occupants. This education ensures our staff can effectively operate, maintain, and troubleshoot new technology and equipment.

- Commissioning: All new infrastructure will undergo rigorous commissioning and Testing, Adjusting, and Balancing (TAB) before the District accepts the project. The resulting Commissioning Report serves as a formal verification that system performance aligns with the design and provides a benchmark for future maintenance.

Warranties:

The District will secure comprehensive warranties to protect against premature failures:

- Workmanship: A 1-year general contractor warranty is required to address any installation-related issues.

- Mechanical Infrastructure: HVAC systems will carry a minimum 5-year parts warranty and a 10-year warranty on compressors.

Before final procurement, the District will evaluate the cost-benefit of extended warranties to further mitigate long-term financial risk.

979

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

980

Sargent RE-33J (2750) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (2750-SG00001) - Site Level Applicant - New - Application Number (42)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

46.00 %

* B. Actual match on this request - Enter Actual Match Percentage

36

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 2,530,102.21
D. Applicant Match to this Project	$ 910,836.80
E. Requested BEST Grant Amount	$ 1,619,265.41
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 2,530,102.21

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

982

* 93,200

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 93,200

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 269

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 27.15 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

346

4 % * **O. Escalation % identified in your project budget**

6 % *** P. Construction Contingency % identified in your project budget**

2.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/20/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/24/2027

983

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Multi-Phase Estimating Process:

The project budget for Sargent Schools was developed through a rigorous, multi-level vetting process to ensure accuracy even in a dynamic market. The District partnered with Millig Design Build to move beyond high level concepts to a more thorough and proven financial model backed by significant market data.

- Engineering Selection: Schematic designs were completed for all critical elements. Millig's engineers calculated loads and sized equipment, allowing for the preliminary selection of all major mechanical and life-safety components.

- Vendor Quote Investigation/Comparison: Equipment and materials pricing is the primary driver of cost. We obtained numerous quotes for all necessary MEP equipment, including pricing from manufacturers that produce boilers, air to water heat pumps, and hydronic distribution and circulation pumps. This "hard-bid" data eliminates the guesswork often found in early-stage applications.

- Subcontractor & Market Validation: Detailed scope packages were provided to multiple regional contractors to obtain real-world installation pricing. This included estimates from Vision Mechanical and Tolin Mechanical to validate Millig's detailed internal estimate, which was developed using RS Means data indexed specifically for the region.

Unique Market and Geographical Considerations:

The budget accounts for other "Rural Premiums" inherent to projects in the San Luis Valley. Having executed over $50M in renovation projects for rural Colorado clients over the past four years, the Milig team used their industry experience to help us factor in specific costs for mobilization, per-diem, and travel associated with support from specialized trades outside of our immediate area. Additionally, the budget reflects the complexity of the "surgical decoupling" of the buildings and the need for specific sequencing to avoid student disruption in occupied facilities.

Strategic Contingencies and Future-Proofing:

To protect the District and the State's investment against market volatility between the grant award and final contractor/contractor procurement, the following data-driven contingencies are included:

- Escalation (4%): Informed by predictive labor data and rising Colorado wage trends to cover the "inflationary gap" during the design and review period.

- Construction (5%): Earmarked for anticipated unknowns and unforeseen conditions uncovered during demolition and changes that occur between schematic and final design.

- Owner's (2.5%): Standard best practice to allow the District to manage minor administrative adjustments or scope refinements without causing delays.

Conclusion:

The resulting budget includes all necessary equipment, permitting, design, commissioning, and labor costs. Combining professional engineered estimates with real-time vendor quotes, the District has provided a vetted, resilient figure that protects both our local capital and the state's valuable resources.

984

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Sargent School District has established a dedicated Facilities Committee-comprised of the District Superintendent, facilities staff, academic building leaders, and community members-to maintain ultimate project oversight. This committee is tasked with making collaborative decisions that serve the best interests of the District's long-term operational health. Upon a successful grant award, this team will engage in weekly or biweekly update meetings with our design-build partner to finalize equipment selections, approve design choices, and maintain strict adherence to the project budget.

In strict accordance with CDE guidelines, the District issued a formal Request for Qualifications (RFQ) for design-build services in November 2025. This transparent procurement process included public advertisements, website postings, and the utilization of the BEST contractor distribution list. To ensure a robust pool of qualified candidates, the District also directly engaged firms from the Colorado Energy Office (CEO) Approved Vendor List. Following a thorough review of three highly competitive proposals, the Facilities Committee interviewed the top-scoring candidate-a CEO-approved vendor with an exemplary track record of executing complex mechanical renovations in rural K-12 districts. This partner has been instrumental in the conceptual development of this grant application, and their history of successful BEST-supported projects provides the District with a high degree of confidence in their ability to deliver a quality installation.

Upon the award of grant funding, the design-build team's engineers will transition conceptual plans into fully engineered construction documents. These plans will be submitted to the proper Authority Having Jurisdiction (AHJ) for permit review to ensure 100% compliance with all applicable building and safety codes. Our partner will then assist the District in the procurement of subcontractors, ensuring that the project benefits from specialized expertise and competitive market pricing.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Commitment to Open Competition:

Sargent School District recognizes that an open, competitive selection process is the most effective way to ensure fiscal responsibility, especially for a capital project of this magnitude. To date, the District has strictly followed CDE Consultant/Vendor Selection Guidelines. As detailed in Section U, our preferred design-build partner was selected through a formal Request for Qualifications (RFQ) process initiated in November 2025. This process was advertised publicly and utilized the CDE/BEST contractor distribution list to ensure a wide and competent pool of respondents. Despite the challenges of our remote location, which often limits the availability of specialized HVAC and controls providers, we successfully secured a highly qualified, CEO-approved vendor through this transparent process.

985

Multi-Layered Competitive Pricing Model:

A core reason for selecting our integrated design-build partner was their commitment to a transparent, multi-layered competitive pricing model. Upon a successful grant award, the District will facilitate an additional layer of competition during the final design and pre-construction phases. This process is designed to drive project costs down through direct "head-to-head" competition based on final engineered specifications.

- Open Equipment Procurement: Project specifications will be written to encourage equipment level and installing contractor level competition for the necessary equipment. This ensures that multiple manufacturers (beyond the basis of design) can submit competitive pricing for consideration to help identify the best value for this project specifically. This process will provide the district with adequate information to select which equipment best meets our cost, quality, and timing needs.

- Subcontractor Labor Bidding: All major trades-including electrical, plumbing, mechanical, and controls-will be competitively bid to the regional market. Our design-build partner will package the final construction documents into clear bid sets, soliciting quotes from multiple qualified subcontractors to ensure the District receives the best market value for specialty trade labor.

Final Selection Criteria:

Once all labor and material pricing is gathered, the District's Facilities Committee will work collaboratively with the design-builder to finalize selections. While the final price is a primary consideration, the District will also evaluate bids based on installation duration, equipment lead times, and long-term serviceability

and support. In a rural environment like the San Luis Valley, the ability of a vendor to provide prompt technical support after construction is a critical factor in protecting the longevity of the district's and State's investment. This comprehensive procurement strategy ensures full compliance with CDE thresholds while maximizing every dollar of the BEST grant and district match.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

External Resources:

SSD has aggressively pursued other funding streams to mitigate financial burden on local and state resources. Braiding various state, local, and private resources, we will address critical needs outside the scope of this grant and free up local funds for our BEST match. Our 2026 expenditures include:

- Best Grant Match: $900k (w/ waiver)

- Fire Alarm/Suppression Upgrades: $480k

- New VoAg Shop Exhaust: $100k

- Added Classroom Cooling: $100k

- Elementary Gym Heaters: $9k

With a successful BEST grant, these projects can be funded with other sources. The last project for 2026 is domestic water improvements we cannot wait for BEST funding to address. This project, estimated at $350k, will be completed this summer. This project's accelerated timeline is a large contributing factor to our waiver request.

State and Federal Grants:

- School Access for Emergency Response (SAFER) Grant: The District secured $408k through SAFER to install interoperable radios in all district buildings via School Safe and Motorola.

- School Safety Grant: In 2024 the District was awarded $328k for internal door security controls, including fobs, readers, and lock-down camera systems.
- Energy and Decarbonization Initiatives: SSD was deemed ineligible to apply for a $2M CEO Decarbonization grant last year, but we identified several utility incentives (~$50k) that will be reinvested into other facility projects.

Partnerships:

986

SSD maintains a deep partnership with the LOR Foundation, which has funded improvements including:

- $30k (2024): Agricultural greenhouse learning space
- $15k (2025): Weight room exterior repairs, restroom upgrades, and equipment
- $21k (2025): ADA-compliant baseball field bleachers and infield improvements
- $10k (2025): Equipment and uniforms for girls basketball

Additionally, the Facilities Committee coordinates in-kind donations, such as gas heaters recently donated for the elementary gym and volunteer labor. These efforts ensure our general fund remains focused on core educational and mechanical stability.

Bonding Limitations:

- SSD faces a unique enrollment-to-resident disparity that precludes further local bonding options. Only 22% of our enrollment resides within district boundaries. This limited resident base creates a disproportionate tax burden on a small number of residents. Furthermore, SSD is currently servicing existing debt from the Jr/Sr High construction and Elementary remodel. Given this debt load and the small resident voting population, consideration of a bond is not realistic.

Conclusion:

Our district is committed to seeking/evaluating all available funding options. Without the secured external funding sources listed above, SSD would not be able to provide our match (even the requested waiver amount). Each dollar is critical to supporting the challenge of supporting a remote district like ours with increasingly difficult budget constraints year after year.

987

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?

While the goal of this project is not to save energy, the result of many of the proposed HVAC changes are expected to yield moderate yearly utility and maintenance savings. As part of the recent Master Planning and Preliminary Assessment efforts, the district is anticipating roughly $10,000-$15,000 in utility costs reductions directly resulting from the BEST and non-BEST grant work as well as an additional $30,000 in maintenance reductions, when compared to recent spending. A summary of the utility costs and savings is provided below for review.

The current annualized utility costs, based on actual utility bills and normalized to TMY3 weather data are:

Junior/Senior High School:
$60,612 Electricity
$7,580 Natural Gas
$68,192 Total

Elementary School:
$29,674 Electricity
$9,390 Natural Gas
$39,063 Total

Total expected utility cost reduction is:

- Junior/Senior High School: Utility savings associated with comprehensive controls upgrades and commissioning are anticipated to be approximately $5,500

- Elementary School: Utility savings associated with comprehensive controls upgrades and commissioning are anticipated to be approximately $3,200

These savings will be partially offset by increased energy costs from increasing the buildings' hydronic heating systems' reliance on electricity. The total net utility savings result anticipated to be more than $3,000 per year.

988

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Sargent RE-33J

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.

Sargent School District is formally requesting a waiver for a reduction in the required matching contribution. The financial obligation of our base required match poses a significant threat to the district's ability to maintain basic operational safety and, by extension, the quality of our educational environment.

Reduced matching funds would allow the district to immediately pivot resources toward critical, newly-identified facility improvements that must be addressed to ensure our schools remain open. Our well water supply system, which draws ground water into the facility for both the domestic water system and our fire suppression system, is critical to our daily operation. The flow rate of these pumps is not sufficient to keep up with demand, so large storage tanks hold the water before use. This water is circulated to our elementary school, Jr/Sr high school, early learning center, and two district-owned residences. This system is in a state of near-collapse and must be remedied sooner than BEST grant funds would allow.

Recently, one of the two primary circulation pumps on the domestic side failed completely. This has left the entire district's water supply dependent on a single point of failure. On the fire suppression side, this system relies on a single pump that is well beyond its service life. During a detailed engineering analysis, several issues were identified in the design and execution of these well-fed domestic and fire suppression system concepts. Further investigation is needed through detailed engineering design efforts to understand the extent of work needed to remedy these issues. The cost to fully address these issues is estimated at $280,000 - $420,000.

Complying with the full matching contribution would significantly limit our financial capabilities by exhausting much of our capital to address these critical systems. The stakes for this repair are absolute:

- Health and Sanitation: Without functioning well systems, restrooms will be inoperable, and the fire storage tanks will have no way to refill if needed.
- Nutrition Services: The cafeteria will be unable to meet health code requirements for food preparation, halting our meal programs, until remedied.
- Total Operational Shutdown: Under these conditions, classes cannot be held.

By waiving or reducing the matching requirement, the district can redirect those funds to address this ~$350,000 emergency in a much more rapid fashion. This does more than just fix a failing well system; it preserves the continuity of the academic year. It ensures that students throughout the district have a safe, code-compliant facility where they can focus on learning rather than facing the disruption of a district-wide shutdown due to infrastructure failure.

In short, the flexibility provided by a waiver is the difference between a functional, thriving school environment and a campus that may be forced to close its doors due to a pending utility crisis.

(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 Sargent Re-33J District is currently navigating a convergence of critical infrastructure failures that have created an unsustainable and imminent financial burden. Our request for a waiver or reduction in the matching contribution is based on the following extenuating circumstances:

The district has acted in good faith to preserve our BEST Capital Renewal Reserve for its intended long-term purpose. However, the aging heating and HVAC control systems across our facilities have reached a point of systemic failure that "band-aid" repairs can no longer fix.

To date, the district has expended more than our current BEST Renewal Reserve balance on piecemeal repairs and emergency services. These efforts were necessary to keep these systems functional, but are unsustainable for the long term. Despite this significant financial drain, the systems continue to struggle, and the district is now in a position where the renewal funds must be fully committed to our match to address the permanent HVAC and control system solutions outlined in our BEST Grant application.The burden of the BEST match is compounded by an immediate, life-safety emergency, the failure of our well water supply systems, which is identified earlier in this waiver request.This creates a critical "Catch-22" for the district:

- Without a Waiver: The district will be forced to fund this through its General Reserves to address the $350,000 well water system overhaul, as the BEST Renewal Funds are already tethered to the grant match.

- The Risk: Depleting General Reserves to this extent leaves the district with a minimal safety net for other unforeseen emergencies, effectively penalizing the district for maintaining its commitment to the BEST grant.

The district is not merely asking for relief; we are asking for the ability to remain solvent while ensuring our schools are safe and habitable. The "band-aid" approach to our HVAC systems has already cost the district more than we had set aside for long-term renewal. Coupled with the immediate $350,000 requirement for this well system redesign, the current matching requirement places an undue burden on our General Fund that could jeopardize our overall educational operations.

A reduction in the match would allow the district to utilize its reserves more strategically, addressing the water crisis without totally stripping the district of its emergency financial standing.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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	$179,152.60	3.54%	10% max
Median Household Income	86,125	17.84	25% max
Free and Reduced Lunch %	50%	12.08%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills $/Capita	1630.43	6.517%	20% max
Remaining Bond Capacity	$7,627,580	5.73%	20% max
	Total CDE Minimum Match	**46%**	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.

The standard match factors applied to our district inaccurately reflect our actual financial capacity due to unique demographic and historical conditions within the Sargent School District. Specifically, the metrics for Bonding Capacity and Median Household Income (MHI) fail to account for the following:

1. The Enrollment-to-Taxpayer Disconnect Our district's enrollment demographic is highly unusual: only 22% of our students reside within the district, while 78% come from out-of-district. This creates a significant "ghost" metric in our financial profile.

- Skewed MHI: The Median Household Income is calculated based on the small population residing within district boundaries. This figure appears inflated and does not represent the actual economic reality of the 78% of families who choose Sargent and rely on our facilities daily.

- Funding the Burden: The small 22% in-district population bears 100% of the tax burden for a facility that serves a much larger, less affluent regional population.

2. Functional Bonding Limitations While our technical bonding capacity may appear healthy on paper, it is functionally inaccessible. Our stakeholders have made it explicitly clear that they will not support a new bond until the current secondary school bond is retired in four years.

- In a district that has experienced significant superintendent turnover over the last 10 years, rebuilding community trust is a slow, delicate process.

- To maintain leadership stability and honor the directives of our voters, the district must be creative in addressing infrastructure needs within the existing financial framework. Forcing a bond issue now would not only fail at the ballot box but would also damage the hard-won progress made in stabilizing district leadership.

3. Impact on the Weighted Percentage Because the MHI is based on a non-representative sample of our student body and our bonding capacity is "locked" by a firm community mandate, the current weighted percentage overestimates our ability to provide matching funds. A reduction in the match is justified because the district's "capacity" is currently a theoretical number that cannot be converted into actual capital without violating the trust of our constituents.

The Sargent School District is committed to facility excellence, but we are limited by a unique demographic split that masks our true financial need. Reducing the weighted percentage allows us to address critical health and safety issues—like our failing water system—without requiring a tax increase that our community has already flatly rejected for the next four years.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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.

In the Fall, the district applied for a Large Building Decarbonization Grant through the Colorado Energy Office for $2M in HVAC upgrades, removing the financial pressure of these needs. The district was ultimately deemed ineligible for the grant, but the process was invaluable, forcing a rigorous internal audit of our critical infrastructure that led to a shift in our long-term plan. The current BEST grant proposal represents a more targeted, realistic approach to our heating and HVAC needs than previously planned, refined directly by feedback and data gathered during that unsuccessful cycle.

The District has consistently prioritized student comfort and safety, often diverting significant General Fund resources for stop-gap repairs. Our major projects, such as the Interoperability Radio Install ($408k) and Door Safety Project ($328k), demonstrate our commitment to life-safety standards. The District has also partnered with LOR Foundation to do an exterior renewal project of the weightroom ($15K) and add ADA compliant bleachers to the baseball field ($20K).

We have established a dedicated Facilities Committee composed of local business owners and skilled tradespeople. This committee acts as a force multiplier for our maintenance department:

- Direct Labor Contributions: Several committee members have trade work backgrounds and have provided reduced-cost or entirely free labor for recent repair projects.

- Fiscal Stewardship: This "sweat equity" has allowed the district to address minor failures that would have otherwise drained our General Fund, though it cannot cover the massive capital requirements of the well system or the HVAC overhaul.

- Community Alignment: This high level of volunteerism highlights a community that is "all-in" on supporting the district, even while they remain firm on their "no new debt" stance until the secondary school bond is retired.

Because of our isolated location, our students often face significant travel barriers to access vocational training. We have leveraged our relationships with local tradespeople to begin developing Work-Based Learning (WBL) pathways.

- On-Campus Opportunities: By bringing contractors and trades into the district for these major projects, we create a "living laboratory."

- Pathway Development: These partnerships allow us to provide students with high-quality vocational experience on-site, removing the need for travel and directly preparing them for the local workforce.

The district is not simply waiting for state aid; we are actively exhausting local "in-kind" resources and pursuing competitive state grants. However, the sheer scale of the $350,000 water system failure and the $1.17 million required for our baseline match to address systemic HVAC issues exceeds what volunteer labor and local business discounts can resolve. Our request for a match reduction is the final piece of a puzzle we have been working to solve through every other available avenue.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	46%
Match Percentage Requested	36
Amount of requested reduction from CDE Minimum	10

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

Sargent School District

Scott Hodgson

Sargent BEST Grant

1 message

Jay Osmon Thu, Feb 26, 2026 at 9:22 AM
To: Scott Hodgson

Dear BEST Board,

As a parent of 3 students at Sargent, I am writing to express my full and urgent support for our district's application for the Building Excellent Schools Today (BEST) grant.

Our current facility is facing critical infrastructure failures that directly impact the health, safety, and learning environment of our children. Specifically, I am concerned about:

- Inadequate Heating: During the winter months, many classrooms struggle to maintain basic habitable temperatures, forcing students to wear coats indoors and creating a significant distraction from their studies.
- Failed HVAC Controls: The lack of functional, modernized controls means the building cannot maintain consistent air quality or temperature, leading to "hot and cold spots" that make the environment unpredictable and uncomfortable.
- Unreliable Domestic Water Supply: Frequent issues with our water system pose a risk to basic hygiene and daily school operations. Consistent access to clean, pressurized water is a fundamental requirement that our school currently struggles to meet.

Our teachers and students are doing their best in a building that is failing them. This grant isn't just about "facility upgrades"—it's about ensuring our kids have a safe, warm, and functional place to grow.

I strongly urge the committee to approve this funding to address these essential mechanical needs. Thank you for your time and for your commitment to our students' future.

Thanks, Jay Osmon

Sargent School District

Scott Hodgson

BEST Grant Support

1 message

Aubrey Pargin Thu, Feb 26, 2026 at 9:36 AM

Dear BEST Grant Board,

I am writing to you today as a concerned parent to advocate for the approval of the BEST Grant for **Sargent**. While our educators work tirelessly to provide a top-tier education, the physical state of our building—specifically the mechanical and water systems—is creating a barrier to learning.

We are currently dealing with three primary issues that require immediate intervention:

- **Inconsistent HVAC & Temperature Control:** Because our existing controls are outdated and failing, there is no way to regulate the climate effectively. This results in classrooms that are either stiflingly hot or uncomfortably cold, which is a documented deterrent to student concentration and performance.
- **Heating Failures:** Our current heating system is no longer reliable. In a climate like ours, dependable heat is not a luxury; it is a basic safety requirement for our children and staff.
- **Domestic Water Issues:** The integrity of our domestic water supply is a growing concern. We need a modernized system that ensures consistent pressure and reliability for sanitation and drinking.

Investing in these "behind-the-scenes" systems is the most effective way to protect the longevity of our school building and the well-being of the students inside it. I hope the committee recognizes the urgency of these repairs and supports our district's application. Our children are currently juniors at Sargent High School and have experienced first hand these challenges on a daily basis for many years.

Thank you for your dedication to our community's schools.

Sincerely,

Jacob and Aubrey Pargin

--

Sargent School District

Scott Hodgson

BEST Building

1 message

Maggie Osmon To: Scott Hodgson Thu, Feb 26, 2026 at 11:51 AM

Dear BEST Building committee,

I am writing this email today to give my experience and point of view from working in the office at the Sargent School District's secondary building.

This past winter my office has been extremely cold. First thing in the morning my office was consistently around 55-57 degrees. I would immediately turn on 2 space heaters set to the highest settings on either side of my desk chair just to be able to work. I also had to wear multiple layers of clothing just to stay warm enough throughout the entire day. It might not seem like much, but it is really bothersome for me personally to have so many layers and have to work wearing my bulky winter jacket all day. If I have a hooded sweatshirt on plus a heavy jacket it gets to be too much and I end up feeling very over-stimulated and irritated just from having so many layers on. I would find myself getting home and immediately taking those heavy layers off and I would feel an instant relief.

On the coldest day my office was 47 degrees when I got to work. I again turned on my heaters but soon figured out it was too cold to stay in there so I set up a temporary space to work in the hallway next to the elevator so I could plug in one of the heaters there and work. It wasn't much warmer in the hallway but it was definitely warmer than my office. Because of being in the hallway I could not answer the office phone and had to transfer all the calls to my personal cell phone just to be able to do that part of my job. Also, because of working in the hallway if a teacher needed to talk to me about a student there was nowhere confidential to do that. Around 2PM that afternoon my office was up to 65 degrees and I moved back in there to be able to get more work done.

The freezing cold working conditions added to the daily stress of this job and it affected my attitude regarding wanting to come to work at all.

Thankfully this has been one of the warmest winters I can remember because if we had a "normal" winter with temperatures well below zero a lot of nights the building would not have been warm enough not just for me to work but also for our students to be able to attend class.

I hope next winter we can all feel a much warmer environment while at work.

Thank you,

--
Maggie Osmon
Secondary Administrative Assistant
Sargent School District
7090 N CR 2 E
Monte Vista, CO 81144
Secondary Office - (719) 852-4025

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Berthoud HS - 1981

District:	Thompson R2-J
School Name:	Berthoud HS
Address:	850 Spartan Avenue
City:	Berthoud
Gross Area (SF):	144,115
Number of Buildings:	1
Replacement Value:	$71,575,575
Condition Budget:	$46,011,942
Total FCI:	0.64
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$9,926,256	$7,843,195	0.79
Equipment and Furnishings	$3,034,387	$1,503,892	0.50
Exterior Enclosure	$7,623,542	$3,655,643	0.48
Fire Protection	$2,064,119	$2,215,986	1.07
HVAC System	$12,210,901	$8,206,011	0.67
Interior Construction and Conveyance	$12,941,977	$10,027,603	0.77
Plumbing System	$2,977,047	$2,514,654	0.84
Site	$10,466,088	$10,038,375	0.96
Structure	$10,331,257	$6,585	0.00
Overall - Total	$71,575,575	$46,011,944	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Berthoud HS Main	144,115	0.59	1981	$61,099,394	$35,960,952
Berthoud HS Site	1,568,160	0.96	1981	$10,476,181	$10,050,992
Overall - Total	1,712,275	0.64		$71,575,575	$46,011,944

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - BF Kitchen ES - 1969

District:	Thompson R2-J
School Name:	BF Kitchen ES
Address:	915 Deborah Drive
City:	Loveland
Gross Area (SF):	30,297
Number of Buildings:	1
Replacement Value:	$13,015,531
Condition Budget:	$7,827,918
Total FCI:	0.60
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,889,929	$1,675,196	0.89
Equipment and Furnishings	$373,765	$243,674	0.65
Exterior Enclosure	$1,925,649	$293,663	0.15
Fire Protection	$1,733	$358,365	206.74
HVAC System	$1,639,885	$1,363,896	0.83
Interior Construction and Conveyance	$2,440,036	$2,260,377	0.93
Plumbing System	$595,841	$463,477	0.78
Site	$2,701,080	$1,525,813	0.56
Structure	$1,447,614	$0	0.00
Overall - Total	$13,015,531	$8,184,461	0.63

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
BF Kitchen ES Site	322,344	0.56	1969	$2,701,080	$1,525,813
BF Kitchen ES Main	30,297	0.61	1969	$10,314,452	$6,658,648
Overall - Total	352,641	0.60		$13,015,531	$8,184,461

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Berthoud ES - 1962

District:	Thompson R2-J
School Name:	Berthoud ES
Address:	560 Bunyan Avenue
City:	Berthoud
Gross Area (SF):	61,487
Number of Buildings:	3
Replacement Value:	$21,639,780
Condition Budget:	$16,243,126
Total FCI:	0.75
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,665,412	$3,687,884	1.01
Equipment and Furnishings	$447,383	$398,198	0.89
Exterior Enclosure	$2,443,125	$1,113,901	0.46
Fire Protection	$3,290	$558,162	169.63
HVAC System	$3,812,867	$3,965,326	1.04
Interior Construction and Conveyance	$5,523,442	$4,342,405	0.79
Plumbing System	$994,420	$930,837	0.94
Site	$1,610,735	$1,512,454	0.94
Special Construction	$267,808	$267,808	1.00
Structure	$2,871,297	$21,152	0.01
Overall - Total	$21,639,780	$16,798,127	0.78

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Berthoud ES Mod 12	2,016	0.98	1998	$409,830	$400,906
Berthoud ES Main	57,511	0.73	1962	$19,214,765	$14,489,299
Berthoud ES Site	456,509	0.94	1962	$1,610,735	$1,512,454
Berthoud ES Mod 46	1,960	0.98	2000	$404,449	$395,468
Overall - Total	517,996	0.75		$21,639,780	$16,798,127

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Big Thompson ES - 1921

District:	Thompson R2-J
School Name:	Big Thompson ES
Address:	7702 West Highway 34
City:	Loveland
Gross Area (SF):	29,553
Number of Buildings:	1
Replacement Value:	$12,956,322
Condition Budget:	$4,941,855
Total FCI:	0.38
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,001,381	$2,005,753	1.00
Equipment and Furnishings	$334,726	$289,889	0.87
Exterior Enclosure	$2,213,537	$238,344	0.11
Fire Protection	$1,691	$352,894	208.71
HVAC System	$1,829,049	$307,062	0.17
Interior Construction and Conveyance	$2,304,048	$1,036,077	0.45
Plumbing System	$513,694	$373,042	0.73
Site	$2,078,451	$647,629	0.31
Structure	$1,679,745	$42,286	0.03
Overall - Total	$12,956,322	$5,292,976	0.41

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Big Thompson ES Site	423,403	0.31	1921	$2,078,451	$647,629
Big Thompson ES Main	29,553	0.39	1921	$10,877,871	$4,645,347
Overall - Total	452,956	0.38		$12,956,322	$5,292,976

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Carrie Martin ES - 1979

District:	Thompson R2-J
School Name:	Carrie Martin ES
Address:	4129 Joni Lane
City:	Loveland
Gross Area (SF):	39,246
Number of Buildings:	3
Replacement Value:	$14,691,426
Condition Budget:	$8,971,909
Total FCI:	0.61
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,614,220	$2,735,166	1.05
Equipment and Furnishings	$288,341	$242,905	0.84
Exterior Enclosure	$1,749,272	$73,653	0.04
Fire Protection	$2,013	$392,196	194.82
HVAC System	$2,292,430	$1,485,868	0.65
Interior Construction and Conveyance	$2,856,359	$1,767,203	0.62
Plumbing System	$638,870	$550,517	0.86
Site	$2,037,713	$1,640,171	0.80
Special Construction	$455,274	$455,274	1.00
Structure	$1,756,935	$21,152	0.01
Overall - Total	$14,691,426	$9,364,105	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Carrie Martin ES Site	287,496	0.80	1979	$2,037,713	$1,640,171
Carrie Martin ES Main	35,186	0.54	1979	$11,582,426	$6,644,108
Carrie Martin ES Mod East/E Childhood	1,960	1.01	1998	$519,760	$523,630
Carrie Martin ES Mod 6	2,100	1.01	1998	$551,527	$556,196
Overall - Total	326,742	0.61		$14,691,426	$9,364,105

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Ivy Stockwell ES - 1974

District:	Thompson R2-J
School Name:	Ivy Stockwell ES
Address:	175 Fifth Street
City:	Berthoud
Gross Area (SF):	47,499
Number of Buildings:	3
Replacement Value:	$17,285,129
Condition Budget:	$9,310,122
Total FCI:	0.54
Adequacy Index:	0.27



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,778,145	$2,690,512	0.97
Equipment and Furnishings	$302,038	$354,828	1.17
Exterior Enclosure	$2,687,097	$344,842	0.13
Fire Protection	$16,445	$652,176	39.66
HVAC System	$2,509,836	$712,287	0.28
Interior Construction and Conveyance	$3,784,596	$2,964,660	0.78
Plumbing System	$965,892	$967,360	1.00
Site	$1,709,766	$928,656	0.54
Special Construction	$301,284	$301,284	1.00
Structure	$2,230,031	$28,321	0.01
Overall - Total	$17,285,129	$9,944,926	0.58

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ivy Stockwell ES Mod 02	1,440	0.96	2000	$321,477	$307,360
Ivy Stockwell ES Site	370,260	0.54	1974	$1,709,766	$928,656
Ivy Stockwell ES Main	44,499	0.52	1974	$14,917,899	$8,395,347
Ivy Stockwell ES Mod 11	1,560	0.93	1997	$335,987	$313,563
Overall - Total	417,759	0.54		$17,285,129	$9,944,926

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Laurene Edmonson ES - 1979

District:	Thompson R2-J
School Name:	Laurene Edmondson ES
Address:	307 West 49th Street
City:	Loveland
Gross Area (SF):	41,035
Number of Buildings:	4
Replacement Value:	$14,763,053
Condition Budget:	$12,230,810
Total FCI:	0.83
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,573,470	$2,804,640	1.09
Equipment and Furnishings	$310,761	$388,452	1.25
Exterior Enclosure	$1,867,758	$1,350,398	0.72
Fire Protection	$1,986	$390,847	196.78
HVAC System	$2,269,017	$2,036,971	0.90
Interior Construction and Conveyance	$2,670,426	$2,633,608	0.99
Plumbing System	$531,745	$630,218	1.19
Site	$2,406,492	$2,005,788	0.83
Special Construction	$334,760	$334,760	1.00
Structure	$1,796,637	$43,892	0.02
Overall - Total	$14,763,053	$12,619,574	0.85

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Laurene Edmondson ES Mod 2	1,440	1.05	2000	$278,269	$293,304
Laurene Edmondson ES Main	34,715	0.81	1979	$11,066,534	$9,307,041
Laurene Edmondson ES Site	435,600	0.83	1979	$2,406,492	$2,005,788
Laurene Edmondson ES Mod 1	1,440	1.04	1998	$278,742	$289,277
Laurene Edmondson ES Early Childhood Mod	3,440	0.99	1992	$733,015	$724,164
Overall - Total	476,635	0.83		$14,763,053	$12,619,574

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Namaqua ES - 1973

District:	Thompson R2-J
School Name:	Namaqua ES
Address:	209 N Namaqua Ave
City:	Loveland
Gross Area (SF):	51,813
Number of Buildings:	1
Replacement Value:	$20,337,910
Condition Budget:	$11,300,411
Total FCI:	0.56
Adequacy Index:	0.12



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,011,846	$3,012,106	1.00
Equipment and Furnishings	$336,316	$419,724	1.25
Exterior Enclosure	$2,423,050	$483,282	0.20
Fire Protection	$2,964	$516,557	174.25
HVAC System	$4,373,106	$2,894,229	0.66
Interior Construction and Conveyance	$4,009,858	$2,779,257	0.69
Plumbing System	$895,434	$586,829	0.66
Site	$2,920,428	$1,121,877	0.38
Structure	$2,364,908	$0	0.00
Overall - Total	$20,337,910	$11,813,861	0.58

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Namaqua ES Site	435,600	0.38	1973	$2,920,428	$1,121,877
Namaqua ES Main	51,813	0.58	1973	$17,417,482	$10,691,984
Overall - Total	487,413	0.56		$20,337,910	$11,813,861

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Sara Milner ES - 1978

District:	Thompson R2-J
School Name:	Sarah Milner ES
Address:	743 Jocelyn Drive
City:	Loveland
Gross Area (SF):	44,130
Number of Buildings:	3
Replacement Value:	$16,187,025
Condition Budget:	$9,471,413
Total FCI:	0.59
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,209,615	$2,322,637	1.05
Equipment and Furnishings	$335,045	$399,049	1.19
Exterior Enclosure	$2,672,085	$368,293	0.14
Fire Protection	$2,295	$430,506	187.60
HVAC System	$2,775,920	$1,448,362	0.52
Interior Construction and Conveyance	$3,519,946	$2,560,194	0.73
Plumbing System	$714,468	$787,046	1.10
Site	$1,518,853	$1,028,777	0.68
Special Construction	$497,649	$497,650	1.00
Structure	$1,941,151	$56,995	0.03
Overall - Total	$16,187,025	$9,899,509	0.61

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sarah Milner ES Main	40,109	0.54	1978	$13,641,065	$7,801,570
Sarah Milner ES Mod 34	2,061	1.05	1994	$514,452	$539,225
Sarah Milner ES Site	274,428	0.68	1978	$1,518,853	$1,028,777
Sarah Milner ES Mod 42	1,960	1.03	2001	$512,655	$529,937
Overall - Total	318,558	0.59		$16,187,025	$9,899,509

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Bill Reed MS - 1917

District:	Thompson R2-J
School Name:	Bill Reed MS
Address:	370 West 4th Street
City:	Loveland
Gross Area (SF):	125,951
Number of Buildings:	1
Replacement Value:	$48,532,451
Condition Budget:	$37,092,831
Total FCI:	0.76
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$7,290,873	$8,507,282	1.17
Equipment and Furnishings	$2,688,109	$2,690,657	1.00
Exterior Enclosure	$5,247,183	$2,701,643	0.51
Fire Protection	$1,614,677	$2,016,905	1.25
HVAC System	$6,926,487	$8,652,785	1.25
Interior Construction and Conveyance	$6,964,253	$6,422,412	0.92
Plumbing System	$2,455,883	$2,001,231	0.81
Site	$3,646,451	$3,609,870	0.99
Structure	$11,698,535	$490,045	0.04
Overall - Total	$48,532,451	$37,092,830	0.76

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bill Reed MS Main	125,951	0.75	1917	$44,886,000	$33,482,960
Bill Reed MS Site	696,960	0.99	1917	$3,646,451	$3,609,870
Overall - Total	822,911	0.76		$48,532,451	$37,092,830

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Vestibules - Lucille Erwin MS - 1998

District:	Thompson R2-J
School Name:	Lucile Erwin MS
Address:	4700 Lucerne Avenue
City:	Loveland
Gross Area (SF):	119,246
Number of Buildings:	3
Replacement Value:	$50,110,528
Condition Budget:	$40,322,129
Total FCI:	0.80
Adequacy Index:	0.03



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,357,200	$10,054,295	1.20
Equipment and Furnishings	$1,885,001	$1,724,042	0.91
Exterior Enclosure	$3,893,835	$2,810,226	0.72
Fire Protection	$1,499,544	$24,224	0.02
HVAC System	$11,066,264	$13,787,550	1.25
Interior Construction and Conveyance	$7,416,310	$5,772,972	0.78
Plumbing System	$2,231,334	$1,692,024	0.76
Site	$5,854,457	$4,368,696	0.75
Special Construction	$133,904	$66,952	0.50
Structure	$7,772,678	$21,152	0.00
Overall - Total	$50,110,528	$40,322,133	0.80

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Lucile Erwin MS Main	115,886	0.81	1998	$43,600,576	$35,415,611
Lucile Erwin MS Mod 18	1,400	0.57	2002	$307,070	$175,815
Lucile Erwin MS Mod 45	1,960	1.04	2000	$348,425	$362,011
Lucile Erwin MS Site	1,271,098	0.75	1998	$5,854,457	$4,368,696
Overall - Total	1,390,344	0.80		$50,110,528	$40,322,133

THOMPSON R2-J - Multiple School Vestibules - Admin Building – 1982

****No Assessment Data Available****

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: THOMPSON R2-J **County:** Larimer

Project Title: Multiple School Vestibules

Current Grant Request:	$3,306,023.77	**CDE Minimum Match %:**	64%
Current Applicant Match:	$5,877,375.59	**Actual Match % Provided:**	64%
Current Project Request:	$9,183,399.36	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$9,183,399.36	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$558.94	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$45.95	**Affected Pupils:**	3,457
Hard Costs Per Sq Ft:	$512.99	**Cost Per Pupil:**	$2,656
Previous BEST Grant(s):	12	**Gross Sq Ft Per Pupil:**	196
Previous BEST Total $:	$14,559,328.12		

Financial Data (School District Applicants)

District FTE Count:	14,039	**Bonded Debt Approved:**	$248,000,000
Assessed Valuation:	$3,673,435,622	**Year(s) Bond Approved:**	18,25
Statewide Median: $143,909,452			
PPAV:	$261,659	**Bonded Debt Failed:**	$508,000,000
Statewide PPAV: $241,472			
Median Household Income:	$93,993	**Year(s) Bond Failed:**	16,24
Statewide Avg: $75,116			
Free Reduced Lunch %:	37.7%	**Outstanding Bonded Debt:**	$267,610,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,274.60	**Total Bond Capacity:**	$734,687,124
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$467,077,124
		Statewide Median: $18,549,763.20	

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple Schools Vestibules (1560-SG00003) - Site Level Applicant - New - Application Number (24)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Big Thompson Elementary School - 1560-0870

*** Facility Name & Code**
Berthoud Elementary School - 1560-0808

*** Facility Name & Code**
Thompson R2-J - 1560

*** Facility Name & Code**
Bill Reed Middle School - 1560-5312

*** Facility Name & Code**
B F Kitchen Elementary School - 1560-0865

*** Facility Name & Code**
Carrie Martin Elementary School - 1560-1323

*** Facility Name & Code**
Ivy Stockwell Elementary School - 1560-4332

*** Facility Name & Code**
Laurene Edmondson Elementary School - 1560-5018

*** Facility Name & Code**
Namaqua Elementary School - 1560-6194

*** Facility Name & Code**
Sarah Milner Elementary School - 1560-7640

1006

*** Facility Name & Code**

Lucile Erwin Middle School - 1560-5335

Other, not listed

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

1007

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Thompson School District R2-J

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

All of the schools included in this grant application were constructed by Thompson School District in accordance with the building codes and standards of the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Thompson School District R2-J has consistently invested in maintaining and improving its facilities to ensure safe, functional, and supportive learning environments for students. Capital improvements across the district have prioritized building envelope stabilization, mechanical system reliability, life-safety upgrades, technology infrastructure, and Americans with Disabilities Act (ADA) accessibility enhancements.

At the facilities included in this Secure Vestibule request - Big Thompson ES, Berthoud ES, Administrative Building, Bill Reed MS, B.F. Kitchen ES, Carrie Martin ES, Ivy Stockwell ES, Laurene Edmondson ES, Namaqua ES, Sarah Milner ES, and Lucile Erwin MS - recent capital efforts have primarily focused on infrastructure stabilization and instructional support systems rather than comprehensive security reconfiguration of main entrances.

Over the past three years, improvements at affected facilities have included projects such as:
Roof repairs or replacements
HVAC equipment upgrades and controls improvements
Interior finish updates
Plumbing fixture replacements
Technology and network infrastructure upgrades
Fire alarm and life-safety system updates
Flooring and ceiling replacements
Accessibility adjustments and hardware upgrades

While these projects have improved overall facility condition and operational reliability, they did not comprehensively address controlled access or secure vestibule configuration. In many cases, entrances remain configured in their original layouts, constructed prior to current best practices for school security and visitor management.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Thompson School District R2-J includes planning for capital projects as part of the annual budgeting exercise. Consideration for expenditure of these finite funds involves thoughtful review of the many requests in an effort to balance needed attention for a particular facility or project with the overall mission and needs of the Thompson School District. This is not a process that is begun anew each year but rather an ongoing source of information regarding age, condition, technology and risk that allows a view into not only what has been recently addressed in this area but also to better anticipate what is going to require investment over the coming 1-5 years.

When evaluating requests, the requirement of maintaining a safe and comfortable environment that is conducive to learning is top priority. Extending th useful life of assets and protecting what is already owned is also of great importance, whether that be repairing/replacing building roofs, making heating and cooling systems more modern and efficient, or making athletic/activity surfaces and facilities as safe as possible3 for participants.

For fiscal 2026-27, Thompson School District R2-J budgeted $450,000 for capital projects. This included investment in areas such as facility purchase, various maintenance and ROI projects, technology replacement and enhancements, safety and security, athletics, risk management, nutrition services, and transportation. These expenditures translated to $214 per FTE across all facilities and projects within the District.

1009

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

The Thompson School District utilizes Capital Reserve funds to support preventive maintenance, and facility repairs across the district. We maintain a comprehensive asset management system that tracks building systems and components, enabling staff to assess conditions and prioritize needs based on risk, lifecycle, and operational impact.

Identified priorities inform the allocation of Capital Reserve funding, ensuring resources are directed to the highest-need projects. Capital Reserve projections are incorporated into the district's 10-year Facility Master Plan. This plan is reviewed annually by district staff and the Master Plan Committee, which includes more than 35 community members, to ensure transparency, alignment, and responsible long-term planning.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

1010

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple Schools Vestibules (1560-SG00003) - Site Level Applicant - New - Application Number (24)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1011

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Thompson School District R2-J is seeking BEST funding to address inconsistent and outdated main entry configurations at eleven school and administrative facilities. Many of these buildings were constructed prior to current school security best practices and do not provide an ideal, controlled access at the primary entrance that aligns with the School District standards for visitor entry procedure.

At several sites, visitors can enter directly into lobbies or corridors before being screened by administrative staff. Reception areas are not consistently positioned to supervise entry doors, and existing storefront glazing and door systems were not designed for secure containment. In some facilities, there is limited line of sight to the exterior approach, delaying staff awareness of visitors. These conditions create vulnerability during the school day and increase response time in emergency situations.

While the District has invested in infrastructure, building envelope, and system upgrades in recent years, a comprehensive, districtwide secure vestibule standard has not yet been implemented at these facilities. As a result, entry security varies by site and does not consistently align with modern controlled-access expectations.

If awarded, this project will implement the District's Secure Vestibule / Main Entry Guidelines at the identified buildings. The proposed solution establishes a two-door controlled entry sequence that routes all visitors through a secured vestibule before gaining access to the remainder of the building.

Improvements include:
Installation of aluminum storefront systems with security glazing
Electronic access control and card reader integration
Transaction windows with intercom systems
Reconfiguration or relocation of reception and administrative spaces to ensure direct supervision of entry
Improved sightlines to the exterior approach
Interior wall construction to create secure containment zones
Integration with existing camera and communication systems

At select sites, the solution includes modest building expansion or interior reconfiguration to achieve proper visitor flow and supervision while maintaining ADA accessibility and code compliance. Collectively, the project establishes a consistent, districtwide security posture. The improvements ensure that visitors are screened prior to entering instructional areas, enhance administrative oversight, reduce unauthorized access risk, and strengthen emergency response capability. This grant application intends to eliminate uncontrolled entry conditions and implement a sustainable, standardized secure entry solution that protects students, staff, and visitors across multiple facilities.

1012

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

1013

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Thompson School District R2-J has identified significant entry security deficiencies at eleven facilities included in this application. The affected schools were constructed prior to the development of modern controlled-access standards and do not consistently provide a secure, supervised point of entry during school hours.

1. Lack of Controlled Entry Sequencing
At multiple sites, the existing configuration allows visitors to enter directly into a lobby or main corridor before being screened by administrative staff. In several buildings, there is only a single set of unlocked doors during arrival periods, and no physical containment space exists between the exterior and instructional areas. This creates a condition in which unauthorized individuals could gain access beyond the reception area before staff intervention.

2. Reception Location and Visibility Limitations
Reception desks are not consistently positioned to supervise the primary entrance. In some buildings, administrative offices are offset from the entry door or located down a corridor, limiting direct visual control. Existing glazing and storefront systems were not designed for security containment and do not provide consistent line of sight to the exterior approach. This delay in visual identification increases response time in emergency situations.

3. Absence of Secure Visitor Containment
Many vestibules function only as weather protection and do not include interior access control doors, transaction windows, or secure pass-through systems. Visitors may stand within unsecured lobby space while awaiting assistance. Without a secondary secured barrier, staff are required to physically intervene to

prevent building access.

4. Inconsistent Access Control Hardware
Existing door hardware and electronic access control systems vary by building and were implemented incrementally over time. In some locations, card readers and intercom systems are present but not integrated into a fully controlled vestibule sequence. This inconsistency creates uneven security posture across the district and complicates emergency protocols.

5. Administrative Layout Constraints
In several facilities, the principal, nurse, and reception functions are not positioned adjacent to the main entrance, limiting coordinated response capability. Existing layouts were not designed to prioritize controlled visitor screening, and reconfiguration is required to align supervision with the point of entry.

These deficiencies increase vulnerability during school hours by allowing unscreened access to portions of the building. They also delay lockdown capability and reduce staff control over entry conditions. The lack of a standardized secure vestibule design across sites results in inconsistent expectations for visitors and staff response procedures.

Collectively, these conditions represent systemic security gaps rather than isolated building issues. Without intervention, the facilities remain misaligned with current school safety best practices and districtwide security objectives.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

1014

Thompson School District R2-J undertook a structured security assessment process to evaluate existing entry conditions and determine the most effective secure vestibule configuration for each facility included in this application.

Representatives from Wold Architects and Engineers conducted on-site walkthroughs at each school to observe daily entry operations, evaluate physical constraints, and document existing door hardware, glazing, sightlines, and administrative layouts. During these visits, the design team met with front office staff to understand current visitor procedures, peak arrival conditions, student check-in/check-out protocols, and emergency response practices. These conversations provided critical operational insight beyond the physical building layout.

The assessment extended beyond the entry doors to adjacent interior spaces. Wold evaluated administrative suites, classrooms, storage areas, and support spaces to determine feasible relocation options for reception, principal, and nurse functions where required. The goal was to ensure that supervision of the primary entrance could occur directly from the administrative area while minimizing disruption to instructional spaces.

Multiple diagrammatic options were developed for each site, reflecting building-specific constraints such as structural walls, exterior canopies, accessibility routes, and existing mechanical or electrical systems. Options varied by building and included interior reconfiguration, storefront modifications, vestibule extensions, or modest building additions where necessary to achieve proper two-door sequencing and visitor containment.

Each proposed configuration was reviewed collaboratively with Thompson School District leadership, including operations and security personnel. These reviews focused on line-of-sight to entry approaches, visitor flow patterns, lockdown capability, access control integration, ADA compliance, and long-term maintainability. Feedback from district staff informed refinements to ensure that solutions were both operationally practical and aligned with districtwide security standards.

Once consensus was reached on the preferred option for each facility, the final diagrams were advanced and shared with FCI Constructors for cost estimating and constructability review. This step ensured that the proposed scope reflects realistic construction sequencing, minimal disruption to school operations, and responsible budgeting.

Through field investigation, stakeholder engagement, iterative option development, and contractor validation, the District has confirmed that the proposed secure vestibule solutions are tailored to each building's needs while maintaining consistency with established district standards.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The secure vestibule improvements proposed by Thompson School District R2-J directly address the identified security gaps through a standardized yet site-responsive design approach. Each component of the solution is intentionally aligned to correct a specific operational and physical deficiency.

1. Establishing Controlled Entry Sequencing
To eliminate uncontrolled access, the project implements a two-door secure vestibule sequence at each facility. Visitors will enter through an exterior door into a contained vestibule space and will not gain access to the remainder of the building without authorization from administrative staff. Interior storefront systems equipped with electronic access control create a secure barrier between visitors and instructional areas. This directly resolves the current condition in which individuals can enter lobbies or corridors prior to screening.

2. Improving Administrative Supervision and Visibility
Where reception areas are not currently positioned adjacent to the entrance, the proposed solution relocates or reconfigures administrative functions to provide direct visual control of the main entry. New transaction windows with integrated intercom systems allow staff to communicate with visitors before granting access. Security glazing and aluminum storefront systems are strategically placed to improve line of sight to the exterior approach. This reduces response time, enhances situational awareness, and allows staff to assess visitors before entry authorization.

3. Creating Secure Visitor Containment
Existing weather vestibules will be converted into secure containment areas. Interior walls and storefront systems establish defined boundaries so visitors remain in a controlled space until verified. This eliminates the need for staff to physically intervene in unsecured lobby areas and significantly strengthens daily operational safety.

4. Standardizing Access Control Integration
The project integrates new and existing electronic access control hardware into a consistent districtwide system. Card readers, door hardware, cameras, and intercoms will function as a unified controlled entry system rather than isolated components. This improves reliability, simplifies staff training, and ensures consistent emergency procedures across all participating schools.

5. Minimizing Disruption and Maximizing Efficiency
The design approach emphasizes targeted renovation rather than wholesale reconstruction. By evaluating adjacent spaces and adapting existing

1015

administrative layouts, the District avoids unnecessary additions except where required to achieve proper sequencing or ADA compliance. Standardizing storefront systems, glazing specifications, and access control components across sites increases procurement efficiency, reduces design redundancy, and improves long-term maintenance predictability. Early coordination with Wold Architects and Engineers and FCI Constructors ensures constructability and cost realism.

6. Alignment with Modern School Safety Standards
The proposed configurations align with current school safety best practices. The solution prioritizes natural surveillance, controlled access, clear visitor flow, and defensible space without creating an institutional atmosphere.

Collectively, the improvements transform unsecured and inconsistently supervised entrances into controlled, monitored, and standardized secure entry points. The solution addresses root causes-layout, supervision, and containment-not just hardware upgrades. By implementing a consistent districtwide standard tailored to each building, the project efficiently closes identified security gaps while ensuring responsible use of state and local resources.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Thompson School District R2-J undertook a comprehensive planning and evaluation process to ensure the proposed secure vestibule improvements represent the most effective and fiscally responsible solution for each facility. The selected approach is the result of architectural analysis, operational review, technology coordination, and constructability input rather than a one-size-fits-all design.

In partnership with Wold Architects and Engineers, each school's existing main entry and administrative layout was analyzed to determine how visitor flow, supervision, and containment currently function. The design team reviewed:
Structural wall locations and load-bearing constraints
Existing storefront systems and glazing conditions
Proximity of reception, principal, and nurse spaces to entry
ADA accessibility routes and door clearances
Egress requirements and life-safety codes
Mechanical, electrical, and fire alarm system impacts

Multiple configuration options were developed for each building, including interior reconfiguration, storefront modification, vestibule extension, and in limited cases, modest building additions. Options were evaluated based on effectiveness in achieving two-door controlled sequencing, visibility to the exterior approach, and secure visitor containment.

District operations and security personnel participated in design reviews to evaluate how each option would function during daily arrival, student check-in/check-out, deliveries, and emergency lockdown procedures. These discussions identified operational inefficiencies in some early concepts, including bottlenecks in visitor flow and limitations in sightlines, which were refined before final selection.

A consistent districtwide secure entry standard was established to ensure all sites achieve comparable levels of supervision and control while adapting to

1016

individual building constraints.

The solution integrates access control, card readers, cameras, intercom systems, and electronic door hardware into a coordinated system rather than adding isolated security components. Existing technology infrastructure was reviewed to confirm compatibility and avoid unnecessary replacement. Security glazing, aluminum storefront systems, and door assemblies were selected based on durability, safety performance, and alignment with current building codes and district construction standards.

Final diagram options were shared with FCI Constructors for estimating and constructability review. Early contractor involvement ensured realistic budgeting, sequencing that minimizes disruption to school operations, and efficient material standardization across multiple sites.

Where feasible, the design avoids full building additions in favor of targeted interior reconfiguration. Standardizing storefront systems, glazing types, and access control components across sites increases procurement efficiency and simplifies long-term maintenance. The selected solutions balance security performance, operational functionality, ADA compliance, and fiscal responsibility. By addressing root causes-layout and supervision-rather than implementing piecemeal upgrades, the District ensures that state and local funds are invested in durable, long-term security improvements.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

1017

The entry security deficiencies identified at the affected facilities within Thompson School District R2-J are operational vulnerabilities that exist every school day. Unlike deferred maintenance items that deteriorate gradually over time, unsecured or inconsistently controlled entry conditions present immediate and ongoing life-safety exposure.

At several sites, visitors can enter beyond the exterior doors before being screened by staff. In buildings where reception is not positioned adjacent to the primary entrance, staff response is delayed by physical layout constraints. These conditions increase the risk of unauthorized access to instructional spaces and reduce the District's ability to implement immediate containment during an emergency situation.

The urgency of this project is driven by three primary factors:

1. Daily Exposure During Occupied Hours
Each school day, students, staff, and visitors enter facilities that lack full two-door secure vestibule sequencing. While operational procedures are in place, they rely heavily on staff vigilance rather than architectural containment. In the event of a security incident, the absence of a controlled vestibule increases vulnerability and reduces response effectiveness.

2. Inconsistent Districtwide Security Posture
Security measures currently vary by building based on historical renovations and incremental hardware additions. This inconsistency complicates training, emergency protocols, and visitor expectations. Without implementation of a standardized secure entry configuration, the District cannot ensure equitable protection across facilities.

3. Escalating Cost and Complexity if Deferred

If this project is not funded, the District will continue relying on procedural controls and limited hardware upgrades rather than comprehensive spatial reconfiguration. Piecemeal improvements do not resolve core layout deficiencies and may result in duplicated costs when full vestibule modifications are eventually required.

If BEST funding is not awarded, secure vestibule upgrades will be delayed or phased over a significantly longer timeline using limited local capital funds. This would extend the period during which students and staff occupy facilities with known access control vulnerabilities.

Continued operation without standardized secure vestibules may result in:

Increased reliance on manual visitor screening
Delayed lockdown or containment capability
Greater potential for unauthorized access beyond the entry point
Increased liability exposure
Higher long-term capital costs due to inflation and repeated interim upgrades

The District has already completed investigation, design development, and cost validation. The need is documented, and the solution is ready for implementation. Timely funding allows the District to proactively close identified security gaps rather than react to future incidents or regulatory changes. For these reasons, the secure vestibule improvements represent an urgent life-safety investment that directly protects students, staff, and visitors while ensuring responsible stewardship of state and local resources.

1018

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The Thompson School District maintains a Facilities Services Department general fund and capital project budget of approximately $2.5 million annually. This includes dollars allocated for departments including custodial, environmental, resource management, security systems, building maintenance, grounds maintenance, and small projects, as all of these departments work toward the upkeep of our buildings and grounds. These roofing systems will be maintained in accordance with the rest of our district buildings through both responsive and preventative maintenance work orders in order to keep them in good working condition for the users. Roofs are on a regular preventative maintenance program to ensure they are well maintained. In addition to our work order system, we also maintain a capital forecasting system in which we track assets on both a system and component level so that we can plan for their replacement in our annual capital and maintenance budgeting efforts. The roofs are currently tracked within this system and will be updated with replacement information so that we can continue to track and plan for their replacement.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If

not applicable, type N/A.

N/A

1020

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple Schools Vestibules (1560-SG00003) - Site Level Applicant - New - Application Number (24)

III. Detailed Project Cost Summary

1021

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

64.00 %

* B. Actual match on this request - Enter Actual Match Percentage

64

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 9,183,399.36
D. Applicant Match to this Project	$ 5,877,375.59
E. Requested BEST Grant Amount	$ 3,306,023.77
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 9,183,399.36

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2025 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1022

* 16,430

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 678,057

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 3,457

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 558.94 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

196

2 % * **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**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/31/2028

1023

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate was compiled in a partnership with the District, and Wold Architects and Engineers. This budget has been informed by independent estimates completed by FCI Constructors.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District Bond Department, hired by the District to oversee the spending of the 2025 Bond.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Competitive interviews have been held to identify teams of architects and engineers to design and implement the 2025 District bond improvement projects.

Policy FEG: Although this policy supports a fully negotiated process for architectural and CM/GC professional services, TSD staff opted to prequalify firms. In addition, interviews were conducted to further evaluate qualifications and potential fees. This process led to the short list of prequalified firms that will

complete the mechanical and secure entry projects.

The CM/GC will be required to make evident a competitive bidding process for all aspects of the work which will include all solicitations and responsive bids.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Outside of BEST Grant funding, this project will utilize bond funding secured with the 2025 Bond. The award of BEST grant funding to this project will increase the District's capacity to remedy other facility deficiencies which were identified in initial Bond planning but ultimately placed on the backlog for future funding. We currently allocate approximately $2.5 million annually in our General Fund and Capital improvement Budget that goes towards keeping our 32 school and program buildings up and running.

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?

1024

● Campuses Impacted by this Grant Application ●

TRINIDAD 1 - ES/HS Health, Safety, and Playground - Fisher's Peak ES - 2002

District:	Trinidad 1
School Name:	Fisher's Peak ES
Address:	900 Moore'S Canyon Road
City:	Trinidad
Gross Area (SF):	45,229
Number of Buildings:	1
Replacement Value:	$16,185,298
Condition Budget:	$13,143,093
Total FCI:	0.81
Adequacy Index:	0.12



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,589,124	$3,119,091	1.20
Equipment and Furnishings	$301,696	$371,960	1.23
Exterior Enclosure	$3,046,577	$2,054,753	0.67
Fire Protection	$568,192	$20,074	0.04
HVAC System	$2,441,345	$3,042,288	1.25
Interior Construction and Conveyance	$2,479,919	$2,035,862	0.82
Plumbing System	$924,351	$790,421	0.86
Site	$1,844,833	$1,656,943	0.90
Structure	$1,989,261	$51,698	0.03
Overall - Total	$16,185,298	$13,143,090	0.81

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fisher's Peak ES Site	520,000	0.90	2002	$1,844,833	$1,656,943
Fisher's Peak ES Main	45,229	0.80	2002	$14,340,465	$11,486,147
Overall - Total	565,229	0.81		$16,185,298	$13,143,090

● Campuses Impacted by this Grant Application ●

TRINIDAD 1 - ES/HS Health, Safety, and Playground - Trinidad HS - 1972

District:	Trinidad 1
School Name:	Trinidad HS
Address:	816 West Street
City:	Trinidad
Gross Area (SF):	126,935
Number of Buildings:	3
Replacement Value:	$44,742,709
Condition Budget:	$30,379,636
Total FCI:	0.68
Adequacy Index:	0.16



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$6,154,341	$6,584,553	1.07
Equipment and Furnishings	$2,242,172	$1,570,400	0.70
Exterior Enclosure	$6,345,507	$3,627,665	0.57
Fire Protection	$376,245	$1,496,763	3.98
HVAC System	$7,871,081	$6,195,345	0.79
Interior Construction and Conveyance	$6,264,045	$4,179,265	0.67
Plumbing System	$2,827,620	$2,727,655	0.96
Site	$5,236,950	$5,007,898	0.96
Structure	$7,424,748	$178,171	0.02
Overall - Total	$44,742,709	$31,567,715	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Trinidad HS Vocational	25,041	0.77	1972	$8,135,334	$6,523,956
Trinidad HS Gym	49,214	0.36	1972	$15,065,520	$5,794,608
Trinidad HS Main	52,680	0.83	1972	$16,304,904	$14,241,253
Trinidad HS Site	537,964	0.96	1972	$5,236,950	$5,007,898
Overall - Total	664,899	0.68		$44,742,709	$31,567,715

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: TRINIDAD 1 **County:** Las Animas

Project Title: ES/HS Health, Safety, and Playground

Current Grant Request:	$2,670,914.65	**CDE Minimum Match %:**	37%
Current Applicant Match:	$1,568,632.42	**Actual Match % Provided:**	37%
Current Project Request:	$4,239,547.07	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$4,239,547.07	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$21.41	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$2.87	**Affected Pupils:**	566
Hard Costs Per Sq Ft:	$18.54	**Cost Per Pupil:**	$7,490
Previous BEST Grant(s):	7	**Gross Sq Ft Per Pupil:**	173
Previous BEST Total $:	$22,001,747.49		

Financial Data (School District Applicants)

District FTE Count:	762	**Bonded Debt Approved:**	$11,040,260
Assessed Valuation:	$181,068,035	**Year(s) Bond Approved:**	19
Statewide Median: $143,909,452			
PPAV:	$237,622	**Bonded Debt Failed:**	$4,750,000
Statewide PPAV: $241,472			
Median Household Income:	$50,653	**Year(s) Bond Failed:**	18
Statewide Avg: $75,116			
Free Reduced Lunch %:	77.4%	**Outstanding Bonded Debt:**	$6,560,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$379.78	**Total Bond Capacity:**	$36,213,607
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$29,653,607
		Statewide Median: $18,549,763.20	

Trinidad 1 (1580) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad High School and Elementary School BEST Grant (1580-SG00003) - Site Level Applicant - New - Application Number (52)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Fisher's Peak Elementary School - 1580-2944

*** Facility Name & Code**
Trinidad High School - 1580-8906

*** Facility Name & Code**
Trinidad Middle School - 1580-1386

Other, not listed

1028

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

1029

NA

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Fisher's Peak Elementary, built in 2002, is the newest school in the district, which replaced East Street and Park Street Schools. This is a rural facility, located on a CDOT frontage road.

Trinidad Middle School is a public school serving grades 6-8, located at 614 Park Street in Trinidad, Colorado, just north of the historic downtown district. While the exact construction year is not listed in current public records, it operates within Trinidad School District #1, one of Colorado's oldest school districts established in the late 19th century, and serves as the district's dedicated middle-grade campus.

Trinidad High School is a public high school located at 816 West Street in Trinidad, Colorado, positioned near the historic downtown area and serving the surrounding community in Las Animas County.
The school was established in 1882, making it one of Colorado's long-standing educational institutions with over a century of history.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 2023, a $5,488,424 project upgraded HVAC systems and controls throughout the High School and added a secure entry. Most recently, a $3,466,880 project is underway to replace the HVAC system and roof at Fisher's Peak Elementary School, ensuring the district's newest facility continues to serve students for decades to come.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district will include a minimum of $412 per student per year in funding allocated to district's Capital Renewal Budget, which is estimated to be $310,648 in funds. This budget will maximize the life of the project and ensure funding for future replacement costs.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

1030

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Trinidad School District follows the Capital Renewal Reserve requirements and uses Capital Renewal Renewal funds to replace end of life equipment as per fallacy master plans and district priorities.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Trinidad 1 (1580) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad High School and Elementary School BEST Grant (1580-SG00003) - Site Level Applicant - New - Application Number (52)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☑ Handicapped Accessibility ADA	☐ Roof	☑ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1031

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Trinidad School District is seeking BEST Grant funding to address critical health, safety, security, and infrastructure deficiencies across Fisher's Peak Elementary School and Trinidad High School. The District faces significant deferred maintenance challenges, most urgently the complete absence of security camera systems, inadequate access control at the elementary school, nonfunctional intercom systems at both campuses, failure of essential kitchen and heating equipment at the high school, unsafe and unprotected bus storage conditions, and an aging, non-ADA-compliant elementary playground that no longer meets the needs of younger students.

To resolve these deficiencies, the District proposes a comprehensive package of upgrades designed to modernize security infrastructure, improve communication capabilities, restore safe food service operations, ensure reliable heating, secure transportation assets, and provide a safe, inclusive, age-appropriate learning and play environment for elementary students. This includes full deployment of new Genetec-based surveillance systems at both schools, installation of new access controls at Fisher's Peak Elementary, replacement of intercom systems districtwide, complete rebuild of the high school's failing walk-in freezer, installation of a new high-efficiency heating hot-water boiler system, construction of secure fencing and lighting around the bus storage area, and a full renovation of the elementary playground-including new equipment, safety surfacing, ADA-compliant features, and outdoor learning spaces.

Collectively, these improvements address urgent safety risks, outdated infrastructure, and longstanding accessibility gaps while aligning the District's facilities with modern educational, security, and operational standards. The proposed projects provide the most effective, durable, and fiscally responsible solutions to safeguard students, support staff, and ensure the long-term viability of these essential school facilities.

1032

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133

- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The deficiencies outlined in this application describe the highest priorities of the current deferred maintenance challenges we must undertake. The deficiencies include urgently needed security upgrades including lack of security cameras at both the elementary and high schools, lack of sufficient access controls for fisher's peak elementary, lack of adequate intercom systems at both the elementary and high schools, failing walk-in freezer at the high school, failing hot water boiler at the high school, lack of security fencing and lighting for the bus storage area, and, finally, lack of age-appropriate, ADA compliant, and secure playground area.

1) Security Camera Upgrades - High School & Elementary:

Both elementary school and high school campus' do not currently have a security camera system. A lack of a security camera system presents a significant safety and security risk for Trinidad School District. Without video monitoring, staff have limited ability to detect unauthorized access, monitor building perimeters, or respond quickly to incidents as they occur. The absence of cameras also reduces the school's ability to investigate vandalism, theft, or threats, making it difficult to identify individuals involved or understand how an event unfolded. In emergency situations, such as intruder events or medical incidents, the inability to visually assess real-time conditions can delay response and coordination with law enforcement or first responders. Overall, not having a functioning camera system compromises situational awareness, decreases deterrence, and limits the school's capacity to maintain a safe and secure environment for students, staff, and visitors.

2) Access Controls - Elementary:

The access controls at the elementary school are currently lacking. During recess, students must exit and enter the building from the ends of the building despite the fact that numerous doors are located directly adjacent to the playground area. This is because these doors do not currently have access controls. This is not just an inconvenience but a safety and security issue--if there is an emergency and students must quickly make their way into the school, the current location of access-controlled doors will cause a delay in getting the students to safety.

3) Intercom systems - High School and Elementary:

The high school and elementary school do not currently have an intercom system. A lack of a functional intercom system poses a significant safety and security risk for any school. Without a reliable means to communicate building-wide, administrators and staff cannot quickly alert students or personnel during emergencies such as intruders, medical incidents, fires, or severe weather events. The inability to broadcast immediate instructions delays response times and increases confusion during critical situations. Additionally, staff in classrooms and remote areas of the building have no direct means to call for assistance, creating gaps in supervision and emergency support. Overall, the absence of an intercom system reduces situational awareness, hinders coordinated response, and compromises the school's ability to maintain a safe environment for all occupants.

4) Walk-in freezer at the high school

The walk-in freezer at the high school is beyond its useful life and needs immediate rebuilding. A walk-in food freezer that is beyond its expected service life poses significant health and safety risks for the school. Aging equipment is more prone to temperature fluctuations, mechanical failures, and loss of refrigeration, all of which compromise the safe storage of perishable food. Inconsistent or unsafe temperatures can lead to bacterial growth and foodborne illness, putting students and staff at risk. Continued reliance on a deteriorating walk-in freezer jeopardizes both food safety and employee safety, making replacement a critical need for maintaining a healthy and compliant school food service program.

5) Hot water boiler at the high school

1033

There are two hot water boilers at the high school that are beyond useful life. Each boiler is connected to a separate hot water storage tank. The boiler serving the kitchen has failed and has been decommissioned and was abandoned in place. The kitchen now uses chemical sanitation as opposed to hot water sanitation. The boiler serving the heating hot water needs of the facility is beyond useful life. A heating hot water boiler that has exceeded its expected service life poses a significant health and safety risk for the high school. Beyond-end-of-life boilers are more susceptible to leaks, pressure failures, and combustion issues, any of which can lead to unsafe temperature conditions in classrooms during cold weather. Inadequate heating can create an unhealthy learning environment, increase the risk of illness and reducing overall comfort and attendance or even complete cancellation of school. Aging boilers may also experience faulty safety controls, raising the potential for overheating, equipment failure, or, in extreme cases, hazardous pressure conditions. Continued operation of a deteriorating boiler compromises the reliability of the school's heating system and exposes students and staff to unnecessary health and safety hazards, making replacement a critical priority.

6) Security fencing and lighting for the bus storage area:

The district currently stores its school buses in an unsecure lot adjacent to the high school football field and Stonewall avenue. The district reports that there have been numerous instances of homeless people breaking into the busses for shelter. Further, they have reported that there have been instances of these people leaving behind drug paraphernalia in the school buses. These issues pose a significant safety risk to students at the district. Finally, in the bus storage area, there are electrical outlets to charge batteries and for the use of block heaters. There have been reports of people stealing electricity from the District to charge devices.

7) Age-Appropriate, ADA Compliant, and Secure Playground Area:

Fisher's Peak Elementary School's playground was originally designed for students in grades 2-5 and was not ADA compliant. Since the school added kindergarten and first grade, there have been no updates to the playground to accommodate these younger students. The equipment used by grades 2-5 at Fisher's Peak was moved there from Eckhart School in 2002, and that equipment had been installed in the 1980s. As a result, younger children are using age-inappropriate equipment, and there have been numerous injuries, including a serious incident last year when a student sustained a broken back after a fall. The playground equipment and surrounding play areas are not ADA compliant, nor does the equipment provide inclusivity accommodations for students on the Social-Emotional spectrum.

Additionally, the security fencing around the existing playground is in disrepair and is not effective in eliminating unwarranted access to the playground. There have been reports of homeless people using the playground equipment and leaving behind trash and drug paraphernalia resulting in significant security and safety risks to students.

Finally, the elementary school does not currently have any outdoor classroom areas. A lack of outdoor classrooms limits valuable learning opportunities for students. Outdoor instructional spaces support hands on, experiential learning that enhances engagement, creativity, and critical thinking. Without them, students spend the majority of the day indoors, which can contribute to reduced attention, higher stress levels, and fewer opportunities for movement and sensory stimulation. Outdoor classrooms also promote environmental awareness, support diverse teaching methods, and provide safer, well ventilated alternatives for instruction during health related concerns. Overall, not having outdoor learning spaces restricts both academic and social emotional benefits that contribute to student well being and success.

