



Applicant: LAKE COUNTY R-1

County: Lake

Grant Cycle: FY2019-20

Project Title: 38 - West Park
PK-2 ES Replacement

Capital Construction Assistance Grant Application (Form CC-03)

Print Final Application

Instructions for Completing the Capital Construction Assistance Online Grant Application

Grant Submission

Print one completed application for your records and one for submission to CDE with signatures.

- **Do not:** bind the application in a 3-ring binder, report folder, or book.
- **Do not:** send the pages loose but bind the application with paper clips, binder clips or rubber bands. Do NOT use staples.



A hard copy of the grant application with signatures must be received at 1580 Logan St. Suite 310, Denver CO 80203, before 4 pm on Monday, February 25, 2019.

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/cdefinance/bestfaq>)

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 only. Paper copies, Word documents, PDFs or PowerPoint files are not acceptable formats. Photos should include:

- A photo of the front of each affected facility;
- A photo of a typical classroom at each affected facility;
- A photo of a typical corridor at each affected facility; and;
- A site plan, architectural rendering, and/or drawings of the proposed solution if available;
- Up to ten additional photos specific to the project.

Check-List for a Complete Grant Application:

In order for the submitted grant application to be considered complete, the following must be included or the application **may not be accepted**. Hard copies are required unless stated otherwise.

- CC-03 grant application with signatures
- Detailed project budget (<http://www.cde.state.co.us/cdefinance/CapConstBESTDetailProjectBudget>) using provided format
- Electronic photos submitted via Syncplicity (<http://www.cde.state.co.us/cdefinance/bestsyncplicity>)
- Waiver application (<http://www.cde.state.co.us/cdefinance/capconstgrantappprocess>) if not providing the minimum applicant match
- Submittal requirements based on project scope (electronic copies submitted via Syncplicity) (<http://www.cde.state.co.us/cdefinance/bestsyncplicity>)

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](#).

BEST Grant Application - Public School Capital Construction Assistance Online Grant Application Tool (Form CC-03)
and 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 hardcopy 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.

Print Final Application**Submittal Requirements Based on Project Scope**

Please read and Agree at the bottom of this page.

Each grant application packet should include 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.

New school, major renovation and/or addition projects

- facilities master plan (if completed)
- engineering reports (optional)
- drawings or diagrams
- detailed schedule
- space requirements, program plan, and/or ed specs

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 (DOC)
(<http://www.cde.state.co.us/cdefinance/ccasecurityquestionnaire>)
- 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

Technology Projects

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

When applicable:

- engineering reports
- plans or specifications
- current professional cost estimates
- Facility Assessments (other than the CDE Assessment)
- Non-compliance letter(s) from authority having jurisdiction
- any other supporting documentation deemed relevant by the applicant

☒ * I agree to the statement(s) above

Print Final Application**Project Expense Reimbursement Disclosure**

Please read and Agree at the bottom of this page.

By submitting an Application, the Grantee agrees that for all Project Expenses incurred prior to the Effective Date of an executed Grant Agreement, in the event that the Department of Education is unable to execute a Grant Agreement due to funding or other issues, the Grantee shall not seek reimbursement from the Department for any Project Expenses.

In addition, Grantee acknowledges that if it initiates a Project prior to the Effective Date of an executed Grant Agreement, that it does so with its own funding and at the risk that the Department will not be able to reimburse the Grantee for that Project. In no such case will expenses incurred prior to the closing date of the grant cycle in which the Application is submitted be considered for reimbursement.

☒ * I agree to the statement(s) above

Print Final Application**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 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.

☒ * I agree to the statement(s) above

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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 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, 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.

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 (DOC) (<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 (DOC) (<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.

☒ * I agree to the statement(s) above

Print Final Application**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 listserve. 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.
- 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 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/cdefinance/capconsttechnical>) 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, below:

☒ * I agree to the statement(s) above

Print Final Application**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.

☒ *** I agree to the statement(s) above**

Print Final Application**Capital Renewal Requirement**

Please read and Agree at the bottom of this page.

Pursuant to 22-43.7-109(4)(d): **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 \$100.00 per pupil 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.

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

☒ * I agree to the statement(s) above

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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. Scanned or photocopied signature pages are acceptable, but must be submitted in hard copy with the full final application. The printed signature page will not become available until the application is locked for final printing.

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;

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

☒ * I agree to the statement(s) above

Print Final Application

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.

☒ * I agree to the statement(s) above

Print Final Application

I. Facility Profile

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

Facility Info

* Facility Name(s):

West Park Elementary School

* Facility Address(es):

130 W 12th Street Leadville, CO 80461

Facility Type

* What is contained within the affected facility?

(check all that apply)

☐ Districtwide

☐ Administration

☒ Elementary

☒ Library

☒ Kitchen

☐ Learning Center

☒ Other: please explain:

☐ Senior High School

☐ Junior High

☐ Vocational/Agricultural

☒ Media Center

☐ Auditorium

☒ Kindergarten

☐ Pre-School

☐ Middle School

☒ Classroom

☒ Cafeteria

☒ Multi-purpose room

If successful, LCSD will move pre-kindergarten into the new West Park ES facility

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

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 "N/A")

N/A

Facility Condition

* 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.

West Park Elementary was originally constructed in 1962 as a neighborhood elementary school to serve the students of the Lake County School District. Funding for this school was made available through local tax revenue sources. Margaret J. Pitts Elementary was originally constructed in 1955 as a neighborhood elementary school to serve the students of Lake County. Funding for this school was made available through local tax revenue sources. While we are not applying for improvements to this facility, it currently houses our pre-kindergarten program, district offices and non-profit offices. We intend to move the pre-kindergarten program into the new West Park Elementary site.

* 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.

In 2012, the school was awarded an emergency BEST grant for \$1.8M, which included abatement of plumbing fittings and pipes serving the heating system and domestic water throughout the school. In 2015, through multiple grant funding sources such as GOCO, DOLA and Gates Family Foundation, in addition to small community contributions, we were able to improve our Play Yard. We intend to keep our play yard as part of our new program, which will save costs of a new elementary play yard. In 2017, we replaced the classroom doors and door hardware at West Park to be compliant with safety regulations, at a cost of \$25K. We plan to repurpose the doors and hardware to the extent possible into the new West Park project if awarded. Because of the age of the facility, we contacted History Colorado several months ago and submitted information to them about our facility. They have noted our plan outlined below is acceptable and we are waiting on their final signed letter about our facility.

