



## DISTRICT MISSION

*... Ensure that each student is empowered to achieve his or her dreams and contribute to his or her community and world ...*

## BOARD PURPOSE

*Providing highly effective governance for Mapleton's strategic student achievement effort.*

## CORE ROLES

*Guiding the district through the superintendent  
Engaging constituents  
Ensuring effective operations and alignment of resources  
Monitoring effectiveness  
Modeling excellence*

## 2011 - 2012

### FOCUS AREAS

*Student Achievement  
Exceptional Staff  
Character Development  
Learning Environment  
Communication  
Community Involvement  
Facilities Management  
District Image*

## BOARD MEMBERS

*Craig Emmert  
Norma Frank  
Raymond Garcia  
Karen Hoopes  
Kenneth Winslow*

## SUPERINTENDENT

*Charlotte Ciancio*

# Mapleton Public Schools Board of Education

Special Meeting  
Administration Building

February 8, 2012  
7:00 p.m.

## SPECIAL MEETING OF THE BOARD OF EDUCATION

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1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Focus: Communication
  - 4.1 Real Property Donation and Granting of Easements, Policy EL 4.3 – Mr. Herman
  - 4.2 Approval of Lease for Warehouse Space, Policy EL 4.3 – Mr. Herman
5. Next Meeting Notification – Tuesday, February 28, 2012
6. Adjournment

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### ***Welcome to a meeting of the Mapleton Public School Board of Education!***

*The board's meeting time is dedicated to addressing Mapleton's mission and top-priority focus areas.*

*"Public Participation" is an opportunity during the business meeting to present brief comments or pose questions to the board for consideration or follow-up. Each person is asked to limit his or her comments to 3 minutes.*

*If you are interested in helping Mapleton's efforts, please talk with any member of the district leadership team or call the district office at 303-853-1015. Opportunities abound.*

*Your participation is desired.*

# Memo

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TO: Charlotte Ciancio, Superintendent  
FROM: Don Herman, Chief Operations Officer  
DATE: February 2, 2012

**Policy:** Financial Condition and Activity (EL 4.3)  
**Report Type:** Decision Preparation  
**SUBJECT:** REAL PROPERTY DONATION AND GRANTING OF PERMANENT AND TEMPORARY EASEMENTS TO ADAMS COUNTY, COLORADO RE: SAFE ROUTES TO SCHOOL GRANT PROJECT

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**Policy Wording:** The Superintendent shall neither cause nor allow the development of fiscal jeopardy or a material deviation of actual expenditures from Board priorities established in District Ends policies.

**Policy Interpretation:** This policy is interpreted as requiring board approval to acquire, lease, encumber or dispose of real property.

**Decision Requested:** District administration is requesting the Board approve the real property donation and easements as presented.

The District is currently cooperating with Adams County government to construct sidewalks along the 78<sup>th</sup> Avenue corridor. There are two separate grants funding these sidewalks. One is a Community Development Block Grant, which is constructing the sidewalk from York Street to the existing sidewalks on the north side of 78<sup>th</sup> Avenue. The second grant is a Safe Routes to School grant, which is constructing the sidewalk along the north edge of the Welby Montessori property. This agenda item applies to the Safe Routes to School grant project.

