

The Colorado Department of Education

Capital Construction Assistance Grant Application (Form CC-03)

Instructions:

Grant Submission - Print one completed application for your records and one for submitting to CDE with signatures.

- Do not: bind the application in a 3-ring binder, report folder, or book.
- Do not: staple any of the pages. Dividers/tabs are acceptable, but not necessary.
- Do not: send the pages loose but bind the application with a paper clip, binder clip or rubber band. If the application is too large to bind with a large binder clip, then separate into sections that fit a large binder clip and number the sections for order.

The original grant application with signatures must be submitted to 1580 Logan St. Suite 310, Denver CO 80203, before 4 pm on March 2, 2012

- 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
- Since the Actual District Match on this request is less than the CDE Listed Minimum Adjusted District Match Percentage:
 - You will need to submit a Waiver Letter along with this application. (See Instructions on Page 2.)
- Since the Actual District Match on this request is less than 75%:
 - This project might need to comply with Colorado's "High Performance Standard Certificate Program" pursuant to 24-30-1301 and 24-30-1305 C.R.S. Please call Ted Hughes 303-866-6948 or Scott Newell 303-866-6717 for additional information.
- Submit a copy of your Facility Master Plan with this application. (if available)

Photos: Please include an electronic copy (email, CD, flash drive, etc.) of your photos with the application. The photos should hi-resolution and in a JPEG, GIF, PNG or TIFF format only. Word documents, PDF's or PowerPoint's are not allowed. Photos should include:

- A photo of the front of the facility;
- A photo of a typical classroom;
- A photo of a typical comidor; and;
- A site plan, architectural rendering, or drawing of the proposed solution;
- Up to ten additional photos specific to the project.

Supporting Material - The original submitted grant application must include all the supporting items on Check-List below for a complete grant application or the application may not be accepted for consideration.

CHECK-LIST FOR A COMPLETE GRANT APPLICATION

The following must be included in the grant application or the application may not be accepted.

- CC-03 grant application
- Detailed project budget
- Area map (a geographic map showing the physical location(s) and name(s) of facility(s) related to the request)
- Electronic phot
- Proposed timeline for the start and completion of the project
- Detail Project Management Plan (who will be overseeing this project from start to finish, i.e., owners rep, district representative, other)

The following must be included if appropriate or available.

- Facility master plan if the applicant has one. If it has been submitted previously and has not been revised, indicate on grant application Section III, item 6.
- Plans and specifications if available.
- Waiver letter if not providing the minimum applicant match

Any additional information the applicant deems appropriate such as: architect/engineer/contractor reports, plans/specifications, scopes, and estimates; descriptions; letters; strategic plan; asbestos management plan; facility program plan; technology plan; detailed schedule; ADA survey; waiver letter; inspection reports; and any other supporting documents with the signed application.

Additional comments or concerns contact:

Ted Hughes
Colorado Department of Education
303 866-6948
hughes_t@cde.state.co.us

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BEST Lease-Purchase Grants vs. BEST Cash Grants

If a submitted grant application is recommended by the Capital Construction Assistance Board it will be recommended as either a BEST Cash Grant or a BEST Lease-Purchase Grant. While both grants offer the opportunity to enhance school facilities and improve the overall learning environment there are some distinct differences between the two grants. The table below demonstrates some key similarities and differences.

	BEST Cash Grant	BEST Lease-Purchase Grant
Funding Source	Cash funds from the Assistance Fund	The State sells Certificates of Participation (COP's) and the grantee enters into a Sub-Lease Purchase agreement with the State.
Does the grant need to be repaid	See note 14 in section VI "Sample Contracts for Awarded Projects"	No*
Type of Projects Funded	Systems Upgrades, small renovations or remodels, etc. Typical project size is less than 1 million dollars	New construction, major renovations, additions, district-wide projects, etc. Projects are typically multi-million dollar projects
Is collateral needed	No	Yes, the collateral will need to be 90% to 110% of the value of the total project cost.
When is the funding available	Immediately upon final approval from the State Board of Education, typically in August	The funding will be available approximately six months after approval by the State Board of Education and is dependent upon successful COP financing.

* In the event that the property impacted by a grant project, as a whole, is sold, or abandoned, demolished, or extensively renovated in a manner that makes the grant project work obsolete within a five-year period after completion of the project, the following recapture provision shall apply. If the property is sold or abandoned within the first year after completion, one-hundred percent (100%) of the funds awarded shall be returned to the State, with a twenty percent (20%) reduction per year thereafter.

If the applicant anticipates their project to be funded by a BEST Lease-Purchase Grant, please contact your division representative to learn about additional requirements of a BEST Lease-Purchase Grant.

Competitive Selection Process for Vendors

The CDE strives for a fair, transparent, competitive, documented bid/selection process for CMGCs, design/builders, design consultants, owners' representatives, ESCO's (Energy Service Companies), planners, ETC. As a requirement for obtaining BEST funding, the applicant has the option of agreeing to follow this selection process or to provide an alternative which will be subject to BEST Division and Capital Construction Assistance Board approval.

