

CAPITAL CONSTRUCTION ASSISTANCE BOARD MINUTES OF THE JUNE 28th, 2011 MEETING

Meeting held at:
The PPA Event Center
2105 Decatur Street
Denver, Colorado 80211

I. Call to Order

- 8:33 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)
Lyndon Burnett – CCAB	Kevin Huber – Staff (CDE)
Pete Jefferson – CCAB	Dustin Guerin – Staff (CDE)
Adele Willson – CCAB	Jay Hoskinson – Staff (CDE)
Greg Randall – CCAB	Kristin Lortie – Staff (CDE)
Tom Stone – CCAB	Cheryl Honigsberg – Staff (CDE)

Excused

Dave Van Sant – CCAB

II. Discussion

The CCAB Chair told the CCAB they needed to determine a prioritized list of projects from the shortlist. The CCAB Chair asked if there were any projects that need to be discussed further.

III. Action Items

- Continue review and selection of Cash Grant applications to recommend to the State Board of Education for award from the BEST financial assistance fund. The CCAB agreed there were a few Cash grant projects they would like to revisit.

A CCAB member suggested reviewing Paradox Charter School's project, since they had just submitted a waiver.

- Charter School:** Paradox Valley Charter School
Project: PK-8 CS Renovation and Addition

Discussion: Ted Hughes explained Paradox CS's match, noting that they would be included on a bond election with West-End School District. Ted Hughes told the CCAB if West-End's project was not approved or made the shortlist, they would not go for a bond. If West End School District did not go for a bond, then Paradox CS would be requesting a partial waiver. The CCAB Chair said she supports the project because of the failing gym. A CCAB member

asked if the project should be on the Lease-Purchase list. The CCAB Chair said the Board could do whatever it likes.

Vote: The CCAB Chair called for a vote to leave the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project remained on the shortlist.

- **School District:** Adams 14
Project: ES Roof Replacement (*priority 2*)

Discussion: (*Tom Stone recused himself from the discussion*) The CCAB discussed the project and determined it was a needy project.

Vote: Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 7 votes yes, 0 votes no. The project was moved to the shortlist.

- A CCAB member requested a discussion pertaining to Westminster School District 50's projects. The CCAB member said he was not comfortable awarding more projects since the district had already had a total of 11 grants awarded. Another CCAB member stated one of the buildings had a 134% CFI and was concerned. The CCAB and Don Ciancio, the director of maintenance and operations at Westminster 50, discussed which project had more need. Don Ciancio told the CCAB which project was the neediest and there are no plans of closing any of the elementary schools. Dustin Guerin told the CCAB the FCI was only 68%

- **School District:** Adams 14
Project: ES Roof Replacement (*priority 3*)

Discussion: (*Tom Stone recused himself from the discussion*) No discussion.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 4 votes yes, 3 votes no. The project was moved to the shortlist.

- **School District:** Sierra Grande R-30
Project: Reroof a PK-12 School

Discussion: A CCAB member said he was not happy with the waiver request and believed it did not show any extenuation circumstances that would be acceptable for a waiver request.

Vote: The CCAB Chair called for a vote to deny Sierra Grande R-30's waiver request, all members voted to deny the request. The waiver request was denied.

- **School District:** Plateau RE-5
Project: PK-12 Fire Alarm, HVAC, and Security Project

Discussion: A CCAB member wanted to discuss the code violations and fire code issues which were stated in the application. The CCAB reviewed the project and discussed.

Vote: The CCAB Chair called for a vote to put the project on the shortlist. The CCAB voted: 0 votes yes, 8 votes no. The project was not moved to the shortlist.

- End of discussion for Best Cash Grants.

The CCAB Chair made a statement to the public letting everyone know that there are a lot of requests and needs, and that she appreciates everyone's hard work and commitment to being at the meetings. The CCAB Chair noted that the Board's decisions are constrained only by the amount of funding available.

Ted Hughes asked the CCAB if they wanted him to discuss projects which were included on both lists. A CCAB member asked for a brief statement. The CCAB agreed that the applicants would not get another two-minute presentation. Ted Hughes explained the review process to the CCAB and public.

- 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:** Prairie RE-11
Project: New PK-12 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, that there was a statutory waiver request and noted any red flags. Ted Hughes talked about the inflation % and how it is complicated to track.

