



**Applicant:** WELDON VALLEY RE-20(J)  
**County:** Morgan

**Project Title:** 30 - Weldon Valley Vo-Ag Addition and Renovation  
**Grant Cycle:** FY2023-24

Capital Construction Assistance Grant Application (Form CC-03)

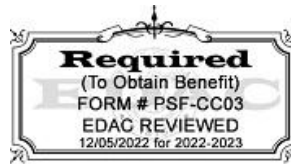
## Print Final Application

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## Instructions for Completing the Capital Construction Assistance Online Grant Application

### Grant Submission



Print one completed application for your records. Grant submission to BEST will be electronic.

- Supporting Documents (including a scanned signature page) are considered part of the grant application, and must be submitted via Synplicity by the deadline below.

**The complete electronic grant application, including all supporting materials and an uploaded signature page, must be submitted before 4pm on Monday, February 6, 2023.**

### Eligibility

- Pursuant to §22-43.7-109(a) C.R.S., the Division may only provide financial assistance for:
  - A capital construction project for a public school facility that the applicant owns or will have the right to own in the future under the terms of a lease-purchase agreement with the owner of the facility or a sublease-purchase agreement with the State
  - A capital construction project for a public school in existence for at least three years at any time before the board receives an application for financial assistance.
  - An applicant that is operating or will operate in the next budget year in a leased facility that is:
    - Listed on the state inventory of real property and improvements and other capital assets maintained by the Office of the State Architect pursuant to section 24-30-1303.5, C.R.S.; or
    - State-owned property leased by the State Board of Land Commissioners, described in section 36-1-101.5, C.R.S., to the applicant.
- If the Actual Match on this request is less than the CDE Listed Minimum Adjusted District Match Percentage:
  - A Waiver Application must be submitted with this application.
- If the Actual Match on this request is less than 75%:
  - This project may need to comply with Colorado's "High Performance Certification Program", pursuant to 24-30-1301 and 24-30-1305 C.R.S. Please call your Regional Program Manager for additional information.

View frequently asked questions about the BEST Grant (<http://www.cde.state.co.us/capitalconstruction/best-faq>)

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## Photos

Please include an electronic copy of photos with the application via CDE's file sharing provider, Syncplicity. *(Please request a shared BEST folder for the application if one was not provided to the applicant's grant manager.)*

The photos should be high-resolution and in a JPEG, GIF, PNG, or TIFF format, or PowerPoint slides only (template provided here) (<https://www.cde.state.co.us/capitalconstruction/bestpowerpointtemplate>). Paper copies, Word documents, or PDF files are not acceptable formats. Descriptive captions are encouraged in images. Please keep file names concise but descriptive, no more than 20 characters.

Photos for all applications, regardless of scope, should include:

- A photo of the front elevation of each affected facility;
- A current and proposed site plan and/or pertinent drawings of the proposed solution, if available (strongly recommended for replacement schools and major renovations);
- Up to ten additional images or slides specific to the project, showing context, conditions, or other relevant visuals.

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## Check-List for a Complete Grant Application:

A complete grant application will include the online grant application as well as electronically submitted supporting materials. In order for the submitted grant application to be considered complete, the following must be included or the application **may not be accepted**. Be sure to answer all application questions. The BEST grant is a competitive grant, incomplete responses may be scored accordingly.

### Online Grant Application:

- CC-03 online grant application

### Electronic Submittals (Submit via Syncplicity (<http://www.cde.state.co.us/capitalconstruction/best-syncplicity>) upload by due date):

- Scanned signature page from the submitted CC-03 online application
- Photos (</apps/bestgrant/instructions>) as described above
- All Supporting Documentation outlined on the *Submittal Requirements Based on Project Scope* page of the application
- Detailed project budget (<http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget>) using provided format
- Waiver application (<http://www.cde.state.co.us/capitalconstruction/grantapplicationprocess>) if not providing the minimum applicant match

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## User Roles

The online application tool allows multiple users to collaborate on a grant application.

- Grant Managers are the primary BEST application contact person for an applicant District, Charter School, BOCES, or Colorado School for the Deaf and the Blind, and must be school or district personnel. Grant Manager accounts are assigned by CDE on request to applicants who have submitted a notification of intent to apply. Grant Managers can add or remove Grant Contributors and Grant Reviewers, create, edit, and print new applications, and have the sole ability to lock and submit the application(s) for final signature.
- Grant Contributors are assigned by Grant Managers, and may view, edit, and print the grant application(s) created by the Grant Manager.
- Grant Reviewers are assigned by Grant Managers, and may view and print the grant application(s) created by the Grant Manager.

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## i. Submittal Requirements Based on Project Scope

*Please read and Agree at the bottom of this page.*

Each grant application should include backup documentation of appropriate due diligence to identify the deficiencies and arrive at the solutions identified within the application. Below is a list of typical project scopes and common associated due diligence items expected. Electronic copies are preferred (Word docs or PDFs). These backup documents are to be uploaded to Syncplicity for staff review. A brief summary of diligence undertaken should be provided in the appropriate grant application sections.

### School replacement, major renovation and/or addition projects

- facilities master plan (if completed)
- engineering reports or assessments of existing facility (as relevant)
- drawings or diagrams of proposed project - include existing and new
- detailed schedule
- space requirements, program plan, and/or ed specs (with classroom utilization rate if available)
- detailed cost estimate prepared by a general contractor familiar with identified scope

### Roof projects

- a roof audit or roof assessment
- minimum of 2 current quotes, 3 preferred
- roof projects will be reviewed in accordance with the Division's Roof Policies.

Click here to ensure your proposal meets the roof requirements (PDF) (<http://www.cde.state.co.us/cdefinance/ccabestroofspecificpolicies>)

### Mechanical projects (HVAC, Boiler, Indoor Air Quality, Plumbing)

- indoor air quality reports (if applicable)
- engineering reports or assessments
- minimum of 2 current quotes, 3 preferred

### Security or Safety

- a completed safety / security grant questionnaire (DOCX) (<http://www.cde.state.co.us/capitalconstruction/securityquestionnaire>)
- diagrams indicating modifications to floor plan (if applicable)
- minimum of 2 current quotes, 3 preferred

### Technology Projects

- school or district technology plan
- hardware/device list with quantities, locations, and program purpose
- minimum of 2 current quotes, 3 preferred

### Career and Technical Education projects

- equipment list with quantities, locations, and program purpose; including required safety equipment
- CTE program plan, including key targeted industries and instructional space requirements
- verification that necessary infrastructure exists to support equipment additions, or inclusion of infrastructure in scope
- minimum of 2 current quotes, 3 preferred

### Minor renovations, remodels, and all other types of projects

- scopes and estimates
- minimum of 2 current quotes, 3 preferred

### Supplemental Grant Requests (requests for additional funding to complete a previously awarded grant)

- Itemized list of value engineering and/or cost reduction efforts made to bring project into budget prior to requesting additional funds. Identify any items to be added back into project if awarded.
- Comparative budget showing original grant detailed budget relative to current proposed total detailed budget with analysis of difference.
- If unprecedented escalation is claimed, escalation calculations with supporting material price comparison backup and/or third party price index data identifying the actual escalation experienced from time of original submission to supplemental grant submission. The percentage of escalation identified in the original budget must be deducted from escalation claims.
- If critical scope was removed from the project to meet the original budget, itemized cost of scope to be reintroduced if supplemental grant is awarded.
- Program plan submitted with original application and current proposed program plan for the project, side-by-side and including the delta between each.
- Detailed project schedule showing schedule/time impact of added funds.

### When applicable:

- engineering reports
- plans or specifications of proposed project if plan changes are included in scope
- current professional cost estimates
- facility assessments (other than the CDE Assessment)
- non-compliance letter(s) from authority having jurisdiction, or letters of support addressed to the CCAB
- any other supporting documentation deemed relevant by the applicant

\* I agree to the statements and conditions above

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## ii. Project Expense Reimbursement Disclosure

Please select an option at the bottom of this page.

