



Proposal: CCVSD Building Trades Mini-Factory

Cripple Creek-Victor School District RE-1

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Mission Statement

We, the members of the Cripple Creek-Victor School community, are committed to developing a safe environment and lifelong learners who value themselves, contribute to their community, and succeed in a changing world.

Services Offered

Cripple Creek-Victor School District traces its roots back to 1896, when the original high school was established along with the burgeoning mining communities. Our principal programs offer a well-rounded education that promotes health, wellness, philanthropy, academics, and post-secondary success.

At the elementary level we focus on research based direct, explicit instruction on the five pillars of reading. Our K- 5 students participate in mindful practices and rigorous 21st Century skills. Junior high students participate in a robust Advisory program that teaches team building, organizational skills, self reflection, and responsibility. This continues into the High School, where a traditional college prep curriculum is augmented by a growing Career & Technical Education (CTE) program, connecting students to real world learning opportunities. We provide free breakfast and lunch to every student, a robust after school program that includes tutoring and a variety of clubs, and an athletic program offering three seasons and six sports. Being a no fee school, all of the activities our students choose to participate in are free.

CC-V students and families are defined by generational poverty, government dependency, family dysfunction, lack of opportunities and transience. Our community experiences domestic violence, substance abuse and mental health issues at higher rates than the state average.

According to the 2019 Community of Caring Client Self-Assessment:

Food: 65% have no food, means to prepare food, or are on food stamps.

Health Care: 29% have no medical coverage or difficult access to care with immediate needs.

Life Skills: 20% are unable to meet daily needs (hygiene, dressing, food prep, etc.)

Mental Health: 16% are dangerous to self/others or have recurrent mental health symptoms that affect behavior.

Family Relations: 37% lack a family/friend support network with abilities to help.

Disabilities: 28% have acute or chronic symptoms that affect housing, employment, or social interactions.

Our constituency is at significant risk, which requires us to be more than an educational institution: we are a resource for the underserved, a hub for those in need, and a bridge to assistance. It is through school-based programs, grants and external partnerships that we have been able to help address some of the above inequities.

Project/Service Description

We have identified the need for an in-house pathway focused on building trades. Through this program, CC-V students can graduate with industry-recognized certifications, positioning them to be immediately employable and surpass entry-level wages. We are creating a direct conduit for students to be self-employed as contractors, earn a paycheck while receiving high school credit, and gain experience in the flourishing factory-built home industry, while helping address the housing crisis in our community.

Inside of our mini-factory, students will produce 1-2 affordable, manufactured homes per year for families. Our homes will be energy-efficient, safe and priced so that the monthly mortgage payment or rent will not exceed 30% of the family's monthly income.

Our construction phase timeline initially ran from Sep-Nov 2021. Increased costs and lack of contractors has pushed the completion date to Spring 2022. To remain on schedule, CCVSD has secured a building loan through Vectra Bank.

Project Use of Funds

Two bids were submitted for the construction of the mini-factory.

Mini- Factory Total Project Cost:

Bid 1	\$1,884,826
Bid 2	\$1,431,752
Design Architect Fee	\$ 10,660
Inspections/Testing	\$ 38,000
Tap Fees/Permit	\$ 94,000
Furnishings	\$ 57,000
10% Contingency	\$ 163,142

TOTAL PROJECT COST

Bid 1:	\$2,292,935
Bid 2:	\$1,794,554

Other Project Agency Funders

We face a large start-up cost with the Building Trades mini-factory. Rapidly rising prices of building materials, lack of supply and limited availability of contractors, costs produced an initial bid over \$2 million. A second contractor was subsequently engaged, and this price has been reduced substantially through value engineering to below \$1.8 Million total. We have set aside \$450k from our general fund for construction. If awarded the Myron Stratton Foundation Grant, we will use 100% of funds for construction.