Jeff Dollerschell, Prairie RE-11's board president and Joe Kimmel, Prairie RE-11's superintendent presented to the CCAB. Jeff Dollerschell told the CCB when the school was built and that the district has pursued other opportunities for a new school. Jeff Dollerschell told the CCAB the school district has the support of the community to maximize their bonding capacity. Joe Kimmel addressed issues at the current school and the rising growth of the school. Joe Kimmel told the CCAB the district has been saving their money and can afford to maintain a new building.

- **Charter School:** Eagle County Charter Academy
Project: New K-8 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if there was a waiver request, noted any red flags and said the grant was applied for last year. Ted Hughes told the CCAB that the previous year the CCAB had issues with the waiver and financial stability.

Trey Warren, an architect and parent of students at Eagle County Charter Academy, told the CCAB that the school is out of options for receiving funds for a new school. Trey Warren said they are the 2nd oldest charter school in the State, that they are in modulars and have health and safety issues. Trey Warren told the CCAB they have received \$2 million from the Eagle County school district's bond proceeds and they need to be spent in the next two years and also talked about how other matching monies were raised.

- **Charter School:** Corridor Community Academy

Project: New K-8 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if there was a waiver request, noted any red flags and said the grant was applied for last year. Ted Hughes told the CCAB the school plans to provide their full match through a bond election this year.

Faith Wailes, Corridor Community Academy's director, told the CCAB there are major safety issues which include: access to the play site and children unattended going from building to building. Faith Wailes said they have technology issues and their server constantly overheats and shuts down. Faith Wailes said a new building would be the best option and the project also includes a library on site.

- **Charter School:** Ross Montessori School
Project: New PK-8 Charter School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, and noting multiple red flags: high cost per square feet, is in an expensive community and is requesting a waiver.

Tami Cassetty, Ross Montessori School's Board Vice-President, told the CCAB she was the founder of Ross Montessori School and that this would be a good investment. Tami Cassetty said the school was academically proficient and did not know about the site issues when the property was first selected to be a school. Tami Cassetty said the modulars had reached their life expectancy and the school has raised \$140,000 in fund raising, but their goal is \$500,000 and thinks they can do a good job of raising the funds.

- **Charter School:** Southwest Open Charter School
Project: HS Improvements at CS

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noting multiple red flags: high cost per square feet and concerned about the gym and the design of the project being an open campus.

Judy Hite, Southwest Open Charter School's director, told the CCAB about the condition of the modulars and how they have issues with skunks, heating issues and how they need their own area. Judy Hite said the campus setting proposed works better for students who need personal space and caters more to the students needs.

- **Charter School:** Horizons K-8 Alternative Charter School
Project: K-8 CS Renovations and Addition

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, the grant was applied for last year, there was a waiver request and noted a red flag stating that the school had to spend some of its matching money from the previous year, because it was district bond money that had to be spent.

Sonny Zinn, Horizons K-8 Alternative Charter School's principal, talked about the school's match and how it had to be spent. Sonny Zinn said the school has the worst FCI and the 3rd worst CFI. Sonny Zinn said the project has a low cost per square feet and the school is financially sound. Sonny Zinn said they have been around for 20 years and 80% of their proceeds are going toward the match.

- **School District:** Dolores RE-4A
Project: PK-12 Health/Safety/Security Improvements

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted no red flags.

Mark MacHale, Dolores RE-4A's superintendent, told the CCAB the district had completed a master plan and noted key issues pertaining to their current campus and buildings. Mark MacHale said the district had passed a mill levy override and received other grants to help take care of their facilities.

- **School District:** Englewood 1
Project: MS Renovation & Addn. to Convert to Alt HS

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

David Henderson, Englewood 1's director of maintenance, told the CCAB about current issues their students face. David Henderson discussed the need for open areas for children to walk since they were an alternative high school.

- **School District:** Pueblo Rural 70
Project: HS Addition

Discussion: Ted Hughes told the CCAB this project was already discussed on the Cash Grant list and gave a brief update.

- **School District:** Sanford 6J
Project: Major PK-12 Renovations

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Kevin Edgar, Sanford 6J's superintendent, told the CCAB about the district's free and reduced lunch cost percent and available bonding capacity. Kevin Edgar said the district cannot raise enough money to fund a project of this magnitude, but is confident the community supports them and would support a bond election. Kevin Edgar further discussed the numerous issues surrounding the project.

- **School District:** Idalia RJ-3
Project: Major PK-12 Renovations/Replacement

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, noted there was a statutory waiver request and noted any red flags.

