

CAPITAL CONSTRUCTION ASSISTANCE BOARD MINUTES OF THE JUNE 27th, 2012 MEETING

Meeting held at:

**Adams 12 Conference Center – Aspen Board Room
1500 E. 128th Ave., Thornton, CO 80241**

I. Call to Order

- 8:35 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	Scott Newell – Staff (CDE)
Lyndon Burnett – CCAB	Kevin Huber – Staff (CDE)
Pete Jefferson – CCAB	Dustin Guerin – Staff (CDE)
Adele Willson – CCAB	Jay Hoskinson – Staff (CDE)
Dave Van Sant – CCAB	Kristin Lortie – Staff (CDE)
Tom Stone – CCAB	Cheryl Honigsberg – Staff (CDE)
Greg Randall – CCAB	Wendi Chapin – Staff (CDE)

- Agenda reviewed
- CCAB Chair asked for a motion to approve the agenda as presented;
 - So moved by Norwood Robb;
 - Discussion: Dave Van Sant asked that the Rocky Mountain Deaf School have an action item added to the agenda to switch the project from a BEST lease-purchase grant to a BEST cash grant. The CCAB agreed with adding the action item to the agenda;
 - Adele Willson 2nd the motion;
 - Motion to approve the amended agenda carried.
- CCAB Chair asked for a motion to approve the minutes from the previous CCAB meetings as presented;
 - So moved by Norwood Robb;
 - Adele Willson 2nd the motion;
 - No further discussion;
 - Motion to approve the minutes carried.

II. Board Report

- A CCAB Member talked about Lobato case that is being appealed and asked if the CCAB could support the plaintiff who was filing against the State of Colorado. The CCAB Chair said she was not sure if the CCAB could do that and would like to get an opinion from the BEST Attorney General.

III. Directors Report

- Ted Hughes told the CCAB about the upcoming groundbreaking ribbon cuttings that were scheduled in July and August. Ted Hughes told the CCAB he would be attending as many as he could and encouraged CCAB members to let him know if they would like to attend any with him.
- Ted Hughes told the CCAB that the BEST Rules would have to be revised to include the new charter school match calculation and loan program as a result of Senate Bill 12-121.
- Ted Hughes told the CCAB about a new Board member, Pete Hall, who would be replacing Mike Maloney in July. Ted Hughes said Pete Hall could not make the meetings because of the wild fires near the Poudre School District where Pete worked. Ted Hughes said the district's schools were being used for shelters for evacuated residents.

IV. Discussion Items

- Follow-up discussion regarding Furniture, Fixtures and Equipment (FF&E). Ted Hughes presented the final draft of the guidelines to the CCAB that the Division would be using for FF&E. Ted Hughes noted how some grantees were using funds for items that were outside of FF&E and that is why guidelines needed to be developed. Ted Hughes said the document was developed from staff, IRS tax guidelines and tax attorneys. A CCAB member said it was a good list of guidelines and that he was satisfied with them. The CCAB agreed.
- Discussion regarding remaining 2012 meetings. Ted Hughes told the CCAB that they usually do not have a July meeting, but that the CCAB would have to meet to determine the large project list after Ted meets with the tax attorneys on July 8. Ted Hughes suggested a phone meeting to finalize the list to determine how each project should be awarded, whether it could be financeable or not. A CCAB member said for the August meeting he wants the Board to host more of a retreat where new members will have a chance to talk to past members. Ted Hughes suggested holding the meeting in late August or early September and thanked the CCAB members who would be leaving the Board in July; Mary Wickersham, Mike Maloney, and Adele Willson. Ted Hughes briefly discussed the November meeting and how it would need to be conducted immediately following the bond elections, so the CCAB could finalize the list of lease-purchase projects for financing.
- Discuss hiring a consultant to provide public outreach. The CCAB Chair told the CCAB that she thought it would be a good idea to hire someone to enhance communications and reach out the public to help inform them about the benefits of the BEST Program. A CCAB member noted this was a good idea since there would be so many new legislators coming on board this year. The CCAB discussed the benefits further and what the position would entail. A CCAB member asked if this person would be a full-time employee. Ted Hughes confirmed it would not be, that the position would be contracted and that he would do some more research to see if it was possible to hire a consultant for this purpose.
- Discuss summary book supplemental for charter school matches and other project changes. Ted Hughes reviewed the information with the CCAB and told them he would note items in the supplemental when the project was being discussed. Ted Hughes told the CCAB all of the charter schools were contacted regarding the statute change and presented 3 different options they could choose from regarding their new match percentages. Ted Hughes reviewed the remaining changes provided in the summary book supplemental sheet.

