

**CAPITAL CONSTRUCTION ASSISTANCE BOARD  
MINUTES OF THE JUNE 30<sup>th</sup>, 2010 MEETING**

**Meeting held at:  
The State Offices Building  
201 East Colfax Ave, Denver, Colorado 80203  
The State Board Room, 101  
Wednesday, June 30<sup>th</sup>, 2010**

**I. Call to Order**

- 8:43 a.m. Mary Wickersham called the meeting to order.

**Attendees**

Mary Wickersham – CCAB Chair	Erica Weston– CCAB Legal Advisor
Norwood Robb – CCAB Vice-Chair	Ted Hughes – Staff (CDE)
Mike Maloney – CCAB Secretary	Scott Newell – Staff (CDE)
Greg Randall – CCAB	Kevin Huber – Staff (CDE)
Pete Jefferson – CCAB	Dustin Guerin – Staff (CDE)
Adele Willson – CCAB	Frank Spinelli– Staff (CDE)
Dave Van Sant – CCAB	Kristin Lortie – Staff (CDE)
Tom Stone – CCAB	Cheryl Honigsberg – Staff (CDE)

**Excused**

Tim White – CCAB

**II. Opening Statement**

- The CCAB Chair told the audience she understands all the work that goes into these projects; the time, money and community investment and appreciates every applicant’s effort they have put forth. The CCAB Chair said this process is not easy for the Board, and after reviewing the projects and funds available, that only 1 in 4 projects can be recommended to the State Board for financial assistance.
- Ted Hughes talked about the Division staff and how hard they work in assisting districts throughout the year. Ted Hughes said every grant application is read at least twice by staff members. Ted Hughes discussed the lease-purchase project ranks, saying the numbers are not flawed, but wanted to give the Board a good starting point to review applications. Ted Hughes also stated the process for ranking lease-purchase grants, complies with Colorado Revised Statutes. Ted Hughes said he will review the grant ranking process and look at other options for next year. Ted Hughes noted that the CCAB meets once a month and they do not get paid for their efforts. Ted Hughes introduced every Board member and discussed their occupations and expertise.

**III. Action Items**

- Continue review and select Lease-Purchase Grant applications to recommend to the State Board of Education for award from the BEST financial assistance fund.
- **School District:** Florence RE-2  
**Project:** ES Renovations and Additions

**Discussion:** *(Pete Jefferson & Adele Willson excused themselves from the discussion and voting)* The CCAB discussed the issues students deal with every day. Students have to leave the building and cross a busy street to eat lunch. Ted Hughes noted the street is closed during school hours, but blocks emergency services from using the road. The CCAB Chair pointed out this project is the district's #1 priority. The CCAB asked about the schools match and determined if this is the only project awarded, the district could provide the full match.

**Motion By:** Dave Van Sant

I move to recommend Florence RE-2 be determined eligible for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as long as the district meets the required minimum match amount.

**Motion Second By:** Tom Stone

**Motion Unanimously Approved**

- **School District:** Florence RE-2  
**Project:** MS Renovation and Addition

**Discussion:** A Division staff member gave a brief overview of the project.

**No Motion**

- **School District:** Ellicott 22  
**Project:** MS Replacement

**Discussion:** Ted Hughes discussed the project noting it is a high need project. Ted Hughes said the district is providing a 1% match, the required match is 13%. Ted Hughes said the district will not consider a ballot issue. The CCAB discussed the district's bonding capacity.

**No Motion**

- **School District:** Corridor Community Academy  
**Project:** New PK-6 School

**Discussion:** Ted Hughes discussed the project details, noting the academy is trying to get out of modulars and into a brick and mortar building. Ted Hughes mentioned the school is not going out for a bond election or mill levy. A CCAB member asked

about the school's construction loan. Ted Hughes said the construction loan is how the school will be providing their match. The CCAB Chair said she does not like a loan for a match, and the school needs to refer to the underwriting guidelines.

**No Motion**

- **School District:** Frontier Academy  
**Project:** Major K-5 Renovation

**Discussion:** (*Adele Willson excused herself from the discussion and voting*) Ted Hughes discussed the project with the CCAB. A CCAB member asked if the school was working with the district to get a bond election. Ted Hughes said no, the school does not have a great relationship with the district. Ted Hughes talked about the schools match sources and noted how the school had maximized their bonding efforts. The CCAB Chair expressed negative feelings about financing a \$7 million addition if the charter ever went away. The CCAB Chair said she was concerned with the schools finances. A Division staff member stated the charter had been in place since 1997. The CCAB Chair said she had a hard time approving this project.