The following is required for the selection of various professionals where BEST funds will be requested:

- **Contact your BEST staff member before initiating a vendor selection**
- Applicant will issue a detailed RFQ for each aspect of the project's scope to all applicable vendors. The applicant may contact CDE to request samples used by other applicants and for a contact list of potential vendors.
- Applicant will send a draft RFQ to their assigned CDE technical assistance consultant for review and comment prior to posting/distributing RFQ. Criteria for selection 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 is distributed to all potential bidders, and posted in relevant publications. The applicant will keep records of the RFQ distribution.
- After reviewing the RFQ responses, the School Board/Selection Committee may conduct interviews.
 - The applicant shall notify the CDE technical assistance consultant when interviews are taking place and if requested the CDE technical assistance consultant will attend the interviews.
 - School Board/Selection Committee should use a rating system, and agreed-upon criteria to select a candidate.
- Provide a summary of the competitive process and summary rating sheet(s) prior to the award of the contract to the selected professional. Applicant should then provide feedback regarding the selection process.
 - This summary to include the following:
 - Where the RFQ was advertised.
 - A copy of the final RFQ.
 - A written description of the selection process that includes a description of the results of the selection process (how many responses, how many interviews were conducted, how was selected vendor chosen, what questions were asked, etc.)
 - 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 prior.
- Applicants should contact their Division representative to discuss the competitive selection process, and provide both a narrative summary statement and supporting documentation to their Division representative once the process has been completed.
- Best staff is available and willing to help
- Please refer to the Consultant/Contractor Selection Guidelines for more details
- **If the applicant chooses to use a vendor selection other than the process listed above the applicant must submit an alternative plan to CDE prior to applying or with this grant application and it will be subject to approval from the BEST Division and the Capital Construction Assistance Board**

The High Performance Certification Program (HPCP)

24-30-1301 C.R.S. require that all new facility, addition, and renovation projects that are funded with 25% or more of state funds are required to conform to the High Performance Certification Program (HPCP) policy administered 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 increased initial cost resulting from HPCP can be recouped by decreased operational costs within 15 years, and;
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the building.

If one or more of the items listed above applies, your project costs and scope may be required to conform to the HPCP. The HPCP requires that projects achieve the highest possible LEED® or CO-CHPS certification with the goal being LEED Gold or CHPS Verified leader. More information on the HPCP policy, including summaries and FAQs found at: <http://www.colorado.gov/dpa/dfp/SBREP/energy.htm>

If the increased costs incurred by the HPCP exceed 5% of the total cost of the project a Division of Public School Capital Construction consultant review will be required.

If your project qualifies for the HPCP then your project is required to have a High Performance, green sustainability, consultant as part of your A&E team. Ensure your project budget has costs to cover this consultant.

In all cases high performance design, scope, and cost must be considered in all grant applications.

If you are unsure whether your project must conform to the HPCP, please contact your Division representative.

Required Signatures

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 enough time to get the required signatures, late applications will not be accepted.

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;

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

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

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

- The preparer of the application;
- The Charter Schools Institute director;
- A Charter Schools Institute board officer;
- The institute charter school director.

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

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

If the application is from a 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;

Print 2 copies of this application - One for your records and one for submitting to CDE with signatures.

Provisions for Charter Schools

As part of the grant submittal packet the charter school must include a letter, from their authorizer, indicating the authorizer's position on the application, pursuant to 22-43.7-109(3) C.R.S.

Provide a narrative demonstrating the amount of effort put forth by the charter school during the ten years preceding the year in which the charter school submits the application to meet its facilities needs by accessing:

- Vacant school district facilities; or
- Obtaining funding for capital construction by having the Colorado Educational and Cultural Facilities Authority created and existing pursuant to Section 23-15-104 (1) (a), C.R.S., issue bonds on its behalf;
- Seeking voter approval of a ballot question for bonded indebtedness; or
- A special mill levy authorized by section 22-30.5-405, C.R.S.; or
- Seeking inclusion of its capital construction needs in a school district's ballot question seeking voter approval for bonded indebtedness

Provide a summary of the per pupil operating revenue the charter school has budgeted to expend in order to meet its facilities obligations during the fiscal year for which their application is submitted measured both in terms of total dollars and as a percentage of the charter school's total per pupil operating revenue

Capital Construction Assistance Grant Application

Complete one set of Form CC-03 for each phase or stand alone project request. Additional pages may be attached as needed.

I. Type of Financial Assistance You Are Applying For:

This application is for either BEST Cash Grant and/or BEST Lease-Purchase Grant funding. If a grant award results from this application the type of funding shall be determined by the Capital Construction Assistance Board and the State Board of Education.

During which cycle is this project being submitted? (i.e.: Cycle 6, 7, etc.) 2012-13

Yes No

Has this project previously been applied for and not awarded? If "yes", what was the stated reason for the non-award?

II. Applicant Basic Data:

- 1) Applicant: KIM 88
- 2) County: LAS ANIMAS
- 3) Priority #: (Applicant Assigned) 1
- 4) Project Title: Kim RE-88

III. Facility Profile

If the grant application is for more than one facility enter each facility name, physical address and then mark "Other" for facility type & enter "multiple facilities" for the explanation.

- 1) Facility Name: Kim School District RE-88
- 2) Facility Address: 425 State Street
Kim, Colorado 81049

- 3) Facility Type:

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Vocational/Agricultural	<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 checked="" type="checkbox"/> Auditorium	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Kindergarten	
<input checked="" type="checkbox"/> Other	Please Explain: <u>gymnasium</u>	

- 4) Facility Ownership: 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
 Charter School
 BOCES
 Colorado School for the Deaf and Blind
 3rd Party - Please explain:
 Is the facility currently involved in a lease-purchase agreement or a sub-lease purchase agreement?
 (If yes, submit a copy of the lease-purchase agreement)
 Yes No

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?
 (If applicant is a school district type NA)
NA

- 5) * Facility Condition: If this application is for the renovation, reconstruction, expansion, or replacement of an existing public school facility, 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.

There are five primary buildings utilized by the Kim School District for educational purposes. All five buildings were newly constructed for the District at different dates between 1936 and 1972.

- 6) Facility Master Plan Status: (Check one or more of the following)
 - Facility Master Plan Completed. Date: March 1, 2012
 - If district has completed a Facility Master Plan, a copy must be submitted with this application, unless it was submitted previously.
 - Copy attached Copy submitted previously
 - Facility Master Plan is underway, but not yet completed. % Complete: _____
 - Facility Master Plan has not yet been initiated.
 - Anticipated start date of a Facility Master Plan. Date: _____
 - Who prepared the Facility Master Plan? Alan Ford Architects, P.C.