Facility Master Plan Status

*** 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 attached

☐ A Facility Master Plan is underway, but not yet completed☐ A Facility Master Plan has not been completed

Print Final Application

II. Integrated Program Plan Data

Project Type

* Project Type (select all that apply):

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm / Sprinkler | <input type="checkbox"/> Roof | <input type="checkbox"/> Water Systems |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Handicapped Accessibility | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | ADA | <input type="checkbox"/> Security | <input type="checkbox"/> New School |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC | <input type="checkbox"/> Site Work | <input type="checkbox"/> Land Purchase |
| <input type="checkbox"/> Energy Savings | <input type="checkbox"/> Lighting | <input type="checkbox"/> Technology | |
| | <input type="checkbox"/> Renovation | | |

☒ Other: please explain:

Demolition of existing West Park ES on same site

* Has this project previously been applied for and not awarded?

No

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

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 4000 characters including spaces.)

Lake County School District formed in 1877 and its boundary area is 384 square miles. The mission of the district is: "LCSD challenges students to reach their fullest potential through personal, engaged and rigorous learning in the classroom and beyond." LCSD serves all of Lake County and the county seat of Leadville, America's highest incorporated city at 10,200 feet in elevation. Economic drivers in our district include mining and tourism, both of which are subject to cyclical economic booms and busts. Lake County serves as a bedroom community for neighboring resort communities; approximately 70% of Lake County residents commute out of the county for work. Hispanic students account for 70% of the student population. English language learners are 43% of our students (in the top 3% in Colorado). The percentage of our students to qualify for free and reduced lunch is 64% (in the top 20% in Colorado). LCSD serves approximately 1,000 students with approximately 200 staff. The district maintains over 350,000 square feet of facilities. Our maintenance program is led by facilities staff equipped with HVAC, electrical, carpentry and general maintenance skills. Four employees handle maintenance duties across the district. The district is committed to keeping our assets in the best possible condition for our students, staff and community. Our facilities staff works diligently on prioritizing facilities maintenance projects and works to be as proactive as possible with limited funds. LCSD has been fortunate in the past to have been awarded several BEST grants. In 2012, we were awarded an emergency BEST grant to repair failing heating system components at West Park. Also in 2012, we were awarded a BEST grant to renovate and add onto our existing high school and move the 7th and 8th grade students into this updated facility. In 2014 and 2015, we were awarded BEST grants for our Intermediate School to address a leaking roof beyond its life and to abate the mercury flooring in our gym. All of our BEST grant projects were completed on time and on budget. Additionally, our High School project included an extensive and inclusive community input process, something we would replicate if awarded this application. The district struggled with academic performance for many years and had schools on the accountability clock. By 2017, all of the district schools were off the accountability clock and received state ratings of "performance." This turnaround can be attributed to a shift in instructional strategy and a partnership with EL Education (formerly Expeditionary Learning), as well as a commitment to educating the whole child through programs to support behavioral and physical health as well as increased physical activity and learning in the outdoors. In a video produced in 2018 by CDE about our district's successful turnaround, the BEST/bond program that enabled the renovation and expansion of our high school facility was highlighted as a key turning point in building the momentum for positive change in the district. West Park Elementary serves 200 students in grades K-2. LCSD was excited to announce the transition of this school to an Expeditionary Learning (EL) curriculum and instructional model starting in 2014. Academic achievement at West Park has been steadily improving as measured by state reading assessments; at the middle benchmark of 2018-19, the school saw an 8% increase in students reading on grade level from a year prior. The Center Early Childhood Programs at Pitts Elementary School is LCSD's pre-kindergarten program. It serves 90-100 students ages 3-5 years through a blended funding model utilizing Head Start, Colorado Preschool Program, special education, private foundation and tuition funding. Our district's youngest learners are currently located in Pitts Elementary School, but if successful with this BEST grant application and a 2019 bond, they will move into a new West Park facility.

Project Description

Deficiency

BEST Grant Application - Public School Capital Construction Assistance Online Grant Application Tool (Form CC-02)
 * 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 health, safety, security hazards, technology deficiencies, and/or overcrowding issues that need to be addressed.

(Minimum 250 characters including spaces.)