Kyle Kyte, a graduate of the school district and an Idalia community member, told the CCAB about the community of Idalia and the projects the community has done. Kyle Kyte said the district had never had a bond, but could never build a school without one. Kyle Kyte talked about the issues that needed to be fixed and said the district is willing to give back \$2 million grant to go for a BEST Grant, since the better solution would be to build new, rather than repair.

- **School District:** Montezuma-Cortez RE-1
Project: New HS, (2) New ES, Renovate MS & ES

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags. Ted Hughes also talked about the projects within the entire project and how the district was planning on exceeding their match.

Stacy Houser, Montezuma-Cortez RE-1's superintendent and Michael Canzona, Montezuma-Cortez RE-1's director of support services, told the CCAB about the planning they have done and issues pertaining to the entire district and how it is effecting their students.

- **Charter School:** Rocky Mountain Deaf School
Project: New PK-12 Deaf School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted the high cost per square feet. Ted Hughes explained the reasons for the high cost per square feet and told the CCAB how the Division staff had done national wide research for similar projects that pertained to deaf students and their needs.

Nancy Bridenbaugh, Rocky Mountain Deaf School's director, told the CCAB the steps the school had taken in planning to re-apply for the grant and listened to the CCAB's concerns from last year. Nancy Bridenbaugh told the CCAB how the square feet and overall costs had been reduced as well as the unique programs the Rocky Mountain Deaf School has, that no other schools in the State offer. Nancy Bridenbaugh mentioned through their planning, they decided it was best to build new, rather than renovate for costs purposes.

The CCAB Chair called for a brief recess

- **School District:** Ellicott 22
Project: Replace Existing MS

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted there was no red flags.

Chris Smith, with Ellicott School District 22, told the CCAB the district is committed to going for a bond election and noted the many problems with the current middle school. Todd Kimes, with LKA Partners, told the CCAB about the issues related to the current modulars that students were in.

- **School District:** Del Norte C-7
Project: Consolidate (2) ES and Site Improvements

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Nathan Smith, Del Norte C-7's superintendent, told the CCAB about the district's current issues and how he wants to provide a safe, healthy and consolidated district. Nathan Smith said he feels the project is prioritized accordingly and that it is the best decision for the district.

- **School District:** Peyton 23 JT
Project: HS Addition

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent; source of match, the grant was applied for last year, if there was a waiver request and noted any red flags. Ted Hughes said the district had failed their bond election the previous year and was unable to meet their match.

Tim Kistler, Peyton 23 JT's superintendent, told the CCAB the district failed their bond election by 19 votes. Tim Kistler talked about the issues the district is facing with declining enrollment, as well as fire code issues. Tim Kistler said the cost to renovate is high and needs to get the district's students out of modulars. Tim Kistler said he feels this is the most frugal way to meet the needs of the district.

- **School District:** Lake R-1
Project: HS Renovation

Discussion: Ted Hughes discussed all of Lake R-1's projects with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Bob Binder, with DLR Group, told the CCAB he assisted the district with their master plan. Bob Binder told the CCAB how the master plan is a district wide comprehensive plan and discussed effects of the district's high poverty rate. Bob Binder said the HS Renovation project is the most important and that a renovation would be the best use of the district's resources.

- **School District:** Florence RE-2
Project: ES Renovations and Addition

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent; source of match, the grant was applied for last year, if there was a waiver request and noted any red flags. Ted Hughes said the district had failed their bond election the previous year and was unable to meet their match.

Cynthia Scriven, Florence RE-2's superintendent, told the CCAB about the numerous issues impacting their building. Cynthia Scriven talked about the failed bond election, how there is going to be a mill levy increase and litigation issues in regards to their new high school.

- **School District:** Otis R-3
Project: Jr/SrHS Addition to ES

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Joyce Barkley, a principal in Otis R-3 school district, told the CCAB issues the district faces and how they have only been able to provide temporary solutions. Joyce Barkley discussed the district bonding capacity and feels they have a better plan now that a master plan has been complete. John Cameron, with LKA Partners, told the CCAB the master plan was a strong comprehensive plan and that it complies with all parts of the Capital Construction Assistance Guidelines.

- **Charter School:** Aspen Community Charter School
Project: New K-8 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted there was a lot of site work involved within the project.

Skye Skinner, Aspen Community Charter School's director, told the CCAB about the school and how half of the land fees were provided by the Aspen School District. Skye Skinner said the school is not wealthy and that 70% of their students are from outside the district. Skye Skinner mentioned the facilities are inadequate and that the site work must be done before the project can start. Skye Skinner said it would be unrealistic to ask for a bond since most of the students are from outside of the district.