**Please note, this has recently changed to align with State Controller Policy.**

By submitting an Application, the Grantee agrees that Project Expenses incurred prior to the Effective Date of an executed Grant Agreement are not eligible for grant funding. In the event an applicant chooses to start work prior to the Effective Date of an executed Grant Agreement, the applicant incurs all risks and assumes all costs associated with proceeding without a grant agreement or award, including non-award, non-funding, ineligible costs, or other unforeseen issues that may prevent payment of such expenses. In the event that the Department of Education is unable to execute a Grant Agreement due to funding, non-award, or other issues, the Grantee shall not seek reimbursement from the Department for any Project Expenses.

The anticipated effective date of a Grant Agreement, if awarded, is typically around the first week of July in the year of application, with the exception of bond contingent projects and backup projects (those which may advance only if another project fails to secure it's match by a deadline prescribed by the CCAB). Agreements for bond contingent and backup grants are typically executed shortly after election day.

### Conditional Award Letter

In order to accommodate those exceptionally urgent projects with project expenses incurred prior to the typical Effective Date of early July, BEST may issue a Conditional Award Letter shortly after receipt of this application, which may allow for those expenses incurred following the Effective Date of the Conditional Award Letter but prior to the Effective Date of a formal Grant Agreement to be considered eligible for reimbursement in the event the grant is awarded. This alternative voucher would outline parameters for reimbursement **conditional upon award of a grant**, and subject to the terms of the final awarded grant agreement. These expenses may be limited to no more than 20% of the total project cost identified in the grant award.

*In no such case will expenses incurred for services performed prior to the execution date of either a Grant Agreement or a Conditional Award Letter be eligible for reimbursement.*

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### iii. Lease/Purchase Project Notice Disclosure

*Please read and Agree at the bottom of this page.*

The CCAB may select major renovation and new construction projects for funding through Lease/Purchase financing at their discretion and subject to the availability of funds. Projects awarded as Lease/Purchase grants with matching funds provided by a bond not previously sold at time of CCAB recommendation will be required to structure the bond as a matching money bond to be sold by the state. Projects funded through matching money bonds will be required to use a 20-year level debt service structure.

Additional restrictions or limitations on the use of financed funds may be encountered by the State as determined by the type of financing utilized by the State Treasurer. If the applicant is aware of any legal or title restrictions, complications, or liens on the subject property, or restrictions on previously approved bonds that may prevent your major renovation or new construction project from eligibility for lease/purchase financing, please notify your Regional Program Manager. Projects awarded as Lease/Purchase grants will be subject to financing due diligence. Failure to complete due diligence for collateral property to the satisfaction of the State Treasurer and Trustee by a deadline prescribed may jeopardize grant funding.

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## iv. Waiver Application Guidelines

*Please read and Agree at the bottom of this page.*

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to §22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines its minimum match does not accurately reflect their current financial capacity, pursuant to §22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to §22-43.7-109(11) C.R.S.

**Waiver applications must be requested from your Regional Program Manager. Be specific when addressing each question on the waiver application.** Each question relates to a specific match criteria factor, and the applicant must explain the issues and impacts surrounding that criterion to demonstrate why it does not properly reflect the applicant's specific circumstances. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support responses.

The CCAB will review waiver requests independently from the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

The Assistance Board may grant a waiver or reduction of match percentage if it determines:

- That the waiver or reduction would significantly enhance educational opportunity and quality within a School District, Board of Cooperative Services, or Applicant school;
- That the cost of complying with the matching moneys requirement would significantly limit educational opportunities within a School District, Board of Cooperative Services, or Applicant school, or;
- That extenuating circumstances deemed significant by the Board make a waiver appropriate.

### Statutory Waiver

Per §22-43.7-109(10)(a) C.R.S., A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section §22-42-014 C.R.S., and the total amount of outstanding bonded indebtedness already incurred by the school district. Contact your Regional Program Manager if this is the case, and a Statutory Waiver form will be provided.

If the statutory limit (bond capacity) is less than your CDE minimum match, but a waiver to an amount less than the statutory limit is requested, please submit both, and in the event the waiver is denied, the match amount will default to the statutory limit rather than the CDE minimum match.

#### Waiver Applications

*In order to apply for a waiver or reduction in the matching moneys requirement the applicant must complete a waiver application and submit it with the grant application.*

#### School district, BOCES or CSDB applicants

Click here to access a sample waiver application (PDF) (<http://www.cde.state.co.us/cdefinance/ccasdwaiverapp>).

The link above is only a sample. Waiver applications include additional reported financial data that must be generated by CDE staff. Please contact your Regional Program Manager for a copy of a waiver application with your data included.

#### Charter school applicants

Click here to access a sample charter school waiver application (PDF) (<http://www.cde.state.co.us/cdefinance/ccacs waiverapp>).

The link above is only a sample. Waiver applications include additional reported financial data that must be generated by CDE staff. Please contact your Regional Program Manager for a copy of a waiver application with your data included.

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## v. Competitive Selection Process for Vendors

*Please read and Agree at the bottom of this page.*

The CDE strives for a fair, transparent, competitive, documented bid/selection process for construction manager / general contractors, design/builders, design consultants, owners' representatives, planners, etc.

The following process is required for the selection of various professionals/vendors for whom BEST funds will be requested:

- **Contact your BEST Regional Program Manager (RPM) before initiating a vendor selection.**
- Applicant will issue a detailed request for qualifications (RFQ) for each aspect of the project's scope for **all applicable vendors**. The applicant may contact CDE to request templates.
- Applicant will send a draft RFQ to their assigned BEST RPM for review and comment prior to advertising/distributing the RFQ. Selection criteria of professional should be included in the RFQ, as well as any relevant CDE documents. CDE will provide comments to the applicant on the RFQ.
- The RFQ should be distributed to all potential bidders, posted in relevant publications and/or the Capital Construction listserv. The applicant will keep records of the RFQ distribution.
- After reviewing the RFQ responses, the School Board/Selection Committee may conduct interviews.
  - The applicant will notify their BEST RPM of upcoming interviews and may request their presence at the interview
  - The School Board/Selection Committee should use a rating system, and agreed-upon criteria to select a candidate(s).
- Provide a summary of the competitive process and summary rating sheet(s) to CDE prior to the contract award to the selected professional. The selection committee should then provide feedback regarding the selection process to all applicants.
  - This summary should include the following:
    - A copy of the final RFQ.
    - Where the RFQ was advertised.
    - A written summary of the selection process with a description of its results (how many responses, how many interviews, what questions were asked, how was the selected vendor ultimately chosen, etc.)
    - A scoring and selection process summary.
- Prior to executing a contract with the selected vendor, send a DRAFT copy of the contract to CDE for review and comment regarding conformance with grant criteria. CDE does not provide legal advice.
- When a project involves hard-bid selection of a contractor or installer, selection should be based on the lowest qualified bid. Contractors may be pre-qualified if deemed necessary for the scope of work. Discuss any pre-qualifications with your BEST RPM. Please also provide copies of bid results and analysis to your RPM.
- Where school board policy requires local preference, the degree of preference should be quantified in the bid documents or RFP in advance.
- Please refer to the Consultant/Contractor Selection Guidelines (<http://www.cde.state.co.us/capitalconstruction/procurement>) for more details.

