

Public School Capital Construction Assistance Board Meeting Agenda



COLORADO
Department of Education

Vision

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

Goals

Every student, every step of the way



Date & Time:

May 19th & 20th, 2015
8:30 a.m. – 5.00 p.m.

Location:

Church Ranch Event Center
10200 Old Wadsworth Blvd.
Westminster, CO 80021

Capital Construction Assistance Board Members

Lyndon Burnett – Chair
David Tadlock – Vice Chair
Cyndi Wright

Tim Reed
Denise Pearson
Ken Haptonstall

Matt Throop
Karl Berg
Kathy Gebhardt

I. Call to Order

II. Discussion Items

- a) Review the FY2015-16 BEST grant application selection process and board evaluation sheets: Scott Newell explained to all in attendance how the grant application selection process would be carried out. Mr. Newell explained that each applicant would have two minutes to present their proposed project to the CCAB. The applications would be presented to the CCAB in alphabetical order by county, application name, and project title. Mr. Newell explained that following the applicant presentation the CCAB would have the opportunity to pose questions to the applicant then each member of the CCAB would fill out an evaluation sheet regarding the application. The evaluation sheets recorded whether the CCAB member recommended an award, the application's identified statutory priority based on project scope, and an application score based on questions surrounding the many facets of the project. Mr. Newell explained that if a waiver was attached to an application the CCAB would review the waiver and fill out a waiver evaluation sheet after the application evaluation sheets for the project had been completed. Mr. Newell stated that if the CCAB were to deny a waiver, the application associated with that waiver would remain valid but the applicant would be required to meet their full match obligation for the project.
- b) Discuss conflicts of interest for CCAB members: Scott Newell explained that if any board member had a conflict of interest regarding a particular project, they must recuse themselves and retire to the hallway until the evaluation sheets for that project had been collected and any waiver associated with the project had been voted upon.
- c) Review of the FY2015-16 BEST grant applications to recommend to the State Board of Education for award:
 - **Applicant:** Adams 14
Project: MS Roof Replacement
Presentation by Applicant: Francis Pombar, Director of Maintenance and Operations for Adams 14, and Andy Flinn, the district's grant accountant, introduced themselves to the CCAB. Francis Pombar began his presentation with a quote which he parlayed into a brief discussion of the school's goals for academic improvements, enhanced resources, and efforts to engage parents in parent-teacher partnerships. He then described the aged condition of the school's roofing, the safety concerns and infrastructure limitations faced by the school as a result of the dilapidated condition. Mr. Pombar closed his presentation with a second quote.

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Discussion: The CCAB Chair asked a question about the new roofing system which Mr. Pombar answered and clarified the school's intent and reasoning behind choosing a three-ply, built-up roof system instead of a four-ply system. CCAB Member Tim Reed expressed a similar concern as the Chair on the roofing type, and followed up the discussion by asking which contractor the school had chosen for the project and why. Andy Flinn explained that they had chosen Garland Contractor because of the contractor's proposed process for the project and that they had not used Garland Contractor for any of the three previous BEST grants awarded to the school.

- **Applicant:** Bennett 29J

Project: HS Security Enclosure

Presentation by Applicant: Keith Yaich, Chief Financial Officer for Bennett 29J, introduced himself and discussed the school's need for a safety and compliance enclosure connecting the main building to its north building. Jay Hoskinson added that some changes had been made to the Bennett 29J application which adjusted the scope of the project; he explained that the deficiencies remained the same, but the solution depicted in the application narrative had changed and that the adjustment in turn lowered the cost of the budget to what was listed in the grant request.

Discussion: The CCAB asked for clarification on the adjustments made to the grant request as a result of the updated project scope and verified the amount of funds requested in the application. CCAB member Denise Pearson asked if this included escalation and at what percentage. Mr. Yaich confirmed the amount of the project request and thanked the CCAB for their consideration of the project.

- **Applicant:** Ricardo Flores Magón Academy

Project: Health-Safety Renovation/ Addition

Presentation by Applicant: Kaye Taavialma, Head of Schools for Ricardo Flores Magón Academy, and Lyn Eller, the school's architect, introduced themselves and Ms. Taavialman proceeded to present to the CCAB the goal of the school as a charter in Adams County, its demography and student body. She described their need for renovations in order to overcome health concerns and safety deficiencies, which included a recounting of a 2013 hostage situation wherein the school was forced into a lock down.

Discussion: Ms. Taavialma explained to the CCAB that the building in which the school operates is currently owned by the school, as a result of financing obtained by the school, and explained that in the event the school closed, the facility would be sold to satisfy their debt obligation. She further discussed the extent of the renovations and clarified the additions planned for the school, which included adding a gym and music room. She provided background information on the relocation of the school from a previous facility to the current one, noting that they were aware of some of the deficiencies when they moved in. Scott Newell explained the building was built in 1906 and asked the presenters to describe the renovations the school had already made. Lyn Eller described the renovations and updates to the building the school had made since moving in four years prior. The CCAB asked if the school had looked into the cost of replacement for the building and if it would be more cost-effective than further renovations. Ms. Taavialma explained that they had looked into it and did not feel that replacement of the facility would be the best option, nor an option within reach. She went on to discuss the school's current enrollment and their goal to increase it over the coming years. She explained to the CCAB that the school had some funding promises in order to meet the match requirement, and various other sources they could use to meet it should their waiver request be denied.

The CCAB Board reviewed Ricardo Flores Magón Academy - Health-Safety Renovation/ Addition waiver from 9:42 a.m. until 9:48 a.m. The CCAB Board denied the waiver with one vote yes, and eight votes no.

- **Applicant:** School District 27J

Project: Abatement/ Roof replacement

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Presentation by Applicant: Flora Aguire-Diaz and Ranette Carlson, Facilities Manager for School District 27J and Construction Project Manager respectively, introduced themselves and described the need for roof replacement in the Brighton Heritage Academy facility as well as asbestos abatement.

Discussion: Ms. Aguire-Diaz explained to the CCAB that their bond election would have to pass in order to obtain matching funds for the grant, noting their past two attempts at bond questions had both failed. If the grant was awarded and the bond election passed, she provided additional detail for the CCAB on how the funds would be used, including to abate asbestos and replace the roof. She listed a breakdown of the cost and explained additional costs for carpeting and consulting fees. The Chair inquired about their level of confidence that the bond election would pass to which Ms. Aguire-Diaz replied they had lost previous elections by very small margins. Ranette Carlson added that the school believed they have more support for this bond election than those pursued in the past.

- **Applicant:** Westminster 50

Project: Metz ES Roof Replacement

Presentation by Applicant: Don Ciancio, Executive Director of AUX Services, introduced himself to the CCAB. He briefly recounted Adams 50's record of school construction projects always being on-time and on-budget, and presented a description of the need for roof replacement in the Westminster 50 school building.

Discussion: The CCAB asked for clarification of escalation included in the grant request, and asked about urgency of roof replacement. Mr. Ciancio clarified and noted that the school was currently moving students out of classrooms because of leaks.

- **Applicant:** Alamosa RE-11J

Project: HS Roof Replacement

Presentation by Applicant: Charlie Jackson and James Murphy, Director of Maintenance and Alamosa's principal architect respectively, introduced themselves and Mr. Jackson began his presentation to the CCAB with a description of the school's economic demography, including citing that 75% of the school's students were eligible for free or reduced lunch, and the urgent need for the replacement of the school's roof. He described past projects where the school was dutiful in its expenditures thereby efficiently spreading funds for the project and seeing great progress. Mr. Murphy seconded Mr. Jackson's description and added that the school had the support of contractors, the school's board, and community. Mr. Jackson closed by thanking BEST for previous support on Alamosa's middle school roof replacement.

