

Capital Asset Advisory Committee Meeting Notes

Thursday, May 19, 2022

8:00-10:00 am

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

Members: Megan Castle, Kathy Hodgson, Tom Murray, Dan Oakley

Members Absent: Gordon Calahan, George Latuda, Laura Perry, M.L. Richardson, Brittany Warga

Staff Liaisons: Robin Acree, executive administrative assistant, facilities management; Kerri Barclay, manager, strategic communications; Steve Bell, chief operations officer; Brenna Copland, chief financial officer (A); Tracy Dorland, superintendent (A); Kimberly Eloë, executive director, communications; Heather Frizzell, supervisor, construction project/project accounting; Bruce Huxley, director, planning and property; Berry Jones, director, construction management; Lisa Knestis, interim supervisor, construction project/project accounting; Tim Reed, executive director, facilities and construction management; Lisa Relou, chief strategy & communication officer (A)

(A)-Absent

Agenda

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

Action/Decisions

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

General-Heather Frizzell took a position with Jefferson County; Lisa Knestis will be filling in as the interim.

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 May 15, 2022 - \$828.8M.
 - 1st issuance: 97% of bond proceeds spent (net of retainage)
 - 2nd issuance: 37% of bond proceeds spent (net of retainage)

Expenditures

- Total Expenditures as of May 15, 2022 - \$498,031,732
- Total Encumbrances as of May 15, 2022 - \$109,041,190
- Charter Expenditures as of May 15, 2022 - \$54,801,182
- Charter Encumbrances as of May 15, 2022 - \$639,065

Summer Bid Work

- Discussion around inflation and labor shortages.
 - Due to the lack of bidders and price increases in the recent months, projects will be combining schools to gain more participation and better pricing.

Work In Progress Report-([Slide Presentation](#)) *Presenter: Berry Jones*- Committee members and staff reviewed and discussed the report. Photographs of work in progress, bid results and proposed projects to be bid were presented. There were no concerns shared.

- Issues with demolition of Alameda HS. During abatement of the existing concrete, white specs were noticed. Upon completion of testing, it was determined that the concrete contains 8-10% asbestos. This has the potential of being a \$3-4M correction. The state has to make the determination as to whether tinting of the surrounding buildings will work or a spray for removal is required.

- This issue will be presented to the BoE in June. The project is halted until the state makes the determination. Needs to be completed by the start of schools 22-23.
- All projects were hard bid with the exception of Evergreen HS due to phased work and the building being occupied.

Moss Adams Recommendation Update *Presenter: Steve Bell*

- Caplan and Ernest are reviewing current policies and procedures the district has in place. Comparing to other district practices as well.

Communications Update-*Presenter: Kimberly Eloe*

- Communication firm, SE2, will be working with construction mgmt.. on bond communication for the for the community.

Planning/Property Management Update - *Presenter: Bruce Huxley*

- 26 temps are schedule for demolition this summer, on track.
- Shortage of cardboard boxes. Creates issues for Fitzmorris closure.
- June 2 the BoE will review policies on closure and consolidation.
 - Community meetings will be rolled out in August.
- A comprehensive health check report will be distributed to the BoE at the end of June for all elementary schools. Currently the majority of elementary schools seat capacity are 35-37% of enrollment. These reports will aid in discussion for closures and consolidations.

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

Unallocated/Unassigned Funds Update

- H/G Bond \$58.7M remains in unallocated / unassigned funds.
- 23M Programs \$2.4M remains in unallocated / unassigned funds.
- 22M Program \$70K- remains in unallocated / unassigned funds.
- 21M Program \$25K- remains in unallocated / unassigned funds.
- 20M Program \$5K remains in unallocated / unassigned funds.

Next Meeting

June 16, 2022 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215