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IV. Integrated Program Plan Data

- 1) Project Description:
- | | | |
|--|--|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Handicapped Accessibility ADA | <input type="checkbox"/> Security |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> HVAC | <input type="checkbox"/> Site Work |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Lighting | <input type="checkbox"/> Water Systems |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> Renovation | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Energy Savings | <input type="checkbox"/> Roof | <input type="checkbox"/> New School |
| <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> School Replacement | <input type="checkbox"/> Land Purchase |
| <input checked="" type="checkbox"/> Other Please Explain: <u>Renovation and Addition</u> | | |

2) Please provide general information regarding affected facilities, educational programming, maintenance programs reasons for pursuing a BEST grant, etc. (Max 4000 characters including spaces.)

Structural deficiencies with the potential for roof collapse, leaking roofs, flooded basements, no fire detection or fire suppression systems, no fresh air system, all housed in beautiful WPA funded school buildings. These alarming conditions have mobilized the Kim Community into action to determine how to save the school and continue the quality education they have enjoyed for the past 95 years. Facility assessments have provided an overview of the existing conditions and program needs, identifying major health and safety problems including asbestos, no fire sprinklers, poor entry and site security, site flooding and energy inefficient structures and systems. The school district maintains current financial resources without debt, yet the health and safety deficiencies exceed the District's bonding capability to remedy. Without substantial funding assistance from the BEST Grant process, the District cannot meet minimum health, life safety and academic standards.

The Kim master plan assessment and programming process identified needs for critical life safety upgrades. Based on a contractor's estimate, the funds needed to correct the deficiencies total \$10,949,529.00. The current bonding capacity of the Kim School District RE-88 is 2,885,617.00, roughly 1/4 of the required funding. Without the BEST Grant, the Kim School District will not be in the financial position to correct the life safety issues identified by the design team and CDE assessments, nor would they be able to make the upgrades necessary to extend the useful life of the facilities.

The recommended solution contained in the Kim School District RE-88 Facilities Master Plan, endorsed by the design advisory group and community members, is the basis for the Kim BEST Grant application. School facilities, totaling approximately 44,000 gross SF, include 3 historic buildings built in the 1930's as a part of the Federal New Deal programs: the Elementary School (PK-6), Activity Center, and an undivided High School. There are two non-historic educational buildings: the Gymnasium/Cafeteria (1972), and Vocational Agriculture Building (1967).

The Activity Center is currently not in use as it was deemed structurally unsuitable for occupancy in 2010. Originally a gymnasium and cafeteria, it has been used for distance learning, an auxiliary gymnasium, school gatherings and community gatherings in more recent years. The structure is located in the center of the campus posing a safety risk.

Administration is located in the high school with limited oversight of the campus. The lack of a single controlled entry, combined with an antiquated fire alarm and communication systems, results in significant security risks throughout the campus. The administration area has no ability to oversee PK-6 functions and is undersized relative to teacher support functions (i.e. storage, conference rooms, workrooms and planning rooms). Adjacencies to enable instructional efficiencies are not in place. There are limited or no facilities to support I.T., distance learning, science prep, family services, music, art, adequate athletic storage, adequate weight training, and there are no dedicated adult restrooms. VoAg is taught in a pre-engineered non-insulated steel building with a classroom area 50% the required size and lacks adequate restrooms.

There are significant drainage issues; outdated mechanical, plumbing, sanitary and electrical systems; and poor energy performance of the buildings. The proposed renovation will not only improve the life safety conditions at the facilities, but it will also make the facilities less expensive to operate and maintain.

The goal of this process was to find a balanced solution that provides lasting value. The members of this conservative community understand the importance of spending wisely and after much discussion and review, believe that the proposed recommendations accomplishes this goal while being the most responsible investment of construction funds.

3) Project Description:

Project:

Deficiency:

In the deficiency section describe in detail the proposed projects existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. (Minimum 250 characters including spaces.)

Buildings
 There are numerous health and life safety issues of critical concern at the Kim School District. The School District is housed in five structures ranging in age from 40 years to 75 years old with systems that are past their life expectancy. All five buildings are missing essential health and life safety improvements including the absence of fire suppression, fire detection, fire alarm, emergency communication systems, unsecured/unmonitored entries, a mechanically controlled fresh air system (resulting in poor indoor air quality), water infiltration in some areas causing a concern for bacterial and mold growth, and serious structural deficiencies. Compounding the problem, Kim is over an hour from fire, police and medical emergency services. The Kim community does have a volunteer fire department equipped with a spreader truck to fight grass fires only – all other services are 50 to 70 miles away.

In the event of a fire, none of the buildings are sprinklered or equipped with a rated corridor system to enable safe egress. Given the extended response time for first responders, loss of life is a real threat and irrevocable loss of property is predictable. "At grade" exitways are limited and in some buildings non-existent, which is both an egress and ADA concern.

Per a structural engineer's assessment in 2010, the historic Activity Center (former Gym and original school building), which sits in the middle of the campus, is at risk of structural failure. The Activity Center's roof trusses have buckled up to 6 inches. Per the recommendation of two independent engineers, the building should not be occupied until the conditioned has been remedied. The building, if not repaired, is a potential hazard to the surrounding school grounds (including a pre-K playground immediately to the north) and the adjacent elementary and high schools both located within fifty five feet of the structure. Structural repairs are also required at the elementary and high school. The floor bridging at the elementary school has become dislodged and both the high school and elementary school have crawl space foundation walls that have been compromised with excessive plumbing and mechanical openings.

