

# Capital Asset Advisory Committee Meeting Notes

Thursday, February 17, 2022

8:00-10:00 am

809 Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Gordon Calahan, Megan Castle (V), Kathy Hodgson, Tom Murray, Daniel Oakley (V), Laura Perry (V), M.L. Richardson (V), Brittney Warga (V)

Members Absent: George Latuda

Staff Liaisons: Robin Acree, executive administrative assistant, facilities management; Steve Bell, chief operations officer; Brenna Copland, chief financial officer (A); Tracy Dorland, superintendent (A); Heather Frizzell, supervisor, construction project/project accounting; Bruce Huxley, director, planning and property; Berry Jones, director, construction management; Tim Reed, executive director, facilities and construction management; Lisa Relou, chief strategy & communication officer (A); Maureen Wolsborn, senior communication specialist (A)

(A)-Absent

(V)-Virtual

## Agenda

- General: CIP Update- Bid Results, Work In Progress Report
- Update: Moss Adams Recommendations
- Communication Update
- Planning/Property Management Update
- Construction Management Update: Status Reports, Schedule Updates

## Action/Decisions

- Mt. Evans bid over by \$2.2M, discussed reasons for overage, CAAC member made a motion to move the project to BOE for approval, all committee members in attendance voted in favor.

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

### Forecasted Revenue

- Interest earnings minimal, forecasted revenue as of February 15, 2022 - \$829M.

### Expenditures

- Total Expenditures as of February 15, 2022 - \$470,546,728
- Total Encumbrances as of February 15, 2022 - \$92,658,228
- Charter Expenditures as of February 15, 2022 - \$54,381,119
- Charter Encumbrances as of February 15, 2022 - \$779,933
- To date bond proceeds spent: 96% of first issuance, net of retainage; 29% of second issuance, net of retainage.

## February 2022 Bid Results

- 11 projects went out to bid so far in February, construction budget \$11,256829
  - Five project over budget-Mitchell ES (over \$322,339); Mt. Evans Dining (over 2,306,251)- requires CAAC recommendation to move forward to BOE; Elk Creek ES (over \$140,000); West Jefferson ES (over \$179,327) and Long View ES (over \$104,160)
    - Mt. Evans Dining Hall-approximately five years ago, an estimated 50-ton boulder rolled down the hill and stopped two feet from the east wall of the dining hall. The

boulder is secured with cabling but will require blasting to remove it which could impact the existing building. The school houses approximately 600 student per week and has summer programs. In 2015 a Master Plan for both outdoor labs was preformed, replacing the dining hall was the number one priority at Mount Evans. Should the project be rebid, costs could come be even higher and delay the project more than a year.

- The turf field at Bear Creek HS needs to be replaced; this was not included in the bond funding and will come out of the capital transfer. Artificial turf fields are tested annually using an ASTM test. As fields reach the end of life-cycle testing and monitoring is more frequent. When results are marginal, it is time to replace the ‘carpet’ to prevent potential injury to student-athletes.
  - Five projects remain to bid in February, \$3,196,000 estimated value.
- Over the next two months 44 projects will bid, approximately \$30M.
- Projects are becoming increasingly difficult to bid due to labor shortage. Contractors are careful of how many projects they are bidding.

### **Moss Adams Recommendation Update** *Presenter Steve Bell*

Caplan and Ernest, district legal counsel, are reviewing current policies and comparing those against other districts’ policies regarding capital spending.

- A CAAC member would like to know if Moss Adams found any poor decisions made by the district and if so, what are they.

**Work In Progress Report-** (*Slide Presentation*) *Presenter: Berry Jones-* Committee members and staff reviewed and discussed the report. There were no concerns shared.

- Photographs of work in progress, bid results and proposed projects to be bid were presented.
- Jeffco Net fiber optic project (passed by the BOE in 2019) includes 128 miles. Currently 65 miles are installed to date.

### **Communications** - *Presenter: Tim Reed*

- Alameda ribbon cutting will be March 17, 2022 at 2:30pm. (*Revised date*)

### **Planning/Property Management Update** - (*Slide Presentation*) *Presenter: Bruce Huxley*

- Membership: The number of students (‘butts in seats’) enrolled in grades PK-12 during the October Count window. Enrollment: The number of students for which CDE calculates funding. Facilities uses Membership numbers for projections. Membership findings were presented to the BOE on February 9, 2022.
- Jeffco Membership looks back two years. The district lost 5,576 students, ~6.6% drop.
  - Most significant drops are in the Alameda, Arvada, Jefferson and Lakewood articulation areas.
- Other metro area school districts have seen similar declines in the number of students over the same period.
- A contributing factor is that 2021 saw a 3.7% birth rate drop in Jefferson County. Jefferson County has an aging population and an increased cost of living

# Construction Management Update: Status Reports, Schedule Updates

Presenter: *Berry Jones*

## **Unallocated/Unassigned Funds Update**

- H/G Bond \$69.3M remains in unallocated / unassigned funds.
- 23M Programs \$197.8K remains in unallocated / unassigned funds.
- 22M Program \$1M- remains in unallocated / unassigned funds.
- 21M Program \$666.8K- remains in unallocated / unassigned funds.
- 20M Program \$546.3K remains in unallocated / unassigned funds.

## **Next Meeting**

March 17, 2022 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215