West Park Elementary School CDE completed the facility assessment for West Park Elementary School (WPE) in July of 2017. Per this report, the FCI of the building was rated at 0.64. Based on information from the facility assessment program, this FCI was tied for 12th in the state of highest FCI. However, five of the schools with higher FCIs have been funded for replacement through a BEST grant and/or bond, moving WPE up to #7 in the state with highest FCI of all school facilities assessed to date. Upon receiving the assessments from CDE, LCSD decided they needed to act quickly and thoughtfully to address the deficiencies at this facility. They engaged in a master planning process in late 2017 and through a competitive procurement, selected a master planning firm comprised of architects, engineers and a general contractor for cost estimating. The district engaged an owner's representative and an environmental consultant to round out the master plan team. The master plan team undertook a thorough facilities assessment and planning process to provide more detail to the work done by CDE staff. Deficiencies at WPE are critical and need to be addressed. These issues include, security, hazardous materials, water supply, sewer service & plumbing systems, indoor air quality, heating system, structural systems, electrical systems, roof and building envelope, traffic safety, accessibility and interior systems: Security: schools built in WPE's vintage did not design security into the facilities. WPE is lacking a safe and secure entry vestibule, access control system, integrated panic button, visibility to see who is approaching the building. The bell and PA system are original to the building and in the event of an emergency, the ability to reach all classrooms with an announcement is not reliable, putting students and staff at risk. The school's fire alarm has old horn strobes, but no communication functionality with speakers. The district does the best they can with the facility by having a doorbell camera and locking exterior doors during the school day, however this school is lacking modern security and safety features that would be a necessity in any new school project. Hazardous Materials: LCSD worked with an environmental consultant to test all suspected areas of hazardous materials in WPE. The test results came back staggering as almost all of the rooms have at least one building material containing asbestos. There is asbestos containing materials (ACM) in the wall plaster, drywall texture, floor tile, sheet flooring, floor mastic, cove base mastic and block filler on the CMU walls that comprise of the walls for almost every interior room in the building. The ACM abatement has been budgeted through an abatement contractor familiar with working in Leadville. Water Supply: As noted in the CDE assessment and confirmed by the master plan Civil Engineer, the water service to the building is beyond its useful life. Failure of this service would cause the school to shut down until costly repairs are made. If the service line were to fail in the winter could cause a longer school shut down as repairs would take longer in the freezing temperatures. There is concern that if the supply line continues to deteriorate, the safety of the drinking water at the school could be in jeopardy. Sanitary Sewer and Plumbing Systems: As noted in the CDE assessment and confirmed by the master plan Civil Engineer, the sewer service to the building is beyond its useful life. The line has experienced several failures over the past few years resulting in raw sewage backing up into the school, causing portions of the building to be shut down for costly repairs and students did not have access to one half of the toilet facilities. Images from a robotic camera in the sanitary service line showed roots from plants growing through into the areas where the clay tile pipe has failed. This line is in need of full replacement. In early February, 2019, a domestic water pipe failed from freezing and caused water damage inside a classroom. The sanitary interior plumbing system throughout the building is original and beyond its useful life. The maintenance staff does its best to keep up with pipe repairs as needed, but the frequency of these repairs is increasing. Fire Sprinkler: WPE has no fire sprinkler system in any areas of the facility. Heating Systems: The school is heated through hydronic heating water boilers. The four boilers serving the system were installed in 1997-1999, so are beyond their intended life. Currently one boiler is completely down and one is partially functioning. If one more ceases to work properly, the school would have no redundancy. With the cold temperatures in Leadville, the school would have to shut down if the boiler system failed for emergency repairs. Structural Systems: The school was constructed in 1962. It is unknown under which building code the project was constructed, however the consultants have noted since that era, the snow load design code in Leadville has increased substantially. The roof structural system is a wood frame 2x10 joist system that would not be considered an appropriate structural construction today for a school. The majority of the walls in the facility are concrete masonry units (CMU). Several years ago, a commercial building in Leadville collapsed after a heavy snow storm. After that building failure, concerned parents contacted the district about snow accumulation on WPE's roof. The district implemented that whenever snow accumulates more than 24" (a common occurrence at an elevation of 10,000'), maintenance staff shovels all the snow off the roof. This task typically takes the four maintenance staff three to four days to clear. This is an inefficient use of the staff's time as they could be tending to other critical facilities needs during these hours instead of shoveling snow. Electrical System: With the exception of some distribution equipment, the electrical system is original to the building. As time has passed, the facilities director has a more difficult time to find replacement parts for a system of this age. The system is beyond its useful life and the facilities director fears he will be unable to source parts, leading to difficulty keeping the school open when electrical systems fail. The classrooms still have fluorescent light fixtures, installed in 1990, in which studies have shown can contribute to poor learning performance. The exterior lighting is inadequate and unsafe in the dark. We fear someone could be injured by not having adequate lighting at the exterior and parking lot. Indoor Air Quality: Radon is the second leading cause of lung cancer per the American Cancer Society and World Health Organization. Over the years, WPE found radon present in the building over the suggested limit from the United States Environmental Protection Agency (EPA). Radon levels can fluctuate in buildings throughout the day and the season. The last testing, in 2016, found 10 rooms in WPE and 8 rooms in Pitts either exceeding or very close to EPA limits considered hazardous. These rooms were mostly classrooms, along with cafeterias, gyms and other learning environments. Roof and Building Envelope: The TPO roof is beyond its useful life and was installed in 1990. While there are no current active interior roof leaks, thanks to a rigorous maintenance plan, the roof scuppers are beginning to fail, allowing water to infiltrate into the exterior building envelope. We are also concerned about snow and ice shedding from the roof causing a risk of injury. The Mechanical Engineer on the master plan team noted the building envelope is in poor condition and not compliant with current energy codes. The windows are mostly original and not energy efficient. Some window latches have broken over time and are a security hazard. Traffic Safety: When the school was originally designed and constructed, most students used the bus for transportation. Today, more parents drop off their students than when the school was built, causing traffic and safety concerns in the neighborhood. While buses drop students off at the back of the school, the single parent drop off lane in front of the school has become congested and dangerous. This lane is adjacent to the street and does not allow for queueing off street for parents who drop off their children. This causes an unsafe condition on the street with potential vehicular accidents that could cause injuries. In addition, parents who park and walk their children into school have limited parking options, have to cross the street without adequate crosswalks, and also have to navigate the congested drop off lane. For several years the Lake County Sheriff's Office supplied a deputy to observe and monitor parent drop off due to these hazards; this is no longer common practice due to short staffing. Accessibility: The master plan team noted the site does not meet ADA compliance. In addition, the interior also does not meet ADA in any of the bathrooms nor handrails. While we do not currently have a student or staff member who uses a wheelchair, last year a student broke his leg and had to use a wheelchair. He could not close the stall door for privacy in the bathroom and a staff member had to stand outside while he was using the facilities. This was an embarrassing situation for the student with a temporary injury. We are unsure what accommodations we could make for a student or staff member who relied on a wheelchair everyday. Interior Systems: The CDE assessment noted that almost all interior systems such as casework, flooring, windows and plumbing fixtures are beyond their useful life. These items were confirmed by the master plan team and replacement was recommended. In addition, our technology infrastructure within the school is antiquated and in desperate need of updating for 21st century learning; several connections in the school are still over Cat 3 cable, which has not been commonly in use since the 1990s. Very thick walls also make adequate wireless coverage and access a constant challenge. The majority of the deficient systems discussed above were noted in the CDE assessment recommending replacement by 2021. This school has urgent needs based on information from the professionals at CDE and