Several organizations have donated time, money and resources to assist us, including: Colorado Springs Health Foundation; Newmont Gold Mine; El Pomar; RISE; City of Cripple Creek Public Works; Dirt Cheap Excavating; Johnson Construction; Housing & Building Association of

Colorado Springs, Colorado Springs Health Foundation and Careers in Construction Colorado. We have a promise of support and resources from Colorado Springs Electrical JATC; IndieDwell; Soldier for Life-Transition Assistance Program; and the Pikes Peak Small Business Development Center. (See list located in the table at the end of the proposal).

Outcomes and Evaluation

The primary goal of the building trades mini-factory is to produce 1 to 2 affordable manufactured homes per year to be placed in the community for the purpose of meeting the housing needs of local families impacted by the aforementioned risk factors.

The first measure of success for the building trades program will be quantified by the number of students who successfully complete the building trades pathway. Successful completion of the pathway is determined by students' attainment of an industry-recognized certification upon graduation from high school. The goal for this measure is that 90% of students enrolled in the building trades program will attain their industry-recognized certification upon graduation from high school.

The second measure of success will be quantified through tracking of students' post-secondary pursuits, to include job placement. The tracking will be accomplished utilizing the data required for annual CTA (Career and Technical Act) reporting for all CTE programs approved for Perkins funding and CTA reimbursement through the Colorado Department of Education. The goal for this measure is that 70% of students who attain an industry-recognized certification through the building trades program will obtain employment in an industry-related occupation immediately following graduation from high school.

In order to help facilitate post-secondary job placement, the Cripple Creek-Victor School District will connect students with industry partners prior to graduation through the District's collaboration with the Pikes Peak Business & Education Alliance (PPBEA), which serves to support secondary CTE programs in Teller and El Paso Counties through education, job shadowing, internship, apprenticeship, and work-based learning opportunities. Additionally, the CTE Coordinator for the District will connect students to industry partners that fall outside the scope of partnerships available through the PPBEA.

The third measure of success will be ongoing collection of feedback from students, parents/guardians, instructors, and industry partners utilizing various tools to include surveys, interviews, and structured discussions regarding the accessibility and success of the building trades program. Collection of this feedback will inform steps taken to modify the program as needed to remove barriers and increase student engagement and success within the building trades program.

Recommendation

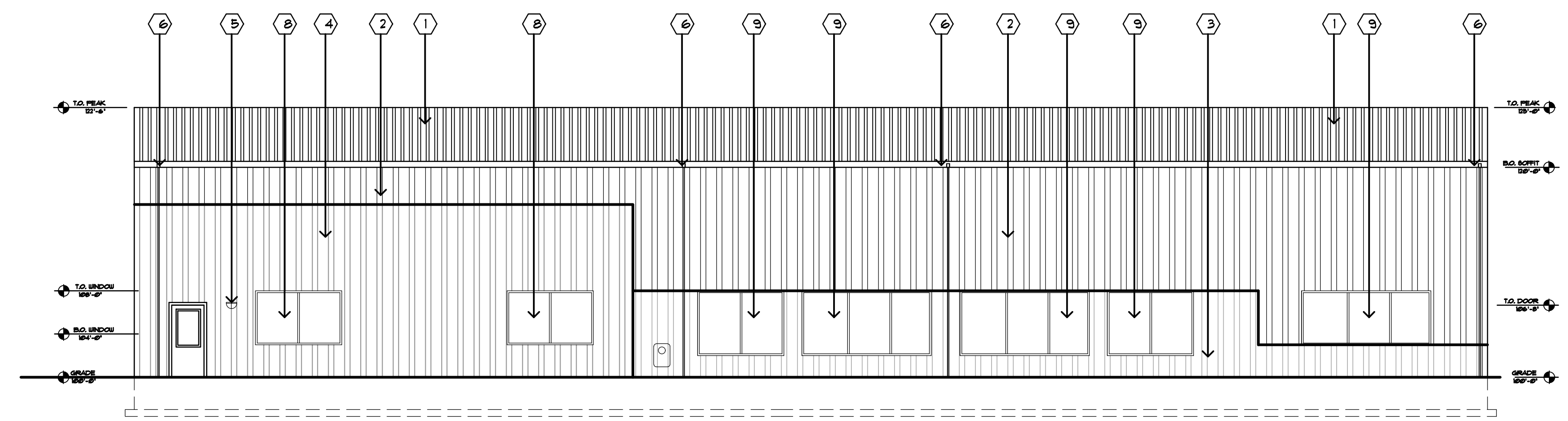
This is a project with significant impact, which will be transformational to many low-income youth in the Cripple Creek-Victor area. School staff have negotiated a lower total project cost and several notable foundations have pledged support. We believe that this is an excellent school-to-work project worthy of MSH support. We would recommend a \$100,000 grant in support of this project, which will complete their total financing package, and allow the construction to begin.