**No Motion**

- **Motion By:** Tom Stone  
I move to re-sort the order of grant reviews, starting with Salida R-32's high school project, then Horizons K-8 Alternative CS, Adams Arapahoe 28-J elementary project, Mesa Valley 51, Falcon 49, Odyssey Charter ES, Denver 1, Sheridan 2's middle school project and West End RE-2.

**Motion Second By:** Dave Van Sant

**Motion Unanimously Approved**

- **School District:** Salida R-32  
**Project:** HS Replacement

**Discussion:** Ted Hughes discussed the project with the CCAB, stating this was a re-application. Ted Hughes said the Division had the district re-visit their planning and dial in the cost per square foot. The CCAB discussed the district's master plan and Ted Hughes said it was a good plan. The CCAB discussed the cost per square foot, showing concerns that the cost was high. A Division staff member clarified the square footage of the project had changed and the high school would be 90,000 square feet and the administrative building would 8,000 square feet. The CCAB further discussed the project costs and agreed they were acceptable.

**Motion By:** Dave Van Sant

I move to recommend Salida R-32 be determined eligible for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Norwood Robb

**Motion Unanimously Approved**

- **School District:** Horizons K-8 Alternative Charter School  
**Project:** PK-8 Renovation

**Discussion:** Ted Hughes discussed the project with the CCAB. A Division staff member stated the school had a good working relationship with the Boulder School District and would be receiving \$900 thousand in bond money from the school district. The CCAB discussed the schools match amount. A Division staff member said the school had done a lot of capital campaigning with the community. The CCAB Chair said it is very difficult to use bond proceeds as a match with the States financing program. A Division staff member noted Horizons CS financial situation is viable.

**No Motion**

- **School District:** Adams-Arapahoe 28-J  
**Project:** ES Replacement

**Discussion:** Ted Hughes discussed the project and mentioned the match is coming from a previous bond election. The CCAB Chair clarified issues with financing and bonds. A Division staff member spoke briefly about the project details.

**No Motion**

- **School District:** Mesa Valley 51  
**Project:** ES RTU HVAC Controls Replacement

**Discussion:** Ted Hughes told the CCAB Mesa Valley was providing a 57% match which was well above their minimum required of 43%. The CCAB discussed the project.

**Motion By:** Dave Van Sant

I move to table Mesa Valley's project and review with the tabled cash grant applicants.

**Motion Second By:** Adele Willson

**Motion Unanimously Approved**

- **School District:** Falcon 49  
**Project:** MS Renovation and Addition

**Discussion:** *(Pete Jefferson excused himself from the discussion and voting)* Ted Hughes and the CCAB discussed the project details. The CCAB Chair said the school has too many students and a lot of modulars. The CCAB Chair also mentioned the school was only using 30% of their bonding capacity.

**Motion By:** Norwood Robb

I move to recommend Falcon 49 be determined eligible for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Dave Van Sant

**Motion Denied 1 vote yes, 6 votes no**

- **School District:** West End RE-2  
**Project:** New PK-12 School

**Discussion:** Ted Hughes briefly discussed the project with the CCAB. The CCAB discussed issues with the square foot costs. A CCAB member was concerned this was too big of a building for the amount of students the school had.

**No Motion**

- **School District:** Sheridan 2  
**Project:** New MS

**Discussion:** Ted Hughes discussed the project details. The CCAB discussed the declining enrollment issues associated with Sheridan school district.

**No Motion**

- **School District:** Odyssey Charter Elementary School  
**Project:** New PK-8 School

**Discussion:** Ted Hughes told the CCAB about the project. Ted Hughes noted Denver Public Schools (DPS) is giving the charter school an existing facility plus \$4 million to renovate it. A division staff member said Odyssey CS does not think the facility DPS is giving them is big enough, because of the amount of students they currently have on their waiting list. A CCAB member said he cannot support this project this year.

**No Motion**

- The CCAB had a discussion on how to proceed with finalize the list of recommended projects now that the \$163,275,000 limit had been exceeded. The CCAB had a discussion about waiver letters. A CCAB member noted the more matching money the districts provided, the more money the BEST program can finance.

**Discussion:** The CCAB discussed Mapleton 1’s match amount and failed bond elections. A CCAB member stated the district should have not increased the project size, while decreasing their match amount.

**Motion By:** Dave Van Sant

I move to deny Mapleton 1’s waiver letter and recommend Mapleton 1 be determined eligible for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as long as Mapleton 1 meets the required 41% in matching funds.