1034

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

As part of the planning process for this grant, Willdan's design and development team completed site walks with a team of engineers and designers to collect all of the necessary information to complete the preliminary design of the new security upgrades including security cameras at both the elementary and high schools, access controls for fisher's peak elementary, intercom systems at both the elementary and high schools, walk-in freezer at the high school, hot water boiler at the high school, security fencing and lighting for the bus storage area, and, finally, ADA compliant, and secure playground area. They documented the existing equipment, verified boiler and freezer capacities, verified security and access control requirements, verified security fencing needs for bus storage area, and finally conducted numerous playground schematic design meetings with the client.

They went through initial equipment selections with input from an equipment vendor. This design document also includes equipment schedules, preliminary details, and demolition plans. The boiler and freezer solutions proposed above are consistent with the systems high school and are systems the district is familiar operating.

Preliminary budgets were developed for solutions presented in this BEST Grant in addition to a few other potential solutions. They were presented to the district for consideration. The district then selected the solutions to proceed with in this grant application. The solutions outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines, as well as the codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

1) Security Camera Upgrades:
Elementary School
This project provides a comprehensive upgrade to the surveillance. The work includes installing and configuring a new Genetec video recording server, deploying interior and exterior security cameras, and running all necessary cabling to the nearest IDF rooms with no exposed wiring. New patch panels, switches, and camera licenses are included, along with full programming, framing, and focusing of all cameras. Exterior cameras will record continuously with motion tagging, while interior cameras will record on motion. The contractor will also train district staff and assist in integrating the system across the network. Overall, the project delivers a full modernization of the school's physical security infrastructure-providing enhanced visibility, controlled access, improved safety, and fully networked monitoring capabilities.
High School
This project upgrades the existing surveillance system at Trinidad High School through the installation of a new, fully integrated Genetec based camera network. The work includes deploying new Genetec Video Recording Servers, installing interior and exterior security cameras, and running all required cabling to the nearest IDF rooms with no exposed wiring; Seal Tite protection will be used where needed. New patch panels, switches, and camera licensing are included as part of the system infrastructure. All cameras will be installed, programmed, framed, and focused, with interior cameras recording on motion and exterior cameras recording continuously with motion tagging for event review. The contractor will also train school staff and ensure the cameras and servers are connected and functioning properly across the network.
The camera deployment includes a significant number of 360 degree fisheye cameras, along with multi sensor and dome cameras positioned throughout the building, including additional coverage in hallways such as the band room corridor. The upgrade dramatically expands visibility and monitoring capacity across the facility.
Overall, this project delivers a major modernization of high school surveillance capabilities-enhancing situational awareness, improving safety, and ensuring the school can effectively monitor key interior and exterior areas through a robust, networked, and professionally supported security system.
2) Access Controls
Elementary School
The access control scope includes installing new access control panels and power supplies, pulling cable, and adding 14 new card readers with associated door hardware, contacts, and request to exit devices. All readers and door devices will be programmed, tested, and integrated into the system.
3) Intercom

1035

Elementary School
This project adds a new intercom system to Fisher's Peak Elementary School to enhance communication and entry control. The scope includes pulling new cabling and installing a network-based video intercom unit, along with an AXIS security relay to enable secure door release functionality. The intercom will be fully integrated with the existing Genetec platform, allowing calls to be received and managed directly on district user PCs. The contractor will test the intercom calling features, verify door release operation, and ensure full system functionality upon completion. Overall, the project provides a modern, networked intercom solution that strengthens controlled entry procedures, improves real time communication, and enhances front door security capabilities.

High School
This project adds a new intercom system at Trinidad High School to strengthen controlled entry and communication capabilities. The scope includes pulling new cabling and installing a network-based video intercom unit, along with an AXIS security relay box to enable secure and reliable door-release functionality. Once installed, the contractor will test the full intercom workflow-including call initiation, call reception, and door release-to ensure proper operation. The intercom integrates directly with the school's Genetec platform, allowing calls to appear and be managed from district staff PCs.
4) Walk-in freezer - High School
This project will rebuild the walk-in freezer at the high school which will consist of installing a new compressor, condenser coil, and evaporator coil, along with replacing refrigerant piping, expansion valves, filter-driers, and any compromised line insulation. Technicians evacuate the system, pressure-test for leaks, recharge it with the appropriate refrigerant, and verify that superheat and subcooling levels are within specification. The rebuild also include new defrost controls. The rebuild ensures proper airflow, stable low-temperature performance, and compliance with current refrigeration standards-returning the freezer to dependable, food-safe operation.

1036

5) Hot water boiler at the high school

This project consists of replacing the end-of-life 300 MBH heating hot water that serves the school heating needs with a new boiler with integrated storage tank. Additionally, the circulating pumps will also be replaced. The kitchen boiler will be demolished and removed, and both storage tanks will be demolished.

6) Security fencing and lighting for the bus storage area:
This project installs 6' tall chain link security fencing around the bus storage area. This project also installs a man gate with keyed entry and push bar exit with shotgun automatic closer.
7) Age-Appropriate, ADA Compliant, and Secure Playground Area:
This project involves a comprehensive renovation and expansion of the Fisher's Peak Elementary School playground. Work begins with demolition and removal of all existing playground equipment and approximately 30,000 sq. ft. of pea gravel surfacing, followed by installation and compaction of structural fill and stone base to prepare for new surfacing systems.
The project includes significant new concrete work, including a 15' x 175' access lane, a 10' x 423' walkway along the building, and 325 linear feet of concrete curbing to define and support the new playground layout.
A large outdoor classroom area will be constructed, consisting of two rectangular shade structures (40'×20' and 30'×20'), ten loop style picnic tables, two combo seating units, and installation of roughly 6,285 sq. ft. of synthetic turf surfacing.
The renovation also delivers full replacement of both the K-2 and grades 3-5 playground areas. This includes installation of new age appropriate playground equipment-such as swings, climbers, carousels, play structures, and net systems-and corresponding safety surfacing. The K-2 area receives 5,050 sq. ft. of

poured in place surfacing and engineered wood fiber, while the grades 3-5 area receives 4,470 sq. ft. of poured in place surfacing and 4,980 sq. ft. of engineered wood fiber.
Overall, the project replaces outdated play infrastructure with modern, safe, ADA compliant equipment and surfacing, provides new outdoor learning space, and improves site access and layout through extensive concrete and grading work.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

As part of the planning process for this grant, Willdan's design and development team completed site walks with a team of engineers and designers to collect all of the necessary information to complete the preliminary design of the new security upgrades including security cameras at both the elementary and high schools, access controls for fisher's peak elementary, intercom systems at both the elementary and high schools, walk-in freezer at the high school, hot water boiler at the high school, security fencing and lighting for the bus storage area, and, finally, ADA compliant, and secure playground area. They documented the existing equipment, verified boiler and freezer capacities, verified security and access control requirements, verified security fencing needs for bus storage area, and finally conducted numerous playground schematic design meetings with the client.

They went through initial equipment selections with input from an equipment vendor. This design document also includes equipment schedules, preliminary details, and demolition plans. The boiler and freezer solutions proposed above are consistent with the systems high school and are systems the district is familiar operating.

Preliminary budgets were developed for solutions presented in this BEST Grant in addition to a few other potential solutions. They were presented to the district for consideration. The district then selected the solutions to proceed with in this grant application. The solutions outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines, as well as the codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control.

1037

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

If Trinidad School District is unable to adequately fund the needed improvements to the Elementary School and the high school, the safety and security of the students could be at risk.
Without video monitoring, staff have limited ability to detect unauthorized access, monitor building perimeters, or respond quickly to incidents as they occur. The absence of cameras also reduces the school's ability to investigate vandalism, theft, or threats, making it difficult to identify individuals involved or understand how an event unfolded. In emergency situations, such as intruder events or medical incidents, the inability to visually assess real-time conditions can delay response and coordination with law enforcement or first responders. Overall, not having a functioning camera system compromises situational awareness, decreases deterrence, and limits the school's capacity to maintain a safe and secure environment for students, staff, and visitors.
Without appropriate access controls, if there is an emergency and students must quickly make their way into the school, the current location of access-controlled doors will cause a delay in getting the students to safety.
The inability to broadcast immediate instructions delays response times and increases confusion during critical situations. Additionally, staff in classrooms and remote areas of the building have no direct means to call for assistance, creating gaps in supervision and emergency support. Overall, the absence of an

intercom system reduces situational awareness, hinders coordinated response, and compromises the school's ability to maintain a safe environment for all occupants.
If the school is unable to repair/rebuild the walk-in freezer, the school may be unable to provide safe meals to students. It is possible that school would need to be cancelled if meals cannot be provided to students. The rebuild ensures proper airflow, stable low-temperature performance, and compliance with current refrigeration standards and will ensure the school can provide healthy and safe meals to students.

A heating hot water boiler that has exceeded its expected service life poses a significant health and safety risk for the high school. Beyond-end-of-life boilers are more susceptible to leaks, pressure failures, and combustion issues, any of which can lead to unsafe temperature conditions in classrooms during cold weather. Inadequate heating can create an unhealthy learning environment, increase the risk of illness and reducing overall comfort and attendance or even complete cancellation of school. Aging boilers may also experience faulty safety controls, raising the potential for overheating, equipment failure, or, in extreme cases, hazardous pressure conditions. Continued operation of a deteriorating boiler compromises the reliability of the school's heating system and exposes students and staff to unnecessary health and safety hazards, making replacement a critical priority.
If the school is unable to replace the playground at Fisher's Peak Elementary then children will continue to use age-inappropriate equipment, which will increase the odds/likelihood of injuries and accidents. Further, the lack of security fencing may allow for unwarranted accesss to the playground and opens up the possibility that drugs and paraphernalia can be left within the playground area.
Finally, lack of outdoor classrooms limits valuable learning opportunities for students. Outdoor instructional spaces support hands on, experiential learning that enhances engagement, creativity, and critical thinking. Without them, students spend the majority of the day indoors, which can contribute to reduced attention, higher stress levels, and fewer opportunities for movement and sensory stimulation. Overall, not having outdoor learning spaces restricts both academic and social emotional benefits that contribute to student well being and success.
Addressing the entirety of the deficiencies at the high school and elementary

1038

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The District will follow the plan, budget, and guidance described in the preventative maintenance plan (attached to this application).

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

NA

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

NA

1039

Trinidad 1 (1580) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad High School and Elementary School BEST Grant (1580-SG00003) - Site Level Applicant - New - Application Number (52)

III. Detailed Project Cost Summary

1040

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

37.00 %

* B. Actual match on this request - Enter Actual Match Percentage

37

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 4,239,547.07
D. Applicant Match to this Project	$ 1,568,632.42
E. Requested BEST Grant Amount	$ 2,670,914.65
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 4,239,547.07

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1041

* 97,909

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 97,909

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 566

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 43.30 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

173

8.07 % * **O. Escalation % identified in your project budget**

6.31 % *** P. Construction Contingency % identified in your project budget**

5.00 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/20/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/21/2027

1042

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

V. How did you arrive at the estimate for this project and who aided in the process?
OVERVIEW
The Detailed Project Budget was collaboratively developed by the expertise of professional cost-estimators, trade contractors, construction management professionals and registered design professionals specializing in historic preservation architecture, 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 8 years, and knowledge of the current construction landscape in the State of Colorado.

PROFESSIONALS ON DEVELOPMENT TEAM
They are a collective of design professionals and personnel that includes an architect (AIA, NCARB, LEED AP BD+C) from BVH, a mechanical engineer (P.E.), an electrical engineer, and two Professional Construction Managers from Willdan, all of whom have combined decades of industry experience. The BVH and Willdan team members have focused their careers specifically on K-12 improvement projects and serving public sector clients.

METHODOLOGY
Initial estimates were derived from the most recent R.S. Means nationally utilized database for new construction and renovation costs. The database reflects a pool of actual project costs from hundreds of cities across the country, and costs reported from contractors, designers, and building owners. Construction data is updated every quarter to provide the most accurate, up-to-date costs available.

Our development team refined the estimates by applying their internal project databases of recently completed projects of similar scope, actual project costs and hard-bids, and contractor quotes. They also factored in regional market conditions, facility location, and their similar specialty experience.
Schematic design details, quantities and unit costs in the comprehensive estimates are unique to current conditions and anticipated projects of Fisher's Peak Elementary 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 include all hard costs and soft costs for relevant 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 the scopes of work. This included professional opinion and/or validation of:
1. Mechanical & Electrical including boilers and freezers
2. Security and access controls
3. Intercom
4. Security fencing
5. Playground equipment

ESCALATIONS & CONTINGENCIES
Anticipated cost escalations were factored into the estimated project scope given the rising construction demands and shortage of skilled labor in the State of Colorado, and nationally. E

1043

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Trinidad School District's Design-Build team has been working with the district since 2018 and delivered a successful major renovation project at Trinidad Middle School and is the process of implementing a roof and HVAC replacement project at Fisher's Peak Elementary. The Design-Build team includes a professional architect, engineers and construction manager to lead and manage the project. We anticipate utilizing an amendment to the AIA-141 contract that is currently in place with the Design-Build firm. This will provide the district with a familiar team of experts, directly accountable for the design, implementation, and successful outcome of this project who have a proven track record working with the district.
It is important to the district that the integrated project team will work synergistically throughout the entirety of the project timeline, report directly to our committee on a weekly basis, keep our project on time and on budget, certify the execution and operational performance of the improvements, and deliver to the highest-quality implementation of our capital improvement project.

It is anticipated that this project will be implemented over the summer break of 2027 to reduce any impact on students and access to the facility. A high-level Project Schedule has been provided with this application as a supplementary document. There is extensive detail and specificity to properly plan and manage this project plan that is not described here. Upon request, additional information can be provided to the CDE and CCAB.
BIDDING
TSD1 completed an open procurement process to select a Design-Build partner approximately 8 years ago to be responsible for supporting the district through the BEST Grant process and to deliver holistic renovations to Trinidad Middle School. Based on the success of that project, the district proceeded to amend the design-build contract to include work at the high school and plans to amend the contract again to include Fisher's Peak ES scopes of work. Our

Design-Build partner openly and competitively bids out individual scopes of work to qualified subcontractors, oversees the subcontractors, and manages the implementation of all scopes of work.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

If awarded, we will follow a competitive procurement process consistent with CDE's Consultant/Vendor Selection Guidelines. For the majority of scopes of work, we will competitively solicit pricing based on clearly defined and documented scopes. This will include issuing bid packages to qualified vendors and contractors, evaluating proposals based on cost, qualifications, experience, and schedule alignment, and selecting the best-value respondent.
For certain specialized scopes that are integral to a design-build delivery approach-such as security systems and playground installations-we may identify and engage trade partners earlier in the process. These partners may be selected based on specialized expertise, prior performance, technical integration requirements, and the need to coordinate design development concurrently with construction planning. Early engagement of these trade partners supports schedule certainty, constructability input, and seamless integration with the overall project design.
In all cases, pricing will remain competitive and documented, and selections will be made transparently with consideration for cost, qualifications, and project delivery requirements. Any deviation from a strictly low-bid process will be justified by project-specific needs, including schedule constraints, specialized expertise, and design-build coordination requirements

Other funding options

1044

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district attempted to go out to bond, but the community would not support passage of the Bond.

The district also attempted to secure Great Outdoors Colorado (GOCO) funds but was also ultimately unsuccessful.

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?

NA

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Ayers ES - 1996

District:	Valley RE-1
School Name:	Ayers ES
Address:	1812 Robin Road
City:	Sterling
Gross Area (SF):	60,340
Number of Buildings:	1
Replacement Value:	$19,248,481
Condition Budget:	$12,250,704
Total FCI:	0.64
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,696,881	$3,574,753	0.97
Equipment and Furnishings	$496,442	$620,553	1.25
Exterior Enclosure	$2,905,695	$437,358	0.15
Fire Protection	$35,308	$566,219	16.04
HVAC System	$2,315,889	$1,961,769	0.85
Interior Construction and Conveyance	$3,355,681	$2,656,709	0.79
Plumbing System	$1,015,107	$950,926	0.94
Site	$2,715,393	$2,031,263	0.75
Structure	$2,712,085	$0	0.00
Overall - Total	$19,248,481	$12,799,550	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ayers ES Main	60,340	0.62	1996	$16,533,088	$10,768,287
Ayers ES Site	386,100	0.75	1996	$2,715,393	$2,031,263
Overall - Total	446,440	0.64		$19,248,481	$12,799,550

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Caliche K-12 - 1974

District:	Valley RE-1
School Name:	Caliche K-12
Address:	26308 Buffalo Boulevard
City:	Iliff
Gross Area (SF):	88,035
Number of Buildings:	1
Replacement Value:	$45,379,163
Condition Budget:	$17,412,848
Total FCI:	0.38
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,396,081	$3,652,244	0.68
Equipment and Furnishings	$1,487,765	$643,588	0.43
Exterior Enclosure	$8,285,958	$1,900,466	0.23
Fire Protection	$201,620	$677,826	3.36
HVAC System	$10,711,432	$4,377,601	0.41
Interior Construction and Conveyance	$4,557,152	$4,772,057	1.05
Plumbing System	$1,590,261	$1,093,104	0.69
Site	$9,631,776	$956,414	0.10
Structure	$3,517,118	$0	0.00
Overall - Total	$45,379,163	$18,073,300	0.40

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Caliche K-12 Site	1,740,275	0.10	1974	$9,631,776	$956,414
Caliche K-12 Main	88,035	0.46	1974	$35,747,387	$17,116,886
Overall - Total	1,828,310	0.38		$45,379,163	$18,073,300

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Campbell ES - 1964

District:	Valley RE-1
School Name:	Campbell ES
Address:	902 Clark Street
City:	Sterling
Gross Area (SF):	63,090
Number of Buildings:	1
Replacement Value:	$25,952,974
Condition Budget:	$13,096,701
Total FCI:	0.50
Adequacy Index:	0.06



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,062,704	$3,526,224	0.87
Equipment and Furnishings	$515,668	$644,585	1.25
Exterior Enclosure	$2,864,373	$777,959	0.27
Fire Protection	$885,022	$17,373	0.02
HVAC System	$5,930,610	$2,249,759	0.38
Interior Construction and Conveyance	$3,886,293	$3,748,711	0.96
Plumbing System	$1,206,684	$452,021	0.37
Site	$2,828,878	$1,680,072	0.59
Structure	$3,772,741	$0	0.00
Overall - Total	$25,952,974	$13,096,704	0.50

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Campbell ES Main	63,090	0.49	1964	$23,124,096	$11,416,632
Campbell ES Site	454,180	0.59	1964	$2,828,878	$1,680,072
Overall - Total	517,270	0.50		$25,952,974	$13,096,704

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Hagen ES - 1964

District:	Valley RE-1
School Name:	Hagen ES
Address:	301 Hagen Street
City:	Sterling
Gross Area (SF):	38,655
Number of Buildings:	1
Replacement Value:	$16,745,964
Condition Budget:	$11,768,008
Total FCI:	0.70
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,362,494	$2,630,570	1.11
Equipment and Furnishings	$371,983	$464,979	1.25
Exterior Enclosure	$2,322,163	$518,971	0.22
Fire Protection	$13,899	$421,905	30.36
HVAC System	$3,453,637	$3,227,732	0.93
Interior Construction and Conveyance	$2,733,352	$2,770,818	1.01
Plumbing System	$739,331	$337,099	0.46
Site	$2,391,657	$1,800,464	0.75
Structure	$2,357,447	$0	0.00
Overall - Total	$16,745,964	$12,172,538	0.73

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Hagen ES Site	338,100	0.75	1964	$2,391,657	$1,800,464
Hagen ES Main	38,655	0.69	1964	$14,354,306	$10,372,074
Overall - Total	376,755	0.70		$16,745,964	$12,172,538

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Sterling HS - 1956

District:	Valley RE-1
School Name:	Sterling HS
Address:	407 West Broadway
City:	Sterling
Gross Area (SF):	174,537
Number of Buildings:	1
Replacement Value:	$82,730,558
Condition Budget:	$45,598,904
Total FCI:	0.55
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$11,414,421	$8,784,766	0.77
Equipment and Furnishings	$4,402,444	$1,087,025	0.25
Exterior Enclosure	$10,732,529	$2,757,193	0.26
Fire Protection	$2,433,846	$17,373	0.01
HVAC System	$17,058,334	$12,760,145	0.75
Interior Construction and Conveyance	$10,137,937	$9,487,250	0.94
Plumbing System	$3,338,264	$1,553,807	0.47
Site	$10,467,297	$8,825,844	0.84
Structure	$12,745,485	$325,499	0.03
Overall - Total	$82,730,558	$45,598,902	0.55

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sterling HS Main	174,537	0.51	1956	$72,263,261	$36,773,058
Sterling HS Site	1,679,245	0.84	1956	$10,467,297	$8,825,844
Overall - Total	1,853,782	0.55		$82,730,558	$45,598,902

● Campuses Impacted by this Grant Application ●

VALLEY RE-1 - DW Safety, Security, and HVAC Upgrades - Sterling MS - 1983

District:	Valley RE-1
School Name:	Sterling MS
Address:	1177 Pawnee Avenue
City:	Sterling
Gross Area (SF):	96,060
Number of Buildings:	1
Replacement Value:	$36,746,506
Condition Budget:	$14,659,352
Total FCI:	0.40
Adequacy Index:	0.04



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,388,998	$5,055,507	0.94
Equipment and Furnishings	$1,363,737	$1,205,118	0.88
Exterior Enclosure	$6,059,389	$465,708	0.08
Fire Protection	$19,406	$1,323,022	68.18
HVAC System	$9,396,949	$1,081,808	0.12
Interior Construction and Conveyance	$4,627,709	$4,284,211	0.93
Plumbing System	$1,605,924	$1,010,024	0.63
Site	$4,411,558	$1,539,602	0.35
Structure	$3,872,836	$0	0.00
Overall - Total	$36,746,506	$15,965,000	0.43

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sterling MS Site	1,364,159	0.35	1983	$4,411,558	$1,539,602
Sterling MS Main	96,060	0.41	1983	$32,334,948	$14,425,398
Overall - Total	1,460,219	0.40		$36,746,506	$15,965,000

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: VALLEY RE-1 **County:** Logan

Project Title: DW Safety, Security, and HVAC Upgrades

Current Grant Request:	$8,388,952.44	**CDE Minimum Match %:**	44%
Current Applicant Match:	$6,591,319.77	**Actual Match % Provided:**	44%
Current Project Request:	$14,980,272.21	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$14,980,272.21	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$28.77	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$4.03	**Affected Pupils:**	1,913
Hard Costs Per Sq Ft:	$24.74	**Cost Per Pupil:**	$7,831
Previous BEST Grant(s):	3	**Gross Sq Ft Per Pupil:**	272
Previous BEST Total $:	$1,054,289.50		

Financial Data (School District Applicants)

District FTE Count:	1,828	**Bonded Debt Approved:**	$20,750,000
Assessed Valuation:	$273,841,049	**Year(s) Bond Approved:**	25
Statewide Median: $143,909,452			
PPAV:	$149,804	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$51,092	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	54%	**Outstanding Bonded Debt:**	$27,944,990
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$455.20	**Total Bond Capacity:**	$54,768,210
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$26,823,220
		Statewide Median: $18,549,763.20	

Valley RE-1 (1828) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Safety, Security, and HVAC Upgrades (1828-SG00001) - Site Level Applicant - New - Application Number (34)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Valley RE-1 - 1828

*** Facility Name & Code**
Ayres Elementary School - 1828-0515

*** Facility Name & Code**
Caliche Elementary School - 1828-1220

*** Facility Name & Code**
Caliche Junior-Senior High School - 1828-1224

*** Facility Name & Code**
Campbell Elementary School - 1828-1321

*** Facility Name & Code**
Hagen Early Education Center - 1828-3729

*** Facility Name & Code**
Sterling High School - 1828-8260

*** Facility Name & Code**
Sterling Middle School - 1828-8256

Other, not listed

*** B. Facility Type**

1052

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☑ Junior High	☑ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☑ gymnasium Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

1053

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not**

adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

Each school facility was originally constructed by the district to serve as a school building. Consequently, every facility embodies the architectural and functional design prevalent during its era of construction, primarily from the 1950s through the 1980s. These facilities present a unique challenge due to their age and design; however, the district maintenance staff and the community have been resourceful in prolonging the life of these facilities. Below are the dates of construction of each facility.

- Sterling High School was constructed in 1956, with additions in 1974 and in 2006.

- Caliche K-12 was built in 1974 as separate buildings, with the elementary school added in 1983, linking the two schools together.

- Sterling Middle School was built in 1983, with additions in 1986 and 1992.

- Campbell Elementary School was built in 1964, with an addition in 2006.

- Ayres Elementary School was constructed in 1996.

- Hagen Early Education Center and Administration Building was constructed in 1964.

*** 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.**

1054

The Valley School District (VSD) and our community have historically maintained and invested in capital improvements to keep our aging school facilities functional and suitable for student learning. The last major district-wide capital project was in 2006, as part of our last bond, which totaled $23,700,000. This district-wide project included additions and renovations across all buildings, with a focus on renewing antiquated HVAC systems and adding classroom space. This project, however, is already 20 years old, and it did not address all HVAC or building security needs at the time.

In 2014, the District engaged in an energy performance contract (EPC) with Honeywell to improve energy efficiency and address HVAC needs across all district facilities. The EPC contract value was approximately $5 million, which was partially financed with payments from our General Fund in the amount of $75k annually for 20 years.

Renovations and capital projects at each facility since original construction include:
- Sterling High School (1956): addition in 1974, renovations in 2006, minor renovations 2015 and 2016, and lab technology improvements in 2024.
- Caliche (1974): addition of the Elementary School in 1983, renovations in 2006 and 2015, and lab technology improvements in 2024. In 2013 VSD received a BEST grant to complete a potable water and wastewater project.
- Sterling Middle School (1983): additions in 1983, 1986, and 1992, and minor renovations in 2006, 2010, 2015, and 2016, and lab technology improvements in 2024.
- Campbell Elementary (1964): addition in 2006, minor renovations in 2015 and 2016, and lab technology improvements in 2024.
- Ayres Elementary (1996): renovation in 2006, new roof in 2015, and lab technology renovations in 2024
- Hagen PreK (1964): renovation in 2006, further upgrades in 2013, 2015, and 2016

A detailed summary of capital expenditures over the past three years is provided below.

2023 Capital Expenditures - $254k
- Bus Purchase $107k
- Sterling HS Auditorium LED Lighting $72k
- District Wide Honeywell EPC $75k - funded by Energy Savings

2024 Capital Expenditures - $3.24M
- District Wide HVAC Controls Updates $544k
- District Wide Roof Replacements $828k
- Caliche Football Stadium LED Lighting $165k
- Hagen Pre-K Intercom System $28k
- District Wide SmartLabs $1.6M - funded by ESSER
- District Wide Honeywell EPC $75k - funded by Energy Savings

2025 Capital Expenditures - $409k
- District Wide Roof Repairs $130k
- District Wide HVAC Controls Updates $97k
- Caliche K-12 Walk-In Freezer Replacement $49k
- Ayres ES Gym Flooring $35k
- Fleet Vehicle Purchase $23k
- District Wide Honeywell EPC $75k - funded by Energy Savings

1055

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Competing needs for available funding have made it difficult to stay ahead of needed capital improvements. Valley School District has attempted to secure capital project funding from our community multiple times in recent years; however, we suffered three losses on bond and levy campaigns since our last major bond was passed in 2006. Fortunately, in November 2025, our community approved bond dollars to help support improvements to our facilities' infrastructure in conjunction with this BEST grant.

Over the last three years, there have been several required upgrades each year to maintain adequate learning environments, student transportation, and facilities for staff, students, and the community, with nearly all of this funding coming from district budgets.

Budgeting Practices and Capital Outlay:

- An annual amount of $150,000 is appropriated to fund capital projects for district-wide needs. Over the last three years, annual needs have far exceeded that amount. On average, in the past three years, the school district has invested over $692K per year of district funds and $608K per year of grants and outside funding into our facilities.

- The district's total 2025-26 budgeted General Fund expenditures are $25,049,822, including an Operations and Maintenance budget of $3,345,025. This represents 13.35% of total budgeted expenditures in the General Fund. Additionally, the district's Capital Reserve Fund of $136,293 can supplement the General Fund, if necessary, outside of budgeted annual allocations.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

1056

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Valley RE-1 (1828) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Safety, Security, and HVAC Upgrades (1828-SG00001) - Site Level Applicant - New - Application Number (34)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☑ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☑ Renovation	☑ Site Work	☐ Land Purchase

☑ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

This project is focused on improving building health and safety. That said, there will be some ancillary benefits to the CTE spaces, specifically the VoAg and science labs at Sterling High School and Caliche High School, which primarily support the fields of:

- Carpentry and Woodworking
- Welding and Metal Fabrication
- Automotive Tech
- Robotics

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

1058

The Valley School District educational facilities have a median age of construction of over 50 years. While the District has excelled in maintaining these facilities over their lifespan, the facilities now require significant upgrades to meet the challenges and requirements of modern educational facilities in 2026.

Unsafe and Unsecure Building Entries:

- None of the schools currently have security vestibules at main entrances. Office staff do not have the ability to screen visitors or to prevent access by unwanted visitors to student occupied areas.

- Some emergency doors do not have the required exit device (panic bar) hardware and exceed maximum force requirements to open, posing a life safety risk, particularly for younger students, in an emergency.

- Hagen PreK and Ayres Elementary have markedly unsafe student drop-off areas, creating concerns for our youngest students.

Student Health and Environmental Factors:

- Nearly all of the schools have critical learning areas with HVAC systems deficiencies, including unreliable, inadequate control of ventilation air and indoor air quality (as indicated by excessive CO2 levels), and a lack of adequate temperature control resulting in spaces that are so hot or so cold that student learning is being affected.

- The Career Technical Education spaces and VoAg Shops in the two high schools are unsafe for students, lacking proper exhaust, ventilation, dust collection, and unsafe lighting levels. They also experience electrical capacity issues.

Non-Compliant Fire Alarm Systems:

- Fire alarm systems in 5 out of 6 of our schools all are well outside of code compliance. While some systems can be expanded/modified, some are obsolete to the point of needing full replacement.

The projects included in this BEST Grant application will solve these issues for the long term. All six schools will be upgraded with new secured entry vestibules so that school staff can control the access of guests and students/staff entering the facilities. Emergency doors will be replaced to ensure that they perform as required during emergencies. The parent dropoff/pickup areas used by our youngest students will be improved to reduce the risk of pedestrian injury. Five of the six facilities will receive HVAC improvements to improve indoor air quality and maintain acceptable temperature ranges, supporting improved learning environments. Fire alarms will be upgraded to meet modern code requirements.

In 2025, VSD applied for a BEST grant with a total project cost of $21.36M. Per feedback from CDE reviewers, we reevaluated the breadth of the scope items and in this application, over $6.3M of previously-included scope has been removed and is now planned to be covered by community bond funds. The projects included here represent only the highest priority student health and safety facility needs.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The infrastructure across our six district facilities currently presents critical safety, security, and health deficiencies that require immediate remediation to meet modern educational facility standards. These issues were identified and validated through a multi-year Facility Master Planning process, which integrated expert third-party analysis from multiple industry experts, CDE Statewide Facility Assessment data, and direct feedback from district maintenance

1059

staff, building occupants, and community members.

While our larger, comprehensive strategic plan identifies various other critical needs such as building envelope repairs, sports facility updates, deferred maintenance needs, and playground upgrades, this BEST Grant application is strictly focused on the highest-priority health and safety deficiencies across all six facilities. Our other deficiencies will be addressed in parallel to this BEST grant project, funded by community bond revenues approved by our voters in November, 2025.

The following sections detail the specific deficiencies that compromise our ability to provide a safe learning environment which this BEST project will address. Every upgrade will address safety hazards or health concerns in our facilities:

1. Safe and Secure Building Access: Addressing unrestricted building access and unsafe student ingress/egress.
2. Student Health and Safe Learning Environments: Correction of failing and underperforming mechanical systems serving learning areas and VoAg shops to prevent failure, correct poor indoor air quality (IAQ), thermal comfort, and other safety concerns.
3. Safe and Compliant Fire Alarm Systems: Upgrading fire signaling and life-safety systems to meet current International Fire Code (IFC) standards.

Our Challenges

1. Safe and Secure Building Access - Facilities Include: Sterling High School, Caliche K-12, Sterling Middle School, Campbell Elementary, Ayres Elementary, Hagen PreK

1060

Ensuring that we keep our children safe is our most fundamental duty as a school district, therefore addressing the lack of physical security features and other safety deficiencies in our buildings is the district's highest priority.

Lack of Security Vestibules: The primary security vulnerability across all six district facilities is the absence of security vestibules. Under current conditions, upon entry through the main doors, visitors have immediate, unrestricted access to the building's main corridors and student areas. Many of the main offices do not have a direct line of sight to the main entrance. While signage instructs visitors to the main office for check-in and screening, there is currently no physical mechanism to prevent an individual from bypassing check-in and entering student-occupied areas. As a result, there are dozens of incidents at each school each year where visitors bypass checking in at the office and access student areas without proper screening.

- The severity of this deficiency was demonstrated recently at Hagen PreK. An agitated parent was permitted to enter through the exterior doors and was able to traverse the facility unimpeded in student-occupied areas until confronted by school staff. This incident later resulted in a restraining order. This incident, and others like it, underscore the inadequacy and potential risk of the current design of school entryways.

Non-Compliant Emergency Doors: Several emergency exit doors represent a safety concern because they do not have required panic bar hardware and/or require excessive force to open.

Circulation and Community Use Conflicts: Beyond entry security, the project addresses two additional life-safety concerns regarding visitor access and usage:

Zoned Access Control: The current layout of our facilities allows after-hours community users (gymnasiums/auditoriums) direct access to the interior of the schools. This lack of "zoning" prevents the district from securing academic wings during evening or weekend events.

Student Dropoff and Pickup Safety: At Hagen PreK and Ayres Elementary, which house our youngest learners, poorly designed drop-offs and a lack of dedicated bus/vehicle loading zones create high-risk conflict points between students and traffic during peak hours.

2. Student Health and Safe Learning Environments - Facilities Include: Sterling High School, Caliche K-12, Sterling Middle School, Campbell Elementary, Ayres Elementary

Mechanical systems are a primary driver for maintaining a healthy building. While the district has made targeted improvements over the last five years, several facilities continue to suffer from inadequate temperature control and substandard indoor air quality (IAQ). These antiquated systems no longer meet the requirements for a modern educational environment, and negatively impact student health and performance.

Campbell Elementary:

- Systemic Failures and IAQ Risks: Of all district facilities, Campbell Elementary currently faces the most severe mechanical deficiencies within classroom spaces. Many of Campbell's HVAC systems are original to the 1964 construction of the facility. Diligent maintenance has extended the life span of this existing equipment, but as we experience increased failures and the inability to maintain environmental standards, we are facing the need for significant redesign and replacement. Major issues include:

1061

- Extreme Temperatures: Recent investigation and testing conducted by a third-party engineering firm documented and validated the root cause of occupant temperature complaints. In some cases, in-room measurements confirmed a significant discrepancy between the temperature registered by the building control systems and the actual temperature in the spaces. Analysis also identified the inability to properly condition spaces during normal use, resulting in overly hot and cold temperatures unsuitable for learning environments. Specifically, temperatures as high as 86 degrees and as low as 60 degrees in classrooms have been observed during the school day.

- Carbon Dioxide (CO_2) Concentrations: Recent testing also revealed CO_2 concentrations far exceeding the thresholds of a properly functioning HVAC system, in some cases reading nearly 1,600 ppm. High CO_2 levels are a direct indicator of insufficient outdoor air exchange, which correlates with the potential increased transmission of viruses, the buildup of volatile organic compounds, and decreased student ability to focus on academic tasks.

Poor Gymnasium Environments: The gymnasiums at Campbell, Ayres, Sterling Middle, and Caliche K12 serve as essential hubs for both student physical education and community-wide events and programming. However, these spaces currently lack adequate temperature control and ventilation and, in many instances, have no cooling capabilities whatsoever. Primary issues include:

- Unsuitable Conditions: During warm weather months, these spaces are excessively hot and are not suitable for PE or community activities.

- Lack of Mechanical Ventilation: Without modern mechanical cooling, these facilities lack the means to properly ventilate without introducing untreated, hot outdoor air, further exacerbating heat issues. In many cases, any means to ventilate these spaces has been deactivated to provide prolonged usage of these

spaces during the summer months.

Unsafe VoAg Shop Conditions at Sterling High School and Caliche K-12: Our Vocational Agriculture programs are a cornerstone of our district's curriculum, with high student demand and full enrollment throughout the year. However, the current condition of these shops poses health and safety risks to students in terms of air quality and light levels needed for high-risk tasks. The shops do not meet modern safety standards, creating an environment that contradicts the district's commitment to student well-being, including:

- Hazardous Air Quality: The VoAg shops lack the specialized mechanical systems necessary to manage air quality in a shop environment. Our current infrastructure is incapable of properly capturing and filtering the smoke, fumes, and particulate matter generated by program activities such as welding and painting. This deficiency creates a hazardous environment for students and staff in these highly-utilized spaces.

- Lack of Emergency Sanitation & Injury Mitigation: These high-risk areas lack essential life-safety fixtures including emergency eye-wash stations, chemical showers, and adequate hand-washing sinks. In the event of a chemical splash or burn, the lack of immediate decontamination equipment is a severe liability. Insufficient Electrical Infrastructure: The existing electrical capacity and lack of outlets limits current equipment usage and requires long extension cords to be stretched across the space, contributing to accident risk.

- Inadequate Light Levels: The workspaces are characterized by low-visibility lighting. This is particularly hazardous in an environment where students operate shop saws, power tools, and welding equipment, as poor visibility increases the risk of accidental injury. Current light levels were measured at 35 footcandles at workbench height. The Illuminating Engineering Society (IES) minimum standard for a high school shop is 75 footcandles, but recommends 100 when possible.

1062

3. Safe and Compliant Fire Alarm Systems - Facilities Included: Sterling High School, Caliche K-12, Sterling Middle School, Campbell Elementary, Ayres Elementary

The fire alarm systems across Valley RE-1, the primary line of defense for notifying students and staff of imminent danger, are not all code-compliant and in varying states of obsolescence. A thorough investigation into these systems has uncovered the ability to reuse some of the components at select facilities, reducing the need for full replacement. At other facilities, however, this is not the case, and the legacy systems require full replacement to achieve code compliance. Critical life-safety deficiencies include:

- Non-Compliance with Modern Code: Our current antiquated systems lack the synchronized audible and visual alerts required by modern safety codes. Functionally, this creates a dangerous "notification gap," especially in high-noise areas like cafeterias, gyms, or music rooms.

- Lack of Addressable Notifications: Some systems utilize "conventional zoning alerts" rather than "addressable room-specific" systems. In an emergency, these systems notify the fire department that an alarm has been triggered, but cannot pinpoint the specific room or origin of the signal. This forces first responders to conduct a manual search of the building, wasting valuable, life-saving minutes.

- Integration with Modern Mechanical Systems: The International Fire Code (IFC) mandates integration of certain HVAC components with the respective

building's fire alarm systems. Many of the proposed HVAC improvements will require communication to the fire alarm system, but in many cases, these legacy panels are unable to accommodate these functions or have no additional capacity to integrate these new sensors and additional devices.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The Valley School District (VSD) has maintained a continuous commitment to identifying and documenting facility deficiencies through a mix of architectural and engineering facilities assessments, system-level vendor assessments, indoor environmental quality (IEQ) measurements, and community and staff input. Efforts to identify facility deficiencies have been ongoing since 2019, when the district engaged Neenan Architects to develop our Facility Master Plan. The Facility Master Plan investigative efforts were higher-level as with most master planning efforts, focusing on space programming needs and the general age of facility systems. This plan was revised in 2024 as part of the preparation for the district's successful 2025 bond campaign to fund the needs identified in the Master plan, with broad input from district stakeholders, the school board, and the community.

In late 2025, the district engaged with Millig Design Building to validate the 2019/2024 Master Plan and conduct a deeper, independent investigation and analysis. This effort identified additional needs, cost efficiencies, and some improved approaches. It also identified needs exceeding available funding through the bond and aligned with BEST's priorities, which are the focus of this targeted BEST Grand application. These findings are documented in "2026 Master Plan Scope Revisions - BEST & Bond" included in the Submittal Uploads.

On-Site Engineering Investigation and Master Plan Validation:

- Site Investigation: Millig performed extensive walkthroughs of each facility with a team of three mechanical engineers, one electrical engineer, and two construction estimators.

- Physical Condition Assessment: Millig's team documented the physical condition of each building and system, including mechanical failures, utility services, controls, and piping connections of every system.

- On-Site IEQ Measurements: Where deficient temperature control, poor indoor air quality, non-functioning ventilation systems, and low light levels were observed, Millig conducted field measurements to quantify the extent of the need. For example, this included CO2 and temperature measurements in the classrooms at Campbell Elementary, where the air-handling system ventilation dampers were found to be non-functional, and the teachers complained of excessively high temperatures. It also included light level readings in the high school shops, where Millig qualitatively observed and documented low levels during their site walk.

- Safety and Security Assessment: Millig field-validated Neenan's plans for secured entries and safe drop-offs during the site assessment. This work on site yielded minor changes in approach and cost efficiencies that were not considered in the earlier, higher-level effort.

- Fire Alarm System Assessment: Millig and Pye-Barker (formerly Nebraska Safety & Fire Equipment) performed detailed site investigations of each building's fire alarm system. They assessed the suitability of current technology, system architecture, end devices, and wiring to determine the scope required for a code-compliant and safe system.

- Constructability Assessment: Millig's engineers and construction estimators evaluated the existing conditions for installing new equipment. This included physical constraints and the existence of asbestos.

1063

District Stakeholder & CDE Feedback: The identification of needs was not siloed; Millig's 2025 assessment included ongoing input from district administration, facilities staff, and board members, as well as feedback from the CDE to align needs with BEST's priorities.

Community Validation: Through town hall discussions and citizen oversight committees, the public was invited to witness facility needs and mechanical failures during the 2025 bond campaign, ensuring that the identified deficiencies were transparent and community-verified.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Sterling High School

1. Safe and Secure Building Access

Secured Entrance: Install a new wall and double-door storefront glass system to create a controlled entry between the exterior entrance and the main hallway. The existing office door will be reused. Reconfiguration within the existing building's footprint was found to be more cost effective than a vestibule addition.

2. Student Health and Safe Learning Environments

VoAg Shop HVAC Upgrades: Existing welding exhaust hoods place students directly in the path of welding gasses and effluent; these will be replaced with modern, local source capture exhaust systems. A permanent dust collection system with local capture nozzles will be installed at woodworking stations to eliminate air borne particulate matter and reduce fire hazard by evacuating sawdust from the space. Install new air handling units, properly sized to offset the new exhaust requirements.

VoAg Safety Upgrades: New safety showers, eye washing stations, and rinse stations will be installed. Existing lighting systems will be replaced to ensure visibility standards are met. Electrical infrastructure will be updated/expanded to ensure all welding and woodworking equipment has safe, adequate power.

Boiler Plant Replacement: The existing hot water plant consists of six antiquated hot water boilers which are exhibiting significant operational and reliability issues. As the primary source of heat for the entire school, failure of these aging units leaves the school at significant risk. The project includes a new high-efficiency condensing boiler plant, including three 6-million BTUH boilers, to ensure redundancy and continuity of service. Primary and secondary loop pumps, along with piping headers, will be updated.

3. Safe and Compliant Fire Alarm Systems:

Upgrade Fire Alarm System: The system will be upgraded for code compliance. A wholesale system replacement is not required, only non-code compliant devices will be replaced.
Caliche K12

1064

1. Safe and Secure Building Access

High School Secured Entrance: The HS entry and main office will be reconfigured to create a secure vestibule to ensure that access to student areas can only be granted by authorized staff. Interior walls will be moved, new doors will be added, and a transaction window will be installed to allow staff to safely screen visitors while maintaining physical separation.

Elementary School Secured Entrance: The ES main office is not currently located next to the ES entrance. Construction of a new security vestibule will require moving the main office into a space currently occupied by classrooms and converting the old main office into classrooms and a conference room. New exterior doors and new interior doors will be installed. Other interior work includes relocating existing office functions, new restrooms, and necessary plumbing, mechanical, electrical, and finish work to support the new, code-compliant layout.

In both cases, reconfiguration was found to be more cost effective than additions.

2. Student Health and Safe Learning Environments

VoAg Shop: Existing unsafe exhaust hoods will be replaced with modern, local source capture exhaust systems. A permanent dust collection system with local capture nozzles at woodworking stations will be installed to eliminate air borne particulate matter and reduce fire hazard. New AHUs, properly sized to offset the new exhaust requirements, will be installed.

1065

Other VoAg Safety Upgrades: New safety showers, eye washing stations, and rinse stations will be installed. Existing lighting systems will be replaced to ensure visibility standards are met. Electrical infrastructure will be updated/expanded to ensure all welding and woodworking equipment has safe, adequate power.

HS Science Lab: Updated lab hoods and exhaust systems will be installed to improve indoor air quality and ensure students aren't exposed to harmful fumes. Eyewash, chemical shower improvements, and lab sink improvements will be installed.

Gym & Kitchen: The existing kitchen exhaust and makeup air system is failing and does not provide mechanical cooling. A new exhaust hood with integrated fire suppression and a new make-up air unit with cooling will be installed. The existing gym AHU will be replaced with a new RTU to provide heating, proper ventilation and, cooling. Existing ductwork to be reused.

3. Safe and Compliant Fire Alarm Systems:

Upgrade Fire Alarm System: The system will be upgraded for code compliance. A wholesale system replacement is not required, only non-code compliant devices will be replaced.

Sterling Middle School

1. Safe and Secure Building Access

Secured Entrance: Demolish existing entry doors, conference room storefront, and two interior walls. Install two new secure storefront vestibule doors to establish a secure vestibule. The reception area will be relocated with a new storefront window and office entry doors to provide staff with clear visibility of the secure vestibule and visitors. New interior walls and all associated finish work and necessary modifications to mechanical, electrical, and lighting systems will be included. This reconfiguration was found to be more cost effective than an addition. Replace three exterior emergency doors with code compliant doors.

Zone Control: New interior security doors near the cafeteria will replace an existing gate. This controlled access point will allow staff to isolate and secure academic areas during after-hours events in the gymnasium or cafeteria.

2. Student Health and Safe Learning Environments

Gym: The existing outside air intakes of the current air handling unit serving the gym are too small for proper ventilation. The existing unit will be replaced with a new unit to provide proper ventilation and mechanical cooling to the space. The installation will require new HW and CHW piping connections, new two-way control valves, actuators, balancing valves, unions, and isolation valves. The existing ductwork will be reused.

3. Safe and Compliant Fire Alarm Systems:

1066

Upgrade Fire Alarm System: All outdated devices and main fire control panel will be replaced with modern, code-compliant systems, which are fully addressable, allowing emergency response teams to quickly identify the source of any alarm. The new system will include code-required voice commands to provide emergency instructions for students and staff.

Campbell Elementary

1. Safe and Secure Building Access

Secured Entrance: The existing entry doors will be removed, and the adjacent office area will be reconfigured to create a secure vestibule layout that separates public entry from student and staff areas. New vestibule doors will be installed in the corridor to create a defined, secure zone and allow for the installation of a transaction window between the vestibule and the administration office. This reconfiguration was found to be more cost effective than a vestibule addition.

Interior Zone Control: New interior corridor security doors will be installed to independently secure and restrict access to parts of the building during after-hours events.

2. Student Health and Safe Learning Environments:

Classrooms: Most of the existing HVAC systems are from 1964, and all are experiencing increasing failures, temperature control issues, and IAQ issues.

Existing multizone units will be demolished and replaced with twelve new 4-ton downflow split heat pumps, allowing for the reuse of existing ductwork. Nine 3- to 5-ton gas/DX rooftop units (RTUs) and two 20-ton VAV RTUs will be replaced while retaining existing hydronic reheat coils in the lower curb sections and existing ductwork. New packaged gas/DX RTUs will replace the existing failing unit ventilators in the cafeteria and SPED classes. A new mini-split heat pump will be installed to serve the entry vestibule. Power for all new heat pumps and RTUs will come from a new mechanical-electrical branch panel. All new equipment will be integrated into an upgraded building control system for efficient operation and energy savings. This will also include comprehensive air-side and water-side testing, adjusting, and balancing (TAB).

Kitchen: The kitchen has no functional exhaust system and no cooling. Upgrades will include a new exhaust hood, MAU, and fire suppression system.

Gym: The existing hot water heating-only AHU is original to 1964. It will be replaced with a new 15-ton gas/DX RTU which will provide proper ventilation and maintain indoor air quality and temperature standards.

3. Safe and Compliant Fire Alarm Systems:

Upgrade Fire Alarm System: The system will be upgraded for code compliance. A wholesale system replacement is not required, only non-code compliant devices will be replaced.

Ayres Elementary

1067

1. Safe and Secure Building Access

Secured Entrance: The entry and main office will be reconfigured to create a new secure vestibule by removing existing walls, windows, and doors. New secure doors will separate the vestibule from the main corridor and administrative offices, preventing unauthorized access to student areas. A new secure transaction window will be added, and the office layout will be improved for better entry visibility and supervision. Additionally, the outdated hallway security gate will be replaced with a modern, durable, and code-compliant controlled-access door system. This reconfiguration was found to be more cost effective than a vestibule addition.

Safe Student Drop Off: A new student drop-off area will be established with a dedicated drop off lane allowing our youngest students to exit vehicles at the curb instead of requiring them to cross lanes. These improvements will improve both driver visibility and create safer conditions for students.

2. Student Health and Safe Learning Environments:

Gym: The existing roof-mounted air handling unit does not currently provide proper ventilation or cooling, however, it can be modified to incorporate a new chilled water cooling coil and increased ventilation. Chilled water piping is already routed to neighboring units on the roof, limiting the need for new piping. The existing air-cooled chiller serving the school has sufficient capacity to handle the additional cooling load. The unit will be modified with new coils, new control valves and actuators, and fan and damper modifications for outside air.

3. Safe and Compliant Fire Alarm Systems:

Upgrade Fire Alarm System: All outdated devices and main fire control panel will be replaced with a modern, code-compliant equivalent system, which is fully addressable, allowing emergency response teams to quickly identify the source of any alarm. The new system will include code-required voice commands to provide emergency instructions for students and staff.

Hagen Pre-K

1. Safe and Secure Building Access:

Secured Entrance: The entry and main office areas will be reconfigured by replacing the existing double door entry, adding second double doors in the existing lobby to create vestibule, and creating a new sign-in window between the new main office and vestibule. This reconfiguration was found to be more cost effective than a vestibule addition. Additionally, two other sets of exterior emergency doors will be replaced with code-compliant egress doors to lower push force requirements.

Interior Zone Control: Security double doors will be added in the hallway between gym and educational areas to prevent access to educational areas during community or after-hours events.

Safe Student Drop Off: A new student drop-off area will be established with a dedicated drop off lane allowing our youngest students to exit vehicles at the curb instead of requiring them to cross lanes. These improvements will improve both driver visibility and create safer conditions for students during peak arrival and dismissal times.

1068

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The solutions outlined in this BEST Grant application are the result of seven years of master-planning iterations involving architectural and engineering firms, contractors, district stakeholders, and our community. Below is a timeline of the district's planning efforts leading to this BEST grant application.

2019: The district engaged Neenan Architects to develop a Facility Maintenance Master Plan. This plan identified solutions to many needs, paving the way for new projects.
2020 - 2023: During the COVID pandemic, no bonds or mill levy overrides were pursued to implement the projects identified in the 2019 Master Plan.
2024: The district reengaged Neenan to update the 2019 plan. This updated Master Plan informed our unsuccessful 2025 BEST grant application and our November 2025 local bond campaign.
2025: The Valley School District community approved a $20.75 million dollar bond to be used for the BEST grant match and other projects, with the goal of addressing the most pressing needs identified in the 2024 updated Master Plan.
2025 Strategic Pivot and Independent Review: Following an unsuccessful 2025 BEST grant application, the district focused on refining the scope to include only projects that fully aligned with the BEST priorities that are beyond what can be funded through the bond alone. The district selected (through a competitive process) Millig Design Build, an experienced Colorado K-12 engineering and construction firm, to analyze our facilities, update the Master Plan with input from district stakeholders, ensure strategic use of funds, create a plan aligned with the BEST grant, and identify improvement to our previously-

planned solutions.

This process has moved the district beyond a "laundry list of needs" to solutions that cost-effectively address our most critical deficiencies and health and safety needs.

Creative Analysis to Arrive at Solutions:

The project team performed a detailed alternative analysis to ensure cost-effectiveness and "Best Value":

- HVAC Systems: Compared "Repair vs. Replacement" models and conducted detailed energy modeling and life-cycle cost analysis for Campbell Elementary to find the optimal long-term solution.
- Security: Analyzed multiple configurations, selecting cost-effective designs that meet single-point-of-entry security requirements by reconfiguring existing space, avoiding costly additions for secure vestibules.
- Fire Alarms: Evaluated current fire alarm panels and devices for NFPA 72 compliance to design solutions that maximize the reuse of existing components while meeting all modern code requirements.

Delineation Between BEST and Bond Projects:

Our community has risen to the challenge and approved funding to address other pressing needs, including parking lots, sports fields, and site work. By funding those projects with local dollars, we have been able to refine the list of projects in this BEST application to only those focused on student health and safety.

Market-Validated Cost Estimating:

To address prior reviewer feedback, the cost documentation was significantly strengthened through a market-validated process:

- Developed schematic-level drawings for all critical elements, including the selection of major equipment.
- Millig's engineers obtained multiple vendor pricing for all major equipment (air handlers, boilers, heat pumps, fire alarm systems, etc.), collecting 66 equipment quotes from 13 different manufacturers.
- Detailed cost estimates were created.
- Scope packages were sent to local contractors for installation pricing feedback and compiled into Bid Tabs. Multiple bids and estimates were obtained for each scope.
- All bids and quotes were reviewed against similar projects in neighboring Eastern Plains schools for validity.

The resulting scope and budget represent the "Best Value" solution. The District has done everything possible to eliminate guesswork from our budgets, reduce risk, and ensure our project is as cost-effective as possible.

1069

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The deficiencies identified across VSD present immediate health, safety, and security risks that must be addressed as soon as possible. While our facilities remain operations, our students urgently need higher minimum safety standards and better educational environments. Below highlights the urgency of each deficiency:

1. Critical Security Vulnerabilities: The absence of secure entry vestibules across all six facilities is our most pressing vulnerability. Currently, VSD cannot maintain a controlled point of entry or properly screen visitors. In an era of escalating school safety threats, this is an unacceptable condition. The district cannot wait for additional security incidents to occur before addressing this, and must establish monitored, hardened entry points to align with safety best practices and emergency response protocols.

2. HVAC and Health Risks: HVAC systems and critical components at five of our six facilities have well outperformed their expected functional lifespans and no longer operate reliably. Inconsistent ventilation and poor indoor air quality (IAQ) are currently impacting student health and attendance, particularly during the flu season. Without intervention, we will continue to experience frequent mechanical failures that negatively affect our ability to provide an appropriate learning environment for our students.

3. Unsafe Conditions in our VoAg and CTE Spaces: Our vocational shop and CTE spaces at Sterling High and Caliche require extensive safety and infrastructure upgrades. If these deficiencies are not resolved, the district may be forced to further limit these high-enrollment programs due to liability and safety risks.

1070

4. Community Support is contingent Upon BEST Grant approval: Valley School District has tried three times in the last ten years to pass a bond or a levy, but unfortunately, each effort failed. The opportunity to receive matching funds from the CDE was a game-changer for this most recent bond effort. Our community stepped up to provide $20.75M to be used as our BEST grant match and to implement the remaining high-priority projects that are not well-suited for BEST grant funding. These funds are currently in hand, but if BEST grant approval is not secured with this application, none of the critically needed upgrades discussed in this application will be implemented, as the bond dollars are contingent on a BEST grant award. Although this contingent arrangement is not ideal, it was our only viable path to get the bond approved.

Other Concerns:

- Purchasing Power Erosion and Economies of Scale: If the school district is forced to address items as one-off projects over time, we will incur significant additional costs from construction inflation and be unable to achieve economies of scale on small projects.

- Escalating Repair Costs: The district will continue to divert our limited operational funds toward emergency repairs on systems that are ultimately in dire need of replacement, costing more in the long run.

Without BEST grant or bond dollars, only a handful of small-dollar-value projects will be implemented over a protracted period of time. We will invest in cameras and security system upgrades as best we can, but it will not prevent unauthorized visitors from accessing student areas. We will continue to operate our CTE programs at restricted levels to minimize risk to our students. We will operate without code-compliant fire alarm systems and emergency exit doors.

And finally, we will have to continue the "fix-on-fail" status quo for mechanical systems, which has led to our current position and diverts critical funds away from our primary mission.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

1071

The following outlines the components of VSD's maintenance plan:

1. Annual Ongoing Facility Condition and Needs Assessment

This is the foundational component, which involves systematically evaluating the state of all facilities at regular intervals.

- Deficiency Identification: Annual analysis of all building systems (e.g., structural, mechanical, electrical, plumbing, etc) to document failures, life-safety risks, and code compliance will be completed by school district staff and partners.

- Inventory and Data Collection: Maintenance of a detailed list of all assets, their age, and their historical maintenance and renovation records. In order to accomplish this, VSD will utilize its digital work-order system to track district assets. Each HVAC unit, fire panel, etc., will be assigned applicable service and maintenance intervals that will alert maintenance staff when preventative maintenance is needed (e.g., quarterly filter changes, semi-annual belt inspections, and annual sensor calibrations).

- Prioritization: Engage in an annual or bi-annual effort to review and rank deficiencies based on urgency, risk to health and safety, impact on the learning environment, and legislative compliance to be used in short-term decision-making for preventative maintenance.

2. Long-Term Programmatic Planning & Implementation Schedule

This defines the long-term programmatic needs of the School District and provides the timeline for when and why the work must be performed.

- Master Planning: Continue to update the Facility Master Plan every 5-10 years so that there is always a current strategic document that guides all facility improvements, including evolving needs and community input.

- Timeframe for Implementation: Establish an expected future year when each deficiency will likely need to be addressed, and explain what would happen if projects are not completed, including the potential impact on student safety, health, and learning.

3. Financial Planning and Budgeting

This component outlines how the work will be funded and managed over the long term.

- Historical Capital Budgeting: Review past investments and demonstrate a consistent, documented practice for dedicating funds toward capital needs.

- Cost Validation: With partners, develop market-validated cost estimates to inform decision-making. When applicable, this will include a life-cycle cost analysis for competing solutions to ensure the most efficient use of resources now and in the future.

- Financial Planning: Plan for future projects through appropriate, recurring funding in alignment with identified needs and prioritization exercise. This will also include identifying funding sources, which may include local bond initiatives, capital reserve funds, annual budget appropriations, and state or federal grants.

1072

4. Facilities Staff Training & Commissioning

- Staff Training: Ensure that our selected implementation partners provide comprehensive training sessions for VSD's maintenance team and building occupants/operators. This will support our internal staff so that they can operate and maintain the new equipment, as well as troubleshoot issues.

- System Commissioning: Have all systems undergo professional commissioning and testing/balancing (TAB) before taking ownership of the new systems. A Commissioning Report will verify that the actual system performance matches the design intent. This report will also become the basis for benchmarking in the future.

5. System Warranties

Standard warranties will include:
- Workmanship: A 1-year general contractor warranty will cover all installation defects and be addressed promptly.
- HVAC Systems: We will require a minimum 5-year parts and 10-year compressor warranty on all new mechanical units.
- Fire & Security: Life-safety systems will include a minimum 2-year manufacturer warranty on all head-end equipment.

The district will investigate extended warranties and quantify their cost/benefits before making final selections.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

1073

Valley RE-1 (1828) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Safety, Security, and HVAC Upgrades (1828-SG00001) - Site Level Applicant - New - Application Number (34)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

44.00 %

* B. Actual match on this request - Enter Actual Match Percentage

44

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 14,980,272.21
D. Applicant Match to this Project	$ 6,591,319.77
E. Requested BEST Grant Amount	$ 8,388,952.44
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 14,980,272.21

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ November 2025 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1075

* 520,717

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 520,717

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 1,913

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 28.77 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

272

6 % * **O. Escalation % identified in your project budget**

5.5 % *** P. Construction Contingency % identified in your project budget**

3.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

08/03/2026

* **S. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 30, 2029.***

10/02/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

This project cost estimate is the result of a multi-phased process designed to ensure pricing accuracy in today's dynamic construction environment, including:

1. Design and Preliminary Equipment Selection: Schematic design drawings were completed for all critical project elements. For MEP scopes, Millig's engineers calculated loads, established ventilation requirements, and sized equipment to allow for preliminary selection of all major equipment.

2. Vendor Equipment Quotes: Equipment and materials pricing is the single largest component of a renovation project's overall cost. In total, 66 cost quotes were obtained for 31 pieces of MEP equipment. Pricing was provided by Trane, Carrier, York, Greenheck, Nationwide, CaptiveAire, Vulcan, Fume Xtractor, Cook, Lockinvar, Aerco/Cleaver Brooks, Armstrong, and Spirotherm.

3. Cost Estimating: Takeoffs and detailed installation cost estimates were developed by Millig for all scopes utilizing a combination of construction estimating software (e.g., RS Means) and data from other similar recent construction projects throughout Colorado.

4. Subcontractor Pricing: Scope packages with design docs, project narratives, equipment selections, and actual equipment/materials quotes were provided to multiple contractors to obtain installation pricing. Bid tabs are included in the supplemental documents. Installation pricing was obtained for all scopes from multiple mechanical/controls contractors, general contractors, and fire alarm contractors: Tolin Mechanical (MEP/controls), Vision Mechanical (MEP/controls),

1076

JEO Consulting Group (GC), James Builder (GC), Southwest Glass (Doors & Storefront), Pye Barker (Nebraska Fire Alarm) (Fire), and Millig Design Build (MEP/controls, GC, Fire).

Bid and Quote Reviews: All bids and quotes were reviewed and compared against other recent, similar projects in neighboring Eastern Plains school projects to ensure validity.

Other Considerations

- Millig Design Build has executed over $32M of school and county government construction projects in rural Northeastern Colorado in the last four years and understands that there is often a travel premium for large projects in this area. The budget takes into account costs for travel and mobilization for non-local trade labor.

- The budget reflects the complexity of working within occupied buildings, including the potential need for after-hours labor and specific sequencing to avoid student disruption.
Contingencies: Per best practices and BEST program recommendations, the following contingencies have been included:

- Escalation Contingency (6%): This is informed by RS Means predictive labor and materials data and also reflects the fact that these projects will be implemented across 2027 and 2028.

- Construction Contingency (5.5%): Budget held address unforeseen conflicts that arise during construction, changes that occur between schematic and final design.

- Owner's Contingency (3.5%)

1077

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Internal District Leadership Team: Valley School District (VSD) has established a Project Oversight Committee to ensure the project meets all educational, financial, and safety goals. This team consists of:

- District Superintendent: Provides high-level alignment with the District Master Plan and community communications.

- Maintenance Director: Offers technical expertise on existing facility conditions and long-term system maintainability.

- Administrative & Finance Staff: Oversees grant compliance, fund tracking, and CDE reporting.

- Board of Education Representatives: Ensure fiduciary responsibility and adherence to the promised bond scope to the community.

Owner's Representative: VSD plans to utilize an Owner's Representative to support key functions including project planning and management, communication and coordination, budget and quality controls, risk mitigation, and close out.

Preferred Delivery Method: VSD plans to utilize Design Build as the project delivery approach. Several communities and school districts in our area have recently completed projects through a design-build approach and have achieved positive results. We desire the builder's involvement in the design for better decision-making and cost certainty early, when changes are least expensive. Also, the "single point of responsibility" approach with design build will be well-suited for these complex renovations within existing buildings.

Our competitive selection process for choosing a design-build partner will be described in the V. Procurement, below. It will be critical that the Design Builder works in close collaboration with the School District's Project Oversight Committee and our Owners Representative to finalize scope decisions and ensure that the project meets all district requirements throughout design, implementation, and backend closeouts and support.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Owner's Representative Procurement:

After the award announcement, VSD will follow all CDE and state procurement guidelines to competitively select an Owner's Representative to support all project management functions for the school district. The selection criteria will be heavily weighted for experience and team dynamic in order to ensure we identify a qualified team to support school district needs.

1078

Design Builder Procurement:

After the award announcement, VSD will follow all CDE and state procurement guidelines to competitively select a Design-Build firm to implement these projects, start to finish. The selection criteria will be heavily based on qualifications, prioritizing experience with similar projects, BEST program knowledge, and documented success with construction practices, safety, and schedule management, including:

- Firm Experience and Personnel Experience: Demonstrated success in execution of similar scopes for school districts in Colorado. Particular focus on MEP systems, vestibules, and fire alarm systems.

- BEST Grant Experience: A proven track record of navigating CDE reporting, reimbursement cycles, and compliance.

- Technical Approach and Construction Practices: Demonstrated expertise in the development and design of complex HVAC retrofits and construction management practices, which will ensure the safety and prioritize quality installation. Full-time site supervision will be required.

- Subcontractor Procurement: Demonstrated process for soliciting interest and executing a competitive bidding process for all scopes to ensure the district receives the highest quality work at the most competitive market price.

- Commissioning and Training: Demonstrated process for training of district staff for all new equipment and systems, as well as delivery of commissioning and

close-out documents, including: As Builts, Commissioning Report, Certified Test and Balance (TAB) reports, Factory start-up documentation, and O&M manuals.

- Schedule Management: This project is expected to be executed across two summers, requiring detailed work sequencing, coordination, and schedule management. The selected design-build partner must demonstrate that they can get the projects implemented without impacting school operations.

Shortlisted firms will be required to participate in interviews. Each team will be evaluated on team dynamics, problem-solving approach, and the experience of the individuals who will be responsible for our project, specifically those who will be on-site daily during construction.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The Valley School District (VSD) has evaluated and pursued every available supplemental funding source to offset the burden on both state and local taxpayers. Our approach is to combine specialized funding wherever possible to ensure that district dollars can be preserved for the necessary BEST grant match and avoid VSD needing to request a waiver application. Funding sources include:

Local Commitment and Bond Success:

After three failed Mill Levy Override and Bond attempts between 2008 and 2017, our voters approved a crucial local bond in November 2025 which secures our BEST grant matching funds. This allows the District to prioritize high-stakes life-safety and mechanical issues through this grant, while concurrently using bond funds to address other high priority deferred maintenance, athletic facilities, and building envelope issues that fall outside of the BEST statutory priorities. Unfortunately, these bond funds are contingent upon a successful BEST award, which was required to achieve community approval. Without BEST, these funds will be forfeited, and a new, much less impactful plan will need to be developed.

Energy and Utility Partnerships:

We are actively collaborating with local utility providers to secure all available rebate opportunities for high-efficiency mechanical upgrades to help supplement project funds to the maximum extent possible. Furthermore, VSD is in the early investigative stages of an Energy Savings Performance Contract (ESPC). This self-funded project model will allow us to complete comprehensive LED lighting retrofits, building controls retro-commissioning, and other efficiency upgrades without using district, bond, or BEST funds.

Strategic Grant Management (Perkins and CEO):

The District pursues all specialized state and federal grants to supplement our operational needs. Currently, we leverage Perkins funding-approximately $30,000 annually-to procure modern Vocational Agriculture (VoAg) equipment such as welders, saws, and fabrication tools. By utilizing Perkins for these high-cost instructional assets, we are able to reallocate General Fund dollars that would have otherwise been spent on equipment toward urgent facility maintenance.

1079

Additionally, we have evaluated programs through the Colorado Energy Office (CEO) and the Safe Routes to School grant. Unfortunately, these programs do not provide direct funding for the planned scope of work included in this BEST application. These programs will be evaluated in the future to potentially fund other applicable scope items.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The scopes identified in this project include systems that will impact the electrical and natural gas usage of the Ayres Elementary, Campbell Elementary, Sterling Middle School, Sterling High School, and Caliche K-12.

The current annualized utility costs, based on actual utility bills are:

Hagen Preschool & Admin:
- $37,086 Electricity
- $13,911 Natural Gas
- $50,997 Total

1080

Ayres Elementary:
- $67,549 Electricity
- $16,037 Natural Gas
- $83,586 Total

Campbell Elementary:
- $52,969 Electricity
- $17,723 Natural Gas
- $70,692 Total

Sterling Middle School:
- $95,409 Electricity
- $32,968 Natural Gas
- $128,377 Total

Sterling High School:
- $190,330 Electricity
- $41,242 Natural Gas
- $231,572 Total

Caliche K-12:
- $83,686 Electricity
- $51,385 Natural Gas
- $135,071 Total

District Wide:
- $527,029 Electricity
- $173,266 Natural Gas
- $700,295 Total

Total expected utility cost reduction is:

- High School - Gas savings associated with hot water plant efficiency improvements are anticipated to be approximately $8,500.

- Campbell Elementary - Total Savings associated with the new HVAC system is anticipated to be approximately $10,000.

These savings will be partially offset by increased energy costs from providing cooling and proper ventilation to select areas.

The result is likely approximately $15,000 per year.

1081

February 27, 2026

Mr. Dustin Hunt
Superintendent of Schools
Re-1 Valley School District
301 Hagen Street
Sterling, Colorado 80751

RE: Letter of Support for BEST Grant

Dear Mr. Hunt,

On behalf of the Logan County Board of Commissioners, I want to express our strong support for the RE-1 Valley School District in their effort to secure a Colorado Department of Education BEST grant to improve physical security measures in our schools. Ensuring the safety and well-being of our children, teachers, and all school staff is something we all desire and we, as Logan County, support RE-1 Valley School District in this endeavor.

RE-1 Valley School District educates over two-thirds of the school age children in Logan County and realizes the need to improve safety across their campuses. The District has done a good job retrofitting their existing buildings for safety, however the older structures make security difficult. Current District leadership has made safety a priority and put the question to the voters within their District. The residents responded by passing a bond measure to provide the money necessary to match this BEST grant request. This was done at time when many residents are financially limited but realize the importance of protecting our children.

The Logan County Board of Commissioners wholeheartedly supports RE-1 Valley School District's effort to secure a BEST grant to upgrade and enhance the physical safety and welfare for our students, staff, and visitors to our schools.

Sincerely,
On Behalf of Logan County Board of Commissioners

James T. Yahn, Vice Chair

315 MAIN STREET, SUITE 2 · STERLING, CO 80751 · 970-522-0888 · WWW.LOGANCOUNTY.COLORADO.GOV

STERLING
A Colorado Treasure
www.sterlingcolo.com

February 27, 2026

BEST Grant Review Committee
Colorado Department of Education
201 E. Colfax Avenue
Denver, CO 80203

Re: Letter of Support – RE-1 Valley School District Safety & Security Upgrades BEST Grant

Dear Members of the BEST Grant Review Committee,

On behalf of the Sterling Fire Department, I am writing to express our strong support for the RE-1 Valley School District's application for the BEST grant to enhance safety and security across its campuses. Our department has had the privilege of collaborating closely with district staff on safety planning, emergency response drills, and overall risk mitigation efforts.