Discussion: Mr. Jackson provided clarification for the CCAB on the roofing system the school planned to implement, and described further the age of the current roof, noting that the school had been in maintenance mode since year 10 of the current roof; he informed the CCAB that the new roofing system would have a 20 year warranty, but would be expected to last longer.

- **Applicant:** Littleton 6

Project: ES Structural Correction/ System Upgrades

Presentation by Applicant: Terry Davis, Director of Operations and Maintenance, and Mark Crisman, their Program Manager, introduced themselves to the CCAB. Mr. Davis described the school's previous bond-funded capital improvements program which was to correct deficiencies within the school such as reparation of wood trusses, asbestos abatement, replacement of roofing and insulation, and other renovations. Today however, Mr. Davis said, a feasibility report has indicated structural deterioration which dictates the need for complete replacement of the truss system, as well as the need for more complex asbestos abatement than was performed previously.

Discussion: The CCAB asked why the feasibility report indicated a different cost than the state's assessment. Mr. Davis explained the current roofing issues – concaving in – had not begun to show until after the state's assessment took place. He also provided some clarification on a mistake in the grant application regarding

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capital reserve, stating the school allocated \$1.5 million to capital improvement needs each year. The CCAB asked if the school had already begun construction on the project, which Mr. Davis explained they had; the work, he said, was under contract due to the urgency of the project and would be completed over the summer with the hope the award is approved to help offset some of the costs. Scott Newell added context for the CCAB stating there was some precedent for this type of situation wherein a project, if awarded, is reimbursed from the grant therefore allowing the applicant to meet the summer construction season; this was allowed as long as the project was not completed prior to the application review. The CCAB asked what the total cost of the project would be, which Mr. Davis answered, confirming the grant request was for only 25% of the overall cost. The CCAB also asked where the money the school was using to begin construction was coming from. Mr. Davis explained the school had decided they had no choice but to defer other projects and delay IT improvements, as well as cut spending from other budgets, in order to fund the project; he said the alternative would put the school at risk of closing due to the structural deficiencies.

The CCAB Chair called for a 15 minute break from 10:20 a.m. – 10:35 a.m.

- **Applicant:** Lotus School for Excellence

Project: Health/Safety Upgrades

Presentation by Applicant: Eray Idil and Nurzhan Ustemirov, the school's principal and board president respectively, introduced themselves to the CCAB. Mr. Idil began the presentation by recounting to the CCAB the school's mission statement, and the academic accomplishments of their diverse student body. He described the school's rigorous curriculum and the variety of course work they offer, including biometric and robotics courses; however, he remarked, the school's science labs lack both health and safety measures and adequate space for students. In addition to this deficiency, the school's bathrooms are in need of upgrades, and the main elementary school lacks a security vestibule.

Discussion: The CCAB asked the school about the feasibility of the contingency, which Mr. Idil said was at 5%; he confirmed they felt it was feasible. The CCAB asked if the school was currently using the classrooms listed as having safety issues. Mr. Idil said they were due to a lack of alternative space in which to house the classes. The CCAB asked for clarification on water damage shown in the slide presentation, noting that water damage was not included in the grant proposal. Mr. Idil explained their BEST grant in 2013 had fixed the roofing issues causing the water damage, and the water problem to-date was localized only to the bathrooms. The CCAB asked if, in light of the proposed solutions, the total project cost seemed accurate to the school; Mr. Idil confirmed they felt it was, adding that GHR prepared the cost estimate. The CCAB asked about the school's current enrollment and capacity. Mr. Idil said their current enrollment was at 764 and capacity is over 800. The CCAB asked a final question about the breakdown of the contingency. Cheryl Honigsberg provided the breakdown: 4.5% escalation, 5% construction contingency, and 5% owner's contingency.

- **Applicant:** Las Animas RE-1

Project: MS/HS Health Upgrades

Presentation by Applicant: Brian Calhoun, the school's principal architect, and Lynn Brundage, their maintenance director, introduced themselves to the CCAB. Mr. Calhoun described the health deficiencies of the school, including inadequate and faulty HVAC systems, boiler systems, and electrical issues. He explained the project proposal and solutions to remedy the deficiencies.

Discussion: The CCAB asked if the deficiencies were localized to the west wing only, and if the 2014 installation of geothermal systems was working properly for the rest of the facility. Mr. Calhoun confirmed it was the west wing only, and explained the school's desire to remove and replace old equipment in the deficient areas, replace and repair insulation and roof leaks, and renovate elsewhere as necessary in order to bring the facility back into compliance. The CCAB asked if the school had done any modeling to plan for the potential increase in electric bills after the conversions. Mr. Brundage told them the school expected an increase in electricity costs, but they had not created cost-analysis models for it. Mr. Calhoun added the overall goal was to decrease the school's footprint.

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The CCAB Board reviewed Las Animas RE-1 - MS/HS Health Upgrades waiver from 11:00 a.m. until 11:03 a.m. The CCAB Board approved the waiver with eight votes yes, and one vote no.

- **Applicant:** North Conejos RE-1J
Project: District Wide Security Upgrade
Presentation by Applicant: Curt Wilson and James Murphy, the school's superintendent and principal respectively, introduced themselves to the CCAB. Mr. Wilson described the district's goal for security improvements in all their schools, and the design they had chosen in order to mitigate security risks.

Discussion: The CCAB asked for additional information on the design and integration plans for the schools and systems, which Mr. Wilson explained and added that their goal was to also provide communication between schools. The CCAB asked if they planned to replace doors in the facilities. Mr. Wilson said they did in order to provide line-of-sight preventative measures. Mr. Wilson clarified for the CCAB the project would include access control, visual and audio control.

- **Applicant:** KIPP Sunshine Peak Academy
Project: Health/Security Upgrades – Addition/Renovation
Presentation by Applicant: Carol Bowan, the school's Chief Operating Officer, and Alan Doggett, designer with Cuningham Group Architecture, introduced themselves to the CCAB. Ms. Bowan began the presentation by telling the CCAB of a recent abduction that took place across the street from the school, and related the school's inability to implement security measures for the protection of its students.

Discussion: Ms. Bowan informed the CCAB that the school had begun a master plan and had a good basis in the works; she described the school's plan to replace its modular classrooms with a permanent structure which would connect to the main building. Scott Newell provided additional information for the CCAB on the expanded footprint the new addition would have. The CCAB asked about the capacity of the school, which Ms. Bowan answered by describing the current capacity and the capacity they hoped to reach with the new addition. She went on to describe the project contingency, and Cheryl Honigsberg added that a new contingency had been provided with a total contingency of 12-13%. The CCAB asked for more information on the plan for security measures. Mr. Doggett related that the plans included key card security entrances designed to DPS standards, and appropriate locking mechanisms for the multiple entry points. The CCAB inquired about the ability of the school to procure matching funds; Ms. Bowan informed the CCAB that the matching funds were in the bank. The CCAB concluded its questions by asking who owned the current school buildings and to whom the school property would revert in the event the school no longer existed. Ms. Bowan reported that Denver Public Schools (DPS) owned the permanent structure and the land, KIPP owned the modular classrooms, and in such an event as the school closed, it would revert to DPS. She added upon prompting that DPS and KIPP were in discussions for a Plan B if the BEST grant was not awarded.

- **Applicant:** Platte River Charter Academy
Project: Safety Upgrades
Presentation by Applicant: Mike Munier, Principal of Platte River Charter, introduced himself to the CCAB and began his presentation by briefly detailing the school's record of academic excellence. Mr. Munier described the school's security deficiencies and their collaboration efforts with the Douglas County Sheriff's Department to mitigate risks.