- **School District:** Big Sandy 100J
Project: New PK-12 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted a high cost per square foot due to some annexing and water rights, but they may not need to be included in the total project cost.

Steve Wilson, Big Sandy 100J's superintendent, told the CCAB how the current school is up on a hill and how the district has been offered 20 acres of land, but cannot afford to move. Steve Wilson discussed replacement costs and the multiple issues at their current school.

- **School District:** Holyoke RE-1J
Project: ES & JrSrHS Roof Replacements

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **Charter School:** Free Horizon Montessori Charter School
Project: PK-6 Renovations

Discussion: Ted Hughes told the CCAB this project was discussed the day before.

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

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Melissa Andrews, Falcon 49's district planner, told the CCAB the abundant issues the current school has and how the district has done a good job of planning and that they are in line with the BEST Guidelines.

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

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year and noted any red flags. Ted Hughes discussed West End RE-2's waiver and how part of the bond proceeds would be going towards Paradox Valley Charter School's project.

Paula Brown, West End RE-2's board president, told the CCAB about the condition of their current buildings and the multiple campuses the district has had. Paula Brown said this project suits their needs and that it is the best solution.

- **School District:** Westminster 50
Project: New ES

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags. Ted Hughes noted the project was not supported last year, but that the district has done a better job of working with the Division staff this year.

Don Ciancio, Westminster 50's director of maintenance and operations, told the CCAB the issues the district is facing and how this project would help reduce the district's overall need, to be below \$100 million if this project was approved.

- **School District:** Denver 1
Project: Address Air and Water Quality in Multiple Schools

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Elbert 200
Project: New PK-12 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, and inflation percent; source of match, the grant was applied for last year, there was a waiver request and noted any red flags. Ted Hughes said the project had the same scope as last year and that there was a large sinkhole in the driveway.

Kelli Loflin, Elbert 200's superintendent, told the CCAB the district had tweaked the areas of concern from the previous year and also hired an owner's representative. Kelli Loflin discussed the district's waiver letter and issues related to their 2010 bond election. Kelli Loflin told the CCAB the district was surprised with the results and found many inconsistencies with the election. Kelli Loflin said the cost to the community would be roughly \$50 a month per person.

- **School District:** Thompson R-2J
Project: HS Roof Replacement

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Denver 1
Project: Address Site Traffic at Multiple Schools

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Ignacio 11 JT
Project: Jr/SrHS Demolition, Addition, Renovation

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Rocco Fuschetto, Ignacio 11 JT's superintendent, told the CCAB that over 40% of the students are Native American and that the district has reached out to the community for their input. Rocco Fuschetto said the district has consolidated and is only asking for small portion of the total cost of the renovation.

- **School District:** Ft. Lupton RE-8
Project: MS Renovation

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Mark Payler, Ft. Lupton RE-8's superintendent, told the CCAB about all of the issues related to the project and how the middle school needs much help.

- **School District:** Byers 32J
Project: PK-12 School Roof Replacement

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **School District:** Plateau RE-5
Project: PK-12 Fire Alarm, HVAC, and Security Project

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Adams 14
Project: JrHS Roof Replacement

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **School District:** Adams 14
Project: ES Roof Replacement

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **School District:** Sheridan 2
Project: MS Renovation & New 3-8 School

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Cyndi Wright, Sheridan 2's facilities and transportation director and Michael Clough, Sheridan 2' superintendent, told the CCAB how the school is close to a very busy street and that two children have been hit and killed crossing the street. Michael Clough told the CCAB the community supports the project and talked about the district's demographic information.

- **School District:** Ignacio 11 JT

Project: Renovation/Addition of (e) MS to Become K-5

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags. Ted Hughes told the CCAB the project was for an intermediate school, not a middle school.

Rocco Fuschetto, Ignacio 11 JT's superintendent, told the CCAB this was the districts highest need project and that it is the worst building in the district. Rocco Fuschetto listed all of the issues at the school had, but noted it is a structurally sound building in a residential area.

- **School District:** Sierra Grande R-30
Project: Reroof a PK-12 School

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **School District:** St. Vrain RE 1J
Project: HS ACM Abatement and Partial Roof Replacement

Discussion: Ted Hughes told the CCAB this project was currently on the BEST Cash shortlist.

