



Vision

All students in Colorado will become educated and productive citizens capable of succeeding in society, the workforce, and life.

Goals

Every student, every step of the way



Date & Time:

May 17 & 18 2017
8:30 a.m. – 4:00 p.m.

Location:

Jeffco School District Boardroom 1829 Denver West Dr.
Building #27, 5th Floor, Golden, CO 80401

Capital Construction Assistance Board Members

Tim Reed –Chair
Kathy Gebhardt – Vice Chair

Margi Ammon
Denise Pearson
Ken Haptonstall

Cyndi Wright
Scott Stevens
Roger Good

I. Call to Order – 8:10 A.M.

II. Pledge of Allegiance

III. Roll Call

CCAB: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

BEST Staff: Anna Fitzer, Julia Fitzpatrick, Dustin Guerin, Cheryl Honisgber, Jay Hoskinson, Ashley Moretti, Jim Owens

Facility Assessors: Mark Hillen, Josh Jones, Daryl McVicker, Lucas Wade

IV. Approve Agenda

Motion by: Kathy Gebhardt

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

V. Discussion Items

a. Review of the FY2017-18 BEST Grant Application Selection Meeting Process

Jim Owens explained to the CCAB and the grant meeting attendees how the flow of the meeting would proceed over the next two days.

The CCAB may award no more than \$70 million cash as set forth by the Joint Budget Committee. The CCAB has the discretion to include/not include a grant reserve in the \$70 million appropriation.

There is no specific amount that was designated for lease-purchase projects.

Initially, the Division received fifty applications, but only forty-eight are being considered today. Once all projects are reviewed, a prioritized list will need to be approved by the State Board of

Education on June 14-15, 2017 before they are officially funded. The Division will also have to brief the Capital Development Committee on June 21, 2017 to obtain all lease- purchase projects approvals.

b. Discuss Conflict of Interest for CCAB Members

On April 26, 2017 division staff collected three Conflict of Interest forms. Jim asked the CCAB if there were any additional forms that needed to be submitted. There were none. Jim explained how the recusal process.

The CCAB recessed from 8:50 – 9:00 AM

c. Review of the FY2017-18 BEST Grant Applications to Recommend to the State Board of Education for Award

Jim reminded the presenters that they have two minutes to present their project to the CCAB. The CCAB can then ask the presenters any clarifying questions.

Presentation by: Chris Gdowski, Superintendent, Moe Alverson, Director of Facilities, Steve Correll,
Planning

Time: 9:34 – 9:38 AM

Margi Ammon recused herself from the presentation/discussion and voting.

Discussion: The Hillcrest roof was installed over 20 years ago. The district is asking for a full roof replacement to alleviate the financial stress on the district from continually having to repair the failing roof.

There were no questions asked by the CCAB

Motion by: Kathy Gebhardt

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens,
Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 7-0

Applicant: Adams 12 Five Star Schools

Project: STEM Lab Renovations

Presentation by: Chris Gdowski, Superintendent, Moe Alverson, Director of Facilities, Steve Correll, Planning

Time: 9:38 – 9:44 AM

Discussion: This STEM lab is old with a lot of deferred maintenance. The school has had to be closed previously due to unresolved deficiencies. CDE estimated the cost of total replacement of this building at approximately \$42 million, the renovation would cost about \$28 million.

Scott Stevens asked if the scope included removal of asbestos which the district stated it does.

Denise Pearson asked if the district felt comfortable with the 6% contingency which they stated they did.

Motion by: Scott Stevens

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 7-0

Applicant: Mapleton 1

Project: Global Primary Academy PK-3

Presentation by: Charlotte Cinaco, Superintendent, Mike Crawford, Deputy Superintendent, Joe Glaze, Neenan, Jessican Killan, Project Manager NV-5

Time: 9:44 – 9:50 AM

Discussion: Charlotte Cinaco informed the CCAB that this project was shortlisted last year but was the first project below the funding line. The classrooms are what used to be a middle school science lab. This space is less than ideal due to deficiencies such as poor lighting and lack of water. Funding this project would allow the district to build a new, safe learning environment for the students.

Margi Ammon asked if there was going to be shared space in the new building and how would the district address the security issues. The library and auditorium would be the only shared space and students would be escorted to/from these spaces.

Motion by: Denise Pearson

2nd by: Scott Stevens

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Mapleton 1

Project: Global Intermediate Academy 4-8

Presentation by: Charlotte Cianco, Superintendent, Mike Crawford, Deputy Superintendent, Joe Glaze, Neenhan Architects, Jessica Killian, Project Manager NV-5

Time: 9:50 – 9:55 AM

Discussion: Charlotte Cianco explained the campus is made up of two buildings. The first building use to be a shop classroom that contains concrete flooring and very little natural light. The second building was meant to be a temporary learning space. The district passed a large bond in November 2016 to ensure every student has an equal learning environment. This project would create a new learning environment to serve grades PK-8.

Roger Good asked for clarification on the proposed classroom size. The district student to teacher ratio is 23:1, thus an 850 sq. ft. classroom makes an adequate learning space.

Motion by: Ken Haptonstall

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Alamosa RE-11J

Project: AHS Security Upgrade

Presentation by: Charlie Jackson, Director of Maintenance, James Murray, Principal Architect CSHQA

Time: 9:56 – 10:09 AM

Discussion: Charlie Jackson reminded the CCAB that this project was presented last year and was shortlisted but not funded. The school has had a security breach where a registered sex offender trespassed onto the school through an open door. The district is applying for funding to upgrade their security technology to prevent additional trespassing incidents.

Denise Pearson asked what changes will be made to the perimeter doors? Charlie Jackson stated changes would include installing monitoring devices and access switches on all doors. The upgrades will be monitored on a computer by a security resource officer. Scott Stevens asked how the community will adapt to the security upgrades. Charlie stated the district has already installed some security upgrades including cameras and the district has a safety team that meets monthly. The community has been supportive of the changes the district has made so far to secure the campus.

Motion by: Ken Haptonstall

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Deer Trail 26 J

Project: New PK-12 School

Presentation by: Kevin Schott, Superintendent, Scott Newell, Cooperative Strategies, Kevin Huber, Cooperative Strategies, Anthony Durst, A&P, Stuart Nelson, GMCN

Time: 10:10 – 10:27 AM

Discussion: Kevin Schott explained the current building serves 204 students and is anywhere from forty-two to one hundred years old depending on what area of the building you are in. The district has not passed a bond in over 50 years until this past November (2016). The building has many deficiencies including a failing roof and HVAC system, and drainage issues. The community is supportive of the new construction project.