Discussion: The CCAB asked for clarification on the security system, which Mr. Munier provided; and Jay Hoskinson added additional clarification by identifying two pieces of the project which been dropped from the grant request because they were not capital construction improvements. The CCAB inquired about funding and resources. Mr. Munier informed the CCAB the school would prefer to spend current funds on students rather than construction.

- **Applicant:** SkyView Academy

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Project: Roof/ Fire Sprinkler replacement

Presentation by Applicant: Richard Barrett, Executive Director, and Lori Bachtel, the school's business manager, introduced themselves to the CCAB. Mr. Barrett gave a brief history of the school, its students and staff, and its achievements in academic excellence. He described the roof deficiencies and water damage sustained to the building over time, and included a brief account of snowfall in the school's gymnasium.

Discussion: Mr. Barrett provided clarification for the CCAB on the water damage caused by pinhole leaks in the fire sprinklers. The CCAB inquired about the plan to cut up the existing roof, to which Lori Bachtel responded, informing the CCAB the school planned to replace the top membrane only and not the full roof. The CCAB asked for clarification on deficiencies cited in the application that were due to decisions made by the school's previous administration. Richard Barrett described his school's prior capital improvement decision making process and stated that the school's first, and current, concerns were the roofing issues.

- **Applicant:** Calhan RJ-1

Project: Roof Replacement

Presentation by Applicant: Linda Miller, the school's superintendent, and Brian Calhoun with RTA Architects introduced themselves to the CCAB. Ms. Miller provided a description of the roof deficiencies and the extent to which water damage had reached in the building and classrooms.

Discussion: Brian Calhoun provided additional detail on the cost estimate for the replacement, assuring the CCAB they were comfortable with it as they had chosen the highest quote to ensure coverage of costs at current escalated market rates.

- **Applicant:** Edison 54 JT

Project: Jr/ Sr HS – Renovation/ Addition

Presentation by Applicant: Patrick Bershinsky, the school's superintendent, and Lyn Eller with SlaterPaull, introduced themselves to the CCAB. Mr. Bershinsky described the school's overcrowding issues to the CCAB and remarked on the community support the school has received.

Discussion: Scott Newell provided information for the CCAB on the school's statutory waiver, explaining that by statute a school which has exhausted their bonding capacity is given a statutory waiver for the match; therefore a review and vote by the CCAB is not needed. Scott Newell asked the school to give more detail on the renovation plans. Mr. Eller described the school's major renovation plans, and additions to the historic building to replace modulars and connect buildings. The CCAB asked for clarification on cost estimates. Mr. Bershinsky explained the two cost estimates and the impact of their rural location, and Cheryl Honigsberg added the differences were because of some of the renovations. The CCAB asked if it would be more cost effective for the school to build a new building instead of renovate the old facility. Mr. Eller said they believed the current building to be sound, though in need of renovations and additions; they did not believe it would be more cost effective to build a brand new facility.

Because Edison 54 JT meets the criteria, having exhausted their bonding capacity in previous years, they were given a statutory waiver.

- **Applicant:** Harrison 2

Project: MS Health/ Safety Upgrades

Presentation by Applicant: Mark Wilsey, Harrison's former director of operations, and Dana Thomson, the school's chief financial officer, introduced themselves to the CCAB. Mr. Wilsey began the presentation by giving a brief background of the school property, its original building design during the 1973 oil embargo, and the resulting hybrid system of HVAC equipment. He described the related deficiencies in air quality and impact on CO2 levels.

Discussion: The CCAB asked for additional information on the boiler system, which Mr. Wilsey provided by describing the outdated condition of the boilers, and resulting fire hazards.

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The CCAB Chair called for a lunch break from 11:57 a.m. – 12:57 p.m.

- **Applicant:** James Irwin Charter Schools

Project: Security Upgrades

Presentation by Applicant: Jonathan Berg and Linda Carroll, Chief Executive Officer and Director of Advancement respectively for James Irwin Charter Schools, introduced themselves to the CCAB. Mr. Berg described the need for security upgrades in its three schools: security cameras, controlled access exits between the high school and middle school, and holding vestibules for front door security.

Discussion: The CCAB asked for clarification on the number of cameras required and the plans for the vestibule. The number of cameras in the plan was initially unknown to Mr. Berg; he guessed at six cameras and gave additional detail on the vestibule design. The CCAB inquired about the cost breakdown for the remodel and contingency compared to the cost of the cameras. Mr. Berg informed the CCAB that no contingency had been included in the original plan, and Cheryl Honigsberg provided additional information for the CCAB on the breakdown of costs; the number of cameras in the plan was discovered to be twenty-seven and not six. Additional discussion centered on the various contractors and consultants for the project, which Mr. Berg identified for the CCAB. The CCAB Chair asked why the school could not cover the cost of the upgrades on their own. Mr. Berg informed the CCAB of the other projects the school was currently undertaking which included: a new high school parking lot, additional classrooms, and Pre-Kindergarten areas.

- **Applicant:** The Classical Academy

Project: Health Upgrades/ Security Addition

Presentation by Applicant: Kevin Collins and Robert Swanson, Director of Operations and Executive Assistant to the principal respectively, introduced themselves to the CCAB. Mr. Collins gave the CCAB a brief description of the school's property, the history of the facilities, and past and current maintenance efforts. He explained what the project would focus on if the BEST grant was awarded: health, security and safety issues.

Discussion: The CCAB asked for clarification on a deficiency as written in the application summary which stated, "ensuring that a major catastrophe does not occur due to the internal components". Mr. Collins said the language referred to issues with the current HVAC system, boilers and piping, and described the hazards presented by these issues. The CCAB inquired about the contingency built into the plan and if the school was confident it had estimated enough funding. Cheryl Honigsberg provided the breakdown of the contingency: 6% design, 3% construction. Mr. Collins added further that four contractors had looked over the scope of the project and they were all confident in the cost estimate. Scott Newell informed the CCAB of the revisions to the financials to incorporate the contingency and asked the school to provide additional clarification on what the funds would be used for. Mr. Collins gave a brief explanation of the various projects over the multiple campuses, but indicated that the grant funds were for upgrades on the central campus only.

- **Applicant:** Thomas MacLaren

Project: Building Purchase/ Renovation

Presentation by Applicant: Mary Faith Hall, Head of School, and Tim Seibert, one of the school's board members, introduced themselves to the CCAB. Mrs. Hall began her presentation with a brief synopsis of the school's academic merits and moved into a description of the deficiencies faced by the school in its current facility: water damage caused by roof leaks, an outdated HVAC system, limiting classroom configurations, the lack of a gymnasium and elevator access for students with disabilities. She noted that the school had located a new facility for purchase and renovation to solve these deficiencies.

Discussion: The CCAB asked for additional information on the new facility, the school's timeline for move-in and when the lease on the current facility expired. Mr. Seibert informed the CCAB the new facility was a former health facility and described some of the renovation plans to begin the summer of 2015; he stated

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that the school's current lease expires in 2016. The CCAB inquired about the large increase in square footage, which Mr. Seibert explained would be used for new instrument space and additional functions such as adding a gym in the future; he noted, however, that the gym and other additions were not included in the plans for this grant application. Scott Newell asked the school if they had planned for the additional costs of a much larger facility in their operating budget. Mr. Seibert stated that the school had modeled the cost of the additional space and believed it was affordable for their budget. The CCAB noted the asbestos report for the new facility, and asked about the school's comfort level with buying a building with asbestos issues. Mr. Seibert admitted that asbestos was throughout the entire building but that abatement of the asbestos, included in the project scope, had been estimated to cost \$600 thousand to \$1 million, the cost of which was included in the application budget, and would not be additional.

