Capital Asset Advisory Committee Meeting Notes

Thursday, June 20, 2024
8:00-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Heather Gasper, Eric Lugger, Bryan Martin, Tom Murray, Brooke Schubert

Members Absent: Kathy Hodgson, Daniel Oakley, M. L. Richardson, Brittney Warga

Staff Liaisons: Brenna Copland, CFO (A); Jeff Gatlin, COO (A); Tim Reed, Ex. Dir. facilities and construction management; Seanin Rosario, Ex. Dir. Finance; Kerri Barclay, director, communications; Bruce Huxley, Dir. planning and property; Berry Jones, Dir. construction management; Greg Avedikian, PM, Strategic Initiatives, Ali Chaudhry, senior accountant, fixed assets (A); Lisa Knestis, project accounting; Robin Acree, Ex. Assist, facilities management

School Board Liaison: President Mary Parker, Michelle Applegate

(A)-Absent

Agenda

- General: CIP Update, Fletcher Miller Update, Work In Progress Report, Meyers Pool Update
- Planning/Property Management Update
- Communications Update
- Construction Management Update: Status Reports, Schedule Updates

Action/Decisions

- No actions were requested or direction provided by the CAAC at this meeting.

Introduction of new CAAC members: Eric Lugger and Brooke Schubert

CIP Update – *Slide Presentation* *Presenter: Tim Reed* Committee members and staff reviewed and discussed reports. There were no concerns shared.

- Forecasted Revenue
    - Forecasted revenue as of June 17, 2024 - $836,969,868
    - 1st issuance: 100% of bond proceeds spent (net of retainage)
    - 2nd issuance: 96.5% of bond proceeds spent (net of retainage)
- Expenditures
    - Total Expenditures as of June 17, 2024 - $734,798,442
    - Total Encumbrances as of June 17, 2024 - $63,021,516
    - Charter Expenditures as of June 17, 2024 - $60,869,294 (Included above)
    - Charter Encumbrances as of June 17, 2024 - $164,203 (Included above)
- Fletcher Miller Update – Presentation to BoE June 13, BoE approved construction agreement.
    - The project will be funded from Capital Funds in 2025.
    - Contractors will begin mobilizing in the next few weeks. Modular buildings to be removed week of June 26. Estimated opening - Fall 2025.

Arvada Aquatic Center (Meyers Pool) Update – The agreement between Arvada Aquatic Center and the district states that Jeffco students will have priority with swim meets and practices.

- The existing Meyers Pool building is in the demolition process. The presence of additional asbestos has caused a delay in demolition.

Work In Progress Update – *Slide Presentation* *Presenter: Berry Jones*

- Wheat Ridge HS – construction is underway. The roof is up, the basement bathrooms and library will be remodeled and more student space was incorporated in the plan.
- Tempered glass removal and replacement with safety glass is nearing completion all schools.
- Bergen Valley:
    - Site work is addressing drainage issues at the existing entrance. Paving of the new access and increasing parking in front of the school will start in early July. The second entry will alleviate traffic issues during drop off and pick up.
    - The existing building and addition will have a new fire sprinkler system installed.
- High school athletic field lighting – poles are up at some of the sites. The district has committed to communities that we will abide by any outdoor lighting ordinances. Lighting is centrally controlled; individual schools cannot override lights or schedules.
- Pomona Jr. /Sr.
    - Fire alarms system is being upgraded.
    - Walls are ready to be framed.

Planning/Property Management Update – *Presenter: Bruce Huxley*

- FF&E is working on moves from closed schools.
- Five temp buildings will be removed from Fletcher Miller next week.
- Summary of Findings is being reviewed. Districtwide Facility Condition Index (FCI) is 9.8. Before the bond work started the FCI was 20.4%, the districts commitment was cutting it in half upon completion.
- Ongoing internal third-party assessments of HVAC systems. The high schools are complete, moving to middle schools and K-8.

Property Disposition Update:

- BoE voted to approve the offers for Allendale and Zerger.
    - Cardel Homes is the buyer and has a 90 day standard diligence period. After that they have 365 days for any entitlement changes.
- Thomson, Glennon Heights and Vivian held community meetings. There is a lot of concern by the Glennon Heights community.
- Parr is being reviewed by the City of Arvada. The City would like to remain a partner due to the park.
- The Action Center continues its interest in Emory.

Communications Update – *Presenter: Kerri Barclay*

- SE2 will be covering a few construction articles over the summer to publish in late August.
- Communications is continuing work with the Property Disposition team. Community meetings have taken place for Glennon Heights, Vivian and Thomson.

Construction Management Update: Status Reports, Schedule Updates – Presenter: Berry Jones

- H/G/F Bond ($1M) remains in unallocated / unassigned funds.
- 24M Program $110,592 remains in unallocated / unassigned funds.
- 23M Program $3,830 remains in unallocated / unassigned funds.
    - With bond projects nearing completion construction management has reduced staffing to pre bond levels.
    - Construction Mgmt. has created an additional line item/program to reflect the Fletcher Miller project.
    - $59M has been set aside for the potential two new schools.

Next Meeting

July 18, 2024 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215