- Discuss FY2012-13 BEST grant cycle available funding, options for selecting back-up projects, grant review & selection process, review motions and review financial indicators & Discuss IRS tax guidelines for BEST lease-purchase proceeds expenditures. Ted Hughes discussed the debt cap and current debt payment that comes from the Assistance Fund each year. Ted Hughes talked about deadlines for qualified school construction bond (QSCB) projects and how the funding from the FY2008-09 projects had to be spent by August 2012. Ted Hughes noted how any additional funds from these projects would have to be used on other QSCB projects and would have to have Davis-Bacon prevailing wages associated with them. Ted Hughes suggested doing \$35 million in cash for large projects and a total of \$178.5 million for all projects; which would be the State's portion. The CCAB discussed the high amount of State Land funds that were coming in and how much should be used from the Assistance Fund. The CCAB discussed having 2 grant cycles a year. Ted Hughes said it would be possible, but that the Board would want to be careful to make sure they were not giving a perception that they were recklessly spending money. The CCAB discussed the options of changing or adding a grant cycle and how to handle past projects that were not awarded. The CCAB Chair stated that she did not want future CCAB members to have to deal with past Board member's decisions.
- Describe the difference between optional and statutory waivers. Ted Hughes explained the difference between the two types of waivers. A CCAB member asked if they needed to vote on statutory waivers. Ted Hughes said no, that the CCAB cannot ask for more than the district can currently bond for.
- The CCAB realized they had not finished discussing all of the items on a previous discussion item (*Discuss FY2012-13 BEST grant cycle available funding, options for selecting back-up projects, grant review & selection process, review motions and review financial indicators*) and went back to it. Ted Hughes reviewed the selection process, the ability to shift money around if needed, back up projects and the different financial indicators included in the summary book with the CCAB.
- Discuss conflict of interest for CCAB members and what the business rules are for this meeting. Ted Hughes told the CCAB if a member's firm has or will be working with an applicant who applied or if their district had submitted a grant (reference to Mike Maloney); the Board member would need to recuse themselves. Ted Hughes suggested if a Board member recuses themselves, that they leave the room during the discussion. The CCAB agreed. A CCAB member asked when they needed to recuse themselves. The CCAB Chair suggested at the beginning when the project is announced.

The CCAB Chair called for a short break

- The CCAB Chair discussed the business rules with the Board and housekeeping rules with everyone. The CCAB Chair talked about the need throughout Colorado and that all the applications submitted are needy and appreciates all of the effort everyone has contributed. The CCAB Chair also said a lot has gone into developing the BEST Program and that there was a lot of discussion about the program and if it is was still necessary. The CCAB Chair encouraged everyone to talk to their representatives in their district to help get the word out about the needs and how the BEST Program can help.

V. Action Items

- Discussion regarding Rocky Mountain Deaf School's (RMDS) FY2011-12 BEST lease purchase grant. Ted Hughes told the CCAB about the project that was awarded last cycle and how RMDS had had troubles securing land. Ted Hughes briefly explained RMDS's current situation and said it would be good to change their project to a BEST cash grant. Ted Hughes told the CCAB a cash grant would make more sense because of issues and deadlines associated with the financing. Ted Hughes said it does not make sense to have \$12.9 million in financed monies sitting unused, while site issues are resolved and while other projects are ready to start construction.
 - Motion made by Norwood Robb: I move to amend the financial assistance previously approved for Rock Mountain Deaf School to change the type of grant from lease-purchase financing to cash.
 - Discussion: A CCAB member asked if changing RMDS to a cash grant, if it would affect how much money the CCAB has to give out for grants this cycle. The CCAB Chair said it would use some cash, but would make more financing dollars available, so it would balance out.
 - Motion 2nd by: Adele Willson
 - Motion carried (*all*)

CCAB member Mike Maloney had to excuse himself from the meeting and did not return.

