

**Lincoln Academy  
Facilities Committee  
October 12, 2020**

**Committee Meeting Summary – October 6, 2020**

Committee Members Present: Phil Courtney, Lori Woods, Janelle Johnson, Mark Miller, Micah Gilbreath, Jason Wennen, Norm Meindl, Alicia Borrego

**COVID Updates:**

- HVAC Bi-polar ionization sanitizing units installed throughout all buildings to increase effectiveness of air filtering.
- Individual HEPA filters purchased for rooms that only have radiant heat (primarily Building B).
- PPE and plexiglass dividers for all rooms requested or required.
- Depending on the number of students that return to the classroom after the first trimester, additional temporary classrooms may be needed in the gym and cafeteria. This may require additional CARES Act funds.

**5B Bond Construction Updates:**

- In the September Facilities report, it was reported that the gym floor required repairs. A reputable contractor was secured for this work and will complete the repairs during the week of October 12.
- Gym HVAC noise silencers are scheduled for installation during the week of October 19
- Building B boiler startups have been a struggle and may require some repairs that are yet to be determined. Mark has the installer scheduled to look at the boilers.
- ADA Parking lot light will be replaced, but not scheduled yet.
- Bids are in progress for PA system work that was part of the original scope for bond construction, but was delayed when grants fell through in Spring 2020.
- Lori is seeking Xcel rebates due to the higher efficiency of the new HVAC system. Not sure yet how much to expect in return.

**72<sup>nd</sup> Avenue Road Construction:**

- Provided evidence to City of Arvada that our pond is filled with Highline Canal water, to ensure that the City will replace our Highline Canal access that will be disturbed when they widen 72<sup>nd</sup> Avenue.
- Estimated schedule
  - Utilities – Early 2021, 3-6 months of work
  - Oak Street Widening – Late 2021 or Early 2022
  - Lincoln Property – Summer 2022
- Committee is reviewing conceptual design options for work on our property to complete the traffic circle once the City relocates our access points.
- Lori will contact an appraiser about starting a property appraisal.

## **Other**

- Playground upgrades are nearly complete. Waiting on one panel for the PreK playground.

## **Funding Capital Improvements:**

- Committee discussed the property improvements that will be needed in conjunction with the realigned access points and ensuring adequate traffic flow and parking spaces once the City of Arvada completes their work.
  - It is likely that the proceeds received from the City of Arvada will not fully address our needs.
  - We updated the committee on a discussion with Barry Arrington, external legal counsel, that occurred on October 7 with Lori Woods, Phil Courtney, Jeff Baucum and Annette Ernst (Vanir – Owner’s Rep).
    - Refinancing the bond could allow access to funds to properly complete the property improvements without increasing our monthly debt service due to current interest rates that are very low.
    - There is additional research to be completed by both the Facilities Committee and the Finance Committee to determine if this is the best option for Lincoln.
  - There is general consensus from the Facilities Committee is to continue looking at the option of refinancing the bond, for the following reasons:
    - Properly completing the traffic circle, drainage and parking lots adds value to the school – preference is to avoid a band-aid approach.
    - Historically low interest rates may not stay that way much longer
  - The Facilities Committee commits to finalizing the facility priority list and highlighting the items that could be completed with funds from a bond refinance and will continue to work with Finance Committee to review the merits of pursuing a bond refinance.
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- Next Meeting November 6, 2020 at 8:15 a.m. at Lincoln Academy