The buildings do not have fresh air/outside makeup air included in their mechanical systems resulting in poor indoor air quality. According to the Kim School District Superintendent, the poor indoor air quality contributed to having to close the school in 2010 due to a flu epidemic. There are three historic structures on the site and none are handicapped accessible. Windows are single pane clear glass with no thermal break. The exterior walls of the high school and elementary school have limited insulation with only 1 inch of rigid insulation applied to the interior face of the stone bearing walls and limited insulation at the roof. The Activity Center walls have a full 6 inches of batt insulation. The exterior walls of the Gymnasium/Cafeteria building are not insulated. The windows at the Gym/Cafeteria are clear single pane and the frames do not have a thermal break. The buildings finishes and telecommunication systems are all past their expected life and need to be replaced.

Site
 Access to all three historic structures is not handicapped accessible. There is limited storm runoff capability on the site and after even a brief rain shower, water ponds around the elementary school, Activity Center and the high school. The lack of runoff has resulted in deterioration of the buildings stone facades, surrounding sidewalks and frequent basement/crawl space flooding. The sanitary and waterlines are all past their useful life and need to be replaced.

In Summary:
 1. Structural hazards: The roof over the historic Activity Center is in danger of collapse. A recommendation in 2010 to close the building to occupancy (until repair – estimated at about \$350,000) is supported by two independent structural engineers' assessment. According to structural engineer Dan Cooke of JVA, who did the initial evaluation, "if the building were to fail, it would do so without warning" posing a significant risk to anyone in the area and to the adjacent elementary and high school buildings. The floor bridging at the elementary school has become dislodged and bearing walls compromised with large openings for piping and mechanical penetrations.
 2. The electrical load centers and fused disconnects located in the Activity Center and VoAg building are missing, or have broken protective covers, the panels pose a significant risk of Arc Flash.
 3. Moisture intrusion: The basement at the Kim High School floods during rainstorms and the water runs over electrical panels and outlets. The site floods during even

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small rainstorms causing building facades to deteriorate.

4. Roof leaks - There is an ongoing roof leak problem at the Activity Center, damaging interior finishes including the original wood floor, walls and ceilings.
5. Chemical storage at the science room is not within a secured science preparation room.
6. Fire alarms and fire sprinklers: Code required fire sprinklers are not installed at any of the school facilities and especially needed given the remoteness of the school from emergency fire services. With the exception of a toggle switch in the hallway of the high school and elementary school, which is tied to wall mounted horn, there is no integrated fire alarm system. There is no smoke detection system in place
7. Exterior lighting at egress doors is not Code compliant and does not have the required emergency power/battery backup.
8. Interior egress lighting does not meet the minimum recommended Code level of 1 footcandle.
9. Exterior door monitoring: The main entry for the school is at the high school adjacent to the single administration office. Entry cameras were installed in 2011 at the high school and elementary school main entries but have turned out to be difficult to monitor. Given the current campus layout, full visual surveillance from the main office to the entry doors and parking areas is not possible. There is no centralized, or building specific (such as a cardreader), means of locking and unlocking doors. Due to the dispersed nature of the campus and lack of electronic door controls, at least one door of each building remains unlocked for student access throughout the day leaving the campus unsecured.
10. Without signage and traffic markings, the parking area to the south of the gym/cafeteria building creates a safety issue for pedestrians during athletic events with up to hundred cars and several buses operating without clear traffic controls. According to anecdotal information, there have been numerous close calls of cars and buses almost hitting pedestrians. The area should be paved, and or, clearly marked to better direct vehicles and pedestrians.
11. Freestanding propane tanks are scattered throughout the site and are not secured with fencing.
12. There is no emergency communication system such as fire annunciators or campus wide intercom system.
13. Air conditioning - other than the administration office, the school is not air conditioned and has created difficult teaching conditions in the transition seasons at the beginning and end of the school year. This has been compounded by the fact that Kim is subject to frequent high winds and without proper landscaping there is much air borne dirt making it impossible to open windows on many days.
14. The buildings do not have fresh air/outside makeup air included in their mechanical systems resulting in poor indoor air quality. According to the Kim School District Superintendent, the poor indoor air quality contributed to having to close the school in 2010 due to a flu epidemic.
15. The High School and Elementary School do not have health clinics that comply with State regulations. The Elementary School currently has a cot in an unsupervised storage room. The High School does not have a designated area for sick students.
16. The site and buildings are not designed or equipped to be ADA accessibility.
17. Windows are single pane and prone to letting in dirt from the frequent high winds. The antiquated and inexpensive aluminum windows from the 1970's are poor energy performers and contribute to the already poor indoor air quality. The original window openings were filled in with smaller windows in the 1970's and have reduced the effectiveness of daylight harvesting and have increased the demand for electric lighting.
18. Hazardous materials - according to the last AHERA report from the early 1990's, there is non-friable asbestos in the 1970's gym/cafeteria building and High School, and extensive non-friable asbestos flooring at the elementary school. Given the age of the buildings, they should be tested for lead based or lead containing paint. Water quality should also be tested.
19. With the exception of the 1970's gym/cafeteria building, all the buildings are lacking in air tight entry vestibules and wind driven snow and dirt frequent makes it into the interior hallways.
20. The lack of runoff has resulted in deterioration of the buildings stone facades, surrounding sidewalks and frequent basement/crawl space flooding.
21. The existing classroom lighting is surface mounted prismatic fixtures without dimming or other controls to minimize electric lighting demand when there is sufficient daylight or when the room is not occupied.
22. The lighting in the gymnasium is of a very poor quality and does not provide adequate lighting for athletic events. The lighting at the bleacher area no longer functions. Lighting control in some areas is per the circuit breaker and does not meet code.
23. The gymnasium/cafeteria building does not have a working ventilation or exhaust system.
24. Building thermal envelope performance: the high school and elementary school have only 1 inch of rigid wall insulation with limited roof insulation. The VoAg building and 1970's Gym/Cafeteria buildings are not insulated. An energy model should be developed to determine solutions for improving the buildings thermal performance. Based on common practice, improving the building envelope with increased insulation and high performance windows combined with a high efficiency mechanical/electrical system will greatly reduce the school Districts operating and maintenance costs.
25. Plumbing fixtures are not ADA compliant, in some cases do not meet Code required flow rates and are not water saving devices. Galvanized water supply piping is corroding at various locations. The galvanized water supply at the high school is located within five feet of the sanitary services exit, which is not permitted by code.