- Review and select BEST Grant applications to recommend to the State Board of Education for award:
- **School District:** PARK RE-2
Project: Roof Replacements

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes said the people who wrote Park's original grant did not know that the roofs were leaking and that the costs were not in the original budget.

Presentation by Applicant: Beck Minnis, Superintendent of Park RE-2 and Charles Schultz, Facilities Co-Chair for Park RE-2 addressed the CCAB. Becky told the CCAB their original grant for the new campus was written by volunteers who did not know the condition of the roofs. Becky told the CCAB that the new roofs will increase the buildings operating efficiency and that now is a good time to do the repairs, since there is construction currently going on at the site.

Discussion: A CCAB member noted that the cost per square foot was high. Charles Schultz told the CCAB the district had consulted with different contractors to get the best price. Charles told the CCAB the project included a complete tear off and that the cost was comparable per square foot to new buildings. A CCAB member asked why the school was not providing their full match. Becky told the CCAB they were providing all they could.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

Waiver discussion: A CCAB member asked where there match was coming from. Becky told the CCAB from the district’s general fund. No motion to approve was made.

- **School District:** ADAMS 12
Project: HS Boiler Replacement
Tom Stone recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes told the CCAB the project may not be urgent regarding health and safety.

Presentation by Applicant: None

Discussion: A CCAB member asked why this project was their #1 priority. Henri Vos, Director of Facilities at Adams 12, told the CCAB the other three projects they submitted grants for were already under construction. A CCAB member asked if the district was going to fund them on their own, Henri said yes. The CCAB Chair noted there was not a master plan.

Vote: Adele Willson made a motion to move the project to the shortlist. 4 votes yes, 3 votes no, motion carried.

- **School District:** ADAMS 12
Project: Fire Alarm and Elevator Upgrade
Tom Stone recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: A CCAB member asked about the rankings given to the project. Ted Hughes explained his theory and thoughts behind the project’s importance and urgency.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 4 votes yes, 3 votes no, motion carried.

- **School District:** ADAMS 12
Project: HS Sanitary Sewer and Acid Waste Tank Replacement
Tom Stone recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes told the CCAB that the scope of the project had changed and that the removal of the acid waste tank was not part of the project anymore.

Presentation by Applicant: None

Discussion: None

Vote: Pete Jefferson made a motion to move the project to the shortlist. 4 votes yes, 3 votes no, motion carried.

- **School District:** ADAMS 12
Project: ES Site Drainage Remediation
Tom Stone recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: The CCAB discussed when the project was going to be complete and that the district had submitted 4 requests and that this was their lowest priority. The CCAB Chair said she was concerned because it was such a new building and noted that the project was going to be complete with or without the grant.

Vote: Pete Jefferson made a motion to move the project to the shortlist. 1 vote yes, 6 votes no. Motion did not carry.

- **School District:** BRIGHTON 27J
Project: HS ACM Abatement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Flora Aguirre-Diaz, Manager of Operations at Brighton 27J, addressed the CCAB. Flora told the CCAB about the project and the need for the asbestos ceiling tiles in the auditorium. Flora told the CCAB the Department of Fire Safety is going to require them to install a fire sprinkler system because of the work being done.

