

# November 2016 Facility Committee Report

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## Executive Summary

The modular project is well underway. A couple of major accomplishments this month includes the closing of the loan and the placement of the modular units. The current time schedule still has us scheduled to have the units turned over to us by December 10<sup>th</sup> or so. Current slow-ups include getting the water permit from the city and getting electrical installed from Xcel.

With the closure of the loan, it is important to note that the school has already paid our agreed upon portion of the project. Further disbursements will all come from the loan from here on out. We are currently on budget, although there are a few concerns regarding FF&E. I anticipate that some cost savings we will see in other areas will help with this area.

In addition to the modular project, there are some changes with the facility staff. With the departure of Kurt, a job has been posted for someone who will be able to both do some of the work that is necessary, and have some project management skills. In addition, Bev resigned last month. This position will be replaced with someone to help do facility maintenance. One of the changes that was made this year to help the facility staff had been the hiring of an external company to do the vacuuming and emptying of trash cans.

We are continuing to move forward on the Fire Alarm replacement project. The scope of work for this will be to put in a new digital panel in Building A and replacing the entire fire alarm system in Building B. Unfortunately, the Jeffco funds will not be sufficient to replace the fire alarm in Building A. There are obvious concerns with the fire alarm in Building A including the fact that the strobes are not synced (which could cause problems for those vulnerable to seizures). This will need to be a priority for the school to fix. The fire department is going to require us to bring Building A up to code with the new system in five years. A rough estimate to fix this in Building A is \$600,000. I have attached a report about the fire alarm evaluation to this report.

## Strategic Plan

One of the things we want to do is to make sure that we continue to update our priority list for facility needs. This is always helpful for the board to see updated as this will help in all decision making. I want to add to this list some of the smaller cost items (from things such as carpet replacement and painting).

## Other Business

To help pass on institutional knowledge, I thought I would highlight a few things that are important for us to know about the modular project:

- The road from 72<sup>nd</sup> to the south edge of the football field is a private road.
- To align properly with what it should be, the address of the modular is being changed from 7100 Newman St to 7100 Nelson St. This is a change being processed by the city.
- There is an easement being worked with the city of Arvada for the water line. This extends from the north edge of Building A to the new modular. We are trying to make sure that this easement includes the responsibility for the city to fix the road whenever any work is done. This is also our challenge with getting our water permit. One of the prior owners did not record easements for existing water lines, so the city is wanting all of those easements corrected.

- We did not need to extend the sewer all the way to Oak Street as we thought we might originally have to do. Instead, it turned out the old house did have sewer service and so we could hook into existing sewer.
- The Arvada Fire Department has an easement to the modular that starts from south on Nelson Street to the south end of the field. This means that the gate on that street is illegal. We want to make sure that the city follows up to get that gate removed as that is to be used by the fire department. This will be a 25-foot-wide road that will be 7-inch-thick pavement.
- In addition, there is a 20-foot-wide road on the north side of the modular. This is also part of the fire department easement.
- In doing some of the ground work, it was discovered that the water table seemed to be high and caused a few problems where adjustments had to be made.
- One thing for future boards to consider is if, after the loan is paid off, if the school wants to officially purchase the property from the Property Corp. There are pros and cons to consider, but should be considered.

Lesson learned from the modular project:

One of the lessons I have learned from the modular project is that we needed to have our legal counsel involved as part of the team working with the owner's rep from much earlier in the process. There is no way that I can review a 25-page contract with the contractors (as an example) without this input. Having her involved would have had the contract go to her first before it went to Himmelman, saving time and effort. There is also no way we could have closed on this loan without legal counsel help. Because we tried to handle a few of these areas on our own earlier, it meant more work later when we got the correct counsel involved.

## Next Meeting

TBD

Lincoln Academy Fire Alarm proposed upgrade site visit

7180 Oak Street, Arvada, CO 80004

October 21, 2016

Site Visit Attendees:

Anthony Wilemon, Wiefield, Tami Holley, TLH, PE, LLC, Jim McGee, Fire Detection Systems, Bill Bebensee, Fire Detection Systems, Steven Parker, Arvada Fire Department

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Jefferson County Schools PM: John Webb

Lincoln Academy Charter School Facility Manager: Kurt Fritzler

The campus consists of multiple buildings. The fire alarm upgrade is focused on two Buildings: A & B

Current enrollment is 519 students in Building A and 225 students in Building B.

The 2015 IBC/IFC requires a manual system with voice evacuation.

The State has adopted IEBC.

Alterations level 1 – IEBC 703.1 requires the current level of safety to be maintained.

(Building B: Full detection and manual pull stations)

The existing systems are plagued with multiple troubles and inadvertent alarms.

#### Proposed upgrade Building A

1. Head end upgrade to include capability for voice evacuation upgrade at a later date.
  - a. Lincoln Academy to provide a letter stating that they will upgrade the notification appliances to voice evacuation within 5 years.
    - i. The current budget may not support improvements beyond the fire alarm control panel replacement.
    - ii. Existing horns do not produce temporal code
    - iii. Existing strobes are not ADA compliant and are not synchronized.

- b. Lincoln Academy may need to have a waiver signed by teachers and parents for full disclosure that the horn strobes do not sync.
2. Existing in-operable magnetic door hold open function shall be verified and corrected by Lincoln Academy before fire alarm upgrade project will be accepted by the fire department.

#### BUILDING B

1. Removing pull stations from every classroom, but leaving them in corridors at main exits may satisfy the requirement to maintain the current level of safety.
  - a. Steven Parker to check with the state to see if this is acceptable.
2. Full detection is not required by Jeffco design criteria. However, it was suggested that since the building was fully detected originally that we maintain this level of protection.
  - a. Steven Parker will collaborate with the state.