**If you intend to deviate from the above process, please explain your proposed process for procuring primary project vendors, including confirmation of compliance with your organization's procurement policies, in the procurement question of Section III of the application.**

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### vi. The High Performance Certification Program (HPCP)

*Please read and Agree at the bottom of this page.*

24-30-1305.5 C.R.S. states that:

A facility that is substantially renovated, designed or constructed with state moneys or with moneys guaranteed or insured by a state agency or state institution of higher education **and** such money constitutes at least twenty-five percent of the project cost must comply with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) **if the following applies:**

- The new facility, addition, or renovation project contains 5,000 or more of building square feet, and;
- The project includes an HVAC system, and;
- If a building undergoing substantial renovation cannot achieve high performance due to either the historical nature of the building or because the increased costs of renovating the building cannot be recouped from decreased operational costs within 15 years, an accredited professional shall assert in writing that, as much as possible, the substantial renovation has been consistent with the high performance standard certification program;
  - "Substantial renovation" means any renovation with a cost that exceeds twenty-five percent of the value of the building

High Performance Certification Program Requires:

- The Department of Personnel and Administration, Office of the State Architect has determined the following three guidelines as meeting the High Performance Certification Program (HPCP) requirements per C.R.S.24-30-1305.5; the U.S. Green Building Council, Leadership in Energy and Environmental Design - New Construction (USGBC LEED™-NC) guideline with Gold as the targeted certification level; and the Green Building Initiative (GBI), Green Globes guideline with Three Globes the targeted certification level; and for the Colorado Department of Education, K-12 construction, the Collaborative for High Performance Schools (US-CHPS) is an optional guideline with Verified Leader as the targeted certification level.

#### Additional information:

- Projects are strongly encouraged to meet OSA's Sustainable Priorities.
- If the increased costs incurred by the HPCP exceed 5% of the total cost of the project, a BEST Regional Program Manager will be required to review it.
- If the project qualifies for the HPCP, then the design team is required to have a qualified sustainability consultant included. Ensure your project budget can cover this cost.
- In all cases high performance design, scope, and cost must be considered in all grant applications.
- Please contact the Regional Program Manager if there is uncertainty about conforming with the HPCP.

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### vii. Capital Renewal Requirement

*Please read and Agree at the bottom of this page.*

Pursuant to §22-43.7-109(4)(d) C.R.S.: **If the capital construction project involves the construction of a new public school facility or a major renovation of an existing public school facility**, a demonstration of the ability and willingness of the applicant to maintain the project over time that includes, at a minimum, the establishment of a capital renewal budget and a commitment to make annual contributions to a capital renewal reserve within a school district's capital reserve fund or any functionally similar reserve fund separately maintained by an applicant that is not a school district.

"Capital Renewal Reserve" means moneys set aside by an applicant for the specific purpose of replacing major public school facility systems with projected life cycles such as roofs, interior finishes, electrical systems and heating, ventilating, and air conditioning systems.

At a minimum, each qualifying grantee must commit to establishing a capital renewal fund and contributing 1.5% of per pupil base funding annually for purposes of maintaining the fund, starting the fiscal year after construction is complete. October 1 FTE pupil counts, from the facilities that were impacted by the BEST Grant, should be used to calculate the annual contribution. Grantees may contribute more if they so choose.

A "major renovation" for purposes of the capital renewal requirement is considered any renovation with a cost that exceeds twenty-five percent of the value of the building.

**Applicants who have previously received a BEST grant for a new construction or major renovation project will be asked to demonstrate the establishment and maintenance of such a fund for previously awarded projects as a factor for consideration in approval of this application.**

Click here to review the Capital Construction Assistance Board's policy regarding maintaining a capital renewal reserve (DOC) (<http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy>).

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## viii. Required Signatures

*Please read and Agree at the bottom of this page.*

It is important to note that a fully completed and signed application must be received by CDE by the due date and time. Please ensure you allow sufficient time to collect the required signatures. Late applications will not be accepted. The printed signature page will not become available until the application is complete.

### School District

If the application is from a school district, it must be **signed by**:

- The preparer of the application;
- The school district superintendent;
- A school district board officer;

### Charter School

If the application is from a charter school, it must be **signed by**:

- The preparer of the application;
- The charter school director;
- A charter school board officer;
- A representative of the authorizing school district;

### Institute Charter School

If the application is from an Institute Charter School, it must be **signed by**:

- The preparer of the application;
- The charter school director;
- A charter school board officer;
- A representative of the Charter School Institute;

### BOCES

If the application is from a BOCES, it must be **signed by**:

- The preparer of the application;
- The BOCES director;
- A BOCES board officer;

### Colorado School for Deaf & Blind

If the application is from the Colorado School for Deaf & Blind, it must be **signed by**:

- The preparer of the application;
- The Colorado School for Deaf & Blind director;
- A Colorado School for Deaf & Blind board officer;

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## ix. Provisions for Charter Schools

*Please read and Agree at the bottom of this page.*

A charter school that chooses to apply for financial assistance must apply directly to the board. A charter school shall notify its authorizer if the charter school applies for financial assistance. The authorizer for an applying charter school may submit a letter to the board stating its position on the application pursuant to §22-43.7-109(3) C.R.S.

Per the above statute, financial assistance awarded to a charter school as a matching cash grant shall be provided to the authorizer, which shall distribute all financial assistance received as a grant to the charter school and may not retain any portion of such moneys for any purpose.

**A representative of the authorizing school district or Charter School Institute must sign the application acknowledging notification of the charter school's application for financial assistance.**

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### Ownership

The Capital Construction Assistance Board may only provide financial assistance to an applicant that owns or will have the right to own the public school facility. §22-43.7-109(1)(a) C.R.S.

ISSUE: Whether a charter school that formed a separate third-party building corporation to hold title to a public school facility can meet the ownership requirement of §22-43.7-109(1)(a) C.R.S.?

Generally, the charter school owns the facility when each of the four factors below are squarely met:

**Factor 1:** The building corporation was formed for the sole purpose of holding title to the property and holds title to the property;

**Factor 2:** The charter school directly controls at least a majority of appointments to the governing board of the building corporation;

**Factor 3:** The corporate purposes of the building corporation are restricted so that the building corporation cannot interfere with the charter school's full use and enjoyment of the facility; and

**Factor 4:** Upon dissolution of the building corporation, its assets revert to the charter school or its authorizer.

To ensure alignment with this eligibility requirement, it will be asked of all charters to provide their Bylaws and Articles of Incorporation for both the school and building corporation, as applicable. These will be reviewed by our counsel for compliance prior to award.

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## x. Additional Notes

*Please read and Agree at the bottom of this page.*

**Historical Significance:** BEST may be required to request a Determination of Historical Significance for any facility greater than 50 years old. In the event of a determination of significance, History Colorado may contact the applicant regarding options for preservation. For facilities found to be of historic significance, CDE will then request a determination of effect on historic properties based on the proposed scope of work. If the project may have an adverse effect on a historically significant facility, the CCAB may take this into consideration for grant award, and an applicant may be required to consult with History Colorado regarding proper documentation for historic record. If a project may have an adverse effect on a property listed on a historic register, further consultation will be required.

**Ineligible Expenses:** BEST grant funding is limited by statute and policy to capital construction expenses. It should be anticipated that regardless of budget materials submitted with a grant application, some expenses may not be eligible, include startup costs, supplies, instructional materials, operations & maintenance, etc., as well as expenses incurred prior to the award of a grant or certain expenses after the occupancy of a facility for its intended purpose. For more detailed description of eligible expenses, please review the Resources page of the Capital Construction website, including the Grantee Guide, FF&E guidelines, and FAQ.

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## I. Facility Profile

If the grant application is for more than one facility, enter each facility name and school code, and then mark "Other" for Facility Type and enter "multiple facilities" for the explanation.

