

Capital Asset Advisory Committee Meeting Notes

Thursday, February 18, 2021

Attending

Members: Gordon Calahan, Megan Castle, Kathy Hodgson, George Latuda (partial), Tom Murray, M.L. Richardson, Brittany Warga

Staff: Jason Hendricks, Bruce Huxley, Berry Jones, Heather Frizzell, Tim Reed, Maureen Wolsborn, Robin Acree

Location: FM Large Conference Room/Zoom, 809 Quail Street, Bldg. 4, Lakewood, CO 80215

Time: 8:00-10:00am

General-

Exciting news, the district takes possession of the new Kendrick Lakes replacement building on Friday. Furniture will be moved in next week and the March 18, CAAC meeting will be held there.

- **CIP Update:**

- Although there is a significant amount of construction, billings are not as high as expected due to the type of work and winter weather. Billings through mid-February were \$12.2M, encumbrances reduced \$5.9M. Interest increased \$26K.
- Charter construction rose \$1M, encumbrances rose \$1.3M.
- Seven construction and two consultant contracts on the March 4 BOE agenda were reviewed.
 - Fitzmorris, Kyffin, Maple Grove and Lawrence ES bids all under budget were shown without comment or concern by CAAC members.
 - Brady HS came in approx. \$100K higher due to West Metro Fire requiring a voice evacuation system. No comment or concern shared by CAAC members.
 - Deane, Patterson, Lasley ES bid later in February. (**Update, all under budget and below the \$500K BOE threshold**)
 - Artificial turf fields and all-weather tracks discussed below.
 - Pomona Addition & Renovation GMP due Week of 2/22.
- Most bids will occur in February, March, and April for a summer start.
 - The bidding climate remains 'soft' and the district is receiving good bid numbers. Concern exists around rising energy, steel and copper prices. Steel appears to be taking advantage of the backlog due to factory shutdowns and prices may drop after the backlog is made up.
- Construction Management and Facilities staff have been hard at work attending both DAG and review meetings, in addition to monitoring construction progress.

- **Discussion-**

- Saunders, Inc. submitted a Guaranteed Maximum Price of \$10,808,555 for the four track and field projects for Alameda, D'Evelyn, Jefferson and Wheat Ridge high schools. The CAAC members discussed the project (below) and approved the contract to move forward for March 4 BOE approval noting the project scope was provided in the 'flip book' (to voters)

- while staff changed construction type to a more durable product material to benefit the life of the project.
- The projects are \$8.6M over the allocated amount. The scope includes all-weather tracks and artificial turf fields at Alameda, D'Evelyn and Jefferson. Wheat Ridge HS has an artificial turf field and will receive only the all-weather track. The tennis court serving Jefferson is located on the Lumberg site and will receive an extensive renovation. The work is scheduled to begin in late March and be completed in September 2021. All four schools had field improvements identified in the 'flip book.'
 - Since the project is significantly over budget, CAAC discussion addressed the circumstances. As with the other track and field projects, the use of a post-tensioned concrete track is the cause of most of the increase.
 - Alameda Jr/Sr had \$10M allocated for construction but not a specific amount for track and field. Relocation of the tennis courts is included in the building budget.
 - Jefferson Jr/Sr has \$1.4M allocated for site improvements and the track.
 - D'Evelyn Jr/Sr had \$400K for the track, none for artificial turf.
 - Wheat Ridge HS had \$400K for the track.
 - A member asked: 1) if there was an explanation as to why these were not in the original bond; and, 2) aren't these types of projects typically left until the end of the bond?
 - Tim stated that the Alameda field/track work was not specifically budgeted, (**clarification: The work at each location was identified in voter material**). The entire Alameda scope was the largest project in the Program and the thinking may have been that sufficient funding to cover the track and field was included in the budget.
 - The commitment to the voters was to establish facility equity among all high schools, and that included athletic facilities. These four high schools are the last to have all-weather tracks and, except for Wheat Ridge HS, artificial turf. The soils issues and why an asphalt substrate would be unsatisfactory was explained by Tim, citing North Area Athletic Complex as an example. Construction Management believes in consistency, low maintenance and a quality installations.
 - Another member requested the life expectancy of a field.
 - Tim stated the carpet would last 12 years and the post-tensioned concrete track sub structure would last 40-50 years.
 - Heather Frizzell stated that the other two field projects have each returned \$200K of contractor contingency.
 - A vote of the members was taken on the CAAC recommendation to include in the March 4 BOE agenda item:
 - The track and field scope was identified in the 'flip book,' the construction type was changed for a better, more durable product for the life of the project. If a project scope is not included in material provided to voters, the BOE will need to make the decision to change the scope. The D'Evelyn project should be placed toward the end of the bond to be certain other projects are completed.
 - A vote was taken to approve the project: Six Yes and Zero No.