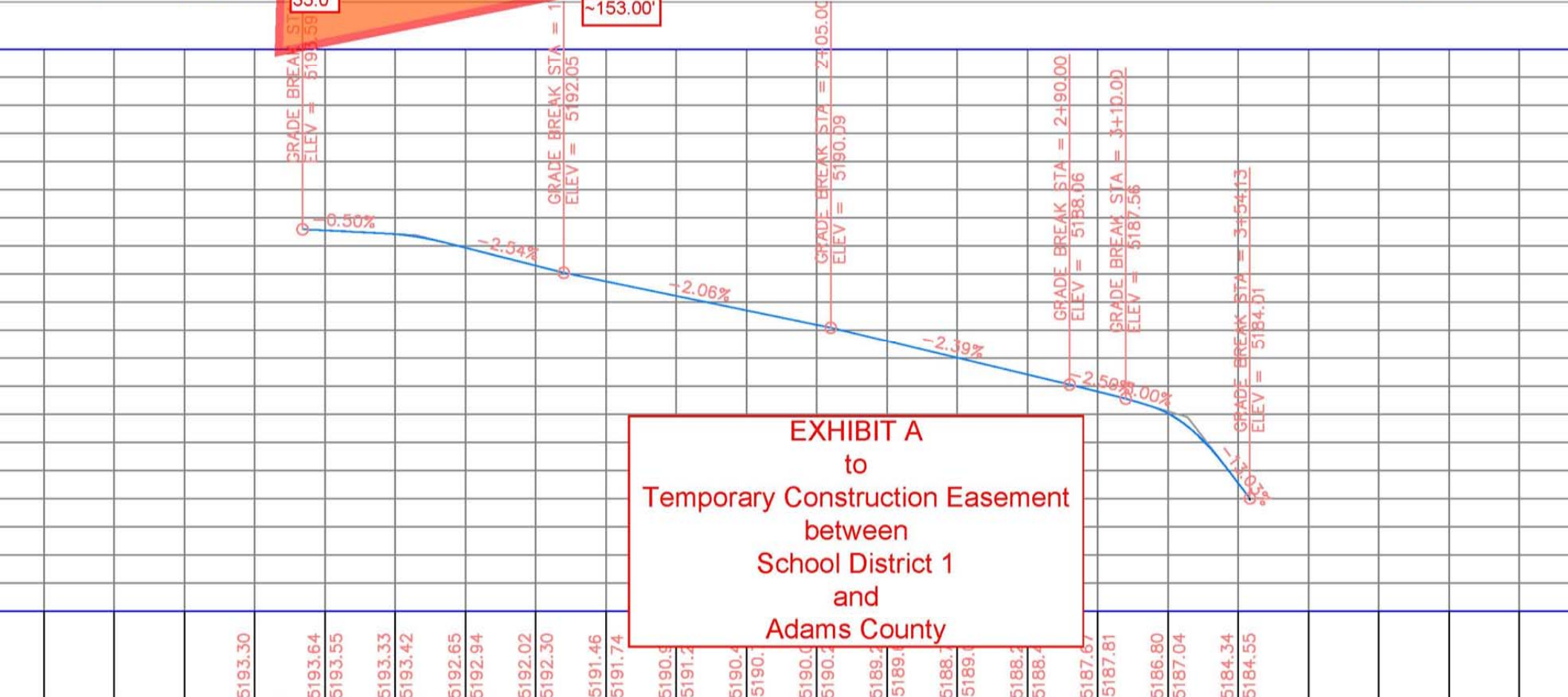
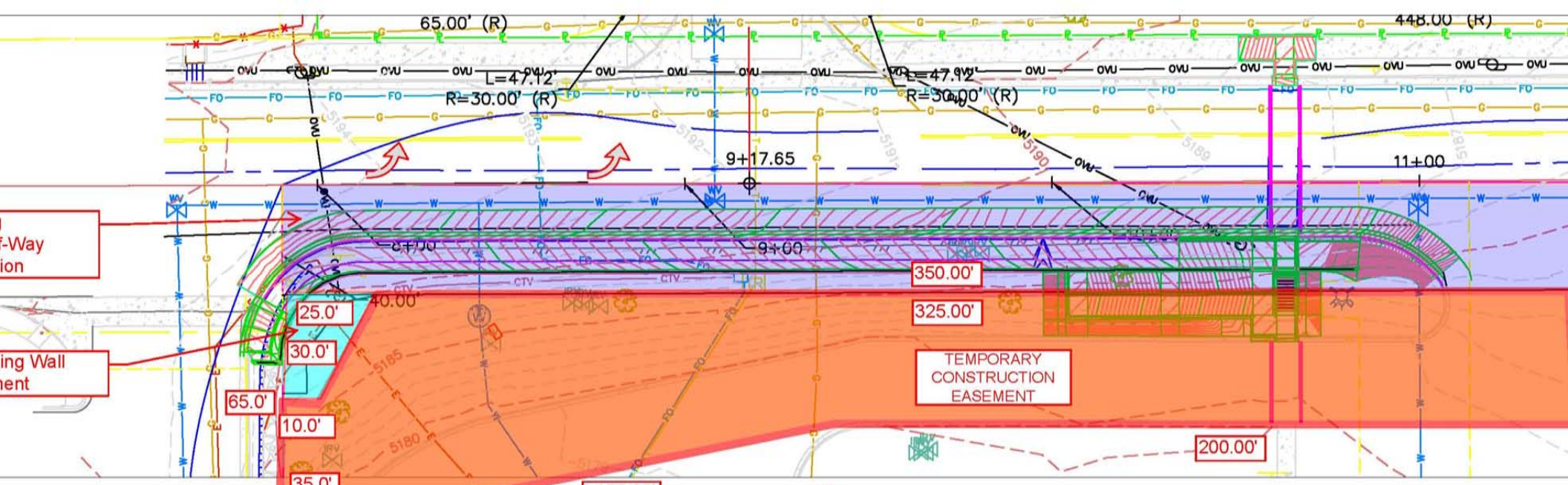
To construct the sidewalk, the County is asking for (1) a small permanent easement along the extreme northwest portion of the property to construct a retaining wall to shore up the new sidewalk in that area (see illustration in *sky blue* color). (2) They are asking for a temporary construction easement through the area indicated in *orange* on the illustration. The size of the construction easement is due to the severe slope of the site, requiring a rather extensive ramp for Americans with Disabilities Act (ADA) access from the street to the door-level of Welby. We are recommending approval of these easements.