Kathy Gebhardt asked how the district determined their budget. Kevin explained the district met with multiple vendors to evaluate costs. The budget is appropriate and attainable, and is consistent with the predicted inflation of construction costs.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

The CCAB recessed for a break from 10:28 – 11:43 AM

Applicant: Englewood 1

Project: Bishop Elementary Replacement

Presentation by: Wendy Rubin, Superintendent, Susan Scheller, CFO, Michelle Albert, Owner's Representative CBRE

Time: 10:43 – 10:56 AM

Discussion: Bishop Elementary School was built in 1956 and has served the community well. Unfortunately, this school has significant health and safety concerns. Due to the school's proximity to busy streets and light rail, the school has had to go into a lock down state multiple times. Additionally, there are failing systems throughout the school including one system that flooded classrooms two months ago. In 2016 the district passed a bond measure with the hopes of obtaining a BEST grant to help offset the costs of replacing this school.

Kathy Gebhardt expressed concern over the proposed sq. ft. costs. The sq. ft. costs are inclusive of demolition of the current building. Tim Reed asked if the building would remain occupied while the district builds the new school. Due to the small site, students would be moved to another site for one year while the new school is being built.

Motion by: Denise Pearson

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Lotus School for the Excellence

Project: K-12 Safety Upgrades

Presentation by: Tammye Pirie, Anchor RDG President, Eray Idil, Executive Director Lotus School for the Excellence, Bart Skidmore, President Bart A Skidmore CPA, Scott Priebe, Construction Manager JHL

Time: 10:57 – 11:17 AM

Discussion: Eray Idil explained to the CCAB that Lotus School for the Excellence is a tuition free K-12 public charter school sponsored by Aroura Public Schools. The grant application consists of four projects: Enhancing the elementary school security, sanitation of the restroom facilities, addition of science laboratories, and upgrades to the emergency fire system.

Roger Good asked for clarification on the project cost proposal as he felt it was high. The cost data was put together from hard bid estimates. Denise Pearson asked for clarification if the charter school applied last cycle which they did but were not funded. Scott Stevens expressed concern about not currently having adequate lab space to store chemicals safely for science experiments. The lab does not meet storage requirements thus students cannot engage in science experiments for their programs. Kathy Gebhardt asked to get an opinion from the AG's office regarding funding projects for schools/districts that do not own their facilities. It was explained that if the charter defaults or the charter does not get renewed, Aroura Public Schools would obtain ownership over the building.

Motion by: Kathy Gebhardt

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Denise Pearson asked if the school's application for a Gates grant was successful. It was clarified that the charter school would apply for a Gates grant in their next cycle if a BEST grant was unsuccessful. Kathy Gebhardt asked about the school's limitations on financing. The school refinanced their debt a few years ago and in the loan agreement language there is a yield protection clause. If a BEST grant is secured, the school would refinance again to eliminate the yield protection clause language.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: Kathy Gebhardt

Approved 7-1

Applicant: Vilas RE-5

Project: K-12 Roof Replacement

Presentation by: John Wittler, Vilas School Board Treasurer, Samantha Yocam, Superintendent

Time: 11:17 – 11:45 PM

Discussion: Samantha Yocam explained the school district covers roughly two hundred sq. miles but the population is less than one hundred and seventy-five people. The district is rural with remote existence. The community is supportive and engaged of the districts programs. The replacement of the roof is vital to restoring a safe and suitable environment.

Margi Ammon asked what considerations were made for reroofing. The sloped system was determined off different factors including structural analysis. The available funding limits the ability for the district to rebuild the entire building, thus the request for a new roof.

Motion by: Kathy Gebhardt

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Denise Pearson asked if the district could fund the project without a waiver. If the district were to proceed with this project without a waiver, they would be left without the ability to develop additional educational programs. Denise Pearson also asked if the district is working to complete a master plan. Currently, the district is in the process of brainstorming a master plan development.

Motion by: Denise Pearson

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Approved 8-0

Applicant: Buena Vista R-31

Project: New MS/HS Campus

Presentation by: Suzette Hachmann, Director Buena Vista Board of Education, Lisa Yates, Superintendent, Janice Martin, Finance Director, Chad Novak, Architect Treanorhl, Scott Newell and Kevin Huber, Owner's Representative Cooperative Strategies

Time: 11:46 – 12:05 PM

Discussion: The district started designing a proposal in August 2014 for new middle school and high school. The current building is outdated and makes it hard to protect its students and staff. The district was unsuccessful in passing their bond in November 2016. The community feels securing a BEST grant is necessary before passing the bond in order to build a practical campus for students to achieve and thrive.

Roger Good asked what the district's enrollment trends are. There are two new family developments being built in the area which could increase enrollment. Denise Pearson asked how the district felt about the letter that the CCAB received from a community member who was in support of the new school but did not agree with the costs of the performing arts center and the auxiliary gym space. The community member was not able to attend community meetings where discussions took place around the performing arts space and auxiliary gym space. The district does not feel these spaces are oversized or extravagant given the number of students in the district. The facilities are not only used by the students but also the community as there are not additional spaces in the community.

Motion by: Roger Good

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Colorado Springs Early Colleges

Project: HS Roof Replacement

Presentation by: Keith King, Administrator, Brent Grimditch, Consultant Cave Consulting Group, Kevin Moore, Property Manager, and Bethanny Monk, Grant Writer

Time: 12:06 – 12:11 PM

Discussion: This grant proposal is for a roof to keep the school safe. Every major storm causes the roof to leak. Colorado Springs Early College is a CSI school and does not receive funding from mill levy overrides that district charters can now receive.

Scott Stevens asked why the total cost of the project proposed this year is less than last year's application. Due to the fluctuation in the market, the three proposals received this year came in less than last year. Denise Pearson asked what the school's insurance deductible is which is \$5,000.

Motion by: Kathy Gebhardt

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Custer County School District C-1

Project: Safety/Security Renovations

Presentation by: Mark Payer, Superintendent, Scott McUey, Mechanical Engineer 360 Energy Engineers, Westin Gouger, Program Manager 360 Energy Engineers

Time: 12:12 – 12:28 PM

Discussion: Due to Custer being a small remote community and limited on its resources, it is important for the district to keep the school safe. The K-12 has poor air quality due to the ventilation system leaking carbon dioxide into the air. The district has also noted presence of asbestos. Additionally, the school also does not have a secure campus as many community members hold keys to the school.