Building Trades Mini-Factory Funding Sources

Source	Current; Confirmed; Anticipated	Dollar Amount
CCVSD General Fund	current	\$450,000 \$150,000- ongoing
RISE Grant (cannot be used for capital expenses)	current	\$473,000 towards Building Trades Program supplies and materials (\$1.49 million awarded to CCVSD on 1/22/2021)
El Pomar Foundation	confirmed	\$35,000
Building Construction Loan/Vectra Bank	current	\$1,000,000
CTA (Career Technical Act)	anticipated	\$25,000
Perkins	anticipated	\$10,000- Year 2 \$15,000 - ongoing
WIOA	anticipated	\$45,000- Year 1 \$90,000- Year 2 \$180,000- ongoing
HB-1289	anticipated	\$28,500- Year 2 \$57,000- ongoing
Colorado Springs Health Foundation	confirmed	\$150,000
BEST (Building Excellent Schools Today) Grant	anticipated- May 2022	\$700,000+
Gates Family Foundation	confirmed	\$40,000
Myron Stratton Home Foundation	anticipated	TBD

DATE	DESCRIPTION
03-14-22	OWNER REVIEW
04-15-22	2ND OWNER REVIEW

PROJECT #:	21.041
DRAWN BY:	KA
DESIGNED BY:	SDA
CHECKED BY:	SDA



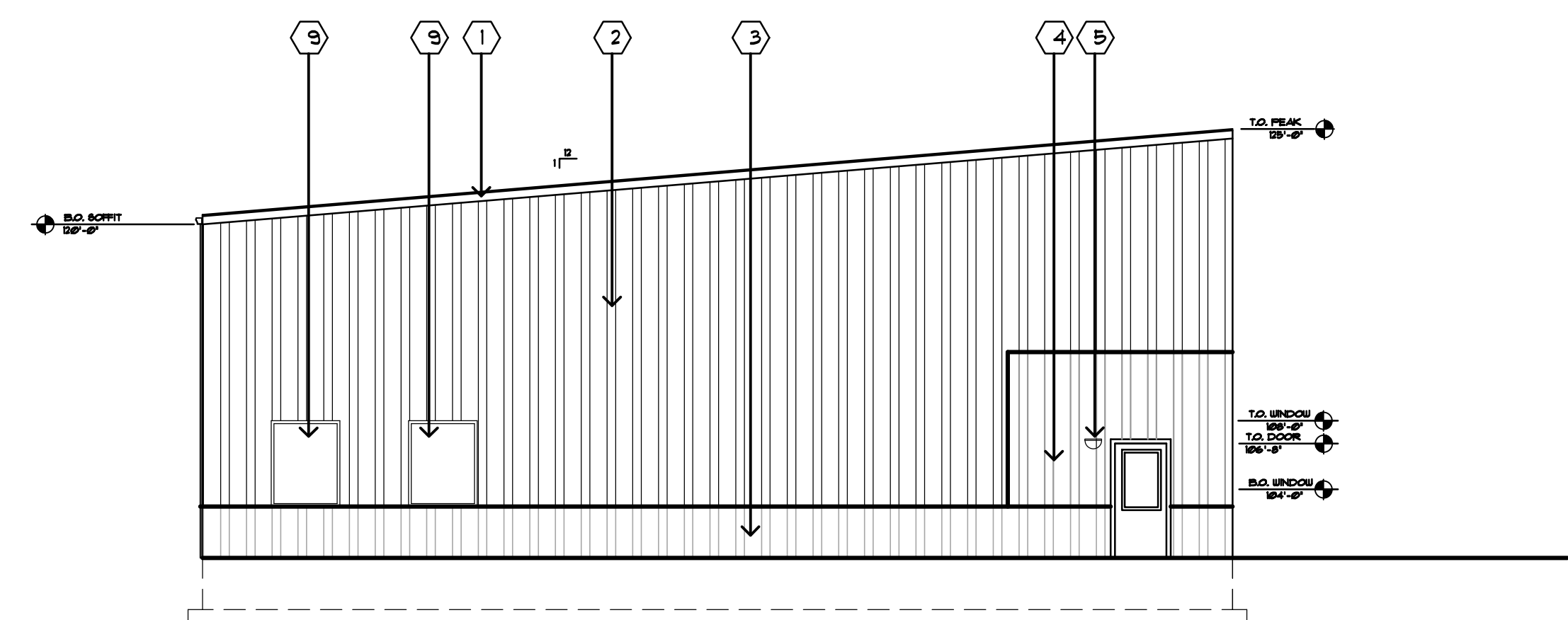
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