### Facility Info

A. \* Facility Name(s) and School Code(s):

Weldon Valley K-12  
School Code – 2505

### \*Facility Type

B. What is contained within the affected facility?

(check all that apply)

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Districtwide   | <input checked="" type="checkbox"/> Senior High School             | <input type="checkbox"/> Pre-School                    |
| <input checked="" type="checkbox"/> Administration | <input checked="" type="checkbox"/> Junior High                    | <input checked="" type="checkbox"/> Middle School      |
| <input checked="" type="checkbox"/> Elementary     | <input checked="" type="checkbox"/> Career and Technical Education | <input checked="" type="checkbox"/> Classroom          |
| <input checked="" type="checkbox"/> Library        | <input checked="" type="checkbox"/> Media Center                   | <input checked="" type="checkbox"/> Cafeteria          |
| <input checked="" type="checkbox"/> Kitchen        | <input type="checkbox"/> Auditorium                                | <input checked="" type="checkbox"/> Multi-purpose room |
| <input type="checkbox"/> Learning Center           | <input checked="" type="checkbox"/> Kindergarten                   |  |
| <input type="checkbox"/> Other: please explain:    |  |  |

### \*Facility Ownership

C. Who is the facility owned by?

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District".

School District

D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, what happens to the facility if applicant relocates or ceases to exist? ([See Provisions for Charter Schools](#))

(If applicant is a school district, type "N/A")

N/A

### \*Facility Condition

E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

(Maximum 4,000 characters including spaces.)

Weldon Valley PK-12 school consists of three buildings totaling a combined 77,835 SF. Primarily constructed in brick & concrete masonry, the original building from 1908 is still in use, with additions & renovations in the years 1956, 1965, 1975, 2004, 2008, & 2010. The other 2 buildings include a Vo-Ag/Maintenance shop built in 1980 and a PK built of modular construction in 1999. The district has

constructed its own buildings to the codes & design standards of the day. The newer additions & renovations work well; however, the older portions of buildings that have not been renovated have safety & health issues for the students & staff.

Specifically, the Vo-Ag/Maintenance building, built in 1980, was erected as an inexpensive metal building. Fiscally necessary at the time, it has housed students for 42 years, well beyond its useful life.

The Original gymnasium, built in 1957, was built to the population & standards of the time & has had recent HVAC upgrades, but is not of adequate size to accommodate the current school population & programming.

The kitchen, built in 1975, was constructed of single wythe CMU masonry walls with little to no insulating value & minimal electrical infrastructure. While other portions of the school built at this time were addressed in the 2004 upgrades, the kitchen was not updated.

The preschool, built in 1999 of modular construction, is currently functioning well and has a life expectancy of another 20 years. At which time, the school district's master plan is to provide an addition to the main K-12 building to consolidate buildings.

**F. \* Describe the general history of capital improvements made to the facility by the district / charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

(Maximum 4,000 characters including spaces.)

Leveraging Giordono funds and a local bond, Weldon Valley School District began a phased project which enabled a replacement of the junior-senior high classroom wing in 2004 and a replacement of the aging elementary wing in 2007. CDE recommended the final phase of that project, the renovation of the central historic portion of the school building, be rolled into the BEST funding program. That scope of work was completed in 2010. With those projects, the school provided safety and security to the main entry and core classroom spaces of the main building.

While the project took care of the entry and core classroom spaces, other areas of the existing building and campus were left as is, being not-as-high of priority at the time. Since then, the new additions and renovations have been well maintained by the district and are operating wonderfully. The older portions of the main building, and older buildings on campus, however, are requiring an increasing amount of the school district's maintenance time and effort and have become less safe and an unhealthy environment for the students.

In the last 3 years the capital projects have been limited to emergency repairs. The refrigerator/cooler was repaired after the freezer compressor went out in November of '22. This was an \$800 repair. Luckily the issue was caught in time to not cause any food loss. The kitchen disposal was replaced in October for \$1,069. In the summer of 2022, a fiber optic line was brought to the ag shop for necessary phone and safety communication with the main building. This was an \$18,000 upgrade.

Just before this past winter break the heating motors in the ag building went out. The school utilized space heaters in the classroom for the 2 days they searched for replacement motors. This was a \$1000 repair.

The emergency repairs all were located in the older portions of the buildings. We feel this is a good indication of the unreliable nature of the portions of the facility we are including in this grant request.

**\*Facility Master Plan Status**

**G. Has a Facility Master Plan been completed?**

(Check one or more of the following)

A Facility Master Plan has been Completed

*If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.*

Copy submitted with this application

A Facility Master Plan is underway, but not yet completed

A Facility Master Plan has not been completed

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# Print Final Application

## II. Integrated Program Plan Data

### Project Type

#### A. \* Project Type (select all that apply):

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> Addition    | <input type="checkbox"/> Handicapped Accessibility  | <input type="checkbox"/> Roof                 | <input type="checkbox"/> Water Systems                               |
| <input type="checkbox"/> Asbestos Abatement     | ADA   | <input type="checkbox"/> School Replacement   | <input type="checkbox"/> Window Replacement                          |
| <input type="checkbox"/> Boiler Replacement     | <input type="checkbox"/> HVAC   | <input type="checkbox"/> Security             | <input type="checkbox"/> New School                                  |
| <input type="checkbox"/> Electrical Upgrade     | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> Site Work | <input type="checkbox"/> Land Purchase                               |
| <input type="checkbox"/> Energy Savings         | <input checked="" type="checkbox"/> Renovation  | <input type="checkbox"/> Technology           | <input checked="" type="checkbox"/> Career and Technical Education** |
| <input type="checkbox"/> Fire Alarm / Sprinkler | <input type="checkbox"/> Replacement of prohibited American Indian Mascot per 22-1-133 C.R.S. |   |  |
- Supplemental Request to previously approved grant\*\*\*
- Other: please explain:
- 

**\*\* If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.**

Introduction to AG I  
Vet Science A/B  
Animal Production A/B  
Principles of Agribusiness A/B  
Soil Science  
Crop Science  
Welding Technology  
Fabrication & Structure Design  
Principles of Ag Power, Structure and Technical Systems- A/B

**\*\*\*If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request.**

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#### B. \* Has this project previously been applied for and not awarded?

No

If "yes", what was the stated reason for the non-award?

### C. \* General Background Information

**Please provide *general background information* about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.**

(Max 2000 characters including spaces.)

Weldon Valley School District has been the heart of our agriculture community for more than 100 years. You can find our district in Weldona, CO along the South Platte River Valley, about 15 miles from Ft Morgan. Average total enrollment over the last 10 yrs has been 225 students. We are able to provide a class size ranging from 15-24 students/grade. The district employs 44 educators & support staff.

Weldon Valley prides itself on the benefits of being a small school in a small community. Students & staff are attracted to the district

for 1-1 relationships, feelings of trust, & small town values of knowing & supporting each other. This has shown academically beneficial with recognitions through the years: Governor's Distinguished Improvement, 2017; Accredited With Distinction in 2013; & individual schools Accredited With Distinction: ES - 2004 & '05, JH - 2006-08, HS - 2006 & '08

The recent projects focusing on classroom spaces, enable the district to provide adequate basic education. We are missing other vital educational opportunities. Vocational programs are limited to what can be done in an outdated & unsafe ag shop. Music programs are limited to a small room due to fully occupied gym space (the stage is in the gym), & PE programs are limited to one space for all 13 grades.

Weldon has been a good steward of state money in the past. We have been a successful & valuable investment of both Giordano and BEST funds. We completed projects from 2004-2010 to address pressing educational & safety needs of the time. Since then, those spaces have been well maintained & are operating wonderfully. The older portions of the campus require more unplanned maintenance & have pressing health & safety requirements:

- Safety concerns in the kitchen
- Safety concerns and poor conditions at the ag shop
- Safety concerns on site
- Inadequacy of the gymnasium space
- Immediate maintenance concerns in older parts of the facility

#### \*Project Description

## Priorities of the BEST Grant

**BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 6.2:**

1. Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security, and projects that are designed to incorporate technology into the educational environment
  - In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project.
2. Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities
3. Projects that will provide career and technical education capital construction in public school facilities
4. Projects that assist public schools to replace prohibited American Indian mascots as required by section §22-1-133 C.R.S.
5. All other projects

## Deficiency

**D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues that need to be addressed, in light of the statutory priorities of the BEST grant stated above.**

(Maximum 12,000 characters including spaces.)