Scott Stevens asked if the asbestos is exposed. It's in floor tile, piping insulation, and plumbing fixtures. The asbestos would eventually need to be addressed but not a serious health condition at this time. Cyndi Wright asked if the district has done sampling to test that geothermal installation would work? The district has not done so yet, but has spoken with firms that have completed similar projects in the area. Denise Pearson asked how the district plans to control who has access to the school. The district will install a key card system.

Motion by: Roger Good

2nd by: Scott Stevens

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Delta County 50(J)

Project: Delta MS Addition/Renovation

Presentation by: Kurt Clay, Assistant Superintendent, John McHugh, Facilities Manager

Time: 12:28 – 12:34 PM

Discussion: The 1964 classroom building and 1965 cafeteria have a high FCI. Due to high cost, this middle school was removed from the 2004 bond plan that was passed to renovate/replace all middle schools in the district. In 2008 the district failed an additional bond measure. Due to the decrease in employment in the county, the district does not feel another bond measure would pass, which is why they are requesting a BEST grant.

Scott Stevens asked why the proposed solution still circulates students through different buildings. The proposal would include a secure courtyard to create a pathway for students as well as a security system.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: There was no discussion.

Motion by: Kathy Gebhardt

2nd by: Scott Stevens

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Approved 8-0

The CCAB recessed for lunch from 12:34 – 1:00 PM

Applicant: Colorado Charter HS

Project: Safety and Security Renovation

Presentation by: Liz Feldhusen, Principal, Clark Callahan, Executive Director

Time: 1:11 – 1:21 PM

Discussion: This grant application is to provide students and staff with a safe and secure campus. The school is currently exposed to rising drug and weapons crime in the surrounding. Due to the layout of the building the school cannot go on a full lockout and this year alone the Denver Police Department have issued six lock downs.

Scott Stevens asked if the external tenants who occupy the second and third floors of the building pose security and safety concerns for the school. The spaces are all owned by other organizations and have access to the building at all times. Repositioning the main entrance to the school will allow for the school to be more secure while allowing the other tenants access to the building.

Motion by: Scott Stevens

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Atlas Preparatory School

Project: MS Roof Replacement

Presentation by: Brittney Stron, Executive Director, Megan Woodruff, Director of Finance, Brent Grimditch, Consultant Cave Consulting Group

Time: 1:22 – 1:27 PM

Discussion: The building was constructed in 1984. Atlas Preparatory School purchased the building in 2004. The roof is the original roof and has an ongoing maintenance issue since then.

Denise Pearson asked what the warranty on the roof would be. It is a ten year manufacturer's warranty and a three year contractor's warranty. Margi Ammon asked why the cost per sq. ft. is low. It was explained that the school is not replacing the insulation which lowered the materials cost.

Motion by: Roger Good

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Community Prep Charter School
Project: HS Safety Upgrades – Elevator Systems
Presentation by: Marty Schneider, Director
Time: 1:28 – 1:34 PM

Discussion: The building was built in 1886. The school has occupied the building since 1995. The elevator is eighty years old and is creating issues. The controller has been patched together multiple times. The school was informed a year ago that parts for the elevator are not available for purchase anymore. The school has three levels and the elevator is used daily as an accessible way to get from floor to floor.

Scott Stevens asked if anyone else uses the building. It is solely used by Community Prep Charter School. Margi Ammon asked if the due diligence had been completed. The electrical system is adequate to support a new elevator.

Motion by: Denise Pearson

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Ellicott 22

Project: School District Safety and Accessibility

Presentation by: Chris Smith, Interim Superintendent, Josh Grenier, Architect Wold Architect, Dave Sanger, Facilities Director

Time: 1:34 – 1:54 PM

Discussion: In 2014 Ellicott was able to occupy a new facility. There are three areas of concern that would improve the safety of staff and students across the district. The three areas of concern are: building security, vehicular and pedestrian traffic flow, and location of the district's Vo-Tech program. The district would create secured main entrances for the elementary and high school, create a safe parent and bus drop off area, and would develop a new Vo-Tech program located on the campus.

Kathy Gebhardt asked Cheryl Honigsberg why the project was rated a priority 1 and a priority 3. Cheryl did not believe the site remediation's qualified as a priority 1. The CCAB heavily discussed what constitutes as a priority 1 safety issue.

Motion by: Ken Haptonstall

2nd by: Scott Stevens

All for: Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: Margi Ammon

Shortlisted: 7-1

Applicant: The Vanguard School

Project: Building A MS Roof Replacement

Presentation by: Jeff Yocum, Operations Director, Pete Agee, Facilities Director, Brent Grimditch,
Consultant Cave Consulting Group

Time: 1:55 – 2:00 PM

Discussion: The Vanguard School is a charter school located in Colorado Springs District 12 and serves 1300 students K-12. Building A is a Jr. High school that serves two hundred and seventeen students. All systems in the building are in good condition except the roof. Leaks in the roof are causing damage in the roof deck, causing soft spots in the roof and damage to ceiling tiles and framing. The damages are creating unsafe conditions for the students and staff. The grant is for a new roof and structural repairs to the outside of the building.

Denise Pearson expressed concern over the pvc membrane that was installed in 2004. The school did not have a facilities department watching over the project at the time and did not discover the pvc roof until the roof started to leak. Tim Reed asked why the ten year old roof is failing. The districts roofing consultant stated that a pvc roof is not ideal for the environment here in Colorado. Efforts to coat the roof have been made to mitigate the problem but it still needs to be replaced.

Motion by: Scott Stevens

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens,
Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Canon City RE-1

Project: Multiple School Upgrades

Presentation by: George Welsh, Superintendent, Jeff Peterson, Operations Manager, Mike Kusters, Project Manager GE Johnson, Chris Mannino, Principal Architect CRP Architects

Time: 2:01 – 2:05 PM

Discussion: George Welsh informed the CCAB that the district has spent the past year developing a comprehensive plan to upgrade their facilities. Funding this grant proposal would allow for the district to engage in the planned upgrades. The grant is for replacing all outstanding roof repairs, increase district-wide safety and security measures, improve the building envelope quality, and make all facilities ADA accessible.

Denise Pearson asked why the district chose Simplex which is a proprietary system over another kind. The district is choosing to go forward with this type of system because most of the other systems in the district are also Simplex.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Canon City Re-1

Project: New ES and MS

Presentation by: George Welsh, Superintendent, Jeff Peterson, Operations Manager, Mike Kusters, Project Manager GE Johnson, Chris Mannino, Principal Architect CRP Architects

Time: 2:05 – 2:18 PM

Discussion: George Welsh explained Washington Elementary School is experiencing structural movement making the building unsafe. Analysis shows that renovations can be made to the building but would only be a temporary fix. Cannon City Middle School also has major deficiencies noted and is too large of a space for the amount of students it serves. The best long term solution would be to build a new school to combine both Elementary Middle School students, serving grades K-8.