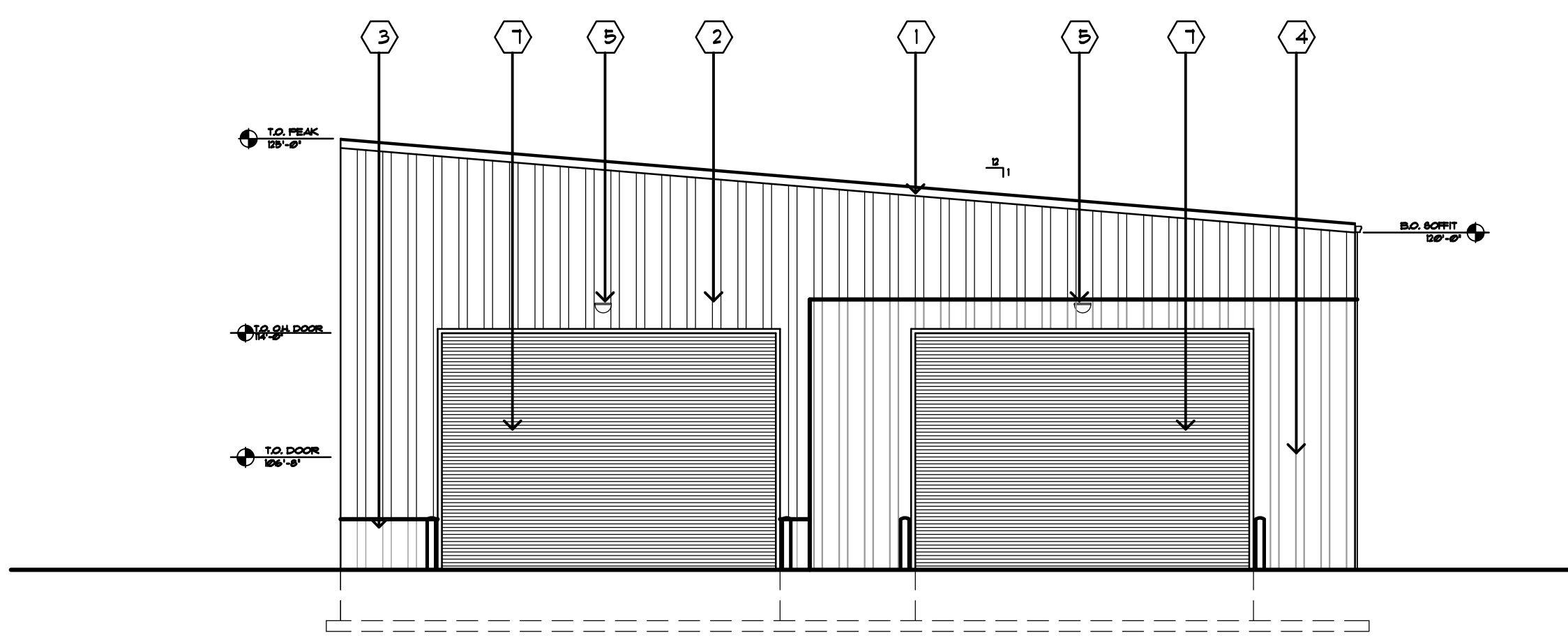
- 1 METAL ROOF, R-1 (BLUE)
- 2 PRE-FINISHED METAL SIDING PANEL, M-1 (TAN)
- 3 PRE-FINISHED METAL SIDING PANEL, M-2 (RED)
- 4 PRE-FINISHED METAL SIDING PANEL, M-3 (DARK BROWN)
- 5 EXTERIOR LIGHT FIXTURE, RE: ELEC.
- 6 GUTTER AND DOWNSPOUT, M-1
- 7 INSULATED STEEL O.H. DOOR, COLOR TO MATCH M-1
- 8 PROPOSED SLIDER WINDOW, RE: SHEET A10 FOR DETAILS
- 9 PROPOSED FIXED WINDOW, RE: SHEET A10 FOR DETAILS