**Motion Second By:** Norwood Robb

**Motion Approved 5 votes yes, 3 votes no**

- **Motion By:** Dave Van Sant  
I move to resend my recommendation for Rocky Mountain Deaf School and take them off the list of eligible projects recommended for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Mike Maloney

**Motion Unanimously Approved**

- **School District:** Akron R-1  
**Project:** Replace ES/Jr HS & HS with PK-12 School

**Discussion:** The CCAB discussed Akron’s project and agreed it could be a back-up project for the lease-purchase grants.

**Motion By:** Dave Van Sant

I move to recommend Akron R-1 be determined eligible for back-up financial assistance, only if another higher priority project or group of projects becomes ineligible for financial assistance, subject to the availability of funds and lease-purchase financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Tom Stone

**Motion Unanimously Approved**

- **Motion By:** Dave Van Sant

I move to direct Division staff to submit a prioritized list of lease-purchase projects to the State Board based on the eligibility recommendations presented on the chart.

**Motion Second By:** Norwood Robb

**Discussion:** The CCAB discussed Akron’s project. A CCAB member noted pending the other lease-purchase project’s bond elections, if one failed; Akron would be moved from a back-up, to a recommended project to the State Board.

**Motion Unanimously Approved, audience applauded**

- A CCAB member suggested Akron R-1, Mapleton 1 and North Routt Charter School be first up for discussion next year if their projects do not get financed. The CCAB agreed.

- Complete the review of tabled Cash Grant applications to recommend to the State Board of Education for award from the BEST financial assistance fund.

- **School District:** Fowler R-4J

**Project:** HS Welding Station Exhaust System Replacement

**Discussion:** Ted Hughes told the CCAB that Fowler would not be able to make the required 27% match for their cash grant.

**Motion By:** Pete Jefferson

I move to resend my recommendation for Fowler R-4J and take them off the list of eligible projects recommended for financial assistance, subject to the availability of funds and financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Dave Van Sant

**Motion Unanimously Approved**

- **School District:** Mapleton 1

**Project:** Restore Roofs at Multiple Sites

**Discussion:** None.

**Motion By:** Dave Van Sant

I move to recommend Mapleton 1 be determined eligible for financial assistance, subject to the availability of funds and financing and any other noted conditions, as presented on the chart.

**Motion Second By:** Norwood Robb

**Motion Approved 5 votes yes, 3 votes no**

- **School District:** Mesa Valley 51  
**Project:** ES RTU HVAC Controls Replacement

**Discussion:** The CCAB discussed the project. A CCAB member stated the costs associated with the project were extremely high.

**No Motion**

- **Motion By:** Dave Van Sant  
I move to direct Division staff to submit a prioritized list of cash projects to the State Board based on the eligibility recommendations presented on the chart.

**Motion Second By:** Norwood Robb

**Discussion:** None

**Motion Unanimously Approved**

**IV. Future Meetings**

- Ted Hughes went over the remaining CCAB meetings for 2010. Ted Hughes suggested an off-site meeting for the July 21<sup>st</sup> meeting. Ted Hughes recommended Otis School District R-3 or Plateau Valley 50. The CCAB agreed to do an off-site meeting at Plateau Valley 50.

**V. Public Comment**

- The CCAB Chair asked if there was anyone who had questions or would like to speak.
- Colleen Poole, with North Rountt Charter School, thanked the CCAB and said because their project did not get approved last year, it was a good thing. Colleen Poole said the school was able to put together a stronger project this time and thanked the staff for their help.
- Mae Ann Saas, with Eidos Architects, needed a few clarifications. Mae Ann: Does the cost per square foot reflect the entire project and site? Ted Hughes said yes. Mae Ann asked about the project rank and if it was finalized? Ted Hughes said no, the CCAB will have to discuss possible ranking options at a future meeting.
- Bryce Monosmith, with Akron R-1, talked about the decision process and wish there was a better way to understand what the CCAB wants. Bryce said Akron has not had a bond since 1964 and the community is very conservative. Bryce said if the bond fails, the community will not support the project.

- Cynthia Seriven thanked the Board and said it was frustrating the applicants could not talk to the Board about their projects. A CCAB member said the Board will stick the rule of not letting districts speak because of the large amount of time required to accommodate each project.
- Kelly Loflin, with Elbert School District 200, commented on the application and what take a ways she learned to prepare better for next year.
- **Motion By:** Dave Van Sant  
I move to put action item (c): Set the timeline for the next grant cycle, to next month's agenda.

**Motion Second By:** Norwood Robb

**Motion Unanimously Approved**

**VI. Adjournment**

- The CCAB Chair asked for a motion to adjourn:
  - So moved by Dave Van Sant;
  - Norwood Robb 2nds the motion;
  - No discussion;
  - Motion carried;
  - Meeting Adjourned.