The proposed upgrades, including secure entry systems, updated HVAC and fire suppression systems, and enhanced camera coverage, will significantly improve the safety of students, faculty, and staff. Secure entry points are critical in controlling access to school buildings and preventing unauthorized entry, while modern camera systems provide vital situational awareness for both emergency responders and school personnel. Updated HVAC and fire suppression systems not only support everyday safety but also ensure the district is prepared for emergencies such as fires, smoke events, or other hazardous conditions.

From a fire and emergency response perspective, these improvements will enable faster, more effective responses, reduce potential hazards, and enhance coordination during drills and real incidents. The district's commitment to proactive safety measures aligns with our department's mission to protect the community and ensure the well-being of all residents, especially children.

We strongly endorse RE-1 Valley School District's BEST grant application and believe that these safety and security upgrades will provide long-term benefits to students, staff, and the broader community. Our department stands ready to continue supporting the district in planning, training, and emergency response efforts as these improvements are implemented.

Sincerely,

Captain Mark Maxwell
Sterling Fire Department
970-522-3823

CITY OF STERLING, CENTENNIAL SQUARE, 421 NORTH 4TH STREET, P. O. BOX 4000, STERLING, COLORADO 80751-0400
CITY HALL (970) 522-9700 FAX (970)521-0632
SERVICE CENTER (970) 522-2619 FAX (970)521-7141
FIRE (970)522-3823
POLICE (970) 522-3512 FAX (970)522-3511
RECREATION CENTER (970)522-7882
LIBRARY (970) 522-2023 FAX (970)522-2657
MUSEUM (970) 522-3895 FAX (970)521-7135

STERLING
A Colorado Treasure

February 2026

Dustin Hunt
Superintendent of Schools
Re-1 Valley School District
301 Hagen Street
Sterling, Colorado 80751

Re: Letter of Support for BEST Grant

Dear Mr. Hunt,

On behalf of the Sterling Police Department, I am honored to write this letter of support for the RE-1 Valley School District in their effort to secure a Colorado Department of Education BEST grant to improve physical security measures in our schools. The safety and well-being of our children, teachers, and all school staff is the highest priority, and we must collaboratively ensure a safe environment for all. Additionally, our joint effort to add School Resource Officers is a testament to this goal.

In recent months, SPD Commander J.D. Ross, and School Resource Officer Jordan Fleharty, have attended District Facilities Planning Committee meetings discussing and assessing school safety and where increased security measures through environmental design would be beneficial. These include the following:

- Controlled access to hallways with unfettered access to the entire school
- Additional controlled access at main entry points
- Possible bollards to prevent vehicle breaches
- Improved large window design to limit access
- Implement or improve security camera coverage/quaity
- Install barrier fences at Cambell elementary and Sterling Middle School playground fields

As we continue our partnership to increase school safety and training for staff and officers, improved physical barriers and deterrents will provide additional levels of security. I fully support you and the RE-1 Valley School District's efforts to secure a BEST grant to enhance physical safety and welfare for our students, staff, and visitors to our schools.

Sincerely,

Tyson R. Kerr
Chief of Police

● Campuses Impacted by this Grant Application ●

WELD COUNTY RE-1 - Pete Mirich ES Secure Entry, Roof, and Safety Upgrades - Pete Mirich ES - 1972

District:	Weld County RE-1
School Name:	Pete Mirich ES
Address:	300 1st Avenue
City:	La Salle
Gross Area (SF):	44,765
Number of Buildings:	1
Replacement Value:	$18,564,510
Condition Budget:	$5,754,113
Total FCI:	0.31
Adequacy Index:	0.13



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,651,728	$1,551,874	0.42
Equipment and Furnishings	$542,233	$247,398	0.46
Exterior Enclosure	$3,644,788	$1,916,092	0.53
Fire Protection	$652,494	$0	0.00
HVAC System	$1,601,463	$30,549	0.02
Interior Construction and Conveyance	$3,107,790	$1,046,643	0.34
Plumbing System	$1,000,139	$342,877	0.34
Site	$2,226,152	$618,678	0.28
Structure	$2,137,724	$0	0.00
Overall - Total	$18,564,510	$5,754,111	0.31

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pete Mirich ES Site	278,784	0.28	1952	$2,226,152	$618,678
Pete Mirich ES Main	44,765	0.31	1972	$16,338,358	$5,135,433
Overall - Total	323,549	0.31		$18,564,510	$5,754,111

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: WELD COUNTY RE-1 **County:** Weld

Project Title: Pete Mirich ES Secure Entry, Roof, and Safety Upgrades

Current Grant Request:	$3,323,050.79	**CDE Minimum Match %:**	51%
Current Applicant Match:	$3,458,685.52	**Actual Match % Provided:**	51%
Current Project Request:	$6,781,736.31	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$6,781,736.31	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$233.73	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$31.60	**Affected Pupils:**	411
Hard Costs Per Sq Ft:	$202.13	**Cost Per Pupil:**	$16,501
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	110
Previous BEST Total $:	$135,269.05		

Financial Data (School District Applicants)

District FTE Count:	1,582	**Bonded Debt Approved:**	$62,000,000
Assessed Valuation:	$1,723,535,329	**Year(s) Bond Approved:**	16
Statewide Median: $143,909,452			
PPAV:	$1,089,466	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$89,927	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	65.7%	**Outstanding Bonded Debt:**	$36,885,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$2,612.12	**Total Bond Capacity:**	$344,707,066
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$307,822,066
		Statewide Median: $18,549,763.20	

Weld County RE-1 (3080) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Weld County School District RE-1 BEST Grajt Applicaiton (3080-SG00002) - Site Level Applicant - New - Application Number (46)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Pete Mirich Elementary School - 3080-4852

Other, not listed

1086

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☑ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1087

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The original site was newly constructed in 1952 as a public school facility. Additions were added 1972 and 1996. Parts of building are nearing or at the end of their useful life.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 1996, the elementary school was extended to the south by adding two wings which include a gymnasium and classrooms addition. In 2018, HVAC was upgraded, roofing systems were 45% renewed and 65% coated in 2018-20. The building underwent major interior renovation in 2018-19. Utilities and parking lot were upgraded and resurfaced in 2018-19. The building includes gymnasium (1996), admin area (2018), classrooms (1972/1996), cafeteria/kitchen (1972) and library/media room (2018). In 2025 the district insurance company allowed a claim for a roof replacement and the district paid for gutter replacement off of 1st Ave (apporx. $50,000).

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Current capital project policy allocates a minimum 250,000 towards district facilities. In FY2025 we allocated $59,272 to PMES, no expenses in FY2024 and $225,290 in FY2023. These expenses were used to extend its useful life. These are facility specific totals.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Th district has not received BEST new construction or major renovation grants previously. The district did received BEST Grant funding in FY2014 to address deficiencies with access control in 6 buildings in our district. While those funds were used to increase security access by installing updated surveillance/security systems, ADA door controls and other items it did not address the vestibule configuration at Pete Mirich.

*

I. Facility Master Plan Status

1088

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Weld County RE-1 (3080) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Weld County School District RE-1 BEST Grajt Applicaiton (3080-SG00002) - Site Level Applicant - New - Application Number (46)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☑ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☑ Lighting	☑ Security	☐ New School
☐ Energy Savings	☑ Renovation	☑ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1089

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Pete Mirich Elementary School has safety issues with the main entrance location and the secure vestibule. 1st Ave has seen increased traffic including semi-truck traffic and the schools main entrance vestibule needs updating in increase student and staff safety. The school also has lithium ion battery backup that are now not up to code and need to be removed as they pose a large safety risk. The school is also seeing roof system failure as two sections are well beyond their life cycle. Insurance has denied a claim to have the sections replaced under a general liability claim.
Our solutions to these problems if we awarded grant funds are: Relocation of Main Entrance Vestibule-Move the primary entrance away from 1st Avenue to a safer, more viable interior campus location on the south side of the school; Reconfiguration of Traffic Flow-Relocate and redesign bus loading zones and parent drop-off/pick-up areas; Roof Repairs and Replacement-Replace failing membrane systems; and Emergency Power Upgrade-Remove non-compliant lithium-ion battery systems and install reliable energy backup solutions.

Project Description

1090

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Deficiencies concerns include:
1. Unsafe Main Entrance Location
The current secured vestibule faces 1st Avenue, a busy roadway serving as a connector near US Highway 85. The entrance opens directly onto a street that regularly accommodates heavy semi-truck traffic. Morning (7:15-8:15 AM) and afternoon (4:00-5:00 PM) peak traffic hours overlap directly with student arrival (beginning 7:30 AM) and dismissal (3:40 PM). A recent municipal traffic study recorded 194-208 vehicles during peak periods along 1st Avenue in front of the school. Traffic volume is expected to increase with the development of a new 239-home subdivision south of the campus. This location presents ongoing safety concerns related to pedestrian access, congestion, emergency response, and overall site security.
2. Inadequate Vestibule Security
While the main entrance is located off of a busy roadway the current secure entry does not adequately prevent a potential threat from gaining access to the rest of the building. Current secure vestibules utilize a set of secure doors after entrance to the building so that anyone visiting has to check-in prior to entry. Our current layout has points of weakness where a potential threat can access the building after entrance and prior to screening.
3. Roof System Failure
Two roof sections are well beyond their expected service life. The roofing membrane has separated and cracked, resulting in persistent leaks. Moisture intrusion increases the risk of mold development and compromises indoor air quality. One roof section is specifically identified on the CDE dashboard as requiring attention. The district and our roofing company Xtra Mile Roofing tried to submit a claim to our insurance company to have it replaced but the insurance company responded it was cosmetic damages and faulty installation, not covering our claim.
4. Non-Compliant Battery Backup Systems
Lithium-ion battery packs are now out of compliance with updated building codes. Current code requires three-hour fire-rated enclosures per battery pack. The District does not have funding to construct compliant enclosures, necessitating removal of the battery systems and installation of a code-compliant generator to ensure reliable emergency power.
This project directly improves life-safety conditions for 461 building occupants and positions the school for long-term sustainability.

1091

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We collaborated with the Town of LaSalle and their traffic study identified peak hour congestion at the intersections of 4th Street & 1st Avenue and US Highway 85 & 1st Avenue-both immediately adjacent to Pete Mirich Elementary. The addition of 239 new residential units in 2029 will further strain this corridor. The district also completed our 5 Year Strategic Plan in February of 2025, FCI for Facilities in March 2025, A Demographic Study, Community Survey with Focus Groups in April 2025, an IGA with Schneider ELectric in May 2025, a 5 Year Master Facility Plan with Performance Services in October 2025 and Financial/Tax Impact Analysis with RBC Capital Markets in OCtober 2025.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed BEST project will comprehensively improve safety, security, and facility integrity through the following measures:
1. Relocation of Main Entrance Vestibule
Move the primary entrance away from 1st Avenue to a safer, more viable interior campus location on the south side of the school.
Construct a modern, secure vestibule with enhanced access control, visibility, and visitor management.
Improve emergency response accessibility.
2. Reconfiguration of Traffic Flow

Relocate and redesign bus loading zones and parent drop-off/pick-up areas.
Separate vehicular and pedestrian circulation.
Improve on-site queuing to reduce congestion along public roadways.
3. Renovation of Former Administrative Area
Convert the existing vestibule and administrative spaces into dedicated classroom space.
Repurpose space to support student engagement and academic programming.
4. Roof Repairs and Replacement
Replace failing membrane systems.
Eliminate active leaks.
Improve indoor air quality and building envelope performance.
5. Emergency Power Upgrade
Remove non-compliant lithium-ion battery systems.
Install a generator to provide reliable emergency backup power for critical life-safety systems in compliance with current codes.
6. Fencing and Site Improvements
Install new chain link safety fencing around the campus perimeter as part of the site and parking lot reconfigurations.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

1092

The District has established a five-year goal to pass a Bond/MLO referendum by 2030. Through facility utilization studies considering campus size, building age, FCI ratings, and enrollment trends, the District determined that consolidating to two elementary schools and one combined middle/high school would best serve students and the community.
Stakeholder engagement, facility discussions, and informal evaluations guided the identification of priority projects at Pete Mirich Elementary. This information was collected in various meetings including our Latino Task Force, Master Facility Planning, and Town Partnership Meetings. The District engaged Western Demographics to conduct an informal evaluation of school facilities. That review identified deficiencies in bus/parent drop-off configurations, parking areas, and front entrance safety-issues directly addressed in this BEST proposal. Below is a list of events that district participated in with community members, stakeholders and district staff.

Event
Date
Latino Task Force Meeting
06/03/2025
Town Partnership Meeting
06/04/2025
Master Facility Planning Team Meeting
06/19/2025
LaSalle Days
07/19/2025

Master Facility Planning Team Meeting
07/31/2025
Platteville Harvest Days
08/16/2025
Latino Task Force Meeting
08/13/2025
Master Facility Planning Team Meeting
08/27/2025
Town Partnership Meeting
08/27/2025
Town Partnership Meeting
11/05/2025
Weld RE-1 Focus Group Planning Meeting
01/06/2026
Weld RE-1 BEST Meeting
01/09/2026
Bond/MLO Citizen Task Force Meeting
01/12/2026
Town Partnership Meeting
01/28/2026
Bond/MLO Citizen Task Force Meeting
02/09/2026
Bond/MLO PES School Meeting
02/10/2026
Bond/MLO PES School Meeting
02/26/2026
Bond/MLO PES School Meeting
02/27/2026
Bond/MLO PES School Meeting
03/04/2026
Bond/MLO Citizen Task Force Meeting
03/09/2026

1093

Additionally, municipal traffic studies confirm that the campus entrance configuration is not aligned with safe and efficient traffic flow patterns and will become more problematic as residential growth continues.
The proposed BEST project represents a strategic investment that:
Addresses critical health and safety deficiencies.

Aligns with long-term district consolidation and modernization plans.
Positions the District to leverage future bond funding.
Supports responsible stewardship of a 1954 facility serving current and future generations.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency of this project is driven by:
Immediate life-safety risks associated with student access from a high-traffic roadway.
Traffic volumes that already coincide with student arrival/dismissal and are projected to increase due to new residential development.
Inadequate secure vestibule design.
Deteriorating roof conditions that are actively allowing water infiltration.
Code non-compliance of installed battery systems.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

1094

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The district has selected to invest in a two year warranty for this and our Bond projects, going above and beyond the one year standard warranty. Current capital projects budget policy is reviewed annually but set to a minimum of $250,000 to reinvest in capital projects, buildings and other priority projects. The district also plans to reinvest funds that are currently being spent on deferred maintenance and roof repair into preventive maintenance on this building. In FY2025 the district spent $116,113 for building purchased services and supplies connected to deferred maintenance. With the BEST Grant and Bond we can greatly reduce and reinvest those funds spent to maintain the project.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- (●) Yes
- ( ) No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

Not addressing the parking lot/student drop off configuration would still cause unsafe situations for students crossing 1st Ave during morning/afternoon pickup and drop off.
Not addressing roof failures would cause damage to new renovated administration suite.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

1095

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Weld County RE-1 (3080) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Weld County School District RE-1 BEST Grajt Applicaiton (3080-SG00002) - Site Level Applicant - New - Application Number (46)

III. Detailed Project Cost Summary

1096

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

51.00 %

* B. Actual match on this request - Enter Actual Match Percentage

51%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 6,781,736.31
D. Applicant Match to this Project	$ 3,458,685.52
E. Requested BEST Grant Amount	$ 3,323,050.79
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 6,781,736.31

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1097

* 29,015

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 45,387

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 411

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 233.73 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

110

0 % * **O. Escalation % identified in your project budget**

3 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

01/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/10/2028

1098

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The district has contracted JHL and RB+B as our Design/Build consultants. Both vendors worked with the district to define the scope of our project. The district's owner's representative and district administration have reviewed the scope and budget prior to submissino.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The district has contracted with Capital AE Building Solutions to be the district's owner's repetitive for the BEST Grant project and our upcoming Bond project if approved and voted for by the voters. Capital AE works with K-12 educational institutes and provides reliable construction project management support, schedule development, and implementation guidance to name a few responsibilities. Capital AE successfully co-led the 2016 Bond program for Adams 12. They are also proding grant support and have served district's including Colorado Springs School District 11, Adams 12 Five Star Schools, and Raton Public Schools.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The district opened a competitive RFQ in the fall of 2025. Eight Design/Build vendors applied and were scored by the district. After the initial scoring three vendors were invited to present to a district committee. The committee scored each vendor and JHL/RB+B was selected and awarded the contract.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district's school board will either approve or disapprove a Bond initiative in June 2026. The Bond would fund improvements not only to Pete Mirich Elementary School but also improvements to Platteville Elementary School and the addition of anew 6-12 campus for the district. The school engages with community partnerships annually to provide scholarships, equipment and other items for the district so the district can allocate funds towards facility needs.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

1099

GABE EVANS
EIGHTH DISTRICT, COLORADO

1229 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5625

Congress of the United States
Washington, DC 20515

February 27, 2026

BEST Grant Administrators
1001 Seventeenth Street, Suite 850
Denver, CO 80202

Dear Grant Administrators,

I write to call attention to Weld County School District RE-1's application for the Building Excellent Schools Today (BEST) grant in relation to the Pete Mirich Elementary School Project.

Weld RE-1 will use this funding to upgrade the public school's infrastructure and security measures. This project will specifically address their capital construction needs by renovating former or unoccupied spaces into classrooms, rerouting student bus/parent drop-off locations, and repairing outdated and leaking roofing materials.

Each year, millions of children enrolled in public-school systems across the country are susceptible to environmental and health hazard exposures due to outdated architecture. Research has shown that building conditions may also influence students' learning capabilities and academic performance despite attending institutions in the twenty-first century. After hearing positive feedback from key stakeholders and members of the community, it was determined that this project was necessary to meet the needs of this part of my district.

As a school district prioritizing student safety, this project will transform how the school responds to potential security threats and minimizes urgent health outbreaks among students. It will allow students to reorient their focus towards learning thereby securing long-term economic investments for our nation.

Thank you for your full and fair consideration of Weld County School District RE-1's application for a BEST grant for the Pete Mirich Elementary School Project. Please contact my office with any questions you may have.

Sincerely,

Gabe Evans

Gabe Evan
Member of Congress

1100

Town of La Salle, Colorado

TOWN HALL

128 N. SECOND ST.
(970) 284-6931

LASALLE, CO 80645
FAX (970) 284-6983

February 24, 2026

Dear BEST Grant Administrators,

As the Mayor of the Town of LaSalle,Colorado, I am writing to express the LaSalle Board of Trustees support for Weld County School District RE-1's application for the BEST Grant.

The proposed rerouting of our student/bus drop-off location internal to the site, rather than on-street will result in increased security and traffic safety to the school, the students, parents and all residents of the Town. The proposed improvements, including enhanced security measures and replacement of outdated and leaking roof materials are especially important for the district building that serves a dual purpose as an educational facility and key community center during emergencies. This project represents a significant opportunity for our community, and we believe it will have a lasting impact on our students, staff and residents.

As the Town of LaSalle partners with the RE-1 School District, the LaSalle Fire District and the neighboring towns of Gilcrest and Platteville, this grant will undoubtedly strengthen our collaboration across the region. The upgrades will benefit a wide range of community groups and first responders who rely on these facilities for their activities, ensuring that our community remains strong, safe and connected in the face of challenges.

The Town of LaSalle Board of Trustees fully supports Weld County School District RE-1's BEST grant application for this project. The proposed improvements promise to enhance our elementary school's security and the efficiency of our street system around the school .

Please feel free to reach out to the Town's Operation Director at 970-284-6931 or llorentzen@lasalletown.com should you require any further information or wish to discuss how this project will benefit the school district and its community in more detail.

Thank you for your consideration.

Town of LaSalle

Tony Asbury, Mayor

WELD COUNTY SHERIFF
STEVE REAMS

02-26-2026

Dear BEST Grant Administrators,

As the Weld County Sheriff, I am writing to express my support for Weld County School District RE-1's application for the BEST Grant. This project is very necessary for Pete Mirich Elementary and the school district, and the community. The opportunities provided through this project will have generational impact on the students, staff, and community members.

If chosen, the Weld RE-1 School District has plans for enhancing school security measures, repairing and replacing several areas where the roofs are leaking, and rerouting the student/bus drop-off location. The proposed change in drop-off location has been a long-needed change for the safety of the students but also as an enhancement to safer traffic flow for the surrounding community. It should be noted that the school facilities operated by Weld RE-1 School District often serve a dual purpose to the community during emergencies and the proposed plans are not only enhancements during school operations but also during community use. r

The Weld County Sheriffs Office has been a long-standing partner for community safety efforts with the Weld RE-1 School District and the towns in which it is located to include Gilcrest, Platteville, and Lasalle. The upgrades to Pete Mirich elementary would help serve the school district and the region which will have a wide range of benefits to all the entities and communities that rely and utilize these facilities. Often, school facilities are very critical during challenging events and the upgrades that could occur by receiving the funding through the BEST grant would help ensure that our local community connections are strengthened for the future.

I am writing this letter of support for the Weld County School District RE-1's BEST grant application for this project on behalf of the Weld County Sheriff's Office and the constituents it represents. In addition, I am a former member of the Weld RE-1 School Board and have firsthand knowledge of the desperate safety upgrades that are needed for Pete Mirich Elementary School that have existed for decades. And as a father of a student in the Weld RE-1 School District, I also know how needed these upgrades are for the school facility. Please give heartfelt consideration to this grant application to ensure the School District facilities remain up to date, the partnership with the community remains strong, and long-term safety concerns can finally be addressed.

Please feel free to reach out to me at 970-400-2801 or Sreams@weld.gov should you require any further information or wish to discuss how this project will benefit the school district and its community in more detail.

Respectfully,

Weld County Sheriff Steve Reams
1950 O St, Greeley CO 80631

● Campuses Impacted by this Grant Application ●

Westgate Community School - K-12 HVAC Replacement - Westgate Community School - 1979

District:	Adams 12 Five Star Schools
School Name:	Westgate Community School
Address:	12500 Washington Street
City:	Thornton
Gross Area (SF):	126,586
Number of Buildings:	1
Replacement Value:	$49,012,181
Condition Budget:	$23,498,079
Total FCI:	0.48
Adequacy Index:	0.18



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$6,392,189	$5,398,575	0.84
Equipment and Furnishings	$61,543	$27,428	0.45
Exterior Enclosure	$7,329,473	$1,080,895	0.15
Fire Protection	$1,423,111	$1,032,607	0.73
HVAC System	$9,387,372	$9,367,367	1.00
Interior Construction and Conveyance	$7,466,083	$3,357,829	0.45
Plumbing System	$2,089,486	$1,294,380	0.62
Site	$4,846,307	$2,112,154	0.44
Structure	$10,016,616	$0	0.00
Overall - Total	$49,012,181	$23,671,235	0.48

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Westgate Community School Main	126,586	0.48	1979	$44,165,874	$21,559,081
Westgate Community School Site	858,620	0.44	1979	$4,846,307	$2,112,154
Overall - Total	985,206	0.48		$49,012,181	$23,671,235

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: Westgate Community School **County:** Adams

Project Title: K-12 HVAC Replacement

Current Grant Request:	$4,506,260.37	**CDE Minimum Match %:**	32%
Current Applicant Match:	$2,120,593.12	**Actual Match % Provided:**	32%
Current Project Request:	$6,626,853.49	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$6,626,853.49	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$113.43	**Does this Qualify for HPCP?**	Yes
Soft Costs Per Sq Ft:	$10.05	**Affected Pupils:**	532
Hard Costs Per Sq Ft:	$103.38	**Cost Per Pupil:**	$12,456
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	110
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.61	**FY25-26 CSCC Allocation:**	$206,223.50
< 10% district bond capacity?	No	**Enrollment as % of district:**	1.7%
Funding Attempts:	5	**Free Reduced Lunch %**	37.50%
		Statewide Charter Avg: 40.1%	

Westgate Community School (0020-9431-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - Site Level Applicant - New - Application Number (14)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Westgate Community School - 0020-9431-C

Other, not listed

1104

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☑ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Adams 12 District, Westgate's Authorizer, would have Right of First Offer and Right of First Refusal if the school were to ever relocate or close. If the school relocates, the assets would revert to Westgate Community School. If the charter ceases to exist, the assets would revert to Adams 12 Five Star School District, the Authorizer.

1105 *

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Westgate purchased the property at 12500 Washington Street in 2012. The facility was neither new nor designed for use as a school. It had previously served as the offices of Auto-trol Technology, an auto-CAD company, and had been vacant for several years prior to the purchase. The property includes two buildings: the North building, constructed in 1982, and the South building, constructed in 1979. Together, the two buildings provide approximately 122,000 square feet of space on a 20-acre site.

The South building, which houses the school and is the focus of this grant application, underwent partial renovations to prepare it for sale. The second floor had been stripped down to concrete floors and walls, offering a blank canvas for renovation and school design. This enabled Westgate to customize the space to meet its needs. Interior construction for the school was completed over the summer of 2012, transforming the second floor into classrooms and other school facilities. The first floor, however, was not fully renovated at that time. Only minor updates, such as painting in common areas, were made, and the existing office spaces retained their original design from the building's use by Auto-trol.

The rationale for purchasing this property, rather than building a new facility, was fourfold:

1. Central Location: The site is centrally located within the Adams 12 school district boundaries, Westgate's authorizer, making it accessible to the community we serve.
2. Adequate Space for Growth: The South building provided ample space for the immediate build-out of the K-9 school and included a large open area on the

first floor, which could accommodate the planned high school expansion the following year.
3. Outdoor Learning Opportunities: The 20-acre property offered extensive land for outdoor learning facilities. This aligned with Westgate's vision to incorporate Environmental Education into its programming, including plans for playgrounds, outdoor classrooms, amphitheater, community gardens, and a large Environmental Education campus. These facilities would feature chickens, goats, pollinators, and other elements to support hands-on learning experiences.
Phase one of the outdoor renovations, which included the construction of a playground, began in 2016. Phase two, the development of the 11-acre Environmental Education Campus, started in 2018. All outdoor upgrades were fully funded through grants and bond funding, reflecting the school's commitment to creating a robust, Whole Child-centered learning environment aligned with our school's mission.
4. Space Leftover for Future Dreams: The North Building, at the time of purchase, was considered to be ideal for future school expansion, innovation and storage. Even after phase two of outdoor improvements, the site has three-acres of undeveloped greenspace left to use for whatever the school may need in the future.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

General history of Capital Improvements at Westgate Community School:
The South building which houses Westgate Community School was originally constructed in 1979 as a B occupancy and a Type IIA construction type.
The 2012 project involved the renovation of an existing B occupancy building into an E occupancy with the non-separate use of B occupancy.
The 2013 project involved the tenant finish of approximately 5,000 square feet of the lower level of the building from storage space to classroom space to create a high school.
In 2014, Phase one outdoor campus design and construction began for the playground area - 2 play pits, play equipment and zipline.
The 2016 project in the school involved the tenant finish of approximately 1,900 square feet of the lower level of the building from storage space to classroom space for High School. The scope included two new classrooms, two new toilet rooms, and a new HVAC unit on the roof to provide ventilation to the high school area.
In 2017, Phase two of outdoor campus design began.
In 2018, Phase two construction began - 11 acres of outdoor classrooms, pavilion, amphitheater, gardens, goat pen and chicken coop. Upgrades to the school security system, PA and cameras were completed. New LED Smart Boards installed in every classroom.
Summer 2019, whole school interior painting and exterior painting of light poles, metal awnings and building tile. New furniture was installed throughout the school K-12.
In 2020, Phase two construction of the outdoor campus was completed.
Capital Projects in the last three years:
- North building roof replacement and School (South building) roof repairs (2022)
- New computers for grades 5-12 and all staff (Winter 2024)
- New carpet tiles installed throughout the building (Summer 2024)
- Sink installed in Health Office (Summer 2024)
- Several new heat pumps installed to replace nonfunctioning and malfunctioning pumps throughout the classrooms, halls, and community spaces (Summer and Fall 2024)
- New phones installed throughout the building (Fall 2024)
- Swings installed in playground (Fall 2024) includes, concrete swing pit, fall surface and two benches
- New computers for grades 1-4 (Winter 2025)

1106

- New flooring installed in all classrooms (Summer 2025)
- Several new heat pumps installed to replace nonfunctioning and malfunctioning pumps throughout the classrooms, halls, and community spaces (Summer and Fall 2025)
- Zipline repairs (Winter 2026)

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Westgate forecasts budgets for 5 years which includes conservative estimates of Per Pupil Revenue and student count. These forecasts include all aspects of operations such as salaries and benefits, operation costs, building/grounds maintenance, reserves for capital expenditures and replacements, curriculum contracts and technology upgrades/replacements. This forecast informs each year's budgeting process.

Westgate starts the budgeting process for the next fiscal year in the early spring. The finance director meets with administration, board of directors and the executive director to have conversations about the next year's budgetary needs. The reserve for capital renewal expenditures is included in every budget. The final budget is presented to the board of directors in May for approval, and then shared with the district in June.

Halfway through the year, an amended budget is presented to the board for approval, if any new revenue or expenditures have occurred or are planned for the remainder of the year.

The finance director has a recurring replacement cost calendar and forecasting for things such as curriculum, technology (computers, classroom ViewBoards, phones) that are purchased on a cycle. These items are budgeted for along the way so that replacements do not impact the budget year to year. Historically, Westgate has budgeted in a manner that shows a yearly increase to the fund balance. This was done to meet debt service covenants, our capital renewal plan, to maintain a healthy fund balance, and to be able to address the ongoing as well as the unexpected expenses of our aging building and increasingly problematic HVAC system.

HVAC:
For fiscal year 2023, Westgate's maintenance and repairs expense on the HVAC system was $46,960. For fiscal year 2024, the expenses rose to $60,378, a 29% increase. As of December 31, 2024, our expenses for fiscal year 2025 are $83,322. For fiscal year 2026, our expenses are $52,517.40 and we are only halfway through the year. Multiple pipes within the bundle located in our cooling tower burst in November 2025 due to age-related wear in the tower. It must be replaced urgently. We have three bids and the cost is estimated at $250,000. We can anticipate total expenses of $355,000 for this fiscal year, representing a 326% increase from 2025.

In November of 2023, the cooling tower pump needed to be replaced and cost $2,357. It failed again in May of 2024 and the cost to replace it was $4,464. In August of 2024, we had to replace six failed heat pumps, and the cost was $40,122. During the summer and Fall of 2025, four additional heat pumps were

replaced, and the cost was $24,276. We have ten additional heat pumps that must be replaced urgently. We estimate that additional cost to be near $62,000.

Other:
In November of 2022, Westgate replaced the roof in the north building. The cost was $492,727.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

1108

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Westgate Community School (0020-9431-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - Site Level Applicant - New - Application Number (14)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☑ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1109

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Westgate Community School seeks to address critical issues with its aging HVAC system, originally installed in 1979, which has reached the end of its life cycle and has components that are no longer functional. The system received an SCI rating of 1.0 in the CDE Facility Assessment Report (August 2024), indicating the urgent need for comprehensive, total replacement. According to Tolin Mechanical, Westgate's HVAC contractor, "the current system is unable to meet operational and efficiency demands. Comprehensive upgrades are needed to address advanced deterioration, improve energy performance, ensure thermal comfort, and guarantee system reliability."

This project will replace every aspect of the HVAC system: an antiquated water source heat pump system including all (60) individual heat pumps, one high-efficiency boiler, all pipes throughout system, one cooling tower, all piping and at least two make-up air units. Removal and replacement of the supporting loop system piping will be done. New automated mechanical controls will be a part of this system as none currently exist. The existing system and equipment are many years past its useful life/expectancy and has been kept up by maintenance and periodically replacing components as necessary to keep the system in operation. Control and monitoring of the building environment is done completely manually with minimal remote sensing and control capabilities.

Maintaining appropriate temperatures within classrooms, hallways and lobby is a struggle in both the summer and winter months. We have had to turn to portable evaporative coolers and box fans to try and keep classrooms at a workable temperature, but the flip side is the increased noise levels that make it impossible for teachers and students to focus. We have seen decibel levels as high as 75 in specific common spaces and classrooms. This is above what is acceptable for teaching and learning. In the winter, we use portable heaters to keep classrooms, offices and the main lobby above 60 degrees.

The piping distribution is heavily calcified due to years of inadequate water treatment and neglect prior to Tolin providing preventative maintenance service. Many of the newer units are already showing signs of advanced wear, primarily due to calcification and sludge within the piping plugging up the coils. Changing out all piping will end this problem.

In addition, the original building infrastructure lacks strainers, which allowed years' worth of calcification to build up in the piping system without a way to adequately filter out the particulate matter. The new WSHP units that do have strainers are constantly plugged as they filter out particulates within the piping network.

These issues are requiring at times, a weekly clean out of the piping system by Tolin, thereby increasing the ongoing maintenance costs.

The proposed scope of work is a complete replacement of the school's complete HVAC system including all components.

1110

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

1111

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The existing conditions of Westgate's HVAC system directly align with BEST's priorities and present an urgent and escalating threat to student health, safety, and academic performance. This is our second attempt at funding this critical project through BEST. We have taken the CCAB comments from 2026 and refined our project and application.

Westgate's HVAC infrastructure has exceeded its useful life an is rated as a 1.0 SCI. Major components have failed or are failing, ventilation is inadequate, and the system no longer provides a safe, consistent, or code-aligned learning environment. The deficiencies described below have created conditions that compromise indoor air quality, temperature regulation, and acoustic standards essential to learning.

Urgent Need to Replace Non-Functioning Cooling Tower
In November 2025, pipes within our aging cooling tower burst due to corrosion and material failure associated with the system's age. As a result, the cooling tower is inoperable. Without a functioning cooling tower, the school is unable to properly regulate building-wide temperature. This failure has already resulted in significant environmental instability. Classrooms, offices, corridors, and the main lobby experience extreme temperature. Some areas are excessively cold, while others are uncomfortably warm, with no functional means to adjust conditions. Because of the loss of our cooling tower, we are no longer circulating new water through our system. As warmer months approach, the absence of a working cooling tower will prevent us from maintaining safe indoor temperatures.

An inoperable cooling tower is not a minor repair issue; it represents a critical system failure that undermines the building's ability to maintain basic thermal comfort standards. Continued operation under these conditions places the school at risk of partial closures, instructional disruption, and potential health

concerns related to heat stress.

Inconsistent Heating and Cooling Throughout the Building Temperature instability is a year-round issue. The system's inability to deliver balanced heating and cooling results in dramatic swings between spaces and throughout the day. Portable air coolers have been deployed outside classrooms to push cool air into overheated spaces, while portable heating units are required in other areas, including hallways, offices, and the main lobby.

These temporary measures are inefficient, costly, and unsustainable. They increase electrical load, create trip hazards, and introduce additional noise pollution. South-facing windows in the main lobby exacerbate extreme temperature shifts, further destabilizing the building's climate.

Compounding these challenges, all system controls are manual. There is no centralized digital building management system to regulate airflow or temperature in response to occupancy or weather conditions. Additionally, the largest HVAC unit serving the high school general area is not operational, leaving a significant portion of the building without adequate climate control.

These conditions do not meet modern standards for school facility performance and directly conflict with BEST priorities focused on safe, high-performing learning environments.

High CO2 Levels and Inadequate Ventilation
Air Quality Testing conducted by Landmark Environmental on January 28, 2025 documented severe ventilation deficiencies. The average carbon dioxide concentration from 31 readings across the site was 2,147 parts per million (ppm). This level significantly exceeds recommended thresholds for acceptable indoor air quality and indicates inadequate outdoor air exchange.

1112

The report concluded that the HVAC system is not capable of providing sufficient outdoor air or airflow rates to maintain acceptable ventilation during typical use and occupancy.
Elevated CO2 levels are a direct indicator of poor ventilation and insufficient fresh air intake. In a school environment, this condition increases the risk of airborne contaminant accumulation, including respiratory pathogens, allergens, and particulates. It also signals that the building cannot maintain proper pressurization, increasing infiltration of moisture and unconditioned air through walls and windows.

From a statutory perspective, this deficiency clearly aligns with BEST priorities related to health and safety. Students and staff spend extended hours inside the building each day. The inability to provide adequate ventilation is not only a comfort issue; it is a public health concern.

Negative Educational Impact
The HVAC failures are directly affecting student learning and performance. Classroom temperatures frequently exceed 85°F, even when cooling systems are running. Research consistently demonstrates that optimal classroom learning occurs near 72°F. When temperatures rise into the mid-80s, students experience decreased concentration, fatigue, irritability, and diminished cognitive performance.

To mitigate extreme heat, classrooms rely on portable swamp coolers and multiple fans. While these devices provide limited relief, they create excessive background noise and inconsistent airflow. Teachers must raise their voices to be heard, and students struggle to maintain focus.

During the 2024 and 2025 CMAS testing windows, students were relocated multiple times in search of rooms with more stable temperatures. These relocations disrupted instructional continuity and created unnecessary stress during high-stakes assessments. Stability and predictability are essential during standardized testing; our current HVAC system cannot provide that stability.

Poor indoor air quality further compounds these challenges. Elevated CO2 levels are associated with reduced concentration, slower response times, headaches, and decreased overall cognitive function. When ventilation systems fail to supply adequate outdoor air, student performance and staff effectiveness suffer. BEST statutory priorities emphasize facilities that support student achievement. Our current conditions undermine that goal daily.

Excessive Noise Pollution
The reliance on outdated heat pumps, multiple fans, and portable cooling units has created a severe acoustic problem. Noise measurements in key areas-including the 3/4 pod, 5/6 pod, and high school-range from 75 to 80 decibels. This level is comparable to constant conversation in a noisy restaurant.
The recommended noise level for effective classroom learning is approximately 35 decibels. Our current levels more than double that threshold.
Excessive background noise interferes with speech intelligibility, increases teacher vocal strain, and disproportionately impacts students with auditory processing challenges, language-based learning differences, or attention-related needs. In effect, the mechanical deficiencies of the HVAC system are creating an accessibility barrier within the learning environment.
This condition directly conflicts with BEST's priority of ensuring safe and supportive learning spaces for all students.

Soaring Maintenance Costs and Financial Impact
The failing HVAC system is also creating financial strain. Maintenance costs have increased by 182% since 2023.

1113

During the 2024-2025 school year, HVAC-related expenditures totaled $83,321.55. In the current year, costs are projected to reach $355,000. This amount is equivalent to the per-pupil revenue of 31 students and represents 4.4% of Westgate's total operating budget-up from 2% just one year prior.

These escalating emergency repair costs divert critical resources away from instruction, staffing, and student programming. Funds that should support teachers, classroom materials, mental health supports, and enrichment opportunities are instead being redirected to reactive maintenance of a failing system.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

To thoroughly identify and confirm the stated deficiencies, we undertook a comprehensive investigation and due diligence process involving multiple assessments and expert evaluations:

1. **Urgent need to replace non-functioning cooling tower (November 2025) and inoperable Make-up Air Unit 2 (February 2026)**
In November 2025, the pipes within our cooling tower burst due to the age of the system. This has left the cooling tower inoperable. Without urgent replacement of the cooling tower as part of this project scope, we will not be able to regulate temperature in our school. We have currently engaged with three contractors to replace non-functioning the cooling tower. This replacement must happen immediately so that we can heat and cool the building.

In February 2026, Make-up Air Unit 2 in the building failed. It is no longer functioning and bringing fresh air into the school. With our indoor air quality already showing elevated CO2 levels in a 2025 assessment, those numbers are most certainly rising with even less fresh air being brought into the building causing an even greater concern for the health and safety of our students and staff. This make-up air unit serves our 5-8th grade areas, Art and Innovation

Lab classrooms (serving all K-8 students) and the front office area.

2. **Indoor Air Quality Sampling by Landmark Environmental**:
Landmark Environmental conducted an indoor air quality sampling on January 28, 2025. The results indicated high CO2 levels, averaging 2,147 parts per million (ppm) from 31 readings. This highlighted poor ventilation and inadequate fresh air makeup, confirming the need for improved HVAC systems to ensure sufficient outdoor air and airflow rates. Now that one of our Make-up Air Units has failed, these numbers and the risk to health is even more urgent.

3. **CDE Facilities Assessment (August 2024)**:
- In August 2024, the Colorado Department of Education (CDE) conducted a Facilities Assessment. This assessment confirmed the urgent need for new mechanical equipment, validating our concerns about the outdated and failing HVAC systems.

4. **Facilities Manager's Constant Attention and Maintenance**:
- Our facilities Manager has been diligently monitoring and maintaining the mechanical equipment. Despite their continuous efforts, the aging system has proven to be inefficient and unreliable, further emphasizing the necessity for an upgrade.

5. **Third-Party Mechanical Contractor**:
- We engaged a third-party mechanical contractor to perform regular maintenance and assessments of the antiquated system. Their evaluations consistently highlighted the system's deficiencies and the need for replacement to ensure optimal performance and efficiency.

1114

6. **Multiple General Contractors and NV5**:
- We consulted with multiple general contractors and our owner's representative, NV5, along with their team of industry experts. Their collective expertise provided valuable insights and confirmed the need for a comprehensive upgrade to address the identified deficiencies effectively.

By leveraging these thorough assessments and expert evaluations, we have ensured a well-informed and diligent approach to identifying and addressing the critical deficiencies in our HVAC systems. This due diligence process has laid a solid foundation for our plan to replace the outdated equipment and improve the learning conditions throughout the school. We have incorporated the CCAB comments from our 2026 BEST application to bring a stronger project focus and more refined application. Since our last attempt at funding, we have had the cooling tower fail, a Make-up Air Unit, fail and several heat pumps replaced showing the growing failure of a system that is rated a 1.0 in the CDE Assessment.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Comprehensive Solution to Address Identified Deficiencies

The proposed Westgate project is a full mechanical system replacement designed to permanently resolve the systemic HVAC failures compromising health, safety, instructional continuity, and fiscal stability. Rather than continuing temporary repairs to aging infrastructure, this project replaces the system end-to-end, modernizes ventilation and controls, and aligns the facility with current code and performance standards consistent with the statutory priorities of the Colorado Department of Education BEST program.

Inconsistent Heating and Cooling: Full System Modernization
To eliminate chronic temperature instability, we will replace the existing HVAC system with new high-efficiency water source heat pumps, a new boiler, and a new cooling tower. This comprehensive replacement ensures reliable, balanced heating and cooling throughout classrooms, community spaces, offices, and shared learning spaces.

The system will be engineered using updated load calculations to ensure proper equipment sizing based on actual building demand. Special attention will be given to historically problematic areas, including the glazed, south-facing sections of the building that experience significant solar heat gain. Air distribution will be redesigned and rebalanced to eliminate hot and cold zones.

Replacing the failed cooling tower restores full cooling functionality and ensures safe indoor temperatures during warmer months. The new boiler will provide consistent and efficient heating capacity during winter conditions, eliminating reliance on portable heating units.

A critical component of the project is the installation of a modern Building Automation System (BAS). Automated digital controls will continuously monitor temperature, airflow, occupancy, and system performance. This replaces the current fully manual system and allows precise environmental regulation in real time. The BAS will reduce temperature swings, improve energy efficiency, and ensure consistent comfort across all occupied spaces.

This solution removes the need for inefficient portable coolers and heaters, restoring a stable and properly conditioned learning environment.

1115

High CO2 Levels and Ventilation Deficiencies: Dedicated Fresh Air Systems
To address documented ventilation failures and elevated CO2 levels, the project includes installation of dedicated fresh air systems and make-up air units as required to meet current ventilation standards.

The new system will increase outdoor air intake capacity and ensure that airflow rates align with occupancy levels. Proper ventilation will:
- Reduce CO2 concentrations to recommended thresholds
- Improve air exchange rates throughout classrooms and common areas
- Maintain appropriate building pressurization
- Reduce uncontrolled air and moisture infiltration

Enhanced ventilation directly supports health and safety by reducing accumulation of airborne contaminants, allergens, and respiratory irritants. Adequate outdoor air exchange is essential in high-occupancy educational settings, where students and staff spend extended hours indoors.
The upgraded ventilation system ensures that indoor air quality supports cognitive performance and well-being, addressing both immediate health concerns and long-term building integrity.

Restoring Optimal Learning Conditions
The new mechanical system is designed to maintain optimal classroom temperatures of approximately 72°F, a range associated with improved focus and cognitive function. Eliminating extreme temperature fluctuations will reduce fatigue, distraction, and discomfort.

Removing portable swamp coolers, fans, and supplemental heaters will stabilize classroom environments and eliminate instructional interruptions caused by environmental adjustments. Students will no longer need to be relocated during high-stakes testing due to unstable temperatures.

Improved ventilation will enhance concentration and reduce symptoms associated with elevated CO2 levels, such as headaches and drowsiness. By creating a predictable and comfortable indoor climate, the project directly supports academic achievement and instructional continuity.

Excessive Noise Pollution: Designing for Acoustic Integrity
Current reliance on outdated equipment and portable devices has created excessive background noise that interferes with instruction. The new water source heat pumps are significantly quieter than existing units, and elimination of portable coolers and fans will dramatically reduce classroom noise levels.

The Building Automation System will regulate airflow without requiring high-speed overrides that contribute to mechanical noise. Equipment will be properly mounted and isolated to minimize vibration transfer into occupied spaces.

Acoustic mitigation costs and design considerations have been included in the project budget to ensure classroom decibel levels align with recommended standards for effective learning environments. A quieter environment supports speech intelligibility, reduces teacher vocal strain, and improves access for students with auditory processing or attention-related needs.

Reducing Maintenance Costs and Improving Reliability
The existing HVAC system has entered a reactive repair cycle, resulting in escalating maintenance costs and unpredictable failures. Full system replacement will transition the school from emergency repairs to preventative maintenance.

1116

New equipment will operate more efficiently, require fewer service calls, and be supported by manufacturer warranties. Standardized components will improve serviceability and parts availability.

Reduced maintenance expenditures will allow financial resources to be redirected toward instruction and student programming rather than crisis-based repairs. The project represents a long-term fiscal stabilization strategy in addition to a facilities upgrade.

Life Safety and Code Compliance
The project includes all anticipated life safety and code-related upgrades required to align with current local mechanical, building, and fire standards. Modernized systems will improve monitoring, reduce risk of failure during occupied hours, and ensure compliance with contemporary ventilation and energy codes. Upon completion of the HVAC system, commissioning services will be performed by a third-party commissioning agent.

Addressing mechanical and life safety systems concurrently ensures safe occupancy and reduces future risk exposure.

Long-Term Sustainability and System Performance
Beyond resolving current deficiencies, this project establishes durable, energy-efficient infrastructure designed for long-term performance. Properly sized equipment and automated controls reduce energy waste and extend system life.

The replacement eliminates deferred maintenance risks and positions the school to maintain predictable lifecycle planning moving forward. Rather than continuing costly temporary repairs, the school will have a reliable system capable of supporting students and staff for decades.

This project comprehensively addresses the deficiencies identified in our existing HVAC system. It restores reliable temperature regulation, ensures adequate ventilation, reduces excessive noise, stabilizes maintenance costs, and aligns the facility with modern health and safety standards.

The proposed solution transforms the building from an unstable, reactive environment into one that is properly conditioned, ventilated, acoustically appropriate, and supportive of student achievement. It directly advances the health, safety, and learning priorities while ensuring that students and staff can learn and work in an environment designed for success.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

In our efforts to identify the most effective solution for addressing the HVAC deficiencies, we conducted extensive planning and due diligence. This process involved engaging NV5, our Owner's Rep, as the subject matter experts who have assisted in ensuring comprehensive evaluation of various mechanical systems and consulted with multiple industry experts to ensure we made the best decision for the school.

Consideration of Other Mechanical Systems: We explored alternative mechanical systems, including Variable Refrigerant Flow (VRF) systems. However, we ultimately decided not to deviate completely from the existing water source heat pump system for several reasons:
Operational Impact: Transitioning to a VRF system would have significantly disrupted the school's operations, which we aimed to avoid.
Financial Considerations: The VRF system was approximately 30% more expensive than the water source heat pump system, making it less financially viable.
Regulatory Concerns: Due to ever-changing regulations around glycol and coolants, we chose to steer away from systems that utilize regulated coolants.
Detailed Assessments and Expert Consultations:

Tolin's Evaluation:
Tolin, Westgate's current HVAC maintenance contractor, assessed the existing system, provided a summary of deficiencies, and proposed possible solutions. Their full assessment can be found in documents.

CDE Facilities Assessment:

The Colorado Department of Education (CDE) conducted a Facilities Assessment in August 2024, confirming the urgent need for new mechanical equipment.
Contractor Walkthroughs:

Additional contractors walked through the facility to provide quotes and insights on potential solutions.
Indoor Air Quality (IAQ) Test by Landmark Environmental:

Landmark Environmental conducted an IAQ test on January 28, 2025, revealing high CO2 levels (2,147 ppm) and indicating poor ventilation. This data underscored the necessity for improved HVAC systems.

1117

General Contractor Reviews:
Four general contractors-Haselden, GTC, GH Phipps, and Himmelman-reviewed the existing conditions and provided estimates for potential replacement solutions.

Mechanical Contractor Input:
Three mechanical contractors-Tolin, Mechanical Solutions Inc., and Design Mechanical-offered input on replacement systems and pricing.
Conclusion: Through this comprehensive planning and due diligence process, we determined that replacing the outdated system with new water source heat pumps, a boiler, a cooling tower, make-up air units, and fresh air systems, along with adding building automation system controls, was the most effective solution. To further meet these goals and the efficiency of the new HVAC system, commissioning upon completion of the work has been taken into account in the overall project scope. This approach prioritizes improving the learning conditions throughout the school and providing a properly conditioned and ventilated environment for students, staff, and faculty. By addressing the identified deficiencies with targeted solutions, we can ensure a more comfortable, efficient, and healthy environment for everyone.

Life Safety: We had a Fire and Life Safety consultant review our existing systems. They provided guidance on anticipated upgrades related to local code and jurisdiction requirements.

The 2026/2027 calendar has been adjusted so that school breaks can be shortened during the year to increase Summer break to 12 weeks, in order for the work to occur during one Summer. Samples of the updated calendar have been uploaded for reference.

1118

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The results of our comprehensive facility and air quality assessments demonstrate that the condition of our HVAC system has moved beyond inconvenience and into crisis. Immediate action is required to protect the health, safety, and academic performance of our students and staff; most critically because our cooling tower is no longer operational.
In November 2025, the cooling tower failed when internal pipes burst due to age-related deterioration. The tower is now inoperable. Without this essential component, the system cannot reject heat or properly regulate indoor temperatures. As outside temperatures begin to rise this spring, the building will have no functional cooling capacity. This creates a foreseeable and urgent risk: classrooms will rapidly overheat, and we will not have the mechanical infrastructure necessary to stabilize conditions. Continuing to operate without a cooling tower places the school at risk of extreme indoor temperatures, instructional disruption, and potential health concerns related to heat exposure.
Inconsistent Heating and Cooling: Even prior to the cooling tower failure, the system could not maintain stable temperatures throughout the building. Classrooms frequently exceed 85°F despite cooling systems running continuously. Other areas remain excessively cold. The loss of the cooling tower eliminates any remaining ability to balance the system. Staff are currently relying on portable heaters, swamp coolers, and stand-alone air conditioning units. These measures are inefficient, create electrical strain, increase noise levels, and provide only partial relief. They are temporary stopgaps-not sustainable solutions. A full system replacement is necessary to restore safe and consistent thermal control.
High CO2 Levels and Poor Ventilation: Indoor Air Quality testing conducted by Landmark Environmental revealed elevated CO2 levels consistent with inadequate ventilation and insufficient fresh air exchange. High CO2 concentrations indicate that the system cannot provide appropriate outdoor air to occupied spaces. Poor ventilation increases the accumulation of airborne contaminants and is associated with headaches, fatigue, reduced concentration, and diminished cognitive performance. In a school environment where students and staff spend extended hours indoors, these conditions present an

ongoing health and learning risk. Ventilation upgrades are not optional; they are essential to safeguarding occupant well-being.
Negative Educational Impact: Environmental instability is directly affecting instruction. Excessive classroom heat reduces student focus, increases irritability and fatigue, and forces teachers to interrupt lessons to manage comfort issues. During warmer periods, some classrooms become functionally unusable. The reliance on portable cooling units and multiple fans creates substantial background noise that competes with teacher instruction. These environmental stressors undermine instructional quality and student performance, particularly during high-stakes testing and extended academic blocks.
Excessive Noise Pollution: Aging heat pumps and supplemental equipment generate continuous noise well above recommended classroom standards. Teachers must raise their voices to be heard, and students struggle to concentrate. For students with auditory processing challenges, language-based learning needs, or attention-related differences, this environment creates additional barriers to learning. Replacing outdated equipment with modern, quieter systems is necessary to restore an acoustically appropriate learning space.
Soaring Maintenance Costs and Equipment Failure: The HVAC system has exceeded its useful life. The largest unit serving the high school general area is nonoperational due to age, and another unit has been red-tagged and removed from service. Maintenance costs continue to escalate as staff attempt to keep failing components operational. These reactive repairs divert financial resources.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

1119

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Plan for Maintaining the System and Maximizing Project Life:

To ensure the longevity and optimal performance of the new HVAC system, we have developed a comprehensive maintenance plan. This plan includes regular inspections, physical tests, preventative maintenance, and predictive maintenance to detect and address potential issues early. We budget for maintenance and repairs prior to the school year and adjust, as needed, midyear. Additionally, we will save 1.5% of our annual budget as part of our capital renewal plan for future HVAC upgrades, as needed.

Planned Maintenance Program:

1. **Visual Equipment Inspections:**
- Bearings, belts & sheaves
- Compressor sections
- Condensate drains & pans
- Condensing sections
- Crankcase heaters
- Electrical connections & contractors
- Fan assemblies
- Filter media & racks
- Flame composition
- Heat exchanger
- Heating & cooling coils
- Heating sections
- Humidifiers & strainers
- Igniter & flame assembly
- Motor mounts & vibration pads
- Seals & packing
- Sight glass condition
- Spray nozzles & pans

1120

2. **Physical Tests:**
- Alignment on couplings
- Control interlocks
- Damper operations
- External interlock
- Flow switch operations
- Flue stack assembly
- Lubrication requirements
- Motor operating conditions
- Motor voltage & amperage
- Oil & fluid levels
- Oil sump, heaters & temperatures
- Outside intakes
- Pressures and temperatures
- Refrigerant charges
- Refrigerant pump down
- Starter operations
- Suction & discharge pressures

- System leaks
- Water flows

3. **Preventative Maintenance:**
- Calibration
- Adjustment
- Alignment
- Vibration
- Secure & tighten
- Cleaning and air filter services

4. **Predictive Maintenance:**
- Predictive maintenance will be performed to detect early signs of deteriorating performance and to predict potential system failures. These services diagnose and solve equipment problems, often before they occur.

Warranties:
NV5 will require two-year warranties from all contractors to ensure the quality and reliability of the installed systems.

Facility Manager Expertise:
Our facility manager has become highly knowledgeable about the current HVAC system. With the addition of modern equipment and controls, they will be able to more accurately monitor and optimize the system's performance. This expertise will be invaluable in maintaining the system's efficiency and ensuring a comfortable environment for everyone in the school.

Budgeting for Future Replacement:
To maximize the life of the project and plan for future replacements, we will establish an annual funding allocation. Assuming the useful life of the new HVAC system is approximately 20 years, we will budget an appropriate amount each year to accumulate the necessary funds, 1.5% of our annual budget, for replacement at the end of its lifecycle. This proactive financial planning will ensure that we are prepared for future upgrades without causing financial strain on the school's budget.

By implementing this comprehensive maintenance program and budgeting strategy that includes a capital renewal plan, we can ensure the new HVAC system operates efficiently and reliably throughout its lifespan, providing a comfortable and healthy environment for students, staff, and faculty. WE will also be able to replace and upgrade, as necessary, due to the aggressive renewal budgeting plan.

1121

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

1122

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Westgate Community School (0020-9431-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (0020-9431-C-SG00001) - Site Level Applicant - New - Application Number (14)

III. Detailed Project Cost Summary

1123

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

32.00 %

* B. Actual match on this request - Enter Actual Match Percentage

32%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 6,626,853.49
D. Applicant Match to this Project	$ 2,120,593.12
E. Requested BEST Grant Amount	$ 4,506,260.37
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 6,626,853.49

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2024 Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1124

* 58,423

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 58,423

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 532

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 113.43 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

110

6 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

12/31/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for the HVAC replacement at Westgate Community Schools was meticulously developed through a comprehensive analysis involving multiple individuals and teams. This collaborative effort utilized data from the current maintenance contractor, who provided detailed information about the existing equipment, as well as plans from previous renovations of the facility. By integrating these sources, we were able to achieve a high level of accuracy in our cost estimation.

Our approach included obtaining precise counts of components and identifying specific areas of impact. This level of detail is somewhat atypical for such projects, but it has enabled us to prepare what we believe is an exceptionally accurate estimate. The involvement of Tolin Mechanical, Mechanical Solutions Inc., and Design Mechanical was crucial, as each provided their expert opinions on the probable costs associated with replacing the existing HVAC system and improving the fresh air systems.

In addition to these mechanical experts, we sought input from four reputable local general contractors. Their contributions were invaluable in shaping the overall project budget, as they accounted for the supporting systems and additional costs that will be required during the HVAC system replacement. This collaborative approach ensured that all aspects of the project were considered, leading to a more comprehensive and reliable estimate.

The estimates provided by these various experts were collected, consolidated, and thoroughly analyzed to reach what we believe is a well-vetted and accurate

1125

final estimate. The project management team at NV5 played a pivotal role in this process, leading the effort and guiding us to our current position. Their expertise and oversight were instrumental in ensuring that the estimate was both realistic and reflective of the project's true scope and requirements.

Overall, the combination of detailed data, expert opinions, and collaborative input has resulted in an estimate that we are confident in presenting. We believe this estimate accurately reflects the costs and efforts required to replace the HVAC system at Westgate Community Schools, ultimately leading to improved air quality and a better learning environment for students and staff.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

NV5, Westgate's Owner's Representatives, engineered this design. NV5 are professionals in the industry and have been supporting Westgate through this process for 2 years. The estimate for the HVAC replacement at Westgate Community Schools was meticulously developed through a comprehensive analysis involving multiple individuals and teams. This collaborative effort utilized data from the current maintenance contractor, who provided detailed information about the existing equipment, as well as plans from previous renovations of the facility. By integrating these sources, we were able to achieve a high level of accuracy in our cost estimation.

Our approach included obtaining precise counts of components and identifying specific areas of impact. This level of detail is somewhat atypical for such projects, but it has enabled us to prepare what we believe is an exceptionally accurate estimate. The involvement of Tolin Mechanical, Mechanical Solutions Inc., and Design Mechanical was crucial, as each provided their expert opinions on the probable costs associated with replacing the existing HVAC system and improving the fresh air systems.

1126

In addition to these mechanical experts, NV5 sought input from four reputable local general contractors. Their contributions were invaluable in shaping the overall project budget, as they accounted for the supporting systems and additional costs that will be required during the HVAC system replacement. This collaborative approach ensured that all aspects of the project were considered, leading to a more comprehensive and reliable estimate.

The estimates provided by these various experts were collected, consolidated, and thoroughly analyzed to reach what we believe is a well-vetted and accurate final estimate. The project management team at NV5 played a pivotal role in this process, leading the effort and guiding us to our current position. Their expertise and oversight were instrumental in ensuring that the estimate was both realistic and reflective of the project's true scope and requirements.

Overall, the combination of detailed data, expert opinions, and collaborative input has resulted in an estimate that we are confident in presenting. We believe this estimate accurately reflects the costs and efforts required to replace the HVAC system at Westgate Community Schools, ultimately leading to improved air quality and a better learning environment for students and staff.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Westgate Community Schools is dedicated to adhering to the competitive selection and bid process outlined by the Colorado Department of Education (CDE) for selecting an Owner's Representative, construction manager/general contractor, or design-builder, as well as design consultants and engineers. We are

committed to working closely with our Regional Grant Manager to orchestrate this process effectively.

NV5 will be the Owner's Representative, managing the BEST Grant work; but under a contract separate from the Bond project work.
WCS will follow CDE's procurement policy and as such will solicit disciplines separate from the Bond project work, including GC, who will function as the Prime and will therefore hire the mechanical contractor as part of their scope. We will ensure that all BEST Grant related contracts, invoices and pay apps, etc. remain separate. NV5 is well versed in managing multiple budgets and fund sources, so will be able to keep them separate for all purposes.

A detailed Request for Qualifications (RFQ) will be distributed to potential bidders, and a selection committee will be assembled. A scoring rubric will be utilized to evaluate all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be submitted to CDE for review and comment to ensure conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing this grant application.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Additional resources include 2024 Bond Funding - $8,000,000 (approximately dependent on premiums); 2025 Mill Levey Override Funding - $516,779.48/year will offset staffing expenses to allow more funds for facility needs; Safe Routes to School Grant - $314,000 - project completed 2025; USDA Equipment Grant - $3200; Family Donations yearly average - $25,000

1127

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Gas and Electric (Xcel) costs over the past four years have averaged $86,941 or $7245/month.

Estimating the exact energy savings from the HVAC system replacement is challenging without a finalized engineered solution and comprehensive energy modeling. Typically, HVAC systems account for about 30-40% of a school's total energy consumption.

Replacing the HVAC system will significantly enhance cooling efficiency, particularly with the implementation of a Dedicated Outdoor Air System (DOAS) and a boiler/cooling tower system, along with water source heat pumps and new piping. The potential and desired improvement in efficiency is approximately 35-37%.

WESTGATE
COMMUNITY SCHOOL

February 18, 2026

Capital Construction Assistance Board
Colorado Department of Education
BEST Grant Program

Dear Members of the Capital Construction Assistance Board,

On behalf of the Board of Directors of Westgate Community School, I write in strong support of Westgate's application for a BEST Grant to fully replace the school's failing HVAC system. After careful review of facility assessments, financial data, and air quality reports, the Board affirms that this project is urgent, necessary, and directly tied to student health, safety, and academic success.

The most critical deficiency is the non-functioning cooling tower. In November 2025, aging pipes within the cooling tower burst due to age, rendering the system inoperable. As a result, the school is unable to regulate building-wide temperature. Classrooms, offices, corridors, and the main lobby routinely fluctuate between being excessively cold and uncomfortably hot, with no reliable means of adjustment. This has created daily operational challenges and compromised the learning environment.

Inconsistent heating and cooling affect the building year-round. Portable air coolers sit outside classrooms to push cool air inside, while portable heaters are deployed in the lobby, hallways, and offices. These temporary measures are inefficient and costly. South-facing windows in the lobby create extreme temperature swings, and the largest HVAC unit serving the high school general area is no longer operational. The entire system currently relies on manual controls, limiting our ability to respond effectively to changing conditions.

Air quality testing conducted by Landmark Environmental on January 28, 2025 found average carbon dioxide levels of 2,147 parts per million across 31 readings, indicating poor ventilation and inadequate fresh air makeup. These findings confirm that the current HVAC system is incapable of delivering sufficient outdoor air to maintain acceptable ventilation during normal occupancy. Elevated CO2 levels and poor indoor air quality negatively impact comfort, concentration, and overall performance.

The educational impact is significant. Classroom temperatures frequently exceed 85 degrees, even while cooling systems are running. During the 2024 and 2025 CMAS testing windows, students were relocated multiple times to find more stable conditions, disrupting schedules and potentially affecting performance. Portable swamp coolers and multiple fans per classroom generate excessive noise,

12500 Washington Street, Thornton, CO 80241
www.westgateschool.org | Phone: 303-452-0967 | Fax: 303-452-4519

WESTGATE
COMMUNITY SCHOOL

measured at 75 to 80 decibels in several pods and in the high school, far above the recommended 35 decibels for effective learning.

Maintenance costs have escalated dramatically. Since 2023, HVAC-related expenses have increased by 182 percent. During the 2024–25 school year, HVAC costs totaled $83,321.55. This year, expenditures are projected to reach $355,000, representing the per-pupil revenue of approximately 31 students and 4.4 percent of the school's total budget. These funds would otherwise support instruction and student programming.

The Board supports a comprehensive, end-to-end replacement of the HVAC system. The proposed project includes full replacement of the cooling tower; installation of new water source heat pumps, a new boiler, and properly sized distribution systems; and the addition of automated controls to ensure precise management of temperature and airflow. Fresh air systems and make-up air units will be added to provide adequate ventilation and significantly reduce CO2 levels. The project scope also includes design and mitigation measures to address noise pollution, as well as all required life safety upgrades to meet code requirements.

This solution will create a properly conditioned and ventilated building, maintain optimal classroom temperatures, reduce noise, improve indoor air quality, and significantly decrease long-term maintenance costs. Automated controls will eliminate reliance on temporary equipment and ensure consistent performance across classrooms, the gymnasium, locker rooms, cafeteria, and offices.

The Westgate Board of Directors formally acknowledges and commits to providing the required 32 percent matching funds. We have carefully reviewed our financial position and have planned responsibly to meet this obligation. In addition, the Board has incorporated long-term capital planning into its financial oversight, including budgeting for future maintenance, repair, and eventual replacement across the life cycle of the new HVAC system. We recognize that stewardship extends beyond installation, and we are committed to sustaining this investment for decades to come.

A safe, healthy, and stable learning environment is foundational to academic excellence. The Board unanimously supports this application and respectfully requests favorable consideration of Westgate's BEST Grant request. This project is not simply a facilities upgrade; it is an essential investment in the health, safety, and academic success of our students and staff.

Sincerely,

Carrie Horn, M.D.

President, Westgate Community School Board of Directors

12500 Washington Street, Thornton, CO 80241
www.westgateschool.org | Phone: 303-452-0967 | Fax: 303-452-4519

● Campuses Impacted by this Grant Application ●

WIDEFIELD 3 - Multiple School HVAC Upgrades - Sunrise ES - 1985

District:	Widefield 3
School Name:	Sunrise ES
Address:	7070 Grand Valley Drive
City:	Colorado Springs
Gross Area (SF):	57,150
Number of Buildings:	2
Replacement Value:	$21,048,672
Condition Budget:	$17,217,114
Total FCI:	0.82
Adequacy Index:	0.19



Condition Budget Summary

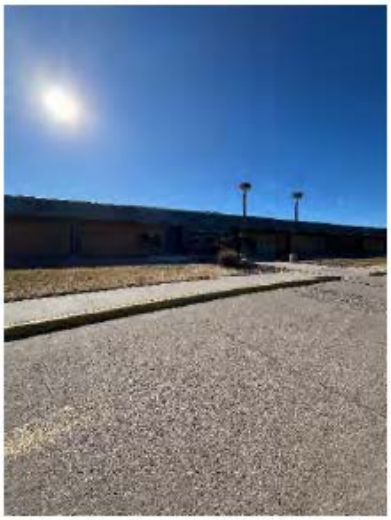
System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,900,435	$3,482,381	1.20
Equipment and Furnishings	$451,441	$203,529	0.45
Exterior Enclosure	$1,989,007	$675,916	0.34
Fire Protection	$2,976	$495,409	166.46
HVAC System	$5,345,328	$6,682,688	1.25
Interior Construction and Conveyance	$4,388,016	$3,442,626	0.78
Plumbing System	$848,838	$633,022	0.75
Site	$2,366,272	$2,102,221	0.89
Special Construction	$438,429	$0	0.00
Structure	$2,317,930	$3,044	0.00
Overall - Total	$21,048,672	$17,720,836	0.84

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sunrise ES Site	392,040	0.89	1985	$2,366,272	$2,102,221
Sunrise Mod Pod	4,900	0.09	2008	$530,834	$45,672
Sunrise ES Main	52,250	0.83	1985	$18,151,567	$15,572,943
Overall - Total	449,190	0.82		$21,048,672	$17,720,836

● Campuses Impacted by this Grant Application ●

WIDEFIELD 3 - Multiple School HVAC Upgrades - French ES - 1987

District:	Widefield 3
School Name:	French ES
Address:	5225 Alturas Drive
City:	Colorado Springs
Gross Area (SF):	57,150
Number of Buildings:	2
Replacement Value:	$21,182,270
Condition Budget:	$14,347,520
Total FCI:	0.68
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,030,981	$2,722,076	0.90
Equipment and Furnishings	$622,500	$618,662	0.99
Exterior Enclosure	$3,155,530	$928,904	0.29
Fire Protection	$3,255	$716,544	220.12
HVAC System	$3,814,210	$4,300,793	1.13
Interior Construction and Conveyance	$4,078,353	$2,466,697	0.60
Plumbing System	$845,279	$714,776	0.85
Site	$2,806,938	$2,573,309	0.92
Special Construction	$487,306	$0	0.00
Structure	$2,337,918	$19,180	0.01
Overall - Total	$21,182,270	$15,060,941	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
French ES Main	52,250	0.66	1987	$17,184,909	$12,043,204
French ES Site	314,069	0.92	1987	$2,806,938	$2,573,309
French ES Mod 1	4,900	0.37	2003	$1,190,423	$444,428
Overall - Total	371,219	0.68		$21,182,270	$15,060,941

● Campuses Impacted by this Grant Application ●

WIDEFIELD 3 - Multiple School HVAC Upgrades - Venetucci ES - 1957

District:	Widefield 3
School Name:	Venetucci ES
Address:	405 Willis Drive
City:	Colorado Springs
Gross Area (SF):	43,519
Number of Buildings:	2
Replacement Value:	$15,456,875
Condition Budget:	$11,751,598
Total FCI:	0.76
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,224,386	$2,130,078	0.96
Equipment and Furnishings	$355,023	$78,339	0.22
Exterior Enclosure	$2,189,432	$1,743,726	0.80
Fire Protection	$2,397	$594,134	247.88
HVAC System	$2,587,320	$2,864,199	1.11
Interior Construction and Conveyance	$3,603,659	$3,300,214	0.92
Plumbing System	$642,776	$569,112	0.89
Site	$1,519,738	$1,055,225	0.69
Special Construction	$109,607	$0	0.00
Structure	$2,222,539	$22,142	0.01
Overall - Total	$15,456,875	$12,357,169	0.80

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Venetucci ES Main	42,079	0.77	1957	$13,803,050	$11,289,417
Venetucci ES Site	304,920	0.69	1957	$1,519,738	$1,055,225
Venetucci ES Mod 1	1,440	0.09	2012	$134,088	$12,527
Overall - Total	348,439	0.76		$15,456,875	$12,357,169

● Campuses Impacted by this Grant Application ●

WIDEFIELD 3 - Multiple School HVAC Upgrades - Discovery HS - 1958

District:	Widefield 3
School Name:	Discovery HS
Address:	701 Widefield Drive
City:	Colorado Springs
Gross Area (SF):	6,690
Number of Buildings:	1
Replacement Value:	$2,478,494
Condition Budget:	$1,599,891
Total FCI:	0.65
Adequacy Index:	0.37



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$403,664	$495,746	1.23
Equipment and Furnishings	$42,758	$0	0.00
Exterior Enclosure	$371,479	$143,348	0.39
Fire Protection	$381	$96,287	252.68
HVAC System	$184,438	$224,734	1.22
Interior Construction and Conveyance	$497,346	$435,101	0.87
Plumbing System	$114,250	$98,255	0.86
Site	$243,904	$199,552	0.82
Structure	$620,274	$12,652	0.02
Overall - Total	$2,478,494	$1,705,675	0.69

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Discovery HS Main	6,690	0.63	1958	$2,234,590	$1,506,123
Discovery HS Site	29,815	0.82	1958	$243,904	$199,552
Overall - Total	36,505	0.65		$2,478,494	$1,705,675

● Campuses Impacted by this Grant Application ●

WIDEFIELD 3 - Multiple School HVAC Upgrades - Widefield HS - 1958

District:	Widefield 3
School Name:	Widefield HS
Address:	615 Widefield Drive
City:	Colorado Springs
Gross Area (SF):	216,805
Number of Buildings:	3
Replacement Value:	$86,361,489
Condition Budget:	$71,139,733
Total FCI:	0.82
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$12,718,004	$14,808,137	1.16
Equipment and Furnishings	$6,551,700	$6,412,901	0.98
Exterior Enclosure	$10,607,665	$5,855,791	0.55
Fire Protection	$55,337	$2,978,624	53.83
HVAC System	$12,355,372	$15,358,018	1.24
Interior Construction and Conveyance	$14,961,590	$14,385,855	0.96
Plumbing System	$3,722,376	$4,395,471	1.18
Site	$11,157,651	$9,644,548	0.86
Structure	$14,231,794	$212,316	0.01
Overall - Total	$86,361,489	$74,051,661	0.86

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Widefield HS Main	126,366	0.85	1958	$43,161,753	$38,551,518
Widefield HS Gym	39,800	0.81	1973	$14,329,369	$12,084,979
Widefield HS Site	1,588,635	0.86	1958	$11,157,651	$9,644,548
Widefield HS Auditorium	50,639	0.74	1968	$17,712,716	$13,770,616
Overall - Total	1,805,440	0.82		$86,361,489	$74,051,661

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: WIDEFIELD 3 **County:** El Paso

Project Title: Multiple School HVAC Upgrades

Current Grant Request:	$3,439,581.68	**CDE Minimum Match %:**	57%
Current Applicant Match:	$4,559,445.48	**Actual Match % Provided:**	57%
Current Project Request:	$7,999,027.16	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$7,999,027.16	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$35.82	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.40	**Affected Pupils:**	2,396
Hard Costs Per Sq Ft:	$35.42	**Cost Per Pupil:**	$3,338
Previous BEST Grant(s):	7	**Gross Sq Ft Per Pupil:**	93
Previous BEST Total $:	$10,985,228.33		

Financial Data (School District Applicants)

District FTE Count:	9,119	**Bonded Debt Approved:**	$137,500,000
Assessed Valuation:	$955,241,160	**Year(s) Bond Approved:**	17,25
Statewide Median: $143,909,452			
PPAV:	$104,753	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$86,524	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	46.9%	**Outstanding Bonded Debt:**	$131,160,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$751.00	**Total Bond Capacity:**	$191,048,232
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$59,888,232
		Statewide Median: $18,549,763.20	

Widefield 3 (0990) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - Site Level Applicant - New - Application Number (11)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Venetucci Elementary School - 0990-8122

*** Facility Name & Code**
Sunrise Elementary School - 0990-8392

*** Facility Name & Code**
French Elementary School - 0990-3234

*** Facility Name & Code**
Widefield High School - 0990-9566

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

☑ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room

☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

1136

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Widefield School District 3: Facility Construction History
While the district has a mix of modern and historic facilities, many of its foundational buildings were established during the mid-century growth period. Below is a detailed summary of the original construction dates and subsequent expansions.
_____

Widefield High School

Widefield High School serves as one of the district's most expanded sites:

Original Construction: 1957
Major Expansions: 1958, early 1960s, 1965, and 1974.
Recent Updates: Several smaller additions have been completed in subsequent years to accommodate the growing student body.