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our hired consultant team. If this grant application were awarded and the district were to have a successful 2019 bond measure, the new school would be opened by the 2021 school year. Margaret J. Pitts Elementary CDE completed the facility assessment for Margaret J. Pitts Elementary School (Pitts) in July of 2017. Per this report, the FCI of the building was rated at 0.67. Based on information from the facility assessment program, this FCI was tied for 10th in the state of highest FCI. However, five of the schools with higher FCIs have been funded for replacement through a BEST grant and/or bond, moving Pitts up to #5 in the state with highest FCI. After receiving the report from CDE, district administration also focused on the Pitts facility as it currently holds the pre-kindergarten program in one wing of the building. It was apparent that the pre-kindergarten learning environment needed to be addressed urgently. The master plan team that was procured was tasked with evaluating all facilities in the district to identify deficiencies district-wide. Through our master planning process, the district believed the best solution was to move the pre-kindergarten children into a new facility with the K-2 students. We are not asking for BEST Grant funding to address Pitts because we would move students into the new WPE, however we wanted to make sure the CCAB was aware of the poor condition of our existing facility housing Pre-kindergarten students. The most deficient systems in Pitts are similar to those at WPE: security, water supply, sewer service & plumbing systems, electrical systems, roof and building envelope, accessibility and interior systems. Almost all of these systems are original from 1955, or have had some renewal between 1985-1995 (24-34 years ago). Similarly to WPE, the CDE report shows most systems as needing replacement by 2021 if it were to continue to operate as a school facility. The pre-kindergarten program occupies one of two classroom wings in Pitts. In the summer of 2018, the district administration moved their offices into the other classroom wing at Pitts. The previous district office building was a pre-manufactured metal building that was retrofitted into offices many decades ago. The building was not conducive for the district business offices for many reasons, but here are some highlights: the roof in that building constantly leaked, requiring garbage cans to be set up in strategic locations to catch the dripping water; the concrete floor settled so much that office chairs on wheels would roll from one side of the building to the other; and the location was not central to other school buildings nor the town. Moving the district administrative staff employees into Pitts solved the problems with the former district office building. One former classroom is the Board of Education meeting room and allows for a more central location for people living in Leadville to attend meetings. The former district office building is now used as cold storage.

Solution

*** In the solution section, describe in detail the solution being proposed to address the deficiencies listed above, and the due diligence taken in arriving at the proposed solution. Note any architectural, functional, technology, or construction standards used in determining to inform the proposed solution.**

(Minimum 250 characters including spaces.)

District's Master Plan Process Prior to 2018, the district's last facilities master plan was completed in 2011. The 2011 plan primarily addressed urgent needs related to Lake County High School, which was renovated and expanded through a BEST grant awarded in 2012. It was important to undertake a new master plan process to evaluate and prepare to meet the rapidly expanding needs of our elementary schools. Through a procurement process, the district hired TreanorHL to lead and complete the new master plan, which was approved by the Board of Education in January 2019. The district formed a visioning team to guide the master plan process. The visioning team included 12 members from a variety of stakeholder groups, including LCSD staff, students, parents and community leaders. Meeting between March and December 2018, the visioning team established core values for the master plan; oversaw the facility assessment process and demographics study; evaluated options for the master plan; and established the final priorities. The core values for our facilities, used throughout the master plan were: Safe, secure and promoting healthy development; Equitable for all learners; Engaging and inspiring; Right-sized, located appropriately, and flexible; Technology-rich and preparing students for a wide-range of post-secondary options and careers; Community-oriented; Energy-efficient and in tune with our natural environment. Working alongside the visioning team was an executive committee made up of the superintendent, finance officer, operations and maintenance director, school board member and representatives from TreanorHL and NV5, our owner's representative. The district has also been keeping the larger Lake County community informed about the process through press releases and local media coverage. LCSD convened a community meeting in October 2018 to share progress on the master plan and solicit input on setting project priorities. Fifty community members attended. At the end of the meeting, the vast majority of attendees rated the district's facilities needs as "very urgent." Attendees were also asked to help prioritize master plan projects. The visioning team, executive committee and community meeting all attendees were all in agreement that the top priority for the district should be the replacement of learning environments for PK-2 students. Given the identification of this top priority, the district engaged the current West Park principal and the current director of The Center Early Childhood Programs in discussions about the needs of their schools from a student safety and academic program perspective. These two school leaders joined the executive committee in touring three different elementary/pre-K schools in the Eagle and Roaring Fork valleys to continue to refine the vision for a new PK-2 school in Lake County. Facility Solution: The visioning team and executive committee looked at several options to best serve the needs of the students in PK-2. A renovation of both schools was reviewed and estimates were established. A renovation of WPE with a PK addition was studied for the existing WPE site and estimates were established. A new PK-2 school was studied and estimated at two different sites: the WPE site and at school-district owned property adjacent to the Intermediate School. The costs of the WPE and Pitts renovation were found to be more costly than building a new PK-2 school at the WPE site. A new school at the Intermediate School site was found to be a little more expensive because the land is sloped and heavily wooded. The visioning team analyzed the cost and site information and recommended the district build a new PK-2 school at the WPE site and move the PK students from Pitts into the new facility. Contributing to this recommended site, in addition to the Intermediate site being more costly, was the following: the Intermediate site would move all 1,000+ Lake County School District students within a city block and concerns about traffic weighed heavily on the team; the Intermediate site does not receive much sun and there were concerns about long term maintenance because of the exposure; the Intermediate site would also place the youngest students in the district in close proximity to a busy road and there were concerns about safety. Pros for the WPE site included an existing site with flat topography and existing utilities; WPE is in an area of Leadville that is close to the public library and senior citizens home; the district students and the surrounding neighborhood enjoy their new play yard and wanted to keep it as part of the school. Ultimately a new PK-2 school at the WPE site was the favored site from the visioning team and executive committee. Once the recommendation was made by the visioning team, TreanorHL worked with the executive committee and school principals to refine a space program for the new PK-2 school at the WPE site. The new school will serve all of our PK-2 students and will be 58,459 SF. The new school will be designed for modern security, energy efficiency, free of hazardous materials, conducive to 21st century learning, provide for teacher and student collaboration space and allow for all of our PK-2 students to learn under one roof. The site plan provides for an expanded, off-street parent drop off lane to allow for on-site queuing of vehicle traffic, moving the unsafe backup of cars off of the street during drop-off and pick up. Technology deficiencies will also be addressed with updated modern infrastructure with new servers, switches and wireless access points throughout the new facility, as well as new end-user devices for students. The district will analyze options as it relates to pursuing LEED, CO-CHPS or Green Globes and commits to pursuing one of these programs and targeting the certification level required by BEST. In addition to addressing the critical deficiencies identified of security, hazardous materials, water supply, sewer service & plumbing systems, heating system, structural systems, electrical systems, roof and building envelope, traffic safety, accessibility and interior systems at WPE that a new building would address, the visioning team recommended two program components they would like to see included in the new school: plan for future expansion and a larger gym space. Plan for the future: The recommendation of the visioning team was to plan thoughtfully for the future. They realize that in the next few decades, the Intermediate School (grades 3-6) will be nearing its end of life. The visioning team asked TreanorHL to plan a location for a future addition for grades 3-6 onto the new PK-2, so eventually the new PK-2 school could be converted into a PK-6 twenty or so years from now. The group felt having larger common spaces to accommodate the future addition was a fiscally responsible

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approach for this phase of the school construction. Adding onto common spaces would be more difficult and costly in the future.