- **School District:** Lake R-1
Project: ES Renovation

Discussion: Ted Hughes discussed the project details with the CCAB, including all costs, inflation percent, source of match, if the grant was applied for last year, if there was a waiver request and noted any red flags.

Bette Kokenes, Lake R-1's superintendent, told the CCAB about the need for additional class room space and safety issues that affected the building. Bette Kokenes also discussed the overcrowding issues at the elementary school.

- **Charter School:** Paradox Valley Charter School
Project: PK-8 CS Renovation and Addition

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **Charter School:** Compass Montessori - Wheat Ridge Charter School
Project: 3-6 School Addition

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Holyoke RE-1J

Project: ES & JrSrHS HVAC Upgrades

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Adams-Arapahoe 28-J
Project: ES/MS HVAC Upgrades

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- **School District:** Harrison 2
Project: Replace Boilers at (3) ES

Discussion: Ted Hughes told the CCAB this project had already been discussed the previous day.

- The CCAB Chair discussed the review process again, noting that the Board would vote to put projects on the shortlist. The CCAB Chair asked that the dollar amount of projects that would be on the shortlist be hidden until the Board had reviewed all projects and made a decision. The CCAB Chair talked about the sort order for the projects and how points were awarded. The CCAB Chair also told the Board once the shortlist is complete, the Board would need to make a prioritized list.
- **School District:** Prairie RE-11
Project: New PK-12 School

Discussion: *(Pete Jefferson and Tom Stone recused themselves from the discussion)* A CCAB member asked for clarification regarding the square feet and cost per square feet. Jay Hoskinson, told the CCAB the statewide assessment does not account for modulars when calculating square feet. Jay Hoskinson told the CCAB a large portion of the project is the gym and told the Board how the district intends to keep the gym. The CCAB Chair told the Board she had visited this district and is convinced they are worthy of a grant. A CCAB member asked about how technology would be integrated into the project. Jeff Dollerschell, Prairie RE-11's board president and Joe Kimmel, Prairie RE-11's superintendent, told the CCAB about what technology was included and that they would be going for a bond election.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 6 votes yes, 0 votes no. The project was moved to the shortlist.

- **Charter School:** Eagle County Charter Academy
Project: New K-8 School

Discussion: *(Adele Willson recused herself from the discussion)* Ted Hughes talked about the schools financial situation. Trey Warren, an architect and parent of students at Eagle County Charter Academy, told the CCAB the project was pretty much the same as the previous year. The CCAB discussed the applicants match and a CCAB member said he was considering the schools waiver, since there are no other alternatives for the school to obtain funding. The

CCAB Chair asked about the other grants listed as part of the schools match. Trey Warren explained that the school had submitted letters of intent over the last year for the various grants and how some may be approved pending the outcome of the BEST Grant.

Vote: A CCAB member asked for vote to approve the waiver letter: 4 votes yes, 3 votes no. The waiver was approved.

A CCAB member asked about the schools technology proposal and explained to Trey Warren how important it was to have the infrastructure in place when building a new building. Trey Warren told the CCAB about the school's technology plan.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 6 votes yes, 1 votes no. The project was moved to the shortlist.

- **Charter School:** Corridor Community Academy
Project: New K-8 School

Discussion: The CCAB and Faith Wailes, Corridor Community Academy's director, discussed how the match would be obtained through a bond election. Faith Wailes told the CCAB the school is contributing to capital reserve and how the money is in their general fund. A CCAB member asked for clarification regarding the project's square feet. Scott Newell told the CCAB the current square feet and the proposed square feet. The CCAB and Faith Wailes discussed the proposed site and why it was a good location. Faith Wailes told the CCAB about issues the current school faces. Scott Newell clarified some other facts, listed other issues and told the CCAB the need is definitely there.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

- **Charter School:** Ross Montessori School
Project: New PK-8 Charter School

Discussion: A CCAB member asked the applicant to discuss their match. Tami Cassetty, Ross Montessori School's Board Vice-President and Paul Hutton with Hutton Architecture, told the CCAB the school was part of the charter school institute, that they could never pass a bond, and that they have limited access to funds and those were the reasons for the waiver request. Tami Cassetty told the board most of their match came from private donations and grants. Tami Cassetty told the CCAB only \$140,000 was committed to the match. A CCAB member asked what changed from last year's proposal. Scott Newell told the CCAB the site location had changed and that the school was looking at two different areas that would meet their needs. Ted Hughes talked about the project and financial red flags associated with the project. Tami Cassetty told the CCAB the school plans on breaking financially even, how they have hired a consultant, made financial changes and even cut staff. The CCAB and school representatives discussed the cost of the land and their fund raising efforts.

