

Capital Asset Advisory Committee Meeting Notes

Thursday, February 6, 2020

Attending

Members: Gordon Calahan, Megan Castle, Tom Murray, Bret Poole, Jeff Wilhite

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

Community member: Terri Nielson

Location: Main Conference Room, 809 Quail Street, Bldg. 4, Lakewood, CO 80215

Time: 8:00-10:00am

General

- Fourth Quarter 2019 CIP Update-Presentation, same as presented to BOE on January 30.
 - \$84 million includes contractor retention and encumbered \$33.8 million
 - All articulation areas have multiple projects going on.
 - There are multiple FF&E projects happening throughout the district. Planning & Property has created furniture standards based on curriculum needs. Three of the five vendors, who are approved to provide pricing, have signed contracts.
 - Conifer HS project is ahead of schedule, will start construction this summer instead of next year.
 - Kendrick Lakes under construction, bid came in under budget.
 - Smaller projects are being put out to bid. So far most projects bid to date are under budget. When we get closer to construction season, we may see a spike in cost.
 - The CM/GC method is being used for larger and more complex projects. CMs pricing is running higher due to marketplace uncertainty.
- Work in Progress Report-Presentation
 - \$9.6 million in PO's processed for Charter Schools.
 - 2020 High School Construction:
 - Conifer-\$8,482,956, work to start a year ahead of schedule.
 - Green Mountain-\$10,455,825, starting with interior renovation GMP should go to BOE in March.
 - Arvada HS-\$12,971,690, under construction.
 - Summer projects:
 - Flooring, roofing, security glass, additions, tracks and artificial turf field improvements, mechanical upgrades and FF&E across the district.
- Projects with cost overruns:
 - Alameda-\$24,300,000
 - Alameda has elected to move 6th grade into their building. Additional funds will be needed to cover scope if the decision to add 6th grade is finalized. Sitework and foundation issues are also contributing.

- Columbine-\$14,185,271
 - We are having foundation issues 70 ft. down with bedrock. Exploring other system options.
 - Fire district is requiring the addition of six fire hydrants, increasing the overall number to eight, a water loop is being added starting at the northeast corner of the site and extending around the entire building and exiting at the southeast corner of the property.
 - The property is being excluded from Grant Ranch WD, and moved into Platte Canyon WSD.
 - Security fence is not included in current estimate.
- Artificial Turf and All-Weather Tracks:
 - Due to soils conditions a decision was made to use post-tensioned concrete as the substrate for the tracks instead of asphalt. The concrete tracks will have a life span of 40-50 years, the asphalt substrate combined with the poor soils could require significant maintenance or replacement within five years.
- Thoughts/Comments on January 15, Study Session with the BOE.
 - It was a great opportunity for the groups to meet especially with the new BOE members. It was also stated that CAAC would like to be a bit more organized for future meetings.
 - The CAAC annual report to the BOE will be in the spring (April-May), requesting another Study Session.
 - The committee would like site visits with BOE members for a more informal setting. Tim and Maureen are working through the logistics.
- Discussion on the Master Plan/School Closures
 - The committee would like to come up with a better way to present and work with the BOE on the Master Plan.
 - The Master Plan has multiple components in the decision for a school closure/consolidation; it is not just Facilities based. Not only is low utilization taken into account, but also class sizes, deficiencies of the physical plant and cost of staff per enrollment are considered.
 - The BOE and admin team need to give clear direction when presenting the facts to the community.
 - Our current replacement projects will hopefully show the community our commitment and they will be able to see the impact on enrollment.

Communications

- Arvada groundbreaking-windy but fun. Arvada HS groundbreaking is the feature video. Posted on Jeffco social media.
- Website analytics-traffic up a bit from previous month.
- Working on getting events scheduled:
 - Visiting schools to see the progress and completion of projects.
 - Capturing the harder to see projects such as chillers and lighting.
- Communications is working to get the schools' construction matrix, on the website, to indicate progress similar to the approach taken in the BOE Quarterly reports.

Planning/Property Management Update

- General Updates:
 - Planning and Property is currently working with Career and Tech ED on Perkins Grant requirements.
 - Enrollment information from CDE has been released on Metro and Front Range school districts. Jeffco continues its downward trend as does most districts in the Metro Area.
 - District to the north and east of the Metro Area are trending up due in part to affordable housing being built.
 - Jeffco membership enrollment has dropped by 2,600 students in the past five years.
 - Charter Schools account for approx. 11% of student population in Jeffco.
 - Annual Enrollment Report should be released in mid-March.

Construction Management Update

- 18M Programs-Closeout
- 19M contingency will move to the 20M program.
- 16F Facility Optimization (Sierra and Three Creeks) final stages of closeout.