Weldon Valley has been experiencing difficulty with the size of their gymnasium for decades. The ag program has been in a temporary home since 1980. While the district leveraged funding in the early 2000s to replace the jr/sr high school and the elementary classroom wings, the Giordano funding program and bonding capacity at the time did not allow the school to address all of the issues of the school district. Giordano funding did not have the goal of Building Excellent Schools Today that the current funding program has. It was a build-what-you-can-with-the-funding-available program. Since 2010 the school has been working on ideas of how it could create the gymnasium space that it needs to educate our students and update the ag program to provide valuable vocational education. While the school knew the conversation about adding a gym was a polarizing topic, the current gymnasium space was causing some real programmatic issues for physical education as well as athletics. In 2022, the school district completed an updated Master Plan with the goal of verifying their priorities and making sure if money was spent, it would be spent in a smart way with a future plan in mind. An outcome of the master plan was twofold: The School and community validated the programmatic needs of the gym and ag shop and unsustainable condition of the existing spaces for those programs, but also uncovered some previously unrecognized health and safety issues in the district: the health concerns in the kitchen and the life safety concerns at the pickup and parking area. The master plan also enabled the district to identify what scopes have immediate priority and what scopes and maintenance can be addressed in the future. The following are the highest priority needs of the district:

#### SECURITY DEFICIENCIES: MULTIPLE BUILDINGS & TOO MUCH VISITOR ACCESS

The Vo-Ag building is separate from the main building, located in the district maintenance facility. This is a 310 ft walk outside and across a parking lot from the main building. Students have to leave the main building to attend shop classes causing a security and supervision concern for the district. In addition, the school has to manage issues with students visiting their vehicles between classrooms.

The existing gym location is a security risk. Currently it is in the middle of the building and requires visitors to access the center of the building for events. If there is an event during school hours, students must also occupy this area. With this central location exit doors lead visitors into various hallways of the school, allowing unsupervised access, not to mention the ever-present difficulty of supervising students. Security risks are heightened by our rural location without a dedicated law enforcement office. First responders travel over 15 miles from Fort Morgan, a 20+ minute drive. This is a reason that the school and law enforcement aligned on maintaining concealed carry for staff in the school. It is important for the school to remove as many potential security risks as possible.

#### SAFETY HAZARDS: VO-AG SPACE IS UNSAFE YET ESSENTIAL FOR OUR RURAL STUDENTS

The Vo-Ag building needs significant infrastructure and safety upgrades. There is no fire alarm, no dedicated gas storage, and no eyewash station or safety shower. We are 20 minutes from the nearest hospital. There is no central dust collection system on any stationary equipment, limited ventilation for welding, sanding, and finishing and inadequate overall fresh air in the shop and classroom. Ventilation is provided through operable windows that are too high to access. Classroom and shop CO2 readings show up to 2021 ppm when occupied. After 1000 ppm CO2 becomes concerning. In addition, the shop has inadequate lighting, no insulation, and leaks in the roof and walls.

The school parking lot has safety concerns with unsafe vehicle traffic flow, parent pickup, and bus pickup. Students are required to walk through vehicle drop off areas. The school is currently diverting all traffic to an unpaved, narrow residential alley to exit the site in an attempt to alleviate the traffic congestion. Another safety concern is the inadequate lighting in the parking lot and pedestrian routes, making it difficult to navigate at the beginning and end of the school day. The district has received specific calls from visitors about concerns with lighting and getting from their cars to the building. In addition, the asphalt is cracking and failing. Poor drainage, causing icing, along with the uneven surface and poor lighting make for a dangerous path for pedestrians.

#### HEALTH DEFICIENCIES: KITCHEN ISSUES INCLUDE SEWER BACK-UPS

The school kitchen needs substantial infrastructure upgrades to comply with health department requirements. Due to our rural location there aren't restaurant options for students to eat lunch, making the kitchen critical. Beyond that 41% of our students use the free and reduced lunch program, an indicator that they may be experiencing food insecurity outside of school. The sewer lines under the floor are broken, backed up, and leaking sewage into the foundation. The vent hood is non-compliant with the fire department and needs to be replaced. Other necessary upgrades include replacing the walk-in refrigerator, the water heater, the electrical infrastructure, and the cafeteria doors and failing flooring. Wood and laminate work surfaces and cabinets are not health dept compliant for sanitation. Furthermore, some emergency lights do not activate during building-wide power outages. These kitchen items were installed in 1975 and need to be replaced.

The 1957, '65, and '75 portions of the existing school building that were not part of previous renovations have various other safety, health and maintenance items to address. Masonry cracking on the north side of the building is allowing rainwater to enter the building. Sidewalk heaving and separation caused by stormwater on the Northeast side of the building is allowing water under the building and eroding foundations. If these repairs are not addressed soon, the school building and foundation will continue to deteriorate.

#### EDUCATIONAL SUITABILITY DEFICIENCIES

Space and Educational Program:

In addition to safety and health issues, the Vo-Ag building has educational limitations. 100% of our JH and 62% of our HS students take Ag classes. The building is not insulated well and comfortable temperatures can't be maintained. Students wear jackets in the winter and are hot in the spring and fall. The welding booths have inadequate safety protection and exhaust and need to be replaced. There is a need for larger storage areas for supplies, equipment, projects, and curriculum kits. The school would like to incorporate a CNC machine, but there is not adequate safe operating space for one. There is no finishing room. Students do all their painting and finishing outdoors. On December 18th, the heater motor in the building completely went out. The school had to provide space heaters in the classroom for the last few days of school before winter break until they could locate a replacement motor. Repairing and maintaining the current shop building is not a long term solution. The school district is making it work to provide instruction for basic Vo-Ag programs, but the facility does not have flexibility or capability to provide the breadth of programming for valuable vocational and career technology education. This is extremely important in our community and many of the students and families rely on vo/ag education for their livelihood.

The current gym has limited space and no ADA accessible seating for people with disabilities. The 1957 gym was built when the district had much fewer students. There is very limited space for spectators outside of the court lines. The bleachers are, in fact, right on the edge of the court causing spectators' feet to be on the court lines and leaving insufficient room for teams on the sidelines. The teams sit on the bleachers. This creates unsafe conditions with players running the sidelines and spectators accessing their seats during the games, running into officials and other players. In general, a single gym with a single competition basketball court is not enough space to meet the athletic and physical education needs of a school with 250 students. Training for Varsity boys, Varsity Girls, JV boys and JV girls have to be scheduled early morning and late at night, causing scheduling difficulties for students and parents, and compounding the site safety issues noted earlier (schedules causing people to be there later at night). Practices in the winter season start as early as 5:30am for varsity girls basketball and go as late as 7pm for varsity boys basketball. Athletics aside, one gym space is not enough to provide Physical Education classes for K-12 throughout the day. Furthermore, use of the existing gymnasium space for PE functions inhibits the ability for

music programs to utilize the stage in this space.

#### FUTURE PLANNING

The deficiencies above highlight the current highest priority needs of the school district. These are items that need to be addressed within a couple of years that are immediate safety, security, and health issues, or are maintenance items that could lead to major damage if not addressed. The district updated its master plan in 2022 and identified all needs in an "issues priorities matrix." Items that are present but not requiring immediate attention are on a plan for repair or replacement in the next 10 to 20 years. These items are not in this grant request, but are part of the district's financial plan. These include: Improving site drainage on the NE corner of the site to eliminate ponding, roof membranes reaching the end of their useful lives on a maintenance plan to replace, HVAC units on a maintenance plan to replace, remodeling the stage and old gym for music programs and performances, arranging site features so there is room for a future running track, upgrading HVAC energy efficiency and controllability in the 2004 and 2007 additions, moving the preschool to the main building, replacing the bus barn/maintenance shop, and increasing the elementary playground area.

