

Capital Asset Advisory Committee Meeting Notes

Thursday, August 19, 2021

8:00-10:00 am

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

Members Present: Gordon Calahan, Megan Castle, Kathy Hodgson, Tom Murray, Laura Perry, M. L. Richardson, Brittney Warga

Members Absent: George Latuda, Christina Mauro, Dan Oakley

Staff Liaisons: Robin Acree, executive administrative assistant, facilities management; Steve Bell, chief operations officer; Tracy Dorland, superintendent; 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; Nicole Stewart, interim chief financial officer; Maureen Wolsborn, senior communication specialist

Agenda

- General: CIP Update, Work In Progress Report, CIP Evaluation Project
- Communication 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.

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

Forecasted Revenue

- Projected program revenue remained the same as reported in July 2021, \$829M.

Expenditures

- Total Program Expenditures as of August 15 \$379.3M, a \$27.5M increase from July 15, 2021
- Total Program Encumbrances as of August 15 \$85.5M, a \$22.3M decrease from July 15, 2021
- Charter Expenditures as of August 15 \$48.6M, a \$1.6M increase from July 15, 2021
- Charter Encumbrances as of August 15 a \$426K decrease from July 15, 2021
- To date bond proceeds (bond revenue, accrued interest and premium) spent: 87% of first bond, excluding retainage; 16% of second bond, excluding retainage.
- \$42M in contracts will be on the BOE Sept. 2 consent agenda for approval.

Recent Bid Work (*Slide Presentation*) Presenter: Tim Reed - Committee members and staff reviewed and discussed the report. No concerns were shared.

- Projects bid this summer:
- Powderhorn ES Addition/Renovation bid of \$4,690,000, \$219,377 (4.7%) over construction budget and covered by project contingency.
- Prospect Valley ES Replacement bid of \$17,664,000, \$704,814 (4.2%) over construction budget and covered by project contingency. A 3% construction contingency will be established.
- Standley Lake HS Addition/Renovation bid of \$6,490,600, \$472,076 (7.3%) over construction budget and covered by project contingency.
- Evergreen MS Renovation bid of \$5,347,900, \$558,285 under budget.

- Evergreen HS Renovation bid of \$8,215,738, \$450,899 (5.5%) over construction budget and covered by project contingency.
- Projects yet to bid: Jeffco Open School Addition/Renovation 8/26; Ralston Valley HS Addition/Renovation 9/9

Work in Progress Construction Report-(Slide [Presentation](#)) Presenter: Berry Jones- Committee members and staff reviewed and discussed the report. Construction management met the opening date of August 17 for students to return with the exception on one school, opening August 18. Discussion noted impacts to work due to manufacturing delays, lack of materials, energy cost, labor shortages, and transportation delays.

- **Projects Noted:**
- Foster ES asbestos removal took longer than scheduled causing a ripple effect on the project; the school was not slated to open until Sept. 10. Tim Reed worked with the consultant, contractor, principal and Jeffco facilities team to ensure the school was open August 17.
- Everitt MS had a tight turn around for completion. Job bid in mid-April and went to BOE in May, 11 week construction period including asbestos removal, to complete project. Due to supply shortages the carpet was air freighted in. The school was delayed one day for opening.
- Secrest ES installed a smart chillers which are being installed throughout the district, it is a new technology that does not use oil lubrication but magnetic levitation technology that reduces maintenance and increases life-span.
- The district is working with STRIDE Clinic for a location near Alameda JR/HS.
- Discussion around the start of school and workforce shortages.

CIP Evaluation Project-Status Report Presenter: Steve Bell

- Four firms submitted RFP's, Moss Adams was selected.
- Estimated cost for Moss Adams service \$87K plus expenses.
- District staff and CAAC members are currently being interviewed.
- Eight projects were selected for review; volumes of information have been submitted.
- Draft is due by mid-September. The report will be shared with CAAC, Board of Education and public.

Communications

- No discussion

Planning/Property Management Update

- No discussion

Construction Management Update: Status Reports, Schedule Updates

Unallocated/Unassigned Funds Update

- No discussion
- H/G Bond-\$87.8M remains in unallocated / unassigned CIP funds.
- 19M Program-\$197.8K remains in unallocated / unassigned funds.
- 20M Program \$546.3K remains in unallocated / unassigned funds.
- 21M Program \$1M- remains in unallocated / unassigned funds.
- 22M Program \$2.1M- remains in unallocated / unassigned funds.

Next Meeting

September 16, 2021 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215