Venetucci Elementary School
Initially established during the district's primary growth phase:
Original Construction: 1957
Major Expansions: 1959 and 1966.

Sunrise Elementary School
A more modern addition to the district, Sunrise Elementary was built in 1986.

French Elementary School
The most recent of the listed facilities, French Elementary was completed in 1988.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Please see uploaded document labeled 'F Capital Reserve Improvement General History"

1137

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past decade, Widefield School District 3 has consistently allocated $2.5 million or more annually to its Capital Reserve Budget, demonstrating a strong commitment to maintaining and improving its facilities. The Colorado Department of Education (CDE) Capital Renewal Policy recommends that qualifying grantees contribute 1.5% of their per-pupil base funding to establish a Capital Renewal Reserve Fund. Widefield School District 3, with an average enrollment of 9,000 students over the last 10 years, has exceeded this benchmark, allocating an average of more than 2% of its per-pupil base funding to its Capital Reserve Fund each year.
For the 2025-2026 fiscal year, Widefield School District 3's per-pupil base funding is set at $11,191, with an average enrollment of 9,073 students. The district has budgeted $2.5 million for its Capital Reserve Fund during this period, which equates to approximately $273 per student-or roughly 2.5% of the per-pupil base funding. This allocation underscores the district's ongoing dedication to ensuring a robust reserve for capital improvements, surpassing the CDE's requirements.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve

(DOCX)requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Widefield School District 3 is currently in the execution phase of the North Pre-School renovation, our largest BEST Grant project to date. In alignment with 22-43.7-109(4)(d) CRS, the District is committed to the long-term sustainability of this investment through our Capital Renewal Reserve.
By replacing aging infrastructure with newer, more energy-efficient systems, we anticipate a reduction in emergency repair costs, allowing us to pivot our Capital Reserve Budget toward proactive, scheduled maintenance and lifecycle replacements. The District will continue to utilize its robust Capital Reserve-which historically exceeds CDE's 1.5% benchmark-to ensure that the North Pre-School and all previously awarded facilities remain in high-performing condition throughout their intended lifespan. We remain in full compliance with all BEST capital renewal requirements, ensuring that funds are strictly partitioned and utilized for the ongoing health of our facilities.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

1138

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

Widefield 3 (0990) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - Site Level Applicant - New - Application Number (11)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☑ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☑ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1139

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

To ensure the health and comfort of our learning environments, Widefield School District 3 is moving to replace failing HVAC infrastructure at five key locations. French, Sunrise, Venetucci and Widefield High are currently operating with end-of-life systems-ranging from outdated controls to failing boilers and rooftop units. Replacing this equipment with modern, energy-efficient solutions will resolve chronic climate inconsistencies, reduce emergency maintenance costs, and secure the operational reliability of our schools for years to come.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Trane Direct Digital Controls (DDC) system, installed across the district in the early to mid-1990s, has served its purpose but is now outdated. The Trane equipment has become increasingly difficult to repair when failures occur. Recognizing these challenges, the district has been systematically transitioning to LONG controls in other schools. LONG controls have proven to be highly reliable and user-friendly, allowing the mechanical maintenance team to proactively identify and address issues before they become critical. This proactive approach reduces downtime, minimizes costly emergency repairs, and ensures

1140

optimized scheduling and energy management, generating significant cost savings. Transitioning to LONG controls represents a practical and strategic investment in sustainable, efficient, and long-term solutions for our facilities.

French and Sunrise Elementary Schools
Sunrise ES: Total FCI = 0.83; HVAC SCI = 1.06
French ES: Total FCI = 0.69; HVAC SCI = 1.14

French Elementary and Sunrise Elementary, built just two years apart, share identical designs and face significant challenges with their original building systems. Both schools rely on outdated pneumatic controls and HVAC systems, including boilers and rooftop air handlers. Persistent leaks and frequent failures of individual pneumatic components have placed a heavy burden on the maintenance budget. These aging systems lead to high repair costs and inconsistent performance, causing climate control issues throughout the buildings. Replacing them with modern controls and HVAC equipment is essential to creating reliable, efficient, and comfortable environments for students and staff. Upgrades will reduce maintenance costs, improve energy efficiency, and provide a long-term solution to the ongoing challenges caused by outdated infrastructure. Both of these schools scored a HVAC SCI rating of 1.06 and 1.14 respectively on the CDE Building Conditions Report.
Venetucci Elementary and Widefield High School
Venetucci ES: Total FCI = 0.76; HVAC SCI = 1.10
Widefield HS: Total FCI = 0.83; HVAC SCI = 1.24

The boiler systems and controls at Venetucci Elementary and Widefield High School have reached the end of their operational lifespans, creating significant challenges in maintaining reliable heating.
At Venetucci Elementary, the building currently relies on a single boiler that is highly unreliable due to its age. The lack of redundancy poses a constant risk of a complete heating failure, particularly during colder months. Compounding the issue, the boiler's controls are equally outdated-with some components still in use from the original installation-further impacting efficiency and reliability.
Additionally, the facility is in urgent need of a modern air conditioning system. Transitioning away from the current evaporative coolers is essential to ensure consistent climate control and improved indoor air quality throughout the warmer months.
At Widefield High School, while the building has redundant boilers, both units have exceeded their expected service life. The DDC system managing these boilers is also outdated, reducing reliability and operational efficiency.
Replacing these boilers and controls is critical to ensuring consistent, efficient heating at both schools. Modern systems will increase reliability, improve energy efficiency, and reduce the risk of unplanned outages and costly emergency repairs. These upgrades are a vital investment in providing safe and dependable learning environments. Both of these schools scored a HVAC SCI rating of 1.10 and 1.24 respectively on the CDE Building Conditions Report.

Conclusion
The district is committed to addressing these critical issues by prioritizing the replacement of outdated systems and controls. These upgrades will ensure long-term reliability, improved energy efficiency, and comfortable environments conducive for learning.

1141

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district has conducted a thorough and systematic investigation to identify the deficiencies in our building systems and controls. This process has included the following key steps:
1. Comprehensive Assessments:

a) Detailed inspections of HVAC systems, boilers, rooftop units, and control mechanisms were performed across all affected facilities.
b) Maintenance logs and repair histories were reviewed to identify recurring issues and determine the overall reliability and efficiency of the equipment.
2. Data Analysis:
a) Energy consumption data and operational costs were analyzed to assess the efficiency of existing systems.
b) Reports on temperature inconsistencies and climate control issues from staff and building occupants were compiled and cross-referenced with maintenance records.
3. Expert Consultations:
a) HVAC professionals and engineers were engaged to evaluate the condition of the equipment and controls, and to provide recommendations for modern replacements.
b) Industry experts provided insights into the limitations of older systems, such as pneumatic controls and R-22 refrigerant-based cooling systems.
4. System Performance Monitoring:
a) Advanced diagnostics were conducted to identify specific failures and vulnerabilities, such as leaks in pneumatic controls and inefficiencies in outdated boilers.
b) The functionality of Direct Digital Controls (DDC) and other control systems was assessed to determine their effectiveness in managing building climate and energy usage.
5. Staff Feedback and Observations:
a) Input from maintenance staff who deal directly with repairs and system failures was collected to understand the operational challenges posed by outdated equipment.
b) Principals, custodians, and staff were consulted to gather anecdotal evidence of temperature inconsistencies and the impact of unreliable systems on daily operations.
6. Vendor Evaluations and Comparative Analysis:
a) Modern alternatives, such as LONG controls and updated HVAC solutions, were evaluated for reliability, user-friendliness, and cost-effectiveness.
b) Comparative studies were conducted to project potential savings in maintenance, energy, and operational costs with upgraded systems.
This diligent investigation has allowed the district to identify and document the critical deficiencies in our facilities, while also ensuring that proposed solutions are based on a thorough understanding of current challenges and future needs. This proactive approach reflects our commitment to maintaining safe, efficient, and reliable learning environments for students and staff.

1142

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution aims to comprehensively address the deficiencies identified in our facilities, particularly the outdated HVAC systems, control systems, and heating systems across multiple schools in the district. The scope of work outlined for the BEST (Building Excellent Schools Today) grant will bring our systems up to date, improving their efficiency, reliability, and overall performance. By upgrading these essential systems, the district will ensure a safer, more comfortable, and energy-efficient learning environment for students and staff. Below is a detailed description of how the proposed solution addresses each specific deficiency.
1. HVAC and Control Systems (Trane DDC and Pneumatic Controls)
Replacement of Trane DDC with LONG Controls: The district proposes to replace the outdated Trane DDC system with the highly reliable and user-friendly LONG controls. This upgrade will ensure more accurate and responsive climate control across all buildings.

Upgrading Pneumatic Controls: The pneumatic systems at French and Sunrise Elementary will be replaced with modern, digital, and automated controls. This will eliminate the recurring issues of leaks and system failures, ensuring stable and efficient HVAC performance.
Replacement of Boilers: The solution proposes replacing the outdated and unreliable boilers at both Sunrise Elementary and French Elementary with modern, efficient units. These new boilers will provide increased reliability and redundancy, ensuring consistent performance.
Benefits: The new systems will optimize building temperature regulation, reduce energy consumption, minimize the risk of system failure, and significantly cut down on emergency repair costs. Additionally, the new controls will provide a robust framework for proactive maintenance and energy management, reducing long-term operational costs.
2. Boilers and Heating Systems (Venetucci Elementary and Widefield High School)
Replacement of Boilers: The solution proposes to replace the outdated boilers at both Venetucci Elementary and Widefield High School. At Venetucci, the single, unreliable boiler will be replaced with a modern, efficient unit, ensuring redundancy and greater reliability. At Widefield High School, both boilers will be replaced with newer, more energy-efficient models that meet current operational standards.
Upgrading DDC Controls: Both schools will also receive upgraded DDC controls that are compatible with modern boilers. This upgrade will enhance operational efficiency, allowing for more precise control of heating systems and reducing energy waste.
Benefits: These upgrades will ensure consistent, reliable heating across the schools, reduce the risk of system failure, and enhance energy efficiency. With modern boilers and controls in place, the district will see improved heating performance, lower operational costs, and reduced emergency repair incidents.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

1143

The district has taken a comprehensive approach to ensure the efficient use of resources in addressing deficiencies in building systems, focusing on architectural, infrastructure, technology, and construction standards.
1. Architectural and Functional Analysis
a) The evaluation of existing systems (HVAC, controls, energy management) highlighted inefficiencies and high maintenance costs. Replacing outdated systems like Trane DDC, pneumatic controls, and boilers will provide long-term savings and improve operational efficiency and comfort.
2. Infrastructure and Site Analysis
a) An infrastructure assessment identified key issues such as lack of redundancy (e.g., single boiler at Venetucci Elementary) and other system vulnerabilities. Modernizing systems with redundancy (e.g., dual boilers, upgraded rooftop units) mitigates risks and improves reliability.
3. Technology and Systems Standards
a) The district transitioned from Trane DDC to LONG controls, chosen for their reliability, ease of use, energy management, and monitoring capabilities. This helps manage energy consumption and reduce maintenance costs. The proposed HVAC equipment is energy-efficient and environmentally compliant.

4. Construction Standards and Compliance
a) The solution complies with local and state construction standards, ensuring safety and operational efficiency. Environmentally-friendly systems, like switching refrigerants at Discovery High School, align with sustainability goals.
5. Cost Efficiency and Resource Allocation
a) The solution was designed for cost-effectiveness, balancing initial investment with long-term savings through improved energy efficiency and reduced maintenance costs.

Urgency

* H. *Urgency*: Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Widefield School District 3 is re-applying for the BEST Grant because the critical infrastructure needs identified last year have reached a tipping point, making this project a strategic continuation of a master plan already vetted and supported by our community. This request follows the exact standards and scope of work that our taxpayers approved and leveraged through our recent Bond, and we are now asking the State to join our local community in completing this vital work. While our local Bond represents a massive step forward, the BEST Grant serves as the necessary "force multiplier" to extend those funds and ensure that every school-regardless of age-is brought to the same level of operational dependability. Since our previous application, these aging systems have degraded further, and we are committed to ending the costly "break-fix" cycle by transitioning from temporary patches to modern, warrantied equipment that ensures long-term fiscal stability. Ultimately, our students and staff deserve a high-performing workspace; by stabilizing the physical environment through quiet, healthy, and temperature-controlled classrooms, we remove barriers to instruction and create an atmosphere that directly supports student achievement and staff retention.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

1144

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Widefield School District 3 is committed to a "total cost of ownership" approach for the proposed HVAC and control upgrades at French, Sunrise, Venetucci, and Widefield High. Upon completion, all new equipment will be integrated into the district's centralized Computerized Maintenance Management System (CMMS) to facilitate a rigorous preventive maintenance program. Our in-house mechanical team will perform quarterly inspections, filter changes, and sensor calibrations, while the new LONG controls interface will allow for monthly remote "health checks" to identify and resolve mechanical issues before they lead to system wear. To protect this investment, the District will secure a minimum 1-year parts and labor warranty on all installations, with extended 5-to-10-year manufacturer warranties on major components such as boiler heat exchangers and RTU compressor circuits.
To ensure the long-term viability of these systems, WSD3 will establish and maintain a capital renewal reserve in accordance with BEST policy. We will budget annual allocations based on the anticipated 20-to-25-year lifecycle of the equipment, supplemented by the energy and operational savings realized by

transitioning away from obsolete R-22 units and pneumatic controls. These captured savings will be earmarked within the facilities budget to fund future repairs and eventual replacement. By leveraging a combination of these operational savings, general fund commitments, and continued support from our local bond and mill levy overrides, the district ensures that these high-efficiency systems will be maintained at peak performance levels throughout their useful life, providing a stable and healthy learning environment for decades to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

1145

Widefield 3 (0990) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site HVAC and Control Upgrades (0990-SG00003) - Site Level Applicant - New - Application Number (11)

III. Detailed Project Cost Summary

1146

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

57.00 %

* B. Actual match on this request - Enter Actual Match Percentage

57

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 7,999,027.16
D. Applicant Match to this Project	$ 4,559,445.48
E. Requested BEST Grant Amount	$ 3,439,581.68
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 7,999,027.16

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2025 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1147

* 223,310

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 223,310

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 2,396

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 35.82 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

93

4 % * **O. Escalation % identified in your project budget**

4 % *** P. Construction Contingency % identified in your project budget**

4 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

03/26/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

1148

08/01/2028

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate for this project was developed by leveraging the existing data and scope defined in the 2025 BEST Grant application. To ensure financial accuracy and market alignment, Widefield School District 3 utilized this established scope to initiate a formal bid process.

Collaborators: The estimation process was aided by our pre-selected HVAC contractors, who provided competitive pricing based on the specific technical requirements of the multi-site HVAC and control upgrades.

Atypical Considerations: The budget reflects current market rates obtained through this formal bidding environment. By using previously vetted data as a baseline, we have ensured the estimate is both comprehensive and grounded in the specific mechanical needs of the district's facilities.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The technical execution of this project will be managed by Murphy Company and Olson Plumbing and Heating, the district's designated mechanical contractors. Utilizing a CMGC (Construction Manager/General Contractor) delivery method, these firms are integrated into the project early to provide seamless transition from engineering to installation, ensuring high-level site supervision and quality control.
District Oversight & Qualifications: Widefield School District 3 will maintain rigorous internal oversight to ensure the project remains on schedule and within

budget. Lead oversight will be provided by:
Jeff Baerresen (Operations Officer - Facilities): Brings 43 years of construction experience, including 30 years specifically in project management. His extensive background ensures expert navigation of complex facility upgrades.
Zach Richard (Assistant Operations Officer - Facilities): Contributes 27 years of construction experience and holds a Bachelor's degree in Project Management, providing a strong academic and practical foundation for managing large-scale mechanical contracts.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Widefield School District 3 (WSD3) utilized a formal bid process to select the primary contractors for this project, specifically engaging with the district's pre-selected HVAC contractors. This process was designed to ensure market-competitive pricing and technical alignment with the district's specific infrastructure needs.
Delivery Method: The project will utilize a Construction Manager/General Contractor (CMGC) delivery method. This approach allows for early collaboration between the district and the mechanical contractors (Murphy Company and Olson Plumbing and Heating), ensuring a seamless transition from engineering to installation.
Compliance & Selection: The selection of these vendors followed a competitive process intended to meet the intent of the CDE Consultant/Vendor Selection Guidelines. By leveraging contractors who have already been vetted and are familiar with the district's multi-site HVAC and control requirements, the district ensures high-level site supervision and quality control.

1149

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Widefield School District 3 (WSD3) recently successfully passed a local General Obligation Bond, which serves as a primary resource for addressing our facility needs. The district is strategically leveraging these voter-approved bond funds in conjunction with the requested BEST Grant funds to maximize the scope and impact of our facility improvements. By combining these resources, WSD3 is able to more faithfully adhere to the comprehensive District Master Plan completed in 2024, which identified these HVAC and control upgrades as high-priority critical needs. Securing this local support significantly enhances the district's ability to provide the required financial match and ensures the long-term sustainability of our school infrastructure. This community partnership directly increases our capacity to contribute substantial financial assistance to the project, allowing us to execute the 2024 Master Plan's recommendations more effectively and holistically than would be possible through grant funding alone.

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?

Below is the cost to date per school. Are projected cost savings for electric and gas are estimated to range between 8% and 10%. This estimate is based on historical cost reductions observed at other sights following the replacement from pneumatic controls to DDC as well as high efficiency boilers.

Widefield High School
Electric- $67,954.00
Gas- $29,052.00
Water/Sewer- $28,713.00
Trash- $2,720.00

French Elementary
Electric- $40,799.00
Gas- $7,802.00
Water/Sewer- $5,409.00
Trash- $1,984.00

Sunrise Elementary
Electric- $41,612.00
Gas- $11,309.00
Water/Sewer- $24,661.00
Trash- $1,899.00

Venetucci Elementary
Electric- $14,547.00
Gas- $9,800.00
Water/Sewer- $4,804.00
Trash- $1,555.00

1150

● Campuses Impacted by this Grant Application ●

ADAMS 12 FIVE STAR SCHOOLS - Stukey ES Roof Replacement - Stukey ES - 1967

District:	Adams 12 Five Star Schools
School Name:	Stukey ES
Address:	11080 Grant Drive
City:	Northglenn
Gross Area (SF):	43,461
Number of Buildings:	1
Replacement Value:	$20,889,320
Condition Budget:	$11,372,588
Total FCI:	0.54
Adequacy Index:	0.32



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,686,963	$2,200,456	0.82
Equipment and Furnishings	$530,108	$651,166	1.23
Exterior Enclosure	$3,375,250	$1,312,789	0.39
Fire Protection	$16,377	$631,338	38.55
HVAC System	$2,397,855	$2,067,301	0.86
Interior Construction and Conveyance	$3,811,357	$2,910,936	0.76
Plumbing System	$779,586	$814,854	1.05
Site	$1,851,109	$1,395,110	0.75
Structure	$5,440,714	$0	0.00
Overall - Total	$20,889,320	$11,983,950	0.57

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Stukey ES Main	43,461	0.52	1967	$19,038,211	$10,588,840
Stukey ES Site	253,985	0.75	1967	$1,851,109	$1,395,110
Overall - Total	297,446	0.54		$20,889,320	$11,983,950

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: ADAMS 12 FIVE STAR SCHOOLS **County:** Adams

Project Title: Stukey ES Roof Replacement

Current Grant Request:	$459,905.65	**CDE Minimum Match %:**	61%
Current Applicant Match:	$719,339.61	**Actual Match % Provided:**	61%
Current Project Request:	$1,179,245.26	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,179,245.26	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$27.12	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$1.60	**Affected Pupils:**	310
Hard Costs Per Sq Ft:	$25.52	**Cost Per Pupil:**	$3,804
Previous BEST Grant(s):	6	**Gross Sq Ft Per Pupil:**	140
Previous BEST Total $:	$4,171,136.66		

Financial Data (School District Applicants)

District FTE Count:	32,197	**Bonded Debt Approved:**	$1,180,000,000
Assessed Valuation:	$4,481,927,351	**Year(s) Bond Approved:**	16,24
Statewide Median: $143,909,452			
PPAV:	$139,203	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$98,517	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	49.4%	**Outstanding Bonded Debt:**	$318,660,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,167.81	**Total Bond Capacity:**	$896,385,470
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$577,725,470
		Statewide Median: $18,549,763.20	

Adams 12 Five Star Schools (0020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stukey Elementary School Roof Replacement (0020-SG00003) - Site Level Applicant - New - Application Number (10)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Stukey Elementary School - 0020-8361

Other, not listed

1153

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1154

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.**

Stukey Elementary School was originally constructed in 1967 to meet the rapid suburban growth within the Adams 12 Five Star Schools boundary. At the time of its construction, the facility was built as a primary education center, designed to accommodate the influx of families moving into the Northglenn area.

The rationale for constructing the facility in its specific manner was driven by the urgent need for a durable, high-capacity school that could be built efficiently to serve a growing student population. The flat roof design was a standard architectural choice for large scale institutional buildings at the time, intended to provide a cost-effective way to cover large square footage.

*** 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.**

Stukey Elementary School has not undergone a major renovation since 2018. That project focused on critical infrastructure and safety, including HVAC, electrical, and plumbing repairs, alongside interior finishes and a secured entry vestibule. The update also prioritized student well-being through the installation of security cameras and a complete playground overhaul.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Adams 12 Five Star Schools, renovates its facilities and equipment from a Capital Reserve Fund that is replenished via annual operating income. This funding into Capital Reserve may vary year to year. Each year the district performs equipment and facilities assessments that help identify items that are approaching the end of their expected life that are in need of repair or replacement. A priority list of renewal projects is compiled based on the information and funding available. The combined dollar amount of maintenance and Capital Reserve funds contributed towards district wide capital needs over the past three years was $17,502,993.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

1155

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Adams 12 Five Star Schools (0020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stukey Elementary School Roof Replacement (0020-SG00003) - Site Level Applicant - New - Application Number (10)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1156

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Stukey Elementary's 43,481 SF roof has reached its end of life. Installed in 1994, the Built-Up Roofing (BUR) system is now in its 32nd year, nearly a decade beyond its engineered lifespan. Decades of high-altitude UV exposure and thermal cycling have caused extensive membrane fissuring and chronic ponding. Maintenance records from the last five years confirm that standard "patch-and-repair" cycles are no longer effective, as moisture has saturated the internal multi-ply felts and caused persistent infiltration in high-traffic areas like the main entrance and boiler room.

The district will address this systemic failure by replacing the expired membrane with a 90 mil EPDM system. This project replaces a reactive maintenance burden with a proactive, high-performance solution. By securing the roof, the district will eliminate moisture infiltration, protect interior assets, and improve the facility's thermal efficiency. This investment ensures that Stukey Elementary remains a dry, safe, and energy-efficient learning environment for the Northglenn community for years to come.

Project Description

1157

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to

pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current condition of the roofing system at Stukey Elementary represents a significant deficiency that aligns with the primary statutory priorities of the BEST Grant program, district maintenance records from the last five years document a pattern of failure, with active moisture infiltration in high-traffic corridors, the main entrance, and the boiler room.

The roof at Suckey ES has been identified as having emergent roofing needs significant enough to require replacement.

The field of the graveled built up roof is splitting and repairs are temporarily effective. Once this phenomenon begins it is irreversible and could lead to catastrophic failure. The BUR is over 30 years old and has surpassed its useful life.

The metal clad mansards around the perimeter of the school also date back to original construction. The finish on the standing seam metal panels are peeling throughout and beginning to rust in some locations. Trim metal has become detached at various locations. The mansards intersect with the flat roofs discussed above, so it's prudent to replace the two systems simultaneously to ensure proper integration.

Repairing roofs of this vintage and condition are temporary at best and the ongoing maintenance nuisance strains School District resources that are already stretched thin.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

1158

Adams 12 maintenance staff performs regular facility inspections, including the roofs. District roofers, two district-wide roof audits performed by Cave Consulting in 2021 and Bluefin in 2014 and the expertise of Grimditch Design and Consulting leading as the architecture consultant of various district Roof Replacement Projects helped create a district-wide roof maintenance and replacement scope that was part of Adams 12's Bond initiative, passed by voters in 2024.

The 2021 audit performed by Cave Consulting Group included information such as: roof plans, inspections of each building, key deficiencies and photos, performing test cuts of each roof to determine assembly. The product of that audit was a concise spreadsheet that determined the assembly, age of the roof, estimated remaining of useful life, estimated cost to replace the roof, and general reports. This information was key to plan future construction projects and determine priorities in the district.

Grimditch Design & Consulting (GDC) was engaged in 2025 to assess select School District assets to prioritize which schools are the most in need of roof replacement. Two schools were identified to have critical needs and GDC prepared an audit report that included the following:

-Archive research.
-Visual inspection of each roof section at the school.
-Surface photos, drone photos and drone video.
-Roof sampling to determine the existing roof assemblies & the presence of wet insulation.
-Code compliance research.

Adams 12 Five Star Schools directed GDC to design and competitively bid these projects for 2026 replacement. Initially, the district considered pursuing BEST Grants for both Vantage Point and Stukey ES. However, the school district opted to pursue a grant solely for Stukey as the roof was deemed to be more

critical than the roof at Vantage Point. GDC incorporated the information gathered for the audit to create Contract Documents and competitively bid the project to qualified contractors.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution effectively addresses these deficiencies by replacing the expired asphalt system with a new 90 mil EPDM (Ethylene Propylene Diene Terpolymer) roofing membrane. Adams 12 prefers EPDM systems for their longevity, moderate expense, and ease of maintenance. This ultra-thick, high-performance rubber system is specifically selected for Stukey because it provides:

-Superior Elasticity: The 90 mil membrane can expand and contract during Colorado's extreme diurnal temperature swings without the cracking or "thermal shock" seen in the current brittle BUR system.
-Enhanced Durability: The 90 mil thickness provides maximum puncture resistance and a service life exceeding 30 years
-Ease of Maintenance: Unlike the multi-layer BUR, leaks in a single-ply rubber system are easier to identify and remediate, ensuring long-term stewardship of the building.

By upgrading the facility with this high-performance solution, the district transforms a reactive maintenance burden into a proactive investment that includes:

-Energy Efficiency: New insulation will be installed to conform to the International Energy Conservation Code (IECC), significantly improving the facility's thermal performance.
-Vertical Restoration: For the mansards, the district will install flush mount façade panels, selected for their longevity, durability, and clean aesthetic.
-Operational Safety: New roof access ladders will be installed to facilitate the safe movement of district personnel, contractors, and preventative maintenance teams across the school's roof levels.

The International Building Code, The State of Colorado and The Colorado Department of Education Guidelines will be adhered to in the design of the new roofing system. Building Code provisions include, but are not limited to:

-Design prepared by a licensed Architect
-Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
-CDC Capital Construction guidelines
-Building permit obtained from the Division of Fire Prevention and Control (DFPC)
-Installation of ladders where roof to roof transitions exceed 30" as mandated by the International Mechanical Code (IMC)
-IBC, IEEC and International Existing Building Code (IEBC) requirements for roofs
-Compliance with minimum roof slope provisions
-Guardrails at HVAC units within ten feet of roof edges
-Guardrails at roof access points within ten feet of roof edges

1159

The flat roof area is approximately 43,481 SF. The new roof system is as follows:

-Remove & discard the existing roof membrane to the existing insulation.
-Remove & discard abandoned RTUs/curbs/roof hatch, etc.
-Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
-Remove/replace damaged/deteriorated structural deck.
-Remove & discard the existing sheet metal & roof associated accessories and discard.
-Provide the material & labor to install a new fully adhered EPDM roof system.
-Provide the material & labor to install new sheet metal throughout.
-Provide and install new guardrails and ladders, as required.

Total Mansard Roof Area: approximately 3,800 SF
-Remove and discard metal roofing.
-Install new self-adhering ice and water barrier underlayment.
-Install new Berridge FW-12 flush mount façade panels over new underlayment.
-Install new gutters and downspouts.
-Install snow guards in selected areas.

This comprehensive approach ensures that the building envelope is fully secured, providing a dry, safe, and energy-efficient learning environment.

1160

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Grimditch Design & Consulting (GDC) used the roof audit described in the inspection and diligence section above to recommend to School District personnel the most appropriate roof replacement option.

The proposed solution considers:

-Climate; particularly hail resistance
-IBC provisions along with State and local ordinances
-Budget
-Available BEST Grant match
-Longevity of materials
-Ease of maintenance
-Access surrounding the school
-Fluctuations in labor and material costs
-Project phasing
-Existing roof assemblies

-Clear design intent
-Competitive bidding to competent contractors
-Favorable Workmanship and Manufacturer warranties

The existing roof insulation will remain in place and supplemented with new to comply with the International Energy Efficiency Code. During the due-diligence phase, it was determined that the existing insulation can be reused based on its type and condition. Reusing insulation reduces the construction cost & keeps salvageable material out of the landfill. With any project there is a chance that the roofer will discover limited amounts of wet or damaged insulation, to that end, unit pricing for removing and replacing 100 square feet of insulation was required.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems identified in the scope of work are within the replacement age, are difficult to service and should be replaced during the summer of 2026. Reoccurring roof leaks are a nuisance for staff and students who must relocate to other areas of the school. This disruption is detrimental to the learning environment.

Additionally, concerns around indoor air quality have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which distracts them from ongoing preventive maintenance operations. Additional safety issues arise from the placement of buckets and trash cans to collect water. In some cases, ceiling tiles and sheetrock have become water saturated and collapsed which can endanger the school's occupants.

Crucially, the BEST Grant is intended to supplement the voter-approved 2024 Bond Program. While the bond provides a significant capital injection for the district, Stukey Elementary requires simultaneous investment in other critical building systems, including HVAC, lighting and other facility needs.

By awarding this grant, the CDE allows Adams 12 to leverage local bond funds more effectively, ensuring that more critical deficiencies at Stukey Elementary are addressed in a single, efficient construction window in Summer 2026 and Summer of 2027.

If the BEST Grant is awarded, the project will occur during the summer of 2026. If the BEST Grant isn't successful, then funds will be reallocated from other critical projects to triage the roofs. Continued leaks can cause damage to the schools' structure, interior, equipment and valuable educational materials, which could significantly increase the cost of deferring the project.

1161

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The roofing contractor will warrant the project for two years following the completion of the project and will be responsible for any roof related issues that arise during that time period. Towards the end of the workmanship warranty period, Grimditch Design and Consulting, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected School District personnel will be trained by the roofing contractor to complete simple roof repairs. The roofing manufacturer will warrant the project for a period of twenty years.

Adams 12 Five Star Schools employs a lifecycle management framework to ensure that facility assets remain in optimal operating condition throughout and often beyond their engineered lifespans. This comprehensive approach begins with a high-level technical design review and is supported by focused quality assurance inspections during the construction phase. Once a system, such as the proposed 90 mil EPDM roof, is commissioned, it is immediately integrated into the district's automated Preventive Maintenance (PM) program. PM Work Orders are auto-generated at scheduled intervals and dispatched to specialized maintenance technicians. For roofing systems, these comprehensive inspections occur at least annually, with technicians trained to identify and remediate critical items before they escalate into systemic failures. The inspection protocol specifically targets:

-Punctures in the membrane.
-Debris around drains, scuppers, and other areas of the roof.
-Roof blisters.
-Membrane deterioration.
-Structure deflection.
-Obstructed drainpipes, downspouts & vents.
-Ponding water.
-Holes or cracks in seams, flashings, etc.
-Sheetmetal and mechanical damage.

If large roof repairs are required, they will be conducted by a competent roofing contractor. The roof will be methodically inspected yearly to determine deficiencies that need to be repaired.

Adams 12 Five Star Schools renews its facilities and related equipment from one of two funding sources; Capital Reserve Fund that is replenished via annual operating income and General Obligation Bonds that we put before our voters when we deem that facility-related financial needs are much greater than the annual budget can realistically fund.

1162

District equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund and others earmarked to be done under future bonds.

Should we be awarded a BEST Grant, the new roof at Stukey Elementary School will be included in our annual review and scheduled for replacement again at the end of its expected life; in or around the year 2056.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

1163

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?
- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Adams 12 Five Star Schools (0020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Stukey Elementary School Roof Replacement (0020-SG00003) - Site Level Applicant - New - Application Number (10)

III. Detailed Project Cost Summary

1164

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

61.00 %

* B. Actual match on this request - Enter Actual Match Percentage

61

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,179,245.26
D. Applicant Match to this Project	$ 719,339.61
E. Requested BEST Grant Amount	$ 459,905.65
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,179,245.26

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1165

* 43,481

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 43,481

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 310

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 27.12 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

140

5 % * **O. Escalation % identified in your project budget**

4 % *** P. Construction Contingency % identified in your project budget**

4 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/26/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

1166

10/09/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Adams 12 Five Star Schools issued a Request for Proposal (RFP) by posting it on the Rocky Mountain E-Purchasing System (BidNet Direct). The RFP was used to obtain best value offers of Construction Services for Roof Improvements for Stukey Elementary School Pricing in the offers included options for roof types. The proposal from the selected vendor Commercial Moisture Control Inc. was used to determine estimates included on this application.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

This project will be overseen by an Adams 12 Construction Project Manager from design throughout finalizing construction.

Grimditch Design & Consulting, Inc. (GDC) will perform construction administration.

GDC's Principal (Brent Grimditch) is a licensed Colorado Architect and has specialized in roofing, waterproofing and building envelope in the State of Colorado since 1998. Brent Grimditch and his Associates, Fiona Stoneman and Tamara Hybertson, have designed and managed multiple projects for several school districts throughout Colorado. GDC continues to build on its vast BEST Grant project experience that it has developed over the past 14 years.

GDC will conduct periodic inspections of the project while it is under construction to assure quality assurance and control. Additionally, GDC will facilitate weekly meetings with the owner and the contractor as well as produce observation reports.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

The Stukey Elementary School Roof Project was posted on the Rocky Mountain E-Purchasing System (BidNet Direct) and went through a competitive and fair selection process. Six offers were received, only five qualified to be considered for evaluation.

The solicitation was conducted using Best Value Selection that resulted in an award that was most convenient to the district based on the best value combination of evaluated qualitative merit and evaluated price of the offers submitted.

Maintenance and construction leaders in the district decided to move forward with an EPDM 90 mil system and replacement of existing mansard, and the recommendation to award and enter into a contract with Commercial Moisture Control Inc.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

1167

In November 2024, Adams 12 voters successfully passed ballot issue 5E, awarding the Adams 12 Five Star School District a $830M bond to fund projects including addressing deferred maintenance.

Should we be awarded the BEST Grant, we will be able to maximize the investment in the Stukey Elementary School roof, reallocating bond dollars to addressing deferred maintenance projects in our facilities.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project, but the School District has seen savings at sites that have been recently reroofed due to additional insulation that's integral to the new roof systems.

● Campuses Impacted by this Grant Application ●

AXL Academy - K-8 Roof Replacement and Security Upgrades - AXL Academy - 1985

District:	Adams-Arapahoe 28J
School Name:	AXL Academy
Address:	450 South Chambers Road
City:	Aurora
Gross Area (SF):	52,400
Number of Buildings:	1
Replacement Value:	$14,773,350
Condition Budget:	$2,295,369
Total FCI:	0.16
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,500,480	$119,441	0.05
Equipment and Furnishings	$134,934	$5,049	0.04
Exterior Enclosure	$2,966,605	$1,252,252	0.42
Fire Protection	$662,150	$0	0.00
HVAC System	$1,461,457	$21,650	0.01
Interior Construction and Conveyance	$2,864,506	$157,342	0.05
Plumbing System	$744,106	$16,037	0.02
Site	$1,113,232	$713,022	0.64
Structure	$2,325,879	$10,576	0.00
Overall - Total	$14,773,350	$2,295,369	0.16

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
AXL Academy Site	133,830	0.64	1985	$1,113,232	$713,022
AXL Academy Main	52,400	0.12	1985	$13,660,118	$1,582,347
Overall - Total	186,230	0.16		$14,773,350	$2,295,369

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: AXL Academy **County:** Arapahoe

Project Title: K-8 Roof Replacement and Security Upgrades

Current Grant Request:	$1,603,545.67	**CDE Minimum Match %:**	15%
Current Applicant Match:	$282,978.65	**Actual Match % Provided:**	15%
Current Project Request:	$1,886,524.32	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,886,524.32	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$36.00	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$1.22	**Affected Pupils:**	451
Hard Costs Per Sq Ft:	$34.78	**Cost Per Pupil:**	$4,183
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	116
Previous BEST Total $:	$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	0.39	**FY25-26 CSCC Allocation:**	$146,919.90
< 10% district bond capacity?	No	**Enrollment as % of district:**	1.1%
Funding Attempts:	4	**Free Reduced Lunch %**	87.40%
		Statewide Charter Avg: 40.1%	

AXL Academy (0180-0213-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof Replacement and Security Upgrades (0180-0213-C-SG00002) - Site Level Applicant - New - Application Number (58)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

AXL Academy - 0180-0213-C

Other, not listed

1170

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☐ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Should we relocate or cease operations, outstanding bond obligations would transfer to bondholders per bond indenture terms, with the facility reverting to district ownership or public auction to retire debt. Our governing board's capital renewal commitment and 15% BEST match from bond reserves demonstrate facility stewardship aligned with Charter School Provisions (C.R.S. - 22-30.5-104). No risk to state investment.

1171 *

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time AXL Academy purchased its current facility, the building was not originally constructed to serve as a PK-8 public charter school. Prior to AXL leasing the property, the facility functioned partially as a warehouse and partially as a charter high school. During the initial lease agreement, the previous property owner partnered with AXL Academy to help fund construction projects that partially converted the warehouse space into classroom-ready environments and made the facility operational for PK-8 use.

While these improvements allowed the school to function, the building remained only partially adapted for long-term PK-8 educational use and did not fully meet the needs of a growing middle school program. As enrollment increased and AXL expanded its middle school, additional classroom capacity, student facilities, and common spaces became necessary.

The decision to purchase the property was driven by the need to:

Provide long-term facility stability for students and families

Expand middle school programming to meet community demand

Invest in permanent, large-scale capital improvements

Secure financing necessary for expansion

The purchase and expansion were funded through a 503 Capital bond. Ownership of the facility was essential to securing bond financing and completing the necessary construction projects. Without purchasing the building, the scope of expansion required to meet student needs would not have been financially feasible.

Although the facility was functional at the time of purchase, it required significant expansion and modernization to adequately serve the school's growing PK-8 population. Purchasing the property enabled AXL Academy to undertake the long-term improvements needed to meet community demand and provide a comprehensive educational environment.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the past three years, AXL Academy has made significant capital improvements to ensure the facility meets student enrollment growth and programmatic needs.

1172

Pre-Purchase Improvements (During Lease Period)
Partial conversion of warehouse space into classroom-ready environments

Modifications to allow the building to operate as a PK-8 charter school

Initial facility adaptations funded in part by the previous property owner

These improvements made the facility operational but did not fully build out the warehouse space or provide long-term capacity for expansion.

Post-Purchase Capital Improvements (Funded Through 503 Capital Bond)
Summer 2024 - Phase I Expansion

Construction of 7 new classrooms

Addition of new student and staff bathrooms

Construction of new office spaces

Development of a new front office

Summer 2025 - Phase II Expansion

Construction of a gymnasium

Expansion to a larger cafeteria

Construction of 7 additional classrooms

Addition of new offices

Construction of new bathrooms for staff and students

Development of a new playground (delayed; currently under construction as of January 2026)

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

1173

In fiscal year 2024, the school received a loan in the amount of $2,364,000 from its landlord at the South Chambers location. These funds were used for initial renovations of the new facility. Subsequently, a bond was issued in June 2025 for $16,575,250. The bond proceeds were used to purchase the facility ($8,500,000), refinance the original loan, pay customary closing costs, and fund additional facility projects ($2,750,000), including renovations to expand instructional capacity, add additional classrooms within the building, and build an outdoor playground."
Starting June 2025
A total bond amount of $17,425,000 was financed. The issuance included an original issue discount of $849,750.
At closing, a portion of the bond proceeds was used to satisfy the seller's existing loan payoff in the amount of $2,363,871.52, in addition to covering applicable title, escrow, insurance, recording, and other customary closing costs.
The remaining funds of $5,661,519.28 were allocated to the school to support facility improvements, including renovations to expand instructional capacity and add additional classrooms within the building.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter “N/A” if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

1174

AXL Academy (0180-0213-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof Replacement and Security Upgrades (0180-0213-C-SG00002) - Site Level Applicant - New - Application Number (58)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☑ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1175

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

AXL Academy respectfully requests Building Excellent Schools Today (BEST) funding to address critical, documented life-safety deficiencies at our K-8 public charter school facility in Aurora, Colorado. This project integrates three mutually reinforcing priorities:
Full replacement of a failing 52,400 sq. ft. roof system with a code-compliant, warranted assembly.
Deployment of a Standard Response Protocol (SRP)-compliant emergency notification system that supports rapid, campus-wide communication during critical incidents.
Modernization of campus security infrastructure through expanded 4K camera coverage and upgraded door/access hardware to strengthen lockdown integrity and perimeter control.
The total project cost is $1,886,524.32. AXL Academy is requesting $1,603,545.67 (85%) from the BEST program and providing $282,978.65 (15%) in local match from a combination of Aurora Public Schools Technology Bond proceeds and AXL General Fund capital. These improvements directly support the highest statutory priorities of the BEST program by eliminating immediate roof-related health and safety hazards, addressing emergency communication gaps, and mitigating security vulnerabilities that place students, staff, and visitors at risk.

1176

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

AXL Academy's current roof and safety systems present significant safety and security deficiencies that align directly with Priority 1 of the BEST statute: addressing safety hazards and public school facility security.

Roof - end-of-life, failing system
A professional inspection by Front Range Roofing Systems rated all four roof sections D-, with the membrane graded F and flashings and sheet metal graded D across the 52,400 square foot facility. Documented deficiencies include widespread membrane delamination, bridging at angle changes, fish mouths at seams allowing water intrusion, punctures and tears, failed counter-flashing sealant around the entire perimeter, deteriorated curb flashings, abandoned curbs, and soft spots in the field membrane. These conditions indicate a roof that has exceeded its expected service life, with the inspection explicitly noting that while spot leaks can be patched, ongoing leaks should be assumed as new failures develop.

Dynamic National's condition report further shows deteriorated parapet counterflashing, cracked and separating sealant, aging and cracked field membrane at seams, deteriorated scuppers hampering drainage, and compromised curb and hatch flashings, all of which increase the likelihood of active leaks and moisture intrusion into the building envelope. Active water intrusion has already damaged ceiling tiles in multiple classrooms and support spaces, creating mold hazards, compromised life-safety wiring, and indoor air quality risks. Replacement of these interior components will be required post-roofing to restore code-compliant conditions. This combination of end-of-life membrane, failing flashings, poor drainage, and confirmed interior damage presents ongoing risks to the health and safety of students and staff.

Security cameras - failing surveillance system
AXL's existing UNV camera system is experiencing critical failures: outdated software and hardware cause system crashes, delayed alerts, and unreliable recording, while many cameras produce such poor resolution-especially in low light-that faces and license plates cannot be reliably identified. Motion detection is inconsistent and frequently fails to detect security breaches, and the viewing platform is outdated, making remote viewing and sharing of video difficult for administrators and first responders. These cumulative failures significantly compromise the school's security posture and leave the campus vulnerable during and after an incident, necessitating a full system replacement with a modern, high-reliability Axis-based platform that provides 90 days of retention, AI-assisted search, and reliable coverage of interior and exterior areas.

Emergency communication / SRP - fragmented, non-integrated systems
AXL currently relies on three disparate systems-Open Path access control, UNV video surveillance, and a fire-annunciator-based paging system-that do not communicate with one another, creating dangerous delays and blind spots during emergencies. There is no physical or digital link between a lockdown trigger and building communications, requiring staff to manually secure doors and then separately access the paging system, losing critical seconds when response time is measured in heartbeats. The legacy fire annunciator hardware only supports one-way evacuation tones, not detailed voice instructions or two-way classroom communication, leaving teachers unable to report real-time status back to the office during a crisis. Because access control and cameras operate on separate platforms, administrators must toggle between systems to correlate door events with video, reducing situational awareness at precisely the moment when it is most needed to protect students and coordinate with law enforcement. In addition, many exterior and key interior doors rely on aging, inconsistent hardware that does not support rapid, centralized lockdown or reliable access control. This makes it difficult to quickly secure the perimeter, confirm door status, or prevent unauthorized entry during an incident, compounding the risks created by the failing camera and communication

1177

systems.

Taken together, the failed roof system, unreliable surveillance, and fragmented emergency communications represent systemic safety and security hazards rather than isolated maintenance items, squarely placing this project under Priority 1 of the BEST grant: addressing safety hazards, health concerns, and school facility security through targeted capital improvements and modern life-safety technology.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Over the past year, AXL Academy has used a multi-layered process to confirm and document the roof, security, and access-control deficiencies described above. For the roof, the school engaged Front Range Roofing Systems to perform a full professional condition assessment of all four roof sections, including on-site inspections, photographic documentation, and a budget module summarizing deficiencies, recommended repairs, and replacement timelines. Dynamic National was separately asked to prepare a roof condition report with detailed photo documentation of wall transitions, curb conditions, scuppers, and field membrane, providing a second professional perspective on roof failures and drainage concerns.

For security infrastructure, AXL Academy issued competitive RFPs for CCTV replacement and for an SRP-aligned emergency notification system, requiring vendors to evaluate the existing UNV camera platform, Open Path access control, and fire-annunciator paging system and to document current limitations in reliability, coverage, integration, and emergency response. The written statement from HT Industries regarding the current CCTV system's crashes, low-resolution imaging, and unreliable motion detection further validates the urgency of replacement. As part of the security door replacement RFP, vendors conducted campus walkthroughs to inventory existing openings, document obsolete or inconsistent hardware, and identify doors that are difficult to secure or monitor, providing a structured assessment of door-related access-control vulnerabilities.

1178

In parallel with these third-party evaluations, school operations and leadership staff have logged day-to-day operational issues observed during drills and incidents, including delays in executing lockdown procedures, challenges confirming door status, and the need to manually coordinate between multiple non-integrated systems. Together, the professional inspections, competitive proposal processes, vendor findings, and internal operational feedback provide a thorough, evidence-based foundation for defining the scope and urgency of the proposed BEST project.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed BEST project replaces failing, fragmented life-safety infrastructure with integrated, modern systems that directly correct the documented roof, security, and access-control deficiencies and align with the Standard Response Protocol (SRP). The scope includes full roof replacement, a unified SRP-compliant emergency notification platform, upgraded video surveillance, and secure door hardware and access control.

Roof replacement scope
AXL Academy will replace the existing end-of-life EPDM/ballasted roof assembly with a new, warrantied low-slope system across the affected roof sections. The selected full re-roof option removes the entire existing roof system and ballast down to the metal deck, eliminating saturated and failed membrane, flashings, and compromised details rather than attempting piecemeal repair. New insulation will consist of multiple layers of polyisocyanurate installed over the deck, combined with a tapered cricket insulation package to restore positive drainage and reduce ponding, standing water, and ice buildup. A high-

density cover board will be mechanically attached over the insulation, and a 60-mil single-ply membrane (e.g., Carlisle white TPO) will be installed in accordance with manufacturer specifications, including fully detailed flashings at parapet walls, curbs, penetrations, and scuppers. New ES-1-rated parapet coping, slip flashing, counterflashing, and properly detailed drainage components will correct current failures at wall transitions and terminations. The system will carry a 20-year manufacturer no-dollar-limit (NDL) warranty and contractor workmanship warranty, efficiently resolving the widespread delamination, flashing failure, and leak conditions identified in professional roof inspections.

Video surveillance scope
To address the failing UNV camera system, AXL Academy will deploy a unified Axis-based IP video platform designed for reliability, coverage, and evidentiary quality. The scope includes removing and disposing of existing cameras and head-end equipment, installing new Axis interior and exterior cameras to provide comprehensive coverage of entrances, parking areas, corridors, and key common spaces, and adding dedicated license-plate recognition cameras at vehicle access points and a 360-degree camera for large interior areas. All cameras will be connected to an on-premises server/NVR sized for at least 90 days of storage, enabling AI-assisted search and rapid retrieval of incident footage. New PoE network switches, structured cabling, and power protection will support stable operation. The web-based, OS-agnostic management interface and mobile access will replace the current unstable, low-resolution, and hard-to-access platform, ensuring that administrators and first responders can quickly locate, view, and share high-quality video during and after an incident.

Door access control and hardware scope
The project also modernizes AXL Academy's exterior and critical interior doors to support rapid lockdown and controlled access. The scope includes replacement of outdated or inconsistent mechanical hardware with code-compliant locking sets that allow staff to secure classrooms and key areas quickly from the inside, installation of electric strikes or other access-control hardware on primary entry points, and integration of these controlled openings with the unified security and emergency communication platforms. This will enable authorized personnel to secure perimeter and key interior doors at the touch of a button during an SRP event, monitor door status in real time, and reduce unauthorized entry and door-propping issues. By standardizing and upgrading hardware, the project directly addresses current difficulties in reliably locking doors and verifying that they are secured under stress.

1179

Emergency communication / SRP scope
To remedy the fragmented communication environment, AXL Academy will install a campus-wide, SRP-aligned IP mass-notification and two-way communication system. The scope includes IP speakers with talkback in classrooms and interior spaces, exterior horn speakers for outdoor notification, and visual alert displays with integrated speakers and flashers in high-noise or high-occupancy areas. A central emergency communication server and software platform will be programmed with the I Love U Guys Foundation Standard Response Protocol, providing predefined lockdown, lockout, evacuate, shelter, and hold messages, and enabling one-button activation by authorized staff. Two-way classroom endpoints will allow teachers to communicate status updates back to the office, overcoming the limitations of the current one-way fire-annunciator system. Integration with the school's IT infrastructure and, where appropriate, access-control events will support coordinated audio, visual, and door-control actions, eliminating the current manual, multi-step process and reducing response time during life-safety incidents.

Overall impact
Taken together, these scopes efficiently and effectively convert a failing roof, unreliable surveillance, weak door hardware, and fragmented emergency communication into a durable, warrantied, and integrated safety environment. The project addresses the specific deficiencies documented in professional assessments and proposals, extends the functional life of the existing facility, and aligns directly with BEST Priority 1 by mitigating health, safety, and security hazards rather than deferring them or addressing them piecemeal.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

AXL Academy approached this project as an integrated facility-safety modernization and undertook deliberate planning to validate that full roof replacement, a unified SRP-compliant emergency communication platform, upgraded video surveillance, and secure door hardware represent the most efficient and effective solution. For the roof, the school first obtained a professional condition assessment and budget module showing that all four roof sections were graded D- overall with F-level membranes, numerous active deficiencies, and an estimated replacement window of 2027, indicating that the system had effectively reached end of life. Rather than continuing a cycle of high-cost emergency and proactive repairs with no long-term warranty protection, AXL evaluated repair-only, partial recover, and full replacement options and determined that a complete system replacement down to the deck with a 20-year NDL warranty provides a more fiscally prudent, lifecycle-oriented approach consistent with BEST roof standards and capital renewal expectations.

On the security side, AXL initiated competitive, specification-based RFP processes for CCTV, emergency notification/SRP systems, and security doors, seeking multiple qualified vendors and solutions. Candidate technologies were evaluated for reliability, coverage, interoperability, adherence to the I Love U Guys Foundation Standard Response Protocol, long-term support, and total cost of ownership, not just initial price. The school ultimately focused on modern, IP-based camera platforms (Axis), SRP-aligned mass-notification systems (e.g., Valcom or AtlasIED + InformaCast architectures), and industry-standard door hardware and access control because these ecosystems are widely deployed in K-12, support open or non-proprietary standards where possible, and allow phased expansion without locking the school into a single vendor for all future security needs. AXL also confirmed that proposed network, power, and device loads can be supported by existing or planned infrastructure, minimizing rework and stranded investment.

Throughout the planning process, school leadership and operations staff examined alternative scopes that would have deferred roof replacement in favor of patching, limited surveillance upgrades to select cameras, or left the existing one-way paging and inconsistent door hardware in place. These options were rejected because they did not adequately address documented life-safety risks, would have required continued high spending on stop-gap repairs, or failed to meet contemporary school safety standards. Instead, the chosen solution deliberately concentrates resources on end-of-life systems and critical security layers-roof, cameras, doors, and emergency communication-so that state BEST funds and local match dollars yield durable, warrantied improvements. By combining thorough professional assessments, competitive procurement, and evaluation against recognized safety and technology standards, AXL Academy has ensured that the proposed project is both technically sound and a responsible, efficient use of state and local resources.

1180

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

AXL Academy's roof and safety systems are already operating at or beyond reasonable end-of-life, meaning the deficiencies are not hypothetical future risks but active conditions that must be resolved within the next 1-2 years to avoid system failure and escalating safety impacts. The professional roof inspection assigns all four roof sections an overall D- grade, with F-level membrane condition and a recommended replacement window of approximately 2027; continuing to defer replacement beyond this horizon will likely result in more frequent and severe leaks, accelerated deterioration of the deck and interior finishes, and increased risk of moisture intrusion into electrical and life-safety systems. Practically, this means the roof must be comprehensively addressed within the current BEST funding cycle; otherwise, the school will face rising repair costs, unplanned outages, and a growing probability of health and safety issues related to water damage and potential mold.

On the security side, the urgency is immediate and ongoing. The current CCTV system is experiencing critical failures-system crashes, delayed alerts, unreliable recording, and poor-resolution video that cannot reliably capture faces or license plates-leaving the school effectively blind in key areas during and after an incident. The fragmented emergency communication environment and inconsistent door hardware create delays in lockdown, limit two-way communication with classrooms, and make it difficult to verify that exterior and interior doors are actually secure in real time. These are not conditions that can safely wait for a future capital cycle; every school year under the current configuration exposes students and staff to heightened risk during emergencies and reduces the school's ability to coordinate with first responders.

If this project is not awarded, AXL Academy will be forced into a reactive, patch-and-repair mode on an end-of-life roof and will have to continue relying on failing cameras, fragmented emergency communications, and inadequate door hardware. Limited operating budgets will likely only allow spot repairs of the roof, replacement of isolated cameras or devices, and incremental hardware fixes, none of which will provide a warrantied, integrated safety solution or meet contemporary school security expectations. Over time, this will translate into: increasing disruption to instruction from leaks and emergency repairs; higher cumulative costs for temporary fixes that do not extend system life; continued vulnerability in detecting, documenting, and responding to threats; and greater reliance on manual procedures during SRP events at precisely the moments when automation and integration are most needed. In short, delay would mean spending more to live with a higher level of risk, rather than making a one-time, coordinated investment to bring AXL's facility up to a safe, durable standard.

1181

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

AXL Academy will treat this project as a long-term capital investment, not a one-time repair. We will maintain the new roof, SRP emergency response system, security cameras, and upgraded door hardware through structured preventative maintenance and a dedicated capital renewal reserve consistent with BEST policy.

Roof maintenance and renewal
For the new roof, AXL Academy will follow a preventative maintenance plan aligned with the 20-year NDL manufacturer warranty and contractor workmanship warranty. The plan includes semi-annual inspections and checks after major storms; routine cleaning of drains, scuppers, and gutters; prompt repair of punctures, flashing failures, and terminations; and limiting rooftop access to trained staff and approved contractors. We will budget an annual operating line for inspections and minor repairs and document all work to preserve warranty coverage. The roof's expected service life will be incorporated into our multi-year capital forecast, and the Board will make planned contributions to a capital renewal reserve so the next full replacement can be funded at the end of its useful life without deferral.

Security systems maintenance (SRP, cameras, doors)
For the SRP emergency communication platform, cameras, and door hardware, AXL Academy will maintain vendor-supported service during implementation and then continue with service agreements or trained in-house staff as appropriate. Maintenance will include scheduled firmware/software updates, regular health checks on devices, periodic testing of paging, visual alerts, and SRP activation from multiple endpoints, and timely repair or replacement of failed cameras, speakers, and locks under warranty. We will budget annually for licenses, support, and incremental device replacement, and we will include expected refresh cycles for these systems in the capital renewal reserve. Together, these strategies will maximize system life and ensure predictable funding for future replacement.

Adjacent Structures

1182

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?
- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

1183

AXL Academy (0180-0213-C) Charter School - District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof Replacement and Security Upgrades (0180-0213-C-SG00002) - Site Level Applicant - New - Application Number (58)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

15%

Results indicate if a waiver is required.

Waiver Not Needed

1184

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,886,524.32
D. Applicant Match to this Project	$ 282,978.65
E. Requested BEST Grant Amount	$ 1,603,545.67
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 1,886,524.32

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ Technology Bond 2024 Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1185

* 52,400

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 52,400

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 451

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 36.00 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

116

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

6 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/20/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

07/16/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The cost estimate was built from competitive, fixed-price proposals for roofing, SRP emergency response, security cameras, and door hardware, then refined into a single, defensible project budget. Our board representative and facilities leadership compared the highest and lowest responsive bids in each scope, normalized unit costs to the 52,400 SF roof and full-campus security design, and used a blended value rather than simply selecting the low number to reflect realistic 2026 market conditions. The final detailed budget incorporates industry-standard contingencies (escalation, construction, and owner) to manage price volatility and unforeseen conditions. Key cost drivers include the age and complexity of the multi-section roof, integration of SRP-compliant IP paging with existing systems, and deployment of a modern, cloud-managed camera and access control platform across the entire site.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

AXL Academy will engage an independent Roof Consultant/Project Manager/Owner's Representative ($64,000 budgeted, 3.39% of project) to ensure all scopes-roof, SRP, and security-are completed accurately per BEST standards.

Consultant responsibilities:

Pre-construction: Bid document review, contractor pre-qualification, constructability analysis

1186

Construction: Bi-weekly site inspections, quality control, change order review

Commissioning: Final inspections, system testing, warranty documentation

Closeout: Owner training, 20-year warranty compliance

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

AXL Academy will follow CDE's competitive procurement requirements for all primary consultants, vendors, and contractors, building on the competitive proposals we have already obtained for roofing, SRP emergency response, cameras, and door hardware. For each major scope (roof replacement, SRP system, security cameras, and door/access hardware), we have solicited multiple written proposals from qualified, Colorado-licensed, bonded, and insured firms and used those proposals to establish a blended, market-realistic project budget rather than simply adopting a single low bid.
If awarded, we will formally re-confirm or re-procure each scope in alignment with CDE dollar thresholds: public, competitive RFQ/RFP for contracts over $100,000; at least three written bids for scopes between $25,000 and $100,000; and selection from pre-qualified vendors for scopes under $25,000. The Executive Director and facilities/owner's rep will use a documented scoring rubric that weights qualifications and school experience, total cost, schedule (ability to meet the summer 2026 roof and school-year security timeline), and warranty/service. All contracts above the local policy threshold will require Governing Board approval and will be submitted to CDE for review and pre-approval before execution.
We do not anticipate any deviations from CDE's required procurement process; if an exception is needed for a specialized scope, we will seek CDE guidance in advance and document the rationale and policy alignment in the project file.

1187

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

AXL Academy has primarily leveraged two internal local resources to support this project. First, Aurora Public Schools Technology Bond proceeds are being used to fund the security camera system and SRP emergency response platform; the Governing Board has formally designated a portion of these bond dollars to satisfy the required 15% local match for the security and communication scopes. Second, AXL is committing General Fund capital dollars toward the roof replacement and associated match requirement. At this time, the school has not secured additional state, local, or community funding sources beyond the BEST request and these two local contributions.

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?

AXL Academy's current annualized energy utility costs: $84,000 (Xcel Energy electricity + natural gas).

Monthly Average (Sep-Nov 2025): $7,000

Sep: $7,381

Oct: $8,227

Nov: $5,375

Expected Annual Reduction: $18,000 (21%)

Primary: New roof eliminates 100+ leaks causing winter heat loss

Natural gas savings: 25% heating reduction (majority of winter bills)

Secondary: SRP/doors reduce air infiltration

1188

Verified by: Facility Condition Assessment

Result: Roof replacement delivers 3-year payback via documented utility savings, supporting Executive Master Plan energy cost reduction goal.

● Campuses Impacted by this Grant Application ●

EAGLE COUNTY RE 50 - Vail Ski and Snowboard Academy Roof Replacement - Vail Ski and Snowboard Academy - 1978

District:	Eagle County RE 50
School Name:	Vail Ski and Snowboard Academy
Address:	1 Academy Loop
City:	Minturn
Gross Area (SF):	53,789
Number of Buildings:	1
Replacement Value:	$23,702,317
Condition Budget:	$15,378,418
Total FCI:	0.65
Adequacy Index:	0.28



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,381,306	$3,276,136	0.97
Equipment and Furnishings	$1,085,380	$1,042,793	0.96
Exterior Enclosure	$2,300,487	$1,580,380	0.69
Fire Protection	$120,025	$876,347	7.30
HVAC System	$3,099,340	$2,338,194	0.75
Interior Construction and Conveyance	$4,965,971	$3,668,036	0.74
Plumbing System	$1,018,110	$935,550	0.92
Site	$3,484,127	$2,389,285	0.69
Structure	$4,247,571	$16,002	0.00
Overall - Total	$23,702,317	$16,122,723	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Vail Ski and Snowboard Academy Site	2,038,968	0.69	1978	$3,484,127	$2,389,285
Vail Ski and Snowboard Academy Main	53,789	0.64	1978	$20,218,190	$13,733,438
Overall - Total	2,092,757	0.65		$23,702,317	$16,122,723

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: EAGLE COUNTY RE 50 **County:** Eagle

Project Title: Vail Ski and Snowboard Academy Roof Replacement

Current Grant Request:	$491,532.05	**CDE Minimum Match %:**	66%
Current Applicant Match:	$954,150.46	**Actual Match % Provided:**	66%
Current Project Request:	$1,445,682.51	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,445,682.51	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$47.74	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	254
Hard Costs Per Sq Ft:	$47.74	**Cost Per Pupil:**	$5,692
Previous BEST Grant(s):	5	**Gross Sq Ft Per Pupil:**	219
Previous BEST Total $:	$1,313,046.36		

Financial Data (School District Applicants)

District FTE Count:	5,997	**Bonded Debt Approved:**	$244,000,000
Assessed Valuation:	$5,356,157,070	**Year(s) Bond Approved:**	16,23
Statewide Median: $143,909,452			
PPAV:	$893,139	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$102,665	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	38.9%	**Outstanding Bonded Debt:**	$273,210,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$2,444.79	**Total Bond Capacity:**	$1,071,231,414
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$798,021,414
		Statewide Median: $18,549,763.20	

Eagle County RE 50 (0910) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Vail Ski and Snowboard Academy Roof Replacement (0910-SG00005) - Site Level Applicant - New - Application Number (55)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Vail Ski and Snowboard Academy (VSSA) - 0910-9061

Other, not listed

1191

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☑ Career and Technical Education	☑ Middle School
☐ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1192

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.**

As the original owner, Eagle County School District (ECSD) constructed this school building, currently serving as the Vail Ski and Snowboard Academy (VSSA) in 1977. In its nearly five decades of existence, this building, located in Minturn, Colorado, has maintained a rich public education history. Prior to its capacity as VSSA, the building housed Minturn Middle School for 33 years. Between 2009-2011, the building hosted multiple entities through a transitional period: the middle school, a budding ski and snowboard magnet school, and a senior center managed by Eagle County Healthy Aging (ECHA).

In 2009, VSSA launched as the first public ski and snowboard magnet school in the country serving student athletes in 5-12th grades, allowing students to pursue athletic goals while receiving all the requirements of a public education. In 2011, Minturn Middle School officially closed and moved to a new location in Eagle-Vail/Avon to become Homestake Peak School serving PreK-8th grades. Additionally, ECHA has been using this building since 2009 to serve the over-60 population in Minturn and surrounding communities with meals, social activities, and educational programs helping older adults maintain independence, dignity, and purpose.

Currently, ECHA serves 35-40 lunches in-house on Wednesdays and Fridays in addition to preparing meals for home delivery. All total, ECHA serves approximately 110-120 senior citizens year-round with use of the VSSA school building.

In addition to serving VSSA students and the ECHA elderly community, the building is used for multiple countywide athletic competitions including collegiate

and Junior National Qualifiers for Nordic skiing, Vail Recreation District's mountain bike races, and the summer GoPro Games. Finally, the building is often rented for community special events when school is not in session.
The current Firestone EPDM type membrane roof was installed on the entire building in 2003. According to a 2025 capital roof assessment performed by the Garland Company, the "VSSA roof sections are adhered to EPDM in failed condition. Hundreds of repairs have been done on the roof sections. Paint failing and deterioration on the coping cap. Many areas of ponding water. Soft spots felt under feet indicating a wet system. Sloped metal deck. Stained tiles are seen all around school."

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since the original construction of this school building in 1977, there have been minimal capital improvements despite its year-round usage. However, when the school transitioned from a middle school to a magnet school, the following capital improvements were made to improve conditions making it more suitable for students:

- Gymnasium upgrade in 2019-2020
- Cafeteria upgrade in 2019-2020
- Front entrance security vestibule upgrade and renovation of front steps leading to the entrance in fall 2019

From 2022 through 2025, ECSD has managed $44,423 in roof repair expenses. Since the current roof installation in 2003, ECSD has spent $68,577 maintaining the current roof system. From the total roof repairs, 64.8% of expenditures have accrued over the past three years. In addition to the roof repairs, the fire system was upgraded in 2024/25.

1193

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district budgets approximately $200k annually to provide roofing repairs district-wide, and spends roughly $4mm for overall capital needs at all ECSD facilities.

At all schools, capital improvements are completed in line with our 2020 Facilities Master Plan, with projects or issues that impact student health or safety taking priority. These urgent projects often use up much of our capital budget and severely impact the district's ability to fund large-scale replacement projects such as the VSSA roof funding request.

In 2025, ECSD commissioned Garland Company to provide a Roof Assessment and Capital Plan to prioritize and advise roof improvement needs throughout the district.

Over the past three years, ECSD roof improvement needs have exceeded the $200K budget consistently: 2021-22 roof improvement needs exceeded the budget by $650k, in 2022-23 the needs exceeded by $108k, and in 2025-26 the needs are expected to exceed budget by $270k.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

ECSD has received prior BEST funding for two other school facility roof replacement/repair projects. In 2021-22, funding was received for Gypsum Creek Middle School and in 2023-24 for Red Hill Elementary School. Neither of these projects met the requirement for the Capital Renewal Reserve funds.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

1194

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Eagle County RE 50 (0910) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Vail Ski and Snowboard Academy Roof Replacement (0910-SG00005) - Site Level Applicant - New - Application Number (55)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1195

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Eagle County School District is addressing a severe facility challenge at the Vail Ski and Snowboard Academy (VSSA), where the roof system has reached a critical state of deterioration. This failure has led to persistent water intrusion that directly threatens the health, safety, and daily well-being of student-athletes, staff, and the senior services delivered within a portion of this facility in partnership with Eagle County Healthy Aging.

The VSSA facility requires a comprehensive solution to address widespread, recurring leaks and significant water damage throughout the building. Despite diligent efforts to seal entry points, moisture continues to penetrate our classrooms, creating air quality concerns and safety hazards that disrupt the learning environment every time it rains or snows.

While our maintenance teams have been proactive, the damage is now too extensive to manage within our local operational budget. Our unique mountain climate requires heavy foot traffic and equipment for essential snow removal, which the fragile, existing roof surface can no longer withstand. This has left our district trapped in a reactive cycle of emergency repairs and avoidable safety risks.

To provide a safe and stable learning environment, Eagle County School District is seeking BEST grant funding for this 30,284 Sq. Ft. roof replacement. This project will protect our school from the elements and allow us to focus on our educational mission without the distraction of failing infrastructure. Without this state partnership, the project cost is simply beyond our current capital capacity, leaving us unable to complete this essential work.