Solution:

In the solution section, describe in detail the solution being proposed to address the deficiencies listed above. Make sure to be specific. The solution section must include architectural, functional or construction standards used in determining the proposed solution.
(Minimum 250 characters including spaces.)

First and foremost, the solution concentrates on addressing all the critical health and life safety concerns outlined above. Given the historic designation of 3 of the 5 primary educational buildings, and the strength of their architectural character, the solution focuses primarily on renovation with an addition located on the West end of the Activity Center. The addition will house a new gymnasium and support spaces and will be adjacent to the Activity Center to provide the important adjacency of gymnasium and cafeteria to support the numerous athletic after hours events. The Activity Center is repurposed from an assembly space to central administration and cafeteria. For efficiency, the existing auditorium (located in the high school) will be repurposed for primary educational space and the cafeteria and auditorium will be combined into one space to be housed on the main floor of the activity center. The lower level of the Activity Center is not slated for educational use and will be used for a new central mechanical system to serve the campus.

Programming indicated the need for 34,000 net square feet of educational space. They currently have approximately 29,000 net square feet of educational space (excluding the space available within the Activity Center). The recommended increased square footage is primarily in the areas of teacher support spaces (work rooms, supply rooms, conference rooms), science preparation and storage (for safety), and, special education rooms and two multi-purpose rooms to accommodate art, music and family consumer sciences.

Buildings

A complete fire suppression system and detection system will be incorporated into the solution with modern controls and annunciators. Finishes and doors will be upgraded. Energy efficient mechanical, electrical and plumbing systems will be included. Walls will be reconfigured in the high school and elementary school to comply with the program requirements.

Site

The site utilities will be replaced and the site re-graded to alleviate ponding and ongoing building degradation. Ramps will be used to accomplish handicapped accessibility at the three historic structures.

The preferred master plan includes construction dollars to:

1. Make needed structural repairs to the Activity Center, Elementary School and Undivided High School - *Describe repairs*
2. Upgrade electrical systems
3. Repair water migration issues at each of the historic buildings
4. Provide a science preparation area for safe storage of chemicals
5. Improve building life safety by adding a fire sprinkler system and smoke detection and alarm components all linked to a central master fire control panel
6. Provide Code compliant exterior lighting
7. Provide emergency backup power and emergency egress lighting
8. Address campus security (centralized administration functions along with technology upgrades) with new systems to monitor and establish better entry control
9. Provide new telecommunications systems throughout the campus
10. Abate hazardous materials
11. Centralize fuel and mechanical systems and locate in a secured area
12. Reduce ongoing operating costs by upgrading the structures to be more energy efficient (windows and building envelope improvements) and by installing energy efficient MEP systems - mechanical, electrical and plumbing. Install air-conditioning for transitional seasons. Install low flow plumbing devices
13. Provide outside air within the mechanical system to improve indoor air quality
14. Provide a centralized code compliant clinic
15. Enhanced safety features and equipment at playground areas
16. Improve accessibility by providing at least one accessible entry / exit at each of the existing buildings, provide ADA compliant restrooms and locker room facilities, and create accessible routes throughout classroom and general facility components. Newly constructed areas will be designed per current Code with full accessibility. Accessibility to the main occupied floor of the Activity Center is accomplished via a ramp on the West end.
17. Re-grade the area surrounding the primary campus buildings to remedy the serious storm drainage issues
18. Replace sanitary and water lines at the site
19. Repair cracks in stone masonry and repaint as required

- 20. Create vestibules and provide new entry doors
- 21. Provide new interior doors to accommodate accessibility
- 22. Refinish select existing wood flooring/provide new flooring material and ceiling finishes
- 23. Improve wayfinding and parking designations at parking areas to increase pedestrian safety
- 24. Facilitate daylight harvesting, creating an enhanced learning environment along with providing the needed electric lighting controls to reduce energy consumption
- 25. New windows to eliminate the current dirt/dust migration that occurs in the classrooms while improving the building energy performance
- 26. Provide new program components such as teacher support areas (that will enhance the teachers' ability to work more efficiently), science preparation area for improved student safety, multi-purpose rooms to offer programs that they cannot effectively offer in the general classroom such as art and special education and a dedicated distance learning area

Urgency:
 In the Urgency section, provide a timeframe for when the deficiency must be fixed before failure.
 (Minimum 250 characters including spaces.)

There exists within the Kim School District a serious concern about the life safety deficiencies that have been identified with our current buildings. The Kim community is concerned about the condition of the facilities in the District. The health, safety and welfare of the students and faculty are of highest priority and we support investing in making corrections necessary to remedy unsafe conditions and to correct the deficiencies identified in the CDE assessment as well as other assessments. Due to the quantity of deficiencies, however, the associated costs will exceed the District's bonding capacity to fix the situation. The BEST Grant funding is critical for this District to make the necessary improvements to the facilities and correct the security, life safety, structural and health deficiencies present today.

The Activity Center requires structural repairs to the roof to eliminate the potential collapse and threat to surrounding areas. Site safety issues need to be corrected with Code compliant site lighting, building exit lighting and pedestrian/traffic circulation improvements. Fire suppression systems and fire alarm improvements are not only required by Code, but a necessity to help protect life and property. System deficiencies should be corrected as soon as possible. Security of entry doors is not adequate and the entire facility needs to be updated with new systems to monitor and establish better entry control.