Discussion: A CCAB member asked about the timeline of the project, Flora said it was to be completed in the summer of 2013. Another CCAB member asked about the integrity of the roof. Flora told the CCAB it had leak that was recently fixed and that it was good for another 5-7 years. A CCAB member noted that the cost per square foot seemed high. Flora explained the costs came from a contractor they are currently working with.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

- **Charter School:** CORRIDOR COMMUNITY ACADEMY
Project: ES Roof Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted

Hughes noted that the project was awarded last year, but they were not able to provide their matching funds. Ted Hughes told the CCAB the schools match had been recalculated and that they were asking for a waiver. Ted Hughes noted that their match was coming from a loan and that the school had 2 financial indicators.

Presentation by Applicant: Faith Wailes, Director for Corridor Community Academy (CCA) and Polly Daugherty, CCA's Board Treasurer presented to the CCAB. Faith told the CCAB about the numerous issues the school faces; including electrical, septic, mold, egress and parking lot deficiencies.

Discussion: A CCAB member asked about their match from last year. Faith told the CCAB the district would not let them on the ballot for a bond. The CCAB Chair asked about the loan for their match. Polly told the CCAB it was from U.S. Bank and that their building would be the collateral for the loan. The CCAB Chair asked about the enrollment declination. Faith explained and said the new school would be built for 225. The CCAB Chairs asked if that was the same as last year and noted that was over 100% more than the amount of students they currently had. The CCAB Chair also noted her concerns with a loan as a match and the financial indicators. Faith explained that they would need a cash grant if the project was awarded. The CCAB Chair stated the CCAB has a policy against building for growth.

Vote: Norwood Robb made a motion to move the project to the shortlist. 3 votes yes, 5 votes no. Motion did not carry.

- **School District:** WESTMINSTER 50
Project: ES Roof Replacement
Pete Jefferson recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: The CCAB Chair noted that the BEST program has funded many roofs for Westminster in the past. A CCAB member asked of the 5 previous grants, how many were roof projects. Cheryl Honigsberg told the CCAB all 5 were. Cheryl told the CCAB the district has a maintenance plan in place now to maintain the new roofs and that they did not before. The CCAB Chair said that she wants to discourage that the BEST program is not meant to be a roof maintenance program. Ted Hughes talked about the need and ranking of the project. The CCAB Chair noted that the assessment showed the roof was in poor condition.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 4 votes yes, 3 votes no, motion carried.

- **School District:** WESTMINSTER 50
Project: ES Roof Replacement
Pete Jefferson recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: The CCAB talked briefly about the project. A CCAB member asked if the roof was leaking, Cheryl said it was. A CCAB member asked how the roof compared to the other roof project. Cheryl told the CCAB that they were both needy, but this was the 2nd priority.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 3 votes yes, 4 votes no. Motion did not carry.

- **School District:** ADAMS-ARAPAHOE 28-J
Project: HS Fire Sprinkler Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Amy Spatz, the Manager of Design and Construction, told the CCAB about the district's current bond program and how property values have decreased. Amy noted how the district is at their limit for bonding capacity. Amy told the CCAB the district has been turned down 3 times in the past for a BEST grant, but that they did receive a safety improvement grant and returned \$100,000 back to the State through saved costs.

Discussion: A CCAB member asked if the entire system was to be replaced. Amy said yes, except in one area where a classroom addition was constructed. A CCAB member asked about the fire alarm upgrades. Amy told the CCAB the current system has issues and they want to upgrade at the same time. Amy said they would be adding a fire pump as well. A CCAB member asked about the lower urgency rating given. Ted Hughes explained his ranking and methodology for the rankings given.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 7 votes yes, 1 vote no, motion carried.

- **School District:** BYERS 32J
Project: VoAg Improvements

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: None

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

- **Charter School:** LOTUS SCHOOL FOR EXCELLENCE

Project: Roof Replacement/Repairs; HVAC; Gym Floor

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes told the CCAB that after the new match % was implemented that the school did not need a waiver. Ted Hughes noted there were 2 financial indicators.

Presentation by Applicant: Davron Agzamov, Business Manager at Lotus School, told the CCAB about the school, its students and the year built. Davron told the CCAB about its current roof leaks and old HVAC system. Ron Scott, with Roof Techs, told the CCAB they planned to salvage 60% of the roof.