GENERAL NOTES

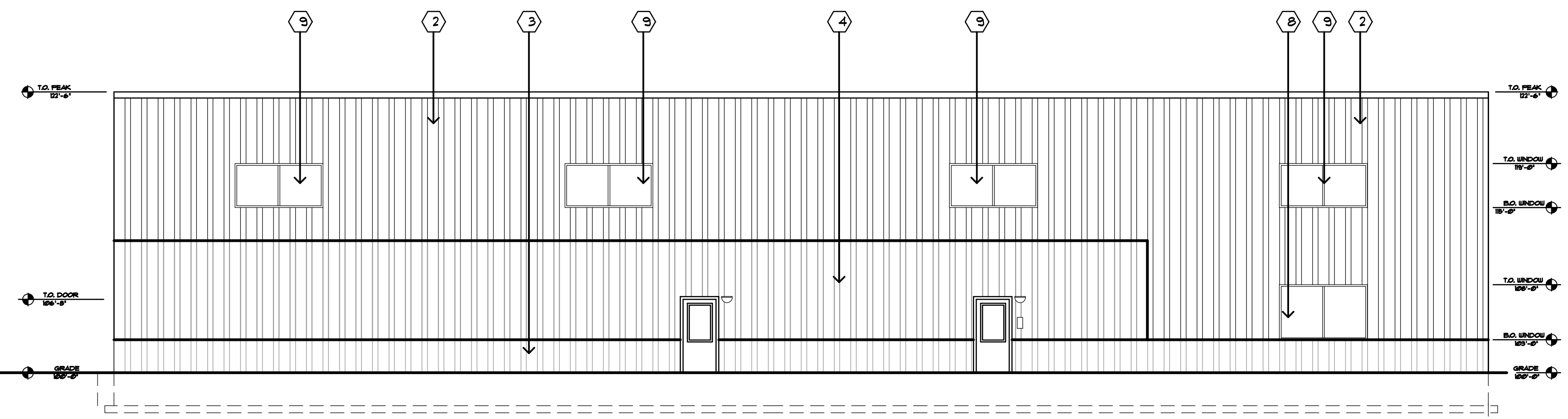
- 1. DOOR MARK (XX) REF: SHEET A10
- 2. WINDOW MARK (X) REF: SHEET A10
- 3. ALL EXTERIOR EXPOSED CONDUITS, DOWNSPOUTS & PIPING TO BE PAINTED TO MATCH ADJACENT WALL
- 4. VERIFY FINISHES WITH OWNER PRIOR TO CONSTRUCTION
- 5. ALL FINISHES TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND DETAILS



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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