Introduction of fresh air via the mechanical system is needed as soon as possible. The only existing natural ventilation system within the school buildings is provided by operable windows, but due to frequent wind driven sand conditions and cold temperatures, windows are frequently left closed. It is recommended by building code to have fresh air changes within the classroom to promote indoor air quality. Systems identified in the assessments as past their life expectancy need to be replaced. Failure of these systems is unpredictable but would result in hardship or temporary closure during repairs as they include sanitary and water, both necessary for daily operations and emergency repairs/replacements are costly. Structural repairs and site grading at the High School and Elementary School are not as urgent as some of the other safety and security threats, but necessary to protect the facilities from further damage and prevent water infiltration which is becoming an increasing problem.

The Master Plan team identified \$10,949,529 worth of corrections to remedy facility deficiencies, yet the maximum bonding capacity is \$2,885,617. With the BEST grant funding the District will be in the position to provide a safe, secure, healthy school environment with the high quality education valued as a necessity in the State of Colorado. Without the additional funding, the District will allocate available capital construction funds for the most crucial repairs and installations to the extent possible, but unfortunately it will not be enough to solve all of the urgent issues at this time and other deficiencies will continue to grow as repairs are deferred.

Cost:
 Provide the Cost associated with the issue.

\$10,949,529.00

Identify this projects conformity or non-conformity with the Public Schools Construction Guidelines by providing specific line item references within the guidelines. The guidelines can be found at:
<http://www.cde.state.co.us/cdefinance/download/pdf/CCABAdoptedPermanentRulesGuidelines.pdf>
 (Minimum 250 characters including spaces.)

Compared with the "Capital Construction Assistance Public Schools Facility Construction Guidelines", the building deficiencies are as follows:

- 3.1. The historic buildings all have multiple cracks and general water damage. Repair and selective repointing of the masonry is required. Water is leaking into the basement and crawl spaces of the elementary and high school buildings due to poor site drainage conditions and as a result of the mechanical feeds from the exterior freestanding mechanical buildings.
- 3.2. The Activity Center has experienced roof leaks along with the gymnasium and cafeteria buildings. The elementary and high school roofs are performing.
- 3.3. The corridors are not fire rated.
- 3.5. The facilities are missing code compliant fire alarm systems and with the exception of the gymnasium/cafeteria building there are no fire alarm pull stations.
- 3.6. Per the schools 1990 AHERA report the elementary school and gymnasium/cafeteria contain asbestos material. There are no reports available on lead based paint.
- 3.7. The school does not have a comprehensive security system other than the recently installed security cameras located at the high school and elementary school entries which have limited monitoring due to limited staff. Keypad entries are not in place.
- 3.8 An Event Alerting and Notification System suitable for emergency management is not installed.
- 3.9. There are a minimum of five unsecured entry points into the five school facility buildings and with the administration office located in the high school, it is difficult to maintain a secured campus. This entry also is not conducive to administrative control as it is lacking a secured entry point (such as a secure entry vestibule) and visual surveillance of the parking area is limited. With multiple campus buildings and a single administrative area, each building should be locked with an intercom and camera system with controlled access monitored from the main office. Keypad or keycard entries should be added at each building.
- 3.10. Emergency egress lighting is not compliant with the minimum required egress lighting.
- 3.11. The mechanical systems do not meet current code. Other than some operable windows, there is no ventilation provided through the mechanical system.
- 3.12. Due to the lack of filtered outside air, indoor air quality is reportedly poor. In 2010 the school was forced to close due to a flu outbreak.
- 3.13. Restrooms do not comply with current code.
- 3.15. The science room is lacking a separated science prep room.
- 3.16. Other than a cot in the elementary school, there is no facility in the high school or elementary school to care for sick children
- 3.17. None of the five campus buildings comply with ADA accessibility requirements
- 3.18. The main event parking area adjacent to the cafeteria/gymnasium is not paved or marked with traffic lanes – numerous problems have been reported relating to pedestrian and vehicular conflicts as a result. Site lighting is also not adequate for security or pedestrian safety. There are conflicts with buses that are bringing students to athletic events as a result of not having clear bus lane markings next to the gymnasium
- 3.18.5 Sidewalks are eroded and in some areas settled due to drainage problems
- 3.18.8 Fire lanes are not marked
- 3.19.1 The site is open with no perimeter fencing presenting potential security issues
- 3.19.3 Propane tanks are not fenced and utilities come in close contact to the elementary school playground
- 3.19.5 Site lighting is inadequate for the frequent evening use of the campus
- 3.19.6 Playgrounds are not compliant with ADA
- 4.2 - 4.4 (Reference Section VIII, 8.1 Facility Adequacy)
- 4.5 The Alpine Achievement data warehouse system is used by the educator staff. Parents will have access to student information via the SDS.
- 4.6 Emergency power is not provided and there tend to be frequent power outages
- 4.10.2 Preschool and Kindergarten classrooms do not have dedicated bathrooms
- 4.10.3 Special education currently does not have a dedicated area. The programming effort identified a need for a special education room
- 4.13.1 Shaded outdoor areas for outdoor learning and appropriately landscaped areas for gathering do not exist on the campus. The science and language arts classes use the immediate outdoor spaces for learning weather permitting, but given the lack of seating and shade areas, it has been infrequent. The undeveloped landscape results in dirt migration into the classrooms due to frequent winds and infiltration prone windows. The playfields to the north have utility poles/power lines running through the middle with a plowed perimeter running track that is not regulation length. The school does field a track team that competes at the state level.
- 4.13.5 The school relies on distance learning (through BOCES) for their foreign language requirements and a dedicated space is needed. In the past, distance learning has been set up in a temporary configuration either in a classroom or the computer lab; neither has been effective in providing the right conditions for this technology
- 4.13.6 The science lab is not equipped with a secured science prep area
- 4.13.7 Identified as a program need, the high school does not have facilities for family consumer sciences (programmed to be part of a multi-purpose classroom)
- 4.13.9/4.13.9 Facilities to accommodate band and vocal music do not currently exist. It is an identified need
- 4.13.9.1 There is no dedicated Art classroom. Art instruction has occurred in the language arts classroom in the past with issues due to the very different functional needs and lack of storage.