- **Applicant:** Elizabeth C-1

Project: ES Roof Replacement & HS Roof Replacement

Presentation by Applicant: *Elizabeth C-1 submitted individual applications for the elementary school and high school roof replacements. The presenters elected to present both applications jointly to the CCAB; the 2 minute presentation limit for each project was combined for total presentation time of 4 minutes.*

Douglas Bissonette and Ron Patera, the school's superintendent and finance director respectively, introduced themselves to the CCAB. Mr. Bissonette gave an account of the school's failed bond elections in years prior, and informed the CCAB that this year they would not be relying on a bond election for matching funds; instead, the school would provide the match in cash by way of loans and budget cuts on the number of teachers and staff. He told the CCAB the waiver request included on the high school project application, if approved, would help mitigate the need to cut one of their teachers. Mr. Patera added a description of the roofing deficiencies in both schools and noted the necessity of complete roof replacements to ensure student safety and structural integrity.

Discussion: The CCAB inquired about the roofing system the school intended to use in the replacement and discussed with Mr. Patera the school's choice of a 4-ply system with a 30 year warranty. The CCAB asked what the school had done in the meantime to maintain the roof while the school awaited grant funds and bond approvals. Mr. Patera estimated that \$30,000-\$40,000 had been spent on maintenance materials over that time, along with non-monetary costs such as student downtime while the repairs took place. The CCAB noted the past 5 bond elections that had failed, and inquired if the school expected BEST to cover costs as a result. Mr. Bissonette stated that yes they expected the state to fund the school adequately and equitably, noting that their school is currently the second lowest funded in the state.

The CCAB Board reviewed Elizabeth C-1 – HS Roof Replacement waiver from 1: 49 p.m. until 1:55pm. The CCAB asked for some clarification on funding and loan proceeds. Mr. Patera stated that the loan had not yet been obtained, but other avenues of funding were being pursued should they be necessary. Mr. Bissonette added that he was confident the school would be able to get the loan.

The CCAB Board approved the waiver with eight votes yes, and one vote no.

- **Applicant:** Garfield 16

Project: Hazardous Material Abatement at 2 ESs & Roof Replacement at 2 ESs & Security Vestibules at 2 ESs

CCAB member, Ken Haptonstall, recused himself.

Presentation by Applicant: *Garfield 16 submitted three individual applications for each project: Hazardous Material Abatement at 2 ESs, Roof Replacement at 2 ESs, Security Vestibules at 2 ESs. The presenters elected to present all applications jointly to the CCAB; the 2 minute presentation limit for each project was combined for total presentation time of 6 minutes.* Rose Belden and Colleen Kaneda, Garfield's Finance Director and the project's owner's rep respectively, introduced themselves to the CCAB. Ms. Belden described the fluctuations of the school's student body as a result of the volatility of the petroleum industry in the area. This, compounded with the Negative Factor, she said, greatly reduced funding for capital improvements, leading to the current hazardous conditions in the facilities. Ms. Kaneda gave a brief description of the

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deficiencies, which included asbestos contamination, mercury-containing flooring, roof damage, and security issues. Ms. Kaneda explained that the school had sought architects and consultants through a transparent and competitive process to work with them, and that with the issuance of a bond and mill levy which passed in November 2014 the school was seeking the remaining funds from the BEST grant to complete the capital projects; the school would provide a 72% match of funds if awarded.

Discussion: The CCAB asked for clarification on the mercury flooring, and Ms. Kaneda explained it was an old method used for gym flooring. Additional discussion centered around the AHERA report, and the roofing project.

- **Applicant:** Roaring Fork RE-1

Project: ES Renovation and Addition

Presentation by Applicant: Shannon Pelland, the assistant superintendent and CFO for Roaring Fork School District, and Kari-elin Mock, the school's architect, introduced themselves to the CCAB. Ms. Pelland began her presentation by explaining to the CCAB the school had completed a Master Plan this year, part of which includes a bond election for voter approval.

Discussion: Scott Newell asked the school to describe the project in greater detail. Ms. Mock explained the site plan and site constraints for the CCAB. The CCAB asked why the district had not sought a bond election in the past and why the cost per square foot for the renovations appeared high. Ms. Mock explained there were two factors increasing the cost: the school's significance with the Colorado Historical Society (CHS) which required them to meet additional guidelines for historical buildings, and the need for temporary facilities while construction was ongoing. Ms. Pelland also noted for the CCAB the increased regional costs for construction in Garfield County. The CCAB asked additional questions on the cost breakdown for building and grounds, as well as who had prepared the cost estimate for the school. Ms. Mock explained that Cuningham Group had prepared the estimate, and Scott Newell provided some clarification for the CCAB on the needs for ground work and additional construction.

- **Applicant:** Gilpin County RE-1

Project: PK-12 Safety Upgrades

Presentation by Applicant: Deputy Sherriff Lee Ramsey introduced himself to the CCAB and began his presentation by describing the school's construction history, expansion with the legalization of gambling in the 1990s, and its proximity to I-70. The result of all of which has led to easily accessible facilities from the interstate and numerous safety deficiencies: inadequately secured windows and doors on all levels, and limited communication ability throughout the building, including dead-spots for walkie-talkie radio communications.

Discussion: *The CCAB had no questions for the school; Deputy Sheriff Ramsey was dismissed.*

- **Applicant:** West Grand 1-JT

Project: HS Safety Upgrades

Presentation by Applicant: Mike Page and Jake Johnson, the Superintendent and Maintenance Director for West Grand respectively, introduced themselves to the CCAB. Mr. Johnson described the school's current security system, the age of its multiple entryway surveillance systems, and the failure of entryway constructions to meet current CDE guidelines.

Discussion: The CCAB asked the school to discuss in further detail the security measures, and products in mind for the upgrades, which Mr. Johnson provided by describing the cameras and audio systems intended for the project. Referencing a 2008 security system installation that no longer worked as noted in the grant application, the CCAB asked for clarification about the fate of the system and what it covered. Mr. Johnson said the system no longer functioned, but it had been for safety and did not provide access control. Scott Newell asked the school to discuss contingency plans, which they provided for the CCAB.

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The CCAB Board reviewed West Grand 1-JT – HS Safety Upgrades waiver from 2:33 p.m. until 2:38 p.m. The CCAB, in reference to the grant waiver application responses, asked for information on the assessed valuation of the school if Eagle and Summit counties were excluded from the valuation, as well as for what the school's successful 2006 bond election funds had been used.

The CCAB Board approved the waiver with seven votes yes, and two votes no.

Applicant: Mountain Phoenix Community School

Project: ES/MS – Safety & Security Upgrades

CCAB member, Tim Reed, recused himself.

Presentation by Applicant: Dirk Angevine, Director of Operations, and Alan Doggett, from the Cuningham Group, introduced themselves to the CCAB. Mr. Angevine began his presentation by describing the deficiencies related to safety and security at Mountain Phoenix Community School, including the lack of: monitoring systems, controlled access points, paging and intercom systems. Mr. Angevine noted that security concerns were compounded with the pending Claire Davis legislation, and lent to the urgency felt by the school to redress the deficiencies.

Discussion: The CCAB asked the school if they had hired a security consultant to provide the estimate, which Mr. Doggett explained they had hired EDI. The CCAB asked for additional information about the fence and perimeter planned in the project, and the school's plan for their current location. Mr. Angevine informed the CCAB of the plans for the fence and expressed that the school's plan was to remain in their current location for the long-term.