Discussion: The CCAB asked what was wrong with the roof. Ron Scott explained the issues with cracked fiberglass causing roof leaks. Ron explained how it would be fixed. A CCAB member asked about a warranty for the roof, since it was relatively new. Ron said they could not find one.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

The CCAB Chair called for a lunch break.

- **School District:** SHERIDAN 2
Project: Replace ECC and Renovate MS

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted the school was resubmitting the same grant from last year. Ted Hughes said the project was on the back-up list the previous year and the district failed their bond election.

Presentation by Applicant: Michael Clough, Superintendent at Sheridan 2 and Cyndi Wright, Director of Facilities presented to the CCAB. Michael told the CCAB they had a tough election and that voters were not willing to give extra money needed to bond. Michael said they scaled down the project, told the CCAB the voting statistics and noted how they are teaming up with the community to build support. Michael also told the CCAB how they would have simpler ballot language this time.

Discussion: The CCAB discussed the current traffic issues and asked if there were children in modulars. Michael told the CCAB there were not many kids in modulars and that they have to cap the amount of kindergartners coming in. The CCAB Chair said the application is confusing and that some info was not presented. Michael told the CCAB one of the schools had flooding issues and they had to decommission the facility.

Vote: Lyndon Burnett made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

- **School District:** ARCHULETA 50 JT

Project: ES Roof Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted the assessment information presented was incorrect and that the district had updated it, but it was after the database had been archived.

Presentation by Applicant: None

Discussion: Ted Hughes said the district had sent out bids and they came back \$100,000 higher than initially anticipated. Ted Hughes said the grant amount increased, but the district was still willing to make their 65% match and that the project needed to be completed with or without a grant. Ted Hughes talked briefly about a pending lawsuit the district was in with a roof not related to this project. A CCAB member asked about a master plan. Kristin Lortie told the CCAB the district plans to keep the building long term and has no master plan. A CCAB member questioned the high CFI. Kristin Lortie told the CCAB the high CFI was due to the big gym at the school.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 7 votes yes, 1 vote no, motion carried.

- **School District/Applicant:** Pikes Peak BOCES
Project: Replace Special and Alternative Needs School

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted the project had a high square foot per pupil, the grant included the purchase of a building and renovation. Ted Hughes explained it is a special needs school, where some students require 1 on 1 teaching. Ted Hughes said the districts support the project, but are not willing to help with the match.

Presentation by Applicant: Denise Hartman, Principle at the BOCES and Todd Fenhaus, the Director of Finance presented to the CCAB. Denise told the CCAB they have no money. Denise said they want simple things; a cafeteria, gym and a parking lot and that they do not have a good facility. Denise told the CCAB about the benefits of the new facility and how it would meet their needs. Denise told the CCAB how they wished they could contribute more.

Discussion: A CCAB member asked about the sale of their building. Todd told the CCAB the stipulations regarding the sale of their current facility and purchasing a new one. The CCAB discussed issues with the current building and how the space would be utilized in the new building. Denise and Todd explained why they needed more space. Cheryl Honigsberg told the CCAB about the new building and Denise confirmed why they needed locker rooms and how their school differed from typical schools.

Vote: Norwood Robb made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

Discussion: A CCAB member noted how he felt the amount of match did not add up by using the sale of the current building.

Vote: Norwood Robb made a motion to accept the waiver request. 7 votes yes, 1 vote no, motion carried.

- **School District:** ST VRAIN RE 1J

Project: ES Roof and Boiler Replacement, Asbestos Removal, and Associated Finishes

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Gerald Crumpton, with St. Vrain School District, told the CCAB about their 2008 bond and how the money was spent. Gerald told the CCAB about the current facility and the needs of the project.

Discussion: A CCAB member asked Ted Hughes about the low importance and urgency of the project. Ted Hughes explained his reasoning, but said after seeing the pictures; he would suggest the project be a high priority and medium urgency. Gerald clarified the project was not at Longmont High School and only at the elementary school.