1196

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities

- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current roofing system at the Vail Ski and Snowboard Academy (VSSA) has reached a critical breaking point. After years of withstanding harsh high-altitude conditions, the roof has far exceeded its useful life and is showing signs of advanced, widespread failure. Despite our team's best efforts-including hundreds of documented patches and repairs-the system can no longer keep the elements out. We are now experiencing recurring leaks during every rainstorm and snowmelt cycle. Inspections and core samples show the consistent water intrusion has saturated the roof subsurface, and caused widespread leaks across the school. These are no longer isolated issues that can be fixed with a patch; the entire building envelope is failing.

Our mountain location creates a constant struggle between keeping the building dry and keeping it structurally safe. A structural evaluation by Martin/Martin, Inc. confirmed that we must manually remove snow from the roof to prevent the weight from overloading the building's frame. This creates an impossible situation: the heavy foot traffic and equipment required to safely clear the snow inevitably puncture and tear the fragile, aging roof surface. This "destructive cycle" means that every effort we take to protect the building from snow damage further destroys our ability to keep the interior dry. Furthermore, the deteriorating, soft surface of the roof creates an unsafe and unstable environment for the staff who must perform this essential maintenance.

1197

These facility failures are now directly impacting the health and well-being of our students and staff. Inside the school, the evidence of failure is impossible to ignore. Widespread water staining and saturated ceiling tiles have become a constant distraction to the learning environment. These conditions create a significant risk for mold growth and compromised indoor air quality, which is unacceptable for a school setting. Additionally, constant leaks threaten to damage the facility's interior and specialized equipment, while falling ceiling tiles and wet floors create immediate safety hazards.

We have reached a point where localized repairs are no longer effective or a responsible use of funds. The scale of this deterioration has surpassed our regular maintenance capacity, and a full replacement is the only viable path forward. Securing this grant will allow us to move past these constant infrastructure distractions and ensure a safe, dry, and healthy school where students can focus on their education without the threat of a failing building overhead.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Eagle County School District conducted a comprehensive facility-wide investigation to prioritize the most critical roofing needs at Vail Ski and Snowboard Academy (VSSA). Our assessment went beyond visual inspections to include moisture mapping of interior leaks, professional core sampling, and an extensive review of maintenance records. These core samples provided evidence of the system's failure, confirming that the underlying insulation is fully saturated and the substrate is literally crumbling underfoot. This deep-dive analysis was essential to determine why, despite our team's best efforts to seal hundreds of documented punctures, the building continues to suffer from recurring leaks during every precipitation event and snowmelt cycle.

To ensure the long-term safety of the building's structure, the District engaged Martin/Martin, Inc. to perform a specialized structural assessment. Their evaluation identified the specific snow-load thresholds that trigger mandatory snow removal to prevent structural overloading. This investigation was crucial

in uncovering a "destructive cycle" unique to this high-altitude site: the staff and equipment required for mandatory safety clearing are inadvertently destroying the brittle, saturated membrane. By mapping these failures against our maintenance history, we have documented that localized repairs are no longer a viable solution.

Our investigation specifically focused on the intersection of facility health and student well-being. We have closely monitored how these failures impact the daily educational process, noting areas where persistent moisture entry endangers specialized equipment and creates risks to indoor air quality. This thorough evaluation has confirmed that a full replacement is the only way to eliminate the "spongy" substrate hazards for our maintenance crews and provide a dry, stable, and safe learning environment for our students.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Attempting to continue patching a failing roof system is no longer viable, and a new roof system is required to maintain the integrity of our facility. Risks of water infiltration through the roof system and the consequential expenses associated with the leaks is too high. After reviewing multiple roof systems, considering life-cycle cost, historical experience on other schools, and local climate, a multi-ply BUR roof system will serve the district best.

Scope of Work
1. Set up proper safety
2. Remove existing roof system down to the structural deck
3. Remove existing coping, counter flashing, and edge metal, properly and legally dispose of off-site.
4. Furnish and install new Poly ISO in accordance with Energy code requirements. Mechanically fasten first layer, set subsequent layers in hot asphalt
5. Furnish and install ½" wood fiber cover board set in hot asphalt
6. Furnish and install new sbs modified base sheet in hot asphalt in accordance with manufacturers application rates. Set wall flashing in flashing bond adhesive.
7. Furnish and install new sbs modified cap sheet in hot asphalt in accordance with manufacturers application rates. Set flashing in flashing bond adhesive.
8. All new flashings to be terminated w/ new termination bar, set in butyl tape, caulk bar with adhesive.
9. All vertically terminated curb flashing to be pinned with new termination bar 6" o.c., caulk bar. Cover Terminations with new 24ga Kynar Counterflashing metal in school approved color.
10. All Cap Sheet laps at flashings shall be 3-coursed with aluminized asphaltic mastic with scrim embedded
11. Install new 24GA Kynar coping metal atop parapet in school approved color. Install & detail w/ ice-and-water sheet atop parapet.
12. Furnish and install new cast iron drain covers and clamp rings where existing.
13. Install new flood coat of asphalt throughout field of roof areas at 60lbs per 100sqft coverage rate, then cover with pre-washed earthen tone mixed ?"-?" gravel at 400lbs per 100sqft. Surface 4'x4' internal drain sumps with mixed 2"-4" river rock, in-place of mixed gravel
14. Following full cure of all waterproofing and adhesives, 7 days minimum, apply a single coat of fibered aluminized coating to all flashings.
15. All drains are required to be cleared and tested upon roofing installation completion.
16. Secure 3 Year Workmanship Warranty and a 30-year manufacturer system warranty.

1198

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any

architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

As part of our planning process, multiple site assessments and core sampling was conducted to evaluate the current conditions at Vail Ski and Snowboard Academy (VSSA). These efforts provided a thorough understanding of the roof's failing condition and the extent of water damage. By analyzing these factors, we determined that continuing with localized patching was no longer a viable or fiscally responsible solution; a full system replacement is necessary to ensure long-term building sustainability and stop the ongoing degradation of the facility's interior.

In developing the proposed solution, the district and its consultants evaluated several alternatives, before determining that a multi-ply system was the most efficient and effective use of resources. This decision was based on a structural assessment by Martin/Martin, Inc., which confirmed that the facility requires mandatory, frequent snow removal to prevent overloading. We concluded that a standard single-ply roof cannot withstand the "destructive cycle" of heavy foot traffic and equipment required by our local climate. The proposed multi-ply system offers the superior puncture resistance and durability necessary for high-altitude UV exposure and rigorous winter maintenance.

The district collaborated with contractors and a professional consultant to develop a design narrative that adheres to current wind and snow load standards while securing a 30-year manufacturer NDL material warranty. Throughout this diligence process, we focused on maximizing the value of the project by choosing a multi-ply system that eliminates the expensive emergency repair cycles that have strained both financial and overall time from the school district.

Urgency

1199

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The Eagle County School District cannot predict exactly when the roof at Vail Ski and Snowboard Academy will suffer a catastrophic failure, but the facility has already surpassed its functional lifespan and reached a state of total failure. Based on professional assessments and physical testing, we know the frequency and severity of water leaks will only increase. Delaying this project any further invites significant risk to the building's structural integrity and indoor air quality, potentially leading to partial or full school closures if interior damage becomes too extensive for our students to safely occupy the building.

If this project is not awarded, the district will be forced to continue a reactionary and expensive maintenance cycle that is no longer sustainable. In the recent past, our maintenance department has spent approximately $69K in repairs to mitigate damage, yet these are only temporary fixes. Physical tests show that moisture is already trapped deep within the roof's layers, where it is rotting the foundation of the roof from the inside out. In our extreme mountain climate, this trapped water freezes and thaws, accelerating the destruction of the building every single day. Without a full replacement, every rainstorm and snowmelt cycle will result in new leaks that endanger our students, staff, and school equipment.

Furthermore, we are trapped in a dangerous cycle where we must walk on and clear snow from the roof to keep it structurally safe, yet doing so further destroys the fragile, brittle surface. Postponing this project ensures this destructive cycle continues, leading to ballooning emergency repair costs and the potential for a catastrophic loss of the facility's interior. Securing a BEST grant now allows the district to proactively protect our students before a manageable crisis turns into a complete facility failure.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the

Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Eagle County School District is dedicated to a proactive maintenance strategy designed to extend the full life cycle of the new VSSA roofing system and ensure the 30-year manufacturer NDL material warranty remains in full effect.

Once the project is complete, the facility will be integrated into a defined Roof Asset Management Program that prioritizes proactive maintenance, over reactive repairs. We will perform scheduled, comprehensive inspections every spring and fall to address the specific wear and tear caused by our mountain winters, ensuring that drains stay clear and that all seals remain watertight before the heavy snow season arrives.

To protect the state's investment and our local taxpayers, the district will strictly adhere to all manufacturer-required maintenance protocols and inspection guidelines. By utilizing qualified personnel to identify and address minor deficiencies, such as small punctures or sealant wear, at the first sign of trouble, we will prevent moisture from ever reaching the new insulation again. This commitment to immediate, professional repair is our primary strategy for maintaining the total life of the future system and preventing the "reactive" cycles of the past.

Beyond daily maintenance, this facility remains a high priority within our district's long-term capital planning. We are dedicated to the consistent monitoring and professional upkeep of this high-performance system to ensure it performs at its peak for decades. This proactive approach will provide our student-athletes with a safe, dry, and healthy learning environment for the next 30 years and beyond.

1200

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ( ) Yes
- (●) No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?
- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

1201

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Eagle County RE 50 (0910) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Vail Ski and Snowboard Academy Roof Replacement (0910-SG00005) - Site Level Applicant - New - Application Number (55)

III. Detailed Project Cost Summary

1202

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

66.00 %

* B. Actual match on this request - Enter Actual Match Percentage

66

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,445,682.51
D. Applicant Match to this Project	$ 954,150.46
E. Requested BEST Grant Amount	$ 491,532.05
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,445,682.51

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1203

* 30,284

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 55,632

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 254

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 47.74 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

219

5 % * **O. Escalation % identified in your project budget**

5 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/27/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

09/30/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

ECSD arrived at the project estimate by reaching out to qualified, experienced, local contractors and secured three estimates. The estimates averaged $1,215,216. Roof Consulting Services aided ECSD in this process. Because of the timing of this BEST grant award, the urgent need of this project, and the seasonality of this specific school facility's location at approximately 8,200 feet of elevation, the roof replacement project will need to begin no later than mid-July 2026. The project will be well underway but may not complete by the start of the 2026-27 school year. This timing will require roofing contractors to include a charcoal filter systems to minimize impact on students from the start of school on August 18 through the project completion in September 2026.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The ECSD facilities department will lead the direct oversight of this roofing project, managed by a team that brings decades of combined experience in the construction industry and a proven history of executing large-scale capital improvements. Our leadership will be responsible for every phase of the project's success, with a focus on contractor coordination, strict schedule adherence, and the enforcement of rigorous safety standards to protect the campus environment.

To ensure consistent quality and project continuity, the district will require the roofing contractor to maintain the same superintendent and lead foreman on-site for the entire duration of the build. This requirement prevents the loss of critical site-specific knowledge and ensures that workmanship remains uniform

1204

from start to finish. Daily on-site management and coordination will be handled by our internal facilities staff to monitor contractor performance and verify that all work meets our strict specifications.

By combining the expertise of our veteran district personnel with these high standards for contractor accountability, we will ensure that the new VSSA roofing system is installed to the highest possible standards. This proactive management approach is our primary strategy for protecting the state's investment and ensuring the long-term integrity of the building envelope.

VSSA roof replacement team includes:
Joseph Reen, Chief Operations Officer, ECSD
Charlotte Nestor, Facilities Coordinator, ECSD
John Stehli, Consultant, Roof Consulting Services
Edward Kiena, Building Technician, VSSA - ECSD
Kari Bankston, Principal, VSSA

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

1205

Following CDE and district procurement policies, Roof Consulting Services, LLC was selected for assessment and design. These specialized services fall below the threshold requiring a formal competitive bid.

For the full roof construction project, ECSD has an agreement with OMNIA Partners for cooperative purchasing. This organization specializes in K-12 education procurement with consolidated access to hundreds of publicly awarded cooperative contracts. ECSD will explore whether this project is a good fit for OMNIA services that could allow for a streamlined procurement approach in consideration of the compacted timeframe to begin the project in mid-July. OMNIA Partners utilizes a portfolio of primary education Master Agreements designed to tackle top procurement challenges within the K-12 industry, including tight budget constraints, complex regulatory requirements, and fiscal transparency. The company provides a trusted lead public agency contracting model that creates equal access to savings while prioritizing compliance and clearly documented procedures.

If OMNIA is not a good fit for project procurement, ECSD has a formal RFP process using the BidNet platform to distribute RFPs with a focus on competitive bidding that adheres to Board policies for purchasing, and often utilizes cooperative purchasing to ensure cost-effective, transparent procurement of goods and services. The process includes:

- Formal Solicitation: The district issues RFPs for goods and services.
- Competitive Bidding: Similar to other Colorado districts, ECSD uses competitive price quotations to ensure competitive pricing.
- Board Policy: Purchasing decisions are guided by specific Board of Education policies.
- Contractual Integrity: Formal procurement results in a signed, written contract covering scope of work, pricing, and terms.
- Approval Process: Larger, high-stakes decisions require approval from administration and follow long-term, structured planning.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In 2024, the district issued $100mm in bonds to cover construction of a new school in Gypsum, CO, as well as renovations at another school. Bond interest earnings have provided the district a small amount of extra funding to pursue roofing and boiler replacements around the district, with the roof at VSSA being the most urgent need due to potential safety concerns to students.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Although determining utility savings when replacing a roof is deemed nominal by our consultants. ECSD believes the new roof will have an improved R Factor that should positively impact utility expenses including the natural gas that heats the building.

1206

EAGLE COUNTY

Public Health & Environment
Carly Rietmann, MPH
970-328-8896
carly.rietmann@eaglecounty.us

February 24, 2026
Capital Construction Assistance Board
Colorado Department of Education
1580 Logan Street, Suite 310
Denver, CO 80203

RE: Letter of Support for Eagle County School District – Vail Ski & Snowboard Academy Roof Project
BEST Grant Funding

Dear Members of the Capital Construction Assistance Board,

I am writing to express committed support for the BEST grant application submitted by Eagle County School District (ECSD) for a new roof at Vail Ski & Snowboard Academy (VSSA). As the Healthy Aging Manager at Eagle County Public Health and Environment, we hold programs for older adults at this school and I am deeply familiar with the condition of our facility's pressing need for these renovations.

According to a recent roof assessment shared with my team, the current facility roof, installed in 2003, has multiple soft spots and has been repaired multiple times over the years, directly impacting the safety and environment of approximately 50 adults over the age of 60 that utilize this space for the Minturn Healthy Aging programs operating twice a week for nutrition, social, and wellness activities and daily preparation of meals delivered within our community. Our older adults truly enjoy sharing this building with approximately 254 inspiring public-school students in grades 5-12 who are diligently striving to achieve academic and athletic excellence.

Without BEST grant funding, we are unable to ensure proper safety and health standards for the older adults and student athletes who utilize this building facility.

This proposed project aligns with the goals of the BEST program by addressing critical health, safety, and security issues. Specifically, this project will:

- Install a secure, modern, and energy-efficient roof
- Ensure a safe, healthy environment conducive to learning
- Alleviate the financial burden of constant emergency repairs on our operational budget

I respectfully request your approval of this funding request, which is vital to ensuring a safe, high-quality environment and nutrition resources for the older adult population in Eagle County. Thank you for your time, consideration of our project, and commitment to the State of Colorado's school facilities.

Sincerely,

Carly Rietmann

Carly Rietmann, MPH
Healthy Aging Manager | Eagle County Public Health and Environment
970-328-8896 | carly.rietmann@eaglecounty.us

Philip Qualman
Superintendent
philip.qualman@eagleschools.net

EAGLE COUNTY SCHOOL DISTRICT

February 24, 2026
Capital Construction Assistance Board
Colorado Department of Education
1580 Logan Street, Suite 310
Denver, CO 80203

RE: Letter of Support for Eagle County School District – Vail Ski & Snowboard Academy Roof Project
BEST Grant Funding

Dear Members of the Capital Construction Assistance Board,

I am writing to express committed support for the BEST grant application submitted by Eagle County School District (ECSD) for a new roof at Vail Ski & Snowboard Academy (VSSA). As President of the ECSD Board of Education, I am deeply familiar with the condition of our district's oldest school building and the pressing need for these renovations.

The current roof is approximately 23 years old (installed in 2003), that has been repaired multiple times over the years. It currently has several leaks and soft spots that directly impact the safety and learning environment of approximately 254 students in grades 5-12. Additionally, ECSD shares this building with the Minturn Senior Center serving nutrition, social, and wellness activities for more than 60 adults over the age of 60 living in our community.

Without BEST grant funding, we are unable to ensure proper safety and health standards for the student athletes attending this school with dreams of becoming professional athletes and the cherished senior citizens who enthusiastically share space with these students.

This proposed project aligns with the goals of the BEST program by addressing critical health, safety, and security issues. Specifically, this project will:

- Install a secure, modern, and energy-efficient roof
- Ensure a safe, healthy environment conducive to learning
- Alleviate the financial burden of constant emergency repairs on our operational budget

I respectfully request your approval of this funding request, which is vital to ensuring a safe, high-quality learning environment for this unique and determined student body. Thank you for your time, consideration of our project, and commitment to the State of Colorado's school facilities.

Sincerely,

Lelia Conlin, President, Eagle County School District Board of Education
970-328-6321 | lelia.conlin@eagleschools.net

John C Stehli CSI, CDT.
Certified Techinical Roof Consultant
Roof Consulting Services LLC
12760 Pearl Road
Chardon, OH. 44024
440-463-0313
RoofConsultingServicesLLC@gmail.com

February 22, 2026

Capital Construction Assistance Board (CCAB)
c/o Colorado Department of Education
Division of Capital Construction
201 E. Colfax Ave.
Denver, CO 80203

Re: Letter of Support for Eagle County School District – Building Excellent Schools Today (BEST) Grant Application for Roof Replacement at Summit Elementary School

Dear Members of the Capital Construction Assistance Board:

I am writing this letter in strong support of the Eagle County School District's application for a Colorado Building Excellent Schools Today (BEST) grant to address critical roof deficiencies at Vail Ski and Snowboard Academy. As a Certified Technical Roof Consultant, I have forty-three years of experience in Commercial, Industrial and Institutional roofing.

I have evaluated the roof sections for Vail Ski and Snowboard Academy.

My assessment confirms that the roofing system is in a failed condition and poses an immediate and ongoing risk to the facility's integrity, occupant safety and the educational environment. Key observed deficiencies include:

- Numerous rooms with wet or stained ceiling tile.
- Significant areas of unadhered one ply roof membrane making if very prone to a catastrophic loss in a weather event with high winds.
- Detachment of the base flashings from the perimeter parapet walls in several areas.
- Hundreds of patches on the existing roofs in varying conditions.
- Failing pitch pan and sleeve & collar flashing details in several areas.
- A number of areas of ponded water in different locations of the roof.
- A safety concern at the roof hatch which must be addressed.
- Numerous open seams across multiple roof areas, directly contributing to active leaks.
- Extensive rusting and deterioration of coping caps, compromising edge protection and allowing water intrusion.

These issues have resulted in a well-documented history of interior leaks, with the district expending many thousands of dollars in reactive repairs over the past several years. Such patchwork fixes are inefficient, unsustainable and fail to resolve the root causes of the failures. A great many of the patches were needed as a result of shoveling snow off the roof. The patches have stopped many of the leaks but have done nothing for the wet insulation which will cause damage to the roof deck and structural elements.

A comprehensive scope of work and detailed specifications are necessary to eliminate these ongoing hazards, prevent further costly emergency interventions and ensure long-term facility reliability. This project aligns closely with the BEST program's core objectives of protecting the health and safety of students and staff, addressing critical capital construction needs and maximizing the effective use of state resources for high-priority infrastructure improvements.

I strongly recommend that the Capital Construction Assistance Board prioritize and support the Eagle County School District's application for funding to complete this essential roof replacement at the Vail Ski and Snowboard Academy. Should you require additional documentation, photographs or further technical details, I am available at your convenience.

Thank you for your consideration of this important project and for your dedication to improving public school facilities across Colorado.

Sincerely,



John C Stehli CSI, CDT.
Certified Technical Roof Consultant

● Campuses Impacted by this Grant Application ●

GARFIELD RE-2 - Rifle MS Roof Replacement - Rifle MS - 1946

District:	Garfield Re-2
School Name:	Rifle MS
Address:	753 Railroad Avenue
City:	Rifle
Gross Area (SF):	134,000
Number of Buildings:	5
Replacement Value:	$53,858,259
Condition Budget:	$32,069,686
Total FCI:	0.60
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$7,225,581	$7,090,283	0.98
Equipment and Furnishings	$1,678,120	$970,802	0.58
Exterior Enclosure	$7,762,863	$3,609,767	0.47
Fire Protection	$567,367	$913,017	1.61
HVAC System	$11,626,270	$8,787,120	0.76
Interior Construction and Conveyance	$10,539,012	$7,643,828	0.73
Plumbing System	$2,486,844	$909,319	0.37
Site	$4,233,484	$2,881,526	0.68
Special Construction	$302,526	$0	0.00
Structure	$7,436,191	$236,273	0.03
Overall - Total	$53,858,259	$33,041,935	0.61

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Rifle MS Center of Integrated Learning	22,200	0.69	1926	$8,225,164	$5,998,014
Rifle MS Mod 2	1,600	0.11	2006	$118,419	$12,917
Rifle MS Mod 1	1,600	0.14	2006	$169,398	$23,493
Rifle MS Site	675,709	0.68	1946	$4,233,484	$2,881,526
Rifle MS Mod 3	1,600	0.14	2006	$169,398	$23,493
Rifle MS Main	107,000	0.57	1946	$40,942,396	$24,102,492
Overall - Total	809,709	0.60		$53,858,259	$33,041,935

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: GARFIELD RE-2 **County:** Garfield

Project Title: Rifle MS Roof Replacement

Current Grant Request:	$144,360.18	**CDE Minimum Match %:**	59%
Current Applicant Match:	$207,737.82	**Actual Match % Provided:**	59%
Current Project Request:	$352,098.00	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$352,098.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$19.35	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	544
Hard Costs Per Sq Ft:	$19.35	**Cost Per Pupil:**	$647
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	246
Previous BEST Total $:	$3,179,756.72		

Financial Data (School District Applicants)

District FTE Count:	4,642	**Bonded Debt Approved:**	
Assessed Valuation:	$855,602,910	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$184,318	**Bonded Debt Failed:**	$5,700,000
Statewide PPAV: $241,472			
Median Household Income:	$84,103	**Year(s) Bond Failed:**	18
Statewide Avg: $75,116			
Free Reduced Lunch %:	54.2%	**Outstanding Bonded Debt:**	$40,345,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$849.28	**Total Bond Capacity:**	$171,120,582
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$130,775,582
		Statewide Median: $18,549,763.20	

Garfield Re-2 (1195) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Rifle Middle School Roof Replacement (1195-SG00005) - Site Level Applicant - New - Application Number (44)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Rifle Middle School - 1195-7356

Other, not listed

1211

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☐ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1212

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.**

Rifle Middle School (RMS) was built in 1946. This facility has been used as both a middle school and a high school. In the late 70's, a new school was built, and eventually became Rifle High School. A 1996 bond added a new academic wing to the south-west corner of Rifle Middle School, and also added a gymnasium and classroom wing to the now-demolished Esma Lewis Elementary School. In 2004, Rifle Middle underwent a major renovation, incorporating part of the 1996 addition to Esma Lewis Elementary and the existing 1946 building to create Rifle Middle School, the largest school in the District at 111,800 square feet. Garfield Re-2 is seeking to replace the roof over the 1996 wing and the 1996 gym addition. At 30 years of age, they have surpassed their life expectancy.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The roof maintenance for all of our facilities is combined into a single roof maintenance plan, so specifically teasing out the patches to the roof over the last three years is difficult. However, in order to keep Rifle Middle School functioning in both the auxiliary gym and seventh-grade wing, our staff keeps a close eye on those sections of the roof and patches them if there is significant water seepage. Over the last three years, approximately $15,000 has been expended in patches and repair work to this roof. In addition, over the last three years, the following capital improvement projects have taken place at Rifle Middle School:

2022-Replaed Interior Doors $126,764
Paving of Parking lot - $288,000
New Carpet - $75,119

2023-Bushes trees removed.
Bleachers and gym floor refinishing-$150,000
2024-Science room remodel-$50,000
2025-34,000 roof design

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Historically the district budgeted $1.5 million per year to address our capital needs. The $1.5 million for 14 facilities and sites equates to roughly 2.2% of the organization's entire $67M budget; and is still not enough to take on the district's now $300 million of deferred maintenance and identified capital needs. In addition to the annual contribution, the district has had to infuse an additional $8 million over the last 2-years to address priority capital projects. Major foundational issues at an elementary school, boiler replacements, electrical upgrades, and other critical needs have required the district to divert general fund dollars to address these projects.

For the 2025-26 school year and the foreseeable future, Garfield Re-2 has about $1.2 million budgeted for capital expenses to meet as many demands as possible. Once the needs of Transportation and Technology are met, there is little to spend on facility maintenance.

Over the last two years, our District leveraged a performance contract with JCI to complete a multitude of projects to help see us through the next 6 - 8 years. These projects were heavily weighted toward school safety and included upgrading our Panic Alarm System & Speakers, adding window security film to the entrance and side windows of all of our buildings, retrofitting our interior and exterior lighting with LED lights, upgrading boilers in four schools that had outlived their productive lives, upgraded irrigation controls at half of our buildings, and replaced a roof at Wamsley Elementary. Additionally, we were fortunate to receive a BEST grant to upgrade our district camera system - again leaning heavily into school safety.

Like many districts, Garfield Re-2 is getting creative with our funding strategies to complete capital improvements, including performance contracts and grants to maximize the taxpayer dollars and maintain our buildings to the highest level possible. The limited capital projects funding limits our capacity to fund the Rifle Middle School Roof Repair without support from programs like BEST.

1213

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

1214

Garfield Re-2 (1195) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Rifle Middle School Roof Replacement (1195-SG00005) - Site Level Applicant - New - Application Number (44)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Rifle Middle School's sectional roof areas were installed in 1996 as a built-up roofing (BUR) system and have reached the end of their useful life. Engineering evaluations conducted in 2016 and updated in 2025 confirm that the roofing system is experiencing systemic failure, including chronic ponding water along approximately 130 feet of roof edge, widespread membrane blistering and delamination, deep alligator cracking, deteriorated parapet coping and flashing systems, and repeated patching at roof drains. These conditions allow moisture intrusion and compromise the integrity of the building envelope.

During significant rain events, water infiltrates the small gym and portions of the 7th-grade wing. Ceiling tiles become saturated and fall, buckets are placed in hallways and classrooms to capture drips, and wet floor signage is required to reduce slip hazards. In some classrooms, teachers relocate students and instructional materials away from known leak areas. The small gym, which supports daily student programming as well as community athletics and recreation, experiences leaks during the same weather events that require indoor use.

Temporary repairs have extended the roof's life but have not resolved the underlying systemic deficiencies. Continued patching increases the likelihood of additional failures and greater interior damage over time. Prolonged moisture exposure threatens insulation, decking, fascia, and parapet systems and increases risk of mold and long-term structural deterioration.

If awarded, BEST funds will support the replacement of approximately 18,200 square feet of deteriorated roofing. The proposed solution includes removal of the existing BUR system; correction of drainage deficiencies caused by the original gravel stop design; installation of tapered insulation to promote positive drainage; replacement of parapet coping and flashing systems; and installation of a new single-ply membrane roofing assembly. The new system will increase insulation performance from approximately R-22 to R-30+, improving energy efficiency and stabilizing operating costs. The roofing system will include a 30-year manufacturer warranty.

The project is fully engineered, competitively bid, and scheduled for summer construction to avoid disruption to instruction. This grant will allow the District to address documented health, safety, and building envelope deficiencies proactively, protecting instructional space, community use areas, and public investment for decades to come.

1216

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The sections of Rifle Middle School's roof proposed for replacement were installed in 1996 as a built-up roofing (BUR) system. Engineering evaluations conducted in 2016 and updated in May 2025 confirm the system has exceeded its useful life and is experiencing systemic failure.

The 2025 assessment documents critical deficiencies, including chronic ponding along approximately 130 feet of roof edge caused by a 1½-inch gravel stop that traps stormwater; widespread blistering and delamination of the 4-ply membrane; deep alligator cracking indicating loss of waterproofing oils; deteriorated parapet coping and flashing systems; repeated mastic patching at roof drains; and evidence of moisture migration into fascia and wall systems resulting in dry rot.

The 2016 report similarly warned that standing water against the gravel stop created a condition "waiting to happen" and that continued repair expenditures would be better directed toward replacement. The consultant further noted that repairs to BUR systems at this stage often introduce additional leaks rather than resolving systemic failure.

These exterior deficiencies are actively impacting interior learning environments. During significant rain events, water infiltrates the small gym and portions of the 7th-grade wing. Ceiling tiles become saturated and fall. Buckets and trash cans are placed in hallways and classrooms, and wet floor signage is required to reduce slip hazards. In one to two classrooms, teachers relocate students and materials away from known leak areas. In the small gym, which supports daily programming and community athletics, leaks occur during the same weather events that require indoor use.

This project directly aligns with BEST statutory priorities:

Protection of the Building Envelope: Chronic ponding, membrane failure, and flashing deterioration compromise the integrity of the roof system and expose structural components to continued damage.

Health and Safety: Water intrusion increases risk of mold, falling ceiling materials, and slip hazards in occupied spaces.

1217

Prevention of Structural Damage: Ongoing moisture exposure threatens decking, insulation, fascia, and parapet systems, increasing future rehabilitation costs.

Energy Efficiency: Test cuts confirmed existing thermal resistance at approximately R-22.24. The proposed replacement increases performance to R-30.6, improving efficiency and stabilizing operating costs.

Temporary repairs have extended functionality but have not resolved the underlying deficiencies. This is not an aesthetic upgrade; it is a necessary building envelope replacement addressing documented health, safety, structural, and energy concerns. Failure to act will accelerate interior deterioration, increase long-term capital costs, and strain limited district resources.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Garfield Re-2 has undertaken extensive investigation over multiple years to accurately diagnose the roofing deficiencies at Rifle Middle School and determine the appropriate course of action.

In September 2016, Division 7 Design, Inc., a professional roof consulting firm, conducted a comprehensive evaluation of the 1996 built-up roofing (BUR) system. The assessment documented chronic ponding along approximately 130 feet of roof edge caused by a 1½-inch gravel stop, widespread membrane distress, deteriorated fascia, substandard flashing heights, and repeated patching at drains and edges. The consultant advised that standing water conditions and ongoing repairs would continue to result in leakage and interior damage and recommended that long-term expenditures be directed toward eventual replacement rather than continued reactive repairs.

1218

Following the 2016 evaluation, the District implemented targeted maintenance and repair efforts to responsibly extend the service life of the roof. The facilities team conducted routine seasonal inspections, responded to active leaks, cleared drains, and repaired flashing and membrane areas as needed. These efforts were intended to preserve the system while monitoring its performance.

Over time, leak frequency increased and visible deterioration progressed.

In May 2025, Division 7 Design returned to conduct a detailed follow-up assessment. The updated investigation included visual inspections of all affected roof planes; documentation of widespread blistering, delamination, and deep alligator cracking; assessment of deteriorated parapet coping and flashing systems; and examination of roof drains with excessive layered patching. Physical test cuts were performed to verify roof assembly components and confirm insulation levels of approximately R-22.24.

The consultant compared 2016 and 2025 documentation and photographs and noted measurable progression of membrane deterioration and drainage deficiencies. Based on these findings, the 2025 report concluded that the roofing system had exceeded its useful life and was excessively compromised, recommending full replacement rather than continued repair.

Following the updated engineering assessment, Division 7 Design prepared a detailed Project Manual outlining technical specifications and system requirements. The District then initiated a competitive procurement process, including publication of bid documents and a mandatory pre-bid walkthrough attended by eight certified roofing contractors.

The District has exercised responsible diligence in evaluating the roof condition and determining that replacement is the appropriate and necessary solution. We have maximized taxpayer dollars through patching and maintenance. At 30-years, these sections of roof have well outlived their expected lifespan.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed project is a sectional roof replacement at Rifle Middle School addressing approximately 18,200 square feet of deteriorated built-up roofing (BUR) originally installed in 1996. The scope directly responds to the documented membrane failure, chronic ponding, flashing deterioration, and drainage deficiencies identified in the engineering evaluations.

The existing 4-ply gravel-surfaced BUR system will be fully removed in the identified areas, including membrane, cover board, insulation as required, deteriorated flashing, parapet coping, and edge components. Removal is necessary due to widespread blistering, delamination, deep alligator cracking, and moisture migration that cannot be resolved through additional patching.

A primary deficiency involves chronic ponding along approximately 130 feet of roof edge caused by the original 1½-inch gravel stop design. The proposed solution eliminates this condition by removing the existing gravel stop and installing a properly designed wind-rated edge securement system. Tapered insulation will be installed to promote positive drainage and prevent standing water.

A new single-ply membrane roofing system will be installed in accordance with the engineered Project Manual specifications. The assembly will include new polyisocyanurate insulation, increasing thermal resistance from approximately R-22 to a minimum of R-30.6. The system will also include cover board, properly detailed flashing transitions, and manufacturer-approved attachment methods to ensure long-term durability.

Parapet coping and flashing systems that have deteriorated will be removed and replaced, with flashing heights corrected to meet current industry standards. Roof drains will be cleaned, repaired as necessary, and properly integrated into the new membrane system to eliminate excessive patching and reduce future leak risk.

The completed system will include a 30-year manufacturer warranty.

This solution efficiently addresses the specific deficiencies by eliminating chronic ponding, restoring waterproofing integrity, improving insulation performance, correcting flashing failures, and protecting structural components from continued moisture intrusion. The scope is proportional to the documented condition and represents a comprehensive building envelope restoration aligned with BEST priorities related to health, safety, energy efficiency, and long-term infrastructure stewardship.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

1219

Garfield Re-2 undertook a deliberate and multi-year planning process before determining that sectional replacement was the most efficient and responsible solution.

Following the 2016 engineering evaluation, the District pursued ongoing maintenance and targeted repairs to extend the roof's service life rather than replace it immediately. Facilities staff conducted seasonal inspections, cleared drains, repaired flashing, and addressed active leaks to preserve the system while monitoring its performance. Over the past three years, it is estimated that Garfield Re-2 has invested about $15,000 to patch the roof and keep disruptions to our students' academic needs to a minimum.

When deterioration progressed, Division 7 Design, Inc. conducted a comprehensive reassessment in 2025. The updated evaluation included visual inspections, comparison to prior documentation, and physical test cuts to verify roof assembly components and insulation levels. Findings confirmed systemic membrane failure, chronic drainage deficiencies caused by the original gravel stop design, and flashing deterioration that could not be corrected through patching alone.

Alternative approaches, including continued repair or overlay systems, were evaluated but determined to be less cost-effective and unlikely to resolve underlying drainage and membrane failures. The proposed solution focuses only on the most compromised roof sections (approximately 18,200 square feet), rather than full building replacement, demonstrating proportional response and fiscal restraint.

The engineered design incorporates tapered insulation to promote positive drainage, increased thermal performance from R-22 to R-30.6, wind-rated edge securement systems, and flashing details meeting current construction standards. Specifications were developed through a formal Project Manual and validated through competitive bidding attended by eight certified contractors.

1220

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Our anemic winter on the Western Slope has certainly borrowed some time for Rifle Middle School and these roof sections, however, the roofing deficiencies at Rifle Middle School require immediate resolution.

Based on documented progression between the 2016 and 2025 engineering evaluations, the system has moved from advanced wear to systemic failure. The roof has exceeded its useful life, and deterioration is accelerating.

The building currently experiences water infiltration during significant rain events, particularly in the small gym and portions of the 7th-grade wing. While recent dry weather has temporarily limited visible impacts, the underlying membrane blistering, delamination, flashing failures, and drainage deficiencies remain. The consultant's 2025 assessment documented increased blistering and deterioration compared with the 2016 photographs, indicating continued progression of failure.

Based on current condition and professional evaluation, the District believes the deficiencies must be resolved within the next construction cycle (Summer 2026) to prevent accelerated interior damage. Continued exposure to moisture infiltration increases the likelihood of:

- Worsening membrane separation and expansion of leak areas

- Saturation of insulation and reduced thermal performance
- Damage to decking, parapet systems, and fascia
- Mold risk associated with chronic moisture conditions
- Increased safety hazards from falling ceiling materials and wet flooring

If the project is not awarded and replacement is delayed, the District will be forced to continue reactive repairs on a system that has reached the end of its service life. Engineering documentation indicates that additional patching on deteriorated BUR systems often creates new failure points rather than resolving systemic issues .

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

(●) Yes
( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

1221

* 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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Garfield Re-2 is committed to maximizing the useful life of all capital investments through proactive maintenance, regular inspection, and long-term financial planning. The Rifle Middle School roof replacement will be incorporated into the District's established facilities maintenance program immediately upon completion.

The proposed roofing system will include a 30-year manufacturer warranty as specified in the bid documents.The warranty covers the membrane system and associated components, providing long-term protection against material defects and system failure when properly maintained.

In addition to the manufacturer warranty, the contractor is required to meet all installation standards outlined in the Project Manual and to provide manufacturer certification of installer credentials as part of the procurement process.

Garfield Re-2 employs a facilities team that conducts routine inspections and preventative maintenance on all district roofs including seasonal inspections of roofs including the inspection of flashing, coping and edge conditions.

This regular inspection cycle has allowed the District to extend the life of aging roof systems responsibly. The same proactive approach will be applied to the new roofing assembly to preserve warranty compliance and maximize system longevity.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

1222

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Garfield Re-2 (1195) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Rifle Middle School Roof Replacement (1195-SG00005) - Site Level Applicant - New - Application Number (44)

III. Detailed Project Cost Summary

1223

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

59.00 %

* B. Actual match on this request - Enter Actual Match Percentage

59%

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 352,098.00
D. Applicant Match to this Project	$ 207,737.82
E. Requested BEST Grant Amount	$ 144,360.18
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 352,098.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1224

* 18,200

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 134,000

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 544

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 19.35 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

246

0 % * **O. Escalation % identified in your project budget**

0 % *** P. Construction Contingency % identified in your project budget**

0 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/07/2026

1225

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate for the Rifle Middle School sectional roof replacement was developed through a multi-step professional process that included engineering evaluation, design development, and competitive procurement.

Division 7 Design, Inc., a professional roof consulting firm, conducted comprehensive roof assessments in both 2016 and 2025 to determine the scope of deficiencies and the necessary corrective actions.

As part of the 2025 evaluation, the consultant performed physical test cuts to verify the roof assembly composition and insulation depth, confirmed drainage deficiencies, and assessed flashing and parapet conditions. Based on comparable roofing projects completed in calendar years 2024-2025, Division 7 Design provided a preliminary estimate of probable cost ranging from approximately $18.25 to $24.50 per square foot.

This estimate reflected current market pricing for materials, labor, insulation improvements, and edge securement systems.

Following the updated assessment, Division 7 Design prepared a detailed Project Manual and specifications, including requirements for:
Roof and deck insulation
Single-ply membrane roofing
Sheet metal flashings

Wind-rated edge securement systems
Manufacturer certification requirements
30-year warranty standards

The project scope was fully engineered prior to bidding to ensure accuracy and minimize change orders.

The District issued formal bid documents and conducted a mandatory pre-bid walkthrough attended by eight certified roofing contractors. All attendees submitted bids. After review and vetting of qualifications, the project was awarded to Supreme Roofing Done Right, LLC, with a contract amount of $352,098.

The competitive bid process validated the engineer's estimate and confirmed that the project cost reflects current market conditions.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Garfield Re-2's Director of Facilities John Oldham will be overseeing this project.

John Oldham has been managing school district facilities for over 25-years. During his tenure with the Graves County School District, John oversaw the new construction of four new elementary schools, a performing arts center and new football stadium. John also completed hundreds of other capital projects in the 19 years he worked with the district, including two other major renovations at an elementary and high school. These projects amounted to a substantial amount effort and time on John's behalf and were all executed to a high standard that John continually performs by. Since 2018, John has overseen more than $28 million in projects with Garfield Re-2 that includes everything from large site improvements, major and minor renovation projects, and new PK facilities within the fourteen buildings he currently oversees.

In addition, Garfield Re-2 utilizes Division 7 Design, Inc., out of Grand Junction, CO, to support our roof replacement/repairs. Division 7 Design has previously and successfully managed Garfield Re-2 roof replacements at several schools from 2005 to the present day. They have a deep understanding of our District, our facilities and our needs.

1226

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Garfield Re-2 understands the importance of competitive selection through a qualification-based selection process. The District issued formal bid documents and conducted a mandatory pre-bid walkthrough attended by eight certified roofing contractors. All attendees submitted bids. After review and vetting of qualifications, the project was awarded to Supreme Roofing Done Right, LLC, with a contract amount of $352,098.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We have not leveraged resources specifically for this project. Due to the competitiveness for all dollars within the school setting, Garfield Re-2 has become more creative in leveraging other dollars to support capital needs, including aggressively seeking grants, and the recent implementation of a performance contract with JCI. While those do not directly affect the Rifle Middle School Roof Replacement project, they do affect our facilities plan overall.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

1227

● Campuses Impacted by this Grant Application ●

HARRISON 2 - Multiple School Roof Replacement - Harrison HS - 1965

District:	Harrison 2
School Name:	Harrison HS
Address:	2755 Janitell Road
City:	Colorado Springs
Gross Area (SF):	219,557
Number of Buildings:	3
Replacement Value:	$87,948,651
Condition Budget:	$35,602,047
Total FCI:	0.40
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$11,945,001	$8,594,011	0.72
Equipment and Furnishings	$3,894,725	$1,638,507	0.42
Exterior Enclosure	$9,796,213	$4,760,877	0.49
Fire Protection	$25,329	$2,997,827	118.36
HVAC System	$15,539,719	$1,946,125	0.13
Interior Construction and Conveyance	$12,470,235	$8,486,691	0.68
Plumbing System	$4,230,406	$3,444,221	0.81
Site	$16,470,649	$6,725,285	0.41
Special Construction	$1,364,912	$0	0.00
Structure	$12,211,463	$6,326	0.00
Overall - Total	$87,948,651	$38,599,870	0.44

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Harrison HS Tech Center	9,960	0.57	1974	$2,768,816	$1,720,583
Harrison HS Site	1,515,298	0.41	1965	$16,470,649	$6,725,285
Harrison HS Zalman Center	8,933	0.32	2007	$3,061,209	$1,086,603
Harrison HS Main	200,664	0.40	1965	$65,647,978	$29,067,399
Overall - Total	1,734,855	0.40		$87,948,651	$38,599,870

● Campuses Impacted by this Grant Application ●

HARRISON 2 - Multiple School Roof Replacement - Bricker ES - 1980

District:	Harrison 2
School Name:	Bricker ES
Address:	4880 Dover Place
City:	Colorado Springs
Gross Area (SF):	51,707
Number of Buildings:	1
Replacement Value:	$18,917,493
Condition Budget:	$5,682,993
Total FCI:	0.30
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,882,697	$1,027,882	0.36
Equipment and Furnishings	$358,514	$5,213	0.01
Exterior Enclosure	$2,628,209	$1,390,830	0.53
Fire Protection	$16,844	$706,002	41.91
HVAC System	$3,962,408	$388,750	0.10
Interior Construction and Conveyance	$3,673,994	$1,069,509	0.29
Plumbing System	$1,098,196	$665,066	0.61
Site	$1,849,268	$1,135,744	0.61
Structure	$2,447,361	$0	0.00
Overall - Total	$18,917,493	$6,388,996	0.34

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bricker ES Site	344,130	0.61	1980	$1,849,268	$1,135,744
Bricker ES Main	51,707	0.27	1980	$17,068,225	$5,253,252
Overall - Total	395,837	0.30		$18,917,493	$6,388,996

● Campuses Impacted by this Grant Application ●

HARRISON 2 - Multiple School Roof Replacement - Sand Creek International - 1996

District:	Harrison 2
School Name:	Sand Creek International
Address:	550 Sand Creek Drive
City:	Colorado Springs
Gross Area (SF):	91,404
Number of Buildings:	1
Replacement Value:	$32,504,083
Condition Budget:	$14,021,557
Total FCI:	0.43
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,047,298	$3,303,665	0.65
Equipment and Furnishings	$694,413	$357,895	0.52
Exterior Enclosure	$3,725,057	$1,626,565	0.44
Fire Protection	$1,267,132	$1,074,993	0.85
HVAC System	$7,151,542	$3,468,759	0.49
Interior Construction and Conveyance	$5,756,705	$1,488,426	0.26
Plumbing System	$1,744,878	$766,675	0.44
Site	$3,105,843	$1,934,580	0.62
Structure	$4,011,215	$0	0.00
Overall - Total	$32,504,083	$14,021,558	0.43

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sand Creek International Site	435,600	0.62	1996	$3,105,843	$1,934,580
Sand Creek International Main	91,404	0.41	1996	$29,398,240	$12,086,978
Overall - Total	527,004	0.43		$32,504,083	$14,021,558

● Campuses Impacted by this Grant Application ●

HARRISON 2 - Multiple School Roof Replacement - Fox Meadow MS - 2004

District:	Harrison 2
School Name:	Fox Meadow MS
Address:	1450 Cheyenne Meadows Road
City:	Colorado Springs
Gross Area (SF):	129,348
Number of Buildings:	1
Replacement Value:	$60,934,498
Condition Budget:	$19,899,726
Total FCI:	0.33
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$8,457,530	$3,494,161	0.41
Equipment and Furnishings	$1,784,926	$994,081	0.56
Exterior Enclosure	$11,308,246	$2,230,006	0.20
Fire Protection	$1,599,104	$17,373	0.01
HVAC System	$12,062,020	$8,793,513	0.73
Interior Construction and Conveyance	$11,309,198	$2,602,711	0.23
Plumbing System	$2,409,168	$317,308	0.13
Site	$3,695,055	$1,450,579	0.39
Structure	$8,309,250	$0	0.00
Overall - Total	$60,934,498	$19,899,732	0.33

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fox Meadow MS Main	129,348	0.32	2004	$57,239,443	$18,449,153
Fox Meadow MS Site	1,204,434	0.39	2004	$3,695,055	$1,450,579
Overall - Total	1,333,782	0.33		$60,934,498	$19,899,732

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: HARRISON 2 **County:** El Paso

Project Title: Multiple School Roof Replacement

Current Grant Request:	$924,628.48	**CDE Minimum Match %:**	39%
Current Applicant Match:	$591,155.91	**Actual Match % Provided:**	39%
Current Project Request:	$1,515,784.39	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,515,784.39	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$18.24	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.54	**Affected Pupils:**	1,492
Hard Costs Per Sq Ft:	$17.70	**Cost Per Pupil:**	$1,016
Previous BEST Grant(s):	10	**Gross Sq Ft Per Pupil:**	223
Previous BEST Total $:	$7,591,611.25		

Financial Data (School District Applicants)

District FTE Count:	11,935	**Bonded Debt Approved:**	$180,000,000
Assessed Valuation:	$1,222,628,020	**Year(s) Bond Approved:**	18
Statewide Median: $143,909,452			
PPAV:	$102,441	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$63,570	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	71.7%	**Outstanding Bonded Debt:**	$170,125,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$713.84	**Total Bond Capacity:**	$244,525,604
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$74,400,604
		Statewide Median: $18,549,763.20	

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - Site Level Applicant - New - Application Number (32)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Harrison High School - 0980-3806

*** Facility Name & Code**
Sand Creek International School - 0980-7611

*** Facility Name & Code**
Harrison 2 - 0980

Other, not listed
Don Shiverdecker Support Building

1233

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☑ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☑ Learning Center	☑ Senior High School	☑ Gymnasium; Nutrition Services Warehouse; Ops Shop Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

1234

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of their original construction, the public school facilities in question were designed to meet the educational and operational needs of their respective communities.
- Harrison High School, originally constructed in 1966, underwent subsequent expansions in 1974, 1995, and 2002 to accommodate continued growth in student enrollment. These additions ensured the school could maintain adequate instructional space and support services as the surrounding community expanded.
- Sand Creek International School, originally built in 1996 as an elementary school, was expanded in 2019 to support increased enrollment and evolving programmatic needs. The additions allowed the facility to transition successfully from an elementary campus into a K-8 school, providing age-appropriate learning environments and expanded educational programming.
- Don Shiverdecker Support Building, constructed in 1981, has not undergone major additions. Modifications have been limited to interior office and maintenance shop reconfigurations to better support the operational needs of Harrison School District 2. The facility currently houses key district departments, including Grounds, Fleet, Maintenance, Custodial, and Nutrition Services operations.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The District has made significant capital investments to ensure these facilities remain safe, functional, and supportive of student and staff needs. Below is a summary of recent capital improvements at each location:
- Harrison High School:
Recent improvements include installation of a new athletic practice field (including sod, grading, and irrigation), electrical upgrades to support fashion and sewing elective courses, complete replacement of auditorium audio/visual and sound equipment, installation of a new pool pump, parking lot and asphalt repairs, major upgrades to the baseball field, and irrigation system enhancements incorporating smart irrigation controllers. Critical infrastructure repairs were also completed on basketball hoops and associated motor systems.
Currently in progress is a landscape enhancement project near the football stadium to address significant weed and debris overgrowth. This project will improve aesthetics, create more usable natural seating areas, restore overgrown plant material, remove areas of debris accumulation, and enhance visibility and safety along student walking paths surrounding the campus.
- Sand Creek International School:
Recent projects include parking lot improvements and HVLS upgrades to the elementary wing gymnasium, improving comfort, efficiency, and overall facility functionality.
- Don Shiverdecker Support Building:
Improvements within the last three years include an interior office remodel, installation of a new automotive shop lift, and the acquisition of a CNC machine to improve the accuracy and efficiency of in-house carpentry work supporting district schools.

These improvements demonstrate Harrison School District 2's continued commitment to responsible facility stewardship and proactive investment in safe, modern, and well-maintained learning environments.

1235

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past several years, Harrison School District 2 has made a deliberate and sustained effort to increase investment in capital outlay to address aging infrastructure and deferred maintenance needs across the district.
The District's capital budget has grown from approximately $1.0 million in FY2021 to $2.3 million in FY2023, increasing to $2.9 million in FY2024-2025, and most recently to $4.1 million in FY2025-2026. These figures represent districtwide capital outlay expenditures, not allocations specific to a single facility.
This growth is not the result of surplus reserves or increased revenue. Rather, it reflects a strategic decision by District leadership, including the Superintendent and Chief Financial Officer, to prioritize critical facility and infrastructure needs despite constrained funding. Capital allocations are determined based on risk, life-safety impact, operational necessity, and long-term asset preservation.
In 2024, the District established a Long-Range Planning Committee to support community-informed capital planning. The committee included community members, students, district staff, members of the District Accountability Committee (DAC), and professionals from the architecture, engineering, and

construction industries. While formal committee activities paused in 2025, the District is actively working to reconvene these efforts in 2026 to continue structured long-term facilities planning.
To further strengthen capital forecasting and prioritization, the District's Operations Leadership Team is currently conducting an internal review of recently completed bond projects alongside outstanding deferred maintenance needs. This effort is being used to update the District's Capital Improvement Plan and Facilities Condition Assessment. While prior third-party support was explored, the District has chosen to begin this work internally to ensure momentum and alignment with operational priorities. The District anticipates exploring contracted consultant support in the next one to two years to supplement and validate this in-house assessment work.
These efforts demonstrate Harrison School District 2's commitment to proactive capital stewardship, responsible fiscal prioritization, and long-term facilities sustainability.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

1236

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - Site Level Applicant - New - Application Number (32)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Harrison School District 2 (HSD2) serves more than 10,000 students in southeast Colorado Springs, a historically underserved community facing significant economic challenges. Approximately 76% of students qualify for free and reduced-price meals, and the District serves a high percentage of English language learners and students with disabilities. Despite these challenges, HSD2 remains committed to providing safe, high-quality learning environments that support student achievement and long-term success.

Several district facilities are experiencing advanced roof system deterioration due to age and lifecycle expiration. Ongoing water intrusion, membrane failure, and insulation degradation are compromising building envelope integrity and creating operational and instructional disruptions. While temporary repairs have extended service life where possible, the systems have reached a point where full replacement is the only responsible and cost-effective solution.

The proposed BEST project includes:
- Don Shiverdecker Support Building: Full roof replacement due to widespread membrane failure and aging infrastructure.
- Sand Creek International School: Nearly full roof replacement across all original building areas, excluding the 2019 addition, which remains within useful life.
- Harrison High School: Partial roof replacement targeting the most deteriorated sections of the building envelope.

1238

These roofing systems are experiencing active leaks and deterioration that threaten interior finishes, mechanical systems, instructional spaces, and recently completed capital improvements. Continued patching is no longer sustainable and diverts limited maintenance resources without resolving the underlying structural deficiencies.

If awarded, BEST funding will allow the District to restore building envelope integrity, improve insulation performance to current code standards, reduce long-term maintenance costs, and protect prior capital investments. The project will eliminate ongoing water intrusion, reduce safety risks, and ensure uninterrupted educational programming.

Without BEST support, the District does not have sufficient capital reserves to address these failures at the scale required. This project represents a critical investment in infrastructure preservation, risk mitigation, and equitable access to safe, stable learning and operational environments for students and staff across Harrison School District 2.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Existing Conditions, Deficiencies, and Justification for BEST Grant Funding:
The roofing systems at Don Shiverdecker Support Building, Sand Creek International School, and Harrison High School have reached or exceeded their intended service life and are experiencing advanced deterioration. These conditions present significant risks to building integrity, occupant safety, and continuity of operations, necessitating immediate capital intervention.
The District's multi-site roofing scope is outlined in the project documentation and includes full and partial replacements to address widespread system failure.

Existing Conditions and Deficiencies:
Despite ongoing maintenance and patching efforts, the affected roofs continue to experience:
- Persistent water intrusion
- Membrane deterioration and seam failure
- Compromised flashing and edge detailing
- Insulation degradation and reduced thermal performance
- Drainage inefficiencies contributing to ponding water

Don Shiverdecker Support Building requires a full roof replacement due to aging membrane systems and continued deterioration that threatens operational continuity for critical district departments housed within the facility.
Sand Creek International School requires a nearly full reroof across all original building sections. The 2019 addition remains within its service life and is excluded from replacement. The remaining roof areas have experienced progressive deterioration, ongoing leak events, and reduced insulation performance.
Harrison High School requires a targeted partial reroof addressing the most deteriorated roof sections, where membrane failure and flashing breakdown are contributing to active water infiltration.

1239

Health and Safety Concerns:
These deficiencies directly align with the statutory priorities of the BEST program:
- Life-Safety and Structural Risk: Continued moisture intrusion weakens substrate materials, increases the likelihood of ceiling system failure, and compromises structural components.
- Indoor Air Quality Risk: Prolonged moisture creates conditions conducive to mold growth, posing respiratory health concerns for students and staff.
- Operational Disruption: Water infiltration has damaged interior finishes, ceiling systems, and flooring, disrupting instructional spaces and daily operations.
- Energy Inefficiency: Aging insulation systems no longer meet current energy code performance standards, increasing operational costs and reducing building efficiency.

Urgency and Financial Constraints:
The District has made responsible efforts to extend roof life through maintenance and targeted repairs; however, patching is no longer cost-effective or structurally sufficient. Continued reactive repairs divert limited capital resources without resolving the underlying system failures.
Without BEST funding, Harrison School District 2 does not have sufficient capital reserves to address these multi-site roofing deficiencies at the scale required. Delaying replacement will result in escalating damage to interior systems, higher long-term repair costs, and increased safety risk.
This project represents a critical investment in restoring building envelope integrity, protecting public assets, improving energy performance, and ensuring safe, uninterrupted learning and operational environments across the District.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

1240

Harrison School District 2 has undertaken a comprehensive and data-driven investigation process to identify and prioritize the roofing deficiencies at Don Shiverdecker Support Building, Sand Creek International School, and Harrison High School. The District's approach reflects deliberate planning, professional consultation, and ongoing condition monitoring.

The District completed a full Facility Condition Assessment (FCA) across all campuses, which documented the age, condition, and remaining useful life of major building systems, including roofing. The FCA identified significant deterioration and end-of-life conditions at the affected facilities, confirming the need for full and partial roof replacements.

In addition to the FCA, District leadership conducted site-specific evaluations in coordination with roofing professionals during development of the multi-site roofing scope.
These evaluations included:
- Visual inspections of membrane condition and flashing integrity
- Assessment of drainage performance and ponding conditions
- Review of insulation performance and substrate stability
- Documentation of active leak locations and interior damage

A districtwide prioritization framework was applied to rank roofing needs based on life-safety risk, building envelope failure, operational impact, and cost escalation potential. Through this process, the roofs at Don Shiverdecker Support Building and Sand Creek International School were identified as requiring comprehensive replacement, while specific deteriorated sections at Harrison High School were prioritized for partial replacement.

Beyond formal assessments, real-world performance issues have reinforced the urgency of this project. Snow events and heavy rainfall have resulted in active water intrusion, ceiling system damage, and operational disruption. Repeated maintenance interventions have confirmed that patching efforts are no longer effective in addressing systemic membrane and flashing failure.

Through facility assessments, professional evaluations, ongoing maintenance documentation, and district-level prioritization analysis, Harrison School District 2 has demonstrated due diligence in identifying these deficiencies. The proposed reroofing project is the result of careful investigation and strategic planning to address critical building envelope failures in a fiscally responsible manner.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Harrison High School (Area D)
1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.
2) Install 2" polyisocyanurate roof insulation R=11.4 - mechanically attached.
a. Attached for 72 mph wind warranty
3) Install ½" wood fiber insulation in hot asphalt.
a. Maximum board size: 4'x4'
4) Install large sumps at each roof drain.
5) Install crickets as required to provide positive drainage.
a. No Expanded Polystyrene (EPS) insulation permitted.
b. Cricket must be sized to eliminate ponding water.
6) Install four plies of Type IV fiberglass felt in hot asphalt.
7) Install base flashing per manufacturer's requirements
a. Use SBS Premium base flashing and backer ply.
b. Three course flashing laps and corners using non-asbestos flashing cement.
c. Install fiber aluminum roof coating on all base flashing.
8) Install gravel in hot asphalt.
9) Install coping with continuous clip (22 ga.).
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
a. Lead flashing is to be used on all round tubing or pipe.
b. The use of pitch pans shall be limited.
a. Fill pitch pans with pourable sealer (mix thoroughly)
11) Install new pre-finished counter flashing.
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.

1241

12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
a. The minimum finished flashing height for this project is eight inches above the finished roof.
b. Cost to raise flashing heights shall be borne by the contractor.
c. Install wood blocking to accommodate the required flashing height.
14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
b. Replace all drain and drain pipe using similar materials and methods.
15) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

Sand Creek International School
Main Roof
1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.
2) Install polyisocyanurate roof insulation in two layers; R=23 - mechanically attached.
a. Attached for 72 mph wind warranty
3) Install ½" wood fiber insulation in hot asphalt.
4) Install large sumps at each roof drain.
5) Install crickets as required to provide positive drainage.
a. No Expanded Polystyrene (EPS) insulation permitted.
b. Cricket must be sized to eliminate ponding water.
6) Install SBS Base Ply in hot asphalt.
7) Install SBS Premium FR cap sheet in hot asphalt.
8) Install base flashing per manufacturer's requirements
a. Use SBS Premium base flashing and backer ply.
b. Three course flashing laps and corners using non-asbestos flashing cement.
c. Install fiber aluminum roof coating on all base flashing.
9) Install coping with continuous clip (22 ga.).
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
a. Lead flashing is to be used on all round tubing or pipe.
b. The use of pitch pans shall be limited.
a. Fill pitch pans with pourable sealer (mix thoroughly)
11) Install new pre-finished counter flashing.
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.

1242

13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
a. The minimum finished flashing height for this project is eight inches above the finished roof.
b. Cost to raise flashing heights shall be borne by the contractor.
c. Install wood blocking to accommodate the required flashing height.
14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
b. Replace all drain and drain pipe using similar materials and methods.
15) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

Gym Roof
16) Remove the existing base flashing, coping, fascia, edge, and counter flashing.
17) Install ½" HD Iso insulation in low rise foam adhesive.
18) Install 60 mil EPDM - fully adhered using bonding adhesive
19) Install base flashing per manufacturer's requirements
20) Install coping with continuous clip (22 ga.).
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
21) Flash roof drains , plumbing jacks, pitch pans and plumbing vent pipes per manufacturer's standard details.
a. Fill pitch pans with pourable sealer (mix thoroughly)
b. Install water block at roof drains; minimum 1 tube per drain.
22) Replace flu pipe with 24-gage galvanized (soldiered) flu pipe jack with storm collar.
23) Install new pre-finished counter flashing.
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
24) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
25) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
a. The minimum finished flashing height for this project is eight inches above the finished roof.
b. Cost to raise flashing heights shall be borne by the contractor.
c. Install wood blocking to accommodate the required flashing height.
26) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
b. Replace all drain and drain pipe using similar materials and methods.
27) Replace missing, damaged, or plastic drain baskets and rings with new cast iron. New cast iron strainers as manufactured by the drain bowl manufacturer.

Don Shriverdecker Support Building
1) Remove the existing roof membrane, insulation, base flashing, coping, fascia, edge, and counter flashing.
2) Install 2.5" polyisocyanurate roof insulation R=14.4 - mechanically attached.
a. Attached fully adhered in hot asphalt.

1243

3) Install ½" wood fiber insulation in hot asphalt.
4) Install large sumps at each roof drain.
5) Install crickets as required to provide positive drainage.
a. No Expanded Polystyrene (EPS) insulation permitted.
b. Cricket must be sized to eliminate ponding water.
6) Install four plies of Type IV fiberglass felt in hot asphalt.
7) Install base flashing per manufacturer's requirements
a. Use SBS Premium base flashing and backer ply.
b. Three course flashing laps and corners using non-asbestos flashing cement.
c. Install fiber aluminum roof coating on all base flashing.
8) Install gravel in hot asphalt.
9) Install coping with continuous clip (22 ga.).
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
10) Install and flash new lead drain flashing, lead plumbing jacks, galvanized pitch pans (soldiered corners) and 24-gage galvanized (soldiered) flu pipe jack with storm collar.
a. Lead flashing is to be used on all round tubing or pipe.
b. The use of pitch pans shall be limited.
a. Fill pitch pans with pourable sealer (mix thoroughly)
11) Install new pre-finished counter flashing.
a. Use Kynar finished sheet metal-24 gage.
b. The owner to choose from manufacturer's full range of colors.
12) Provide a twenty-year (20), no dollar limit, labor and material, manufacturer's warranty that includes pre-finished sheet metal flashing.
13) Contractor to provide the required flashing heights for all walls, curbs, expansion joint and penetrations.
a. The minimum finished flashing height for this project is eight inches above the finished roof.
b. Cost to raise flashing heights shall be borne by the contractor.
c. Install wood blocking to accommodate the required flashing height.
14) Contractor is required to water test each roof drain and overflow drain upon completion of gravel installation.
a. The cost to clear, replace, or repair clogged and/or damaged drain bowls or drain pipes shall be borne by the contractor.
b. Replace all drain and drain pipe using similar materials and methods.

1244

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Harrison School District 2 undertook a comprehensive and structured planning process to determine the most appropriate and fiscally responsible solution to the roofing deficiencies at Don Shiverdecker Support Building, Sand Creek International School, and Harrison High School.

Following completion of the District's Facility Condition Assessment (FCA), roofing systems at these facilities were identified as being at or beyond their

expected service life. Subsequent site-specific evaluations were conducted in coordination with roofing professionals during development of the multi-site roofing scope. These evaluations included assessment of membrane integrity, flashing performance, drainage capacity, insulation condition, and deck stability.

Multiple solution pathways were evaluated, including:
- Continued patching and targeted repairs
- Partial overlay systems
- Sectional replacements
- Full membrane replacement

Through this evaluation, the District determined that continued patching was no longer cost-effective due to widespread membrane fatigue, flashing deterioration, and insulation degradation. Overlay systems were analyzed but determined to be less appropriate in areas where moisture intrusion had already compromised underlying components.

The proposed solutions were selected based on:
- Compliance with current building code and wind uplift requirements
- Manufacturer-certified installation standards
- 20-year No Dollar Limit (NDL) warranties
- Improved insulation performance to current energy code standards
- Positive drainage enhancements to eliminate ponding
- Lifecycle cost efficiency

Full reroofing was determined to be the most effective solution at Don Shiverdecker Support Building and the original building areas at Sand Creek International School. A targeted partial reroof approach was selected at Harrison High School to address the most deteriorated sections while preserving functional roof areas.

This approach balances durability, code compliance, lifecycle performance, and fiscal responsibility, ensuring the most efficient use of both state and local resources.

1245

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems at Don Shiverdecker Support Building, Sand Creek International School, and Harrison High School are experiencing ongoing deterioration and active water intrusion. Based on current condition assessments, failure risk will continue to escalate over the next 1-3 years, particularly under seasonal snow loads and heavy rainfall events.

If these deficiencies are not addressed in the near term:
- Water intrusion will continue to damage insulation, decking, and interior finishes
- Structural components may experience accelerated degradation

- Mold risk and indoor air quality concerns will increase
- Maintenance costs will continue to escalate due to emergency repairs
- Instructional and operational disruptions may occur

At Sand Creek International School and Harrison High School, continued leakage threatens instructional spaces and gymnasium areas. At Don Shiverdecker Support Building, roofing failure would disrupt critical district operations functions that support all campuses.
Without BEST funding, the District will be forced to continue reactive patching and short-term repairs, which are no longer cost-effective and do not resolve systemic failure. Delayed replacement will result in increased long-term costs and greater risk exposure.
This project represents a critical intervention point to prevent cascading building envelope failure and protect district infrastructure.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

1246

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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Harrison School District 2 has a structured and proactive plan to maintain the proposed roofing improvements and maximize their useful life, reflecting strong financial stewardship despite operating within a high-need community.

Preventative Maintenance Program
The District operates a formal preventative maintenance program designed to protect major building systems and extend lifecycle performance. For roofing systems, this includes:
- Weekly rooftop inspections conducted by assigned building engineers
- Seasonal inspections following significant weather events
- Routine drain and scupper clearing to maintain positive drainage
- Flashing, penetration, and edge metal reviews
- Immediate repair of minor deficiencies before escalation

All maintenance activities are documented and tracked through the District's FMX work order management system, ensuring accountability, documentation, and timely corrective action.

Demonstrated Financial Effort
Harrison School District 2 serves a community where approximately 76% of students qualify for free and reduced-price meals. Despite limited financial capacity and constrained revenue growth, the District has made sustained and increasing investments in facility maintenance and capital preservation.
Current annual districtwide allocations include:
- $473,880 in repair and maintenance budget lines
- $231,870 in maintenance supplies
- $4.1 million in FY25-26 capital outlay funding
These allocations demonstrate the District's ongoing operational commitment to protecting public assets and addressing deferred maintenance needs. Roofing systems are incorporated into preventative maintenance schedules and long-range capital forecasting to ensure continued performance and planned lifecycle replacement.

Warranty and Lifecycle Protection
The proposed roofing systems will include:
- 20-year No Dollar Limit (NDL) manufacturer warranties
- Coverage for membrane materials, insulation, flashing systems, and associated components
- Manufacturer inspection and warranty validation upon completion
This warranty structure significantly reduces lifecycle risk, protects state and local investment, and ensures system performance under manufacturer-backed standards.

Long-Term Stewardship and Equity
Although this project does not meet the statutory definition of new construction or major renovation and is therefore not subject to the Capital Renewal Reserve requirement, the District incorporates all major building systems into its Capital Improvement Plan and deferred maintenance forecasting process.

The Operations Leadership Team is actively updating the Facilities Condition Assessment and aligning completed bond projects with outstanding deferred maintenance needs to maintain accurate lifecycle projections and equitable resource distribution across campuses.
For a district serving a high-poverty population, preserving safe, dry, and functional learning environments is not optional - it is essential to educational equity. By committing local operational funds, increasing capital allocations over time, and integrating long-term lifecycle planning, Harrison School District 2 demonstrates responsible stewardship and a sustained commitment to maximizing the useful life of this investment.

1247

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?
- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling

project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?
- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

1248

Harrison 2 (0980) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multi-Site Roof Replacement (0980-SG00013) - Site Level Applicant - New - Application Number (32)

III. Detailed Project Cost Summary

1249

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

* B. Actual match on this request - Enter Actual Match Percentage

39

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,515,784.39
D. Applicant Match to this Project	$ 591,155.91
E. Requested BEST Grant Amount	$ 924,628.48
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,515,784.39

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1250

* 83,108

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 333,256

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 1,492

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 18.24 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

223

4 % * **O. Escalation % identified in your project budget**

8 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

10/12/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/06/2027

1251

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The project estimate was developed through a formal, open competitive Request for Proposal (RFP) process. The District solicited bids from qualified contractors and awarded the project to the lowest responsible and responsive bidder based on cost, qualifications, and alignment with project specifications. The resulting estimate reflects current market conditions, including material pricing, labor availability, and contractor capacity. At this time, there are no atypical or unique cost considerations beyond standard market fluctuations impacting construction and roofing projects.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Harrison School District 2's Operations Leadership Team. The District's Operations Coordinator will serve as the day-to-day Project Manager, working in direct coordination with the Director of Operations to ensure successful delivery of the project.
The Operations Coordinator brings direct experience managing capital improvement projects, coordinating contractors, overseeing schedules, tracking budgets, and ensuring compliance with district standards and safety requirements. Responsibilities will include:
- Daily project coordination and communication with the contractor
- Schedule management and milestone tracking
- Budget monitoring and documentation
- Review and processing of pay applications and change orders
- Coordination with environmental consultants and testing agencies

- Ensuring compliance with manufacturer specifications and warranty requirements
- Site visits and quality assurance oversight

The Director of Operations will provide executive-level oversight, including grant compliance, financial accountability, Board reporting, and strategic decision-making support.

The District has successfully delivered multiple multi-site capital projects in recent years, including roofing, HVAC upgrades, and landscape/athletic field installations. Established internal controls and documentation procedures are in place to manage procurement, financial tracking, and reporting in accordance with BEST Grant requirements.

A formal competitive solicitation process has been completed, and contractor award is anticipated in March 2026. The District's leadership team will provide structured oversight to ensure the project is delivered safely, on schedule, within budget, and in full compliance with CDE BEST standards.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Harrison School District 2 conducted a formal, open competitive solicitation process for this multi-site roofing project in accordance with CDE BEST Grant procurement requirements and District policy.

A public Request for Proposal (RFP) was issued, and qualified roofing contractors were invited to submit bids. Proposals are evaluated based on established criteria, including:

- Cost competitiveness
- Contractor qualifications and experience
- Relevant project history
- Ability to meet schedule requirements
- Compliance with project specifications

Contractor award has not yet been finalized and is anticipated in March 2026. The project budget reflected in this application is based on the lowest responsible and "best value" bid received through the competitive process.