Gym Space: As part of the master plan, it was determined that the district did not have sufficient gym space to accommodate indoor events for students across the district. Because it can snow every month of the year in Leadville and temperatures can be below freezing much of the school year, the climate at 10,000' above sea level forces students to have recess time inside for the majority of the school months. A larger gym was recommended for both indoor recess programming and district wide use for students in grade levels PK-12. It was also thought that the community would be more likely to pass a bond if there was additional gym space that is in short supply in Leadville. Finally, to honor the recommendation of thoughtfully planning for the future, a larger gym space could accommodate a PK-6 school in the future without triggering an expensive expansion. With a successful BEST grant and 2019 bond, design would commence in the fall of 2019, construction would start in the summer of 2020 and students would be able to use their new facility by the 2021-2022 school year. Students would continue to use WPE and Pitts for the 2019-2020 and 2020-2021 school years. WPE would then be abated and demolished in the summer/fall of 2021. Pitts will continue to be used as district office space. Currently, a few local non-profits use classrooms as office space. The district would consider allowing other non-profit or local governmental entities to utilize the current pre-kindergarten wing at Pitts as office space once those students move to a new West Park facility.

Urgency

*** 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.**

(Minimum 250 characters including spaces.)

We do not have bonding capacity to fully fund a new school or the extensive and costly renovations that are desperately needed, therefore our students would continue to attend school in this building. If the boiler, water service or sewer fail, then we would have a crisis without adequate space to educate our students who attend WPE or pre-kindergarten at Pitts. Outside of the BEST Grant program, we would be unable to fund raise the large amount of funding needed to address band-aid solutions nor build a new facility. We want to reiterate that the two schools that currently serve our PK-2 students are #5 and #7 on the state's list of schools with the highest FCI. We live in constant fear of a major systems failure in one or both of these schools, which would require us to divert limited resources to what would ultimately be a band-aid fix. Though these schools have served Leadville/Lake County students for more than 50 years, it is time for a new solution. We long for the ability to focus all of our energy on the educational program for our youngest learners--rather than on worrying about their educational environment.

*** 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? Please review the Public School Capital Construction Guidelines (PDF) (<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

*** Describe IN DETAIL the applicants 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.)

LCSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. A new school will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the district over time, and hardware and software costs over time will be budgeted by the district. Having gone through this process since the renovation and expansion of Lake County High School, we understand the needs that arise to maintain a new facility and to plan for replacement of equipment that reaches end of life. Maintenance of a new school will be budgeted appropriately as part of the district's annual operating budget. Renewal and replacement of equipment will be funded through the district capital projects fund. The district annually transfers money into the capital projects fund from the general fund. The current amounts (2018-19) budgeted are \$270 per pupil. These transfers may increase as needed depending on the projects required each year.

Adjacent Structures

*** 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.**

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 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.

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

Yes

*** Has additional investigation beyond the AHERA report been completed?**

Yes

Note: If there is ACM, please include a breakdown of the current costs associated with the anticipated removal 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:

*** 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.**

We plan to abate and demolish the existing West Park Elementary facility. We plan to repurpose (not with BEST grant funds) Pitts for district admin (existing) and non-profit / community office spaces.

Print Final Application**III. Detailed Project Cost Summary**

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

*** Construction Type**

New Construction

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentage: 47.00%

B. * Actual match on this request (If line "B" is less than line "A", submit a Waiver Application.) 40%

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/cdefinance/CapConstBESTDetailProjectBudget) and all costs listed in section IV)	\$34676114
D. * Applicant Grant Request	\$ 20805668.39
E. * Applicant Match to this Project	\$ 13870445.6
F. Previous Grant Awards to this Project	\$0
G. Previous Matches to this Project	\$0
H. Future Grant Requests to this Project	\$0
I. Future Matches to this Project	\$0
J. Total All Phases	\$ 34676114

Additional Information

Please provide the following additional information from your detailed project budget

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

If our BEST grant is successful, we plan to present a bond initiative to our voters. We will make efforts to leverage bond and BEST funds to apply for other grants to enhance the educational environment. The new K-2 Play yard is complete and is not part of the costs of our project and that was funded by a variety of grant and private funding sources. We will also pursue any energy utility rebates post-construction after delivering a more energy efficient building.

If Bond, when will election be held?

If successful BEST grant this cycle, then November 2019. We will not ask the community for a bond without a BEST grant award.

L. 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.

M. * Project Area (Affected Square Feet) 58495

N. * Gross Square Feet 58495

O. * Number of pupils in affected school(s) (From your Oct. 1 Pupil Count, not FTE) 299

P. * Cost Per Square Foot (Total Project Cost/Affected sq. ft.) \$ 592.79

Q. * Escalation % used in your budget 9%

R. * Construction Contingency % used in your budget 9%

S. * Owner Contingency % used in your budget 9%

T. * Anticipated Start Date (Month/Year) Construction start: June 2020

U. * Anticipated Completion Date (Month/Year) August 2021

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

As noted throughout the application, the district engaged several consultants as part of the master plan and BEST grant efforts. TreanorHL led the master plan efforts with a team of building consultants. TreanorHL also had FCI Constructors, located in Grand Junction, as an cost estimating team member for construction costs. FCI is a respected PK-12 builder in the state and have recently completed projects in the area. NV5 was a consulting team member as owner's representative and has been working with the district since 2012. NV5 compiled the overall project budget by completing due diligence for the soft costs, recommended escalation and recommended contingency for the project.

W. * Project Management: Who will be overseeing the project? What are their responsibilities / qualifications, and any other information pertinent to managing the project?

Our plan for project management would have several facets. We plan to keep our executive committee structure including the superintendent, CFO, facilities manager, Board of Education member and school principal to help guide the day to day decisions. This group will work with the project team to report to the Board of Education and community of project progress. We will competitively procure an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. We plan to hire a firm with qualifications and experience with similar BEST grant projects. The district will also competitively procure the design team and contractor with qualifications and experience with similar projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry. Other consultants that will be procured include an environmental consultant, commissioning agent, geotechnical engineer, construction material testing firm, moving company, surveyor and furniture, fixtures & equipment vendor.

Other funding options

X. * What options outside of the BEST grant has the applicant investigated 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.