#### **E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.**

(Maximum 4,000 characters including spaces.)

The stated deficiencies are compiled from a combination of our current maintenance plan, a detailed facilities assessment by The Neenan company, and the 2022 state facilities assessment.

The current state assessment shows an overall campus FCI of .38 yet the Vo-Ag/Maintenance shop building individually has an FCI of .60. While the Main building's score was primarily based on lifecycle replacement of general systems like HVAC, electrical, fire alarm, and other major replacements like carpet and wood flooring, the Vo-Ag/Maintenance shop's assessment shows many more systems that require repair and replacement including exterior envelope, doors and windows, roofing, exhaust, and plumbing. These additional concerns make that building individually show justification for replacement.

Beginning in 2022 the school district began a new Master Plan update which included a full building evaluation by the Neenan Company. Neenan verified the items in the State assessment in the four buildings. Through interviewing the kitchen staff, Neenan noted many other issues that had been brought up by the health department and fire department including a broken sewer line, inadequate exhaust hoods, unsanitary work surfaces, and inadequate freezers and coolers. Review of the mechanical systems in the Vo-Ag shop showed that the building was not receiving adequate ventilation for occupant health standards. A review of the exterior of the main building showed some masonry cracking and sidewalk movement due to water runoff management.

Part of the master planning effort was to evaluate the educational suitability of the school, which revealed the inadequacy of the single undersized gymnasium in the school and the limitations of vocational and agricultural curriculum in the vo/ag shop.

Specific CO2 testing was recorded in the Vo/Ag classroom and shop in January of '23 showing student occupied spaces at 1000 to 2000 ppm regularly. Results were recorded as high as 2021 ppm.

### \*Solution

**F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.**

(Maximum 12,000 characters including spaces.)

Eleanor Roosevelt famously said, "It takes as much energy to wish as it does to plan." We've taken the long-term planning approach to our rural school facilities with smaller projects each time we have debt capacity. We have been working our way through a master plan for our school, each phase uses our bonding capacity and some grant money. The goal of this methodical plan is addressing our needs, making the most of our existing space, and preparing for future improvements. This current solution was conceived in 2013 to be implemented when the previous bond debt would be paid off. The time has arrived and we passed a new bond in 2022 to support this project.

The current project is the next phase of our master plan, addressing our most pressing needs. We have taken care of the basic educational needs of students: core classes and security of the main school building. Now we need to take care of the remaining safety and health concerns, including:

#### **BUILD A NEW AGRICULTURE AND VOCATIONAL SHOP CONNECTED TO THE EXISTING K-12 SCHOOL BUILDING**

A new 4,500 SF Vo-Ag education space will be connected to our school so students won't need to walk outside and leave the building to attend class. This space will meet all current codes and accessibility requirements. Beyond greater security, the space will have the required safety infrastructure including dust collection, adequate ventilation, emergency shower, and an eyewash station. Proper lighting, insulation, and sealed roofing will allow classes to continue as scheduled without repair delays. The new location will also allow material deliveries to be away from student parking areas.

#### **RENOVATE AND UPDATE THE 1975 KITCHEN FOR CURRENT CODE COMPLIANCE**

First, the kitchen renovation will replace the sewer line that backs-up into the kitchen. All asbestos will be abated and wood countertops will be removed. The kitchen will then be brought up to code with a new vent hood, walk-in refrigerator, water heater, electrical infrastructure, and compliant restroom and janitors area.

#### **BUILD A REPLACEMENT ADA COMPLIANT GYM CONNECTED TO THE EXISTING K-12 SCHOOL BUILDING**



A new gymnasium that will meet current code requirements. Designed with passive security in mind, we will be able to safely separate visitors from the school. The plan will accommodate separate entry to the gymnasium after hours and keep visitors out of the education space of the school. This space will safely accommodate current court sizing and ADA accessibility requirements.

This space will also allow for us to better serve our music, performing arts, and physical education classes by providing adequate space to accommodate all programs simultaneously. The existing gymnasium with a stage will be able to be better utilized for music and performing arts. We will also be able to have improved cafeteria scheduling. In our community survey and community meetings about raising bond funding for school improvements, addressing this space was a top priority and created widespread bond support for this phase of our master plan.

#### CONSTRUCT SAFER DROP-OFF AREAS, IMPROVE PARKING AREAS AND VEHICULAR FLOW

A dedicated drop-off lane will be developed, removing parking spaces that currently inhibit a safe drop-off sidewalk. Student pedestrians will have direct paths and be able to access the school without crossing through vehicle traffic. Bus traffic will be completely separated from student and parent traffic via a dedicated bus loop. Designated traffic lanes will replace the need to use an unpaved, nearby residential alley. Our parking lot will be regraded in areas to prevent icing hazards and then repaved. Site lighting will be replaced for safer student access.

#### BUILD REPLACEMENT ATHLETIC FIELDS WEST OF THE K-12 SCHOOL BUILDING ON LAND DONATED TO THE DISTRICT

The new VoAg and Gymnasium addition will be built on top of the current athletic fields in order to have the best connection to the main building. Due to this, we will build an equal replacement baseball field with a 6 man football field in the outfield. The new fields will maintain the same amenities as the existing fields being displaced. Existing concessions and restrooms will remain. Existing bleachers and the announcers booth will be relocated, unless replacing equal amenities proves more cost effective. A portion of the existing football field will be maintained adjacent to the new gymnasium for easy access for physical education classes. Recently donated land to the west of our school allows for this new opportunity to have a new gymnasium and athletic fields on one contiguous site to provide a safer campus for students, rather than previous plans of a separate site across the county road. Fields are located to accommodate existing irrigation ditches, existing leach fields, and space for a future competition track.

#### OTHER MINOR REPAIRS TO BUILDING

The project includes some other repairs to the existing building that are a small percentage of the proposed project, but are high priority items. These include repairing some cracks in portions of CMU structure of the 1957 portion of the facility, repairing some roof drainage and sidewalk separation to eliminate continuing water damage to the foundations in the 1965 portion of the school, and upgrading the emergency gas shut off in the HS science room for easier access.

### **G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.**

(Maximum 4,000 characters including spaces.)

In the master planning process, the main facility issues of the district were identified and prioritized with the administration and maintenance staff. It was recommended that priority 1 and 2 items, all required within the next 5 years, be declared as the first phase of work. The remainder of items remain on a facility financial plan for maintenance and repair. The prioritization list is in the master plan in section 6.2

With the scope of the proposed work defined, the school district invited the community to join in a master planning session for designing and locating the project and future phases. The scope included a remodeled kitchen, a replacement ag shop, a replacement gym, and a reconfigured vehicular circulation in front of the building. At the time, the group considered other future items including space for a full size track, baseball and football field as well as expanded event parking. The school district hosted a full day work session with staff, community, and the Neenan Company to develop various possibilities to address the scope. The largest scope item was the gymnasium, so efforts focused on the best location of the gym based on the following criteria: 1) safety and security of students in location and getting to and from the gym, 2) a clear separation of the classroom portion of the school during events for security, 3) connection and adjacency to sports fields, 4) minimal impact to adjacent structures and utilities to keep costs low, and 5) site plan ability to have a competition track in the future.

Options included replacing the existing gym location with a new gym, building on a separate site across the county road, building a separate gymnasium/ ag building opposite the main entry of the main building, and various options attached to the existing K-12 building.

At the 4/19/22 board meeting, our school board reviewed the options and "facility issues priority matrix" and decided on a "phase 1" scope of work and an "either/or" plan for the master plan, depending on the ability to obtain adjacent land.

In May of '22, the district reached out with a community opinion survey on alignment of need for health and safety, and support of proposed scope and bond. Results came back with overwhelming support for improving the district.

At a 7/11/22 board work session, the school board reviewed the recent news of the donation of adjacent land, solidifying the selected option, realigned the proposed scope of work to the bond and grant opportunity, and kicked-off the bond promotion effort.

