

Executive Summary

- The facilities committee will set committee goals for the 2021-2022 school year in their August 2021 meeting.
- Facilities meetings will occur the first Friday of every month
- Discussion of proposed boiler replacement (**includes proposed Motion for BoD**)
- Overview of roof drain replacement
- Overview of exterior door and interior door replacement/enhancement
- Review of site work conceptual plans done by Muller Engineering
- Final Draft review of counter-offer and MOA topic list (**includes proposed Motion for BoD**)

Boiler replacement located in the southwest corner of the main building (K-4th Technology Room):

- Lori Woods reported to the facilities committee about the bids received to date. Bids were requested from four mechanical contractors for work to be completed over the summer break. Two contractors withdrew due to schedule overload. *JCOR Mechanical Inc.* provided an unusually high bid (**\$240,780.00**). The remaining contractor, *Whitney Mechanical Company Inc.*, provided a base bid fee of **\$145,000.00**.
- The scope of the mechanical work includes a 10-week delay to receive the boiler units (material shortages) with an additional three (3) week schedule to complete the installation. This schedule would require a closure of the technology classroom during the first 3 weeks of school.
- Janelle Johnson reported to the facilities committee that the K-4 schedule could be adjusted to meet construction schedule. The use of Chromebooks would facilitate the elective schedule for 1st-4th grades outside of the Tech. Lab during the 3-4 weeks required.
- Lori Woods reported an industry wide price increase (moderate to significant) is expected for materials and labor over the next six to 12 months due to the current nationwide financial climate.
- Lori Woods also reported that the current mechanical system failed four times last year and the parts for the aged boilers are no longer available for order.

The committee recommended the board approve the lump sum fee provided by Whitney Mechanical Company, inc. up to but not to exceed \$160,000.00. Concern of the current system failing during freeze months which could result in emergency pricing. Additionally, support for this recommendation was given in concern for industry wide price increases if the work was postponed to the following Summer.

Roof Drain improvements:

- Norm Miendl reported to the Facilities committee on bids received to improve the under sized roof drain system on Buildings A and B. The undersized system causes significant ice build up and has been a safety concern over several building entrances.
- The fee for this work has been included in the 2020-2021 budget.

Safety increases for doors:

- Norm Miendl reported to the Facilities committee about pricing for Safety increases to doors that are not compliant.
 - Entire door system to be replaced on the south of Building B
 - Entire door system and threshold pad work for east side doors (Gym exit doors) of Building A
 - Gym interior doors will be upgraded to meet safety requirements
 - Library hallway exterior door safety increase.
 - Fee for this work has been included in the 2020-2021 budget.

Conceptual Design options provided by Muller Engineering

- The committee continued discussion of the conceptual designs provided by Muller. Alicia Borrego volunteered to provide line work to Muller for additional design options from the committee. Comments will be provided to Muller over the summer break to finalize two conceptual designs options to be presented to the BoD at the August regular meeting.

City of Arvada negation update:

- The committee chair (Micah Gilbreath) and Operations manager (Lori Woods) updated the committee on status of the negotiation process with the City of Arvada.
- A counter offer of \$625,000.00 was sent to Facilities team at Lincoln Academy in a DRAFT-MOA dated May 20, 2021. The city agreed to 22 of 25 MOA topic list the school requested.
- Legal counsel contracted by the BoD is in the final review. Any remaining changes to the document will be minor in nature not consist of negation changes with the city. However, this document may not be completed by the June 14, 2021 regular board meeting. The absence of a July meeting would delay the process so the committee chair will motion to have the board approve the counter-offer and MOA topic list with approval to finalize the legal documentation and signature.

Proposed Motions:

Motion: Motion to approve the base bid fee of \$145,000 provided by Whitney Mechanical Company, Inc. not to exceed \$160,000 for the mechanical boiler system installation in the southwest corner of the main building.

Motion: Motion to accept the City of Arvada's counteroffer of \$625,000 and the MOA topic list agreed upon with Lincoln Academy's Board of Directors and the City of Arvada, excluding any material changes. The final legal documentation and signature to be coordinated by Board President and Facilities Chair.

Motion: I move to appoint Micah Gilbreath as the Board representative to the Lincoln Academy Building Corporation and the Lincoln Academy Property Corporation. In addition, remove Jeff Baucum as the Board Representative from the Lincoln Academy Building Corporation and Phil Courtney as the Board representative from the Property Corporation.

Current Members: Lori Woods, Janelle Johnson, Norm Miendl, Alicia Borrego, Jason Wennen, and Doug Neely. **Next committee meeting,** August 6th @ 9 am. Any questions or interest in the committee, please contact MicahGilbreath@lincolnacademy.net