Needs to identify whether proposed project complies w/ CDE guidelines

- 4.13.10 The auditorium stage located in the high school is not adequate for conducting certain plays and is not large enough to accommodate set design or construction
- 4.13.14 At 1,650 square feet, the cafeteria is right-sized for food service but is undersized for school and community gatherings. In the past these events were accommodated effectively in the second floor of the Activity Center with about 3,800 square feet. Combining the auditorium and cafeteria into a cafeteria will provide the school with a single space (with increased utilization) that will accommodate the full complement of programmed assembly needs.
- 4.13.15 Currently there is one gymnasium with two main backstops - a second gymnasium or a main gymnasium with cross courts has been identified as a program need to support their competitive basketball program and provide more flexibility for teaching PE
- 4.13.16 The weight training area is below grade and below the bleachers with headroom issues and limited space for equipment
- 4.13.17 The locker rooms are sufficient in size but plumbing fixtures do not work properly and there is no exhaust air
- 4.13.18 Visiting Locker areas are located below the main floor level and directly below the bleachers. There are ramps at each locker area but do not comply with ADA
- 4.13.19 The current administration area is significantly undersized and lacks a clinic/nursing area, teacher work area, adult bathrooms and conference room

Describe IN DETAIL the applicant's plan for maintaining the capital construction project upon completion of the grant. 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:
(Minimum 250 characters including spaces.)

The Kim School District RE-88 plans to establish a capital renewal reserve fund for the specific purpose of replacing major facility systems with projected life cycles (i.e. roofs, interior finishes, electrical systems, heating, ventilation, and air conditioning systems). The goal for this fund is to accumulate approximately \$110,000 dollars, which is 1% of the BEST Grant funding sought with this application for the work. The funds are to be set aside to be used in maintaining the capital construction improvements upon completion of the grant.

If this application is for the construction of a new public school facility or for the major renovation of an existing public school facility the applicant is required to establish a capital renewal reserve fund for the specific purpose of replacing major facility systems with projected life cycles. Examples of these are roofs, interior finishes, electrical systems, heating, ventilation, and air conditioning systems.

If this application is for the construction of a new public school facility or for the major renovation of an existing public school facility, what is the yearly dollar amount the applicant will be allocating to a capital renewal reserve fund to replace this projects systems at the end of their useful life? (If this application is NOT for new construction or major renovation type NA)

\$5,000/yr *\$10,000/yr per classification in district 4-12-12*

4) Reason(s) for Capital Construction Assistance Projects (Mark all that apply.)

- Address immediate safety hazards or health concerns in existing school facility.
- Relieve overcrowding
- Technology
- Maintenance or to relieve excessive operating costs.
- Relieve building construction conditions that detract from effective learning environment.
- IDEA, ADA
- Other Please Describe: *

5) * Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction? Yes 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.)

6) * Has the applicant provided to their consultants/vendors assisting with budgeting the project the districts AHERA report for review? Is the AHERA report up to date? Was a budget developed on the information contained in the latest updated AHERA report in areas to be renovated or demolished? Yes No

Note: If there is ACM, please include a breakdown of the costs associated with the anticipated removal of the identified ACM based on the districts updated AHERA report.

Based on the report, the anticipated cost associated with the removal of the ACM, including testing and design is approximately \$83,000.

7) * Is any of the applicants funding a result of a Department of Local Affairs (DOLA) Grant? Yes No

If "Yes", has the grant been: Applied for; Awarded; Neither?

If "Neither", please explain:

V. Detailed Project Costs

Construction Type: New Construction -or- Renovation

A. CDE Listed Minimum Adjusted Match Percentage:	65%
B. Actual match on this request. (If line B is less than line A submit a Waiver Letter.)	23.958%
C. Project Costs (must match total project costs from the applicants detailed project budget and all costs listed in section IV)	\$10,949,529.00
D. Applicant Grant Request	\$8,326,240.84
E. Applicant Match to this Project	\$2,623,288.16
F. Previous Grant Awards to this Project	\$0.00
G. Previous Matches to this Project	\$0.00
H. Future Grant Requests to this Project	\$0.00
I. Future Matches to this Project	\$0.00
J. Total All Phases (excludes CDE Grant Reserve)	\$10,949,529.00
K. Grant Reserve (This is an amount CDE adds to the project cost to cover any unforeseen circumstances that may arise. It is NOT additional funds allocated to the project. Both CDE and the applicant will hold a reserve on this project)	\$1,094,953.00

******* FINAL PROJECT COSTS *******

Below are the amounts which will be presented to the Capital Construction Assistance Board and the State Board for approval. The applicant will be required to provide the match amount listed below, which includes their portion of the grant reserve.

L. Final Grant Request with CDE Grant Reserve Included	\$9,158,865.00
M. Final Applicant Match to this Project with Applicant Grant Reserve Included	\$2,885,617.00
N. Final Project Cost with Grant Reserve Included	\$12,044,482.00

Please provide the following additional information from your detailed project budget

O. Where will the match come from?
(i.e.: Bond, General Fund, Capital Reserve Fund, or Other)

Bond, Capital Reserve Funds, other Grants
If Bond, when will election be held?
November 2012