Vote: A CCAB member asked for a vote to approve the waiver request: 2 votes yes, 6 votes no. The waiver request was denied. A CCAB member called for a vote to put the project on

the shortlist. The CCAB voted: 7 votes yes, 1 votes no. The project was moved to the shortlist.

- **Charter School:** Southwest Open Charter School
Project: HS Improvements at CS

Discussion: (*Adele Willson recused herself from the discussion*) Ted Hughes talked about the project having an open campus and discussed how an open campus would benefit the school. The CCAB Chair stated she had heard about a lot of problems from other schools who have separate buildings and wanted clarification. A CCAB member asked for the schools current and future pupil counts. Lyn Eller, with Slaterpaul Architects, told the CCAB the pupil counts. A CCAB member asked about the technology that would be incorporated into the project. Lyn Eller told the CCAB about the technology plan. A CCAB member asked where the match was coming from. Judy Hite, Southwest Open Charter School's director, said the majority would be coming from a bond election.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 7 votes yes, 0 votes no. The project was moved to the shortlist.

- **Charter School:** Horizons K-8 Alternative Charter School
Project: K-8 CS Renovations and Addition

Discussion: (*Tom Stone and Adele Willson recused themselves from the discussion*) Sonny Zinn, Horizons K-8 Alternative Charter School's principal, told the CCAB about the schools waiver and how part of their match they had last year was their district's bond money that had to be spent. Rosemary McKnight, with Horizons K-8 Alternative Charter School, told the CCAB the school could use 80% of their mill levy funds. The CCAB Chair asked to see the difference in their match from last year compared to their match this year and wanted to add in the bond money that had to be used this year. The CCAB Chair thought the district should provide a full match less the \$3.4 million they had to spend from the bond. A CCAB member asked about the school's relationship with the district. Rosemary McKnight told the CCAB they had a wonderful relationship with the district. Rosemary McKnight told the CCAB about the school, how they are a K-8 in an elementary school.

Vote: A CCAB member asked for a vote to accept the waiver: 5 voted yes, 1 voted no. The waiver was accepted.

The CCAB Chair said she wanted to give Horizons credit for the \$3.4 million towards their match, but thinks they should provide the difference to meet their full match. The CCAB discussed increasing the match.

The CCAB Chair call for a brief break

Vote: The CCAB Chair called for a re-vote to accept the waiver. The CCAB voted 2 votes yes, 4 votes no. The waiver was now denied. The CCAB Chair proposed increasing the waiver \$438,000. The CCAB Chair called for a re-vote to accept the new proposed waiver amount. The CCAB voted 6 votes yes, 0 votes no. The new increased waiver amount was

approved. Horizons K-8 Alternative Charter School would now need to provide \$916,982.24 for their required match.

A CCAB member asked about the CFI. Scott Newell told the CCAB the rating was for an elementary school.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 6 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Dolores RE-4A
Project: PK-12 Health/Safety/Security Improvements

Discussion: A CCAB member asked Mark MacHale, Dolores RE-4A's superintendent, to discuss the project. Mark MacHale told the CCAB about the project and clarified information pertaining to the project. The CCAB Chair stated she did not like the \$1 million cost for the track. Mark MacHale said the cost of the track was only \$552,000. The CCAB discussed their thoughts on the track. Mark MacHale told the CCAB he did not want the track to hold the project back and explained that is was for educational needs. The CCAB Chair said she feels that the project deals more with capacity issues and that the only health and safety issue is in their science room. The CCAB discussed the open campus. A CCAB member asked about the square feet. Rick Niemen, with Edios Architects said the square feet increases but classrooms are the same size.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 1 votes yes, 7 votes no. The project was not moved to the shortlist.

Discussion: A CCAB member asked about taking the track out of the project. Ted Hughes talked about the FCI and CFI. The CCAB discussed further and the CCAB Chair said that capacity issues are the 2nd priority behind health and safety.

Vote: A CCAB member called for a vote to put the project on the shortlist and removing the running track from the project. The CCAB voted: 3 votes yes, 5 votes no. The project was not moved to the shortlist.