July through October, a bond committee, the board, and the district engaged in community outreach for the project including a 9/14 all community meeting.

On 11/8/22 the community passed the bond by 71% approval (largest margin in the state,) maximizing the bonding capacity to support the project.

Since then, the school and the Neenan Company have been refining plans based on existing records of the site and buildings, developing info required for adequate estimating for the project.

Construction cost estimates were developed by the Neenan Company and verified with input from both local subcontractors and subcontractors with school experience. Neenan has recently completed a project in Yuma, Colorado and is currently working with nearby Peetz School District and is utilizing current subcontractor input and pricing info from those projects, as well as other current data from around the state.

The Neenan Company designed and built the previous additions to the school building and has access to site utility information, location, and sizing from those project records. Public utility locations and soil conditions in the area of the proposed project are known.

## \*Urgency

**H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.**

(Maximum 4,000 characters including spaces.)

All schools have to look at risk when educating students. We started with a historic schoolhouse and have methodically improved our facilities to improve education and keep students safe. Our plan also included a long-term debt strategy to leverage our bonding capacity each time it was paid off. We enrolled our community again and passed a new bond, maximizing our bonding capacity, to address our most pressing needs. Our maximum capacity is not enough to address the high priority needs listed in this application. In order to provide the promised scope to the community, we have purposefully tied the language of the bond to a successful grant. We need both to adequately solve our health and safety needs. Without the grant, we will lose that bond.

The longer we delay replacing the unsafe and unhealthy portions of our school the greater the risk posed to our students and the more we spend on continual maintenance rather than educating students. We have created a master plan including a phased priority list of maintenance, repair, and replacement. The items we've included in this project need to be completed immediately. In 5 years we will start to reach some of our planned maintenance items which we are preparing for financially. We are making sure our capital savings plan is in place to properly address those upcoming issues so they do not also turn into life safety emergencies requiring outside financial assistance. Our current capital cannot cover the extent of current issues, and if we use all of our capital reserve funds now we are just compounding the issues on the horizon.

What would happen if we don't get the grant? STUDENT HEALTH & SAFETY RISKS WILL CONTINUE:

-We will lose the bond. Our bond language is tied to successful BEST grant award.

-We need to replace a sewer line that backs-up into our kitchen. Without this grant, we cannot do that and fix our other 1975 kitchen hazards and outdated food storage.

- Keep ag program in current separate maintenance building, fix only exhaust systems but not address safety issues of separate building.

- Reprioritize master plan, put off future priorities to consolidate preschool and put off planned mechanical maintenance and upgrades to save for vo/tech and gym space.

We took time to methodically address our school needs rather than an all-at-once ask. This approach creates work for us to continually build community support, ask voters for money, and compete for state grants. We don't have the bonding capacity to address our critical health and safety issues and need support from BEST. Overall, we're also contributing more money through multiple bond initiatives than a single one-time bonding max with a large grant request.

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**I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section §22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC) (<http://www.cde.state.co.us/cdefinance/ccabconstructionguidelines>).**

Yes

**If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines**

(Maximum 500 characters including spaces.)

## Future Plan for Maintenance of Proposed Project

**J. \* Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.**

(Maximum 4,000 characters including spaces.)

Weldon Valley School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff, and community for as long as possible. The District currently employs 3 full time and 2 part-time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the additional square footage. We understand that increased square footage will increase utility bills. The proposed project has the potential of increasing the annual utility bills by \$25,000. The district will increase its current annual maintenance and operations amount by \$25,000 for a total of \$280,000, including salaries.

We will add the new/improved spaces to our existing maintenance schedule: we will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. We will also train our staff and use operations manuals to address needs.

We currently have a capital replacement plan that sets aside and earmarks funds for the purpose of replacement of each of the major systems in the new facility as they reach the end of their service life. Our district will continue the commitment to the Capital Reserve Fund of \$70,000 annually, which is approximately 1.7% of the annual base budget, exceeding the 1.5% minimum required.

## Historical Capital Outlay Budgeting

**K. \* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.**

**Note:** Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) (<http://www.cde.state.co.us/cdefinance/ccacapitalrenewalpolicy>) requirements, per §22-43.7-109(4)(d) C.R.S., in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

(Maximum 4,000 characters including spaces.)

The district is committed to maintaining sufficient annual fund transfers to a Capital Reserve fund to account for necessary district wide facility needs. Since receiving a BEST grant in 2010, our district has maintained a \$70,000 annual commitment to the Capital Reserve Fund. This money is earmarked for the long term upkeep and maintenance of the portions of the building that were part of that remodel and the 2004 and 2007 additions of our facility. During our master plan update, we re-established the financial maintenance and replacement plan for the next 50 yrs. Our long term plan and priorities list identifies the expected upcoming roof repair, HVAC maintenance, and carpet replacement.

Average over the last 5 years:

Current total annual budget: \$4,221,927

Annual Operations and Maintenance budget: \$255,000 (6% of annual budget)

Annual contributions to Capital Reserve Fund: \$70,000 (1.7% of annual budget)

## Adjacent Structures

**L. \* Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?**

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.  
(Example: An existing roof leak would cause damage to the new ceiling project.)



## AHERA

*\* All areas to be renovated or demolished must be investigated for asbestos containing material (ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants / vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.*

**M. \* Has the current AHERA plan been reviewed for this facility?**

Yes

**N. \* Has additional investigation beyond the AHERA report been completed?**

No

**Note:** If there is ACM, please include a breakdown of the current costs associated with the anticipated removal, required air monitoring, and CDPHE approved disposal of ACM materials with your project budget.

## Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, **or** the reconstruction or expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

**O. \* What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.**

The existing Ag Shop portion of the maintenance building will be used as bus storage and maintenance. Currently buses do not fully fit within the existing maintenance building and there is no maintenance office space or restroom. The ag shop portion of the building will serve as much needed additional space for district maintenance equipment and space to store vehicles indoors. This year 2 catalytic converters were stolen off school vehicles parked outside and one was stolen last year as well. A code study has been completed to understand the code requirements of use of the space as a maintenance facility and will require minimal work. No portion of the current grant request is planned for demolition or improvements to the existing vo/tech-maintenance building. Separate district funds will be used to add exhaust fans and infrared heat in the maintenance bay.

The 20 year plan is to build a new maintenance shop, large enough for a school bus, away from the main entry and main parking lot of the school, and demolish the current building. At that time the location of the current building will be converted into parking for the main school building. A location for a new bus barn is identified in the master plan and is to be a future bond effort.

The remainder of the school building will remain in use for the school district. The existing gymnasium has the stage for the district and will continue to be utilized as the performance hall and PE space.

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# Print Final Application

## III. Detailed Project Cost Summary

You must enter a zero for all values that don't apply.

### Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage: 42.00%

B. \* Actual match on this request (If line "B" is less than line "A", submit a Waiver Application.) 36.44%

Waiver required.

### Project Costs

C. \* Project Costs (Must match total project costs from the applicant's detailed project budget (<http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget>) and all costs listed in section IV) \$16980303

D. \* Applicant Grant Request \$ 10792680.59

E. \* Applicant Match to this Project \$ 6187622.41

F. Previous Grant Awards to this Project \$0

G. Previous Matches to this Project \$0

H. Total All Phases \$ 16980303

### Additional Information

Please provide the following additional information from your detailed project budget

I. \* Where will the match come from? (I.e.: bond, general fund, capital reserve fund, utility cost savings contract, gifts, grants, donations, financing, or other)

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

Matching funds for this project have been secured with a 2022 bond

If Bond, when will election be held? 11-08-2022

J. If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

N/A

K. \* Project Area (*Affected Square Feet*) 27704

L. \* Gross Square Feet Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency 27704

M. \* Number of pupils in affected school(s) (*From your Oct. 1 Pupil Count*) 215

N. \* Cost Per Square Foot (*Total Project Cost/Affected sq. ft.*) \$ 612.91

O. \* Escalation % identified in your project budget 10%

P. \* Construction Contingency % identified in your project budget 5%

Q. \* Owner Contingency % identified in your project budget 5%

R. \* Anticipated Start Date (*MM-DD-YY*) 7/1/2023



**Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of executed grant agreement.**

S. \* Anticipated Completion Date (*MM-DD-YY*) 6/20/25

**Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to June 30, 2026**

T. \* How did you arrive at the estimate for this project and who aided in the process?

This estimate was prepared by the design/build company, Neenan Archistruction (Master Planner). Cost information from recent school construction projects in similar locations and inquiries from subcontractors and vendors were used to generate this estimate. Because of the unprecedented turbulence in the construction industry, the project team obtained cost estimates from multiple subcontractors, which were used to validate the cost estimates for the new proposed facility.

