Capital Asset Advisory Committee Meeting Notes

Thursday, May 16, 2024
8:00-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Kathy Hodgson, Tom Murray, M.L. Richardson,

Members Absent: Megan Castle, Heather Gasper, Bryan Martin, Daniel Oakley, Brittney Warga

Staff Liaisons: Brenna Copland, CFO (A); Jeff Gatlin, COO (A); Tim Reed, Ex. Dir. facilities and construction management; Seanin Rosario, Ex. Dir. Finance (A); Kerri Barclay, director, communications (A); Bruce Huxley, Dir. planning and property; Berry Jones, Dir. construction management; Greg Avedikian, PM, Strategic Initiatives, Ali Chaudhry, senior accountant, fixed assets; Lisa Knestis, project accounting; Robin Acree, Ex. Assist, facilities management

School Board Liaison: Michelle Applegate (A)

(A)-Absent

Agenda

- General: CIP Update, Fletcher Miller Update, Work In Progress Report, Meyers Pool Update
- Planning/Property Management Update
- Communications 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

- Forecasted revenue as of May 15, 2024 - $836,969,868
- 1st issuance: 100% of bond proceeds spent (net of retainage)
- 2nd issuance: 96.5% of bond proceeds spent (net of retainage)

Expenditures

- Total Expenditures as of May 15, 2024 - $729,607,228
- Total Encumbrances as of May 15, 2024 - $37,641,191
- Charter Expenditures as of May 15, 2024 - $60,617,857 (Included above)
- Charter Encumbrances as of May 15, 2024 - $40,151 (Included above)

- Fletcher Miller Update – There were four bids for the Fletcher Miller project, all came in under the $36.1M budget.
  - Jeffco Schools did not receive the BEST grant. Factors that may have contributed to not receiving the grant:
    - There were 52 applicants and 19 awards
    - The total requests $620MM, awards $120MM
    - Low enrollment –currently enrollment is approximately 100 students. The new build designed for 150.
    - Regardless of the grant be approved, the district was going to build a new school.
    - History Colorado said the existing building is historic. Built in 1963, specifically for special needs students.
  - The presentation for the new build will go before the BoE in June, and will break ground in July.

Meyers Pool Update – The tear down for the old pool has started. Meyers Pool will now be called Arvada Aquatic Center.

Work In Progress Update – *Slide Presentation* *Presenter: Berry Jones*

- Work has begun at Wheat Ridge HS.
- Bergen Valley:
  - Three layers of drywall is being installed for the required sound proofing.
  - The existing building will have a new sprinkler suppression system installed per state requirement.
  - Work has begun on the new road in front of the school to ease traffic flow.
- High school athletic field lighting – work begun, lights and poles delivery in June.
- Stadiums
  - Jeffco Stadium is undergoing ADA improvements.
  - Replacement of the artificial turf at Trailblazer. The field closed in December due to failed GMAX testing.
- Warren Tech Central is seeking funding for a new building that will support an alternative energy program. The program would focus on electric vehicles, how they work and how to work on them.

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

- Temp removal is near completion. The district started with over 300 modular buildings at the start of the 2018 CIP, after this summer's removals there will be less than 100.
  - This summer 22 will be removed.
  - Temps are typically demolished due to the expense of moving them and the age of the building.
- The draft for the Summary of Findings is being reviewed. FCI is 9.8% *(draft)*, the team thinks it will hold. Before the bond work started the FCI was 20.4%, the districts commitment was cutting it in half upon completion.
- District hired an engineering consultant to assess high school HVAC systems. The high schools are complete, they will continue with middle schools and K-8 will be next.
- Allendale and Zerger have offers and are in the negotiation process.
  - Allendale is 9.6 acres and already zoned for the potential buyer. The purchase and sale agreements are under review.
- Thomson, Glennon Heights and Vivian will hold kickoff community meetings in the first two weeks of June. The buildings are for sale.
  - The City of Arvada is interested in Parr.
- The Action Center continues its interest in Emory.
- Jefferson Academy is leasing the Coal Creek K8 building from the district. The lease terms include maintenance and operations by district personnel.

Communications Update – *No update*

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

- H/G/F Bond ($432.3K) remains in unallocated / unassigned funds.
- 24M Program $253 remains in unallocated / unassigned funds.
- 23M Program $0 remains in unallocated / unassigned funds.

Next Meeting

June 20, 2024 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215