- **School District:** Englewood 1
Project: MS Renovation & Addn. to Convert to Alt HS

Discussion: (*Pete Jefferson recused himself from the discussion*) The CCAB Chair asked about the FCI and CFI and stated that when the building was evaluated it was an elementary school and now it is a high school, so the CFI is incorrect. David Henderson, Englewood 1's director of maintenance, talked about the project plan with the CCAB. The CCAB Chair said the elementary school did not have any walls or hallways, just big classroom areas. David Henderson told the CCAB children from ten different districts attend the school. The CCAB asked about the square feet and enrollment.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 6 votes yes, 1 votes no. The project was moved to the shortlist.

- **School District:** Pueblo Rural 70
Project: HS Addition

Discussion: Ryan Elarton, Pueblo Rural 70's director of business services, told the CCAB the project would add 10 classrooms for the high school and would get children out of modulars. Ryan Elarton said the school was in its fifth stage of renovation.

Vote: No vote.

- **School District:** Sanford 6J
Project: Major PK-12 Renovations

Discussion: A CCAB member asked the applicant to clarify the student count and square feet of the project. Kevin Edgar, Sanford 6J's superintendent, addressed the CCAB and told about the project. The CCAB Chair talked about the project and noted the district is close to a neighboring district. The CCAB discussed the site plans for the school. Ted Hughes showed the CCAB the current and proposed site plan. The CCAB Chair said the district has the lowest assessed valuation in the state.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Idalia RJ-3
Project: Major PK-12 Renovations/Replacement

- **Discussion:** (*Pete Jefferson and Tom Stone recused themselves from the discussion*). A CCAB member asked the applicant to clarify the student count and square feet of the project. Jim Poole, Idalia RJ-3's superintendent and Jay Hoskinson clarified the FTE and square feet. Jay Hoskinson told the CCAB the project was for a partial replacement. Ted Hughes reviewed the site plan with the CCAB. Jim Poole told the Board the district had been offered to use other buildings in the community. The CCAB Chair asked about grants the district had received. Jim Poole said they used some grant money to fix the intercom system and basically put some band-aids on the building. Ted Hughes told the CCAB the district had returned two of their grants and why they were returned. The CCAB Chair asked if the Historic Society had issues with the building being renovated. Jay Hoskinson said they had determined it not significant. Ted Hughes talked about the pictures of the school, noting the building was not up to code. A CCAB member asked where their match was coming from. Jim Poole said the district would pursue a bond.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 6 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Montezuma-Cortez RE-1
Project: New HS, (2) New ES, Renovate MS & ES

Discussion: (*Adele Wilson recused herself from the discussion*) Kristin Lortie discussed the project details with the CCAB. The CCAB Chair asked if this project would address all of the needs of the district. Stacy Houser, Montezuma-Cortez RE-1's superintendent and

Michael Canzona, Montezuma-Cortez RE-1's director of support services, told the CCAB that the project would address most of their needs. Kristin Lortie told the CCAB the costs of the individual projects within the project and the priority for each one. The CCAB Chair asked why they were moving the high school. Stacy Houser told the CCAB about the health and safety issues, security issues with the amount of entrances the building has and that the school was undersized.

The CCAB Chair asked if the district had secured the new site. Stacy Houser said not yet, but they were confident they were going to get it. The CCAB also discussed the square feet of the project, how the district would go out for a bond and if they had community support. Stacy Houser said they did a mail survey and that it was challenging to get a lot of feedback. The CCAB Chair noted she liked the above average match amount, but could not justify a project this big. The CCAB discussed other schools involved in the project. Stacy Houser and the CCAB discussed which project within the main project was the neediest and thought it was the high school. A CCAB member said he thinks the community would support the high school project.

Vote: No vote.

The CCAB and district representatives discussed the possibility of only approving the high school project. Everyone agreed that would work as well.

Vote: A CCAB member called for a vote to only put the new high school project on the shortlist. The CCAB voted: 6 votes yes, 1 votes no. The project was moved to the shortlist.

- **Charter School:** Rocky Mountain Deaf School
Project: New PK-12 Deaf School

Discussion: The CCAB Chair talked about the issues from last year, noting the current enrollment and scope. A CCAB member asked the applicant to discuss the match amount. Nancy Bridenbaugh, Rocky Mountain Deaf School's director, told the CCAB about the different grants the school has applied for, saying that some were pending and some had been awarded. A CCAB member inquired about the square feet cost per pupil. Scott Newell told the CCAB about the cost and explained national averages for other deaf schools throughout the country. Nancy Bridenbaugh also told the CCAB about the statistics of deaf schools opened within the last three years. The CCAB talked about the school's per pupil revenue.