Scott Stevens asked if the middle school building is a historical building. The building is of historic significant but is not registered with History Colorado which gives the district flexibility with demolition and renovation to the current building.

Motion by: Kathy Gebhardt

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Cotapaxi RE-3

Project: Districtwide Safety/Security Upgrades

Presentation by: Randy Bohlander, Superintendent, James G. Murray, Principal Architect CSHQA

Time: 2:18 – 2:23 PM

Discussion: Randy Bohlander explained there are three different buildings on the campus that students access throughout the day. Access points across the campus are not secure. A funded grant would allow the district to upgrade the security of the buildings and install a bell and intercom system and signage.

Denise Pearson asked for clarification on the escalation rates as she believed they were low. Randy explained that the 3.5% escalation 10% construction contingency (13.25% overall) is reflective of current percentages. If this grant is awarded the district would start the upgrades right away.

Motion by: Cyndi Wright

2nd by: Denise Pearson

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Roaring Fork RE-1

Project: Safety and Security at 2 HS, 3 MS, & 1 ES

Presentation by: Jeff Gatlin, COO, and Colleen Kaneda, Owners Representative NV5

Time: 2:24 – 2:26 PM

Discussion: Colleen Kaneda informed the CCAB that the districts 2014 master plan identified various safety and security needs. In 2015 the district passed a bond which is providing the match for this grant request. The district's needs include entry vestibules, secure windows, voice IP systems, and way finding signage. The funded grant would cover upgrades at six schools in the district which serves over 2,500 students. The rest of the schools in the district have already started incorporating these upgrades.

There were no questions asked by the CCAB.

Motion by: Ken Haptonstall

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: La Veta RE-2

Project: ES School Gymnasium GVAC – Bleacher Upgrades

Presentation by: Bree Lessar, Superintendent, Gaye Davis, Grants Writer

Time: 2:26 – 2:32 PM

Discussion: Bree Lessar explained the grant request is for upgrades to the large gymnasium. It's the largest community space in La Veta and students access the building daily during the school year. Air quality in the building is poor due to the age of the HVAC unit. The district has already attempted to make repairs on the bleachers, but they have failed inspection multiple times over the past few years.

Margi Ammon asked if the district has a master plan in place. The district has a facility task force put together to look at the condition of the buildings.

Motion by: Roger Good

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

The CCAB recessed for a break from 2:32 – 2:47 PM

Applicant: North Park R-1

Project: Safety, Security, & Technology Upgrades

Presentation by: Matt Shuler, BOEP, Robert Fulton, Superintendent, Scott Newell and Kevin Huber, Owner's Representatives Cooperative Strategies

Time: 2:47 – 3:02 PM

Discussion: The original building was built in 1964 and from the time it was built North Park School District has made additions and improvements to the building. The district is now in need of upgrades to the security system due to the inclement weather the district faces that affects the quality of the system.

Scott Stevens asked what if the new system continues to fail due to cold weather. The proposal to replace the key fob system would also include a master traditional key system in case the technology fails. Margi Ammon asked how old the current key fob system is. It was purchased in 2011. The district has worked with the manufacturer but still has not been successful at getting the system to work in cold weather. The batteries and receiver don't work as well when exposed to cold conditions. Kathy Gebhardt asked for the district's opinion on if the site improvements should be considered a priority 1 vs. priority 3. Due to where the district is geographically located, the weather that is experienced becomes a safety concern and improvements to the site would eliminate the concerns. The site work should be considered a priority one the district felt.

Motion by: Roger Good

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Scott Stevens asked what the percentage of students receiving free and reduced lunch are which is 52.8%.

Motion by: Ken Haptonstall

2nd by: Scott Stevens

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Approved: 8-0

Applicant: Eads RE-1
Project: Main Electrical Service Upgrade
Presentation by: Glenn Smith, Superintendent
Time: 3:02 – 3:10 PM

Discussion: The district is requesting funds to do a primary electrical upgrade. The superintendent walked the proposed project by the power supply company (Southeast Colorado Power) after being concerned by a transformer pole that has begun to lean towards the playground. Also, some of the secondary lines have sagged and are making contact with roofs. The district is responsible for replacing the secondary lines which is more complex than the district anticipated as the new system will not be compatible with some of the components in the existing system.

Denise Pearson complimented the district on their grant. She felt it was compelling. Scott Stevens asked for clarification on what the power company is fixing. The power supply company is responsible for lines up to their meters. Scott also asked if the district is replacing the panels which they are.

Motion by: Denise Pearson
2nd by: Kathy Gebhardt
All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed
All opposed: None
Shortlisted: 8-0

Applicant: Plainview RE-2

Project: PK-12 HVAC and Safety Improvements

Presentation by: Melissa Parks, Superintendent, Doug Hargrave, President Iconergy

Time: 3:10 – 3:22 PM

Discussion: Plainview is a small rural school district. The school uses the building as a community hub. The failing mechanical system is the main concern. If it fails completely the kids will have to be bussed over an hour to another school facility. Currently the district runs on a backup generator.

Margi Ammon asked if the district had already decided on a design build contractor. The contractor helped the district understand the project and assisted with the grant application but no contract has been bid yet. Tim Reed asked if the district has the capability to maintain the sophisticated HVAC system. The district stated it was easier to get companies to service this system than any of the other systems. Scott Stevens asked if the district considered replacing the entire building rather than spending money to replace the HVAC system. The district is aware the building was built in 1964 but the building hasn't really had any major issues that would signify a need for replacement.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: There was no discussion.

Motion by: Roger Good

2nd by: Scott Stevens

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Approved 8-0

Applicant: Durango 9-R
Project: ES Partial Roof Replacement
Presentation by: Ed Webb, Facilities Coordinator
Time: 3:23 – 3:26 PM

Discussion: Ed Webb informed the CCAB that throughout the school there are areas with materials containing large amounts of asbestos. The district fears the asbestos will be accidentally disturbed, releasing asbestos dust into the air, thus putting the students and staff in harm. The district had an environmental consultant visit the campus and confirm that the gym ceiling contains asbestos and needs to be abated ASAP as there have been instances of friable material falling onto the floor.

Margi Ammon asked why the soft costs are so high. The abatement costs are incorporated in the soft costs. Scott Stevens asked if the proposed work is going to be conducted in summer of 2017 which it is.