The District does not anticipate deviating from required procurement guidelines and will proceed with formal contract execution in compliance with CDE Consultant/Vendor Selection Guidelines.

1252

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Harrison School District Two has demonstrated a strong commitment to addressing facility needs through local funding initiatives. District voters approved a $180 million bond in November 2018, which has supported significant capital improvements across the District.

More recently, in 2024, voters approved a $9.0 million mill levy override to be collected over a 10-year period. These local funding measures reflect sustained community investment and position the District to effectively leverage BEST grant funding while contributing meaningful financial support to priority facility projects.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The current annual gas and electric utility costs for the affected facilities are as follows:
- Harrison High School: $395,158.58
- Sand Creek International School: $116,598.78
- Don Shiverdecker Support Building: $14,381.78

The proposed roofing improvements will bring insulation values up to current energy code standards, improving the thermal performance of the building envelopes. As a result, we anticipate measurable reductions in both gas and electricity consumption.

Sand Creek International School and the Don Shiverdecker Support Building are receiving a complete or near-complete reroof, which is expected to yield noticeable reductions in heating and cooling loads. Harrison High School will receive a partial reroof; while energy savings from that portion will be more limited and more difficult to isolate, improved insulation and reduced air infiltration will still contribute to operational efficiencies.

Overall, the District anticipates an approximate 5% reduction in annual gas and electric utility costs across the impacted facilities as a result of these improvements.

1253

● Campuses Impacted by this Grant Application ●

MAPLETON 1 - Achieve Academy Roof Replacement - Achieve Academy at Bertha Heid - 1955

District:	Mapleton 1
School Name:	Achieve Academy at Bertha Heid
Address:	9100 Poze Boulevard
City:	Thornton
Gross Area (SF):	57,184
Number of Buildings:	1
Replacement Value:	$26,257,142
Condition Budget:	$17,740,760
Total FCI:	0.68
Adequacy Index:	0.14



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,120,879	$3,769,890	1.21
Equipment and Furnishings	$648,917	$811,147	1.25
Exterior Enclosure	$3,953,285	$2,109,276	0.53
Fire Protection	$28,267	$572,389	20.25
HVAC System	$3,482,333	$4,318,928	1.24
Interior Construction and Conveyance	$8,048,898	$4,020,676	0.50
Plumbing System	$1,116,137	$1,350,996	1.21
Site	$1,159,339	$1,031,222	0.89
Structure	$4,699,086	$293,944	0.06
Overall - Total	$26,257,142	$18,278,468	0.70

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Achieve Academy Site	163,000	0.89	1955	$1,159,339	$1,031,222
Achieve Academy Main	57,184	0.67	1955	$25,097,803	$17,247,246
Overall - Total	220,184	0.68		$26,257,142	$18,278,468

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: MAPLETON 1 **County:** Adams

Project Title: Achieve Academy Roof Replacement

Current Grant Request:	$749,924.56	**CDE Minimum Match %:**	44%
Current Applicant Match:	$589,226.44	**Actual Match % Provided:**	44%
Current Project Request:	$1,339,151.00	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,339,151.00	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$59.80	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$1.87	**Affected Pupils:**	355
Hard Costs Per Sq Ft:	$57.93	**Cost Per Pupil:**	$3,772
Previous BEST Grant(s):	7	**Gross Sq Ft Per Pupil:**	165
Previous BEST Total $:	$87,467,103.26		

Financial Data (School District Applicants)

District FTE Count:	6,805	**Bonded Debt Approved:**	$150,000,000
Assessed Valuation:	$1,388,169,355	**Year(s) Bond Approved:**	16
Statewide Median: $143,909,452			
PPAV:	$203,993	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$89,932	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	74.4%	**Outstanding Bonded Debt:**	$139,322,255
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$2,124.23	**Total Bond Capacity:**	$277,633,871
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$138,311,616
		Statewide Median: $18,549,763.20	

Mapleton 1 (0010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Achieve Academy roof project (0010-SG00005) - Site Level Applicant - New - Application Number (43)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Achieve Academy - 0010-0505

Other, not listed

1256

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☑ Library	☑ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1257

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.**

Achieve Academy was constructed in 1955 as a neighborhood public school facility and was designed in accordance with the building standards and educational needs of that time. At the time of construction, the facility was appropriate for use as a public school and provided the instructional spaces and building systems necessary to serve students safely and effectively.

The school was built using construction methods and materials that were common and accepted during that era, including roofing systems with an expected service life consistent with mid-20th-century standards. For many decades, the building functioned as intended and supported continuous educational use.

Over time, as educational programming, building codes, and facility standards evolved, the district made moderate upgrades and improvements to maintain the building and extend the life of major systems. These improvements allowed the facility to remain operational and suitable for students; however, they did not replace all original infrastructure.

The current issues identified in this application are the result of the natural aging of building systems that have exceeded their intended service life, rather than deficiencies in the original design or construction. The roofing systems, in particular, have surpassed their useful lifespan despite prior maintenance and restoration efforts and now require replacement to ensure the facility remains safe, dry, and functional for continued use.

*** 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.

Mapleton has made targeted capital improvements at Achieve Academy over time to maintain the facility and ensure it remains suitable for student use. These investments have focused on addressing specific areas of need as systems have aged, while extending the life of the building where feasible.

Within the past three years, the district has completed several capital projects at Achieve Academy. During the summer of 2025, the district replaced the majority of restroom flooring throughout the facility. This work addressed worn and failing finishes and improved safety, cleanliness, and functionality in high-use student areas.

In addition, the district has made significant investments in the building envelope through phased replacement of metal flashing around much of the facility over the past four years. Deteriorating flashing had become a primary point of water intrusion, and these repairs were undertaken in stages to reduce active leaks and protect interior spaces. While this work mitigated some immediate issues, it did not resolve underlying deterioration across the roofing systems.

The district also replaced one roof section, identified as Roof F, above the school's gymnasium. This roof area, approximately 5,000 square feet, was replaced in 2023 after experiencing significant leakage into the gym and its storage areas, which raised concerns about moisture and potential mold. That targeted replacement addressed the most critical failure at the time but did not extend to the remaining roof sections, which continue to age and deteriorate.

Aside from the replacement of Roof F, no full roof replacements have occurred at Achieve Academy within the last three years. The remaining roof sections have been maintained through inspections and repairs as needed, but professional assessments now indicate that additional roof areas have exceeded their useful life and require replacement.

1258

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Each year, Mapleton adopts a capital reserve budget that takes into account facility needs, including BEST-funded facilities. Over the past three years, these funds have been used to support capital outlay across the district, including projects that extend the useful life of building systems and address ongoing facility needs, consistent with the district's accounting practices.

Capital reserve funds are used for routine capital projects and targeted improvements; however, they are not sufficient to cover large-scale capital construction projects such as full roof replacements. As facilities age, the district has relied on a combination of capital reserves, operating transfers, and voter-approved funding to manage maintenance and renewal needs while prioritizing health and safety.

For fiscal year 2026, Mapleton funded its capital reserve budget at approximately $4.7 million (excluding costs related to building replacements), or $721 per pupil, as a transfer from its general fund. The District is increasing it's capital reserve budget, on a one-time basis, in a January supplemental budget by another $2.7 million for additional HVAC and facilities projects. This money is coming from the General Fund reserves. In addition, voters approved a mill levy

in 2022 that provides ongoing revenue to support building maintenance and capital needs,?although this is insufficient to meet all District needs for maintenance or capital projects.

The figures referenced above represent districtwide capital outlay, rather than funding dedicated to a single facility. While these resources allow the district to address routine capital needs and respond to emerging issues, they are limited in their ability to fund major infrastructure projects without additional state assistance.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Mapleton Public Schools has previously received BEST new construction and major renovation grants for multiple facilities, including large-scale projects completed in partnership with the State of Colorado. For all facilities constructed or renovated with BEST assistance, the district has maintained compliance with Capital Renewal Reserve requirements pursuant to section 22-43.7-109(4)(d), C.R.S.

The district maintains a dedicated capital renewal approach to ensure that major building systems are preserved and that state and local investments are protected over time. Capital Renewal Reserve funds are used to support the ongoing maintenance, repair, and replacement of critical building components such as roofs, mechanical systems, building envelopes, and other major infrastructure elements as facilities age. These reserves are planned, budgeted, and monitored as part of the district's long-term facilities and financial planning processes.

1259

For BEST-funded facilities, Mapleton incorporates capital renewal planning into routine operations and facilities management. The district conducts regular inspections, tracks system life cycles, and prioritizes preventive maintenance and timely repairs to extend the useful life of building systems and avoid deferred maintenance. Capital Renewal Reserve funds are used in conjunction with operating and capital resources to address identified needs and to ensure facilities remain safe, functional, and compliant with applicable standards.

The district's history of BEST-funded construction and renovation projects demonstrates a consistent commitment to stewardship and accountability. Mapleton has successfully partnered with the State of Colorado on multiple BEST projects, leveraging state funding alongside local resources to deliver modern, high-performing school facilities while maintaining required reserves to support long-term sustainability.

Through these practices, Mapleton Public Schools continues to meet Capital Renewal Reserve requirements for previously awarded BEST facilities and remains committed to protecting both state and community investments in public school infrastructure.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

1260

Mapleton 1 (0010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Achieve Academy roof project (0010-SG00005) - Site Level Applicant - New - Application Number (43)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1261

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Achieve Academy, located in Thornton, Colo., and part of Mapleton Public Schools, serves approximately 355 students in grades K-8. More than 75% of students qualify for free or reduced-price lunch, over 90% are students of color, and nearly 40% are identified as Multilingual learners. The school serves a community with elevated economic need, making safe, stable, and uninterrupted learning environments especially critical.

The Achieve Academy building was constructed in 1955 and has received moderate improvements over the decades. While these updates have supported continued use of the facility, the school's roofing systems have exceeded their useful life and are beginning to fail in multiple areas. A roof restoration completed in 2011 extended the system's lifespan by approximately 10 years, but that warranty expired in 2021. Since that time, the district has relied on frequent repairs and service calls to address recurring leaks, deteriorating materials, and failing components.

The roof's age is compounded by the building's complex design, which includes multiple roof elevations, parapet walls, and a high number of roof penetrations resulting from decades of additions and remodels. These transitions and penetrations are common points of failure in aging roof systems and increase the likelihood of water intrusion as materials degrade. As roofing systems age beyond their intended service life, deterioration can accelerate and become more difficult and costly to manage.

1262

At Achieve Academy, ongoing water intrusion has resulted in repeated ceiling tile replacement, increased maintenance needs, and staff concerns about air quality. The school experienced isolated mold issues less than a decade ago that were promptly addressed. While no widespread mold has been identified in recent testing, continued deferral increases the risk of water damage, air quality concerns, and disruption to instruction.

Roof leaks can disrupt teaching and learning by creating unstable classroom conditions, requiring temporary adjustments such as buckets in classrooms, replacement of damaged materials, relocation of instructional spaces, and increased monitoring during and after storms. These disruptions are particularly harmful for a student population that relies on consistency, predictable routines, and uninterrupted access to instructional and language supports.

This grant application seeks BEST funding to replace the failing roof systems at Achieve Academy. Replacing the roofs will address the root causes of ongoing leaks, including aging materials, failed transitions, and vulnerable penetrations; protect interior spaces; improve learning conditions; and reduce the risk of more severe and costly damage in the future. The proposed project represents a necessary and responsible investment to ensure Achieve Academy remains a safe, dry, and effective learning environment for the students and staff it serves.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

1263

The roofing systems at Achieve Academy have exceeded their intended service life and are experiencing increasing deterioration that presents ongoing health, safety, and operational concerns. The building was constructed in 1955, and while the roofing systems have been maintained and restored over time, they are now at a point where continued repairs are no longer sufficient to address the underlying deficiencies.

Multiple roof sections at Achieve Academy were restored in 2011 through a 10-year restoration program intended to extend the life of the existing roofing systems. That restoration warranty expired in 2021. Professional inspections conducted in June 2025 by a third-party roofing contractor now recommend immediate replacement of several roof sections due to age, material degradation, and moisture-related failure. Inspection reports identify roofs rated "Replace Immediately," with noted deterioration of roofing membranes, perimeter flashing, coping, and edge conditions.

As roofing systems age beyond their designed lifespan, their ability to shed water and maintain a watertight seal diminishes. This condition is intensified at Achieve Academy by the building's configuration, which includes multiple roof elevations, parapet walls, and a high number of roof penetrations resulting from decades of additions and interior remodels. Each change in elevation and each penetration creates seams and transitions where roofing materials bend, terminate, or connect to other building components, increasing vulnerability to failure as materials age.

At Achieve Academy, recurring roof leaks have become increasingly common and require frequent service calls and interim repairs. Maintenance activities documented in inspection reports include repeated debris removal from drains, sealing of open coping terminations, repair of perimeter and projection flashings, and replacement of deteriorated components. While these repairs help in the short term, they do not address the larger, building-wide deterioration of the roof, especially at seams, edges, and points where equipment or materials pass through the roof.

A particular area of concern has been the condition of metal flashing along roof edges, parapets, and transitions. Failing flashing allows water to bypass the roof membrane and enter the building, accelerating interior damage and increasing the risk of moisture becoming trapped within the roof system. Over the

past three years, the district has invested about $100,000 in flashing repairs in an effort to reduce leakage. While these repairs have mitigated some immediate issues, they have not eliminated water intrusion or stabilized the overall condition of the roofs.

Inspection reports and on-site observations also note weathered roofing surfaces, sun-damaged materials, and separation at seams and terminations. As materials age and separate at roof edges, elevation changes, and penetration points, repeated freeze-thaw cycles common in Colorado can accelerate deterioration and increase the likelihood of leaks.

In several areas, roofing materials show signs of separation and deformation that can worsen over time due to repeated freeze-thaw cycles common in Colorado's climate. Moisture intrusion into the roof system reduces the structural performance of the roofing materials and accelerates deterioration. As moisture accumulates within roof layers, the likelihood of more extensive failure increases, making future repairs less effective and more costly.

Water intrusion associated with roof leaks has required ongoing monitoring within the building, including frequent ceiling tile replacement and air quality testing following leak incidents. While recent testing has not identified widespread mold, the school experienced isolated mold issues several years ago that required remediation. These past conditions highlight the importance of maintaining a watertight roof system to prevent moisture-related health concerns before they escalate.

From a safety and operational standpoint, continued reliance on short-term repairs places the district at increased risk of emergency conditions. Roof systems that have surpassed their service life are more susceptible to sudden failure, particularly during heavy precipitation or severe weather events. Even when visible damage appears minor, it often signals deeper weaknesses in the roof system that can worsen quickly once water gets into the roof layers. Deferring replacement further increases the potential for interior damage, disruption to building use, and higher long-term repair costs.

Given the documented condition of the roofing systems, the age of the materials, the expiration of restoration warranties, and professional recommendations for replacement, the existing roof conditions represent a significant facility deficiency. Replacement of the failing roof sections is necessary to restore the building's ability to keep water out, protect interior spaces, and reduce ongoing health, safety, and operational risks. The proposed project directly addresses Priority 1 of the BEST program by mitigating safety hazards and health concerns in an existing public school facility.

1264

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Mapleton Public Schools has engaged in ongoing investigation and monitoring of roof conditions at Achieve Academy through routine maintenance, professional evaluations, and targeted follow-up in response to observed deterioration and water intrusion.

The district has a long-standing practice of maintaining existing facilities and extending system life where feasible. In 2011, Mapleton completed a roof restoration project intended to prolong the service life of the existing roofing systems. Following the expiration of that restoration warranty in 2021, facilities staff increased monitoring and repair efforts as roof performance continued to decline.

Investigation efforts have included regular site visits by maintenance staff, service calls to address reported leaks, and documentation of recurring issues such as compromised flashing, drainage concerns, and deterioration at roof edges and penetrations. These observations informed decisions about where interim repairs could be effective and where conditions continued to worsen despite maintenance.

To further assess roof conditions, the district engaged a third-party roofing contractor to conduct inspections of multiple roof sections at Achieve Academy.

These inspections evaluated roof age, construction type, drainage, surface condition, flashing integrity, and evidence of moisture intrusion. Findings from these assessments confirmed that deterioration was widespread and that continued repairs would not adequately address the underlying conditions.

In parallel with roof investigations, the district evaluated interior impacts associated with water intrusion. Facilities staff monitored affected areas following leak events, replaced damaged ceiling tiles, and conducted air quality and mold testing as a precaution. While recent testing did not identify widespread mold, these efforts provided additional data regarding the risks associated with continued moisture infiltration.

The district also reviewed maintenance history and repair costs associated with the roofing systems. Since 2021, all roof repairs have been funded through operating resources, with increasing expenditures as conditions declined. Significant investment in metal flashing repairs over recent years reduced some immediate leakage but did not stabilize overall roof performance.

Through this combination of ongoing maintenance, professional inspection, interior monitoring, and cost evaluation, Mapleton Public Schools determined that the roof deficiencies at Achieve Academy are systemic rather than isolated. These investigation efforts informed the decision to pursue a BEST grant as the next step in addressing the identified deficiencies.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

1265

The proposed solution is the full replacement of the failing roof systems at Achieve Academy to address the deficiencies described above. The scope of work is designed to restore the building's ability to keep water out, protect interior spaces, and reduce health, safety, and operational risks associated with continued roof failure.

Based on professional inspections and condition assessments, multiple roof sections at Achieve Academy have exceeded their useful life and are no longer performing as intended. The proposed project will remove existing deteriorated roofing materials down to the appropriate substrate and install new roofing systems that meet current performance standards.

The scope of work includes, but is not limited to, the following components:

-Removal and disposal of existing roof membranes, surfacing materials, and associated components that have reached the end of their service life

-Installation of new roofing systems designed to provide a durable, watertight barrier

-Replacement or rehabilitation of deteriorated metal flashing, coping, and perimeter edge conditions to prevent water intrusion at roof transitions and penetrations

-Repair or replacement of roof penetrations and related details to ensure proper sealing and integration with the new roofing systems

-Evaluation and improvement of roof drainage components, including drains and scuppers, to ensure effective water shedding

-Installation of roofing assemblies that comply with current codes, manufacturer requirements, and industry standards

-Coordination of construction activities to minimize disruption to school operations, with work anticipated to occur during periods when students are not in session, to the extent possible

This scope directly addresses the identified roof deficiencies by eliminating the root causes of recurring leaks and moisture intrusion. Replacement of failing flashing and perimeter conditions resolves known points of failure that have contributed to ongoing maintenance challenges.

The proposed solution is efficient and effective because it focuses on comprehensive system replacement rather than continued short-term repairs that no longer provide reliable performance. The new roofing systems will reduce the need for frequent service calls, stabilize maintenance demands, and extend the functional life of the building.

The proposed project does not include building expansion, reconfiguration of instructional spaces, or upgrades unrelated to roof performance. The scope is intentionally limited to addressing documented roof deficiencies and restoring the building's ability to function safely and reliably as a school facility.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

1266

Mapleton Public Schools undertook a deliberate and methodical planning process to determine the most appropriate solution to address roof deficiencies at Achieve Academy. This process included evaluation of existing conditions, review of maintenance history, professional inspections, and consideration of alternative approaches before selecting full roof replacement as the proposed solution.

As part of routine facilities management, the district has monitored roof performance over time and responded to recurring issues through maintenance and repairs. These efforts included patching, sealing, debris removal, and targeted repairs to flashing, coping, and roof penetrations. While these measures temporarily addressed isolated problem areas, continued deterioration and recurring leaks indicated that repairs alone were no longer effective in restoring reliable roof performance.

In addition to reviewing inspection reports, district staff conducted site walkthroughs and reviewed roof conditions with facilities personnel and roofing professionals to better understand observed issues and long-term risks. The district also engaged qualified third-party roofing professionals to evaluate roof age, construction type, drainage, material condition, and evidence of moisture intrusion. These assessments confirmed that the roofing systems had exceeded their useful life and that continued repair or additional restoration would not adequately address systemic failure.

In evaluating alternatives, the district considered continued short-term repairs, additional restoration, and partial replacement. Continued repairs were determined to be inefficient due to escalating maintenance demands and diminishing effectiveness. Additional restoration was not recommended due to the age and condition of the existing roofing systems and the expiration of prior restoration warranties. Partial replacement was also determined to be impractical, as roof failures were not isolated to a single area and unresolved transitions would continue to pose water intrusion risks.

The proposed solution was developed using established construction standards and best practices for roofing system replacement, including compliance with applicable building codes, manufacturer specifications, and industry performance standards. Manufacturer specifications were reviewed to ensure compatibility with existing conditions and long-term performance expectations, while construction sequencing and oversight were planned to support proper installation and warranty compliance.

Throughout the planning process, the district considered efficiency, constructability, and lifecycle performance. The proposed solution focuses on comprehensive system replacement rather than incremental improvements, reducing long-term maintenance needs and avoiding repeated service calls and emergency repairs. Construction planning also considers sequencing and timing to minimize disruption to school operations.

Through this planning and diligence process, Mapleton Public Schools determined that full roof replacement is the most efficient and effective use of state and local resources to address the identified deficiencies and restore reliable building performance at Achieve Academy.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roof deficiencies at Achieve Academy need to be addressed in the near term to prevent worsening conditions and increased risk to building operations. The roofing systems have exceeded their useful life and are showing signs of ongoing deterioration. As the roofs continue to age, their ability to keep water out of the building is becoming less reliable.

While the roofs are not currently at risk of immediate structural failure, aging roof systems can deteriorate quickly once water begins entering the roof layers. When moisture gets into the system, it weakens roofing materials and accelerates failure at seams, edges, and penetrations. This process is often uneven and unpredictable and can worsen rapidly during heavy rain or snow events.

If the roof deficiencies are not addressed within the next one to two years, the district expects an increase in roof leaks, maintenance calls, and interior impacts. Continued deferral would likely result in more frequent emergency repairs, greater disruption to building use, and a higher risk of damage to ceilings, finishes, and other building systems. As conditions worsen, temporary repairs become less effective and more expensive.

Without replacement, the district would be required to continue managing roof failures through patching, monitoring, and reactive repairs. This approach does not resolve the underlying problem and places growing strain on maintenance resources. It also increases the likelihood of water-related issues that require additional testing, cleanup, and mitigation following leak events.

If this project is not awarded, resolution of the roof deficiencies would be delayed while the district seeks alternative funding. During that time, the building would remain vulnerable to continued deterioration and escalating repair needs. Addressing the roof deficiencies now is necessary to stabilize building performance, reduce ongoing maintenance demands, and ensure the facility remains safe and usable for students and staff.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

◉ Yes

1267

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

Mapleton has established practices in place to maintain major building systems and maximize the useful life of capital investments. Upon completion of the proposed roof replacement project at Achieve Academy, the district will continue to follow these practices to ensure the new roofing systems are properly maintained and protected.

The district conducts regular roof inspections as part of its preventive maintenance program. In addition to scheduled inspections, roofs are evaluated following significant wind, hail, or weather events to identify potential damage early and address issues before they escalate. School staff are encouraged to promptly report any signs of leaks or other concerns, regardless of size, so that maintenance staff can respond quickly and maintain a safe and healthy learning environment.

Mapleton also works with qualified roofing professionals to support ongoing maintenance of roofing systems. A roofing contractor provides periodic inspections and reports on roof condition, performance, and recommended maintenance actions. These reports allow the district to track system performance, plan for necessary repairs, and budget appropriately for preventive maintenance and future needs.

The proposed roof replacement is expected to include manufacturer and workmanship warranties typical for roofing systems of this type, generally ranging from 10 to 30 years depending on the final roofing assembly selected. The district will comply with all warranty requirements, including inspection and maintenance provisions, to ensure full utilization of warranty protections throughout the coverage period.

Maintenance and repair costs associated with the new roofing systems will be incorporated into the district's ongoing facilities and capital planning processes. Mapleton budgets annually for capital maintenance and renewal to address building system needs as they arise and to plan for long-term replacement at the end of a system's useful life. For facilities subject to BEST requirements, the district complies with Capital Renewal Reserve policies to support long-term sustainability and stewardship of state and local investments.

Through regular inspections, proactive maintenance, effective use of warranties, and long-term capital planning, Mapleton Public Schools is committed to maximizing the lifespan of the proposed roof replacement and ensuring the facility remains safe, dry, and functional for continued use.

1268

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

1269

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Mapleton 1 (0010) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Achieve Academy roof project (0010-SG00005) - Site Level Applicant - New - Application Number (43)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

44.00 %

* B. Actual match on this request - Enter Actual Match Percentage

44%

Results indicate if a waiver is required.

Waiver Not Needed

1270

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,339,151.00
D. Applicant Match to this Project	$ 589,226.44
E. Requested BEST Grant Amount	$ 749,924.56
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,339,151.00

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1271

* 22,393

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 58,540

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 355

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 59.80 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

165

0 % * **O. Escalation % identified in your project budget**

0 % *** P. Construction Contingency % identified in your project budget**

10 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/31/2027

1272

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The cost estimate for the proposed roof replacement at Achieve Academy was developed with assistance from a qualified roofing contractor. Tremco Roofing inspected the existing roof systems and provided a budget estimate based on the size of the roof areas, the age and condition of the materials, and the type of work needed to fully replace the failing sections.

The estimate reflects current construction costs and includes the work required to remove the existing roofing materials and install new roofing systems that meet current performance and code standards. The estimate also considers access to the roof, roof layout, flashing and edge conditions, drainage components, and other typical factors associated with a roof replacement project.

District Operations and Facilities staff reviewed the estimate to confirm that the proposed scope and cost assumptions were reasonable and consistent with observed conditions at the site. This information was used to develop the project budget and inform the BEST grant request.

There are no unusual or atypical conditions that have significantly affected the project cost. The proposed budget reflects a standard roof replacement for a school facility of this size and age and does not include specialized construction methods or upgrades beyond what is needed to address the identified roof deficiencies.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to**

managing the project?

Mapleton Public Schools' proposed project will be overseen by two highly experienced professionals: Tara McMachen, Director of Operations, and Dave Sauer, Chief Operating Officer. Together, they bring a wealth of expertise in facility management, construction oversight, and operational excellence to Mapleton Public Schools.

Tara McMachen has more than 12 years of experience in facility maintenance and management, with seven years at Mapleton. She holds a master's degree in project management from Colorado State University Global. Tara's skill set includes construction management, project planning, quality assurance, and operational compliance. She has successfully managed large-scale projects, including a $7 million emergency renovation after significant flood damage at the district's Administration Building and one school. Her national account management experience and involvement in professional associations like the Colorado School Plant Manager Association and the International Facility Management Association (IFMA) further solidify her qualifications. At Mapleton, she has revitalized aging schools and opened new ones, demonstrating her ability to deliver meaningful, lasting improvements.

Dave Sauer has been Mapleton's Chief Operating Officer since 2017 and oversees the district's capital improvement program as a primary responsibility, ensuring effective management and accountability. He has served the district in various roles since 1988, providing 38 years of expertise in public education facility management. He has overseen numerous capital construction projects, including complete school rebuilds and extensive renovations, all focused on improving educational environments. With deep roots in the local community, Sauer understands the region's needs and has dedicated his career to enhancing educational facilities to provide safe and sustainable learning spaces.

Recent successful projects

1273

Mapleton's ability to execute large-scale capital projects is evident in two recent examples:

Skyview Campus HVAC Retrofit:
Mapleton completed the HVAC replacement for the four schools on the Skyview Campus, including Clayton Partnership School, Academy High School, Mapleton Early Career Prep and Mapleton Expeditionary School of the Arts, over the course of two summers, 2024 and 2025. Both projects were completed on time and without disrupting students or staff, thanks to exceptional coordination between Mapleton and contractors, including Iconergy.

Meadow Community School New Construction:
In 2025, Mapleton completed rebuilding Meadow Community School, a preschool-through-eighth-grade facility supporting a nature and science education model. The project was funded by a $13 million BEST grant and community contributions. This state-of-the-art building replaced the more than 60-year-old building, and features natural light, outdoor learning spaces, and sustainable design.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Mapleton Public Schools will use an open and competitive process to procure contractors and vendors for this project, in accordance with CDE Consultant/Vendor Selection Guidelines and district Board of Education policies.

The roof replacement project will be publicly advertised for bid using Bidnet, an online platform the district uses to post construction projects and receive competitive bids. Qualified contractors will be invited to submit bids, and the project will be awarded based on responsiveness to the bid requirements and compliance with district and state procurement standards.

Project specifications will be written to ensure the selected roofing system is compatible with existing building conditions and performs as intended over its service life. The project utilizes a manufacturer-specific roofing system to maintain performance consistency, ensure compatibility with existing conditions, and avoid unnecessary costs associated with changing system types. Any qualified contractor approved to install the specified roofing system will be eligible to submit a bid, and multiple bids are expected.

The roofing system manufacturer provides proprietary system specifications, technical guidance, and manufacturer-required inspections associated with warranty compliance. These manufacturer services are tied to the selected roofing system and do not replace the district's competitive procurement of installation contractors or overall project oversight.

The district does not plan to deviate from required procurement procedures. All construction services will be competitively bid, and any professional services required beyond manufacturer-provided technical support will be procured in accordance with applicable guidelines and district policy. Through this approach, Mapleton Public Schools will ensure the project is competitively bid, cost-effective, and completed by qualified professionals.

Other funding options

1274

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Mapleton relies primarily on voter-approved local funding and state support to address major facility needs, with general operating funds used for routine maintenance and smaller repairs. Large capital projects such as roof replacements typically require funding beyond what can be supported through operating budgets or small grant programs.

At this time, no outside grants or community partnership funds have been secured specifically for the Achieve Academy roof project.

For this project, the Colorado BEST program represents the most appropriate and realistic funding source to support full roof replacement and address documented deficiencies in a responsible and timely manner.

If awarded, BEST funding would allow the district to complete the necessary roof work while continuing to manage other facility needs using available local resources. This approach reflects Mapleton's commitment to careful planning and responsible stewardship of public funds.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

This project is not expected to result in a measurable reduction in utility costs. While roof systems can obviously contribute to overall building efficiency, the proposed project is intended to address roof deterioration and water intrusion rather than improve energy performance.

1275

● Campuses Impacted by this Grant Application ●

MOFFAT COUNTY RE:NO 1 - HS Roof Replacement - Moffat County HS - 1981

District:	Moffat County RE No 1
School Name:	Moffat County HS
Address:	900 Finley Lane
City:	Craig
Gross Area (SF):	179,858
Number of Buildings:	2
Replacement Value:	$80,164,786
Condition Budget:	$55,913,681
Total FCI:	0.70
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$10,429,774	$12,310,155	1.18
Equipment and Furnishings	$3,089,235	$3,474,148	1.12
Exterior Enclosure	$4,046,423	$2,603,081	0.64
Fire Protection	$750,409	$1,017,038	1.36
HVAC System	$16,141,148	$5,887,702	0.36
Interior Construction and Conveyance	$14,878,491	$14,971,029	1.01
Plumbing System	$3,322,302	$4,031,694	1.21
Site	$10,878,350	$10,939,196	1.01
Special Construction	$1,377,859	$1,722,324	1.25
Structure	$15,250,795	$8,001	0.00
Overall - Total	$80,164,786	$56,964,368	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Moffat County HS Vocational	20,885	0.82	1981	$4,628,368	$3,828,897
Moffat County HS Main	158,973	0.64	1981	$64,591,396	$42,188,274
Moffat County HS Site	1,350,565	1.00	1981	$10,945,022	$10,947,197
Overall - Total	1,530,423	0.70		$80,164,786	$56,964,368

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: MOFFAT COUNTY RE:NO 1 **County:** Moffat

Project Title: HS Roof Replacement

Current Grant Request:	$916,799.87	**CDE Minimum Match %:**	50%
Current Applicant Match:	$916,799.88	**Actual Match % Provided:**	50%
Current Project Request:	$1,833,599.75	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	Yes
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,833,599.75	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$15.90	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.04	**Affected Pupils:**	453
Hard Costs Per Sq Ft:	$15.86	**Cost Per Pupil:**	$4,048
Previous BEST Grant(s):	5	**Gross Sq Ft Per Pupil:**	255
Previous BEST Total $:	$2,818,784.48		

Financial Data (School District Applicants)

District FTE Count:	1,742	**Bonded Debt Approved:**	
Assessed Valuation:	$439,404,520	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$252,241	**Bonded Debt Failed:**	$38,600,000
Statewide PPAV: $241,472			
Median Household Income:	$70,975	**Year(s) Bond Failed:**	21
Statewide Avg: $75,116			
Free Reduced Lunch %:	51.3%	**Outstanding Bonded Debt:**	$8,345,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,217.19	**Total Bond Capacity:**	$87,880,904
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$79,535,904
		Statewide Median: $18,549,763.20	

Moffat County RE: No 1 (2020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Roof Replacement (2020-SG00004) - Site Level Applicant - New - Application Number (41)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Moffat County High School - 2020-5962

Other, not listed

1278

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☐ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

NA

*

1279

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.**

Facility was constructed between 1980 and 1981, all subdecking is original, and all the metal roof except over the gym on the southwest corner is original. Southwest corner metal sheeting was replaced in 1991 due to severe winds.

*** 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.**

Capital improvements on a larger scale took place over the years at various times at various schools (see above for a summary by school), and have been supplemented by smaller projects as funding allowed. The buildings and grounds have been maintained by a diligent in-house maintenance/facilities team, staffed by licensed professionals in their fields, as well as contractors, depending on capacities and available funding, for the duration of their lives. All buildings are operational, but many severe needs persist.

MCHS:
Exterior repainted for the first time since the building's construction, addressing sealing, mold and other issues
Pool filled in
Gym floor installed in aux gym
Gym floor repaired in aux gym
(Soon to be underway) New gym floor in main gym with new bleachers

French drain to address underground water issue
Portable seating
Sound systems replaced in some areas
Some smaller-scale HVAC ventilation system replacement
Tile, paint, etc. in main student entry area
General repairs, carpentry and maintenance throughout on walls, ceilings, carpet, paint, etc.
Mold removal
Window and countertop replacement in student-run cafe
Safety film for windows
Valves, belts, boiler repair (HVAC)
Renovated the main gymnasium floor and bleachers

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

1280

Moffat County School District's capital outlay is essentially zero today as a result of previous administrations' financial mismanagement. The district is pursuing a bond in the next year (or possibly two years) to replenish these funds, and is also in the process of rightsizing district finances in order to appropriately reset our financial standing.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance withCapital Renewal Reserve (DOCX)requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Moffat County School District has no money currently set aside for capital renewal reserve. A likely bond measure in the near future would change this if passed.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

1281

Moffat County RE: No 1 (2020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Roof Replacement (2020-SG00004) - Site Level Applicant - New - Application Number (41)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1282

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Moffat County High School's roof and the roof of the next door Ag shot, built in 1981 has 47 active leaks as of this writing. This roof has been deemed "failed" and should have been replaced over 12 years ago, as a 30-year roof. The MCSD maintenance team continues to bandaid the situation daily. Several hundred ceiling tiles are replaced every month. It's affecting learning ability of students and teaching ability of staff. And there is potential danger if mold is accumulated in the subdeck. It is an infrastructurally bad roof and could be a safety concern.

To replace the roof, we'd like to complete this project in the summer months with a. projected schedule of 28 weeks. we'll strategically complete teaching areas first and then roofing areas over non-primary-use spaces later. Working a contractor and local municipality for permits as well as MCHS leadership and MCSD staff, we would replace the roof in its entirety on the school building as well as the ag shopt next door.

Project Description

1283

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current roof system on the school building is a standing seam metal roof that is past it's expected lifespan. The roof section has adequate slope for water and snowshed but vulnerabilities are evident throughout. Only one section of the field was observed to have been repaired. However, the roof as a whole is exhibiting substantial wear and seam separation. Furthermore, the north end of the building is showing much more wear than the south side. Sealant and fasteners on the coping caps have failed. The District should expect high maintenance costs and significant insulation degradation if this roof is left as is.

The current roof system on the ag shop is a standing seam metal roof that is past it's expected lifespan. The roof section has adequate slope for water but lower slope may not be as conducive to snow melt. The roof as a whole is exhibiting substantial wear and seam separation. Furthermore, an inspection of the interior of the building showed an active leak at the rooftop HVAC unit. This portion of the roof shows many failed attempts to stop the leak.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

A contractor (Garland) performed a comprehensive roof analysis across the school district's facilites. The High School was determined to be the most critical priority. This analysis supported anecdotal day-to-day and quantitative analysis by the facilities maintenance team, which has performed countless band-aid repairs on the roof itself in recent years as well as interior repairs necessitated by the failure of the roof in dozens of areas.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

1284

High School building:

Project Schedule
? Total Duration: 16-28 weeks
? Phased construction approach to maintain watertight integrity
? Work scheduled to minimize disruption to school operations
Detailed Phasing Plan
Pre-Construction (4-8 Weeks)
? Roof assessment and structural evaluation
? Design and specification development
? Bidding and contractor selection
? Material procurement
Mobilization (1 Week)
? Site setup and safety systems
? Material staging and logistics
Removal (4-6 Weeks)
? Phased tear-off
? Deck inspection and repairs
? Debris removal

Substrate Preparation (2-4 Weeks)
? Install vapor barrier
? Install insulation
? Underlayment installation
Installation (6-10 Weeks)
? Panel installation
? Seaming and fastening
? Flashing and trim work
Detail Work (2-3 Weeks)
? Snow guards, gutters, and accessories
? Sealants and closures
Closeout (2 Weeks)
? Punch list completion
? Warranty documentation
? Final inspection

Risk Management
? Weather delays
? Material lead times
? Hidden structural damage
? Safety compliance requirements
Warranty & Compliance
? 20-30 year manufacturer warranty
? Installer certification required
? Compliance with Colorado BEST grant requirements

1285

Ag building plan:

Pre-Construction (3-5 Weeks)
- Roof inspection and structural evaluation
- Design and specification development
- Bid process and contractor selection
- Material procurement and submittals
Mobilization (3-5 Days)
- Site setup and staging
- Safety system installation
- Material delivery and logistics

Roof Removal (1.5-3 Weeks)
- Phased tear-off of existing roof
- Removal of insulation and underlayment
- Deck inspection and repair
- Debris disposal and recycling
Substrate Preparation (1-2 Weeks)
- Deck repairs/replacement
- Vapor barrier installation
- Insulation installation
- Underlayment and clip system installation
Installation (2-4 Weeks)
- Standing seam panel installation
- Seaming and fastening
- Flashing and trim installation
- Penetration waterproofing
Detail Work (1 Week)
- Snow guards installation
- Gutters and downspouts
- Sealants and closures
- Walk pads and access paths
Quality Control (3-5 Days)
- Manufacturer inspection
- Water testing if required
- Punch list completion
Closeout (2-3 Days)
- Final cleanup
- Warranty documentation
- As-built drawings
- Final walkthrough
Example Timeline (10 Weeks)
Weeks 1-4: Pre-Construction
Week 5: Mobilization
Weeks 6-7: Roof Removal
Weeks 7-8: Substrate Preparation
Weeks 8-10: Installation
Week 10: Detail Work, Punch List, Closeout

1286

The complete scope of work results in new roof systems on both buildings at the high school. This full replacement is necessary to address the above deficiencies, which are a result of a failed roof more than a decade beyond its intended lifespan. This is the only way to efficiently and effectively address these deficiencies. The alternative, which has been the M.O. of the facilities team for many years, is inefficient, ineffective, and does not address the primary deficiencies, by simply band-aiding concerns as they arise, without fixing the problem. The only way to fix it is to replace the roof.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

By contracting a third party for a roof assessment audit, we've engaged in appropriate due diligence. Historical work order analysis and conversations with longtime facilities staff, community members, alumni, current educational and administrative staff and others demonstrate a clear need for this project and an exhausted list of options to address the concern in any other way.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The current conditions are unacceptable, but will deteriorate further with each winter, rainy season and summer. The ideal time to have done this would've ben ten years ago after the roof exited its usable life, and every year we wait to do it it gets worse. If the project is not awarded, the district will probably have to apply again. The district is expecting to seek a new bond in the coming months and/or years, but has far more needs than just the High School Roof. Although this is a priority project, assistance through BEST would allow the district to address not only this need but also some of the many, many others. To be clear: The roof failed 12 years ago.

1287

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The roof has a five-year inspection warranty on material, a two-year warranty on labor (the first two years include preventative maintenance quarterly roof inspection) on off-month inspections, MCSD facilities team will perform visual inspections to communicate any failures after the new roof completion. The roof has 30-year warranty as well.

The MCSD Facilites team cannot perform maintenance during the five year inspection warranty, but after that point will conduct standard appropriate preventative maintenance on a regular basis.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

NA

1288

Moffat County RE: No 1 (2020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Roof Replacement (2020-SG00004) - Site Level Applicant - New - Application Number (41)

III. Detailed Project Cost Summary

1289

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

50.00 %

* B. Actual match on this request - Enter Actual Match Percentage

50

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,833,599.75
D. Applicant Match to this Project	$ 916,799.88
E. Requested BEST Grant Amount	$ 916,799.87
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 1,833,599.75

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2026 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1290

* 115,332

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 115,332

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 453

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 15.90 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

255

4 % * **O. Escalation % identified in your project budget**

4 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/24/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

1291

11/15/2027

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We went out for a request for proposal, receiving both local and regional contractor applicants following a third-party roof assessment completion. No unique considerations.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Robert Miller, director of facilities for MCSD. Qualifications: Project Management Certification, PMP.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

MCSD has an RFP process that aligns with CDE requirements and MCSD policies.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to**

address the school's facility needs? *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district is on an extremely tight and rapidly shrinking budget as student count declines here as it has across the state. Our capital budget is almost nonexistent, but as mentioned previously we are planning to seek a bond to replenish those funds. However, this is one of many needs across the district.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

NA

1292

● Campuses Impacted by this Grant Application ●

PUEBLO COUNTY 70 - Skyview MS Roof Replacement - Skyview MS - 2001

District:	Pueblo County 70
School Name:	Skyview MS
Address:	1047 South Camino De Bravo
City:	Pueblo West
Gross Area (SF):	77,311
Number of Buildings:	1
Replacement Value:	$28,499,144
Condition Budget:	$19,677,180
Total FCI:	0.69
Adequacy Index:	0.12



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$4,248,950	$3,562,289	0.84
Equipment and Furnishings	$1,630,181	$1,324,360	0.81
Exterior Enclosure	$2,842,263	$2,171,130	0.76
Fire Protection	$961,366	$21,728	0.02
HVAC System	$5,171,795	$4,322,690	0.84
Interior Construction and Conveyance	$4,920,524	$3,926,646	0.80
Plumbing System	$1,618,822	$1,255,212	0.78
Site	$3,696,925	$3,093,127	0.84
Structure	$3,408,320	$0	0.00
Overall - Total	$28,499,144	$19,677,182	0.69

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Skyview MS Site	730,501	0.84	2001	$3,696,925	$3,093,127
Skyview MS Main	77,311	0.67	2001	$24,802,220	$16,584,055
Overall - Total	807,812	0.69		$28,499,144	$19,677,182

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: PUEBLO COUNTY 70 **County:** Pueblo

Project Title: Skyview MS Roof Replacement

Current Grant Request:	$1,113,167.21	**CDE Minimum Match %:**	58%
Current Applicant Match:	$1,537,230.91	**Actual Match % Provided:**	58%
Current Project Request:	$2,650,398.12	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$2,650,398.12	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$44.69	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$1.26	**Affected Pupils:**	598
Hard Costs Per Sq Ft:	$43.43	**Cost Per Pupil:**	$4,432
Previous BEST Grant(s):	4	**Gross Sq Ft Per Pupil:**	129
Previous BEST Total $:	$10,931,674.77		

Financial Data (School District Applicants)

District FTE Count:	10,039	**Bonded Debt Approved:**	$75,000,000
Assessed Valuation:	$1,172,363,716	**Year(s) Bond Approved:**	20
Statewide Median: $143,909,452			
PPAV:	$116,781	**Bonded Debt Failed:**	$60,000,000
Statewide PPAV: $241,472			
Median Household Income:	$83,139	**Year(s) Bond Failed:**	19
Statewide Avg: $75,116			
Free Reduced Lunch %:	46.3%	**Outstanding Bonded Debt:**	$116,510,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$850.19	**Total Bond Capacity:**	$234,472,743
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$117,962,743
		Statewide Median: $18,549,763.20	

Pueblo County 70 (2700) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Skyview Middle School Roof Replacement (2700-SG00002) - Site Level Applicant - New - Application Number (2)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Sky View Middle School - 2700-0025

Other, not listed

1295

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☐ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1296

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.**

Skyview Middle School (SVM) is a one-story, 77,000-square-foot building located in Pueblo West, Colorado. The school serves 598 students in grades 6-8. The original site was constructed in 2001. A small addition, consisting of 4 classrooms, was added in 2014. Three additional classrooms were constructed during the 2023-2024 school year, addressing the need for STEM, art, and band instructional space. The school has administration offices, general education classrooms, science labs, a cafeteria/auditorium, a woodshop, and a gymnasium. The site includes additional improvements including a football field, track, baseball field, play courts, and storage buildings. The site is surrounded by residential housing and open space.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The following improvements were completed during the last three years. Most were completed through the District 70 Bond 4A (2020), and some were completed as part of the district's Facility Matrix.

* Three new classrooms were constructed at the west end of the building to address the need for additional STEM, art, and band instructional space
* The basketball courts were relocated to the south end of the athletic field
* New high-efficiency rooftop units were installed in over 65% of the building, allowing for energy savings, as the previous rooftop units had exceeded the expected service span
* New thermostats and sensors were installed; existing control hardware was replaced and integrated into the district's control system to optimize

performance of the new heating/cooling system and to bring the system up to code
* A separate heating/cooling system was installed for the woodshop to help prevent clogging and damage from sawdust and dust infiltrating other areas of the school
* A door linking the Exceptional Student Services Life Skills classroom and the art classroom was installed, providing an expanded learning environment to accommodate the Life Skills learning area

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Approximately 8,552 students are enrolled in District 70 (non-charter schools). During each of the last three years, the district budgeted $880/FTE (districtwide) toward planned and unexpected capital outlay projects, which are primarily dedicated to the proactive upkeep of current, preventative maintenance plans of new systems and unanticipated emergency repairs. To keep the Facilities Matrix accurate and to prepare for upcoming capital projects and facility needs, district collaboration includes facilities department personnel, central office administrators, school board members, and principals.

1297

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.

○ A Facility Master Plan has not been completed.

1298

Pueblo County 70 (2700) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Skyview Middle School Roof Replacement (2700-SG00002) - Site Level Applicant - New - Application Number (2)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1299

Yes
No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

To address the most dire health and safety needs within District 70, this proposal seeks to replace three roof sections at Skyview Middle School. As indicated in an October 2025 inspection report, these roofs have been rated as functionally failed and are in urgent need of immediate replacement. The wood fiber and perlite insulation composition lack the ability to not compress when wet or under weight, causing the water to pool and creating numerous leaks that have damaged interior finishes and disrupted classroom use. These failures are system-wide. Temporary fixes may conceal moisture, increasing the future scope of work and causing structural decay, leading to concerns about mold and air quality.

The deteriorating condition of the roof sections has resulted in a critical situation demanding immediate action. To comply with regional building codes and ensure occupant safety, a complete tear-off and replacement (of roof sections 2, 4, and 6) with an R30-rated system is required. The new insulation package will provide 25 psi of compression strength that will eliminate depressions caused by heavy snow/ice damming/saturated insulative materials and will create a roofing system that will perform for 20+ years.

Project Description

1300

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof sections within this proposal are beyond their useful life, each struggling with water management due to inadequate drainage systems. The wood fiber and perlite insulation composition lack the ability to not compress when wet or under weight. The insulation is held in place by the securement of the ballast; however, the damaged and/or wet insulation beneath no longer retains its original physical characteristics, causing water to progressively pool in specific areas. Numerous leaks have damaged interior finishes and disrupted classroom use during rain and snow storms, impacting learning environments and raising concerns about mold and air quality. Trapped moisture within the roof from these leaks poses a serious threat of structural decay. Despite countless and costly repairs, none have effectively addressed the underlying issues, creating health and safety concerns and highlighting the urgent need for a comprehensive solution.

An October 2025 Roofing Inspection, completed by CSL West, noted the following:

* Systemic failure is already present. Recurrent leaks at terminations and flashings show that critical waterproofing details are failing as a system, not as isolated punch-list items
* Deferred replacement increases the risk of moisture intrusion, hidden wet insulation, electrical hazards, microbial growth, occupant disruption, and unplanned emergency repairs. This can also mask hidden moisture damage
* Temporary fixes have limited durability under current conditions (freeze-thaw, ballast movement, aged EPDM, prior improper repairs) and may conceal trapped moisture, increasing future scope (deck repair, interior remediation)
* Full roof replacement is strongly recommended at the earliest feasible window for the highest-risk sections

1301

The inspection report provides a section-by-section analysis/overview of problems and concludes that three roof sections require major repair or replacement. District 70 is seeking support to replace these sections.

Roof Section 2:
* Missing fasteners in the termination bar: Open holes allow water to travel and get into the roofing system
* Bridging: Membrane flashing separates from the angle change, allowing moisture to enter the roofing system and building
* Flashing Defect - Open: Components (pipes, curbs, walls) used to seal the roof systems are interrupted or terminated, allowing water infiltration

Roof Section 4:
* Section 4 is a mezzanine within Section 6
* Leaks: Leaks apparent near the roof section and at adjacent roof levels
* Age & Warranty: The existing roof section is 25 years old, which exceeds the expected life cycle of the membrane and system type; it is currently not under warranty
* Risk: Increased risk of damaging newly installed adjacent roof levels if removed and replaced at a later date. Significant potential for Section 6 to get damaged if replacement of Section 4 is postponed

A mezzanine should be replaced in the same cycle as its adjacent roof; replacing at a later date creates significant potential for the adjacent roof to get damaged during staging. Although there are alternate options for staging, those options might not be feasible during the installation of the roof, and there is still a risk of damaging the adjacent roof during the staging and installation process.

Roof Section 6:
* Bridging: Membrane flashing separates from the angle change, allowing moisture to enter the roofing system and building
* Damaged Edge Metal: Formed strip of metal at the roof edge continues down the vertical part of the wall to form a fascia or drip
* Improper Repair: Repair made with improper materials and not by manufacturer's standards
* Flashing Defect - Open: Components (pipes, curbs, walls) used to seal the roof systems are interrupted or terminated, allowing water infiltration
* Wind Scouring: Displacement of gravel caused by a negative pressure created by prevailing winds
* Leaks: Leaks reported around the mezzanine in various locations

The depreciation of the roof system is enhanced by the extreme weather conditions (wind and hail) in Pueblo West. Per the National Weather Service, Pueblo West experienced four hailstorms in 2025: August 9, June 13, June 6, and June 1. Data from 2023 and 2024 reflects an additional 5 storms, with up to 1.75-inch hail. Additionally, the area often has intense winds in excess of 70 miles per hour. Information from the National Oceanic and Atmospheric Administration document winds up to 73 miles per hour during each of the last 3 years.

The identified sections were built to a basic-year specification for critical terminations (seals and edges), and the 60 mil membrane is typically expected to perform for 20 years. These roofs are beyond their intended service life. As noted in the inspection report, due to the amount and severity of the issues, a full replacement of these sections is strongly recommended at the earliest feasible window.

These findings are substantiated by the most recent Colorado Department of Education Facility Insight Report (November 20, 2025), maintaining that the roof system should be budgeted for replacement.

1302

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Problems regarding the roof system at Skyview Middle School were intensified by the receipt of a notification from the district's insurance providers, Gallagher Risk Management Services, LLC. In April 2025, the district received a "Limitations on Coverage for Roof Surfacing" notice indicating that Gallagher was switching the roof insurance coverage to actual cash value (ACV), noting that this change more accurately reflected the diminished worth of the roof system.

To most comprehensively identify the stated deficiencies, and as previously-noted, D70 contracted with CSL West to conduct an extensive investigation of the roof sections. The attached report details the investigative efforts and diligence undertaken to identify the stated deficiencies. On September 27, 2025, a complete roof assessment was completed.

* To assess the feasibility of restoring the existing roof system, CSL West conducted core sampling throughout the affected areas to assess the membranes' current performance
* Independent inspections confirmed that three sections of the roof are in major need of immediate replacement
* Regional building codes mandate a complete replacement of these sections with an R30 rating, restoration/resaturation efforts would be impractical and a waste of taxpayers' money due to the current status of the existing BUR membrane
* The original ballasted EPDM roof sections identified in this proposal are at end-of-life. Given the roofs' age, their original 10-year specification for critical terminations, and the typical 20-year performance of 60-mil EPDM, full replacement is needed to mitigate leaks, protect interiors, and reduce safety risks
* Temporary fixes have limited durability under current conditions (freeze-thaw, ballast movement, aged EPDM, prior improper repairs) and may conceal

trapped moisture, increasing future scope (deck repair, interior remediation)

The Facility Insight Report, updated by the Colorado Department of Education's Statewide Facility Assessment Supervisor in November 2025, supports the need outlined in this proposal. The D70 grant writer has collaborated and communicated with the BEST regional consultant regarding this grant application.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

To efficiently and effectively address the roofing deficiencies, a full replacement of the identified roof sections is needed to remove the failed roofing materials and water-damaged/saturated insulative materials. This includes Section 2, Section 4, and Section 6 of the roof system at Skyview Middle School.

The investigation into the condition of the school buildings' roofs revealed significant concerns necessitating urgent major action. Core samples confirmed that the existing roof system cannot be restored effectively. Independent inspections further identified extensive areas with compromised waterproofing, rendering them "in major need of repair/replacement". To comply with regional building codes and ensure occupant safety, a complete tear-off and replacement of the roof sections with an R30-rated system is required.

The proposed roof assembly has been designed to meet Energy Code of R30. The engineered insulation package will effectively divert all water towards drains, prevent pooling, and ensure consistent drainage long-term, providing a watertight facility and classroom space.

The new insulation package will provide 25 psi of compression strength that will eliminate depressions caused by heavy snow loads/ice damming/saturated insulative materials, and it will create a roofing system that will perform for 20+ years.

1303

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Initial planning for the roof solution began in Spring 2025, upon receipt of the "Limitations on Coverage for Roof Surfacing" notice from Gallagher's Insurers. Based on information regarding the diminished value of the roof systems, district administrators and facilities personnel recognized the need to further investigate the condition of the roof. The October 2025 inspection report provides an overview of each section and confirms that three of them require immediate replacement. The Coordinator of Facilities and the grant writer immediately began working with CSL West to develop a plan to address this problem.

Numerous planning meetings were held between central office administrators, facilities personnel, roofing consultants, and general contractors. This group reviewed the inspection report and confirmed that the three sections identified in this proposal require immediate replacement. Summer 2025 (post-insurance adjustments) hail and wind storms caused additional/significant roof damage and enhanced the problem. A comprehensive plan was developed to include the coordination of existing HVAC, plumbing, and electrical components affected by the roof replacement. This includes maintaining current equipment locations and properly addressing existing penetrations, as well as modifications and/or improvements to the existing systems as required to accommodate the new roof sections. Budgetary proposals were solicited from three different vendors: Corsentino Construction (CCI), Drury Brothers

Roofing, and Colorado Front Range Roofing.

Below is a timeline of events pertinent to the planning and diligence undertaken to identify the stated deficiencies:

* April 2025: Gallagher Risk Management Services, LLC. notified D70 that the roof insurance was transitioned to ACV
* June 10, 2025: Superintendent's Council directed Corsentino Construction, alongside the district's facilities team, to conduct an initial walkthrough and inspection of the roof system
* July 24, 2025: Facilities coordinator shared the walkthrough data with central office administrators
* September 2, 2025: Superintendent's Council decided to actively pursue BEST Grant Funding for roof replacement
* Sept. 27, 2025: CSL West completed the roof inspection
* October 2, 2025: D70 grant writer met with the CDE Team (Brandon LeChance, Korbin Pugh, and Dustin Guerin) to initiate collaboration, conversation, and feedback regarding the need for this project (subsequent emails, meetings, and phone conversations have been held)
* October 6, 2025: Asbestos Abatement performed by LTS Resource, LLC
* October 7, 2025: Grant writer and roofing vendors participated in a walkthrough of the site
* October 20, 2025: District administrators, CCI, and CSL West met to review the inspection report and to prioritize/identify sections for replacement. Roof replacement types (EPDM, TPO, etc) were also reviewed and agreed upon
* January 27, 2026 Superintendent's Council finalized roof sections to be included in grant proposal

Urgency

1304

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The identified roof replacement is of the highest priority among the most urgent safety needs and concerns within District 70.

The degenerate condition of the roof has resulted in a critical situation demanding immediate action. Extensive areas of ponding water burden the existing built-up roofing system, creating tears and splits under the weight of snow, ice, and water. This compromised structure traps moisture, raising serious air quality concerns as the perlite and wood fiber insulation, unlike modern polyisocyanurate, fails to dry effectively. Moreover, the wet insulation collapses, exacerbating the problem by deepening ponding and depressions. Numerous leaks have damaged interior finishes and disrupted classroom use during bad weather, impacting learning environments and raising concerns about mold and air quality. Furthermore, trapped moisture within the roof from these leaks poses a serious threat of structural decay.

This project is not just about replacing a roof; it's about safeguarding the health, safety, and well-being of the entire school community. By replacing these hazardous roofs, District 70 can create learning environments free from harmful air quality concerns and structural risks. It can also uphold the integrity of the learning environment by ensuring that instruction is not negatively impacted when classrooms are displaced due to leaks during rain, hail, or snow storms.

District 70 is among the lowest-funded districts in Colorado and needs financial support to replace these roofs. Should these projects not be awarded, the district will need to reallocate funds (that are slated for other critical school district projects) to continued roof triage. The roofing project is the most critical health and safety need within District 70. In alignment with the inspection report, the significant and severe issues within the roof system necessitate a full replacement of these sections at the earliest feasible window.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

1305

The district's Facilities Matrix outlines the necessary preventive and proactive care of all district buildings. This plan ensures that the capital improvement needs of all buildings are completed and addressed in a fair and equitable manner, while addressing emergent needs. It is the responsibility of the Coordinator of Facilities to make sure that the matrix is followed with fidelity and that any revisions or additions to district buildings are incorporated and documented within the plan. A meeting is held each Wednesday to discuss needs and priorities, to identify funding, and to ensure compliance with the matrix.

The newly installed roofs will have a 20-year warranty for parts and a 5-year warranty for labor. Once installed, a qualified roofing inspector will conduct quarterly preventive maintenance inspections. These checks will identify any potential problems or maintenance needs, including checks for visible defects in roofing materials and/or installation, water ponding, debris on the roof, clogged drains, and/or scuppers. These checks will identify and address minor issues before they escalate into costly repairs. Any required work will be completed by the district's maintenance team or, when necessary, by our selected roofing contractor.

Upon completion of the project, budgeted funds currently used reactively will be reallocated into a system specific to the maintenance of the system. The proactive upkeep will build additional cash reserves for unexpected repairs in other school systems and for replacement parts after warranties expire. 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 facilities staff.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ( ) Yes

◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

◉ Yes
○ No

* M. Has additional investigation beyond the AHERA report been completed?

◉ Yes
○ No

1306

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Pueblo County 70 (2700) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Skyview Middle School Roof Replacement (2700-SG00002) - Site Level Applicant - New - Application Number (2)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

58.00 %

* B. Actual match on this request - Enter Actual Match Percentage

58%

Results indicate if a waiver is required.

Waiver Not Needed

1307

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 2,650,398.12
D. Applicant Match to this Project	$ 1,537,230.91
E. Requested BEST Grant Amount	$ 1,113,167.21
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 2,650,398.12

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1308

* 59,300

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 77,000

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 598

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 44.69 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

129

2 % * **O. Escalation % identified in your project budget**

3 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

10/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

10/31/2027

1309

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The roof project and associated costs are the result of cost estimates obtained from Corsentino Construction, Drury Brothers Roofing, and Colorado Front Range Roofing. The three vendors were provided with a copy of the CSL West roofing report, and they participated in a walkthrough of the site on October 7, 2025. Vendors were asked to present their estimates itemized by roof section, with a primary focus on Section 2 (5,700 SF), Section 4 (6,500 SF), and Section 6 (47,100 SF). Budgetary proposals obtained through these processes informed the proposed cost estimates. The Grant Coordinator, Director of Business Services, and Coordinator of Facilities collaborated to review the budgetary proposals and estimated costs.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

District 70's cohesive central administrative team models transparency and open communication in all projects. Members of this internal team will work collaboratively with the selected owner's representative to oversee the grant project. The Grant Coordinator/Writer has 18 years of experience working with BEST grant projects and will oversee grant reporting and compliance. The Director of Business Services is new to the position but has 16 years of administrative experience with District 70 and will be accountable for the financial aspects of the grant. The Coordinator of Facilities has 20+ years of experience in O&M administration and will serve as the internal project manager to support the project. Together, they will oversee the work and ensure completion of the project.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

District 70 will solicit Requests for Qualifications for an owner's representative for the roofing project. A review committee, composed of school board members, district administrators, and facilities personnel, will collaborate to review RFQs and select the firm best qualified to deliver the project. The selected-representative will assist with bidding the project, oversee procurement processes, and provide project management through project completion.

District 70 is committed to pursuing a competitive and transparent selection process regarding all aspects of this grant project. The district will select the vendor best qualified to deliver this project and will ensure compliance with district procurement bylaws and preferences and the CDE's Consultant/Vendor Selection Guidelines.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

District 70 has been unable to identify, and has not pursued, any grant or other funding opportunities for this project. The district will allocate matching funds within its General Fund Budget.

Current Utility Costs

1310

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to the roofing project, but District 70 anticipates cost savings upon installation of the new insulation in the roof system. The district also anticipates cost savings related to reduced maintenance crew time and effort, as well as decreased expenditures on materials and supplies previously required to repeatedly repair or replace damage caused by ongoing leaks and other roof deficiencies.

● Campuses Impacted by this Grant Application ●

ST VRAIN VALLEY RE-1J - Niwot ES Roof Replacement - Niwot ES - 1966

District:	St Vrain Valley RE1J
School Name:	Niwot ES
Address:	8778 Morton Road
City:	Niwot
Gross Area (SF):	50,269
Number of Buildings:	1
Replacement Value:	$17,364,637
Condition Budget:	$9,751,134
Total FCI:	0.56
Adequacy Index:	0.06



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,800,196	$2,359,673	0.84
Equipment and Furnishings	$335,750	$419,015	1.25
Exterior Enclosure	$2,302,206	$1,539,941	0.67
Fire Protection	$620,943	$3,026	0.00
HVAC System	$1,846,661	$1,619,501	0.88
Interior Construction and Conveyance	$3,279,576	$2,658,102	0.81
Plumbing System	$837,208	$528,865	0.63
Site	$2,847,570	$623,009	0.22
Structure	$2,494,527	$0	0.00
Overall - Total	$17,364,637	$9,751,132	0.56

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Niwot ES Main	50,269	0.63	1966	$14,517,067	$9,128,123
Niwot ES Site	364,211	0.22	1966	$2,847,570	$623,009
Overall - Total	414,480	0.56		$17,364,637	$9,751,132

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: ST VRAIN VALLEY RE-1J **County:** Boulder

Project Title: Niwot ES Roof Replacement

Current Grant Request:	$975,431.98	**CDE Minimum Match %:**	67%
Current Applicant Match:	$1,980,422.50	**Actual Match % Provided:**	67%
Current Project Request:	$2,955,854.48	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$2,955,854.48	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$58.17	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$4.42	**Affected Pupils:**	375
Hard Costs Per Sq Ft:	$53.75	**Cost Per Pupil:**	$7,882
Previous BEST Grant(s):	6	**Gross Sq Ft Per Pupil:**	136
Previous BEST Total $:	$7,141,049.10		

Financial Data (School District Applicants)

District FTE Count:	31,844	**Bonded Debt Approved:**	$1,000,140,000
Assessed Valuation:	$5,831,924,047	**Year(s) Bond Approved:**	16,24
Statewide Median: $143,909,452			
PPAV:	$183,140	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$108,613	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	34.4%	**Outstanding Bonded Debt:**	$296,775,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,691.78	**Total Bond Capacity:**	$1,166,384,809
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$869,609,809
		Statewide Median: $18,549,763.20	

St Vrain Valley RE1J (0470) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Niwot ES Roof system replacement (0470-SG00003) - Site Level Applicant - New - Application Number (6)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Niwot Elementary School - 0470-6274

Other, not listed

1313

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

n/a

*

1314

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Niwot Elementary School was originally constructed as an elementary school in 1966 and has received several additions over the years. The original construction and subsequent additions were bond funded.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Niwot ES has received ongoing maintenance through the SVVSD maintenance department which is funded by the General Fund. In the past 3 years there have not been any projects completed under the District's Capital improvements program.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Each year the District budgets for building maintenance through its general fund. In 2025, this budget was approximately $3.9M. This is a district-wide budget and is generally consistent from year to year with minor adjustments as required.

Additionally, the District allocates Capital Reserve dollars for capital improvements. This budget can vary from year to year depending on need, but over the past three years the average has been approximately $3-5M. The amount allocated to each facility each year varies in response to capital planning and highest priority needs.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

All maintenance and Capital Renewal, inclusive of projects or components funded in part with BEST grant funds follows the district-wide process outlined above.

*

I. Facility Master Plan Status

1315

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ○ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ◉ A Facility Master Plan has not been completed.

St Vrain Valley RE1J (0470) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Niwot ES Roof system replacement (0470-SG00003) - Site Level Applicant - New - Application Number (6)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1316

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

Niwot Elementary School was originally constructed in 1966 and is expected to remain in long-term use by the District. The majority of its roofing system was installed in the late 1990s and is now well beyond its useful life. The roof has experienced recurring failures resulting in water intrusion in classrooms and other high-use spaces, including the gymnasium/cafeteria and library.

Since the 2025 BEST grant submittal for this project, the District has substantially advanced the investigation and definition of the project. A full architectural team, including roofing and MEP consultants, has been formally engaged, along with a construction manager under a CMGC delivery method. This work confirmed that the primary cause of failure is not solely roofing material deterioration, but fundamental deficiencies in the original roof system design. Large portions of the roof lack adequate slope, leading to persistent ponding and accelerated failure, compounded by a compromised and undersized roof drainage system.

Further investigation identified deficiencies throughout the roof drainage path, including deteriorated or otherwise compromised piping extending from the roof surface through vertical leaders and underslab piping to the point of discharge. Despite ongoing maintenance and patching efforts, roof failures continue to occur. In 2025 alone, fifteen roof-leak work orders were logged. Operational impacts are already evident, including saturated ceiling tiles releasing and falling, and the relocation or livestreaming of school events due to the impacts of water intrusion in the gymnasium.

The proposed solution includes full removal of the existing roofing and insulation systems, installation of a new tapered insulation system to establish positive drainage, replacement and augmentation of roof drains, repair or replacement of compromised drainage piping to the point of discharge, and modification of rooftop systems impacted by the revised roof profile (including HVAC curbs, electrical and natural gas pathways, as well as parapets and other architectural elements). This comprehensive approach addresses the underlying causes of failure rather than extending the life of a deficient system.

This project is already programmed within the District's voter-approved bond; however, the extent of required slope and drainage corrections was not known at the time of original budgeting. BEST grant funding will allow the District to address these health and safety deficiencies without diverting funds from other critical bond priorities. The project scope and budget are now well-defined, constructible, and supported by third-party evaluation and CMGC pricing.

1317

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The proposed project addresses deficiencies aligned with BEST Priority 1: health and safety hazards. The existing roof system at Niwot Elementary School has exceeded its useful life and is failing at an increasing rate, resulting in recurring water intrusion into occupied instructional and assembly spaces.

While the District continues to respond to leaks through routine maintenance and patching, these efforts are no longer effective due to fundamental deficiencies in the original roof design. Large portions of the roof lack adequate slope, resulting in persistent ponding that accelerates membrane deterioration and increases the likelihood of leakage during rain and snowmelt events. These conditions place ongoing stress on the roofing system and exceed what can be mitigated through localized repairs.

In addition to slope deficiencies, the roof drainage system is inadequate and compromised. Investigations identified undersized and deteriorated roof drain piping, including vertical leaders and underslab piping extending to the point of discharge. The absence of adequate drainage capacity and redundancy further increases the risk of water intrusion and interior damage.

1318

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District has undertaken a comprehensive investigation to identify and confirm the deficiencies of the existing roof system at Niwot Elementary School and to define an appropriate long-term solution.

Initial identification of the roof as a high-priority concern was based on input from the District's staff roofing technician, who identified Niwot Elementary School as the District's greatest roofing liability based on observed performance and maintenance history. This assessment was supported by a review of the District's computerized maintenance management system, which documented recurring roof-leak work orders totaling eighty-three over multiple years, including fifteen new work orders in 2025 alone.

Based on these findings, the District engaged third-party roofing consultants to perform a detailed evaluation of the existing roof system. This investigation included field observations and coordination with District staff and confirmed that roof performance issues were not limited to membrane deterioration, but were driven by fundamental design deficiencies. The consultants identified widespread lack of adequate roof slope, persistent ponding, and deficiencies

within the roof drainage system.

To further define the extent of required corrective work, the District formally engaged an architectural firm with roofing and MEP consultants. This team evaluated the full drainage path from the roof surface through vertical leaders and underslab piping to the point of discharge, identifying undersized and compromised piping that contributes to system failure. This expanded investigation clarified that effective correction requires both roof replacement and comprehensive drainage improvements.

The District has also engaged a construction manager using a CMGC delivery method to support constructability review and cost validation. Updated pricing has been developed based on the defined scope, significantly improving the accuracy and reliability of the project budget compared to prior estimates.

Through this layered process-combining maintenance data, third-party evaluations, professional design analysis, and CMGC pricing-the District has confirmed the causes of failure and developed a well-defined, constructible scope that addresses the underlying issues rather than short-term symptoms.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The proposed solution comprehensively addresses the underlying causes of roof failure at Niwot Elementary School by correcting both the roofing system and the associated drainage deficiencies.

The project includes full removal of the existing roofing and insulation systems to allow installation of a new tapered insulation system that establishes positive roof slope. This approach directly resolves the lack of slope that has led to persistent ponding and accelerated deterioration of the existing roof.

To complete the drainage path, the project includes replacement and augmentation of roof drains, including installation of new drains where required, as well as repair or replacement of compromised vertical and underslab drainage piping extending to the point of discharge. This work ensures that water collected at the roof surface is effectively conveyed away from the building, reducing the risk of future intrusion.

Rooftop mechanical, electrical, and piping systems impacted by the revised roof profile will be modified or reset as necessary to accommodate the new tapered insulation system and maintain proper system performance. All work will be designed and constructed to improve compliance with current codes and standards to the extent practicable within the constraints of the existing building.