- **Applicant:** Rocky Mountain Academy of Evergreen
Project: ES/ MS Safety – Security Addition

CCAB Board member, Tim Reed, recused himself.

Presentation by Applicant: Roberta Harrell, the school's Executive Director, and Alan Doggett with the Cuningham Group, introduced themselves to the CCAB. Ms. Harrell described to the CCAB the school's natural environment and multi-building campus, which spanned both sides of a busy, local road. Due to the regional location of the school, Ms. Harrell informed the CCAB of the perceived threat to student safety posed by wildlife, including mountain lions, bears, and elk, as students commute between buildings, as well as inclement weather challenges. She also described the school's plan, with grant approval, to build attachments between buildings, move the Pre-K students located on the other side of the local road onto the main campus thereby eliminating potential hazards when students cross the street, and create additional space for a gym.

Discussion: The CCAB inquired if the school's current buildings to which additions would be made were modulars. Mr. Doggett explained the buildings were high-grade pre-fab buildings and not the typical lower-grade, temporary modular buildings; the pre-fab buildings were installed with the intention of being permanent structures when the school moved to the current campus. The CCAB asked about the basement renovations and codes, which Ms. Harrell explained that the basement was already being used for classrooms and it was not against code – but with the renovations, pre-K students would be moved to the basement. Cheryl Honigsberg provided additional clarification, informing the CCAB the basement had full walk-out access, and was not a traditional basement space. The CCAB asked when the original buildings were put in, and what the school's long-term plan was going forward. Ms. Harrell told the CCAB the buildings were built in 2007, and Mr. Doggett described the original master plan from 2009 and the current plan to build upon that, both to meet current concerns and to create additional space for future needs. Scott Newell asked the school to provide additional information for the CCAB about the match and the school's plan to meet it. To answer the question, Ms. Harrell introduced the school's board treasurer, Dana Price. Dana Price summarized for the CCAB the financial plans the school had put together, including

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additional grant applications, donor pledges, and previous and potential bond proceeds, for procurement of funds; but she clarified that funds were promised and not currently in-hand. The CCAB Chair asked if the grant were awarded, in the event the school went under while bonds were outstanding, how collateralization of the school would work out. Scott Newell provided clarification about the use of state funds, the lending institutions preferences, and said the particular lender used by the school would likely put in another education institution.

The CCAB Chair called for a 15 minute break from 2:59 p.m. – 3:15 p.m.

- **Applicant:** Burlington RE-6J
Project: MS Roof Replacement
Presentation by Applicant: Tom Satterly, the school's superintendent, and Brent Grimditch with Cave Consulting, introduced themselves to the CCAB. Mr. Grimditch presented to the CCAB, describing the condition of the roof, its needs for replacement, and related concerns for asbestos-containing material within the roof.

Discussion: The CCAB asked the school for more information about the asbestos, and questioned the school's intent to leave asbestos-containing material in the roof. Mr. Grimditch informed the CCAB the school had opted to leave the asbestos for now, and fix it after the roof replacement. The CCAB discussed with the school their concerns about that plan, which Mr. Satterly explained as long as the asbestos remained dry, it wasn't leaking out. The discussion continued with the CCAB asking several questions related to why it would be left, and for how long before the asbestos would be abated. Additional questions were asked about the ballasted roofing and material.

The CCAB Board reviewed Burlington RE-6J - MS Roof Replacement waiver from 3:25 p.m. until 3:28 p.m. The CCAB asked for clarification on matching funds and previous mill levies. Mr. Satterly explained the history of the school's mill levy attempts and the funds remaining for the match.

The CCAB Board approved the waiver unanimously, with nine votes yes, and zero votes no.

- **Applicant:** Animas High School
Project: New HS
Presentation by Applicant: Thomas Morrissey, with the school's board of directors, and Jim Ketter, their owner's rep, introduced themselves to the CCAB. Mr. Morrissey began the presentation by describing the school's history of academic excellence and recognition within CSI, the school's previous location in a strip mall, and their current temporary location in modular homes.

Discussion: The CCAB referenced the \$3.3 million match, asking the school if they had made any headway on procuring those funds, and if so, how much. Mr. Ketter told the CCAB between pledges, other grants, and private donations, the school had the matching funds. The CCAB asked how much of the project cost would be for land and what the new school's square footage would be. Mr. Ketter explained the cost for land would be very little to none, and the square footage would be forty thousand.

- **Applicant:** Durango 9-R
Project: ES Fire Suppression Emergency Generators & ES Roof Replacement
Presentation by Applicant: *Durango 9-R submitted two applications for each project: ES Fire Suppression Emergency Generators, and ES Roof Replacement. There were no applicants present from the school to give the presentation; Dustin Guerin gave an executive summary of each project and answered the CCABs questions on their behalf.* Dustin Guerin described the need for small sections of the school's roof to be replaced and, as required by local fire department, for the school to install generators in multiple locations.

Discussion: The CCAB asked if the school planned to apply for a DOLA grant in the future. Dustin Guerin told the CCAB that he had asked the school the same question, but DOLA doesn't usually fund projects of this type; the school, he said, had indicated to him that if they did apply for the grant, it would be to offset their

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actual budget costs. Scott Newell asked if the Fire Marshall would shut the school down if they did not install the generators. Mr. Guerin said that he wasn't sure if there was a specific time-line given to the school to comply, but that the school was moving forward over the summer to begin installations.

- **Applicant:** Lake County R-1

Project: MS Gym Floor Mercury Abatement

Presentation by Applicant: Kate Bartlett, Chief Operating Officer, and Colleen Kaneda, the school's owner's rep, introduced themselves to the CCAB. Ms. Bartlett began her presentation by thanking the BEST board for a 2014 grant which was used to fix roof leaks in parts of the middle school. She then explained to the CCAB the new project request: abatement of vaporizing mercury in the school's gym floor. According to tests, Ms. Bartlett said, the concentration of mercury in the gym flooring fell well above the designated limit of 0.2mg/l, with samples testing at 2.0mg/l and 5.5mg/l, presenting dangerous health hazards to children inhaling the vapors. Ms. Kaneda added a description of the current gym floor and provided a summary of the plans for replacement.

Discussion: The CCAB asked the school with what product they would replace the flooring, which Ms. Kaneda answered. The CCAB discussed the proprietary nature of the flooring the school had chosen, its cost, and ability to subcontract the installation for more competitive pricing. Ms. Kaneda said that they would continue to look into subcontractor services to keep costs low.

The CCAB Board reviewed Lake County R-1- MS Gym Floor Mercury Abatement waiver from 3:50 p.m. until 3:55 p.m. The CCAB asked for clarification on attachments to the waiver application, and on a California study mentioned in the application. The CCAB also asked what the school planned to do in the event a separate DOLA grant application did not get awarded. Ms. Bartlett answered that the school did not know yet what they would do – would they spend other funds from the budget, or defer replacement – but she assured the CCAB that it was a question being discussed by the district.

The CCAB Board approved the waiver unanimously, with nine votes yes, and zero votes no.

- **Applicant:** Thompson R-2J

Project: HS Partial Roof Replacement

CCAB Board member, Matt Throop, recused himself.

Presentation by Applicant: *There were no applicants present from Thompson R-2J to give the presentation; Kevin Huber gave an executive summary of the project and answered the CCABs questions on their behalf.* Kevin Huber explained that the same project had been submitted in the 2014 grant cycle without success, and gave a brief description of the roofing deficiencies and project scope.