Motion by: Cyndi Wright
2nd by: Scott Stevens
All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed
All opposed: None
Shortlisted: 8-0

Applicant: Durango 9-R
Project: ES partial roof replacement
Presentation by: Ed Webb, Facilities Coordinator
Time: 3:26 – 3:32 PM

Discussion: Ed Webb explained to the CCAB that the roof has been showing evidence of creeping which has resulted in blisters, uneven seams, and leaks. With these deficiencies the roof has become difficult to repair. The partial roof replacement proposes to tear off the old roof. Additionally, 5-10% of the insulation will need to be replaced due to water damage. The roof replacement would be done with a membrane roof. It will have a twenty year warranty and expected to last thirty years. The other roof portions are performing well.

Margi Ammon asked how the district came to the decision of using a membrane roof. Other schools in the district have a membrane roof.

Motion by: Denise Pearson

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Limon RE-4J

Project: Partial K-12 Roof Replacement

Presentation by: Dave Marx, Superintendent, Troy Jaklich, Board President, Brent Grimditch Consultant
Cave Consulting Group

Time: 3:32 – 3:42 PM

Discussion: The roof is continually leaking causing the gym floor to warp. The gym floor is newly refinished (about a year old), and if the roof continues to leak the floor will have to be refinished again.

Margi Ammon asked if the district does not receive the grant if they would be able to continue to monitor the leaks. The district would continue do so. Denise Pearson expressed that she was impressed that the district has been really conscious of their budget.

Motion by: Denise Pearson

2nd by: Margi Ammon

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens,
Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Tim Reed commented that the waiver did not contain as much detail as he would have like to have seen.

Motion by: Kathy Gebhardt

2nd by: Denise Pearson

All for: Margi Ammon, Kathy Gebhardt, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All opposed: Roger Good, Tim Reed

Approved 6-2

Applicant: Buffalo RE-4J

Project: HS Water Intrusion Mitigation

Presentation by: Rob Sanders, Superintendent, Gary Witt, Hydro Geologist Wright Water Engineering

Time: 3:42 – 3:54 PM

Discussion: Rob Sanders explained there is water intrusion the basement of the high school. Department of Local Affairs informed them that their \$11 million to grant this cycle is at the bottom of their list due to the large amount of funds requested. There was high level of mold in the basement due to the water intrusion that had to be recently addressed. Although the mold didn't intrude the hallways and pose a threat to the students, the mold in the basement does pose a threat to staff who has to work in the space.

Margi Ammon expressed that she was disappointed that the solution is the same as proposed in the the emergency grant that was previously denied by the BEST program. She still does not think the solution fixes the problem. Tim Reed asked how critical the basement space to the school is and if they district can abandon it. Rob explained the plumbing, some electrical, and access to crawl spaces are all located in the basement so the space cannot be abandoned. Denise Pearson asked if the district is still working towards building a new track. Rob stated the district is committed to building the track but it may not be completed for a few years.

Motion by: Kathy Gebhardt

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: There was no discussion.

Motion by: Kathy Gebhardt

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All opposed: Tim Reed

Approved 7-1

End of day 1 reviews 3:55 PM

Recess from 3:55 PM – 9:00 AM next morning

Start of day 2 reviews 9 AM

Applicant: Independence Academy
Project: Modular HVAC replacement
Presentation by: Damon Lockhart, Business Consultant
Time: 9:08 – 9:16 AM

Discussion: Damon Lockhart explained the grant proposal is to replace twenty-one remote terminal units (RTU's) in a modular school. The RTU's are not efficient and losing money monthly due to high cost. There is also the potential for fires to break out due to electrical boxes. The school is currently losing 63-70% of cost efficiency. With a new HVAC system, the school can recoup \$650,000 over a fifteen year timeframe.

Scott Stevens asked if any of the units are out of service. Damon confirmed they are all working at ten years old. Kathy Gebhardt expressed she was having a hard time seeing this project as a priority 1 project. Damon explained there has been three fires in the transformer boxes already. He had previously hired an electrical contractor to fix the three boxes but there is still the threat for more to boxes catch fire.

Motion by: Denise Pearson
2nd by: Scott Stevens
All for: Margi Ammon, Ken Haptonstall, Denise Pearson, Scott Stevens, Tim Reed
All opposed: Kathy Gebhardt, Roger Good, Cyndi Wright,
Shortlisted: 4-3

Waiver discussion: There was no discussion.

Motion by: Scott Stevens
2nd by: Tim Reed
All for: Scott Stevens
All opposed: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Cyndi Wright, Tim Reed
Failed 1-7

Applicant: Mesa County Valley 51

Project: Orchard Mesa MS Replacement

Presentation by: Eric Nilson, Director of Maintenance, Phil Onofrio, COO

Time: 9:16 – 9:27 AM

Ken Haptonstall recused himself from the presentation/discussion and voting.

Discussion: Eric Nilson explained the middle school is currently between forty-four to fifty-four years old (depending on which part of the building is being referred to). Multiple modifications and renovations have been made to improve the middle school. There are forty unsecured outside doors and recently there was a student arrested due to his intentions to fire a gun at the school. A new school would also help retain students as eighty students have already left to go to newer and safer schools. Additionally, the school currently contains a public swimming pool that anyone can access freely. There has not been a school bond passed without a BEST grant secured in district history.

Denise Pearson asked if Eric could explain the DFPS grant the district has secured to replace inside corridor classroom door locks across the district. Eric explained Orchard Mesa Middle School only has about twelve doors that qualify for locks under that grant. Tim Reed asked if the plan was to demo the existing school which was correct.

Motion by: Roger Good

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 7-0

Applicant: Moffat County RE No. 1

Project: ES MS HS Safe Accessible Schools

Presentation by: David Ulrich, Superintendent, Vicki Haddan, Director of Technology, Mike Taylor, Director of Maintenance

Time: 9:27 – 9:39 AM

Discussion: David Ulrich stated the grant request is for three different deficiencies. The first addressing ADA compliance issues on a high school parking lot that was selected randomly in an audit for Office of Civil Rights; the slope of the parking lot is incorrect. Additionally other ADA compliance issues in the schools need immediate attention. There are also telecommunications deficiencies that needing upgrades; the phones are out of date and does not have 100% reliability to connect to 911. The security cameras are out of date and footage is monitored in an ineffective way. The district needs to upgrade the security system as well.

Margi Ammon asked why the maintenance staff is doing all the work. David explained the district has hired licensed staff and they are capable of doing the work which is a cost savings to the district.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Denise Pearson asked if granted the reduced match would the savings help to offer more student programs. David stated yes. If the waiver is not granted it would take three fiscal years to come up with the money for the proposed project.

