

DENVER PUBLIC SCHOOLS  
Interdepartmental Communication

Appendix  
05-19  
IV-B-2b

To: Michael Bennet, Superintendent

Through: Andre Pettigrew, Assistant Superintendent, Administrative Services

From: Mike Langley, Executive Director, Facility Management

Date: August 4, 2005

Subject: Space Use Agreement  
Cole Middle School

The Board of Education is asked to approve a Space Use Agreement with Skyland Community High School at Cole Middle School based on the terms provided with the Board's agenda.

SUGGESTED MOTION

I MOVE THAT THE BOARD OF EDUCATION APPROVE A SPACE USE AGREEMENT WITH SKYLAND COMMUNITY HIGH SCHOOL AT COLE MIDDLE SCHOOL BASED ON THE TERMS PROVIDED WITH THE BOARD'S AGENDA. THE BOARD OF EDUCATION AUTHORIZES OFFICERS OF THE BOARD AND STAFF TO NEGOTIATE AND EXECUTE AN AGREEMENT TO IMPLEMENT THIS ACTION.

DENVER PUBLIC SCHOOLS  
Interdepartmental Communication

To: Board of Education

Through: Michael Bennet, Superintendent  
Andre Pettigrew, Assistant Superintendent, Administrative Services

From: Mike Langley, Executive Director, Facility Management

Date: July 26, 2005

Subject: Request to Approve a Space Use Agreement with Skyland Community High School.

Purpose.

To receive approval of a Space Use Agreement with Skyland Community High School for partial use of the Cole Middle School building.

Facts on the Issue.

The Board of Education previously approved a space use agreement with KIPP Cole College Prep., Inc. ("KIPP") for use of part of the Cole Middle School building. KIPP was selected to operate an independent charter school within the Cole Middle School building. Under Colorado law, KIPP was entitled to use the entire Cole Middle School building. KIPP elected to use only part of the Cole Middle School building. The KIPP space includes two (2) classrooms on the first floor to be used as office space, eight (8) classrooms on the third floor, the library on the second floor and shared use of the gym and cafeteria. KIPP agreed that DPS may allow other users to operate in other parts of the Cole Middle School building.

The Board of Education also previously approved an agreement with the Community College of Denver ("CCD") for use of part of the Cole Middle School building. CCD's space includes eleven (11) classrooms and office space on the first floor of the Cole Middle School building.

Denver Big Picture High School #1, operating under the registered trade name of Skyland Community High School ("Skyland") has requested the use of approximately 11,845 usable square feet of space in the Cole Middle School building for the period beginning August 10, 2005 and ending June 30, 2006. The Skyland space would include thirteen (13) classrooms on the second floor and shared use of the cafeteria.

Under the proposed agreement, Skyland will pay DPS a Maintenance and Utilities Fee in the amount of \$54,135.00 and a Property Insurance Fee in the amount of \$898.00. These amounts are based on DPS's actual cost of operating the Cole Middle School building during the fiscal year ending June 30, 2004, prorated to reflect the amount of space Skyland will use from August 10, 2005 through June 30, 2006. During the term of the agreement, Skyland will be using approximately twelve percent (12%) of the usable space in the Cole Middle School building, and Skyland will be paying approximately twelve percent (12%) of the costs of operating the Cole Middle School building, based on actual costs of operating the facility during the year ended June 30, 2004.

Recommendation.

Approve a Space Use Agreement with Skyland Community High School on the terms provided herein and authorize officers of the Board and staff to implement this action.

Process.

This communication will be forwarded to all School Board members by July 29, 2005. At the next legislative meeting on August 4, 2005, this action will be presented, for approval, to the Board of Education.