Vote: Adele Willson made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

- **Charter School:** TWIN PEAKS CHARTER ACADEMY

Project: Finish-Out of Existing Space

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes mentioned the school had taken it upon themselves to expand, but ran out of money to finish the project. Ted noted there were 2 financial indicators.

Presentation by Applicant: Pete Wanning, the Vice President of the Board of Directors and Jeff Reed, with Agora West told the CCAB about the school and its number of students on free and reduce lunch. Pete told the CCAB about the increase in enrollment and the existing space, including costs per square foot.

Discussion: Scott Newell clarified the school would be expanding to include students through 12th grade.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 6 votes yes, 2 votes no, motion carried.

Discussion: A CCAB member noted how the school funded another building all on their own.

Vote: Pete Jefferson made a motion to accept the waiver request. 3 votes yes, 5 votes no. Waiver request not accepted

- **School District:** BUENA VISTA R-31
Project: Replace Primary Wing of ES
Tom Stone recused himself from the discussion.

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Beth Volpe a parent read a letter that talked about the district and its prioritized needs. Beth explained why this was a needy project.

Discussion: The CCAB Chair talked about the CFI. Beth told the CCAB about a sick student at the school.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 7 votes yes, 0 votes no, motion carried.

- **School District:** SALIDA R-32
Project: ES Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes also listed all of the health and safety issues at the facility.

Presentation by Applicant: Lezlie Burkley, Board President for Salida R-32 and Darryl Webb, District Superintendent presented to the CCAB. Lezlie thanked the CCAB for the previous grant they were awarded for the high school. Lezlie talked about the elementary schools needs and how the district's match had increased. Darryl noted how they had updated their district master plan as well.

Discussion: A CCAB member asked if this was the same project as last year. Darryl explained the differences and told the CCAB they had been working with the community to meet their needs as well. The CCAB Chair clarified that the high school project was the district's top priority. Lezlie said she was not sure if that was true and that both projects had great needs. Lezlie discussed the district's bond options and wanted to take each project on one step at a time. Lezlie noted the community did not want remodels, they wanted new facilities and that the district has their support. A CCAB member noted the applicant was exceeding their match by over \$2.9 million.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 7 votes yes, 1 vote no, motion carried.

- **School District:** SOUTH CONEJOS RE-10
Project: PK-12 Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted there are some financial concerns, that the square foot per pupil is high, but

that the project is needy. Ted Hughes said it was hard to support the solution; not happy with the scope, size and costs.

Presentation by Applicant: Rod Ruybalid, District Board President told the CCAB about the square feet of the project and how it would be reduced to save costs. Rod discussed other issues at the schools and how they are losing students to other districts.

Discussion: Ted Hughes address his concerns saying the square foot per pupil was high and how it felt like the district was building for the future. Ted noted that the district was in a remote area, but said there are financial concerns. The CCAB Chair asked what the financial concerns were. Leanne Emm, with CDE told the CCAB about the district's leadership problems and financial situation. Leanne noted the district had hired a new superintendent. A CCAB stated he felt the square feet of the project and costs were not that far off and noted the ranges were good.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 2 votes yes, 6 votes no. Motion did not carry.

The CCAB Chair called for a short break.

- **School District:** CROWLEY RE-1-J
Project: ES & HS Gym Roof Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Scott Cuckow, District Superintendent and James Murray with CSHQA, presented to the CCAB. James told the CCAB about the project and the buildings that were affected. James told the CCAB that there was lots of water penetration under the roof and that they need to replace the gutters as well.

Discussion: None

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion passed.

- **Charter School:** CAPROCK ACADEMY
Project: K-12 classroom addition

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted explained how this project was similar to their other K-12 classroom addition and that the 2nd application had additional scope, so it would be best to combine the review of both applications. Ted Hughes noted how the assessment had not been updated with their new school information and how the school was not eligible for funds until this grant cycle. Ted told the CCAB the school took it upon themselves to complete phase 1 of the project and need help with phase 2. Ted said the school only had 1 financial indicator and that the project was not really related to health and safety.

