

Facilities Committee Report February 2022

The facilities committee is responsible for providing guidance, oversight, and, when appropriate, specialized expertise to the operations team in order to create and maintain a safe, healthy, and functional campus. As needed, this committee will make recommendations to the Board of Directors in relation to Operational and Fiscal Planning.

Committee Members: Lori Woods (Operations Manager), Norm Miendl (Facilities Manager), David Schoenhals (Executive Director), Annette Ernst (Vanir), Rob Coffey (Vanir), Alicia Borrego (Parent committee member), Doug Neely (LA Board member) & Micah Gilbreath (LA Board Chair)

Facilities meetings will occur the first Friday of every month. Next meeting March 4th (8:15-9:30 AM).

Executive Summary

- Vanir update
- Dashboard (types of useful data/metrics)
- 72nd Project update
- Schedule for Lincoln Internal sitework
- Facility's priority list review

VANIR update:

- Facilities committee was introduced to Annette Ernst's replacement Rob Coffey.
- Annette is retiring and her last day at VANIR will be February 15th.
- She has been a pleasure to work with and provided above and beyond guidance and help to Lincoln during our time working with her.
- Look forward to getting to know Rob Coffey

Dashboard Facilities Data/Metrics:

- Board member Doug Neely and committee discussed types of data that would be helpful for board members to be able to access when making facilities decisions
- Some metrics discussed:
 - Property Information (Site, Building SF, Classroom SF ect)
 - Mechanical life of building systems (HVAC)
 - Building materials (windows, doors, roof, gutter)
 - Breakdown of capital projects actual vs estimate
- Committee will work with operations team to gather data, as time allows.

Bids for BoD approved Envision design work Building A office hallway and Building C (includes Motion):

- Attempted to get 4 bids; 2 no bid (project too small), 1 bid did not want to provide bond insurance form, 1 completed bid from contractor Whitney Mechanical (have completed prior work on campus)
- See attached figure below: Bidding estimate broke into base bid (building C) and Alternate #1 and Alternate #2 for Building A second floor
- Committee recommends base bid (\$183,000.00), alternate #1 (\$145,300.00) and alternate #2 (\$37,500) for a total of \$366,100 for the following reasons:
 - Building C units are 10 years past life of units
 - Building C houses students, scenario of units failing would be difficult to temporarily place two grades within main building
 - Building A units don't meet current code for fresh air in and out
 - Abandoned refrigerant lines found
 - Current Space heater usage
 - One unit constantly running
 - Concern of significant price increase for materials and labor if decision is made to not complete.

72nd Waterline damage update:

- On January 23rd a subcontractor for the City of Arvada “hit” the 8-inch lateral water line on the north side of Lincoln Academy’s property.
- A large volume of water caused site and building damage.
- City of Arvada has been generous and timely to provide immediate restoration/compensation for damage
- Lincoln’s operation and leadership team worked all weekend to assess damage and find solutions for classroom space temporarily lost in kindergarten, 2nd, and 4th grades.
- Water damage in both Building B and Building A is currently being restored. Site damage in landscape and hardscape areas including erosion of subgrade beneath sidewalks and large debris in landscape areas will occur to completion as weather improves (no snow cover)
- Building B: Damage primarily in north east kindergarten classroom and pre-k entryway and hallway
- Building A: Damage in 2nd grade hallway and one classroom on north side as well as two fourth grade classrooms on east side with subgrade window wells

Internal drive lane/parking lot design (Muller Engineering):

- 90% design package to begin end of March/early April
- Period of performance has been extended to October 31, 2023 for construction support

Facilities priority list review:

- Ongoing historical list has been updated and re-designed to reflect 2021 Deferred Maintenance vs 2021 Capital Deficiencies
- Vanir and Lincoln operation manager continue to update costing on priority list
- Most recent priority is the need to replace a portion of Building B’s roof

Proposed Motions:

Motion to approve Whitney Mechanical total bid for \$366,100 to replace 10 fan coil units on building C, 3 fan coil units for building A north offices and to optimize HVAC operations of current unit for building A south offices.

Additional Facilities Updates:

Action item for next Facilities Committee meeting: Building B roof, Water Damage, Ongoing review of Draft Priority List and Dashboard data.