Motion by: Scott Stevens

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All opposed: Tim Reed

Approved 7-1

Applicant: Mancos RE-6

Project: K-12 Major Campus Renovations

Presentation by: Monty Guiles, Board Member, Brian Hanson, Pam Coppinger, Blake Mitchell, Dennis Humpries, School District representatives

Time: 9:40 – 9:58 AM

Discussion: The K-12 serves four hundred and forty-six K-12 students and awards \$800,000 in scholarships for their seniors to continue their education. There are three buildings that make up the one hundred and eight year old campus that is currently in states of disrepair. The school needs to make upgrades and expand to meet the needs of the students and staff.

Denise Pearson asked if the district had considering new construction. The district has considered new construction but the high school is the oldest operating high school in Colorado. When discussing initial design the cost to renovate the entire campus would be less than construction one new building. Also there is no room to put kids during construction if the district decided on building new.

Motion by: Kathy Gebhardt

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Kathy Gebhardt commented on the hard work that was put into a well written waiver application.

Motion by: Denise Pearson

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Approved 8-0

The CCAB recessed from 10:00 – 10:20 AM

Applicant: Montrose County RE – 1J

Project: CMS Roof Replacement

Presentation by: Joe Simo, Principal, Phillip Bailey, Director of Property Services, Colleen Kaneda, Owner's Representative NV5, David Armstrong, Roof Consultant AGI

Time: 10:20 – 10:32 AM

Discussion: The roof on the CMS middle school has many deficiencies. The current membrane is failing due to crazing. The company (JP Stevens) that installed the roof went out of business so there is no longer an enforceable warranty. The crazing is showing up in the seams, creases, and in the field of the membrane. The current roof condition is allowing water into the building affecting the gym, computer labs, power equipment in the shop room, and classrooms. Water hazards and potential of biological growth is a safety concern to all students. If the crazing continues the cost of a new roof will cost the district 2/3 more than the proposed solution.

Scott Stevens asked if the proposed coating solution meet BEST guidelines. Coatings are not within the BEST guidelines. The coating membrane would be placed on top of the existing TPO roof. Denise Pearson asked if any insulation was damaged under the roof which there is.

Motion by: Cyndi Wright

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Brush RE-2(J)

Project: MS Replacement and HS Renovation

Presentation by: Lacy Garrett, Parent, Bill Wilson, Superintendent, Mike Dixon and Diane Cox, Board of Education, Stuart Nelson and Anthony Durst, District Representatives, Scott Newell and Kevin Huber, Owner's Representatives Cooperative Strategies

Time: 10:32 – 10:41 AM

Discussion: Bill Wilson explained to the CCAB that during the past November election (2016) the district passed a mill levy override and bond measure to address the needs of the rural community. The proposed middle school and high school replacement would positively affect seven grade levels in the proposed facilities.

Margi Ammon expressed her concern that the excess sq. ft. in the facility seemed extravagant. Bill explained that this is what the community wanted and in order to pass their measure they promised the community the extra space.

Motion by: Roger Good

2nd by: Denise Pearson

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Wiggins RE-50J

Project: ES secure Entrance

Presentation by: Trent Kerr, Assistant Superintendent and HS Principal, Gary Bruntz, Superintendent, Tony Cingoraneccl, Adoleson & Peterson Construction, Lyn Eller, Architect/Master Planner Hord Coplan Macht

Time: 10:41- 10:49 AM

Discussion: Gary Bruntz informed the CCAB that in November 2016 the district passed a bond for a new high school and middle school. In order to make the elementary school safe, the district feels it's important for the elementary school safety measures to match the middle school and the high school. The secure entrance would allow for control of pedestrian flow into the school.

Scott Stevens inquired about the culture around updating the security measures in the elementary school. Gary explained the campus currently is secure (all outside doors are locked) besides the main entrance.

Motion by: Ken Haptonstall

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: East Otero R-1

Project: Primary School Addition/Renovation

Presentation by: Rick Lovato, Superintendent, Brian Calhoun, Architect RTA Architects

Time: 10:49 –10:57 AM

Discussion: Although the buildings in the district have been well maintained, they do not meet the standards of 2017 schools. The district has had air quality issues, they currently have modular buildings where students are learning in, the cafeteria and gym is a shared space, and the roofing system is failing and the damage is not covered under warranty. Additionally, the interior doors need to be upgraded to meet 2017 standards. The overall condition and safety of the building concerns the district.

Scott Stevens mentioned the district stated in their application that they budget \$175-200,000 for capital improvements per year. How much is dedicated per building? The district tried to dedicate \$100,000 per building in district. Margi Ammon expressed concern over failing roof system and why it didn't get addressed immediately. It was under warranty and the district previously thought they were addressing the issues with the installer and filed warranty claims. The repairs were band aid repairs and now the roof is irreparable and needs to be replaced to address the issues completely. Margi also asked what the need is for the addition. The district will move the kids currently in the modular buildings into new classroom spaces.

Motion by: Kathy Gebhardt

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Manzanola 3J

Project: New PK-12 School

Presentation by: Tom Wilke, Superintendent, Josh Grevier, Erica Carroll, and Damon Carroll, Wold Architects and Engineers

Time: 10:57 – 11:12 AM

Discussion: In 2016 the district noted high deficiencies in the schools. This project is a request for a new school that would eliminate lack of parking, roof issues and the inability to lock down the campus, and well as address asbestos concerns.

Cyndi Wright asked if the roofs had ever been replaced. Tom Wilke explained they haven't but there has been three issues in the last two years in the high school and middle school, as well leaks in the library and administration wing that are requiring the roofs to be replaced. Scott Stevens and Tim Reed both expressed concern about the district's inability to maintain their buildings.

Motion by: Kathy Gebhardt

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Swallows Charter Academy

Project: Modular Replacement – Brick & Mortar

Presentation by: Mason Young, Board President, Brian Calhoun, Architect RTA Architects, Kathryn Meyer, Director of School Services, Sonny Jackson, Facilities Manager, Cindy Compton, Director, Steve Horn, Owner's Representative

Time: 11:12 – 11:26 AM

Discussion: The elementary school is currently housed in modular buildings and an old metal building. The middle school and high school are also housed in modular buildings. The school is seeking a grant that addresses safety and security issues including exterior flooding and numerous exterior doors. Additionally the modulares are leaky, have poor lighting and ventilation, and the systems are failing. There is also a lack of adequate science labs and the main entry is not secured. The proposed solution is a single addition to the existing metal building which will allow the school to house all of the students in one building.

