

# Capital Asset Advisory Committee Meeting Notes

Thursday, January 18, 2024

8:00-10:00 am

Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Megan Castle, Heather Gasper, Tom Murray, Daniel Oakley, M.L. Richardson, Brittney Warga

Members Absent: Kathy Hodgson, Bryan Martin

Staff Liaisons: Superintendent Dorland, Brenna Copland, CFO; Jeff Gatlin, COO; Seanin Rosario, Ex. Dir. finance; Kerri Barclay, manager, communications (A); Ali Chaudhry, senior accountant, fixed assets; Christie Moss, controller; Bruce Huxley, planning and property; Berry Jones, construction management; Lisa Knestis, project accounting; Tim Reed, Ex. Dir. facilities and construction management; Robin Acree, Ex. Assist, facilities management

School Board President: Mary Parker; School Board Liaison: Michelle Applegate

(A)-Absent

## Agenda

- General: CIP Update, Work In Progress Report, Meyers Pool Update, Strategic Capital Plan Update
- Planning/Property Management Update
- Communications Update
- Construction Management Update: Status Reports, Schedule Updates

## Action/Decisions

- No actions were requested or direction provided by the CAAC at this meeting.

**CIP Update** – [Slide Presentation](#) *Presenter: Tim Reed* Committee members and staff reviewed and discussed reports. There were no concerns shared.

### Forecasted Revenue

- Forecasted revenue as of January 10, 2024 - \$836,802,874
- 1st issuance: 100% of bond proceeds spent (net of retainage)
- 2nd issuance: 94.68% of bond proceeds spent (net of retainage)

### Expenditures

- Total Expenditures as of January 10, 2024 - \$715,184,528
- Total Encumbrances as of January 10, 2024 - \$38,290,480
- Charter Expenditures as of January 10, 2024 - \$59,467,102 (Included above)
- Charter Encumbrances as of January 10, 2024 - \$170,880 (Included above)
- Fletcher Miller is currently in the design process and will be bid in May.
  - The original building was built in the 60's for the highest level of special needs students. With the advancement in programming they have outgrown the building.
  - The district encouraged both MOA and DLR to work together. DLR felt it was better to step away and allow MOA to do the design work. MOA has worked for the district (most recent project Prospect Valley ES) in the past. They are able to design within the economic parameters of the project without compromising it.
  - The BoE has approved and prioritized the work at Fletcher Miller.
  - The district will seek a BEST grant, the application period is currently open and closes February 5.
- The district's Facility Condition Index (FCI) will be below 10% when 2018 Capital Improvement Program is complete. The commitment to the voters was to reduce FCI by half by the end of the Program. The starting FCI was 20.4%.

### **Work In Progress Update – [Slide Presentation](#) Presenter: Berry Jones**

- All schools should have secure vestibules by the time the 2024 summer construction is complete.
  - There are a few schools that won't allow for a secured front vestibule due to the design of the buildings. In these situations there is added campus security. The Security Department keeps improving and implementing new protocols.
- Athletic field lighting is a result in the Due to start time changes and the impact on athletics and activities HS field lighting will be installed summer of 2024. Field lighting will be installed at 16 high schools fields, Conifer and Evergreen HS have field lighting.
  - Standley Lake and Dakota Ridge will be the first fields for installation.
  - The plan is for all lighting to be installed by fall of 2024.
- Trailblazer field failed the GMAX test, an annual impact test that registers the amount of resiliency in the artificial turf field. The field is currently shut down. Work to replace the 'carpet' will occur during spring/summer 2024.
- Stride Clinic at Alameda Jr./Sr. High School will have a grand opening March 4.

**Meyers Pool Update** – Work continues with the pool components due to arrive early February, precast installation is scheduled for completion in early February.

### **Strategic Capital Plan Update – Presenter: Jeff Gatlin**

Currently have an RFP out looking for a firm to help support with the facilities and financial departments to develop an asset management plan for future bond work.

### **Planning/Property Management Update – Presenter: Bruce Huxley**

- Finalizing Phase 1 of the ROFTS. Everything that can be repurposed has been. Vendors have started their walk-throughs and will be providing proposals on the disposition of any remaining items.
- Continue to work through the removal of temp buildings. Several are being removed as a result of the closures.
  - Working on a plan for summer 2024 removals.
  - The removal process means temps are demolished unless the district is leasing them. In that case, the company we are leasing from picks them up.
- Restarting building condition assessments for a third of the schools.

### **Communications Update – Presenter: Tim Reed**

- SE2 is currently working on a yearend report.

### **Construction Management Update: Status Reports, Schedule Updates – Presenter: Berry Jones**

- H/G/F Bond \$10.3M remains in unallocated / unassigned funds.
- 24M Program \$161K remains in unallocated / unassigned funds.
- 23M Program \$339K remains in unallocated / unassigned funds.

### **Next Meeting**

February 15, 2024 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215