Discussion: The CCAB asked if the project had changed at all between last year and this year, which Mr. Huber said that it had not, and they asked what the outcome of the decision had been previously. Scott Newell explained that in the previous cycle the CCAB had felt the school could potentially have enough bonding capacity to fund the project on its own. Kevin Huber noted that the school would not go to a bond election for the project, due to the size of the project and the number of schools in the district. The CCAB noted the high match percent, and asked if the match had increased significantly from last year. Scott Newell explained that it likely had due to the district's bond capacity.

- **Applicant:** Kim Reorganized 88

Project: Kim Supplemental Grant

Presentation by Applicant: Monica Johnson and Jeff Reed, the school's superintendent and owner's rep respectively, introduced themselves to the CCAB. Ms. Johnson described the school's original lease-purchase project through the BEST program, explaining the various setbacks experienced over the two years since the project began, including escalation of costs and unforeseeable conditions. Ms. Johnson added that

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a DOLA grant had been awarded to help offset some of the setback costs, but explained the additional needs remaining before a fully functional facility could be completed and used.

Discussion: The CCAB asked staff for clarification on safety recommendations. Scott Newell provided clarification and noted that as staff, from a transparency standpoint, they look at the merits of the current application project needs and provide a recommendation based on that scope of work, keeping in mind that it is a supplemental to a previously approved project. In the event the grant is not awarded, the CCAB asked the presenters what the building would look like. Mr. Reed explained that there was no carpeting or interior furnishings, describing the building as a shell with only 60% of construction complete. Scott Newell asked the presenters how comfortable they are with the estimates in the new grant request, given that the original project request was too low. Mr. Reed expressed that they were very comfortable with the new estimates which also included a higher contingency. Cheryl Honigsberg added that if the contingency was not used, the remaining funds would go back to the grant. The CCAB asked if there were any other potential “surprises” that could arise as construction continued. Ms. Johnson and Mr. Reed expressed their confidence in the remaining project needs and expectations.

The CCAB Board reviewed Kim Reorganized 88 - Kim Supplemental Grant waiver from 4:08 p.m. until 4:10 p.m. They had no questions on the waiver application.

The CCAB Board approved the waiver unanimously, with nine votes yes, and zero votes no.

The CCAB Chair dismissed the CCAB for the day, announcing the meeting would reconvene the following morning at 9:00 a.m.

The CCAB Chair reconvened the meeting at 9:00 a.m. Each member of the CCAB introduced themselves to the public, and the CCAB Chair called the first presenter.

- **Applicant:** Limon RE-4J

Project: Supplemental K-12 Locker Room Renovation

Presentation by Applicant: Dave Marx and Chuck Jordan, the school’s superintendent and owner’s rep respectively, introduced themselves to the CCAB. Mr. Marx described the issues which arose in the school’s previous BEST-funded project, which forced them to redirect funds intended for locker room renovations to rectify the problems. As such, Mr. Marx explained, the school was requesting a supplemental grant to complete renovations in the locker room.

Discussion: The CCAB asked which of the expansive soils and escalation of subcontractors was the biggest cost factor exhausting previous funds. Mr. Marx stated that it was primarily due to an incorrect master plan, which later meant the locker room plans had to be moved. The CCAB asked if the school had provided a full match with the last grant. Mr. Marx told the CCAB that they had. Scott Newell added additional clarification, explaining that the school had provided a full match on the previous grant and that grant reserves had also been used.

The CCAB Board reviewed Limon RE-4J - Supplemental K-12 Locker Room Renovation waiver from 9:20 a.m. until 9:12 a.m. They had no questions on the waiver application.

The CCAB Board approved the waiver with eight votes yes, and one vote no.

- **Applicant:** Debeque 49JT

Project: ES & HS Addition to become a PK-12

Presentation by Applicant: Alan Dillon and John Cameron, the school’s superintendent and architect respectively, introduced themselves to the CCAB. Mr. Dillon began his presentation by describing the master plan to the CCAB, and moving into a description of the school’s conditions. He described the security concerns due to the number of entry points, which he said was near 30, and the age of the school. He added that a master plan had been made and received positive community support.

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Discussion: Scott Newell asked the school to provide additional clarification by walking the CCAB through the slides in their presentation. Mr. Cameron described the campus map, water damage to the buildings, and the project plans for demolition of the elementary school and renovation/additions to the new high school building. The CCAB asked about AHERA report findings, which Mr. Cameron described for them. They also asked the school to provide a breakdown of the cost of the plan, and if demolition costs were included in construction estimates. Mr. Cameron explained that the cost of demolition was \$145 thousand, and included abatement. The CCAB expressed concern about the cost of the plan given the scope of the work. Mr. Cameron said he was confident in the estimates, and Kevin Huber provided additional information on the cost breakdown. The CCAB inquired if a contingency was built in, which Mr. Cameron listed for them.

- **Applicant:** Plateau Valley 50
Project: K-12 RTU Replacement

CCAB Board member, Kathy Gebhart, recused herself.

Presentation by Applicant: Greg Randall, Superintendent of Plateau Valley School District, introduced himself to the CCAB, and began his presentation with a description of the school's student population. He drew a distinction between the average school budgets in Colorado and that of Plateau Valley's, stating that the school was in higher need of funding assistance. Specifically, the school needs BEST funding to replace 26 failing heating-cooling units throughout the school.

Discussion: The CCAB asked the school to describe the current condition of the units and with which product the school intended to replace them. Mr. Randall explained the condition of the 25 years or older roof-top units, noting that poor circulation of the air has also led to an increase in the number of sick students. The CCAB asked if the school had a firm chosen for the installation and if each classroom was supplied with the same type of heating unit. Mr. Randall told the CCAB the school would work with Bighorn Engineering for installation, and all units would be boilers. The CCAB asked if the school expected the replacements to increase the cost of energy, which Mr. Randall answered the school believed it would actually be less expensive because the current units are so inefficient.

The CCAB Board reviewed Plateau Valley 50 - K-12 RTU Replacement waiver from 9:30 a.m. until 9:32 a.m. They had no questions on the waiver application.

The CCAB Board approved the waiver unanimously, with eight votes yes, and zero votes no.

- **Applicant:** Montrose County RE-1J
Project: HS Shop Electrical Upgrade

Presentation by Applicant: Brenda Bertossi, the school's property services assistant, and Shawn Brill, their mechanical engineer, introduced themselves to the CCAB. Ms. Bertossi began her presentation by describing the school facilities to the CCAB, and the inspection which showed electrical system deficiencies in the school's woodworking shop. The school planned to remedy the deficiencies in a 3-phase project, she explained, and the grant would cover the final phase.

Discussion: The CCAB asked if there were any other areas out of compliance other than the two described in the application; Ms. Bertossi indicated that it was only the two areas.

- **Applicant:** Ouray R-1
Project: K-12 Renovation

Presentation by Applicant: Scott Pauken and Brian Calhoun, the Superintendent and the school's architect respectively, introduced themselves to the CCAB. Mr. Pauken described Ouray's master plan and the critical deficiencies needing to be corrected, which included five main areas for the project: roofing, safety and access control, new mechanical ventilation, sprinkler building for fire safety, and linking fire safety. Due to the cost of local contractors, he explained, Ouray was requesting BEST funds to help cover the cost of the project.