The district has addressed the emergency facility needs at West Park that our capital budget could support, including technology and safety/security investments such as replacing the doors and door hardware. In addition, the district was a key player in the community-organized effort to fund improvements to the West Park play yard. The deterioration of major systems in the building are now of a scope that our current funding sources are insufficient to address them. In addition, we face issues--such as the snow load capacity of the roof--that cannot be retrofit or repaired at a cost below complete replacement. The district has carefully considered its request for a BEST grant. The district's bonding capacity is currently insufficient to fund a school replacement through local dollars alone. In addition, our community does not have a history of passing bond initiatives; the passage of our 2012 bond to support the expansion and renovation of LCHS was the first successful bond in 30 years. We believe that the fact that the district had secured a BEST grant prior to the 2012 election was absolutely key to the initiative passing. For both of these reasons, it would not be possible from a funding perspective, or pragmatic from a community perspective, to go to our voters with a bond initiative for a new PK-2 school without securing a BEST grant prior to a bond election.

Y. * Please describe how you budget annually to address the facility's capital outlay, including a dollar amount expressed in dollars per FTE for the prior fiscal year. (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 this represents the specific affected facility, or is a districtwide figure.

Maintenance of a new school will be budgeted appropriately as part of the district's annual operating budget. Renewal and replacement of equipment will be funded through the district capital projects fund. The district annually transfers money into the capital projects fund from the general fund. The current amounts (2018-19) budgeted are \$270 per pupil. These transfers may increase as needed depending on the projects required each year.

Current utility costs

Z. 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)

For 2015-17, West Park Elementary averaged \$40,000 in annual utility costs for electric (\$17,000) and natural gas (\$23,000). Over the same three-year period Pitts averaged \$32,000 in annual utility costs for electric (\$15,000) and natural gas (\$17,000). We expect our energy and water usage to be reduced with a replacement school. The mechanical and electrical engineers have projected that we will see a savings of about 30% of our existing utility costs.

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/ccabestcashgrantexample>)
- Sample Contract for BEST Lease-Purchase Projects (PDF) (<http://www.cde.state.co.us/cdefinance/ccabestsubandsiteexample>)

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

☒ * I agree to the statement(s) above

Print Final Application

V. Check-List for a Complete Grant Application

The following must be included in the grant application or the application **may not be accepted**. Hard copies are required unless stated otherwise.

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

- ☒ CC-03 Grant Application with signatures
- ☒ Detailed Project Budget
- ☒ Electronic Photos submitted via Syncplicity
- ☒ Waiver Application if not providing the minimum applicant match
- ☒ Submittal requirements based on project scope (electronic copies submitted via Syncplicity)

Print Final Application**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 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.
- The applicant certifies that all items in Section V. Check-List for a Complete Grant Application are complete and enclosed with the grant application with signatures. The applicant acknowledges that they understand that incomplete applications and/or late submissions will not be considered for grant funding.

Approval Signatures (for submission on 02/20/2019 1:06pm)

Applicant Name: LAKE COUNTY R-1 **County:** Lake **Project Name:** West Park PK-2 ES Replacement

* Prepared By: Kate Bartlett

Kate Bartlett
Signature

2/20/2019
Date

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

* Prepared By - Phone Number: 719-486-6835

* Prepared By - E-mail Address: kbartlett@lakecountyschools.net

* School District Superintendent, Charter School Director, BOCES Director, or Colorado School for the Deaf and Blind
Director's name and title: Wendy Wyman, Superintendent

[Signature]
Signature

2/20/19
Date

* School District Board, or Charter School Board, or BOCES Board or Colorado School for the Deaf and Blind Board
Board Officer name and title: Amy Frykholm, Board President

[Signature]
Signature

2/20/19
Date

Charter Schools Only: Authorizing School District or Charter School Institute representative name and title:

Signature

Date

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

BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant and 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 their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S.

Waiver applications are reviewed independent of 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 Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

Instructions

Be specific when answering the questions and explaining the issues and impacts. Your response should include dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents, or other relevant documentation to support the responses provided.

Question 2, subsections A-H are related directly to the factors used in calculating the matching percentage. Only respond in detail to the factors which you believe inaccurately or inadequately reflect financial capacity. For those factors which you believe accurately or adequately reflect financial capacity, please leave the response blank or type "Agreed".

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district or BOCES, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district or BOCES.

Our community has passed only one school bond in 30 years. Passage took two attempts, and we were finally successful in 2012. This was an \$11M bond, which was used in combination with a \$15M BEST grant to expand and renovate our high school. Considering how difficult the bond passage environment is in our financially stressed and conservative community, we are very concerned about our ability to pass the \$16M bond that this project would require at our full match. We recognize that our community must step forward to support school replacement, which is why we are only asking for a slight reduction in our match percentage. However, even this small reduction would make a difference in our ability to sell this project to our community as a reasonable investment.

2. Please describe any extenuating circumstances which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

There are two extenuating circumstances that we request be considered. The first is that the cost of living in our community is rapidly outpacing income. Many residents are struggling to find housing. Many others are shocked by the rise in the assessed valuation of their homes—and the ensuing rise in property taxes. According to the Lake County Housing Needs Assessment, the average sales price for a home in Lake County for 2008-2013 was \$173,300. From 2015 to February 2018, the average was up to \$238,500. At the time, the median income in Lake County of \$46,000 would have only made affordable the purchase of a house at \$194,000. With home values skyrocketing and income not keeping pace, residents are already feeling a property tax crunch that will make a large new bond initiative unpalatable for many.

The second factor is that our assessed valuation is disproportionately skewed by the presence of one large taxpayer: the Climax Mine. Leadville is keenly aware that mining is a volatile industry. When the mine closed in 1986, it had a devastating economic impact on the town. Our current assessed valuation presents the appearance of a low bond burden on our community and a high level of confidence about our economic future, however neither represent the entire picture.

**The following are factors used in calculating the applicant's matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$210,283.93

Weighted Rank: 3.17% of 5% max

As described above, the Climax Mine has an outsized influence on our assessed valuation. In 2017, it accounted for \$93M of the county's total AV of \$196M, or 49%. If we subtract the Climax portion of the AV, our PPAV would be much lower. We therefore request consideration for a 2% reduction of our weighted rank for this factor.