Scott Stevens asked what the school planned on doing with the old modular. The school would sell them/use some for storage. Scott also asked what the maintenance plan was for the new building. The school would hire a company to handle all maintenance. Margi Ammon asked if it is possible to build onto the metal building. It was originally built with an addition in mind. Cyndi Wright asked if the school cannot sell the modular does the budget allow for demolition which it does.

Motion by: Roger Good

2nd by: Margi Ammon

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Waiver discussion: Scott Stevens asked if the recent legislation to allow for charter schools to be included in district mill levy overrides affects their funding. It does not as the district does not have the ability to pursue mill levy overrides.

Motion by: Roger Good

2nd by: Scott Stevens

All for: Margi Ammon, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All opposed: Kathy Gebhardt, Tim Reed

Approved 6-2

Applicant: Del Norte C-7

Project: New K-12 Consolidated

Presentation by: Chris Burr, Superintendent, Andrew Garsica, Neenan

Time: 11:26 – 11:36 PM

Discussion: Chris Burr explained to the CCAB the Underwood building (middle school) will be closed at the end of the school year. The closures will cause overcrowding to the other schools and stress the systems. None of the schools in the district have a safe entry. The proposed solution would consolidate six different buildings to one building and reduce maintenance sq. ft. by thousands of feet. The community is supportive of the proposed plan.

Denise Pearson asked what was happening to the middle school students since it is closing at the end of the year. The district will be transitioning the elementary school to serve grades K-8.

Motion by: Denise Pearson

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Hayden RE-1

Project: JrSr Replacement and ES Renovation

Presentation by: Medira Fralick, Tammy Delaney, Brian Hoza, Kevin Lind, School Board, Alan Ford, Architect Alan Ford Architects, Phil Casper, Superintendent, Janel Linsacim, Finance Director, Tony Cingoraneccl, Adolson & Peterson

Time: 11:37 – 11:49 AM

Discussion: The Hayden school district has hazardous conditions. Currently there are nineteen separate entrances and exits to the middle school. Additionally, some of the school buildings are beyond repair. The statewide assessment conducted by the Capital Construction Team determined the secondary school has an FCI score of 99. This is an accurate reflection of the current need in the district facilities. A BEST grant would allow the district to consolidate schools onto one campus.

Denise Pearson asked what will happen to the vocational building. It will be repurposed into a transportation building. The vocational program space will be included in the new building. Tim Reed asked to see the building plan for the new campus. The district explained the details of the proposed building plan as it was presented on the monitor.

Motion by: Denise Pearson

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: South Routt RE 3
Project: Soroco MS Roof Replacement
Presentation by: Greg McClure, Division 7 Designs
Time: 11:50 – 11:55 AM

Discussion: The middle school roof was installed in 2001 with JP Stephens and since the company has gone out of business. No warranty work can be claimed and the roof has gone into premature failure. In 2015 the ceiling roof collapsed and even after it was repaired there still are leaks. In 2016 the district completed additional roof repairs costing \$30,000 on roof repairs but the district is still experiencing leaks. The district cannot constantly pay to repair the roof and also cannot pay for an entire replacement.

Scott Stevens asked why have there been no capital construction improvements to the building. In 2001 there was a very large interior remodel and roof replacement. Margi Ammon expressed concern over cost per sq ft. There is a chimney that is degrading and stucco is falling off damaging the membrane. Both costs are included in the hard bid cost of replacing the roof. The four roofs will also be stripped down to the deck and will be replaced as one roof.

Motion by: Scott Stevens

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Mountain Valley RE 1

Project: PK-12 Replacement

Presentation by: Travis Garoutte, Superintendent, Kevin Huber and Scott Newell, Owner's Representatives Cooperative Strategies, Stuart Coppedge, Architect RTA Architects

Time: 11:55 – 12:05 PM

Discussion: Travis Garoutte informed the CCAB that 40% of students are considered homeless and shower/wash their clothes at the school. The school is the heart of the community. The district can no longer afford to band aid the deficiencies such as egress, HVAC, and plumbing issues. There have been numerous community meetings to consider a new school as an option and it is well supported by the community.

Cyndi Wright asked if the demolition of the old building is included in cost proposal which it is. Tim Reed expressed his concern over hard cost and asked how comfortable the district is with the pricing estimation due to the remote location. The district has validated pricing since the application was submitted.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Greeley 6

Project: Dos Rios ES Roof Replacement

Presentation by: Monty Ulmer, Project Manager, Mandy Hydock, Finance Director, Brent Grimditch, Cave Consulting Group

Time: 12:05 – 12:12 PM

Kathy Gebhardt recused herself from the presentation/discussion and voting.

Discussion: The 50,000 sq. ft. school was built in 1988. The school has a good layout with a secured entrance but the roof leaks consistently. The district has been unsuccessful at their past two mill levy measures but hopes with a secured BEST grant, they can pass a mill levy override in the coming November 2017 election. If the mill levy override is unsuccessful, an approved grant waiver will help offset the district match.

Denise Pearson asked if the district has set aside funds assuming the waiver is not granted which they have.

Motion by: Scott Stevens

2nd by: Cyndi Wright

All for: Margi Ammon, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 7-0

Waiver discussion: Denise Pearson asked what the student teacher ratio is currently for the school. It is 25:1. Margi Ammon expressed concern about the unassigned general fund being high and why some of that money isn't being used towards the project. The district informed the CCAB that they try to maintain one month payroll in the unassigned general fund.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All opposed: Margi Ammon, Roger Good, Tim Reed

Approved 4-3

Applicant: Greeley 6

Project: McAuliffe STEM Academy Roof Replacement

Presentation by: Monty Ulmer, Project Manager, Mandy Hydock, Finance Director, Brent Grimditch, Cave Consulting Group

Time: 12:12-12:15 PM

Kathy Gebhardt recused herself from the presentation/discussion and voting.

Discussion: The district has plans to turn this school into K-8 in the future. This school has the same noted deficiencies in the roof as Dos Rios.

There were no questions asked by the CCAB.

Motion by: Scott Stevens

2nd by: Roger Good

All for: Margi Ammon, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 7-0

Waiver discussion: Denise Pearson asked what the student teacher ratio is at the school. It is 25:1 for the elementary school and 29:1 for the middle school.