Next Facilities meeting at Lincoln Academy will be March 4th at 8:15 am – 9:30 am. Contact Micah Gilbreath if you would like to join this committee micahgilbreath@lincolnacademy.net

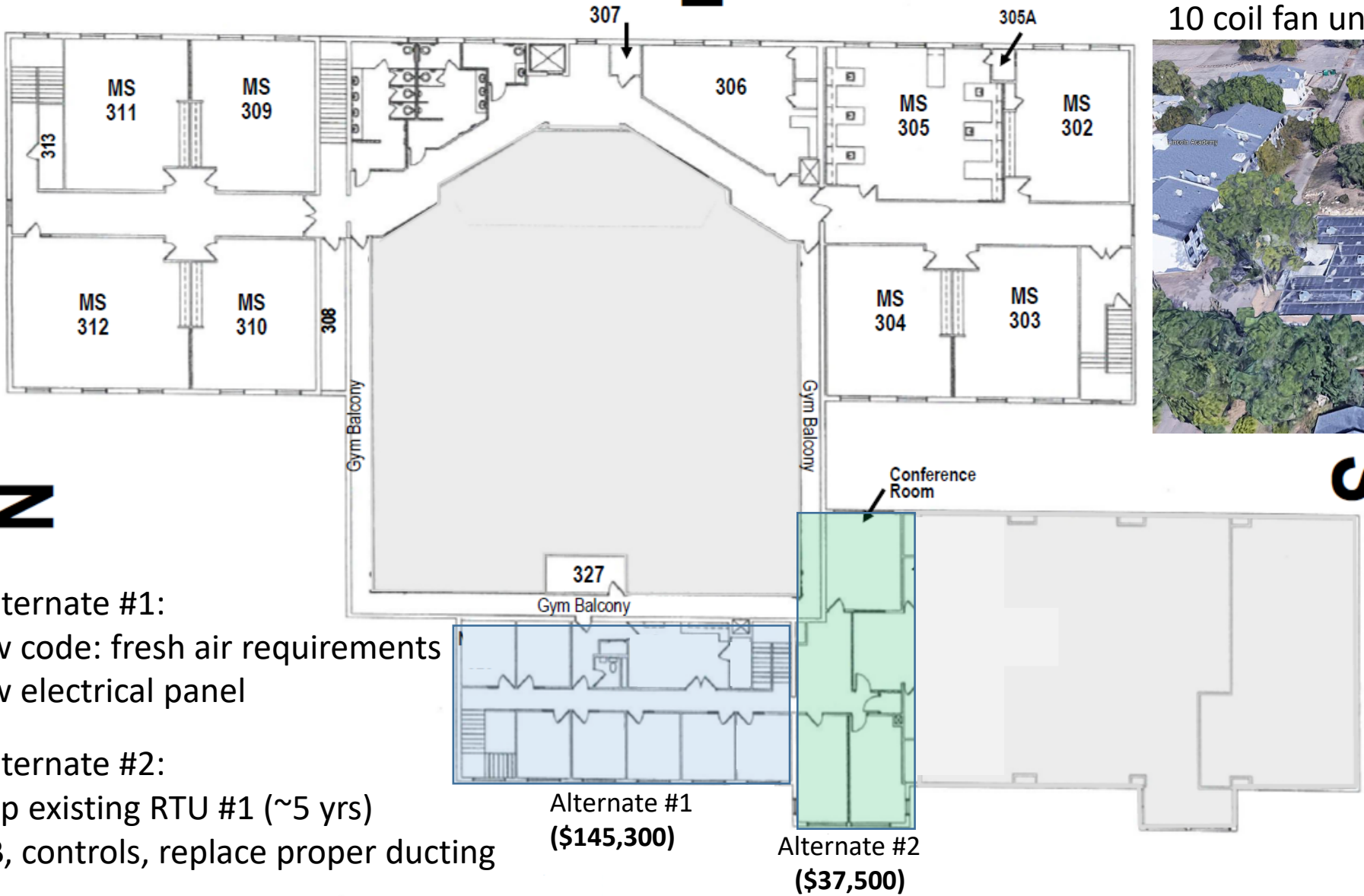
Facilities Committee goals for the 2021-2022 school year:

- **In progress:** Update our facilities priority list on a bi-annual basis. The list includes improvements and needs for campus buildings and grounds.
- **Completed:** boiler installation on south end of building A
- **Completed:** two new exterior security doors.
- **In progress:** Continue to develop design and planning for interior infrastructure site improvements in coordination with the City of Arvada’s 72nd project.
- **In progress:** Design and possibly install the HVAC for the three existing condensers serving building A office hallway as well as the ten units serving Building C.
- **Completed:** Discuss ATV pricing for snow removal and possible ways to fund
- **In progress:** Coordinate with PTO on further playground enhancements/buddy benches
- **In progress:** Addition of facilities data/metrics to BoD internal dashboard

Building A Second Floor– Master E

Building C:

Base bid (\$183,300) to replace 10 coil fan units



- Add Alternate #1:
- new code: fresh air requirements
 - new electrical panel
- Add Alternate #2:
- keep existing RTU #1 (~5 yrs)
 - TAB, controls, replace proper ducting



REVISED

LINCOLN ACADEMY CHARTER SCHOOL
BOILER REPLACEMENT
RTU & Fan Coil Unit Replacement

Date: 2/3/2022

PROJECT: Lincoln Academy RTU & Fan Coil Unit Replacement
ADDRESS: 7180 Oak Street, Arvada, CO 80004

TO:

Lincoln Academy Charter School
7180 Oak Street
Arvada, CO 80004

FROM: Whitney Mechanical Company, Inc. Bidder

3105 West Hampden Avenue Address

Englewood, CO 80110 City / State / Zip

Operating as ~~an individual, a company,~~ a Corporation ~~(strike out conditions which do not apply)~~
organized and existing under the laws of the State of Colorado, ~~or a partnership, a~~
~~partnership, or joint venture (strike out conditions which do not apply) consisting of:~~

BASE PROPOSAL

The undersigned declares that he has carefully examined the Project Manual, all Sites and Bidding Documents, and proposes and agrees to provide all coordination, labor, materials, plant equipment, transportation, and other facilities required to execute all the work described by such Documents for the lump sum consideration:

BASE BID:

\$183,300.00 - One Hundred Eighty-Three Thousand Three Hundred Dollars.

Alternate #1: Fan Coil Unit Replacement BID:

** \$145,300.00 - One Hundred Forty-Five Thousand Three Hundred Dollars

** REVISED ALTERNATE 1: Deduct FCU-2 and CU-2
Include TAB of existing FCU-2, Moving FCU-2's power to
new electrical panel (making all FCU's in same
Panel LAC).
Remove existing abandoned refrigerant piping.



Alternate #2: RTU-1 Upgrades BID:

\$ 37,500.00 - Thirty-Seven Thousand Five Hundred Dollars.

Contractor will adhere to all Federal, State, and local laws and codes, license, permits and inspections. All work will be completed to proportional trade standards and building codes.

PROJECT DATES

Lincoln Academy ~~Boiler Replacement~~ RTU & Fan Coil Unit Replacement

Project Start Date: May 31, 2022

Project Completion Date: August 12, 2022

ADDENDA ACKNOWLEDGMENT:

Addendum Number

01

Date of Addendum

01/28/2022

METHOD OF AWARD

Bids will be evaluated on funds available, delivery, and efficiencies. In submitting this proposal, it is understood that the right is reserved by the Owner to reject any or all bids and waive all informalities in connection therewith. Each base bid is considered as a separate bid and will be awarded as such.

NOTICE OF ACCEPTANCE

The undersigned agrees that upon acceptance of his / her bid, (s)he will execute a contract with the Owner and will deliver a Surety Bond for the faithful performance of his / her Contract, and such other bonds and insurance as may be required by the Specifications and other Construction documents. Costs of all bonds and insurance are included in Base Bid Sum.

COMPLETION OF WORK

If a Notice of Award is issued within thirty (30) calendar days following the date of bid opening, the undersigned agrees to substantially complete all work for the project on, or before, and failing to do so agrees to pay the Owner as liquidated damages the sum of One Thousand dollars (\$1000.00) per school for each consecutive calendar day thereafter that the work remains substantially incomplete.



SUBCONTRACTORS

If awarded a contract for this project, the undersigned agrees to employ the following subcontractors:

Electrical Allied Power Services, Inc.

General Trades Long & Associates (Equipment & Temperature Controls)

Contractor Signature: _____

Greg D. Whitney

Print Name: Greg D. Whitney

Title: President

Date: 2/3/2022