- D'Evelyn Addition Funding
 - Next month the CAAC members will be asked to make a recommendation for funding the addition at D'Evelyn Jr./Sr. HS.
 - The D'Evelyn community brought forth to the BOE a proposal to move 6th grade into their program including students from Dennison. This year four modular buildings were installed to accommodate half the 6th grade population (~100). The direction that BOE gave construction was to plan an addition for approximately 200 6th grade students for the 2022 school year. The cost will be approx. \$4.5M for the addition, the project bids in March and there will be an exact number to be presented to the CAAC for their recommendation.
 - One member asked if other schools in the district wanted the same plan and if so, why they are not being brought forth. Tim stated that the idea of a 6-12 model was presented to Alameda and Jefferson articulation areas.
 - There were multiple conversations with the Alameda Community, including design for a 6-12 addition to the high school, but eventually the community decided to remain K-6, 7-12.
 - Jefferson declined the offer immediately, the elementary schools (Edgewater, Lumberg & Molholm) stating that going to a K-5 model would negatively impact their ability to provide a quality education.
 - Tim will make a request to have representation from the educational side attend the March CAAC meeting to explain the proposed program why a 6th grade move from Dennison to D'Evelyn is beneficial.
- Other
 - A member asked what the majority of the \$7.7M for Columbine was.
 - Tim stated Leadership directed the majority of the overage about \$4M towards exterior improvements and security. This project is currently under construction.
 - A member requested detail regarding the DW Field Improvements-various fields in 2019.
 - Tim stated that three HS turf fields (Conifer, Evergreen & Lakewood) were planned to be replaced in the summer of 2019 regardless of the bond outcome. Artificial turf fields receive a "GMAX" rating every other year that tests resiliency. The results at the three sites of their tests were poor and replacement recommended. Continued use could cause injury to student/athletes.
- February Bid Work
 - Feb. 11-Jeffco Open playground
 - Feb. 16-Kyffin & Maple Grove
 - Feb. 17-Lawrence, Fitzmorris & Brady
 - Feb. 18-Deane
 - Feb. 23-Patterson ES & PK and Lasley

- **Construction Work in Progress Report**-Presentation
 - Outlined work underway and in design.
 - Alameda HS is expecting the steel to go up in the next week. This will really show just how big the addition will be. (**Update: due to fabrication issues the steel has been delayed until mid-March**).

Communications

- Groundbreakings-
 - Parmalee (Feb. 1) and Foster (Feb. 3). Great media coverage on these events.
- Kendrick Lakes ribbon cutting-April 16th. Hoping to take small groups through the building to tour.
 - Media tour is scheduled for April 6th.
 - Teachers will be moving their belongings in starting March 5.
- Board members are doing site walks at Green Gables and Green Mountain HS.
- Golden Transcript is writing a series of articles around the bond. Steve Bell, Tim Reed and Nicole Stewart were interviewed.
 - Tim stated that the first article was factual. Also stating that this is an exceptionally complicated program and can be difficult to communicate the financial complexities. Most projects are coming in close to what was budgeted. The goal for the bond and always has been; scope, schedule and budget.
 - M.L. would like the next article to be a topic for discussion at the next CAAC meeting.

Planning/Property Management Update

General Update: Facilities has been asked to coordinate graduation again this year. Graduations are scheduled for May 2021. Most will be held at Jeffco Stadium or NAAC; some schools are trying to make accommodations at non-district sites.

- Enrollment Updates: Final draft is in review, preparing to provide to the BOE. Enrollment is down approximately 3,900 student. Leadership on the academic side are trying to figure out a plan to get students back.
- Summary of Findings: First draft is ready and will be reviewed next week.
 - \$3.2 billion replacement value, up from last year due to market cost and additional square footage.

Construction Management Update

General Update: Currently bidding multiple 2018 Capital Improvement Program projects.

- H/G Bond-\$102.5M remains in unallocated / unassigned CIP funds.
- 19M Program-\$25K remains in unallocated / unassigned funds.
- 20M Program \$273.1K remains in unallocated / unassigned funds.
- 21M Program \$5.28M- remains in unallocated / unassigned funds.