Ted Hughes commented on the larger project and noted how it would meet all of their needs for the phase 2 project which included a classroom addition and site work.

Presentation by Applicant: Dan Sherril, with Caprock Academy and Ken Harshman, with Grey Wolf Architects presented to the Board. Ken told the CCAB about the scope of the project. Dan talked about the school's student growth and the phase 1 project. Ken said the site work is still incomplete and there are students in a modular.

Discussion: A CCAB member asked if the larger project would cover everything in the smaller project, Dan said yes. The CCAB talked about the match and noted that if they had the match for the large project, they could cover the full match for the small project. Dan said they did not have the matching funds in place yet. Scott Newell reviewed the site plan with the CCAB.

Vote: Dave Van Sant made a motion to move the smaller project to the shortlist. 1 vote yes, 7 votes no. Motion did not carry. No motion was made for the larger project for Caprock.

- **Charter School: ROSS MONTESSORI SCHOOL**
Project: K-8 School Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted the school had 5 financial indicators and that this was the schools 3rd attempt at a BEST grant. Ted said the project was awarded last year, but Ross failed to get their matching funds. Ted said the school hired a consultant and that they did not have any land secured.

Presentation by Applicant: Tami Cassetty, the founder of Ross Montessori School and Kari-elin Mock, with Hutton Architects presented to the CCAB. Tami told the CCAB this was their 3rd time at a BEST grant and that their waiver was denied. Tami said they could only come up with \$400,000 and that they are working on overcoming their financial problems. Tami noted how the Charter School Institute (CSI) has little funding options.

Discussion: Wendi Chapin went over some State auditor's information regarding the school's negative fund balance. The CCAB talked about the match they were going to provide and the site plans for the new school & current enrollment. A CCAB member said the project feels needy, but is not comfortable with all of the other issues. Tami said she thinks the town and community support the project and that they have a good financial plan in place, as well as new leadership in the school.

Vote: Norwood Robb made a motion to move the project to the shortlist. 6 votes yes, 2 votes no, motion carried.

Discussion: Waiver request discussion. A CCAB member noted the effort put forth by the applicant and thought the school had done a better job in the last year of trying to raise funds. A CCAB member said he was still concerned about the school's finances. Scott Newell said

the school would be relieving some debt from their large lease payment. The CCAB discussed the waiver further.

Vote: Norwood Robb made a motion to approve the waiver request. 4 votes yes, 4 votes no. No decision was made at this time. The CCAB Chair suggested they revisit the waiver once the shortlist is reviewed at the end of the meeting. The CCAB agreed.

- **School District:** DENVER 1

Project: Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Malcolm Mulrone, Construction Project Manager for Denver 1 and Jerry Boland, with Sandstrom Architecture presented to the CCAB. Malcolm told the CCAB about Denver's statewide assessment and the need Denver has. Malcolm told the CCAB about the building and the electrical needs and how the district is struggling to keep everything up to date.

Discussion: A CCAB member asked if the building would be going away. Malcolm said it was not in their plans and there was much need for the school. Ted Hughes and Malcolm discussed the clay roof on the building. A CCAB member said the solution for the electrical does not make sense. Jerry told the CCAB about the project, cost estimates and the solution needed for the facility.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 7 votes yes, 1 vote no, motion carried.

- **School District:** ACADEMY 20

Project: Replace HS Roof

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: A CCAB member noted the project had a high inflation percentage. A CCAB member asked about the 10 year roof warranty. Cheryl Honigsberg said the district has a good maintenance program in place and they can extend the life of the roof. A CCAB member said the project did not seem as needy as the others.

Vote: No motion was made to move the project to the shortlist.

- **School District:** CALHAN RJ-1

Project: Misc Safety and Security Upgrades

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: Linda Miller, Superintendent of Calhan RJ-1 and Ken Gregg, with RTA Architects presented to the CCAB. Linda discussed the district's master plan and deficiencies. Ken talked about the security issues, scope solution and site plan.

