

Capital Asset Advisory Committee Meeting Notes

Thursday, May 20, 2021

Attending

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

Staff: Steve Bell, Nicole Stewart, Tim Reed, Jason Hendricks, Bruce Huxley, Berry Jones, Heather Frizzell, Kimber Preece, Maureen Wolsborn, Robin Acree

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

Time: 8:00-10:00am

General-

June meeting will be held at Kendrick Lakes Elementary. Two CAAC applicants were recommended to the BOE for review and approval.

- **CIP Update-Presentation**
 - Status through May 15 were \$138.4M total encumbered, \$312.4M expended.
 - Encumberances increase by \$22M and include the Marshdale and D'Evelyn projects.
 - Charter \$3M encumbered, \$45.4M expended.
 - No contracts will be on the June 3 BOE agenda
 - Funding for the programs is at \$829.3M total so far.
- **Construction Work in Progress Report-Presentation**
 - Outlined work underway and in design.
 - Summer projects to bid: Powderhorn-June 15; Prospect Valley-June 29; Standley Lake-July 15; Evergreen MS-July 29; Ralston Valley-August 12; Jeffco Open-August 26
 - Turf and track projects slightly behind due to the wet weather.
 - Meyers Pool will be discussed with BOE in June.
- **Discussion-Indoor Air Quality in Jeffco Public Schools-Presented by Kimber Preece**
 - Since April 2020, Facilities has been reviewing and testing options that improve air quality, and implement recommendations from ASHRAE and CDC.
 - Building Automation reprogrammed buildings increasing the outside air damper openings from 10% minimum to 40% minimum. This brings in more fresh air while evacuating an equal amount of return air.
 - Filter effectiveness was increased from a MVR8 to a MVR 10 or 11 the change resulting in a \$15,00 increase to annual filter costs.
 - Governor's Ranch, Ute Meadows and Stony Creek ES participated in the pilot program. The three schools are similar in size and enrollment. The goal is to determine if a increased fresh air, filter efficiency and integrating an ultra-violet treatment in the air handling units would reduce pathogens and absenteeism due to illness. Several options were researched and it was determined that the UV-C integrated into air handling units is the best and most cost effective options for the District.

- The Pilot program cost was \$37,000. Implementing a districtwide UV-C program is estimated at \$8.5M over three years.
- The UV-C bulbs will be installed only in air handling units, generally in the mixing box before the air reaches the filters. Neither students nor staff will be exposed to the UV-C.
- Environmental Services has been conducting a test of the CO₂ content in occupied classrooms. This testing started in March and is concluding. Early results indicate that CO₂ levels are significantly below the target of 700 part per million (PPM) above outside levels. The initial result is at our central area schools. Samples were taken in at least three and in some schools ten classrooms, the data is currently being processed and will be released soon.
- Questions from committee members:
 - How long do the bulbs last? 18 months but the District should get 2-3 years due to operational times.
 - What was the occupancy in the schools? Governor's Ranch was 75% occupied. CO₂ sampling levels were twice as high as its sister site, but came back with lower raw counts.
 - Are filters just as good as UV bulbs? The greater the density of the filter more pathogens, mold, pollen, etc. are captured. District equipment will not function correctly and risk failure if filtration goes higher than the current MERV 11 in use. Higher density filters are more expensive and require more frequent changes, resulting in significantly higher filter and labor expense.
 - How long would it take to get the bulbs installed? Five sites would take approximately 8 weeks lead-time.
 - What is plan B if the District was not approved for the ESSER III funding and is there partial funding? The District feels this program is very important and will recommend the use of other funds.
 - Where is the funding coming from? US Treasury through the State.
- The District has applied for ESSER III funds, these funds would go towards the cost of the program as a reimbursement. Even if the application is denied the District feels the UV lighting is an appropriate investment for the schools staff and students wellbeing and is requesting a recommendation from the committee. The application has to be submitted by May 23, 2021 and it take 30-60 days for a response.
 - A motion was made and seconded to recommend the \$8.5M to be used on the UV lighting program. The vote of the CAAC members to include: Five Yes, two members absent.

Communications

- Groundbreaking at Marshdale-each class decorated a shovel and was used for the ceremony.
- Groundbreaking for the D'Evelyn Addition scheduled for 5/26.
- Ribbon cutting at K-Lakes went well. There have been several community tours to show the inside of the building.

- Beam Signings at Alameda 7-12 and Columbine HS.
- Communications is working on video presentations for Warren Tech South and Marshdale ES.
- Jack Maher, Jeffco Schools videographer, is retiring at the end of May.

Planning/Property Management Update

- 50 temp buildings are scheduled for demolition this summer. Demolition will start the first week school is out.
- There are 22 full or partial FF&E projects between end of school and August start.
- The District is opening a new remote learning program and relocating Jeffco Virtual Academy to the former Irwin PreK building. All three (Anderson, Irwin and Litz) standalone PreK centers are being vacated and other programs moving into them.
- Currently Planning & Property is in the process of relocating the staff and teaching materials from Allendale to Campbell or Fremont due to the Allendale closure.

Construction Management Update

General Update:

- Inflation and supply chain issues are impacting these areas steel, copper, lumber, energy, HVAC equipment. Contractors have been advised to purchase long lead items ASAP and upon contract award. The largest concern is late bid work. Project managers have been advised not to disconnect systems, particularly HVAC, if the equipment will not arrive and be installed for school to open in August. That work can be rescheduled during off-hours and weekends. Other concerns are the projects with June, July and August bid dates. Contractors may try to anticipate price increases on materials resulting in higher bids. Increase in the number of change orders could also increase as contractors may try to recoup funds given up during the bid process.
- 73% of projects have been completed. 2022 projects will begin in the fall.
- The definition on FF&E has been changed to reflect the various notes. Scope identified done after budget.
 - H/G Bond-\$84.3M remains in unallocated / unassigned CIP funds.
 - 19M Program-\$174.1K remains in unallocated / unassigned funds.
 - 20M Program \$489.7K remains in unallocated / unassigned funds.
 - 21M Program \$5.3M- remains in unallocated / unassigned funds.