

Facilities Committee Report November 2021

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.

In attendance: Lori Woods (Operations Manager), Norm Miendl (Facilities Manager), David Schoenhals (Executive Director), Annette Ernst (Vanir), Alicia Borrego (Parent committee member), & Micah Gilbreath (LA Board Chair)

Facilities meetings will occur the first Friday of every month

Executive Summary

- Project status update of boiler replacement / other Bldg. A Boiler systems
- 72nd Project update
- Schedule for Lincoln Internal site
- Discussion of Facilities Priority List
- Discussion of 2021-2024 LA Board Strategic Plan

Boiler replacement located in the southwest corner of the main building (K-4th Technology Room)/additional Building A boiler systems:

- Completed system in tech room is up and running well
- Operations team is ensuring maintenance and filter replacement on other boiler systems on going

72nd Project update:

- Lincoln's Operation Manager (Lori) is attending weekly OEC meetings for the project
- Union Pacific (Railroad) has delayed project to Summer of 2023 including Oak Street widening
- Discussion of "Shoe-fly" that will be part of 72nd while underpass is being built and where Lincoln's temporary entrance/exit from north side of campus will be located.
- Lincoln must have a right in/right out on north side for traffic flow and emergency vehicles
- Annette Ernst (Vanir), Lori Woods (LA Operations), and Carlos (Muller Engineering) are diligent to make sure Lincoln's best interests are represented in design and MOA is being adhered to.
- Discussion of construction schedule for Internal LA site project in conjunction with City's project

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

- Muller recommended 30% design on plans by end of school year so LA can have a better understanding of construction cost
- Facilities committee recommends 60% design by end of this school year and pick back up in fall of 2022; Lori Woods (LA Operations) and Annette Ernst (Vanir) will inform Muller of request.
- Muller contract remains valid to board approved fees but change order for contract in regards to schedule will have to be BoD approved

Facilities Priority list review:

- Ongoing historical list has been updated and re-designed to reflect 2021 Deferred Maintenance vs 2021 Capital Deficiencies
- Capital Deficiencies list includes items as part of internal site work/MOA board approved funds
- List will be added to one drive prior to November Regular BoD meeting

- Operations Team and Facilities committee discussed the desire to be less reactionary with facility's needs. However, the reality is, deferred maintenance funds will be needed annually with an aging campus
- Current priorities for the next 1 to 3 years
 - Campus Security Devices with hard wired system - \$15,000
 - Storage/Workshop replacement for out buildings near Pre-K playground
 - Campus external lighting; delayed with hopes of 72nd project but with project delay lighting near Building B needs to be addressed. Wall packs for Building B.
 - Football field irrigation system. Pumps are failing and need replaced.
- Discussion of some items on Deferred Maintenance tab could be PTO fundraising opportunities
 - Outdoor Scoreboard
 - Some Portion of Student center remodel
- Annette Ernst (Vanir) added some items for thought
 - Emergency Generator
 - IT Infrastructure
 - Building A & B Roofing
- All estimates appearing on the DRAFT 2021 Lincoln Academy Deficiency list are rough estimates that the committee will review and revise during the school year

Strategic Plan Review:

- Meeting time ran out and committee chair will send out via email to committee for comment

Proposed Motions:

None

Additional Facilities Updates:

Action item for next Facilities Committee meeting: Revisit Priority list in December

Next Facilities meeting at Lincoln Academy will be December 3rd 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. Includes research for ESSER and Grant funding possibilities.
- **Completed:** Discuss ATV pricing for snow removal and possible ways to fund
- **In progress:** Coordinate with PTO on further playground enhancements/buddy benches

2021 Capital Deficiencies

Deficiency Description	Building	Estimated Total Cost
Replace Asphalt Drive Lane	Site	\$ 592,000
North parking lot	Site	\$ 609,000
PreK parking lot	Site	\$ 381,000
Staff parking lot and revised Blacktop Play Area	Site	\$ 316,000
Additional Staff parking southeast of building A	Site	\$ 191,000
Water Quality Pond Improvement	Site	\$ 75,000
Upgrade Restrooms	A/B	\$ 150,000
Plumbing Infrastructure	A	\$ 200,000
Center House Demo-Plus Development	Site	\$ 155,000
NE House Demo	Site	\$ 155,000
Continual HVAC Repair/Replace	A/B/C	\$ 1,000,000
Continual Window Replacement	A/B	\$ 100,000
Continual Replacement of interior lighting to LED	A/C	\$ 200,000
Running Track upgrade	Site	\$ 300,000
Roof Replacement	A/B	-

*Bldg B Replacement	Estimated \$/SF	Estimated Cost
New Construction	\$355/SF	\$ 5,325,000
Addition/Remodel	\$280/SF	\$ 4,200,000
*2020 Estimates		

Note: All estimated costs have not been reviewed or verified and are rough estimates based on past numbers.

2021 Deferred Maintenance

Deficiency Description	Building	Estimated Total Cost
Remaining PA system work for lockout/lockdown	A/B/C	\$ 5,000
Paint Building Exteriors	A/B	\$ 30,000
Football Field Wooden Steps	Site	\$ 15,000
Playground Drainage	Site	\$ 10,000
Garage/Shed Replacement	Site	\$ 20,000
Automated Irrigation System	Site	\$ 10,000
Interior Door/Trim Upgrades	A/B	\$ 10,000
Continual Fencing Replacement	Site	\$ 30,000
Add Outdoor Scoreboard	Site	\$ 10,000
Replace Football Field Bleachers	Site	\$ 15,000
Improve gym acoustics	A	\$ 30,000
Student Center Remodel (remove diner, improve cold storage, improve serving)	A	\$ 30,000
Continual Door Upgrades	B	\$ 15,000
Site Lighting/Wall Packs	B	-
Continual Drainage Issues (east of bldg A and north of bldg C)	Site	-
IT Infrastructure	Site	-
Continual Playground Upgrades	Site	-
Campus Security System Upgrades	Site	\$ 15,000
Bldg C Settlement Issues	C	-
Emergency Generator	Site	-

Note: All estimated costs have not been reviewed or verified and are rough estimates based on past numbers.