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$46,176.00

Weighted Rank: 4.80% of 15% max

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 67.2%

Weighted Rank: 3.60% of 20% max

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 2

Adjustment: -2% (-1% per attempt)

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 4.02

Weighted Rank: 12.36% of 20% max

Our low bond mill levy is a factor of our county's overall assessed valuation, which is once again heavily influenced by the presence of the Climax Mine. Without the mine, our AV would be much lower, and the bond mill levy would be higher. We therefore request consideration for a 2% reduction in this factor.

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$29,682,551

Weighted Rank: 13.48% of 20% max

G. The school district's unreserved fund balance as it relates to their overall budget.

District's Unreserved General Fund: \$2,472,417

Weighted Rank: 11.57% of 20% max

As a percentage of our overall budget, our unreserved general fund balance may seem high. However, economy of scale is a significant issue for districts our size that often requires us to carry a higher percentage in our reserves. If the boiler were to fail in West Park Elementary or Pitts Elementary (those schools with a very high FCI that we are addressing in our BEST grant application), replacement would require up to \$600,000. This is a significant factor we have to plan for in the size of our unreserved general fund balance. While the percentage may seem high, the actual dollar amount of \$2.5M is not very high when considering the size of the expenditures we might need to absorb. We therefore request a 3% reduction in this factor.

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

We have worked with local non-profit partners and community volunteers to completely renovate the play yard at West Park Elementary School. Because of this community effort, a new play yard is not part of our BEST grant or associated bond request—a \$400,000-500,000 savings. Beyond this project, the costs of constructing a new school are so significant—and our local capacity so limited—that we believe a BEST grant and local bond are our only realistic funding sources.

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

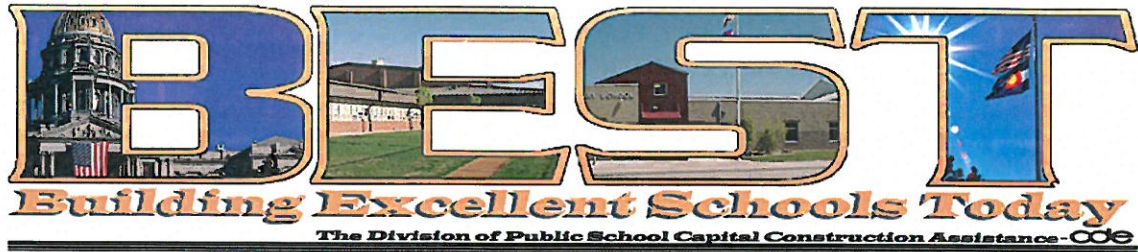
40%

CDE Minimum Match Percentage:

47%

Detailed Project Budget

Packet must include Attachment A and Attachment B



**Lake County School District R-1
Leadville, Lake
West Park PK-2 ES Replacement
Kate Bartlett
2/14/2019**

**Total Project Cost:
\$34,676,113.80**



COLORADO
Department of Education

Applicant:	Lake County School District R-1	Date of Report:	02/14/19
City, County:	Leadville, Lake	Revision Date:	
Project Title:	West Park PK-2 ES Replacement	Revision Date:	
Contact:	Kate Bartlett	Affected Sq. Ft.:	58,495

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Group Header	Category	Sub-Category	Sugg. Responsible Party			Enter Cost Here	Applicant Notes for CCA -enter in any clarifying statements here-
			AE	GC	Owner		
SOFT COSTS							

Design/ Consulting Fees	Architectural/ Design Fees	Architectural Structural				\$ 2,000,000.00	approx. 8% of Hard Costs
		Mechanical				\$ -	Included w/ Arch
		Electrical				\$ -	Included w/ Arch
		Landscape Design				\$ -	Included w/ Arch
		Code and Accessibility Review				\$ -	Included w/ Arch
		Interiors				\$ -	Included w/ Arch
		Printing/ Reimbursables/ Mileage				\$ 30,000.00	
	3D Modeling/ Computer Animation/ Model					\$ -	If needed, included w/ Arch
	Acoustical Design					\$ -	Included w/ Arch
	Lighting Design					\$ -	Included w/ Arch
	Food Service Design					\$ -	Included w/ Arch
		Health Dept. Review				\$ 500.00	By county
	Historical Reviews					\$ -	NA
	Civil Engineering					\$ -	Included w/ Arch
		Drainage Study				\$ -	Included w/ Arch
		Zoning				\$ -	NA
		PUD				\$ -	NA
		Special Use Permit Costs				\$ -	NA
		Colorado Geological Survey				\$ -	NA
	Transportation Improvement Plan					\$ -	NA
	Traffic Study/Parking					\$ -	NA
	High Performance Energy Modeling					\$ -	Included w/ Arch
	High Performance Commissioning (Cx&A)					\$ 40,000.00	
	LEED/CHPS Design & Coordination					\$ -	Included w/ Arch
	LEED/CHPS Certification					\$ -	Included w/ Arch
	Project Management/ Owners Representative					\$ 10,000.00	Cert. program TBD
	Other:	PM / OR Reimbursibles				\$ 460,000.00	
	Other:					\$ 15,000.00	
Design Fees Subtotal						\$ 2,555,500.00	

City and Planning Fees	Preliminary Development Plan (PDP)					\$ -	NA
	Official Development Plan (ODP)					\$ -	NA
	Amendment to PDP of ODP					\$ -	NA
	Rezoning Fee (if applicable)					\$ -	NA
	Public Right-of-Way Easement Vacation					\$ -	NA
	Park Development Fees					\$ -	NA
	Street Excavation Permit					\$ -	NA
	Submittal Fees					\$ -	NA
	Other:					\$ -	NA
	Other:					\$ -	NA
	Detailed Project Budget - Attachment A "Project Soft Costs"						