This solution addresses the root causes of failure rather than extending the life of a deficient system. By correcting roof slope and drainage performance, the proposed scope significantly reduces future maintenance demands, limits the risk of interior damage, and provides a durable, long-term roofing system appropriate for a facility expected to remain in service for the foreseeable future.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

1319

A third party assessment of the roof has been completed, which defined in detail the scope of the replacement and the specifications of the system. Further design work will be required to appropriately rework and augment the drainage system as well as other components of the building impacted by the anticipated increased roof system depth and interior infrastructure (roof drain plumbing). The project budget has included an estimated design fee for architectural and engineering services to fully develop the scope. The full solution will comply with current building codes, District standards and CDE guidelines.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roof at Niwot Elementary School is experiencing ongoing system failure that requires prompt correction to prevent escalating impacts to occupied spaces and school operations. Despite continued maintenance and patching, leaks persist and are increasing in frequency; in 2025 alone, fifteen roof-leak work orders were recorded.

Water intrusion has affected instructional and assembly areas, including classrooms, the gymnasium/cafeteria, and the library. Ceiling materials have become saturated and released, creating safety concerns, and school events have been relocated or livestreamed due to wet floor conditions in high-occupancy spaces. These impacts are expected to intensify during heavy rain and snowmelt events.

The roof's inadequate slope and compromised drainage system are primary contributors to these failures. Continued deferral increases the likelihood of significant interior damage to finishes, flooring, operable partitions, and other building systems, as well as the need for disruptive and costly emergency repairs.

While this project was identified in the District's 2024 Bond program, it was initially planned as a standard reroofing replacement. Subsequent investigation revealed underlying systemic deficiencies that require additional scope, including introduction of positive roof slope, repair or addition of drainage pathways, and modification of roof-mounted components such as RTU curbs and gas piping. This work is essential to resolving the root cause of failure and ensuring long-term performance of the roof system.

If BEST funding is not awarded, the District would be forced to either proceed with a partial solution that does not correct these underlying deficiencies or divert Bond funds from other planned roof projects. Diverting funds would defer critical work at other schools, shifting risk rather than mitigating it. BEST funding allows the District to fully correct an urgent, high-risk condition at Niwot Elementary while maintaining commitments to address similar aging systems districtwide.

1320

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

See section I.G.a for additional information regarding annual maintenance and capital budgets.

Each year internal facility audits are performed which, along with other sources (i.e. the District's Roof Asset Management Program), inform a database of facility needs. A capital forecasting software program is used to organize and prioritize each item. A rubric style system has been developed to analyze priorities and to select which projects can be funded each year.

Roofing preventative maintenance, restoration, and replacement based on roof installation date or visual inspections generate needs in the capital planning database. The installation and warranty expiration dates will be posted into the system and will establish the replacement schedule for this roofing for inclusion in future capital reserve budgeting.

The proposed roofing system includes a requirement for a 30 year warranty.

1321

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes

○ No

* M. Has additional investigation beyond the AHERA report been completed?

○ Yes

◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

n/a

1322

St Vrain Valley RE1J (0470) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Niwot ES Roof system replacement (0470-SG00003) - Site Level Applicant - New - Application Number (6)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

67.00 %

* B. Actual match on this request - Enter Actual Match Percentage

67.0

Results indicate if a waiver is required.

Waiver Not Needed

1323

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 2,955,854.48
D. Applicant Match to this Project	$ 1,980,422.50
E. Requested BEST Grant Amount	$ 975,431.98
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 2,955,854.48

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2024 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1324

* 50,816

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 50,816

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 375

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 58.17 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

136

0 % * **O. Escalation % identified in your project budget**

2.89 % *** P. Construction Contingency % identified in your project budget**

5.0 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

12/15/2026

1325

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

Saunders Construction was engaged under a CMGC agreement to perform preconstruction services for this project. The construction cost estimate was prepared by Saunders based on the 100% construction document drawing prepared by BVH Architecture.

This project is unique because resolution of the underlying problems requires work above and beyond a typical reroofing effort. Addition and replacement of roof drainage piping and modification to roof mounted equipment to accommodate additional roof insulation depth are examples of this scope (see other sections for additional detail).

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

This project will be overseen by one of the District's Project Managers(PM), each of whom has extensive experience in construction project management and relevant educational credentials. District PMs work directly with building users, District Administration, designers, contractors, and building officials to ensure project success. They oversee the project team, including monitoring the budget, schedules, design suitability, permitting, etc. They are responsible for arranging contracts and processing payments.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Following the passage of a construction bond measure in 2024, the SVVSD construction and procurement departments completed a public and competitive pre-qualification process for architectural and construction firms. Design and construction services have been selected from these pre-qualified firms.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The District passed a construction bond in 2024 which is the primary source of funding for these projects.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Due to the new tapered insulation system, the project will result in a higher R-value for the building's roofing system. This will inherently reduce the cost of conditioning the building; however, energy modeling has not been completed to estimate savings.

-Electricity: $53,493
-Natural Gas: $10,617
-Water: $23,266
-Wastewater: $7,263

1326

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Berthoud HS - 1981

District:	Thompson R2-J
School Name:	Berthoud HS
Address:	850 Spartan Avenue
City:	Berthoud
Gross Area (SF):	144,115
Number of Buildings:	1
Replacement Value:	$71,575,575
Condition Budget:	$46,011,942
Total FCI:	0.64
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$9,926,256	$7,843,195	0.79
Equipment and Furnishings	$3,034,387	$1,503,892	0.50
Exterior Enclosure	$7,623,542	$3,655,643	0.48
Fire Protection	$2,064,119	$2,215,986	1.07
HVAC System	$12,210,901	$8,206,011	0.67
Interior Construction and Conveyance	$12,941,977	$10,027,603	0.77
Plumbing System	$2,977,047	$2,514,654	0.84
Site	$10,466,088	$10,038,375	0.96
Structure	$10,331,257	$6,585	0.00
Overall - Total	$71,575,575	$46,011,944	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Berthoud HS Main	144,115	0.59	1981	$61,099,394	$35,960,952
Berthoud HS Site	1,568,160	0.96	1981	$10,476,181	$10,050,992
Overall - Total	1,712,275	0.64		$71,575,575	$46,011,944

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Centennial ES - 1976

District:	Thompson R2-J
School Name:	Centennial ES
Address:	1555 West 37th Street
City:	Loveland
Gross Area (SF):	59,565
Number of Buildings:	2
Replacement Value:	$24,881,065
Condition Budget:	$17,801,359
Total FCI:	0.72
Adequacy Index:	0.03



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,807,932	$3,202,650	0.84
Equipment and Furnishings	$449,504	$537,972	1.20
Exterior Enclosure	$3,037,780	$726,806	0.24
Fire Protection	$759,055	$19,299	0.03
HVAC System	$6,089,307	$6,828,435	1.12
Interior Construction and Conveyance	$3,990,436	$3,492,276	0.88
Plumbing System	$1,155,083	$657,276	0.57
Site	$2,894,414	$2,252,531	0.78
Special Construction	$66,952	$66,952	1.00
Structure	$2,630,602	$17,161	0.01
Overall - Total	$24,881,065	$17,801,358	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Centennial ES Mod 4	1,440	1.00	1996	$299,541	$300,599
Centennial ES Site	352,836	0.78	1976	$2,894,414	$2,252,531
Centennial ES Main	58,125	0.70	1976	$21,687,109	$15,248,228
Overall - Total	412,401	0.72		$24,881,065	$17,801,358

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Loveland HS - 1963

District:	Thompson R2-J
School Name:	Loveland HS
Address:	920 West 29th Street
City:	Loveland
Gross Area (SF):	212,616
Number of Buildings:	2
Replacement Value:	$71,595,042
Condition Budget:	$52,522,967
Total FCI:	0.73
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$11,625,490	$12,738,515	1.10
Equipment and Furnishings	$2,607,358	$2,616,210	1.00
Exterior Enclosure	$8,627,063	$5,281,734	0.61
Fire Protection	$214,314	$3,050,182	14.23
HVAC System	$13,977,482	$12,573,798	0.90
Interior Construction and Conveyance	$13,211,097	$9,934,479	0.75
Plumbing System	$3,899,282	$2,414,549	0.62
Site	$8,920,522	$6,700,300	0.75
Special Construction	$67,017	$0	0.00
Structure	$8,445,418	$10,576	0.00
Overall - Total	$71,595,042	$55,320,343	0.77

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Loveland HS Mod 1	1,765	0.47	2010	$193,112	$91,082
Loveland HS Main	210,851	0.73	1963	$62,481,408	$48,528,961
Loveland HS Site	1,089,000	0.75	1963	$8,920,522	$6,700,300
Overall - Total	1,301,616	0.73		$71,595,042	$55,320,343

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Conrad Ball MS - 1973

District:	Thompson R2-J
School Name:	Conrad Ball MS
Address:	2660 North Monroe Avenue
City:	Loveland
Gross Area (SF):	95,090
Number of Buildings:	2
Replacement Value:	$36,179,416
Condition Budget:	$29,624,633
Total FCI:	0.82
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$6,585,143	$7,956,807	1.21
Equipment and Furnishings	$1,957,218	$1,134,822	0.58
Exterior Enclosure	$3,415,438	$2,541,278	0.74
Fire Protection	$1,193,018	$0	0.00
HVAC System	$6,974,442	$6,627,882	0.95
Interior Construction and Conveyance	$5,973,578	$5,785,233	0.97
Plumbing System	$1,512,811	$1,378,186	0.91
Site	$4,704,572	$4,122,833	0.88
Special Construction	$67,017	$67,017	1.00
Structure	$3,796,178	$10,576	0.00
Overall - Total	$36,179,416	$29,624,634	0.82

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Conrad Ball MS Mod 10	2,030	0.85	2000	$230,624	$196,022
Conrad Ball MS Main	93,060	0.81	1973	$31,244,220	$25,305,779
Conrad Ball MS Site	901,132	0.88	1973	$4,704,572	$4,122,833
Overall - Total	996,222	0.82		$36,179,416	$29,624,634

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Truscott ES - 1957

District:	Thompson R2-J
School Name:	Truscott ES
Address:	211 West 6th Street
City:	Loveland
Gross Area (SF):	42,958
Number of Buildings:	1
Replacement Value:	$17,076,236
Condition Budget:	$12,961,271
Total FCI:	0.76
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,664,650	$2,830,696	1.06
Equipment and Furnishings	$924,228	$490,665	0.53
Exterior Enclosure	$2,431,612	$1,453,977	0.60
Fire Protection	$2,458	$451,451	183.68
HVAC System	$2,869,299	$3,080,953	1.07
Interior Construction and Conveyance	$3,167,900	$2,664,151	0.84
Plumbing System	$699,571	$787,919	1.13
Site	$1,550,915	$1,650,333	1.06
Structure	$2,765,603	$0	0.00
Overall - Total	$17,076,236	$13,410,145	0.79

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Truscott ES Main	42,958	0.73	1957	$15,525,320	$11,759,812
Truscott ES Site	210,488	1.06	1957	$1,550,915	$1,650,333
Overall - Total	253,446	0.76		$17,076,236	$13,410,145

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Turner MS - 1920

District:	Thompson R2-J
School Name:	Turner MS
Address:	950 Massachusetts Avenue
City:	Berthoud
Gross Area (SF):	76,007
Number of Buildings:	2
Replacement Value:	$28,390,805
Condition Budget:	$19,859,139
Total FCI:	0.70
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,411,843	$5,967,016	1.10
Equipment and Furnishings	$1,783,885	$1,464,161	0.82
Exterior Enclosure	$3,595,266	$623,697	0.17
Fire Protection	$558,765	$281,547	0.50
HVAC System	$3,782,266	$4,067,565	1.08
Interior Construction and Conveyance	$4,098,595	$3,992,940	0.97
Plumbing System	$1,026,891	$1,175,450	1.14
Site	$4,543,066	$2,429,035	0.53
Special Construction	$67,017	$67,017	1.00
Structure	$3,523,212	$72,260	0.02
Overall - Total	$28,390,805	$20,140,688	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Turner MS Main	74,549	0.73	1920	$23,590,374	$17,444,951
Turner Early Childhood Ctr. Mod	1,458	1.04	1992	$257,365	$266,702
Turner MS Site	1,045,440	0.53	1920	$4,543,066	$2,429,035
Overall - Total	1,121,447	0.70		$28,390,805	$20,140,688

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Walt Clark MS - 1978

District:	Thompson R2-J
School Name:	Walt Clark MS
Address:	2605 Carlisle Drive
City:	Loveland
Gross Area (SF):	96,840
Number of Buildings:	1
Replacement Value:	$40,267,253
Condition Budget:	$20,459,943
Total FCI:	0.51
Adequacy Index:	0.13



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$5,408,846	$5,317,505	0.98
Equipment and Furnishings	$1,611,841	$999,672	0.62
Exterior Enclosure	$3,669,978	$2,624,582	0.72
Fire Protection	$19,580	$941,106	48.07
HVAC System	$7,037,560	$2,212,745	0.31
Interior Construction and Conveyance	$6,787,638	$5,417,037	0.80
Plumbing System	$1,808,095	$843,338	0.47
Site	$4,448,118	$3,021,700	0.68
Structure	$9,475,597	$0	0.00
Overall - Total	$40,267,253	$21,377,685	0.53

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Walt Clark MS Site	1,306,800	0.68	1978	$4,448,118	$3,021,700
Walt Clark MS Main	96,840	0.49	1978	$35,819,135	$18,355,985
Overall - Total	1,403,640	0.51		$40,267,253	$21,377,685

THOMPSON R2-J - Multiple School Partial Reroof - Administration Building - 1982

****No Assessment Data Available****

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - BF Kitchen ES - 1969

District:	Thompson R2-J
School Name:	BF Kitchen ES
Address:	915 Deborah Drive
City:	Loveland
Gross Area (SF):	30,297
Number of Buildings:	1
Replacement Value:	$13,015,531
Condition Budget:	$7,827,918
Total FCI:	0.60
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$1,889,929	$1,675,196	0.89
Equipment and Furnishings	$373,765	$243,674	0.65
Exterior Enclosure	$1,925,649	$293,663	0.15
Fire Protection	$1,733	$358,365	206.74
HVAC System	$1,639,885	$1,363,896	0.83
Interior Construction and Conveyance	$2,440,036	$2,260,377	0.93
Plumbing System	$595,841	$463,477	0.78
Site	$2,701,080	$1,525,813	0.56
Structure	$1,447,614	$0	0.00
Overall - Total	$13,015,531	$8,184,461	0.63

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
BF Kitchen ES Site	322,344	0.56	1969	$2,701,080	$1,525,813
BF Kitchen ES Main	30,297	0.61	1969	$10,314,452	$6,658,648
Overall - Total	352,641	0.60		$13,015,531	$8,184,461

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Big Thompson ES - 1921

District:	Thompson R2-J
School Name:	Big Thompson ES
Address:	7702 West Highway 34
City:	Loveland
Gross Area (SF):	29,553
Number of Buildings:	1
Replacement Value:	$12,956,322
Condition Budget:	$4,941,855
Total FCI:	0.38
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,001,381	$2,005,753	1.00
Equipment and Furnishings	$334,726	$289,889	0.87
Exterior Enclosure	$2,213,537	$238,344	0.11
Fire Protection	$1,691	$352,894	208.71
HVAC System	$1,829,049	$307,062	0.17
Interior Construction and Conveyance	$2,304,048	$1,036,077	0.45
Plumbing System	$513,694	$373,042	0.73
Site	$2,078,451	$647,629	0.31
Structure	$1,679,745	$42,286	0.03
Overall - Total	$12,956,322	$5,292,976	0.41

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Big Thompson ES Site	423,403	0.31	1921	$2,078,451	$647,629
Big Thompson ES Main	29,553	0.39	1921	$10,877,871	$4,645,347
Overall - Total	452,956	0.38		$12,956,322	$5,292,976

● Campuses Impacted by this Grant Application ●

THOMPSON R2-J - Multiple School Partial Reroof - Bill Reed MS - 1917

District:	Thompson R2-J
School Name:	Bill Reed MS
Address:	370 West 4th Street
City:	Loveland
Gross Area (SF):	125,951
Number of Buildings:	1
Replacement Value:	$48,532,451
Condition Budget:	$37,092,831
Total FCI:	0.76
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$7,290,873	$8,507,282	1.17
Equipment and Furnishings	$2,688,109	$2,690,657	1.00
Exterior Enclosure	$5,247,183	$2,701,643	0.51
Fire Protection	$1,614,677	$2,016,905	1.25
HVAC System	$6,926,487	$8,652,785	1.25
Interior Construction and Conveyance	$6,964,253	$6,422,412	0.92
Plumbing System	$2,455,883	$2,001,231	0.81
Site	$3,646,451	$3,609,870	0.99
Structure	$11,698,535	$490,045	0.04
Overall - Total	$48,532,451	$37,092,830	0.76

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bill Reed MS Main	125,951	0.75	1917	$44,886,000	$33,482,960
Bill Reed MS Site	696,960	0.99	1917	$3,646,451	$3,609,870
Overall - Total	822,911	0.76		$48,532,451	$37,092,830

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: THOMPSON R2-J **County:** Larimer

Project Title: Multiple School Partial Reroof

Current Grant Request:	$2,825,715.75	**CDE Minimum Match %:**	64%
Current Applicant Match:	$5,023,494.68	**Actual Match % Provided:**	64%
Current Project Request:	$7,849,210.43	**Is a Waiver Letter Required?**	No
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	Yes
Total of All Phases:	$7,849,210.43	**Adverse Historical Effect?**	Yes
Cost Per Sq Ft:	$24.82	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$1.34	**Affected Pupils:**	4,465
Hard Costs Per Sq Ft:	$23.49	**Cost Per Pupil:**	$1,758
Previous BEST Grant(s):	12	**Gross Sq Ft Per Pupil:**	223
Previous BEST Total $:	$14,559,328.12		

Financial Data (School District Applicants)

District FTE Count:	14,039	**Bonded Debt Approved:**	$248,000,000
Assessed Valuation:	$3,673,435,622	**Year(s) Bond Approved:**	18,25
Statewide Median: $143,909,452			
PPAV:	$261,659	**Bonded Debt Failed:**	$508,000,000
Statewide PPAV: $241,472			
Median Household Income:	$93,993	**Year(s) Bond Failed:**	16,24
Statewide Avg: $75,116			
Free Reduced Lunch %:	37.7%	**Outstanding Bonded Debt:**	$267,610,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,274.60	**Total Bond Capacity:**	$734,687,124
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$467,077,124
		Statewide Median: $18,549,763.20	

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - Site Level Applicant - New - Application Number (23)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Thompson R2-J - 1560

*** Facility Name & Code**
B F Kitchen Elementary School - 1560-0865

*** Facility Name & Code**
Berthoud High School - 1560-0812

*** Facility Name & Code**
Big Thompson Elementary School - 1560-0870

*** Facility Name & Code**
Bill Reed Middle School - 1560-5312

*** Facility Name & Code**
Centennial Elementary School - 1560-1385

*** Facility Name & Code**
Loveland High School - 1560-5316

*** Facility Name & Code**
Peakview Academy at Conrad Ball - 1560-0510

*** Facility Name & Code**
Truscott Elementary School - 1560-8918

*** Facility Name & Code**
Turner Middle School - 1560-8925

1338

*** Facility Name & Code**

Walt Clark Middle School - 1560-9228

Other, not listed

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

1339

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- ☑ School District
- ☐ Charter School
- ☐ BOCES
- ☐ Colorado School for the Deaf and Blind
- ☐ 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

All of the schools included in this grant application were constructed by Thompson School District in accordance with the building codes and standards of the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Thompson School District R2-J - Recent Capital Projects & Improvements
1. Big Thompson Elementary School
- Roof replacements, flooring upgrades, HVAC improvements, general maintenance as part of 2018 Bond completion work, bringing infrastructure up to modern standards.
2. Centennial Elementary School
- Similar districtwide improvements including roof, heating/cooling, flooring and site maintenance completed under the 2018 Bond program.
3. B.F. Kitchen Elementary School
- Infrastructure upgrades: roof repair/replacement, HVAC, flooring and other facility maintenance executed under 2018 Bond wrap-up.
4. Truscott Elementary School
- Facility repairs and upgrades from the 2018 Bond including roof, HVAC, flooring, and safety system enhancements.
5. Peakview Academy at Conrad Ball
- Major renovation and consolidation project completed (opened for the 2023-24 school year), combining Mary Blair Elementary, Monroe Elementary, and Conrad Ball Middle School into a new PK-8 campus.
6. Bill Reed Middle School
- Roof, HVAC, security system upgrades, flooring and playground improvements completed as part of the district's bond work.
7. Turner Middle School
- Completed facility maintenance/upgrades under the 2018 Bond, including HVAC, roofing, and other infrastructure work.
8. Walt Clark Middle School
- Multiple improvements completed under the 2018 Bond, such as roof replacement/repair, boiler replacement, asphalt repair, and safety upgrades.
9. Loveland High School
- Infrastructure improvements completed as part of districtwide work under the 2018 Bond - including roofing, HVAC upgrades, safety systems, and other maintenance items.
10. Berthoud High School
- Similar improvements under the 2018 Bond (roofing, building systems, safety upgrades). Bond projects were completed districtwide by 2024.
11. Thompson Administration Building

1340

- District administration facilities benefited from security upgrades, interior mechanical improvements, and deferred maintenance funded and completed under the 2018 Bond wrap-up efforts. (These are part of the district's bond-wide support and improvements.)

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Thompson School District R2-J includes planning for capital projects as part of the annual budgeting exercise. Consideration for expenditure of these finite funds involves thoughtful review of the many requests in an effort to balance needed attention for a particular facility or project with the overall mission and needs of the District. This is not a process that is begun anew each year but rather an ongoing source of information regarding age, condition, technology and risk that allows a view into not only what has been recently addressed in this area but also to better anticipate what is going to require investment over the coming 1-5 years.

When evaluating requests, the requirement of mainting a safe and comfortable environment that is conducive to learning is top priority. Extending th useful life of assets and protecting what is already owned is also of great importance, whether that be repairing/replacing building roofs, making heating and cooling systems more modern and efficient, or making athletic/activity surfaces and facilities as safe as possible3 for participants.

For fiscal 2026-27, Thompson School District R2-J budgeted $450,000 for capital projects. This included investment in areas such as facility purchase, various maintenance and ROI projects, technology replacement and enhancements, safety and security, athletics, risk management, nutrition services, and transportation. These expenditures translated to $214 per FTE across all facilities and projects within the District.

1341

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

The Thompson School District utilizes Capital Reserve funds to support preventive maintenance, and facility repairs across the district. We maintain a comprehensive asset management system that tracks building systems and components, enabling staff to assess conditions and prioritize needs based on risk, lifecycle, and operational impact.

Identified priorities inform the allocation of Capital Reserve funding, ensuring resources are directed to the highest-need projects. Capital Reserve projections are incorporated into the district's 10-year Facility Master Plan. This plan is reviewed annually by district staff and the Master Plan Committee, which includes more than 35 community members, to ensure transparency, alignment, and responsible long-term planning.

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

1342

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - Site Level Applicant - New - Application Number (23)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1343

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The project includes replacement of aging membrane, built-up, TPO, EPDM, and mansard shingle systems that have reached or exceeded their useful life and are experiencing systemic deterioration.

At Berthoud High School, approximately 44,424 square feet of deteriorated membrane roofing will be replaced. Loveland High School requires phased replacement totaling approximately 138,200 square feet of failing TPO and EPDM systems. Walt Clark Middle School includes 90,200 square feet of membrane replacement, while Truscott Elementary School, Big Thompson Elementary School, Bill Reed Middle School, and the Thompson School District Administrative Building require replacement of aging built-up roofing systems ranging from approximately 14,900 to 32,500 square feet per site.

Several schools also have deteriorated mansard assemblies clad with aging asphalt and cedar shingles, including Centennial Elementary School, Peakview Academy, Turner Middle School, and B.F. Kitchen Elementary School. These vertical envelope systems are vulnerable to wind uplift, moisture intrusion, and substrate damage. The proposed solution replaces shingles with durable 26-gauge vertical standing seam metal siding installed over a weather barrier to improve long-term performance.

1344

Across all sites, existing roofs show advanced membrane wear, flashing failure, and material degradation consistent with end-of-life conditions. These deficiencies increase the risk of water infiltration, insulation saturation, and interior damage to ceilings, finishes, and instructional materials. The scale of replacement-spanning hundreds of thousands of square feet-reflects systemic aging rather than isolated failure.

The proposed work will remove failing materials down to substrate where required and install new 60-mil EPDM membrane systems with 20-year warranties, along with new parapet caps, flashing, and improved roof access at select locations. This investment restores watertight integrity, reduces ongoing maintenance costs, and protects the structural envelope of critical educational facilities.

Without replacement, continued deterioration will increase operational disruptions, emergency repair costs, and long-term damage to building systems. This project represents a comprehensive, district-wide effort to stabilize aging infrastructure and ensure safe, dry, and reliable learning environments for students and staff.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Berthoud High School
Berthoud High School's existing membrane roofing system has reached the end of its useful life and is experiencing systemic deterioration. The scope includes removal of approximately 44,424 square feet of failing membrane roofing and replacement with a new 60-mil EPDM system with a 20-year warranty. Existing parapet caps and flashing assemblies are also deteriorated and will be replaced. The current conditions indicate membrane wear, compromised flashing, and vulnerability to water infiltration, placing the building envelope at continued risk.

Centennial Elementary School
Centennial Elementary School's mansard roof areas are clad with aging asphalt and cedar shingles that have deteriorated due to prolonged weather exposure. These materials are susceptible to moisture intrusion, wind damage, and ongoing maintenance issues. The project will remove shingles down to the substrate and replace them with approximately 4,180 square feet of 26-gauge vertical standing seam metal siding on a weather barrier. The failing shingle system creates envelope weaknesses and increases the potential for water penetration at transitions and vertical surfaces.

Loveland High School
Loveland High School has extensive roofing areas consisting of aging TPO and EPDM systems that are failing. The project includes two priority phases totaling approximately 138,200 square feet of new 60-mil EPDM roofing. Existing membranes and associated flashing systems show deterioration consistent with advanced aging, increasing the likelihood of leaks and disruption to instructional spaces. The scale of the roof area amplifies the risk of systemic failure if not addressed comprehensively.

Peakview Academy
Peakview Academy's mansard roof assemblies consist of aging asphalt and cedar shingles that have exceeded their expected service life. Approximately 7,820 square feet of deteriorated materials will be removed and replaced with vertical standing seam metal siding. The existing shingle system is vulnerable

1345

to wind uplift, moisture intrusion, and substrate damage, creating ongoing maintenance demands and envelope reliability concerns.

Truscott Elementary School
Truscott Elementary School's built-up roof system is at the end of its service life and exhibits deterioration typical of aging multi-ply systems. The project will replace approximately 26,300 square feet with a new 60-mil EPDM membrane and updated parapet caps and flashing. Roof access ladders will also be added to improve maintenance and safety. The current roof condition presents an elevated risk of water infiltration and potential damage to insulation and interior finishes.

Turner Middle School
Turner Middle School has both failing low-slope membrane roofing and deteriorated mansard shingle systems. The scope includes replacement of approximately 17,800 square feet of membrane roofing and 2,448 square feet of mansard siding. The dual-system deterioration increases vulnerability at transitions between roof planes and vertical surfaces. Aging membranes and shingles create consistent moisture risk and long-term envelope instability.

Walt Clark Middle School
Walt Clark Middle School has approximately 90,200 square feet of aging membrane roofing requiring full replacement. Existing materials show signs of advanced wear and diminished performance. The size of the roof area significantly increases exposure to water infiltration events and maintenance costs. Replacement will restore watertight integrity and improve long-term reliability.

Thompson School District Administrative Building
The Administrative Building's built-up roofing system has reached the end of its useful life. Approximately 32,500 square feet will be replaced with a new EPDM system. Aging built-up systems are prone to blistering, splitting, and moisture infiltration, which can compromise insulation and deck integrity if left unaddressed.

B.F. Kitchen Elementary School
B.F. Kitchen Elementary School requires replacement of approximately 8,500 square feet of failing membrane roofing, along with 2,448 square feet of deteriorated mansard shingle cladding. The combination of aging low-slope and vertical envelope components increases the risk of leaks and interior disruption. The existing systems are beyond their effective service life.

Big Thompson Elementary School
Big Thompson Elementary School's built-up roof system, totaling approximately 17,200 square feet, has deteriorated and requires full replacement. The aging roof assembly shows signs of performance decline typical of end-of-life built-up systems. Roof ladders will be added to improve maintenance, access and safety. Continued deterioration increases the likelihood of moisture infiltration and interior damage.

Bill Reed Middle School
Bill Reed Middle School's built-up roofing system, totaling approximately 14,900 square feet, is failing and requires full replacement. The current condition reflects advanced aging and reduced weather resistance. Without replacement, the facility remains vulnerable to water intrusion and associated structural and interior damage.

1346

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Thompson School District R2-J has undertaken a comprehensive and collaborative evaluation process to confirm the extent and severity of the roofing deficiencies identified in this application. On Friday, January 30, 2026, representatives from the District, Wold Architects and Engineers, FCI Constructors, and Front Range Roofing conducted on-site assessments at each proposed project location.

The team performed physical roof walks at all facilities included in the scope. These evaluations included visual inspection of membrane conditions, built-up roofing surfaces, shingle-clad mansards, parapet caps, flashing assemblies, drainage components, and roof transitions. Particular attention was given to areas of known leakage, membrane shrinkage, seam failure, blistering, ponding water, exposed fasteners, and deteriorated edge conditions.

Where applicable, the team reviewed evidence of prior patching and repair efforts, indicating recurring performance issues rather than isolated damage. Observations confirmed that many roofing systems have exceeded their anticipated service life and are exhibiting systemic deterioration consistent with long-term weather exposure and material fatigue.

In addition to field observations, the evaluation team discussed maintenance history, documented leak events, and operational impacts with district facilities staff. This collaboration provided context regarding recurring problem areas, emergency repairs, and the strain on maintenance resources caused by aging systems.

The joint assessment by district leadership, design professionals, construction partners, and roofing specialists ensures that the deficiencies identified are well-documented, technically validated, and accurately reflected in the proposed scope of work. The conclusions are not based solely on age but on direct observation of compromised performance and declining reliability across multiple sites.

1347

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Thompson School District R2-J proposes a comprehensive roof replacement program across multiple facilities to address systemic membrane failure, deteriorated built-up roofing, and aging mansard cladding identified during field investigations. The solution fully removes failed materials and replaces them with durable, code-compliant systems designed for long-term performance, reduced maintenance, and improved building envelope integrity.

Low-Slope Roof Replacement

At facilities with failing membrane and built-up systems-including Berthoud High School, Loveland High School, Walt Clark Middle School, Truscott Elementary School, Big Thompson Elementary School, Bill Reed Middle School, and the Thompson School District Administrative Building-the existing roofing assemblies will be removed down to the structural deck where required.

New 60-mil fully adhered EPDM membrane systems will be installed with manufacturer-backed 20-year warranties. Replacement includes new insulation as required to meet current energy code, new cover boards where applicable, and complete replacement of flashing assemblies, parapet caps, and edge metal. Drainage components will be evaluated and adjusted as needed to improve positive slope and reduce ponding conditions. At select sites, new fixed roof ladders will be installed to improve safe access for maintenance personnel.

This approach directly addresses identified deficiencies including membrane shrinkage, seam failure, blistering, saturated insulation, deteriorated flashing, and repeated leak repairs. Full system replacement-rather than patching-eliminates recurring infiltration pathways and restores watertight integrity across large roof areas.

Mansard and Vertical Envelope Replacement

At Centennial Elementary School, Peakview Academy, Turner Middle School, and B.F. Kitchen Elementary School, deteriorated asphalt and cedar shingle mansard systems will be removed down to substrate.

These assemblies will be replaced with 26-gauge vertical standing seam metal siding installed over a continuous weather-resistive barrier. This system significantly improves resistance to wind uplift, moisture penetration, and material degradation. Unlike shingle systems, the metal cladding provides long service life, reduced maintenance, and enhanced durability at critical roof-to-wall transitions.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

The District partnered with Wold Architects and Engineers, FCI Constructors, and Front Range Roofing to conduct site walks, review maintenance histories, and evaluate existing roof assemblies. Architectural and roofing specialists assessed membrane condition, built-up system integrity, flashing performance, drainage slopes, insulation condition, parapet detailing, and mansard cladding attachment systems.

1348

Findings confirmed that many systems have exceeded their service life and exhibit systemic-not isolated-failure. Repeated patching, seam deterioration, flashing fatigue, and moisture intrusion indicated that targeted repairs would not resolve root causes or provide long-term reliability.

Evaluation of Alternatives

The team evaluated multiple potential approaches, including:
Targeted membrane patching and sectional repairs
Roof-over systems
Partial replacement strategies
Full tear-off and replacement

Life-cycle cost analysis demonstrated that continued repairs or overlay systems would extend service life only marginally while leaving underlying saturated insulation, deteriorated flashing, and aging substrates in place. Overlay options were also evaluated against structural loading, warranty limitations, and long-term maintenance implications.

Full removal and replacement was determined to be the most responsible solution because it:
Eliminates hidden moisture and compromised insulation
Restores proper drainage and flashing integration

Allows inspection of the structural deck
Provides comprehensive manufacturer-backed warranties
Reduces long-term operational costs
Architectural and Building Envelope Considerations

For mansard roof areas, aging asphalt and cedar shingles were evaluated against high-wind exposure, long-term durability, and maintenance performance. Standing seam metal siding was selected based on superior weather resistance, reduced maintenance frequency, and extended life expectancy. The vertical metal system also improves envelope performance at roof-to-wall transitions, a common source of infiltration.

Low-slope roofs were standardized to 60-mil fully adhered EPDM systems to improve durability, puncture resistance, and long-term membrane stability. Insulation replacement will ensure compliance with current energy code requirements and improve thermal performance.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems included in this application have reached or exceeded their anticipated service life and are exhibiting active deterioration. Based on field observations conducted by Thompson School District R2-J and its consultants, continued performance degradation is expected to accelerate over the next one to three years. Several facilities are already experiencing recurring leaks, membrane seam failure, flashing deterioration, and weather-related vulnerability.

1349

If replacement is deferred beyond the next 12-36 months, the likelihood of widespread membrane breaches, saturated insulation, and concealed deck deterioration increases substantially. Once insulation becomes fully saturated, thermal performance declines rapidly, and trapped moisture can lead to corrosion of metal decking, fastener failure, and deterioration of interior finishes. Mansard shingle systems are similarly vulnerable to wind uplift and progressive substrate damage as materials continue to age and dry out.

Failure of these systems would not occur as a single catastrophic event but as expanding areas of infiltration requiring emergency response. Interior consequences would likely include ceiling tile collapse, damage to lighting and electrical systems, disruption of instructional spaces, mold remediation concerns, and increased health and safety risks for occupants. Emergency repairs are typically reactive, costly, and temporary, often performed during active weather events and at premium pricing.

If this project is not awarded BEST funding, the District will be forced to continue allocating limited operational dollars toward short-term patching and emergency leak response. This approach does not address underlying system failure and diverts funds from other critical maintenance and instructional priorities. In addition, delaying full replacement increases total project cost over time due to inflation, further deterioration, and potential structural deck repairs.

Most critically, deferral increases the risk of unplanned closures or relocation of students if major roof failure occurs. The buildings included in this request serve a significant student population, and maintaining dry, safe, and uninterrupted learning environments is essential to district operations.

Addressing these deficiencies within the next funding cycle is the most responsible course of action. Timely replacement stabilizes building envelopes before

structural damage occurs, protects state and local capital investment, and prevents compounding deferred maintenance that would require significantly greater resources in the future.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

1350

The Thompson School District maintains a Facilities Services Department general fund and capital project budget of approximately $2.5 million annually. This includes dollars allocated for departments including custodial, environmental, resource management, security systems, building maintenance, grounds maintenance, and small projects, as all of these departments work toward the upkeep of our buildings and grounds. These roofing systems will be maintained in accordance with the rest of our district buildings through both responsive and preventative maintenance work orders in order to keep them in good working condition for the users. Roofs are on a regular preventative maintenance program to ensure they are well maintained. In addition to our work order system, we also maintain a capital forecasting system in which we track assets on both a system and component level so that we can plan for their replacement in our annual capital and maintenance budgeting efforts. The roofs are currently tracked within this system and will be updated with replacement information so that we can continue to track and plan for their replacement.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ( ) Yes
- (●) No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?

- ( ) Yes
- (●) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

1351

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

Thompson R2-J (1560) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - Site Level Applicant - New - Application Number (23)

III. Detailed Project Cost Summary

1352

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

64.00 %

* B. Actual match on this request - Enter Actual Match Percentage

64

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 7,849,210.43
D. Applicant Match to this Project	$ 5,023,494.68
E. Requested BEST Grant Amount	$ 2,825,715.75
F. Previous Grant Awards to this Project (if supplemental request)	$
G. Previous Matches to this Project (if supplemental request)	$
H. Total All Phases	$ 7,849,210.43

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ 2025 Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1353

* 316,220

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 997,792

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 4,465

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 24.82 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

223

1.5 % * **O. Escalation % identified in your project budget**

1.5 % *** P. Construction Contingency % identified in your project budget**

1.5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/31/2028

1354

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimate was compiled in a partnership with the District, and Wold Architects and Engineers. This budget has been informed by independent estimates completed by FCI Constructors.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District Bond Department, hired by the District to oversee the spending of the 2025 Bond.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Competitive interviews have been held to identify teams of architects and engineers to design and implement the 2025 District bond improvement projects.

Policy FEG: Although this policy supports a fully negotiated process for architectural and CM/GC professional services, TSD staff opted to prequalify firms. In addition, interviews were conducted to further evaluate qualifications and potential fees. This process led to the short list of prequalified firms that will

complete the mechanical and secure entry projects.

The CM/GC will be required to make evident a competitive bidding process for all aspects of the work which will include all solicitations and responsive bids.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Outside of BEST Grant funding, this project will utilize bond funding secured with the 2025 Bond. The award of BEST grant funding to this project will increase the District's capacity to remedy other facility deficiencies which were identified in initial Bond planning but ultimately placed on the backlog for future funding. We currently allocate approximately $2.5 million annually in our General Fund and Capital improvement Budget that goes towards keeping our 32 school and program buildings up and running.

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?

1355

● Campuses Impacted by this Grant Application ●

WOODLAND PARK RE-2 - Summit ES Roof Replacement - Summit ES - 1993

District:	Woodland Park RE-2
School Name:	Summit ES
Address:	490 Meadow Park Drive
City:	Divide
Gross Area (SF):	51,220
Number of Buildings:	4
Replacement Value:	$21,346,746
Condition Budget:	$15,977,166
Total FCI:	0.75
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,773,003	$2,336,632	0.84
Equipment and Furnishings	$499,354	$557,593	1.12
Exterior Enclosure	$2,162,421	$1,445,888	0.67
Fire Protection	$643,042	$803,268	1.25
HVAC System	$3,803,350	$4,711,919	1.24
Interior Construction and Conveyance	$4,136,189	$2,987,088	0.72
Plumbing System	$961,229	$717,205	0.75
Site	$2,782,566	$2,221,000	0.80
Special Construction	$196,571	$196,572	1.00
Structure	$3,389,021	$0	0.00
Overall - Total	$21,346,746	$15,977,165	0.75

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Summit ES Mod PAL-2	1,440	0.95	2000	$308,764	$293,421
Summit ES Mod PAL-1	1,440	0.96	1993	$252,958	$243,613
Summit ES Main	46,900	0.73	1993	$17,687,450	$12,918,774
Summit ES Mod Champions	1,440	0.95	2001	$315,009	$300,357
Summit ES Site	435,600	0.80	1993	$2,782,566	$2,221,000
Overall - Total	486,820	0.75		$21,346,746	$15,977,165

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: WOODLAND PARK RE-2* **County:** El Paso

Project Title: Summit ES Roof Replacement

Current Grant Request:	$643,937.75	**CDE Minimum Match %:**	74%
Current Applicant Match:	$643,937.74	**Actual Match % Provided:**	50%
Current Project Request:	$1,287,875.49	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$0.00	**Contingent on a 2026 Bond?**	No
Previous Matches:	$0.00	**Historical Register?**	No
Total of All Phases:	$1,287,875.49	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$39.65	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$0.00	**Affected Pupils:**	311
Hard Costs Per Sq Ft:	$39.65	**Cost Per Pupil:**	$4,141
Previous BEST Grant(s):	0	**Gross Sq Ft Per Pupil:**	165
Previous BEST Total $:	$0.00		

Financial Data (School District Applicants)

District FTE Count:	1,820	**Bonded Debt Approved:**	
Assessed Valuation:	$479,547,512	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$263,488	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$81,947	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	31.2%	**Outstanding Bonded Debt:**	$0
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$701.82	**Total Bond Capacity:**	$95,909,502
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$95,909,502
		Statewide Median: $18,549,763.20	

Woodland Park Re-2 (3020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Summit Elementary Roof (3020-SG00001) - Site Level Applicant - New - Application Number (56)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Summit Elementary School - 3020-8379

Other, not listed

1358

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☑ Pre-School
☑ Administration	☐ Career and Technical Education	☐ Middle School
☑ Elementary	☑ Media Center	☑ Classroom
☑ Library	☐ Auditorium	☑ Cafeteria
☑ Kitchen	☑ Kindergarten	☑ Multi-purpose room
☐ Learning Center	☐ Senior High School	☐ Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

1359

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The elementary school facility was constructed in response to increasing student enrollment and the growing need for an elementary school located outside the city limits to serve families across the greater Teller County area. The location and design of the facility was intentionally selected to improve accessibility for rural and outlying communities, relieve capacity pressures within existing schools, and ensure equitable access to quality elementary education. At the time of construction, the building met all applicable educational, safety, and building standards and was fully adequate for its intended purpose as a public school facility. Over time, as the building has aged and its systems have reached the end of their service life, targeted capital improvements-such as the proposed roof replacement-have become necessary to preserve the facility, protect instructional spaces, and ensure continued safe and reliable operation for students and staff.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the past three years, the District has made several targeted capital improvements to ensure the facility remains safe, secure, and functional for students and staff. In FY 2024, all parking lots were sealed and restriped to improve safety, traffic flow, and surface durability, and the District upgraded keys and locking systems to enhance building security and access control. In FY 2025, a portion of the parking lot was overlaid to extend its lifespan and address surface deterioration, and the school's intercom system was upgraded to strengthen emergency communication and overall campus security. In FY26, the facility's original condensing boilers, which had been in service since the building's construction in 1993, were replaced with modern, high-efficiency variable-

rate boilers, improving system reliability, energy efficiency, and indoor comfort. These improvements reflect the District's ongoing commitment to maintaining a safe, secure, and high-quality learning environment and to making strategic investments that preserve the facility's long-term functionality.

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Over the past three fiscal years (FY2023-FY2025), the District has addressed capital outlay needs primarily through planned transfers and direct expenditures from the General Fund to support facility improvements and asset replacement. While the District maintains a Capital Projects Fund for certain projects, General Fund resources have been used when necessary to underwrite facility needs not otherwise covered by restricted revenues.
Capital outlay is defined by the District in accordance with its accounting policies as expenditures that result in the acquisition of a fixed asset or that extend the useful life of an existing building asset.

During the past three years, the District contributed general funds to the following toward capital needs: These expenditures included, but were not limited to:

Building system replacements (HVAC, roofing, mechanical systems)

Safety and security upgrades

Major equipment purchases

Facility repairs that extended asset useful life

All capital expenditures were approved through the District's annual and mid-year budget adoption process. The District evaluates capital needs annually as part of its long-term financial planning and prioritizes projects based on safety, compliance, and operational necessity.

1360

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- ○ A Facility Master Plan has been updated or completed within the last 5 years.
- ◉ A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ○ A Facility Master Plan has not been completed.

1361

Woodland Park Re-2 (3020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Summit Elementary Roof (3020-SG00001) - Site Level Applicant - New - Application Number (56)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☑ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☐ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☐ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

1362

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The existing roof is an original ballasted EPDM system installed at the time of the building's construction in 1993 and is now well beyond its expected service life. As a result of its age and prolonged exposure to harsh mountain weather conditions, the roof has experienced increasing failures, including recurring tears, punctures, and persistent leaks. These issues require frequent emergency repairs and ongoing patching, which are no longer a sustainable or cost-effective solution.

The deteriorating condition of the roof poses a growing risk to interior finishes, mechanical and electrical systems, and instructional spaces, and threatens to disrupt daily school operations. Continued water intrusion increases the likelihood of structural damage, mold growth, and compromised indoor air quality, all of which directly impact student health, safety, and learning.

Grant funding would allow the District to replace the aging roof system with a modern, durable, and energy-efficient roofing solution. This replacement will permanently resolve chronic leaks, protect the building envelope, reduce long-term maintenance costs, and ensure a safe, dry, and reliable learning environment for students and staff for decades to come.

1363

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The current roofing conditions at Summit Elementary have reached a critical state, presenting significant safety hazards, health risks, and structural integrity risks for students and staff. Despite ongoing maintenance efforts, the roofing systems at this facility continues to experience severe leaks, water damage, possible structural degradation, making immediate action necessary.

The existing roof system has far exceeded its useful life. The membrane is bridging from wall flashing and poses an immediate risk of tearing open. EPDM shrinks as it ages and pulls away from attachment points along the perimeter of the roof and curbs. Open seams have caused several historical leaks and have had regular repairs done to try and maintain the system. The most common leak areas are near the perimeter of the roof and at roof penetrations and corners of curbs. Some damage to the insulation is expected due to the repeated water entry and the freeze thaw cycles.

Health and Safety Hazards -
These deficiencies directly align with the statutory priorities of the BEST Grant by addressing critical health, safety, and structural concerns:
Mold and Air quality Issues - Continued moisture penetration from open seams, punctures, and membrane tears, raises concerns about mold growth, which could lead to respiratory issues for students and staff
Floor Damage - Water damaged floors create unsafe conditions and possible slip hazards that could lead to injury of a student or staff.
Educational Disruptions - Persistent leaks result in water-damaged ceiling tiles, potential facility closures, and constant classroom disruptions that create an unstable and distracting learning environment for students.
Structural Integrity Risks - Regular moisture entry from the building envelope deteriorates the integrity and safety of the building structure.

By securing this grant, the district will protect the safety and well-being of students and staff and prevent further facility damage escalating total operating costs.

1364

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Woodland Park School District had thorough facility roof assessments conducted at all Schools to prioritize roofing deficiencies. The district's investigation into these deficiencies included visual inspections, core analysis, contractor site-walks and a review of maintenance history to document the frequency of leak-related disruptions. This investigation specifically focused on how these failures impact the classroom, noting areas where students had to be relocated due to active dripping or falling debris from saturated ceiling tiles.

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

Attempting to continue patching a failing roof system is no longer viable, and a new roof system is required to maintain the integrity of our facility. Risks of water infiltration through the roof system and the consequential expenses associated with the leaks is too high. After reviewing multiple roof systems, considering life-cycle cost, historical experience on other schools, and local climate, a multi-ply BUR roof system will serve the district best.

Remove all existing ballast rock from roof areas, properly and legally dispose of off-site.

Cut and remove all existing rubberized membrane flashings. Then score membrane in 10ft cross sections throughout roof areas to relax membrane.
Broom/blow existing rubberized membrane free of all debris build-up. Do not power wash.
Remove existing coping, counter-flashing and edge metal, properly and legally dispose of off-site.
Remove and repair in kind any identified wet/damaged insulation identified by nuclear scan.
Furnish and install new ½" DensDeck Prime coverboard throughout field atop existing rubberized membrane, gang fastened through ISO boards.
Furnish and install new SBS Modified Base Sheet throughout all field and flashings, set in cold-applied adhesive.. Set flashings in Flashing Adhesive.
Furnish and install new SBS Modified Cap Sheet throughout all field and flashings, set in cold-applied adhesive. Set flashings Flashing Adhesive.
All new flashings to be terminated w/ new termination bar fastened each 6" O.C., set in butyl tape, caulk bar adhesive.
3-Course all flashing laps with Aluminized Mastic with scrim embedded.
Coat all new flashings w/ Aluminized Surfacing.
Furnish and install new 24ga coping metal at all parapets atop new wood nailer, and continuous galvanized cleat, in Approved color. Detach and raise conduit as required, then re-secure to new coping metal with new neoprene fasteners.
Furnish and install new 24ga counter-flashing and/or skirt metal, at all flashings, in Approved color.
Replace and install new galvanized cap metal atop all sleepers and curbs.
Raise thru-wall flashings as required.
Raise windows to ensure minimum 8" flashing height
Furnish and install new lead jacks and flashings to all stacks, jacks, vents and drain sumps.
At all circular vent penetration flashings, use reinforced Liquid Flashing.
Install new flood coat of cold process asphalt adhesive throughout field of all roof areas, then cover with pre-washed earthen tone mixed ?"-?" gravel at 400lbs per 100sqft.
At all existing internal drains and through-wall scupper sumps, omit 3/8" aggregate and surface flood coat with mixed river rock, extending 3' from drain/sump center.
Furnish and install new cast iron drain covers and clamp rings where existing.
At skylights and windows, remove any existing and/or failed sealant, then wipe to clean, and apply new bead of silicone sealant to all housing and frame joints.
Clear and test all drains upon Substantial Completion.
Provide 2 Year Workmanship Warranty. Provide 30 Year NDL Material Warranty.

1365

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

As part of this process, we conducted detailed site assessments to evaluate the current conditions of roofs at all facilities. These assessments provided a thorough understanding of the structural integrity of each roof, the extent of water damage, and the ongoing maintenance challenges. By analyzing these factors, we were able to determine that patching and minor repairs was no longer a viable solution for Summit Elementary and new roof was necessary to ensure long-term building sustainability

In developing the proposed solution, the district, contractors, and its consultants evaluated several alternatives, including localized patching and a full ballasted EPDM replacement, before determining that a multiply BUR was the most efficient and effective use of resources. This decision was based on the

superior durability and impact resistance of a dual-reinforced 2-ply asphaltic system, which is better suited for the high-altitude UV exposure and severe weather conditions common in Divide, CO. The district collaborated with professional contractors and a consultant to develop a design narrative that adheres to wind design standards and provides a 30-year manufacturer NDL material warranty. Furthermore, the project was carefully planned to reuse existing dry polyisocyanurate insulation where possible, reducing waste and minimizing the total project cost while still achieving a high-performance building envelope solution.

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The district is unable to predict when catastrophic failure may occur. The roof is beyond its useful life. The frequency and severity of water intrusion will likely increase. A complete roof failure will lead to additional expenses of labor, damages to the building infrastructure, disruption to the learning environment of our students, and safety risks including ceiling collapse to our students and staff. If this project is not awarded, the district will be forced to continue temporary repairs, stretching already limited maintenance funds while delaying the inevitable full replacement. Without proper funding, the district will remain in a reactive state, unable to provide safe, dry, and structurally sound facilities for students and staff.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

1366

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The Woodland Park School District is committed to a proactive maintenance strategy that maximizes the life cycle of the new Summit Elementary roofing system and ensures the 30-year manufacturer NDL material warranty remains in full force. Upon completion of the project, the facility will be added to the district's comprehensive preventive maintenance schedule, which includes annual inspections to clear debris from internal drains and scuppers and to verify the integrity of all flashing terminations and silicone sealants at skylights and windows. Furthermore, the district will adhere to all manufacturer-required inspections and maintenance protocols, ensuring that any identified minor deficiencies are addressed immediately by qualified personnel to prevent

moisture intrusion and protect the state's investment in this critical facility. Capital planning will take place to ensure that the district will have the funds in place when the roof system is at the end of its useful life.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ○ Yes
- ◉ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

1367

Woodland Park Re-2 (3020) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Summit Elementary Roof (3020-SG00001) - Site Level Applicant - New - Application Number (56)

III. Detailed Project Cost Summary

1368

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

74.00 %

* B. Actual match on this request - Enter Actual Match Percentage

50

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 1,287,875.49
D. Applicant Match to this Project	$ 643,937.74
E. Requested BEST Grant Amount	$ 643,937.75
F. Previous Grant Awards to this Project (if supplemental request)	$ 0.00
G. Previous Matches to this Project (if supplemental request)	$ 0.00
H. Total All Phases	$ 1,287,875.49

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1369

* 32,483

K. Gross Square Feet.
Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 51,220

L. Number of pupils in affected school(s)
(From your Oct. 1 Pupil Count)

* 311

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 39.65 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

165

3 % * **O. Escalation % identified in your project budget**

3 % *** P. Construction Contingency % identified in your project budget**

3 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/25/2027

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/13/2027

1370

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We arrived at the project estimate by reaching out to qualified, experienced, local contractors and secured three estimates. The estimates averaged $1,156,460.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by district personnel who have decades of experience in the construction industry, working with vendors and managing capital improvement projects. Their responsibilities will include contractor oversight, coordination, planning, and ensuring safety standards. The district will require the roofing contractor to maintain the same crew, including lead foreman and superintendent on the project for the entire duration, as well as requiring manufacturer inspection prior to project completion.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

No deviations from the guidelines are necessary.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In March of 2025, the City of Woodland Park revoked a city sales tax that was providing approximately $3.2M to the district. The loss of this funding has placed a significant strain on the facility's maintenance budget. Since then, district leaders have met with city and county officials to discuss options to restore funding lost from the revocation of the sales tax. At this time, no additional funding has been secured.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Not relevant to this project.

1371

COLORADO
Department of Education
Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Woodland Park

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.

Grant funding is critical to maintaining safe, healthy, and functional learning environments for our youngest students. As a small, rural school district with limited financial resources, the required matching contribution for a major capital project such as an elementary school roof replacement would place a significant strain on our general fund and restrict our ability to support essential instructional and student service needs. Granting a waiver of the matching requirement would substantially enhance educational opportunity and quality by allowing us to complete this urgent facility improvement without compromising core educational programs.

Without a waiver, the district would be forced to redirect funds from classroom instruction, curriculum resources, technology upgrades, student intervention services, and staffing to meet the matching obligation. This would directly limit educational opportunities for elementary students at a critical stage of academic and social development. Delaying or scaling back the roof replacement due to financial constraints would also increase the risk of water intrusion, structural deterioration, indoor air quality issues, and safety concerns, all of which negatively impact student health, attendance, and learning outcomes.

A waiver would enable the district to promptly address this essential infrastructure need, ensuring a safe, dry, and healthy learning environment that supports student focus, engagement, and achievement. Reliable building systems are foundational to educational quality, particularly in elementary settings where students are more vulnerable to environmental disruptions. By reducing the local financial burden, the waiver ensures that district resources remain available to support direct instruction and student services while still completing this high-priority capital improvement.

(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.

In 2025, the district experienced a significant and unexpected financial setback with the loss of a voter-approved sales tax that had generated approximately $3.2 million annually in supplemental revenue. Of this amount, roughly $1 million had been dedicated specifically to capital improvements, providing critical funding for major facility maintenance and infrastructure projects. The elimination of this revenue source has created a substantial funding gap for capital needs, forcing the district to rely more heavily on limited general fund resources to address essential building repairs and safety projects.

Compounding this challenge, the district continues to experience year-over-year enrollment decline, which directly reduces per-pupil funding and overall general fund revenue. This ongoing decrease in student enrollment has placed additional strain on the district's operating budget, limiting financial flexibility and requiring careful prioritization of core instructional and student support services. As fixed operational and facility costs remain largely unchanged despite declining enrollment, the district's ability to absorb large capital expenses has been significantly constrained.

Together, the loss of dedicated capital revenue and declining enrollment represent substantial extenuating financial circumstances that severely limit the district's capacity to meet matching contribution requirements. Granting a waiver or reduction of the match would allow the district to responsibly address critical facility needs, such as the proposed elementary roof replacement, without diverting essential funds from instructional programming, staffing, and student services. A waiver is necessary to preserve educational quality, ensure student safety, and maintain equitable learning conditions for all students.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

**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	$263,487.64	5.62%	10% max
Median Household Income	$81,947	16.99%	25% max
Free and Reduced Lunch %	31.2%	21.21%	25% max
Bond Elections in the last 10 years	0	0%	-2% per/max -10
Total Mills $/Capita	$701.82	15.843%	20% max
Remaining Bond Capacity	$95,909,502	14.94%	20% max
	Total CDE Minimum Match	**74%**	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.

None of the match factors inaccurately or inadequately reflect our financial capacity

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC Reviewed BIENNIAL STAMP
11/03/2023 for 2023-2025

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 district has engaged in ongoing discussions with municipal leadership regarding the potential restoration of the previously repealed sales tax; however, to date, these efforts have not resulted in a viable funding solution. Additionally, the district has consulted with county officials to explore alternative long-term revenue options, including a countywide tax initiative, mill levy adjustments, and potential bond measures. While these options may provide future financial stability, recent school board elections and the procedural timelines associated with public funding initiatives make it unlikely that any of these mechanisms could be implemented in a timeframe that would address the immediate and critical need for roof replacement.

As a result, the district currently lacks access to a realistic short-term funding pathway capable of supporting this urgent capital improvement. Any delay in replacing the roof significantly increases the risk of accelerated building deterioration, escalating repair costs, and disruption to instructional continuity. Grant funding, paired with a reduced or waived matching requirement, represents the only feasible solution to ensure timely completion of this essential project and to prevent further damage to the facility.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	74
Match Percentage Requested	50
Amount of requested reduction from CDE Minimum	24

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

John C Stehli CSI, CDT.
Certified Techinical Roof Consultant
Roof Consulting Services LLC
12760 Pearl Road
Chardon, OH. 44024
440-463-0313
RoofConsultingServicesLLC@gmail.com

February 21, 2026

Capital Construction Assistance Board (CCAB)
c/o Colorado Department of Education
Division of Capital Construction
201 E. Colfax Ave.
Denver, CO 80203

Re: Letter of Support for Woodland Park School District – Building Excellent Schools Today (BEST) Grant Application for Roof Replacement at Summit Elementary School

Dear Members of the Capital Construction Assistance Board:

I am writing this letter in strong support of the Woodland Park School District's application for a Colorado Building Excellent Schools Today (BEST) grant to address critical roof deficiencies at Summit Elementary School. As a Certified Technical Roof Consultant, I have forty-three years of experience in Commercial, Industrial and Institutional roofing.

I have evaluated the roof sections for Summit Elementary School.

My assessment confirms that the roofing system is in a failed condition and poses an immediate and ongoing risk to the facility's integrity, occupant safety, and the educational environment. Key observed deficiencies include:

- Membrane tenting and detachment from parapet walls, indicating widespread adhesion failure and potential for further delamination.
- Numerous open seams across multiple roof areas, directly contributing to active leaks.
- Evidence of multiple improper or temporary repairs that have failed to address underlying issues and have exacerbated deterioration.
- Additional systemic problems, including ponding water, degraded flashings, and other conditions consistent with age-related failure.
- Extensive rusting and deterioration of coping caps, compromising edge protection and allowing water intrusion.

These issues have resulted in a well-documented history of interior leaks, with the district expending many thousands of dollars in reactive repairs over the past several years. Such patchwork fixes are inefficient, unsustainable and fail to resolve the root causes of the failures. Continued reliance on temporary measures increases the risk of water damage to the roof deck, structural elements, interior finishes, electrical systems, and potentially mold growth—directly impacting student and staff health, safety and the ability to maintain a conducive learning environment.

A comprehensive scope of work and detailed specifications are necessary to eliminate these ongoing hazards, prevent further costly emergency interventions and ensure long-term facility reliability. This project aligns closely with the BEST program's core objectives of protecting the health and safety of students and staff, addressing critical capital construction needs and maximizing the effective use of state resources for high-priority infrastructure improvements.

I strongly recommend that the Capital Construction Assistance Board prioritize and support the Woodland Park School District's application for funding to complete this essential roof replacement at Summit Elementary School. Should you require additional documentation, photographs or further technical details, I am available at your convenience.

Thank you for your consideration of this important project and for your dedication to improving public school facilities across Colorado.

Sincerely,



John C Stehli CSI, CDT.
Certified Technical Roof Consultant

● Campuses Impacted by this Grant Application ●

DELTA COUNTY 50(J) - Supplemental FY25 Multiple School HVAC and Security Upgrades - Paonia K-8 - 1981

District:	Delta County 50(J)
School Name:	Paonia K-8
Address:	846 Grand Avenue
City:	Paonia
Gross Area (SF):	87,735
Number of Buildings:	1
Replacement Value:	$32,465,498
Condition Budget:	$21,189,479
Total FCI:	0.65
Adequacy Index:	0.34



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$3,815,229	$3,312,610	0.87
Equipment and Furnishings	$2,516,703	$2,190,599	0.87
Exterior Enclosure	$3,670,498	$1,086,156	0.30
Fire Protection	$99,490	$967,139	9.72
HVAC System	$5,755,519	$5,988,633	1.04
Interior Construction and Conveyance	$5,167,486	$4,742,475	0.92
Plumbing System	$1,465,434	$863,847	0.59
Site	$5,365,979	$2,984,128	0.56
Structure	$4,609,160	$0	0.00
Overall - Total	$32,465,498	$22,135,587	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Paonia K-8 Main	87,735	0.67	1981	$27,099,518	$19,151,459
Paonia K-8 Site	1,582,970	0.56	1981	$5,365,979	$2,984,128
Overall - Total	1,670,705	0.65		$32,465,498	$22,135,587

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: DELTA COUNTY 50(J)* **County:** Delta

Project Title: Supplemental FY25 Multiple School HVAC and Security Upgrades

Current Grant Request:	$529,074.00	**CDE Minimum Match %:**	46%
Current Applicant Match:	$284,886.00	**Actual Match % Provided:**	35%
Current Project Request:	$813,960.00	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$7,135,110.38	**Contingent on a 2026 Bond?**	No
Previous Matches:	$2,378,370.13	**Historical Register?**	No
Total of All Phases:	$10,327,440.51	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$154.48	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$7.63	**Affected Pupils:**	751
Hard Costs Per Sq Ft:	$146.85	**Cost Per Pupil:**	$1,084
Previous BEST Grant(s):	5	**Gross Sq Ft Per Pupil:**	278
Previous BEST Total $:	$26,605,438.93		

Financial Data (School District Applicants)

District FTE Count:	3,887	**Bonded Debt Approved:**	$27,700,000
Assessed Valuation:	$609,637,642	**Year(s) Bond Approved:**	22
Statewide Median: $143,909,452			
PPAV:	$156,840	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$58,189	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	58.4%	**Outstanding Bonded Debt:**	$27,700,000
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$591.51	**Total Bond Capacity:**	$121,927,528
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$94,227,528
		Statewide Median: $18,549,763.20	

Delta County 50(J) (0870) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - PK8 HVAC and Security Upgrades (Supplemental) (0870-SG00002) - Site Level Applicant - New - Application Number (26)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**
Paonia K-8 - 0870-6700

*** Facility Name & Code**
Cedaredge High School - 0870-1372

*** Facility Name & Code**
North Fork High School - 0870-4128

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☐ Junior High	☐ Pre-School
☐ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☐ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☐ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☐ Other: please explain

1378

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [x] School District
- [ ] Charter School
- [ ] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

1379

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The four high schools (Cedaredge, Delta, Hotchkiss, and Paonia) of Delta County School District were built simultaneously. Under architect WC Muchow, the designs of these schools were identical or mirror images. Construction for these facilities was completed in 1981 and students entered for the first time that fall. Through the identical design and the schools constructed at the same time, there was equity with high schools in all school district communities. These high schools replaced much older buildings and became the pride of the community. The importance of a single, secure entrance to the school was not identified at the time of construction (1981). The high schools were built with multiple entry points on each side of these buildings. Convenience for entering and exiting the building for students and staff was a component of this design. We now understand the difficulties and lack of security associated with multiple entrances and have partially addressed this issue through building access control methods instituted through grant and district funds. Due to the enrollment and economic times of the North Fork Valley, DCSD was forced to consolidate Paonia High and Hotchkiss High Schools, which converted the existing Paonia High School building into a K-8 school (PK8). DCSD was fortunately able to pass a bond in November of 2022 which has allowed construction/renovation of secure entrances in the three high schools (Cedaredge, Delta, and North Fork). Due to the rising construction costs associated with these additions, the funding only adequately covers the safety entrances at the three current high schools. Therefore, Paonia K8, with the same building

layout, needs a secure entrance that will have a single point of entry. Due to the rural location of Paonia causing longer expected emergency response times, it is imperative we renovate the entryway of the existing school to increase security. To improve the air quality for students' health, DCSD has worked on upgrading our HVAC systems. The high school buildings in each community have specific needs to address air circulation and heating systems as the current system does not allow adequate circulation of heating or cooling throughout the classrooms. The lack of ventilation and temperature control in these classrooms does not allow the optimal learning environment. The District's goal for these buildings is for them to remain in use for the next forty years. To accomplish this, we must implement needed renovations and continue proper maintenance in all areas of these schools.

*** 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.**

Delta County Schools must prioritize the capital construction projects in over 1,000,000 sq ft of buildings within the District. DCSD is funded 148th out of 178 school districts in state per-pupil funding. The District combined two high schools (Paonia High School and Hotchkiss High School) to form North Fork High School in 2021, resulting in Paonia High School being converted to Paonia K-8. Prioritization of projects for student safety and health continues to be paramount during discussions of capital improvements in the District. The successful passing of a $30 million bond in November 2022 as well as being awarded the BEST Grant in 2024 allowed the District to make much needed upgrades to the HVAC and security entrances of our schools. Additionally, in the past four years, we have continually upgraded the intercom systems for safety notifications and camera systems for each facility. We have also invested over a million dollars to replace our access control system allowing key card control and lockdown of all doors. These two systems addressed immediate safety concerns as they allow our staff to communicate and lock down each wing independently. These projects are significant in the improvement of overall safety but still do not address the CPTED and School Violence in Paonia K8's entryway. Until we address the supervision and control of the entrance in this school, it is difficult for our access control systems to work effectively. During the consolidation of the Paonia and Hotchkiss high schools, the District renovated Paonia Jr/Sr High School into a K8 school. This renovation included classroom and common spaces for an age-appropriate environment that meets the needs of a K8 vs. high school. Ensuring the safety and health of our students and staff by meeting the CPTED and School Violence standards and air quality is our top capital priority.

1380

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The district allocates funding based on the faculty plan. In recent years, we have set aside a minimum of $325.00 per student annually for the Capital fund. To plan larger projects, portions of that funding may be carried over and accumulated over multiple years for larger projects. The following shows our designated capital fund amounts for the school years:

FY14-15 $1,728,009
FY15-16 $2,610,614
FY16-17 $3,811,958
FY17-18 $2,124,815

FY18-19 $1,316,766
FY19-20 $1,658,772
FY20-21 $4,027,936
FY21-22 $3,899,352
FY22-23 $2,195,205
FY23-24 $3,080,000
FY24-25 $3,830,000
FY25-26 $1,420,000

As demonstrated above, Delta County School District commits significant funding for facilities. Committing assets to keep facilities in the best condition possible is imperative to support student safety and health, which promotes optimal student learning.

The District has made it a priority to maintain and upgrade more than 17 facilities by committing general funds and grants, such as ESSER, BEST, and other grant funding, over the past 10 years. A capital master plan is implemented and reviewed annually to prioritize the spending of capital funds as well as budgeting for the following year. Priorities are established based on providing a safe and healthy learning environment for students and the overall needs of the facility to extend its useful life.

1381

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

Currently, DCSD sets aside approximately 3% of our student funding per year for capital project renewal funding within our total capital reserve budget. This funding is for the purpose of replacing facility systems/equipment when it reaches its "end of life" and can no longer be properly maintained. For this particular project, changing the entire HVAC system to include air conditioning is a major renovation and necessitates our request for supplemental BEST funding. As a part of this request, DCSD will maintain the same standard of capital renewal reserve funding set asides as we have done for the other buildings in our district.

Previously funded BEST grant projects as required by the BEST project are below. These capital reserve funds have been used to upgrade/renew components and equipment as a part of their respective projects:

Delta Middle School's additional capital funding for facility upgrades from FY2016 - FY2026 = $1,177,701.74

Cedaredge Elementary School's additional capital funding for facility upgrades from FY2016 - FY2026 = $321,818.01

*

I. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

1382

Delta County 50(J) (0870) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - PK8 HVAC and Security Upgrades (Supplemental) (0870-SG00002) - Site Level Applicant - New - Application Number (26)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☑ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☑ Boiler Replacement	☑ HVAC	☐ School Replacement	☐ Window Replacement
☑ Electrical Upgrade	☐ Lighting	☑ Security	☐ New School
☑ Energy Savings	☑ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☑ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Delta County School District (DCSD) is seeking supplemental funding to finish the Paonia K8 (PK8) security and HVAC renovations previously outlined in the BEST grant awarded in FY 2025 due to unforeseen rising costs of the projects in the previous award, namely the HVAC and mass notification systems of Cedaredge High School, North Fork High School, and Paonia K-8 as well as the secure entryway for Paonia K8. Escalating costs of the CHS and NFHS projects

did not allow us to complete these projects within the original budget. Due to their importance in the health and safety of our students and staff, DCSD has committed to the completion of these projects. In order to do so, funding that was previously committed to another HVAC project will need to be diverted to the PK8 project if supplemental funding is not awarded. The original scope of work will not be expanded.

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

◉ Yes
○ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

DCSD received a BEST grant in May of 2024 to complete HVAC in the academic wings of Cedaredge High School, North Fork High School, and Paonia K8, all of which have the same floor plan. In addition, this grant also included construction of the security vestibule for Paonia K8.

This project was started in the fall of 2024 with a team consisting of architects, engineers, a construction company, an owner's representative, and the District, placing the final procurement and details on the three projects for summer-time completion. The original budget was based on a bid for Delta High School's academic wing from a year prior that was funded with ESSER dollars. The budget for the BEST project came in higher than that of Delta High School, which is almost double the square footage of these three academic wings. As a team, we realized that we did not have enough money to complete all three projects last summer and decided to go ahead with CHS and NFHS because we were performing bond work in other areas of those buildings. This allowed us to have more efficiency with the contractor managing both jobs on the same site. We have concluded the CHS and NFHS projects, and our students and staff have been in this renovated space for a little more than a semester. The fresh air and consistent heat have been a blessing for both students and staff.

From our original BEST grant ($9.5 million), we have approximately $3 million remaining to complete the Paonia K8 HVAC and security vestibule. The District decided to put this project back out to bid as a hard bid and value engineer the project to reduce the cost and come within the existing budget. This process helped tremendously, as we went from $5.8 million on the construction cost down to approximately $3.2 million on the hard bid for construction with a new construction company. This puts the PK8 project at approximately $3.8 million when we add in the owner supplied materials, contingency, and soft costs for the project. Therefore, we are short by the $813,960 that we are asking for in this supplemental grant to complete the project this summer.

1384

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment

- In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The same deficiencies that existed for Paonia K8 (PK8) when DCSD was originally awarded the BEST grant still exist as its construction is still ongoing. The public and student entrance as well as the office location of PK8 does not allow staff and administration personnel to see or greet visitors before they come into the building, creating a potentially dangerous situation. The building, originally constructed in 1981 under the direction of Architect WC Muchow, includes the main office located in the center of the building with no access or visibility to the entrance or people entering the facility .The existing entrance provides visitors direct access to the common space, cafeteria, academic hallways, gymnasium, and technology area without coming in visible contact with the administration office staff. While this design has been very effective in creating a positive welcoming culture, it lacks the proper security and safety design of modern schools. The current orientation of the office blocks line of sight to the outside entrance including the parking lot areas. To mitigate the potential safety issues created by this design, a staff member must be positioned outside the building to monitor the doors for a majority of the day. This mitigation strategy is not sustainable and the District, along with local law enforcement, is not able to fund a full-time SRO for each of our 16 school buildings in our five communities. This burden inevitably falls on building administration to monitor the entryways and outside environment which takes them away from assigned duties. Allowing administrators to return to hallways and classrooms will increase the sense of security thus creating a positive environment focused on academic achievement.