- | | |
|--|-------------------------------|
| P. Facility Area
(Affected Square Feet): | 36492 38,892 |
| Q. Gross Square Feet: | 38892 |
| R. Number of pupils
(from your Oct. 1 FTE Count): | 55 57 |
| S. Cost Per Square Foot
(Total Project Cost/Affected sq. ft.): | \$300.05 \$ 281.51 |
| T. Cost Per Pupil
(Calculate this by taking the total project cost and dividing that by the number of pupils in the affected area of the project) | \$199082.35 \$ 192,897 |
| U. Square Feet Per Pupil
(Affected Sq. Ft./Number of Pupils): | 66349090909091 682.32 |
| V. Per Pupil Allocation to a Capital Reserve Type Fund | \$1991 |
| W. Inflation % Used in your Budget: | 0% 3% per budget |
| X. Projected Start Date: | December 2012 |
| Y. Projected Completion Date: | August 2014 |
| Z. How did you arrive at the estimate for this project and who aided in the process? | |

The Master Plan team included the Denver office of Adolfsen & Peterson. Alan Ford Architects and A & P coordinated carefully on the extent and level of renovation, the type of new construction, and the sequencing of renovations and additions. For cost efficiency, the estimate takes in to account the remote location of Kim, CO and compresses the documentation and construction duration, which reduces mobilization costs for the project.

AA. What efforts has the applicant made to coordinate this project with local governmental entities or community-based or other organizations to more efficiently or effectively leverage the applicants ability to contribute financial assistance to this project.

A Design Advisory Group (DAG) was formed consisting of community members, teachers and administrative staff to guide the master plan to represent the broader interest of the community. AFA personnel met regularly with the DAG, CDE officials, the Board of Education members, and the community at large. We also reviewed the deficiencies of the existing facilities with the regional inspector from the State of CO, Dept. of Public Safety, Division of Fire Safety.

BB. Is the applicant currently on financial watch with the State? Yes No

Note 1: Provide annual cost estimates based on projected expenditures per year. An annual financial report will be required. Include reasonable costs to cover inflations costs that can occur between the time of the application and actual construction if the grant is awarded.

Note 2: Care should be taken to keep from over-estimating projections in each request.

Note 3: If the applicant is unable to provide matching funds, a waiver letter is required for submission with the application.

Note 4: Cost for payment and performance bonds must be included if Total Project Costs exceed \$50,000.

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VI. Sample Contracts for Awarded Projects

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

- Sample Contract for BEST Cash Grant Projects
(<http://www.cde.state.co.us/cdefinance/download/pdf/CCABESTCashGrantContract-example.pdf>)
- Sample BEST Lease Purchase Grant Sublease/Site-Lease Agreement
(<http://www.cde.state.co.us/cdefinance/download/pdf/CCASub&Site-Lease-Example.pdf>)

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

VII. Check-List for a Complete Grant Application

The following must be included with the grant application or the application may not be accepted.

- CC-03 Grant Application
- Detailed Project Budget
- Area Map (a geographic map showing the physical location(s) and name(s) of facility(s) related to the request)
- Photos
- Proposed timeline for the start and completion of the project/td>
- Submit Project Management Plan (who will be overseeing this project from start to finish, i.e., owners rep, district representative, other)

The following must be included if appropriate or available.

- Facility Master Plan if the applicant has one. If it has been submitted previously and has not been revised, indicate on grant application Section III, item 8.
- Plans and Specifications if available
- Waiver Letter if required

VIII. Applicant Approval

- If applicant is a school district, signatures need to include: The person who prepared the application; the school district superintendent; a school district board officer.
- If applicant is a charter school, signatures need to include: The person who prepared the application; the charter school director; the school district superintendent; a school district board officer.
- If applicant is an Institute charter school, signatures need to include: The person who prepared the application; the charter school director; a charter school board officer; the director of the charter schools institute.
- If the applicant is a BOCES, signatures need to include: The person who prepared the application; the BOCES director; BOCES board member.
- If applicant is The Colorado School for the Deaf and Blind, signatures need to include: The person who prepared the application; The CSDB director; a CSDB board officer.

By signing below the applicant declares that it has read and will comply with Section VI. Sample Contracts for Awarded Projects of this application. Additionally, as of the date of the signature below, the applicant will incorporate these Sample Contracts for Awarded Projects into this grant application and associated project if a grant is awarded for the project.

By signing below the applicant certifies the accuracy of information submitted in the grant application.

By signing below the applicant certifies that all items in Section VII. Check-List for a Complete Grant Application are completed and are enclosed with the original grant application with the original signatures. The applicant acknowledges that it understands that incomplete applications and/or late submissions will not be considered for grant funding.

Applicant Name:	<u>KIM 88</u>
County:	<u>LAS ANIMAS</u>
Project Name:	<u>Kim RE-88</u>
Prepared By:	<u>Monica Johnson</u>
Prepared By - Organization (if other than school district):	<u>Assisted by Alan Ford Architects, PC</u>
Prepared By - Phone Number:	<u>719-643-5295</u>
Prepared By - E-mail Address:	<u>monica.johnson@kim.k12.co.us</u>

<u>2/27/12</u>	<u>Monica K Johnson</u>	<u>Monica Johnson</u>
Date	Signature of Person Who Prepared the Application	Printed Name
<u>2/27/12</u>	<u>Monica K Johnson</u>	<u>Monica Johnson</u>
Date	School District Superintendent's Signature	Printed Name
<u>2/28/2012</u>	<u>Ricke Feemster</u>	<u>Ricke Feemster, BOE President</u>
Date	School District Board, or Charter Schools Institute Board, or BOCES Board or Colorado School for the Deaf and Blind Board, Board Officer Signature	Printed Name
		NA
Date	Charter School Director, or Institute Charter School Director, or BOCES Director, or Colorado School for the Deaf and Blind Director's, Signature (If Applicable)	Printed Name

By signing this BEST grant application you certifying that you support the scope and proposed project and agree to the provisions set forth in the:

- Review and Agree with the Contract Types;
- BEST Lease-Purchase Grant Award Requirements;
- The High Performance Certification Program;
- The Competitive Bidding Process.
- Waiver letter provisions
- Provisions for Charter Schools



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