Motion by: Cyndi Wright

2nd by: Scott Stevens

All for: Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright

All Opposed: Margi Ammon, Roger Good, Tim Reed

Approved 4-3

Applicant: Weld County School District RE-3J

Project: Hudson ES Addition/Renovation

Presentation by: Greg Rabenhorst, Superintendent, Greg Dent, Principal, Lisa Clark, Finance Director, Stuart Peterson, Operations Director, Scott Dungal, Architect Treanorhl, Meg Hohnholt, Owner's Representative NV5, Tony Cregorelli, A&P

Time: 12:17 – 12:22 PM

Discussion: The scope would completely eliminate hazardous friable asbestos and mold found throughout the original building, and address safety concerns such as securing the entrance, mitigating high traffic areas, and installing technological security systems. The roof is also failing as well as the electrical systems. The district match is available through bond funds.

Margi Ammon asked about the amount of funds that are dedicated to deferred maintenance and operations. The district recently passed a mill levy override which has helped the district set aside these funds. Scott Stevens asked about the air quality and if tests have been done. In 2014 the district tested for mold and CO2.

Motion by: Roger Good

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

Applicant: Yuma 1

Project: ES/MS HVAC Control Upgrades

Presentation by: Diana Chrisman, Superintendent, Brian Sobnosky, Rasmussen Mechanical

Time: 12:23 – 12:29 PM

Discussion: Diana Chrisman stated the grant application addresses the controls that runs the elementary and middle school HVAC system. The controls have been failing and the district has attempted many repairs but now the controls are shot. The district has had been in situations where they have closed the school when they cannot control the temperatures in classrooms. The system is unusable at this point thus making upgrades mandatory.

Scott Stevens asked when the existing controls were installed. They were installed in 2001. What is the proposed system? It is a Honeywell system and the existing maintenance crew will be trained to maintain the system. Margi Ammon asked about the proposed budget for system upgrades. Honeywell hardware components last about fifteen years but the system is made to last twenty years.

Motion by: Kathy Gebhardt

2nd by: Roger Good

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

Shortlisted: 8-0

The CCAB recessed from 12:29 – 1:00 PM

After the review of all grant applications was completed the Division staff developed a prioritized list of projects sorted by total application score. Jim Owens informed the CCAB there was a three way tie at the funding line and a three way tie for back up projects. Jim explained the tie break process to the CCAB.

Jay Hoskinson explained to the CCAB how staff came up with the recommended cash and lease-purchase list. The CCAB and staff deliberated on how to fund as many projects possible given the amount appropriated for cash and lease-purchase projects. The CCAB decided to forgo a grant reserve this cycle to allocate all \$70 million cash to projects. The CCAB asked Mancos RE-6 if they could increase their match by \$2 million in order for it to be funded which they agreed to. The CCAB then decided to instead move Mancos from the cash category to the lease-purchase category (keeping their match at the original amount) and move Delta to the cash category. Additionally the CCAB asked Custer to reduce their scope by \$650,000 or increase their match by \$650,000 in order for their project to be funded within the \$70 million cash appropriation which they agreed to.

Tim Reed announced there were twenty-three cash projects and three back up projects – Atlas, Montrose, and Englewood. There are five lease-purchase projects and two backup projects – Hayden and Swallows.

VI. Action Items

a. **Approve the Final List of BEST Grant Applications to Recommend to the State Board of Education for Award & Grant Reserve**

“I move to direct Division staff to submit the prioritized list of twenty-three BEST Cash grant projects and three back-up projects to the State Board of Education based on the eligibility recommendations presented on the chart, subject to the availability of funds and financing and any other noted conditions, with any adjustments to the grant amount and match amount as may be imposed by C.R.S. 22-43.7-109(10)(a).”

Motion by: Ken Haptonstall

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

“I move to direct Division staff to submit the prioritized list of five BEST Lease-Purchase grant projects and two back-up projects to the State Board of Education based on the eligibility recommendations presented on the chart, subject to the availability of funds and financing and any other noted conditions, with any adjustments to the grant amount and match amount as may be imposed by C.R.S. 22-43.7-109(10)(a).”

Motion by: Ken Haptonstall

2nd by: Kathy Gebhardt

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

b. **Review and Approve the FY2018-19 Grant Application Timeline per 22-43.7-109(2)(a) C.R.S.**

The CCAB discussed changing the dates of the May meeting due to scheduling conflicts.

"I move to approve the FY2018-19 BEST financial assistance grant cycle timeline with the change to the CCAB recommendation meeting be May 17-18, 2018."

Motion by: Scott Stevens

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed:

VII. Board Report – The CCAB had nothing to report.

VIII. Director's Report

Jim Owens informed the CCAB that Ken Haptonstall has been appointed to serve his third consecutive two year term by the State Board of Education. Jim also recognized Ken on his new position as Superintendent with Mesa Valley School District.

There still is no updated information on the appointment of the ninth board member. An appointment will be important if HB 17-1082 gets approved by the Governor.

Mapleton Adventure Elementary School, a BEST project, will be hosting a groundbreaking ceremony May 23, 2017 at 1:30pm. All CCAB members are welcome to attend.

HB17-1082 Technology Grant Program passed through legislative session and sitting on the Governor's desk to be signed. There would be a rule making done in the fall if approved. HB 17-1306 Lead Testing in Public School Drinking Water passed as well and awaiting the Governor's signature. Colorado Department Public Health and Environment lacks information on public school facilities and has asked the Division for help. We are actively collaborating with them. Tim Reed mentioned that he would like the CCAB to possibly be involved in their rule making process. The School Finance Act has been approved. The proposed \$15 million to be withdrawn from the assistance fund was not included in amendments.

The Division has confirmed that spillover of the Colorado Lottery funds into the assistance fund for the BEST program this year was \$0.

IX. Future Meetings

- **June 1 @ 1:30 p.m. Location: 201 E. Colfax Avenue, Room 101, Denver, CO 80203**

Tim Reed suggested canceling the June 1, 2017 meeting.

Motion by: Ken Haptonstall

2nd by: Cyndi Wright

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

- **July 6 @ 1:30 p.m. Location: 201 E. Colfax Avenue, Room 101, Denver, CO 80203**
- **August 3 @ 1:30 p.m. Location: 201 E. Colfax Avenue, Room 101, Denver, CO 80203**

X. Public Comment – Matt Schuler expressed his frustration and concern over the one list of prioritized projects and recommended splitting projects into separate lists: small projects and large projects. Tim Reed informed Matt and the audience that the CCAB is working towards finding a solution.

XI. Adjournment – 3:10 PM

Motion by: Cyndi Wright

2nd by: Ken Haptonstall

All for: Margi Ammon, Kathy Gebhardt, Roger Good, Ken Haptonstall, Denise Pearson, Scott Stevens, Cyndi Wright, Tim Reed

All opposed: None

The mission of the Capital Construction Assistance 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 un-crowded environment that is conducive to student's learning.