A CCAB member asked if the school was ok with the additional operation costs. Nancy Bridenbaugh said they were and explained that they are leasing their current facility. A CCAB member asked about the high cost per square feet. David Pfeifer, with AMD Architecture talked about the costs with the CCAB. A CCAB member asked what would happen if the school did not raise the rest of their matching money. Nancy Bridenbaugh said Jefferson County school district understands their situation and would let them borrow the money. The CCAB discussed the growth and enrollment trends. Scott Newell clarified statements made about Rocky Mountain Deaf School's current enrollment noting that the children would have to attend another school and that this project suits the children's needs for the future. A CCAB member stated that this project was a no brainer.

Vote: A CCAB member called for a vote to approve the waiver request: 8 votes yes, 0 votes no. The waiver was approved. A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Ellicott 22
Project: Replace Existing MS

Discussion: A CCAB member asked for the district's current FTE and affected square feet as well as the proposed square feet. Terry Ebert, Ellicott 22's superintendent told the CCAB the information. Todd Kimes, with LKA Partners, told the CCAB about the project square feet and how the new air force base will increase the student count. Terry Ebert said they were going to build around the current building. Todd Kimes told the CCAB about the current issues. Cheryl Honigsberg talked about the condition of the modulars. The CCAB asked about the district maximizing it's bonding capacity and how smaller districts have their administrative buildings on site. The CCAB discussed the project further.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Del Norte C-7
Project: Consolidate (2) ES and Site Improvements

Discussion: *(Tom Stone recused himself from the discussion)* A CCAB member asked about the current FTE counts and proposed square feet. Nathan Smith, Del Norte C-7's superintendent, clarified the information. The CCAB discussed the scope of the project and reviewed the site plan. The CCAB Chair asked what the Historic Society's thought about the project. Nathan Smith said the Historic Society is ok with building around the historic school. Ted Hughes said the Historic Society was involved with the master plan and showed the site work photos. The CCAB asked about the technology involved and the cost of site work. Dax Diaz, with Adolfsen and Peterson, told the CCAB about the different phases noting the site work would cost roughly \$965,000.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 1 votes yes, 6 votes no. The project was not moved to the shortlist.

- **School District:** Peyton 23 JT
Project: HS Addition

Discussion: The CCAB Chair asked about the old middle school. Tim Kistler, Peyton 23 JT's superintendent, told the CCAB the district was not using the building because of health and safety concerns. Tim Kistler said they still use the gym though. The CCAB Chair said she was not comfortable with the project because it feels more like a suitability issue and that the district may have positioned itself better if they had stayed in the middle school. Tim Kistler said the fire marshal would not let them stay. Tim Kistler told the CCAB about the bond failure from the previous year. A CCAB member asked how the scope had changed from last year. Tim Kistler and Matt Hahn, with Catalyst planning group told the CCAB the project was essentially the same with an added modular to accommodate an extra grade of children.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

- **School District:** Lake R-1
Project: HS Renovation

Discussion: A CCAB member asked the applicant to clarify their FTE and proposed square feet. Bette Kokenes, Lake R-1's superintendent clarified the numbers for the CCAB and told them they would be moving 7th and 8th grade into the building. Bob Binder, with DLR Group, told the CCAB about the existing and proposed square feet. Bette Kokenes said the project would help the multiple health and safety issues the school has, as well as relieve overcrowding. The CCAB discussed the schools FCI and confirmed the district would be going out for a bond for their match. The CCAB Chair and Bette Kokenes discussed the district's bond options, depending on if all projects were approved for Lake R-1. The CCAB Chair noted Leadville had not passed a bond in over 30 years. Bette Kokenes talked about the new mine opening and how it would included in their tax base. Bette Kokenes said this should affect enrollment positively. The CCAB Chair asked if students were leaving the district because of the quality of schools. Bette Kokenes said yes, the district's limitations for technology and major plumbing issues have cause students to attend other affluent surrounding districts. Bette Kokenes discussed other issues within the district and why their project was essential.

Vote: A CCAB member called for a vote to put the project on the shortlist. The CCAB voted: 8 votes yes, 0 votes no. The project was moved to the shortlist.

IV. **Adjournment**

- The CCAB Chair asked for a motion to adjourn:
 - So moved by Norwood Robb;
 - Greg Randall 2nd the motion;
 - No discussion;
 - Motion carried;
 - Meeting Adjourned 4:53 p.m.