The existing entry doors and frame are aluminum structures sitting partially on the footing and foundations at the entry and the exterior walks outside the building. Over the past 40-plus years the doors have moved from their original installations creating latching and closure issues to secure the doors. The movement of the exterior concrete entrance has heaved, allowing water to enter the space in high rain conditions, creating potential catastrophic issues for the future. Our current buildings, though well maintained, are not physically designed to meet the current safety needs we have in today's world. The District has addressed internal issues such as access systems and communication systems but needs assistance in altering the design of our schools' structure to accommodate these safety needs.

The mass notification system is currently not up to code as it is limited throughout the schools to the classroom spaces only. Students in other spaces, such as restrooms and hallways, cannot be properly notified in the case of emergency situations. The current fire alarm system lacks voice command and needs to be replaced due to obsolete components that are not readily available if needed for repairs. The lack of ability to efficiently repair or replace the existing

1385

system due to code requirements forces the schools into fire watches for extended periods of time. As this system continues to age, these issues will become more frequent and risk further safety issues in the future.

PK8 has a deficiency with FCI ratings from .59-.66, most of which are related to mechanical and electrical issues throughout the facility. The air quality and dioxide levels far exceed industry standards, exceeding 2000 ppm. The classroom wing, the HVAC of which is meant to be replaced with help from the BEST grant funding, has radiant heaters in the classroom that provide no fresh air into the learning space. PK8 also does not have air conditioning in the current system, which is a huge issue at the beginning and end of the school year when temperatures are high. Some of the existing classrooms are consistently over 80 degrees during these times of the year. The lack of fresh air circulating in the classrooms and the high temperatures take away from student learning and the quality of instruction. It also creates spaces that students do not want to attend and causes them to miss school. The existing HVAC units are not able to come close to the new energy code and are unable to cool the classrooms. When we look at the long-term improvements to these buildings, HVAC has to be a top priority.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District Administration, Facilities Director, and design professionals have reviewed these facilities. The deficiencies of the Facility State-Wide Assessment 4/2015 & the current 12/2021 audit coincide with similar concerns as the district facility planning that has been in effect for more than 20 years. Multiple architects, law enforcement, and school security experts such as Homeland Security (Appendix A) and the ALICE Training experts have also reviewed the security of the entrances and access to the buildings and have presented optional corrections on the building issues as discussed in the deficiency outline. In 2020, the district received a grant to assist in the access control system for the security and lockdown ability of the school. The entrance was a major topic in the development of access control systems. The District has adopted ReadyOp and LifeSpot as notification systems for the staff utilizing their personal cell phones, but it does not address the notification and crisis mitigation systems for our students and other people in the building. This is an area of weakness that is pointed out in the Homeland Security report (Appendix A). To address part of the recommendations from this report, access control systems were implemented. Funding has not been available to address the PK8 security entrance and building notification systems. Mechanical engineers (Bighorn Engineering) have reviewed the major issues of ventilation and provided design and input for systems as discussed. These issues were addressed with ESSER funding for Delta High School, but we did not have enough money to address the systems in Cedaredge High School, North Fork High School, and Paonia K8. We have continued to develop plans for air quality in all facilities and need to address this issue in these schools. DCSD has understood the importance of air quality for several years, looking at different systems to address these specific issues. Now with the technology of the VRF systems and Energy Recovery Ventilation systems, these systems make economic sense due to the volume of air required and limited plenum space.

1386

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

DCSD is seeking supplemental funding to finish the Paonia K8 (PK8) security and HVAC renovations previously outlined in the BEST grant awarded in FY 2025 due to unforeseen rising costs of the projects of the previous award, namely HVAC, and mass notification systems of Cedaredge High School, North Fork High School, and Paonia K-8 as well as the secure entryway for Paonia K8. The original scope of work will not be expanded and the previously outlined project details will be maintained.

The current configuration of Paonia K8 (Appendix B) does not allow us to be in compliance with the new CPTED for School Violence guidelines and does not create a safe environment for our students and staff. Building a new entrance in this school allows us to place the administration with a line of sight to

everyone who is entering the building as well as a line of sight to our parking lots. This will dramatically increase the security of our buildings by knowing who is in and around our building at all times. It will also allow us to build a layered approach to the security entrance following the CPTED for School Violence guidelines, which requires visitors to check in at the office and show proof of identification before entering the building. By controlling visitor access prior to entering the school, administrators will have much more control of the safety of students and staff. This layered approach will also allow administrators to lock the next section of the building if an unauthorized visitor is able to pass the initially secured vestibule. As small communities, our schools are the hub of the community in many ways, and the facilities are used by not only our students but also by our community for events. This new secure entrance and administration office location will allow us to secure our building's academic wings and common area from activities or events. The design will also allow the administration to have a line of sight for everyone entering the building and parking lots. The layout designates a controlled point of the entrance where individuals entering the building will have direct access to our administration area separated by a resistant glass screen with full visibility. At that point, the visitor can be screened and provided access to the academic portion or the athletic portion of the school. The administration area will have direct access to an office where individuals or families can meet directly with the administration without providing access to the building. De-escalation can occur where issues can be solved in a controlled environment separated from students, staff, and the public. The secure entry will have access control (buzz-in access) to the building creating a more inviting environment of access with locked doors outside the building which will improve the culture of the school, welcoming visitors with a safe entry.

In addition to the security entrance/vestibule, funds will be used to support the renovation/replacement of the HVAC system at PK8. As outlined in Appendix C, A VRF HVAC unit will be added to the 1981 portion of the building similar to Cedaredge High School and North Fork High School. These buildings all have the same floor plan and had similar needs when the original FY 2025 BEST grant was awarded. Cedaredge High School and North Fork High School have since completed their renovations and have helped DCSD make informed decisions regarding the similar project with PK8. The new HVAC system for PK8 will bring fresh air into the classrooms and allow for accurate monitoring of carbon dioxide levels. Reducing the carbon dioxide in the classroom will lead to more energized and focused students and more efficient air filtration will remove unwanted pathogens for health benefits. In addition to these health benefits, the VRF system brings a higher level of efficiency by allowing energy transfer from room to room. The VRF will also allow the temperature to be tempered evenly across the classrooms, creating a much more comfortable learning environment for students.

The renewed notification system will also serve as a second way to relay a mass communication message to all students and staff. Currently, the system only reaches classrooms and common areas like cafeterias and halls but does not include restrooms and other isolated areas. Replacement of this system will increase the safety for all as stated in the Homeland Security assessment. The improvement projects highlighted above (safety entrance, HVAC systems and mass communication systems) will enhance not only the health and safety inside this school but also bring this building up to current standards, allowing DCSD to utilize them for at least the next 40 years. These updated improvements are not elaborate but necessary to provide quality learning environments for our students and to finish the overall initiatives outlined in our FY 2025 BEST grant award. Cedaredge High School and North Fork High School have already seen positive results with the completion of their projects. Supplemental funding will help ensure Paonia K8 follows these successes without the need to divert capital funding away from other important capital improvements due to rising costs of the projects outlined in the FY 2025 BEST grant award.

1387

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

Delta School District has a ten-year facility plan that is updated on an annual basis, a process in place for almost 20 years. The security of Paonia K8 has been an issue discussed for several years and has become a priority as we have had more incidents that have become harder to manage. Discussions have been

numerous with many different entities. For example, this topic is regularly discussed at our quarterly law enforcement meetings this topic comes up repeatedly at our monthly parent accountability meetings. District leadership also discusses the topic of safety and security regularly leading to a Homeland Security assessment of these buildings. The number one safety concern is the entrances to the schools. All groups believe the existing configuration does not adequately meet the needs of our school community for the safety of our students. We have consulted with RTA Architects from Colorado Springs on the entryway project at PK8. RTA has performed all of our construction documents for our bond work and the entryway in our three high school buildings associated with the bond. RTA is certified in the CPTED for School Violence guidelines and uses many different consultants around the safety of a building. Additionally, RTA recognizes the District has limited funds and provides a cost-effective solution to our entry. The drawings that we are proposing are attached in Appendix B.

For the HVAC mechanical unit replacement (Appendix C), we have consulted with Bighorn Engineering out of Grand Junction. They are a commercial engineering firm that specializes in electrical and mechanical systems. They are familiar with our academic wing because of the work with our ESSER funds on the Delta High School (DHS) A-wing (classroom) project, a school of similar design to PK8, only larger. Bighorn has been a valuable resource and partner through the years and has helped many school districts on the Western Slope with this type of work. Bighorn has provided a preliminary drawing and budget for us to pursue this grant. In preparation for this project, we have consulted multiple architects, contractors, and engineers analyzing our buildings to determine if the shell and structures warrant upgrading to meet current requirements or constructing a new building.

Costs for the projects outlined in the FY 2025 BEST grant were based on a soft bidding process and the ESSER funded DHS A-wing project in 2023, which was larger in size and scope of the PK8 project. DCSD partnered with PNCI Construction out of Grand Junction for the preliminary pricing of the entryway based on previous construction projects they had completed within our District and their understanding of the complexity of school construction. The DHS A-wing project bid, which was estimated to be 60% larger in square footage to the PK8 scope, came in at $4.38 million in 2023, which was used to estimate the budget of the FY 2025 BEST grant projects given the similar floor plan, smaller square footage, and scope of work. However, PNCI proposed a budget of over $5.83 million for the construction in PK8 in November 2024. Knowing this would not make our budget, DCSD went through a VE process with PNCI, architects, and engineers which resulted in a VE proposed budget of $4.59 million from PNCI. As a District, we still were not satisfied with the proposed bid and decided to reissue a request for proposals (RFP) in December 2025. To get the best value for the proposed project, it was decided to be put out as a hard bid with the prior experience of the previous BEST projects. The winning bid for construction came from Stryker & Company, Inc at $3.18 million while keeping in the scope of the original project which is a resulting reduction of $2.65 million.

Delta County School District has committed to this project due to the safety concerns and needs. If the supplemental grant is not awarded, funds committed to another HVAC project will need to be pulled to ensure completion of the project.

1388

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The health and safety of students and staff will always be the top priority for our District and this project needs to be completed immediately. As a District, we believe it is our responsibility and obligation to provide the safest possible environment for our students and staff. Many provisions and upgrades regarding safety have been made, but cost continues to be a prohibitive factor for our rural schools and is the largest obstacle in addressing the building configuration needs at PK8. The District's approach with the multiple projects outlined in the original FY 2025 BEST Grant award was designed with efficiency and effective use of funds as primary goals. In addition to the BEST Grant, DCSD passed a bond, wrote additional federal grants, wrote security grants, and has committed general fund dollars to achieve these health and safety project goals.

Through this funding, we have been able to address the issues of health and safety outlined in the award for Cedaredge High School and North Fork High School.

However, without supplemental funding, rising cost of construction will force DCSD to reallocate capital funds currently committed to other health and safety projects to PK8, including replacing the outdated HVAC in the PK8 gyms. This will delay critical improvements to the health and safety of students and staff and will continue to require lengthy and costly maintenance of the current HVAC in the PK8 gym. DCSD will need to pursue additional funding to provide the comprehensive improvements to PK8 integral to the safety and well-being of students and staff.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

1389

* 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 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

The Delta County School District has a planned program for the maintenance and operation of the school facilities. This comprehensive plan for the maintenance of buildings, grounds, and equipment is designed to provide for the optimum safety and comfort of the occupants. Equally important, this plan is also designed to guarantee the maximum efficiency of each building and equipment and to minimize the need for major repairs or replacements.
The characteristics of this maintenance plan are predicated primarily on prevention, which allows for optimal plant capabilities. It also provides for a more deliberate approach to funding the maintenance and operations sections of the budget. DCSD has committed to hiring a quality maintenance staff that not only controls the mechanical systems but is trained and qualified to repair our systems. Living in a rural area with multiple buildings, the District has found having its own staff to maintain our mechanical systems is cost-effective and timely. Therefore, the District commits time and money to send our staff to manufacture trainings so we are not outsourcing work and can complete ongoing maintenance and repairs.

Objectives of Maintenance:

The primary objective of our maintenance program is to have our buildings running at optimal capability with a vigilant eye on the proper conservation of

energy and manpower. Corrective maintenance and preventive maintenance are expected during the life expectancy of the building. Repairs or replacements are necessary to maintain the buildings, grounds, and fixed equipment in an operable condition. The ultimate goal of maintenance ensures the highest quality learning environment for our students and staff.

This can be further broken down as follows:

1. To provide buildings that function at optimal efficiency and safety.
2. To maintain the buildings, grounds, and fixed equipment in such a manner as to eliminate or reduce to acceptable levels, fires, accidents, and safety hazards.
3. To provide continuous use of facilities without disruptions to the educational program.
4. To protect public property by planned, scheduled, and repaired maintenance.
5. To conserve energy by ensuring that the maximum results are obtained with a minimal expenditure of energy.
6. To provide maintenance programs that will produce the maximum amount of maintenance for the dollars expended.
7. To be vigilant in all facility inspections and certifications.
8. To ensure student health and safety needs are prioritized first.

1390

Delta County Joint School District's annual budget and maintenance have always been and will continue to be a priority. District Leadership understands the importance of maintaining quality facilities for our students to learn and thrive in. Therefore, the District continues to budget adequate funding for our maintenance department through staff and supplies.

The District maintenance plan is designed to track all building needs including the warranties and replacement timelines. For example, we track all of our roofs and budget based on the timing they need to be replaced. We review this plan and project anticipated projects for three to five years in advance for budgeting purposes. This budget is based on a minimum of $325 per pupil allocated per year for capital needs. The District is also diligent in carrying funds from one year to the next to accommodate larger projects.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the

costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?
- (●) Yes
- ( ) No

* M. Has additional investigation beyond the AHERA report been completed?
- (●) Yes
- ( ) No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

1391

DCSD's plan for the future use of the school in this application is to continue their use as a highly functioning school in our district. This building, as well as the other two high schools served with the BEST grant, have served students and staff well for 40+ years and with the updates proposed in this application, we anticipate these schools will serve our communities for another 40 years.

Delta County 50(J) (0870) District - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - PK8 HVAC and Security Upgrades (Supplemental) (0870-SG00002) - Site Level Applicant - New - Application Number (26)

III. Detailed Project Cost Summary

1392

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

46.00 %

* B. Actual match on this request - Enter Actual Match Percentage

35

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 813,960.00
D. Applicant Match to this Project	$ 284,886.00
E. Requested BEST Grant Amount	$ 529,074.00
F. Previous Grant Awards to this Project (if supplemental request)	$ 7,135,110.38
G. Previous Matches to this Project (if supplemental request)	$ 2,378,370.13
H. Total All Phases	$ 10,327,440.51

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☑ Bond passed in 2022 Bond - Include Year Bond Election Held	☑ General Fund	☐ Gifts/Grants/Donations
☑ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☐ Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1393

* 66,851

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 208,732

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 751

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 154.48 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

278

0 % * **O. Escalation % identified in your project budget**

0 % *** P. Construction Contingency % identified in your project budget**

2 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/18/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

08/07/2026

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

We have consulted with RTA Architects from Colorado Springs on the entryway project for PK8. RTA has performed all of our construction documents for our bond work and the entryway in our three high school buildings associated with the bond. RTA is certified in the CPTED for School Violence guidelines and uses many different consultants around the safety of a building. Additionally, RTA recognizes the District has limited funds and provides a cost-effective solution to our entry. The drawings that we are proposing are attached in Appendix B.

The District has sought a hard bid for the work in PK8 due to rising costs of construction. The first bid proposal for PK8 in 2024 came in at $5.83 million and the subsequent VE proposal brought costs down to $4.59 million. To ensure efficient use of funds for the project, a hard bid was conducted in which 4 companies submitted proposals. Stryker & Company, Inc. was chosen for the project after submitting a bid of $3.18 million.

For the HVAC mechanical unit replacement (Appendix C), we have consulted with Bighorn Engineering out of Grand Junction. They are a commercial engineering firm that specializes in electrical and mechanical systems. They are familiar with our academic wing because of the work with our ESSER funds on the Delta High School A-wing (classroom) project. Delta High School's design is the same as the three schools originally proposed in the FY 2025 BEST grant award, only larger. Bighorn has been a valuable resource and partner through the years and has helped many school districts on the Western Slope with this type of work. Bighorn has provided a preliminary drawing and budget for us to pursue this grant.

1394

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

We have budgeted to use an owner's representative for the oversight of this project. We are currently working with Wember as our owner's representative for our bond projects, so we do have experience with an owner's representative.
DCSD has managed our three previous BEST projects in-house with our Assistant Superintendent Kurt Clay and he will oversee this project with Wember.

Procurement

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

Delta County School District has policies regarding procurement procedures. Policy DJB - Federal Procurement (Appendix G) and policy DJB-R - Procurement Procedures (Appendix H) explicitly state the procedures we follow in procuring consultants, vendors, and contractors. The process of purchasing services, supplies, equipment, or other property is subject to the federal Uniform Grant Guidance (UGG) and other applicable state and federal laws.

Purchases greater than or equal to $1,000, including materials or labor, are initiated as requisitions and must be approved before it is processed as a purchase order. Purchase orders are used as budgetary control. All District purchase orders are processed by the school administrative office and proper accounting methods are used.

For this BEST project, DCSD went out with a request for proposal (RFP) for our architect, owners representation and general contractor. We narrowed down the bids in all three of these areas to three candidates, interviewed these top candidates, and completed background checks prior to awarding the contract. RTA was awarded our architect contract, Wember was awarded our owner's representation contract, and PNCI Construction was awarded our general contractor contract.

PNCI completed a bid for the work at Cedaredge High School, North Fork High School and PK8. Based on that bid, we were unable to complete all three projects due to the increased cost and elected to complete CHS and NFHS, and hold off on Paonia K8 to have a clear picture of our remaining funds. Due to the high bid of $5.83 million and a subsequent VE proposal of $4.59 million from PNCI, the District sought out a hard bid for the PK8 project as these initial proposals were deemed too far outside of the budget for the project. Stryker & Company, Inc. submitted the lowest bid at $3.18 million and were chosen as a result. Wember, and RTA Architects were also the most cost effective and will continue with their work on the project.

1395

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

DCSD has pursued and used grants to support safer and healthier schools. These funds have been a mix of state and federal opportunities. While local businesses and organizations are very supportive of our schools, the projects outlined in this application exceed the capacity of local funders in our rural community.

ESSER funds have been used to replace HVAC systems in three schools. ESSER funds have also been used in North Fork High School and PK8 to ensure

classrooms met age and space requirements for students due to consolidation. We also received a federal grant to install door locks combined with an access control system for all exterior and interior doors in our schools. DCSD has submitted an application to the Colorado Division of Homeland Security and Emergency Management for a School Security Disbursement grant. This grant would support training for staff and local law enforcement as well as updating security cameras in all schools. We have applied to BEST in previous years for the safety entrances at the four buildings and HVAC systems, which we were unsuccessful in obtaining. We were able to procure the safety entrances in three of the buildings through bond election. We will not be able to return to our communities for an additional bond. This bond was the first passed measure in over fifteen years. We tried a different bond measure and a mill levy override, both of which failed to pass. The BEST Grant awarded to DCSD in FY 2025 was needed to complete the HVAC projects in Cedaredge High School and North Fork High School. As stated, we have put many dollars into the highest need areas, but more improvements than we can fund are needed for the safety and health of our students. Rising costs in construction will require funding committed to other health and safety projects, including updating the outdated HVAC in the PK8 gyms, to be allocated towards finishing the PK8 project in the absence of this supplemental funding.

Current Utility Costs

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utilities by month will certainly be affected by this project. The PK8 HVAC system will operate more efficiently in the colder months of the year. The improved efficiency will save the school district money during these late fall, winter, and early spring months since no new square footage will be added. With the capacity to supply cool air during the hotter months of the year (currently there is no AC in this portion of the building), the cost of operating the HVAC system will increase in the warmer months of the school year. This will lead to higher utility bills during these months.
In the past two years, the costs for electricity and natural gas at each school are:

2023-2024 2024-2025

PK8 Natural Gas $28,952 $29,797
PK8 Electric $46,543 $47,750

1396

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Delta County School District 50J

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.

Delta County School District (DCSD) operates 14 schools in five distinct communities spread over 1,100 square miles. A total of 4,292 students are enrolled in DCSD as recorded by the October 1 count day by CDE.
DCSD currently sets aside $325 per student for capital improvement projects which is a total of $1.4 million this year. These funds are used in planning projects in conjunction with the ten-year strategic plan. The majority of these funds are currently committed to other much needed projects in the District, namely a renovation/replacement of our Hotchkiss K-8 School Discovery Center HVAC and the demolition of an abandoned wing within another elementary school in our District, Garnet Mesa Elementary School. This leaves DCSD with the ability to budget approximately $285,000 for the match of this project (35%).
To find these funds in a year where our capital improvement budget has increased, it would be extremely detrimental to provide a 46% match. The reallocation of funds would have to be pulled from staffing or student programming. The removal of this amount of funding from either of these categories would significantly limit educational opportunities for students throughout our District.

(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.

DCSD has committed over $4 million in matching funds for capital improvement projects within the past 3 years, including a $1.7 million match for the renovation of our Delta High School A-Wing HVAC, an ESSER III funded project. This in addition to the $2.3 million match on our current BEST project.

DCSD's $4 million contribution for these projects is in addition to the other capital construction needs. The district has still set aside its per-pupil allocation to complete other needed projects throughout the district. These needs, in addition to replacing an HVAC system and constructing a security vestibule, add a high financial burden to the district and necessitates DCSD requesting a waiver for this project.

DCSD's current capital improvement budget is approximately $1.4 million per year. Next year, we have budgeted $1.2 million to three HVAC replacement projects in our high school gyms. Therefore, the requested match of approximately $285,000 is all that remains in this budget year.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

**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	156,840.14	2.64%	10% max
Median Household Income	$58,189	6.46%	25% max
Free and Reduced Lunch %	58.4%	6.88%	25% max
Bond Elections in the last 10 years	1	-2%	-2% per/max -10
Total Mills $/Capita	$591.51	17.079%	20% max
Remaining Bond Capacity	$94,227,528	14.83%	20% max
	Total CDE Minimum Match	**46%**	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.

Match factors from the above table impact other factors in ways the table does not indicate. The free/reduced lunch (FRL) percentage of our school district is over 60%. This has many affects within our schools and communities. The other factors on the table affected by the FRL are the total mill $/capita and bond capacity.

Delta County School District successfully passed a bond in November 2022 for safety entrances in our three high schools. This measure was contested and passed with a narrow margin. This is reflective of the population in our county. Many struggle with finances regularly. This is demonstrated through our FRL percentage. It is also reflective of the demographics of the county. More than 25% of the population is 65 years old or older. Many of this population are on fixed incomes. While we passed a bond recently, we would be unlikely to pass any other initiative.

This is demonstrated in the history of our School District. Two other measures have been placed on the ballot for the District in the past fifteen years and neither passed. One was a mill levy override and the other was a bond issue. This history along with the narrow success of the most recent bond indicate DCSD would not be successful in pursuing more funding from the county's residents at this time.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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.

Delta County School District has collaborated with many outside organizations, such as law enforcement, to discuss making our school safer and healthier. While local businesses and organizations are very supportive of our schools, the projects in the application exceed the capacity of local funders in our rural community.

DCSD has pursued and used grants to support safer and healthier schools. ESSER funds have been used to replace HVAC systems in three schools. We received a federal grant to install locks on all doors in our schools. In 2022, we were able to pass a bond to replace and remodel our C-wings in all three high schools. This included secure vestibules to ensure the safety of our high school students and staff. We applied to BEST before the FY2025 award for the safety entrances and HVAC systems, which we were unsuccessful in obtaining. As stated, we have put many dollars into the highest need areas, but there are still more improvements for the safety and health of our students where we need support.

We were awarded the BEST grant in FY 2025 at a match of 25% for $9.5 million. Escalating costs have required us to apply for supplemental funding and a match waiver is needed for our existing budget.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	46
Match Percentage Requested	35
Amount of requested reduction from CDE Minimum	11

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

● Campuses Impacted by this Grant Application ●

San Luis Valley BOCES - Supplemental FY25 School Replacement - San Luis Valley BOCES Admin - 1973

District:	San Luis Valley BOCES
School Name:	San Luis Valley BOCES Admin
Address:	2261 Enterprise Drive
City:	Alamosa
Gross Area (SF):	12,600
Number of Buildings:	1
Replacement Value:	$3,422,829
Condition Budget:	$2,275,417
Total FCI:	0.66
Adequacy Index:	0.53



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$416,149	$531,120	1.28
Equipment and Furnishings	$37,350	$27,933	0.75
Exterior Enclosure	$752,055	$388,716	0.52
Fire Protection	$722	$168,415	233.27
HVAC System	$267,382	$333,394	1.25
Interior Construction and Conveyance	$875,710	$595,504	0.68
Plumbing System	$165,692	$139,532	0.84
Site	$271,752	$259,219	0.95
Structure	$636,017	$0	0.00
Overall - Total	$3,422,829	$2,443,833	0.71

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
San Luis Valley BOCES Admin Main	12,600	0.64	1973	$3,151,077	$2,184,614
San Luis Valley BOCES Admin Site	29,250	0.95	1973	$271,752	$259,219
Overall - Total	41,850	0.66		$3,422,829	$2,443,833

BEST FY2026-27 GRANT APPLICATION DATA

Applicant Name: San Luis Valley BOCES* **County:** Alamosa

Project Title: Supplemental FY25 School Replacement

Current Grant Request:	$845,359.00	**CDE Minimum Match %:**	34%
Current Applicant Match:	$104,482.57	**Actual Match % Provided:**	11%
Current Project Request:	$949,841.57	**Is a Waiver Letter Required?**	Yes
Previous Grant Awards:	$6,080,152.78	**Contingent on a 2026 Bond?**	No
Previous Matches:	$699,678.60	**Historical Register?**	No
Total of All Phases:	$7,729,672.95	**Adverse Historical Effect?**	No
Cost Per Sq Ft:	$432.89	**Does this Qualify for HPCP?**	No
Soft Costs Per Sq Ft:	$92.55	**Affected Pupils:**	20
Hard Costs Per Sq Ft:	$340.34	**Cost Per Pupil:**	$47,492
Previous BEST Grant(s):	1	**Gross Sq Ft Per Pupil:**	893
Previous BEST Total $:	$6,080,152.78		

Financial Data (School District Applicants)

District FTE Count:	68,533	**Bonded Debt Approved:**	
Assessed Valuation:	$1,048,703,839	**Year(s) Bond Approved:**	
Statewide Median: $143,909,452			
PPAV:	$230,652	**Bonded Debt Failed:**	
Statewide PPAV: $241,472			
Median Household Income:	$77,635	**Year(s) Bond Failed:**	
Statewide Avg: $75,116			
Free Reduced Lunch %:	50.38%	**Outstanding Bonded Debt:**	$64,706,492
Statewide District Avg: 49.79%			
Total Mills $/Capita:	$1,124.15	**Total Bond Capacity:**	$209,740,768
Statewide Avg: $1,557		Statewide Median: $28,781,890.40	
		Bond Capacity Remaining:	$145,034,276
		Statewide Median: $18,549,763.20	

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY25 School Replacement (9055-SG00002) - Site Level Applicant - New - Application Number (17)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

*** A. Facility Info**

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

San Luis Valley BOCES - 9055

Other, not listed

SLV Foundations Academy: 0083

1402

*** B. Facility Type**

Facility Type - What is included in the affected facility? (check all that apply)

☐ Districtwide	☑ Junior High	☐ Pre-School
☑ Administration	☐ Career and Technical Education	☑ Middle School
☑ Elementary	☐ Media Center	☑ Classroom
☐ Library	☐ Auditorium	☐ Cafeteria
☐ Kitchen	☑ Kindergarten	☐ Multi-purpose room
☐ Learning Center	☑ Senior High School	☑ BOCES Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- [ ] School District
- [ ] Charter School
- [x] BOCES
- [ ] Colorado School for the Deaf and Blind
- [ ] 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Under Colorado law, every school district must operate under or form an administrative unit for special education. In the highly unlikely event the SLV BOCES were to dissolve or the administrative unit were not to be reauthorized, the San Luis Valley BOCES member school districts as a collective would retain ownership of the property.

1403 *

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The current BOCES building that houses Foundations Academy is located on Enterprise Drive. BOCES also operates the Transitions Program out of a rented doublewide house in Alamosa. The building hosting the SLV Foundations Academy was constructed in 1973, replacing a rented house near Adams State University in Alamosa occupied since 1966.

Foundations Academy serves students K-12 with significant emotional disabilities.

Transitions serves young adults with severe disabilities aged 18-21.

The current facility has been the central office for the BOCES and was never intended to be a school. When severe-needs programming was developed during the 1980s classrooms were established in member schools. When constructed, BOCES sub-leased part of the structure to a correctional facility. The reason for purchasing the property at the time was to house BOCES staff and to serve as a regional hub for meetings, conferences, and professional development. Over time, capital improvements, though slight, were made to the existing structure as described in item F.

The newly purchased facility is a former US Forest Service office located in Monte Vista. At the time this application was submitted, only partially completed as per the specifications of the original grant application awarded in FY 25.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The current building was never intended to serve students, As a result there have been no improvements made to make it suitable for students. It remains of metal siding, wood, sheetrock, and interior wood paneling construction typical of its time, more suitable as a warehouse than a school.

Since its erection in 1973, it has undergone only minimal improvements.

As described in Item E, the original intent was to serve as the headquarters of the BOCES. Since 2020, there have been no major improvement projects conducted.
The effort of the BOCES has been primarily focused on maintaining the operational needs of the building.

The information below outlines the capital projects the facility has undergone over the past 25+ years:

1999: Gas Furnaces (HVAC), interior casework
2004: 25x30 steel building addition, interior lighting, equipment in kitchenette
2006: 30x30 steel building addition, interior doors, partition walls, acoustic ceilings, restroom fixtures
2009: 22x30 steel building addition, exhaust fan for kitchenette
2014: Exterior storefront doors, interior doors, partition walls, carpeting, acoustic ceilings, restrooms flooring and fixtures, domestic water heater, CCTV security system, IT upgrades.
2017: The roof was replaced in select areas of the building.
2020: Domestic water heater

Since the award of the FY 25 BEST grant we have only addressed issues that will keep the building operating for the short term. These items include furnace, plumbing, and lighting repair.

1404

G. Historical Capital Outlay Budgeting

* Please describe your budgeting practice over the past three years 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 provide a dollar amount and specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

The BOCES has historically budgeted $10,000 annually for building upkeep. These funds are derived from district assessments and/or indirect costs received related to grants. Past facility upgrades were completed through private donations or partner support.

As cooperatives, BOCES are unique. They are unable to run bond or mill override elections like a typical school district. Due to this, capital improvements/facility upgrades must come directly from the BOCES budget or supplemental funding sources. Because the budget is, in part, funded by school district assessments (fees and membership dues), there have been many pressures exerted to keep fees low. Thus, the budgeted maintenance fund has not increased over time.

With the receipt of the FY 25 BEST grant, in anticipation of maintaining its new investment, and under new administrative and financial stewardship, the BOCES has since increased its annual capital repair and maintenance budget to $30,000 per year. Additionally, we will place unused funds in reserve each year to address future needs.

* **H. Capital Renewal Status of Prior BEST Funded Projects:**

Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If your organization is a previous recipient of a new construction or major renovation grant, even if in a separate facility than the facility affected in this application, please describe the maintenance and use of Capital Renewal Reserve funds. Please enter "N/A" if this does not apply.

N/A

*

I. Facility Master Plan Status

1405

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- (●) A Facility Master Plan has been updated or completed within the last 5 years.
- ( ) A Facility Master Plan was completed greater than 5 years ago; or a partial master plan, facility systems audit, or capital planning effort has been completed; or the project is of narrow scope and facility conditions do not necessitate further planning.
- ( ) A Facility Master Plan has not been completed.

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY25 School Replacement (9055-SG00002) - Site Level Applicant - New - Application Number (17)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

☐ Addition	☐ Fire Alarm/Sprinkler	☐ Replacement of prohibited American Indian Mascot per CRS 22-1-133	☐ Technology
☐ Asbestos Abatement	☐ Handicapped Accessibility ADA	☐ Roof	☐ Water Systems
☐ Boiler Replacement	☐ HVAC	☐ School Replacement	☐ Window Replacement
☐ Electrical Upgrade	☐ Lighting	☐ Security	☑ New School
☐ Energy Savings	☐ Renovation	☐ Site Work	☐ Land Purchase

☐ Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

☑ Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

This supplemental request does not include any expansion of the original project scope. Instead, it seeks to restore essential components that were value engineered out of our FY25 BEST Grant due to severe, unforeseen cost impacts discovered during design and early construction. Our mandatory scope reduction was reviewed and officially approved by CDE and the CCAB in November 2025 to keep the project moving forward with available funds.

The original scope of work could not be completed within the base budget because mandatory life safety requirements and market forces created an estimated funding gap of $1,360,030. The specific unforeseen circumstances that necessitated this supplemental request include:

FIRE SUPPRESSION MANDATES
Following a deeper code analysis, compliance with current fire codes necessitated the unexpected installation of a complete fire suppression system. Transitioning from our originally planned compartmentalization strategy to a full sprinkler system requiring dedicated water storage and a fire pump added approximately $300,000 to the project cost.

HVAC MARKET ESCALATION
Final pricing for the mechanical system exceeded initial budget projections by approximately $465,000. This massive escalation was driven entirely by volatile market fluctuations and updated performance requirements needed to make the facility safe and comfortable.

ELECTRICAL INFRASTRUCTURE UPGRADES
As engineering progressed, the existing electrical infrastructure was found to be completely outdated and inadequate for the new facility's required loads. Substantial utility and service upgrades were mandatory, exceeding the original budget by roughly $197,000.

FEES AND GENERAL ESCALATION
The project faced higher than expected general construction cost escalation across several divisions, coupled with a significant, unforeseen increase in state building permit fees.

Because these cumulative cost increases were entirely tied to mandatory code compliance and life safety, they consumed the project contingency and forced the deferral of essential site work and interior finishes. This supplemental grant is requested strictly to restore those deferred items and deliver the exact facility that was originally approved.

1407

☐ Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

○ Yes
◉ No

C. Executive Summary

* Please provide a brief overview of the problem this grant application intends to solve, and the solution being proposed if grant funds are awarded.

The San Luis Valley BOCES established the SLV Foundations Academy and the Transitions Program to serve our region's most vulnerable students, ranging from young children experiencing severe mental and behavioral health needs to young adults learning essential skills for an independent life. To provide a safe, permanent, and therapeutically appropriate home for these vital programs, we utilized an FY25 BEST Grant to purchase and begin renovating a new, centralized facility at 1803 Hwy 160 in Monte Vista.

As we moved into the design and early construction phases of this new facility, we hit critical and unforeseen infrastructure mandates. A deeper code analysis

forced a transition from planned fire compartmentalization to a mandatory full fire suppression system. Simultaneously, we faced required electrical utility upgrades, severe HVAC market escalations, and necessary domestic water storage infrastructure.

To cover these mandatory life safety costs and ensure the building could legally open its doors, we were forced to drastically reduce the scope of the original project. We had to make the painful decision to value engineer essential components out of the base project. This included critical exterior parking and site work, the safety preparation for our playground, and necessary interior finishes that help regulate our sensory sensitive students.

This supplemental request seeks the funds necessary to restore those specific items and cross the finish line. While the original FY25 grant ensures the building is legally compliant for occupancy, this supplemental grant is required to make the facility functionally safe and complete. Without these funds, our students will move into a facility with unsafe drop off zones, an incomplete thermal envelope, and outdoor recreation areas that they cannot safely use. This supplemental grant will bridge the funding gap caused by unforeseen mandates and deliver the complete, secure, and welcoming learning environment these students desperately need and were originally promised.

Project Description

Priorities of the BEST Grant
BEST grants are prioritized in descending order of importance, based on the followingcriteria per BEST Rule 1 CCR 303-3, 6.2:

1408

- 1) Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
    - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project

- 2) Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
- 3) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. *Existing Conditions:* In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Please note: The deficiencies detailed below describe the dire conditions of our existing facilities in Alamosa. These are the exact statutory deficiencies that successfully justified our original FY25 BEST Grant to purchase and renovate our new facility. They are provided here for reference to illustrate the extreme, ongoing needs of our students. While the base grant ensures we can legally move out of these dangerous conditions, this supplemental request is required to fully address these original deficiencies by funding the safe outdoor play areas, secure site traffic flow, and regulated interior environments that had to be value engineered out of the base project.

SLV FOUNDATIONS ACADEMY FACILITY

The SLV BOCES facility is a metal building constructed in the early 1970s that was never intended to house students. The building is not unlike what a barn or storage unit would be constructed from, and it has undergone only minimal upgrades over its fifty year history. In extremely poor condition, this building presents many pronounced health, safety, and security concerns. These concerns are further escalated due to the needs of the students that we serve at this site through the SLV Foundations Academy. These students are especially challenged with mental and behavioral health needs that are not able to be adequately addressed in a general education setting. Many of our students have experienced a range of trauma including homelessness and extreme poverty to witnessing the death of immediate family members. They require more direct supervision, as some are prone to self harm or exhibit extreme behaviors. They require more personal space and access to multiple therapists and mental health professionals each day, all of which are readily available at the BOCES site because of its function as a centralized hub for providers, an environment our school districts are unable to provide.

This program is critical to our fourteen member school districts, and resolving these deficiencies completely through this supplemental grant is essential for the safety, security, and wellbeing of students and staff alike.

1409

UNSAFE BUILDING AND SITE CONDITIONS

This construction type is very atypical for a school and provides numerous challenges, making the building inadequate to serve students. Although the roof was replaced in 2017, there are ongoing challenges with keeping snow and wind blown rain from pouring into the building through cracks in the facade with evidence of this present throughout the building. There is exposed insulation and many water damaged ceiling tiles throughout the building. Recently, an entire section of the ceiling collapsed under the weight of water soaked insulation. Staff are concerned that the amount of water that has entered the building over time has certainly increased the likelihood of mold. Another factor associated with existing cracks and crevices lends itself to the vulnerability of snakes, mice, and rat infestations. Despite numerous efforts with exterminators, there are continued problems with rodents.

The classrooms, covered with 1970 paneling, are converted office and conference space and have no modern teaching and learning components. The classrooms offer minimal natural light and minimal space, currently placing students in close proximity to one another. Students' mental illness and behavioral difficulties are often heightened by a lack of personal space and room to move around. All classrooms are uncomfortable because of the inability to reliably heat the spaces. In some rooms, holes in the walls have been only covered by picture frames and have never been repaired. Many rooms are supplemented with electric space heaters as the primary heat source inconsistently heats the building. The space heaters present a fire hazard and student safety concern. Additionally, there is no cooling system present in the building.

Inadequate parking further strains the functionality of the facility. Informal agreements with neighbors for staff and parent parking create an unsafe environment for students. There is currently no designated parent drop off or bus loop present, and due to physical space constraints, providing either of these would not be possible. During heavy rain or snowmelt, the parking area experiences water ponding and winter ice, which causes not only a hindrance to parking, but also fall and slip hazards. Exacerbating the situation, the neighboring properties pump water off of their sites and the discharge flows onto

the BOCES property.

ADEQUACY CONCERNS
Again, the facility was not originally designed as an educational space or school. In evaluating the adequacy of the San Luis Valley BOCES facility, our consultants were clear that this building presents challenges most significantly impacting health, safety, and security.

The inadequacies impact various aspects that are crucial for a safe and effective learning environment. The current facility is not a secure site. The site lacks a secure vestibule and there is no means by which to separate student and staff facing portions of the building. The staff use actual physical keys to access the property, and there is no ability to monitor or control entrance into the building in the absence of a secure vestibule and only a partially functioning surveillance system. The ability to contact law enforcement in an emergency also exists as there is not a working radio system in the facility. Due to the SLV BOCES location in the city of Alamosa, the previously mentioned safety concerns are especially disconcerting. The building is located in an industrial zone amidst busy shipping warehouses, a scrap yard, a methadone clinic, an alcohol treatment facility, and a large homeless encampment in close proximity. It is worthy to note that the Alamosa Police Department forbids vendors from entering the homeless camp without police escort. It is not hard to imagine the despair these students and families feel as they drive to this "last chance" facility.

Additionally, the spaces currently being utilized as classrooms are merely re-purposed conference rooms constructed in the 1970s with dated interiors, and minimal space. There is a severe equity concern, as some of our most severely challenged students are receiving their instruction in the most inadequate physical spaces observed in the state. There is minimal natural light or space designed for actual instruction. Building layout limitations constrain egress pathways, which is particularly concerning for younger children. This past Fall, we were verbally informed by the Fire Marshal that we would be unable to occupy our largest instructional space with elementary aged students due to lack of appropriate egress. This facility is also not ADA compliant.

1410

Currently, there are no appropriate spaces inside or outdoors for physical education or play. Holding physical education classes in a building with no gym and no grass field is challenging. Our students do all physical activities (physical education and recess) on a rough gravel embedded asphalt slab or in the staff parking lot. This means games of all types (soccer, kickball, football, basketball, etc.) are done on this surface. When students fall, injuries occur varying from moderate to significant road rashes and cuts.

The described building and site conditions coupled with the glaring adequacy concerns have led our consultants to the conclusion that this is one of the most challenged academic sites they have encountered in their long history of supporting educational capital improvement projects.

SLV TRANSITIONS PROGRAM FACILITY
The Transitions program is currently located in a rented residential home located in Alamosa. The building being constructed as a residential home, and having no major upgrades to make it suitable for an educational facility, lacks even the most basic components that educational facilities should possess.

BUILDING DEFICIENCIES AND ADEQUACY CONCERNS
The building is a small, double wide modular home sitting on a foundation elevated about 3 feet above grade without a ramp. The building in its current state lacks ADA accessibility. Interior door hardware is residential grade, and is not supportive of students with disabilities. Restrooms are not ADA compliant.

Interior finishes are in poor condition, there are holes in walls and missing trim pieces that take away from the aesthetic appeal. Throughout the facility there

is poor lighting, making it difficult for students to see and learn important life skills. Windows are in poor condition making the facility drafty.

There is no controlled access to the building, any connection to district or law enforcement is through reliance on staff cell phones.

CONCLUSION
The original BEST grant provides the lifeline to escape these deeply inadequate spaces. This supplemental request is the final step necessary to fully resolve these original deficiencies, ensuring our students step into the completely safe, secure, and therapeutically appropriate facility they were promised.

* E. *Investigation Efforts:* Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Prior to our original FY25 BEST Grant, SLV BOCES completed a comprehensive evaluation of our existing building deficiencies and the overall safety of our learning environments. This initial planning phase included CDE Facility Assessments, third party engineering evaluations, and extensive consultations with architectural experts to understand the unique educational suitability requirements for our severe needs student population. These initial investigations successfully identified the critical health and safety hazards that necessitated our move to the new facility in Monte Vista.

Because we are now actively renovating the new facility, our investigation efforts have naturally shifted. Our current diligence consists of real time construction analysis led by our Owner's Representative, Design Team, and General Contractor. As construction commenced, this team conducted deeper, site specific code and infrastructure analyses. This ongoing, active diligence is what uncovered the mandatory fire suppression, electrical, and water storage requirements that forced our recent value engineering efforts.

The exact costs and scopes detailed in this supplemental request are the direct result of this continuous, rigorous investigation. This supplemental grant will allow us to complete this ongoing work, restore the items we were forced to cut, and fully resolve the deficiencies identified in our initial master planning.

1411

Solution

* F. *Proposed Scope:* Describe the solution in detail and discuss how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the complete scope of work proposed to be completed with this BEST grant, including as much detail as available.

The San Luis Valley BOCES is currently renovating the facility at 1803 Hwy 160 to permanently house the SLV Foundations Academy and Transitions Program, a project made possible by an original FY25 BEST Grant. This project addresses a critical need for safe, modern, and efficient spaces tailored to students with severe needs, including those aged 18 to 21 transitioning to independence.

Unforeseen circumstances identified during the design and early construction phases necessitated a reduction in scope to remain within the original budget. These circumstances included code mandated changes from compartmentalization to a full fire suppression system requiring dedicated water storage and a fire pump, necessary domestic water storage infrastructure, and significant market escalations in HVAC and electrical costs.

The current FY25 Grant is now funding strictly the critical path items required to legally occupy the building and ensure basic life safety. This includes the installation of the full fire sprinkler system with its required dedicated pump and water storage, along with fire alarm upgrades required by current code, complete replacement of the 30 year old HVAC system, necessary electrical service upgrades, and lighting. It also covers the construction of a secure entry vestibule, ADA compliant restroom upgrades, and the apartment style Transitions Program space.

This Supplemental Request seeks to fund the essential components that were value engineered out of the project to cover the mandated safety and code costs listed above. Restoring these items is vital to providing a complete, safe, and equitable educational environment. To fully complete the renovation, we are requesting supplemental funds for the following restored scopes of work:

INTERIOR BUILDING IMPROVEMENTS
This request will fund window replacements and exterior window roller shades to improve overall security, secure the building's thermal envelope, and provide essential natural light control. We are also requesting funds for necessary office carpeting and instructional visual display surfaces, which are essential for creating a functional and sensory friendly environment for our staff and students.

DOMESTIC WATER INFRASTRUCTURE
Funding is requested for the installation of additional domestic water storage tanks to ensure a fully compliant drinking water system.

PLAYGROUND AND RECREATION SITE PREPARATION
The request includes the critical site preparation required to make outdoor recreation safe and accessible. This grant will cover the essential site infrastructure: dirtwork, concrete, asphalt paving at the basketball area, drainage gravel, engineered wood fiber safety surfacing, site furnishings, and crucial perimeter playground fencing. These components are mandatory to mitigate elopement risks and prevent physical injury.

PARKING LOT AND ESSENTIAL SITE WORK
Asphalt mill and pave, along with curb and gutter installations, are needed to establish safe and predictable traffic flow for bus loops and parent drop off zones.

1412

While the FY25 Grant ensures the building is legally compliant for occupancy, this supplemental grant is necessary to make the building functionally safe and complete. Without these funds, the school will open with unsafe drop off zones, incomplete thermal envelopes, and outdoor areas that cannot be safely utilized by our specific student population.

* G. *Due Diligence Efforts:* Describe the planning and diligence that has been undertaken to arrive at the proposed solution as opposed to others, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used. Highlight findings resulting from the diligence undertaken in developing the required submittal documents, and efforts undertaken to ensure the solution is the most efficient and effective use of state and local resources.

POST AWARD DILIGENCE AND INFRASTRUCTURE FINDINGS
Following the award of the FY25 BEST Grant, the SLV BOCES immediately transitioned into the design and pre construction phase to repurpose the 1803 Hwy 160 property. While original diligence confirmed the feasibility of this project, our ongoing site analysis and engineering efforts uncovered critical, unforeseen infrastructure realities that necessitated a renewed planning effort. A deeper code analysis determined that the original plan for fire compartmentalization was insufficient. This triggered a mandatory life safety requirement for a full fire suppression system, including a new storage tank, pump, and piping. Furthermore, our diligence revealed that the existing electrical infrastructure was completely inadequate for the new facility's functional needs, requiring substantial utility upgrades that exceeded the original budget by roughly $197,000. These findings, coupled with significant market escalation and increased state building permit fees, placed extreme pressure on available project funds.

EFFICIENT USE OF RESOURCES AND SCOPE PRIORITIZATION

In response to these financial pressures, our team undertook a rigorous value engineering and scope prioritization exercise. We collaborated extensively with our Owners Representative and General Contractor to evaluate project priorities, budget alignment, and strict construction standards. Our primary goal was to ensure the most efficient and effective use of state and local resources while preserving mandatory life safety and code compliance so the building could legally open. This exhaustive re planning effort resulted in a strategic scope reduction that was presented to and officially accepted by the CCAB on November 20, 2025.

TARGETED VALUE ENGINEERING FOR THE PROPOSED SOLUTION
To arrive at the specific proposed solution for this supplemental request, we conducted a rigorous line by line review of all deferred items, successfully reducing our potential request from nearly $1.6 million down to a highly targeted $950,000. We achieved this massive reduction by prioritizing student safety and essential infrastructure over aesthetics and premium materials. Most notably, we eliminated over $100,000 in expensive poured in place rubber playground surfacing and replaced it with highly effective but much more affordable engineered wood fiber. We also generalized our savings by completely removing various non essential architectural upgrades, specialized recreational features, and secondary site elements from the request entirely. Inside the building, we optimized our functional requests by strictly limiting finish upgrades and instructional visual displays to only the most essential spaces.

EXTERNAL FUNDING AND HARD DATA
To further maximize state resources, we removed the actual playground equipment and basketball hoops from this BEST request entirely. We are actively pursuing grants from the Colorado Health Foundation to cover those specific items, allowing us to ask the BEST program only for the mandatory site preparation, concrete, and perimeter fencing required to make that future equipment safe. Ultimately, the diligence for this supplemental request is grounded in hard data rather than conceptual estimates. The costs presented for the restored scope are derived from actual budget gaps identified during the bidding and scope reduction process, representing the culmination of an exhaustive planning effort to deliver the functional, safe facility originally promised to the students of the San Luis Valley.

1413

Urgency

* H. *Urgency:* Provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The timeframe for resolving these deficiencies is immediate, as we are actively renovating the new facility to permanently house the SLV Foundations Academy and Transitions Program. While the FY25 BEST Grant successfully secured the building and covers the core life safety and code compliance work necessary to legally occupy the space, mandatory project requirements forced us to drastically reduce the scope of the project. Consequently, we will be moving our highly vulnerable student population into a facility that lacks critical safety, security, and functional components. The urgency now lies entirely in completing these remaining items before the facility opens and receives students.

If this supplemental project is not awarded, several functional and operational needs will remain unmet when the facility opens. Critical site work, including the asphalt mill and pave along with curb and gutter installations, is necessary to establish safe and predictable traffic flow for bus loops and parent drop-off zones. Furthermore, a recent Colorado Department of Public Health and Environment requirement mandates the installation of three additional domestic water storage tanks to ensure a fully compliant drinking water system. Inside the building, deferring storefront window replacements and exterior window roller shades leaves gaps in the building's thermal envelope and limits our ability to manage natural light, an important sensory regulation tool for our students. Finally, the omission of necessary office carpeting and instructional visual display surfaces limits the acoustic control and functional readiness of our therapeutic environment.

Furthermore, this grant is urgently needed to fund the site preparation required to make outdoor recreation safe and accessible. This includes essential dirtwork, concrete, asphalt paving at the basketball area, drainage gravel, engineered wood fiber safety surfacing, site furnishings, and crucial perimeter playground fencing. For our students, outdoor gross motor activity is a mandated component of their behavioral regulation plans. Without the secure fencing, we face severe elopement risks, and without the proper safety surfacing and ground prep, the risk of physical injury is exceptionally high.

If this supplemental project is not awarded, we will be forced to serve our most vulnerable students in a functionally and therapeutically inadequate environment. Our students in the SLV Foundations Academy potentially face significant difficulties in accessing the general education environment and rely on specialized, regulated spaces to succeed. If the facility cannot safely support their behavioral and sensory needs, these students may ultimately be recommended for placement in residential facilities outside of the Valley. There are no other alternative placement options available in the Valley, meaning they must be accessed out of state or on the Front Range. That option is cost prohibitive, a significant financial burden to school districts, and an extreme hardship for families. We are seeking this supplemental BEST grant to fulfill our legal and moral obligation to provide a completely safe, secure, and healthy learning environment from the day our doors open.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- (●) Yes
- ( ) No

1414

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe in detail the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a 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.

Note: New construction/major renovation projects will be required to establish a capital renewal reserve per BEST policy as noted above, in addition to having a maintenance plan. If this is applicable, please address in your response.

All supplemental work will be fully integrated into our facility's maintenance plan and covered by a standard one year general contractor warranty for parts and labor. Manufacturer warranties will be maintained for the new storefront windows, roller shades, and domestic water storage tanks. Because we intentionally selected durable, standard building components, our existing facilities personnel can routinely maintain the new equipment without specialized training or complex commissioning. Our proactive maintenance schedule includes annual inspections and periodic seal coating for the new asphalt, routine leveling of the engineered wood fiber playground surfacing to maintain mandatory fall protection depths, daily cleaning and annual extraction for interior carpets, and rigorous water quality testing for the new CDPHE mandated water tanks.

In strict compliance with BEST policy for major renovation projects, SLV BOCES is establishing a dedicated Capital Renewal Reserve. To ensure funding is

available to replace project components at the end of their useful life, we have restructured our financial model to guarantee consistent revenue streams. We annually allocate general fund dollars to operations and maintenance, which will now be supplemented by a minimum of $200 per enrolled SLV Foundations Academy student. Furthermore, an increased flat fee assessment to our member districts has been established; this buy in is directly utilized to fund ongoing building maintenance and the Capital Renewal Reserve. By combining these reliable revenue streams with indirect costs captured from supplemental grants, SLV BOCES is fully prepared to sustain our first major facility upgrade in fifty years and keep this building serviceable for decades to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- ○ Yes
- ◉ No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

1415

* L. Has the current AHERA plan been reviewed for this facility?

- ◉ Yes
- ○ No

* M. Has additional investigation beyond the AHERA report been completed?

- ◉ Yes
- ○ No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The plan remains consistent with our original FY25 BEST Grant application. Once the renovation of the new facility at 1803 Hwy 160 is complete and the programs have been fully relocated, the SLV BOCES intends to sell the existing facility. There are no anticipated direct costs to implementing this

disposition plan other than standard real estate transaction fees, which will be covered by the proceeds of the sale.

1416

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2027 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY25 School Replacement (9055-SG00002) - Site Level Applicant - New - Application Number (17)

III. Detailed Project Cost Summary

1417

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

34.00 %

* B. Actual match on this request - Enter Actual Match Percentage

11

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* $ 949,841.57
D. Applicant Match to this Project	$ 104,482.57
E. Requested BEST Grant Amount	$ 845,359.00
F. Previous Grant Awards to this Project (if supplemental request)	$ 6,080,152.78
G. Previous Matches to this Project (if supplemental request)	$ 699,678.60
H. Total All Phases	$ 7,729,672.95

*** Additional Information**

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

☐ Bond - Include Year Bond Election Held	☐ General Fund	☐ Gifts/Grants/Donations
☐ Capital Reserve	☐ Utility Cost Savings Contract	☐ Financing
☑ Other (please describe) Member District Assessments		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. This typically should **not** include site area or demolition area. Affected area is used to calculate cost/sf of the project.

1418

* 17,856

K. Gross Square Feet.

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* 17,856

L. Number of pupils in affected school(s)

(From your Oct. 1 Pupil Count)

* 20

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

$ 432.89 Project Cost/Affected Square Feet

N. Gross Square Feet Per Pupil (Gross Square Feet / Number of Pupils)

893

3 % * **O. Escalation % identified in your project budget**

4 % *** P. Construction Contingency % identified in your project budget**

5 % *** Q. Owner Contingency % identified in your project budget**

* **R. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2026

* **S. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to ***June 30, 2029.***

10/30/2026

1419

*** T. How did you arrive at the estimate for this project and who aided in the process? Are there any unique or atypical considerations in your budget that have impacted your project cost?**

The estimates for this supplemental request were developed in direct partnership with our General Contractor, FCI Constructors, our Owner's Representative, Cyndi Wright, and our design team. Because this is an active, ongoing project, the baseline numbers presented in this application are not conceptual estimates. They are derived directly from actual hard bids received from local and regional subcontractors during the project's initial bidding and value engineering phases. However, because those bids represent a specific moment in time and subcontractors cannot hold those exact numbers indefinitely, FCI has responsibly adjusted these market-tested baselines to account for current escalation and applied an appropriate 3% contingency to ensure the budget remains reliable for execution.

The unique considerations impacting our budget are the unforeseen, mandatory infrastructure and code requirements that were discovered after the original FY25 grant was awarded. Specifically, a deeper code analysis mandated a transition from planned fire compartmentalization to a brand new, full fire suppression system, including a new storage tank, pump, and piping. Simultaneously, we encountered the need for substantial, unforeseen electrical utility service upgrades and a new CDPHE mandate requiring additional domestic water storage tanks.

Because we prioritized these critical life-safety and code compliance items to ensure the building could legally open, we were forced to value-engineer essential site work, exterior envelope elements, and interior finishes out of the base project. Therefore, the costs presented in this supplemental request

represent our rigorously validated, market-tested bids, appropriately adjusted for time and contingency, required to restore these items and deliver the complete, functional facility originally promised to our students.

*** U. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Because the SLV BOCES does not have dedicated internal staff to oversee extensive construction projects, we retained Cyndi Wright with A-Renovation Services, LLC to serve as our Owner's Representative. Cyndi was selected through an open, competitive procurement process during the initial phase of our FY25 BEST Grant and is already deeply integrated into the project.

Rather than just managing daily logistics, Cyndi provides critical, high-level oversight of the entire renovation and owner's budget. She has been instrumental in navigating the recent unforeseen cost escalations, leading the rigorous value engineering process alongside our project team to ensure fiscal responsibility. Her guidance helped us make the difficult strategic decisions required to keep the project moving forward while protecting the core life-safety components of the facility.

If this supplemental grant is awarded, Cyndi will oversee the execution of the restored scopes of work and continue serving as our primary liaison to ensure all CDE and BEST reporting requirements are met meticulously through final closeout.

Procurement

1420

*** V. Per the Consultant/Vendor Selection Guidelines, CDE requires open competitive selection of vendors, and has established dollar thresholds relative to cost for service types. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded? If you plan to deviate from the required procurement process, please explain your alternative process and policy.**

As an active FY25 BEST Grant project, SLV BOCES has already followed the open, competitive selection and bid processes outlined by the CCAB and CDE to procure our Owner's Representative, Design Team, and General Contractor.

Contracts with these primary project team members are already established and have been reviewed by CDE for conformance with grant criteria.

For the specific scopes of work included in this supplemental request, our General Contractor is strictly adhering to competitive bidding practices. Multiple proposals, hard bids, and cost estimates have already been procured from local and regional subcontractors to establish the accurate pricing used in this application.

We remain committed to working closely with our CDE Regional Program Manager to ensure strict, ongoing adherence to all procurement requirements as these supplemental items are integrated into the existing construction project.

Other funding options

* **W. What state or local resources, or community partnerships outside of the BEST grant has the applicant recently engaged with or secured to address the school's facility needs?** *Please list any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

As discussed throughout this application, the San Luis Valley BOCES encounters unique challenges in budgeting for major capital improvement projects. Because BOCES are legally unable to bond, we must rely heavily on supplemental funding sources, grants, and direct district contributions for all infrastructure and facility needs.

For the FY25 BEST project, our member districts demonstrated their immense dedication to this vulnerable student population by committing to raise local assessments to provide the original required matching funds. This was a significant contribution from scarce general fund dollars.

Now, to help bridge the funding gap caused by unforeseen code and infrastructure mandates, the SLV BOCES is actively pursuing specific philanthropic partnerships. This strategy allows us to effectively leverage outside resources and reduce our overall supplemental request to the BEST program. Most notably, we are pursuing a grant from the Colorado Health Foundation to fully fund the costly playground equipment and basketball hoops. By securing outside funding for the play structures themselves, we were able to completely remove these expensive items from our BEST supplemental request, asking BEST only to assist with the foundational site preparation and safety surfacing.

Additionally, we are actively pursuing funding from the El Pomar Foundation to further support the completion of this facility. Beyond capital construction, the SLV BOCES continues to leverage state and federal resources by acting as the recipient of several grants that support vital academic and behavioral programs throughout our 14 member districts, including Rural Coaction, EARRS, and Stronger Connections.

Current Utility Costs

1421

X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

COLORADO
Department of Education

Division of Capital Construction

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: San Luis Valley BOCES

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.

Boards of Cooperative Educational Services (BOCES) are regional collaborative entities created by school districts to provide shared educational services and programs. In Colorado, the BOCES have no ability to bond or seek mill levy overrides. This limits their local capacity to fund facilities expansion or capital projects without heavily assessing their member school districts. In a time where school district budgets are extremely limited, with many facing flat or dec teased funding due to legislative limitations and falling pupil counts, allocating large amounts of funding that require increased assessments presents a financial hardship. A reduction of our required matching contribution would allow the BOCES to complete this project that is desperately needed to service the highest need students in the SLV BOCES' 14 member districts. When we originally proposed this project we took an extremely conservative approach to it. With the need to ask for supplemental funding due to unexpected expenses, the BOCES is not able to secure the full required matching contribution.
On the front end of this project, the SLV BOCES and its member districts contributed $700,000 in local funds (comprised of limited BOCES reserve funds and significantly higher district assessed fees secured during the 2024-2025 school year.

(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.

Due to this legal limitation to secure local funds, an unusual and significant financial burden has been placed on the SLV BOCES when planning for the completion of this project. Historically the SLV BOCES has been able to provide programming for nearly 500 special education and severely impacted students throughout its member district school sites. However, as described in our application, the dramatic increase in students needing support beyond the traditional classroom and center based setting spurred the need for alternative placement programs that cannot exist in the current SLV BOCES facility. The approval of this waiver is necessary to complete this renovation while keeping all services the SLV BOCES is responsible viable.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

**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	256,918.73	4.04%	10% max
Median Household Income	$55,149	5.98%	25% max
Free and Reduced Lunch %	66.26%	6.45%	25% max
Bond Elections in the last 10 years	average	-1%	-2% per/max -10
Total Mills $/Capita	$1183.37	11.97%	20% max
Remaining Bond Capacity	$10,307,066.53	6.4%	20% max
	Total CDE Minimum Match	**34%**	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.

The above match factors inadequately reflect the SLV BOCES financial capacity for many reasons. Primarily because under current Colorado statute, a BOCES does not have the ability to Bond or solicit Milly Levy override funds independently of a school district. This factor, and FY 25 reserves totaling less than 10% of our overall budget significantly hinders our ability to fully finance our own capital improvement projects. No matter the calculations used, the minimum match would be difficult to obtain due to already limited local funds, and ultimately place the SLV BOCES in a precarious financial position.

(3000 characters max)

Required
(To Obtain Benefit)
FORM # PSF-CC03
EDAC REVIEWED
11/07/2025 for 2025-2026

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.

At the front end of this project, and at this time, every effort has been explored by the SLV BOCES to coordinate this project with local government agencies, community organizations, member school districts and other available grants. At the project's inception, there were no available properties or lease options in the region that could effectively meet our programmatic needs. Despite this supplemental grant effort, the SLV BOCES has committed to leveraging other available funds through gifts, grants, and donations to eventually bring to fruition aspects of the original approved plan to complete the project in terms of playground design and equipment originally approved but removed due to unexpected fundamental costs.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	34%
Match Percentage Requested	11%
Amount of requested reduction from CDE Minimum	23%

Is a Statutory Limit Waiver also being submitted? ☐ Y ☑ N

Adequacy Index
A metric that objectively measures the current adequacy of a school. It is based on a set of questions that measure each school's compliance with the Facility Insight standards. Each adequacy question is scored 0-5. Each question is weighted, and the overall index is expressed in the form of a 0.00-1.00 percentage range, with a 0.00 representing full adequacy, and a 1.00 representing inadequacy.

Adverse Historical Effect
CRS 24-80.1-101 requires state agencies to consult with History Colorado (HC) if they are involved with projects affecting properties determined to have historical significance by History Colorado. The Division is required to consult with History Colorado on any public school facility requesting State funds for capital improvement projects in facilities that are 50 years old or older. As part of the consultation process, HC will make a determination of effect on the proposed scope of the project if the facility is deemed historically significant, listed on a historic register, or eligible for listing on a historic register. If HC makes a determination of adverse effect the project will require further consultation, modification, or negotiation, with potential resolution from the Governor's Office. A "Yes" in the summary book means the proposed project has been deemed to have an adverse effect on a historical property. N/A indicates that staff does not yet have a response from HC.

Affected Pupils
The total number of pupils currently enrolled (as of October 1, 2022) that are affected by the proposed application.

Affected Square Feet (Sq Ft)
The total square feet affected by the proposed application.

Applicant Previous BEST Grants
The number of traditional or emergency BEST grants the applicant has previously received. The total awarded dollar amount is also provided.

Charter School Capital Construction Funding (CSCC Allocation)
The annual CSCC allocation purpose is to promote a safe and healthy learning environment for all Colorado students. Funds are distributed to qualified charter schools based on pupil count each year. This funding can be used by the school to pay for construction, renovation, financing, or the purchasing or leasing of facilities.

Certificate of Participation (COP)
A financing tool available for use by the CCAB in funding large grant projects through a Lease/Purchase agreement.

Condition Budget
Condition Budget in Facility Insight is the cost to remediate current requirement needs measured within the FCI. Requirements are assigned a Category, Priority, and System in order to categorize the cost appropriately and to assign a time frame for action.

Contingency
These costs are added for potential scope changes, unforeseen conditions, detail conflicts, and/or design changes. The contingencies assist with keeping costs within budget and managing risk. The application lists construction and owner contingencies separately.

Construction Contingency
A percentage added to the construction budget for unforeseen field conditions, estimating variables, and other non-discretionary change orders.

Owner Contingency
A percentage added to the construction budget to cover design revisions and discretionary change orders within the grant scope.

Cost Per Sq Ft
The affected square feet divided by the total project cost; can be broken up into soft and hard costs of construction:

Soft Cost per Sq Ft—Owner costs not typically included as a direct construction cost. Costs may include design consultants, testing, permitting, project management, financing and legal fees, furniture fixtures & equipment, abatement, site development and utility costs, and owner-installed items such as technology infrastructure, as well as other pre-construction and post-construction costs to a project.

Hard Cost per Sq Ft—Costs related to the actual, physical construction of the project. Costs may include: quantifiable labor and materials required to complete the project, site work, landscaping, contingencies, escalation, bonds, fees, and insurance.

Escalation %
A percent of the project hard costs are added to account for an inflationary increase in material and labor costs from the time of budget preparation to the anticipated time of bid.

Facility Condition Index (FCI)
Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among assets. To determine FCI for any given set of assets, the total cost of remedying requirements is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility.

Facility Insight
The statewide assessment program established in 2016 to renew and refresh the original 2009 Parsons assessment data and create a long term, sustainable solution using in-house assessors.

Full Time Equivalent (FTE)
A way to measure a student's academic enrollment activity at an educational institution. An FTE of 1.0 means that a student is equivalent to full-time enrollment. For purposes of the BEST program, FTE is only referenced when requesting a $/FTE budgeted for capital outlay (dollars per full-time enrolled pupil).

Gross Square Feet *(GSF)*
The size of enclosed floor space of a building in square feet, typically measured to the outside face of the enclosing wall.

Gross Sq Ft Per Pupil
Gross Sq Ft of the overall affected school facility divided by the number of affected pupils.

High Performance Certification Program (HPCP)

C.R.S. 24-30-1305.5 requires all new facilities, additions, and renovation projects that meet the following criteria to follow HPCP policy adopted by the Office of the State Architect:

- The project receives 25% or more of state funds; and
- The new facility, addition, or renovation project contains 5,000 or more building square feet; and
- The building includes an HVAC system; and
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

HPCP requires projects to receive third-party verification. HPCP stipulates that qualifying projects should obtain a minimum standard for energy efficiency. In the case of public school projects, that minimum standard is either LEED Gold, CHPS-Verified Leader, or Green Globes – Three Globes. A modification to the target certification goal may be granted. In instances where achievement of the certification goal is not feasible, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist.

Historical Register

The Division is required to consult with History Colorado on any public school facility requesting State funds for capital improvement projects in facilities that are 50 years old or older. As part of the consultation process, History Colorado will make a determination of historical significance.. A "Yes" in the summary book means the facility is listed on a historic register.

Prioritization Criteria

1. **Health, Safety & Technology:** Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment.
2. **Overcrowding:** Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities.
3. **Career and Technical Education:** Projects that will provide career and technical education capital construction in public school facilities; and
4. **Prohibited American Indian Mascots:** Projects that assist public schools to replace prohibited American Indian mascots as required by 22-1-133 CRS.
5. **Other:** All other projects.

Replacement Value

Replacement Value in Facility Insight is the automatically generated total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The Replacement Value for a single asset is based on the sum of the system replacement costs.

Requirement

In the context of the statewide assessment, Facility Insight, a requirement is a facility need or a deficient condition that should be addressed. A requirement can affect an assembly, piece of equipment, or any other building system.

Requirement Cost
Requirement Cost in Facility Insight is the cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Condition Budget to understand what's measured within the FCI.

System Group
System Groups are defined based on Uniformat categories. For example, the System Group "Plumbing System" includes systems with a Uniformat category of D20. System groups most commonly referenced in Facility Insight and sample inclusions:

Electrical System - Uniformat D50; Low Tension Service, Wiring, Lighting, Communications, Security. Systems such as Main Electrical Service, Distribution Equipment, Panelboards, Lighting, Branch Wiring, Telephone, Fire Alarm, Card Access, Burglar Alarms, Security Cameras, Local Area Network, Exit Signs, Emergency Generators, etc.

Equipment and Furnishings - Uniformat E; Systems such as Kitchen Equipment, Casework, Theater Seating, Student Lockers, Bleachers, etc.

Exterior Enclosure - Uniformat B20 & B30; Exterior Walls, Exterior Windows, Exterior Doors, Roofing. Systems such as CMU Block Walls, Aluminum Windows, Storefront/Hollow Metal Doors, Single-Ply Membrane Roof, etc.

Fire Protection - Uniformat D40; Systems such as Wet Standpipes, West Sprinklers, Kitchen Hood Suppression, Fire Extinguishers, etc.

HVAC System - Uniformat D30; Gas Supply, Heat/Cooling Generating Systems, Distribution Systems, Terminal and Package Units, Controls, Dust/Fume Collectors. Systems such as Propane Tanks, Natural Gas Service, Boilers, Central Air Handling Units, Exhaust (building, kitchen, restroom, etc.), Rooftop Units, Pneumatic/Digital Controls, etc.

Interior Construction and Conveyance - Uniformat C & D10; Partitions, Interior Doors, Fittings, Finishes and Conveyance. Systems such as Gypsum Walls, Wood Doors, Toilet Partitions, Signage, Stairs, Ceiling/Wall/Floor Finishes, Elevators, etc.

Plumbing System - Uniformat D20; Plumbing Fixtures, Domestic Water and Sanitary Waste. Systems such as Restroom Fixtures, Water Heaters, Water Distribution Piping, Roof Drainage, Sanitary Waste Piping, etc.

Site - Uniformat G; All systems located on the site such as Pavement, Fencing, Lighting, Utilities, etc.

Structure - Uniformat A & B10; Substructure and Superstructure such as Foundation Walls, Footings, Single-Story Steel Framed Roof on Columns, etc.

Uniformat
A standard for classifying building specifications, cost estimating, and cost analysis in the U.S. and Canada. The elements are major components common to most buildings. The system can be used to provide consistency in the economic evaluation of building projects. It was developed through an industry and government consensus and has been widely accepted as an ASTM standard.

COLORADO
Department of Education

CAPITAL CONSTRUCTION UNIT

MAY 2026