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Discussion: The CCAB asked the school to explain the situation with the Historical Society. Scott Newell provided context to answer the question, explaining historical requests in contrast to what would be best for students. The CCAB explained a concern with the cost per square foot being higher than the value received, and asked what the school would decide for plan B if the grant request was not awarded. Mr. Calhoun answered that the project was designed to take on major health and safety systems in phases so as to accommodate renovations while balancing budget costs. The CCAB asked Mr. Calhoun to describe the phases plan in more detail, which he did by describing the scope of the phases and priority of projects. The CCAB referred to the passage of a bond in 2014, and asked why the bond request was less than what was needed to fund the renovations. Mr. Pauken explained George K. Baum had done ground work prior to the election and their work had shown that a higher bond request would not pass. He added the cost of construction begun this summer was paid for by bond proceeds; the BEST grant would cover next summer's work. The CCAB also inquired about the cap reserve and extent of owner's contingency, as well as who came up with the estimate for the renovations. Mr. Calhoun said that the contingency was 20%, and Stanton Construction came up with the estimate, which was a combination of budget costs and subcontract bids. The CCAB clarified that escalation was included in the contingency and asked for confirmation of the total cost of the project, which Mr. Calhoun confirmed on both.

The CCAB Board reviewed Ouray R-1 - K-12 Renovation waiver from 9:50 a.m. until 9:57 a.m. The CCAB asked for clarification on question one of the waiver request, noting the answer indicated Ouray would not be able to hire staff without the waiver, and asked if Ouray was in need of new staff. Mr. Pauken replied that they were. The CCAB asked how much the school would be able to increase their cap reserve if the waiver was approved. Mr. Pauken said they could increase it by \$20,000 per year. The CCAB asked a final question about the number of additional grants the school had applied for and the likelihood they would get them. Mr. Pauken indicated they had applied for several, but was unsure of the likelihood they would be approved. The CCAB Board approved the waiver unanimously, with nine votes yes, and zero votes no.

- **Applicant:** Platte Canyon 1

Project: MS Partial Roof Replacement

Presentation by Applicant: Jim Walpole, Platte Canyon's Superintendent, and David Richeal, the facilities manager, introduced themselves to the CCAB. Mr. Richeal presented the project by describing the roof damage in the school and the extent to which the damage had reached. He explained the need for complete replacement before further damage was sustained to the drywall. Mr. Walpole added that while it was difficult for the school to obtain, they had been able to acquire sufficient funds for the match.

Discussion: *The CCAB had no questions for the school; Mr. Walpole and Mr. Richeal were dismissed.*

- **Applicant:** Swallows Charter Academy

Project: Phase 2 New Addition & Phase 2/3 New Campus

Presentation by Applicant: *Swallows Charter Academy submitted individual applications for the Phase 2 New Addition & Phase 2/3 New Campus. The presenters elected to present both applications jointly to the CCAB; the 2 minute presentation limit for each project was combined for total presentation time of 4 minutes.* Cindy Compton, Swallow's Director, and Jeff Reed, their owner's rep, introduced themselves to the CCAB. Ms. Compton began the presentation by explaining to the CCAB the grant requests were individual, with the first breaking out phase 2 as a single project and the second combining phases 2 and 3 for full build-out of the project; she described phases 2 and 3 and the scope of each. Phase 1, she said, had already been funded through a bond issuance and would be completed next month. Ms. Compton went on to describe the history of student enrollment and the increasing rate of enrollment over the years. However, she told the CCAB the school's primary concern was safety for their students, citing the need on several occasions to bus students back and forth between buildings during passing periods due to February's severe storms. She ended the presentation by explaining to the CCAB the need for classrooms accommodating science labs and other specialty classrooms which were currently unavailable to students in the college preparatory school.

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Discussion: The CCAB asked why the school had elected to build a gym in phase 1 first before correcting other safety deficiencies and security issues as listed in the grant application. Ms. Compton explained that the lack of a gym was a deterrent to the high school's enrollment and that they had not had enough funds to cover the classroom construction; but, she said, they felt the funds they did have would at least cover construction of a gym. The CCAB asked if the application which showed a per pupil capital reserve of \$0 was accurate. Ms. Compton said they had \$81,000 from the charter school capital dollars going into the capital reserve fund, and they had looked a past allocation of \$125 per student, but with bond repayment the allocation was used. The CCAB asked how big phase 1 had been, noting descriptions of phases 2 and 3. Mr. Reed answered, saying it was 16.7 thousand square feet, and the total square footage of the campus would be 72.5 thousand square feet. The CCAB inquired if the school was using the bond both to build phase 1 and to provide the grant match, and if so, if that meant there was extra funding available. Ms. Compton explained the phase 2 grant was included in the cost of the phase 1 project; since phase 1 is already in construction, she added, they are using the rest for the match and the school only needs the additional dollars from the grant to complete phase 2 components. The CCAB referred to the application narrative stating that it seemed decision-makers appeared to prioritize enrollment growth over health and safety. The CCAB asked if the school has entered into an agreement to use a different access route or incur a penalty if not rerouted within five years, what was the school's plan to fulfill the stipulation when they entered into the agreement. Ms. Compton told the CCAB if they had to do the reroute today, they could, but it would not be an ideal situation given the current orientation of the buildings; ideally, she said, the school would complete the reroute after the project construction was completed. The CCAB asked if the school had discussed going for a bond or mill levy. Ms. Compton explained they were included on the District 70 bond in 2013 for \$60 million, but of that the school had only received \$22,000, which, with the BEST Grant, would go to the project. The CCAB asked further if discussions had been had between the school district and the charter school to obtain more funding from the bond election. Ms. Compton said they had discussed it with the district but at the time there was a great deal of animosity between the school district and the charter school, which predated her arrival as the Director, and as such they did not feel it was an appropriate time to push the school district for more funding. The CCAB said that it appeared the school had problems in the past with developing funding sources from outside, asking what was the school's plans to actually bring money to the table if the grant was awarded? Ms. Compton informed the CCAB of the Pueblo West median income, saying the community was not wealthy by any means, but that the school had some families and businesses with an interest in Swallows which they hoped to utilize down the road for fundraising endeavors. Additionally, she said they had made efforts with the PTO, and other organizations, as well as were applying for multiple grants, all of which they hoped would aid them in fundraising. The CCAB referenced the school's maintenance costs as outlined in their grant application, praising the school for their efficiency, and asking what they were doing to keep their costs so low. Ms. Compton said, as a staff, the school attempted to work within a frugal budget, and make the best decisions they could on a daily basis.

The CCAB Board reviewed Swallows Charter Academy - Phase 2 New Addition & Phase 2/3 New Campus waiver from 10:20 a.m. until 10:25 a.m. The CCAB asked for clarification on question four of the waiver request discussing voting population and bond debt, which Ms. Compton explained 95% of the student population came from Pueblo District 70, and 5% from surrounding districts. The CCAB asked for clarification on question eleven listing 6% district enrollment at Swallows Charter School, and question thirteen regarding maintenance & operations spending. The CCAB asked additionally that if 6% of district students attended the school, how much in district funding as a percent did the school get from the district? Ms. Compton reiterated the \$22,000 received from the district's \$60 million bond, noting that it was much less than 6%. The CCAB asked if the school had a limit on enrollment based on their charter, which Ms. Compton informed the CCAB the school had petitioned the State Board for additional room for growth, describing the numbers they hoped to reach for full capacity over the next two years. She added that Swallows hoped the gym they were finishing the build-out of would help them reach those goals.

The CCAB Board denied the waiver with three votes yes, and six votes no.

- **Applicant:** Moffat 2
Project: PK-12 Supplemental

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Presentation by Applicant: Kirk Banghart and Desi Navarro, the school's superintendent and owner's rep, respectively, introduced themselves to the CCAB. Mr. Banghart described the school's continued conversations with the division staff regarding project issues in their 2014 grant award. He described the needs in the supplemental request, and the school's risk management attempts to mitigate these and further unforeseens. Without the supplemental, he stated, the consequences would mean no demolition of the old building and the project would not be able to reach completion as originally outlined.