U. \* **Project Management: Who will be overseeing the project (internal staff or external consultant)? What will be their anticipated responsibilities and qualifications, if known at the time of application?**

The school district has plans to secure the services of an owner's representative to assist the district in managing a successful project. The owner's representative will be responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The Weldon Valley School District Board of Education will maintain ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the board will create an executive committee which will include two school board members, the school principal, the maintenance director, the district finance director, the district superintendent, and the owner's representative for the project. Regular updates to the community and school board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative.

**V. \* Procurement: Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The district plans on following CDE recommendations for selection of vendors. Upon award of the grant the district will procure an owner's representative through a competitive process. The owners rep will assist the school district in procuring a design builder, soils engineer, and surveyor before beginning the design process.

### Other funding options

**W. \* What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Weldon Valley RE-20J school system is hampered to secure outside funding of any sort. Most grant applications for support, including GOCO, require a collective approach with additional entities or organization's commitments to grant application projects. The school campus is located in Weldon, Colorado, an unincorporated township located 12 miles from any sizable community. Those communities, their organizations and or endowments cater to their own community and school needs before considering helping outside communities. Currently the school system has no endowment established that the District could approach for funding on capital construction projects or facility upgrade or repair projects.

RE20-J was fortunate to receive a land donation in the spring of 2022 that allowed for the master plan of keeping all school district facilities on one contiguous piece of land, avoiding the need to cross a highway for athletic or vo/tech facilities. The donated land has a value of \$49,671.95. This donation also boosted community support for the bond.

The community has already overwhelmingly (71% approval) passed a bond in support of this project, maximizing the community's bonding capacity. The bond effort was successful primarily by the number of community members that donated time and energy to the campaign effort, but also by local donations to support the bond campaign. The bond was set up to be contingent upon receiving a BEST grant.

### Current utility costs

**X. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project? (Type NA if not applicable)**

N/A

The proposed project is not expected to reduce utility costs. The new construction will be highly efficient, but the school is intending to continue utilizing the existing space. The new use of the Ag Shop as a maintenance facility will likely reduce utility costs, but this is not a significant feature of the proposed project. Projected utility costs are part of the district's maintenance plan. We are estimating annual utility costs at \$1 per sq ft.

## Print Final Application

### IV. Sample Contract for Awarded Projects

All awarded projects will be required to sign a contract similar to the one shown below:

- Sample Contract for BEST Cash Grant Projects (PDF) (<http://www.cde.state.co.us/cdefinance/2019samplecashgrantagreementpdf>)
- Sample Contract for BEST Lease-Purchase Projects (DOCX) (<http://www.cde.state.co.us/capitalconstruction/samplesubandsitelease>)

By clicking "Agree" you are agreeing you are confirming you have read and agree to requirements listed in the contracts and understand they are a condition of your grant award.

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\* I agree to the statements and conditions above

# Print Final Application

## V. Check-List for a Complete Grant Application

\* Check each box to confirm that you have read each item and will include the required information with your grant application submission.

A complete grant application will include the online grant application as well as electronically submitted supporting materials. In order for the submitted grant application to be considered complete, the following must be included or the application **may not be accepted**. Be sure to answer all application questions. The BEST grant is a competitive grant, incomplete responses may be scored accordingly.

### Online Grant Application:

CC-03 online grant application

### Electronic Submittals (Submit via Syncplicity (<http://www.cde.state.co.us/capitalconstruction/best-syncplicity>) upload by due date):

- Scanned signature page from the submitted CC-03 online application
- Photos as described on the Instructions page of the application
- All Supporting Documentation outlined on the Submittal Requirements Based on Project Scope page of the application
- Detailed Project Budget using provided format
- Waiver Application if not providing the minimum applicant match

### Templates & Photo Instructions

- Scanned signature
- Photos and Supporting Docs via Syncplicity (<http://www.cde.state.co.us/capitalconstruction/best-syncplicity>)
- Detailed Project Budget (<http://www.cde.state.co.us/capitalconstruction/best-detailedprojectbudget>) using provided format
- Waiver Application (<http://www.cde.state.co.us/capitalconstruction/grantapplicationprocess>) if not providing the minimum applicant match

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## VI. Applicant Approval and Signature

- If applicant is a **school district**, signatures must include:
  - The person who prepared the application;
  - The school district superintendent;
  - A school district board officer.
- If applicant is a **charter school**, signatures must include:
  - The person who prepared the application;
  - The charter school director;
  - A charter school board officer;
  - A representative of the authorizing school district.
- If applicant is an **institute charter school**, signatures must include:
  - The person who prepared the application;
  - The charter school director;
  - A charter school board officer;
  - A representative of the Charter School Institute.
- If the applicant is a **BOCES**, signatures must include:
  - The person who prepared the application;
  - The BOCES director;
  - A BOCES board officer.
- If applicant is the **Colorado School for the Deaf and Blind**, signatures must include:
  - The person who prepared the application;
  - The CSDB director;
  - A CSDB board officer.

### By signing below:

- The applicant declares that they have read and will comply with Section IV. Sample Contracts for Awarded Projects of this application. Additionally, as of the date of the signature below, the applicant will incorporate the terms of these Sample Contracts for Awarded Projects into this grant application and associated project if a grant is awarded for the project.
- The applicant certifies the accuracy of information submitted in the grant application, having reviewed and received a complete copy of all application documents submitted.
- The applicant certifies that all items in Section V. Check-List for a Complete Grant Application are complete. The applicant acknowledges that they understand that incomplete applications and/or late submissions will not be considered for grant funding.

### Approval Signatures

#### Instructions:

Enter printed names below of parties who will be signing this application once submitted.

After online submission, a printable copy of the application will be generated with a signature page at the end. Please collect signatures and upload that signature page to Syncplicity.

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<b>Applicant Name:</b>	WELDON VALLEY RE-20(J)	<b>County:</b>	Morgan	<b>Project Name:</b>	Weldon Valley Vo- Ag Addition and Renovation
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\* **Prepared By:** Ben Bauman

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**Signature**

**Date**

**Prepared By - Organization (if other than school district):**

\* **Prepared By - Phone Number:** 970-370-3266

\* **Prepared By - E-mail Address:** bbauman@weldonvalley.org

\* **Administrator: School District Superintendent, Charter School Director, BOCES Director, or Colorado School for the Deaf and Blind**

**Director's name and title:** Ben Bauman

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**Signature**

**Date**



\* Board: School District Board, or Charter School Board, or BOCES Board or Colorado School for the Deaf and Blind Board  
**Board Officer name and title:** Kathy Wood

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Signature

Date

**Authorizer (Charter Schools Only):** Authorizing School District or Charter School Institute representative name and title. Signature acknowledges notification of the charter's application and the option to submit a letter to the board stating its position on the application:

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Signature

Date

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**Technical Assistance:** Submit questions or requests for technical assistance to [bestschools@cde.state.co.us](mailto:bestschools@cde.state.co.us) (<mailto:bestschools@cde.state.co.us>)