Applicant:						Lake County School District R-1			Date of Report:	02/14/19
City, County:						Leadville, Lake			Revision Date:	
Project Title:						West Park PK-2 ES Replacement			Revision Date:	
Contact:						Kate Bartlett			Affected Sq. Ft.:	58,495
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Group Header	Category	Sub-Category	Sugg. Responsible Party A/E	GC	Owner	Enter Cost Here	Applicant Notes for CCA -enter in any clarifying statements here-			
Material Testing/ 3rd Party Inspections	Caisson Inspection					\$ 10,000.00	*Included but not limited to the noted below.			
	Soils Compaction					\$ 15,000.00	Deep foundation inspection (TBD)			
	Rebar Inspection					\$ 5,000.00				
	Concrete Testing					\$ 10,000.00				
	Steel Welds & Bolted Connections					\$ 5,000.00				
	Asphalt Testing					\$ 2,000.00				
	Spray Fireproofing					\$ 1,500.00				
	Other:	3rd Party Inspection				\$ 2,500.00				
	Other:					\$ -				
	Material Testing Subtotal						\$ 51,000.00			
Environmental	ACM Abatement	Block Filler				\$ 1,095,000.00	From abatement contractor budget			
	Underground Tanks/Contaminated Soils					\$ 60,000.00	Environmental Consultant - Abatement Oversight			
	Lead					\$ -	NA			
	CFCs					\$ -	NA			
	Storm Water Management					\$ -	Included in construction			
	State Demolition Permit					\$ -	NA			
	State Fugitive Dust Permit					\$ -	NA			
	Animal Removal/Relocation					\$ -	NA			
	Endangered Species Act					\$ -	NA			
	Building Demolition					\$ 603,673.00	Demolition of existing building			
	Other:	Abatement Contingency				\$ 87,600.00	8% of abatement			
	Other:					\$ -				
Environmental/Hazmat/Testing Subtotal						\$ 1,846,273.00				
Additional Costs	Builder's Risk Insurance (if by owner)					\$ -	* The owner is tax exempt			
	Leasing Fees	Rental costs during construction				\$ -	NA			
	Legal Fees					\$ -	NA			
	Finance Costs					\$ 5,000.00	contract review			
	Moving & Relocating Costs					\$ -	NA			
	Land Purchase					\$ 25,000.00	moving company and rental storage containers			
	Site Development					\$ -	NA			
	Colo. Dept. of Transportation Costs					\$ -	NA			
	Easement Dedications					\$ -	NA			
	Construction Loan Interest					\$ -	NA			
	Other:					\$ -	NA			
	Other:					\$ -	NA			
	Other:					\$ -	NA			
Additional Costs Subtotal						\$ 30,000.00				
CDE - CCA Detailed Project Budget - Attachment A "Project Soft Costs"										
Page 3 of 6										

Applicant:				Date of Report:				02/14/19				
City, County:				Revision Date:								
Project Title:				Revision Date:								
Contact:				Affected Sq. Ft.:				58,495				
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Group Header	Category	Sub-Category	Sugg. Responsible Party A/E GC Owner			Enter	Applicant Notes for CCA					
			SOFT COST TOTAL			\$	5,717,233					
HARD COST												
Permits, Taxes, Bonds	*Public School Facilities are tax exempt Building, Mechanical, Plumbing, Electrical Permit Fees Plan Review Fee (State) Fire Department Review Fee State Inspections by 3rd Party Storm Water Permit Fees Land Disturbance Fee Other: Other: Other:											
						\$	30,000.00					Included in Building Permit
						\$	-					Included in Building Permit
						\$	-					Included in Material Testing
						\$	-					Included in construction
						\$	-					NA
						\$	-					NA
						\$	-					NA
						\$	-					NA
Building Construction Cost												
Permits, Taxes, Bonds Subtotal												
\$ 30,000.00												
Direct Cost of Work by Division												
Division 1	General Requirements					\$	16.67					
Division 2	Sitework					\$	48.04					
Division 3	Concrete					\$	16.06					
Division 4	Masonry					\$	10.93					
Division 5	Metals					\$	25.92					
Division 6	Woods & Plastics					\$	15.37					
Division 7	Thermal / Moisture Protection					\$	24.29					
Division 8	Doors & Windows					\$	15.33					
Division 9	Finishes					\$	54.55					
Division 10	Specialties					\$	4.60					
Division 11	Equipment					\$	17.44					
Division 12	Furnishings					\$	1.78					
Division 13	Special Construction					\$	-					NA
Division 14	Conveying Systems					\$	-					NA
Division 15	Mechanical					\$	71.75					
Division 16	Electrical					\$	38.50					
Single Scope	Lump Sum Bid (use if no divisions provided)					\$	-					NA
Subtotal for Direct Cost of Work						\$	361.25					
Contingencies in Hard Costs												
Escalation							9.00%					
Construction Contingency							9.00%					
Totals												
						\$	975,000.00					
						\$	2,810,121.00					
						\$	939,577.00					
						\$	639,577.00					
						\$	1,516,325.00					
						\$	899,337.00					
						\$	1,420,677.00					
						\$	896,960.00					
						\$	3,191,068.00					
						\$	269,077.00					
						\$	1,020,172.00					
						\$	104,345.00					
						\$	-					NA
						\$	-					NA
						\$	4,197,016.00					
						\$	2,252,058.00					
						\$	-					NA
Feb 2019 pricing						\$	21,131,310.00					
Anticipate May 2020 start						\$	1,901,818					
5% bidding/estimating & 4% construction						\$	1,901,818					

Applicant:				Date of Report:				02/14/19			
City, County:				Revision Date:							
Project Title:				Revision Date:							
Contact:				Affected Sq. Ft.:				58,495			
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Group Header	Category	Sub-Category	Sugg. Responsible Party			Enter	Applicant Notes for CCA				
			A/E	GC	Owner	Cost Here	-enter in any clarifying statements here-				
Subtotal for Direct and Indirect Cost of Work \$			426.27			\$ 24,934,945.80					
Fees, Insurance, and Bonds	General Liability Insurance					\$ 150,357.72					
	Builder's Risk Insurance					\$ 58,347.77					
	Fees for Overhead and Profit					\$ 1,246,747.29					
	Performance and Payment Bonds					\$ 149,859.02					
Total Construction Hard Costs			453.7183966			\$ 26,540,257.61					
Owner's Contingency on Construction			9.00%			\$ 2,388,623.18					
Building Construction Costs Subtotal						\$ 28,928,880.80					
Other Costs Not Listed Above											
Please list:											
	1)					\$ -					
	2)					\$ -					
	3)					\$ -					
	4)					\$ -					
	5)					\$ -					
	6)					\$ -					
	7)					\$ -					
Excluded Items Subtotal						\$ -					
HARD COST TOTAL						\$ 28,958,880.80					

PROJECT SUMMARY			
		Cost Totals	Cost Per Sq. Ft.
Soft Cost Total \$		5,717,233.00	97.73883238
Hard Cost Total \$		28,958,880.80	495.0659167
TOTAL PROJECT COST		34,676,113.80	592.804749