Finally, while working with Adams County on the construction plans, it was revealed that the District has never deeded over to them the normal 30-foot right-of-way from the center of 78<sup>th</sup> Avenue. The County does hold a permanent easement dating back to 1890 for this portion of property (see illustration in *dark blue*). However, to avoid any confusion in the future regarding this property, we are also recommending approval of this dedication to Adams County.

The County has worked closely with Mapleton staff in securing this grant, which will greatly enhance the walkability of 78<sup>th</sup> Avenue not only for our students, but for all area residents.

The County also supplemented the total project budget with \$90,000 to ensure a quality implementation. We are eager to begin work on the project.

District administration recommends approval of the property dedication and the granting of the easements as noted.



**EXHIBIT A**  
 to  
**Temporary Construction Easement**  
 between  
**School District 1**  
 and  
**Adams County**

# Memo

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TO: Charlotte Ciancio, Superintendent  
FROM: Don Herman, Chief Operations Officer  
DATE: February 2, 2012

**Policy:** Financial Condition and Activity (EL 4.3)  
**Report Type:** Decision Preparation  
**SUBJECT:** APPROVAL OF LEASE FOR WAREHOUSE SPACE

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**Policy Wording:** The Superintendent shall neither cause nor allow the development of fiscal jeopardy or a material deviation of actual expenditures from Board priorities established in District Ends policies.

**Policy Interpretation:** This policy is interpreted as requiring board approval to acquire, lease, encumber or dispose of real property.

**Decision Requested:** District administration is requesting the Board approve the lease for warehouse space at 500 E 76<sup>th</sup> Avenue, Building 2

As you know, the District will be wrapping up construction on the two new Skyview Campus buildings housing Academy High School, Clayton Partnership School, Mapleton Expeditionary School of the Arts and Mapleton Early College, early this summer. We will be beginning Phase II of the Campus construction with the abatement and demolition of the Pool area starting over Spring Break, and the extensive renovation work of the Student Center. Construction of the new North Valley School for Young Adults and Campus Library will commence just after school ends this spring.

In addition, this summer we will be working at the Bertha Heid site, the old Clayton (new Explore) site and the Western Hills site to completely abate all asbestos remaining in the buildings. New carpet will be installed throughout and the facility interiors painted.

During the York renovation, we learned that asbestos abatement requires all furniture and equipment to be removed from the areas being abated. With Skyview alone we have to find space for almost 200,000 square feet of furniture, so obviously, we need more space to hold all of these items while we sort and redistribute everything. By phasing in the abatement and creating a cascading moving schedule, we are able to minimize the total space necessary, but it's still far more than we have available anywhere in the District.

The District investigated several sites in the area to find a facility that would best serve our needs without breaking our building fund budget. We toured four facilities and decided to pursue the property at 500 E 76<sup>th</sup> Avenue. Besides being the lowest cost-per-square foot, it is ideally suited to our needs. The space is 31,591 sq ft, with two loading docks and one drive-in bay. It is close to all the schools in question. It has a large, open office area with plenty of room for Technology staff to begin work on outfitting new computers for the schools. With daylight throughout, we can keep our utility costs low.

The District is negotiating lease terms. The lease language has been reviewed by District counsel. As with any lease language, the tendency is to benefit the owner, so there are items we are asking to be adjusted. Should any issue become a sticking point, this Board agenda item may be postponed until the language can be rectified. At this time, however, it doesn't appear that this will be the case.

The current proposal is as follows:

**Monthly Rent:** \$9,095.63  
**Estimated Monthly Operating Expenses:** \$3,170.48 (reconciled to actual)  
**Commencement Date:** March 1, 2012 through March 31, 2013 (13 months, one month free)  
**Cost per Sq Ft over Term:** \$3.23

We believe these terms are fair, and that we will see a significant reduction in the operating expenses due to the way we will be using the space.

District administration recommends approval of the lease with WPC Corporate I, LLC for 13 months of warehouse space at 500 E 76<sup>th</sup> Avenue, Building 2.