Discussion: A CCAB member asked about the solution for the doors. Ken told the CCAB the doors would be locked down after the kids came in the building. Ken explained the solution and how the situation would be controlled. A CCAB member asked what the previous grant was for; Linda said it was for HVAC.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 6 votes yes, 2 votes no, motion carried.

- **Charter School:** CHEYENNE MOUNTAIN CHARTER ACADEMY
Project: Re-Work Main Entry, HVAC Upgrade, Door Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, project costs, source of match, and noted any red flags. Ted Hughes noted the match had been recalculated and the school was asking for a waiver. Ted Hughes told the CCAB the school had 1 financial indicator.

Presentation by Applicant: Pat Agee, with the school told the CCAB they were trying to upgrade the school's safety and security by securing the entrances. Pat told the HVAC system was beyond its useful life and failing completely.

Discussion: A CCAB member asked why the project was ranked a 1.3. Ted Hughes said because of the HVAC issues. Pat told the CCAB the match they were providing was all the school had.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

Discussion: The CCAB Chair discussed the waiver and said the new match calculation is only a 3% difference or around \$20,000 and thinks that the school could figure out how to meet their match. The CCAB discussed the amounts.

Vote: Norwood Robb made a motion to approve the waiver request. 0 votes yes, 8 votes no. The waiver request was denied.

- **School District/Applicant:** Colorado School for the Deaf and the Blind (CSDB)
Project: Upgrade Lighting and Communication

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes told the CCAB how the school's money is appropriated and that they cannot provide a match.

Presentation by Applicant: Kevyn Brown, with CSDB, talked about the lighting problems and how this lighting upgrade would help students with sight problems. Kevyn told the CCAB how they conducted a test and students could do work they could not normally do.

Discussion: A CCAB member asked if this was the same building the school had got a grant for previously, Kevyn said it was a different building. The CCAB discussed the ranking and questioned the health and safety needs of the project. Ted Hughes explained why he felt it should rank a 1.9.

Vote: Dave Van San made a motion to move the project to the shortlist. 5 votes yes, 3 votes no, motion carried.

- **School District/Applicant:** Colorado School for the Deaf and the Blind
Project: Partial Roof Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: The CCAB asked why this was the school's #2 priority. Kevyn said the lighting is a critical project that he feels is more important.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 8 votes yes, 0 votes no, motion carried.

- **School District:** COLORADO SPRINGS 11
Project: Fire Alarm Replacement at (2) Facilities

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: A CCAB member asked if the middle school included in the project was vacant, Ted Hughes said it was not anymore. Cheryl Honigsberg told the CCAB the district had put a program in it. The CCAB discussed the findings from the assessment and Ted Hughes said the data was incorrect and had not been updated.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 5 votes yes, 3 votes no, motion carried.

- **School District:** COLORADO SPRINGS 11
Project: ES Roof Replacement

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags.

Presentation by Applicant: None

Discussion: Ted Hughes said it was only a partial roof replacement. A CCAB member said it looks like the district has the ability to complete the project on their own.

Vote: Dave Van Sant made a motion to move the project to the shortlist. 2 votes yes, 6 votes no. Motion did not carry.

- **Charter School:** COMMUNITY PREP CHARTER SCHOOL
Project: Science Lab Remodel

Introduction: Ted Hughes briefly discussed the project details with the CCAB, including FCI/CFI, if there was a waiver request, costs, source of match, and noted any red flags. Ted Hughes noted the new match calculation increased the school's match. Ted noted the school had 2 financial indicators and the project was not strong on health and safety issues.

Presentation by Applicant: None

Discussion: The CCAB discussed the ADA access and how it did not seem to be a health and safety issue.

Vote: Norwood Robb made a motion to move the project to the shortlist. 2 votes yes, 6 votes no. Motion did not carry.

VI. Adjournment

A motion was made to recess until the next day:

- So moved by Pete Jefferson;
- Lyndon Burnett 2nd the motion;
- No discussion;
- Motion carried.