Discussion: The CCAB asked where the project was at in terms of overall construction of the building, and what the remaining big-hitting items were. Mr. Banghart indicated the project was in the final stretch, and the bigger remaining items included: landscaping, parking lots, demolition of the old building, and the biggest remaining item in the supplemental was a denitrification tank. The CCAB asked what the correspondence was with contractors to complete the tank portion. Mr. Navarro replied they were exploring a dilution solution for tank removal; Scott Newell provided further context, saying they were considering lower cost options but comparing that to the risk the cheaper options may not fully solve the issue. The CCAB asked the school about the soils report and who did the report, which Mr. Navarro was unsure, but he explained the issues were not part of the original report. The CCAB asked the school to confirm they were basically requesting funding to finish the school as original planned, and if they intended on doing any support landscaping. Mr. Banghart indicated that was correct, but they did not intend landscaping in terms of aesthetics, rather for access to and water drainage from the building. Mr. Navarro added they had scraped and skimmed in order to cover as much as possible and spread dollars as far as possible. The CCAB asked division staff for a total cost of the project including the previous grant and the current request, which Scott Newell provided for them. The CCAB asked if there were any other potential unforeseen issues which might arise in future, or if the school had covered all bases in terms of possible issues, and if the grant was not awarded today, what other avenues the school might have to provide the remaining funds on their own. Mr. Navarro said the supplemental would cover all remaining costs and they were confident no further issues would arise.

- **Applicant:** Frontier Academy
Project: K-12 Paging System

CCAB Board member, Kathy Gebhart, recused herself.

Presentation by Applicant: Jeff Lemons, the school's technology specialist, and Laura Chafin, their director of development, introduced themselves to the CCAB. Mr. Lemons described the school and their visual and auditory system deficiencies which they felt posed a threat to the safety and security of their students. He related to the CCAB a previous incident wherein tornado warnings were issued for their region: the warning was insufficiently and ineffectively passed along to students and staff to get to a safe location. Mr. Lemons said the school had identified a system which would interface with their current phone system, and explained why they felt it would be the best solution to address the deficiencies.

Discussion: Scott Newell said that \$244,000 had been allocated to them from the Capital Construction office this year, and asked the school for what those funds had been used. Jay Hoskinson said the funds had been used for bond and debt payments, and Ms. Chafin added it had also been used for additions and land purchase. The CCAB asked what system the school currently had in place, which Mr. Lemons answered, saying they had CAT 5 fiber optics.

The CCAB Chair announced that concluded the school reviews, and called for a 15 minute break from 11:00 a.m. to 11:15 a.m.

III. Board Report

- a. CCAB Board Member Kathy Gebhart said that she had found out the State Legislature took some money from the state trust lands to put it into operations; for next year's legislative agenda, she felt the CCAB should keep that in mind and ask for funds for the COP cap. Additionally, the CCAB discussed the

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successful work done to close marijuana loopholes, and the timeline for adding decision items to the State Board's agenda.

IV. Director's Report

- a. Division updates: Scott Newell announced the Colorado Energy Office and USGBC – Rocky Mountain Chapter wanted to collaborate with the CCAB on several programs they offer schools for energy and green projects, particularly offering a competitive grant of \$20,000 for schools which had implemented a sustainability plan. Mr. Newell announced the State Treasury had a new Deputy Treasurer, Jon Forbes, who would be attending one of the CCAB meetings in the future. He announced upcoming ribbon cuttings for Montezuma, and Creede, and the potential for a school tour during the August CCAB meeting so the CCAB could visit several BEST projects in the area.
- b. Legislative updates: Scott Newell announced legislative updates, including: the passage of HB 1197 which deals with construction contracts with public entities to change indemnification language; the passage of HB 1387 which deals with the marijuana excise tax loophole; the failure of HB 1116 which would have removed annual board inspections; the passage of SB 63 which expands the definition of renewable sources so that any type of alternative energy project can qualify for the Wind-for-Schools grant program; and HB 1367 which, if passed by public vote in November, would allot BEST a one-time payment of \$40 million for additional capital projects – the bill, to appear on the ballot for voter approval in November, will ask voters to allow the state to retain marijuana sales tax revenues which would otherwise be refunded under TABOR. Mr. Newell asked the CCAB for nominations of BEST schools in the Denver Metro area in the event HB 1367 passes the legislature as Governor Hickenlooper wants to do a signing of the bill at a BEST school; the CCAB provided nominations for schools.

V. Discussion Items (cont.)

- a. Discuss updating the Statewide Facility Assessment: Scott Newell announced the Division was putting together a subcommittee, which would include individuals from the CEO, the Water Dept., Health Dept., and OIT, as well as professionals in the construction field. Funds would not be available until July 1st, but the subcommittee would begin going through the 220 data points currently on the assessment to determine questions of value, questions to modify or add, and to identify what fits into statutory categories to run reports based off of. The process, tentatively, would take through the end of July at which point the division would start developing the RFP. Ideally, by July 23rd the RFQP process would begin, and, by September 25th, it would be issued to the public. Additionally, the program will need a better user interface which small districts would be able to use as a facility management tool, and which contractors would be able to use. The Division would begin working on this in the interim. Responses to the RFQP would be due by the end of October, and reviewed and approved by the end of December. Assessors would be hired once contractors were brought on. Scott Newell asked the CCAB if they would volunteer for the subcommittee; David Tadlock, Matt Throop, Karl Berg, Tim Reed, and Kathy Gebhart volunteered.

VI. Future Meetings

- a. The CCAB discussed the merits of holding the July board meeting in Breckenridge at the CASE convention, as was done in 2014, and holding the December board meeting at the CASB convention in Colorado Springs.
- b. The CCAB discussed taking a tour of BEST project schools for the August board meeting, and attend the Montezuma and Creede ribbon cuttings.

VII. Action Items

- a. Approve previous minutes from April 22nd, 2015 meeting:
 - Denise Pearson made a motion to approve the meeting minutes;
 - Matt Throop 2nd the motion;
 - Motion to approve the minutes was approved unanimously.
- b. Review and approve FY2016-17 BEST grant timeline per 22-43.7-109(2)(a) C.R.S.

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- David Tadlock made a motion to approve the meeting minutes;
- Tim Reed 2nd the motion;
- Motion to approve the timeline was approved unanimously.

The CCAB Chair called for a lunch break from 12:00 p.m. – 1:00 p.m.

- c. Approve the final list of BEST grant applications to recommend to the State Board of Education for award:
 - Scott Newell described the method by which the projects were chosen to the CCAB and the public: based on the CCAB's scoring sheets, the projects were tallied by a system of short-listed projects, priority, and merit scores, and listed by rank in descending order. For the FY2015-16 grant cycle, there would be \$50 million to award, including grant reserves; the CCAB would choose a grant reserve of 5% or 10%. Choosing 5% would allow two additional projects to be funded; however, Mr. Newell noted that lowering the grant reserve could potentially risk a project not having access to emergency funds in the event unforeseen issues arise. The projects ranked highest on priority and falling above the budget cut-off would be the schools recommended to the State Board of Education for approval.
 - Kathy Gebhart made a motion to approve the list for recommendation to the State Board;
 - Tim Reed 2nd the motion;
 - Motion to approve the list was approved unanimously.
 - Matt Throop made a motion to approve a grant reserve of 5%;
 - Cyndi Wright 2nd the motion;
 - Motion to approve a 5% grant reserve was approved unanimously.

VIII. Public Comment

- a. Public Comment: There was no public comment.

IX. Adjournment

- Denise Pearson made a motion to adjourn;
- Matt Throop 2nd the motion;
- Motion to approve adjournment was approved unanimously.