Capital Asset Advisory Committee Meeting Notes

Thursday, November 21, 2024
8:00-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Kathy Hodgson, M.L. Richardson, Eric Lugger, Bryan Martin, Tom Murray, Brooke Schubert, Brittney Warga

Members Absent: Heather Gasper, Dan Oakley

Staff Liaisons: Brenna Copland, CFO (A); Jeff Gatlin, COO; Tim Reed, Ex. Dir. facilities and construction management; Seanin Rosario, Ex. Dir. Finance; Kerri Barclay, Dir. Communications (A); Berry Jones, Dir. construction management; Greg Avedikian, PM, Strategic Initiatives; Lisa Knestis, project accounting; Robin Acree, Ex. Assist, facilities management

School Board Liaison: Michelle Applegate

Guests: Madalena DeAndrea, Jeff Pierson, Lisa Relou, Hilary Young,

Facilitator: Renny Fagan, Keystone Policy Center

(A)-Absent

Agenda

Meeting Overview

- New Build Discussion
- Safe and Secure Environment
- Work in Progress Update
- Updates: Property Disposition, Financial, Construction, Communications
- Future CAAC Meeting Topics
- Exit Ticket Evaluation

Action/Decisions

- The committee reviewed the New Build Presentation, dialogue from past meetings and the feasibility for both the North Arvada and Lakewood/Green Mountain areas. The recommendation will be presented at the BoE meeting in December.

New Build Discussion– *Presenter: Seanin Rosario*

- The general trend from the committee is the north area as adequate capacity and is not necessary at this time. The Lakewood/Green Mountain area should be closely monitored based upon growth, and reassessed in the next two to three years based upon the enrollment trends.
- Discussion around choice enrollment and working with principals to manage the choice enrollment may be a better option.
- The committee would like to review and discuss a K-5 option in the Green Mountain area.

Safe and Secure Environments – *Presenter: Jeff Pierson & Madalena DeAndrea*

Presentation from Safety and Security: What things should the district fund vs. what things should the schools fund?

- What are the key physical safety components that CAAC feels will keep students safe?
    - The committee believes that prevention locks, access point, training for students and staff, cameras, secure vestibules, temp buildings safety, and mental health are all top priorities for keeping students safe.
    - The committee feels that the #1 priority is the same level of equitable security at all schools.
    - Building security has been on-going since well before the 2018 CIP. Classroom locks, secure entries, cameras and alarmed exits at high schools have been in place for more that a decade.
    - The 2018 CIP has greatly expanded the security measures including secure vestibules at all schools, security glazing at entries, increased cameras, fire alarm upgrades.

- The Facilities department maintains some of the systems, fund repairs and some component replacements. Capital funding is available each year as a match for what a school would contribute. Some of those requests involve cameras above the standard, increased FOB access points.
- There is a district standard for cameras which is funded by the district. Schools wanting to go beyond the standard are asked to cover the cost.

Safety and Security will review all comments from the committee and gather more information and revisit CAAC in spring 2025.

Disposition Update – *Presenter: Greg Avedikian*

- The BoE has approved the sales of Glennon Heights, Vivian and Thompson.
  - Thomson building and site will be sold to an autism / mental health facility for school age students.
  - The Glennon Heights building and site is to be sold to Jacob Academy. A PreK facility that will be moving from their current location and expanding their program.
  - Vivian sale is to Carlson Associate, home building company. They will be building a single-family detached development. The City of Lakewood is also trying to obtain acreage for a park.

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

- With Bruce Huxley's departure, the small projects team that had reported to him, has been reassigned to construction management senior project managers.
- The grand opening of the Arvada Aquatics Center is Saturday, November 23.
- All high schools have received their athletic field lights; the community response has been positive.

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

- Forecasted Revenue
  - 1st issuance: 100% of bond proceeds spent (net of retainage)
  - 2nd issuance: 99% of bond proceeds spent (net of retainage)
  - Capital: 53% of allocation spent (net retainage)
- Expenditures
  - Total Expenditures as of November 15, 2024, 2024 - $773,003,646
  - Total Encumbrances as of November 15, 2024 - $31,614,708
  - Charter Expenditures as of November 15, 2024 - $62,676,073 (Included above)
  - Charter Encumbrances as of November 15, 2024 - $735,994 (Included above)

The new slide included in the CIP update packet shows unallocated monies not assigned to specific projects. Amounts are 2018 CIP ($340,983), mini programs' unallocated funds 24-m $219,927 and 25-m $165,339 for a net total of $114,694.

Communications Update – *Presenter: Tim Reed*

- SE2 published an article and video focused on the New Art Spaces that are part of the 2018 Capital Improvement Program.

Future CAAC Meeting Topics

- Strategic Capital Master Plan
- Follow up with recommendations, recap and summary from Moss Adams.
- Volunteers from CAAC are needed for the December BoE meeting for discussion about the work of the CAAC and the committee's thoughts on the proposed new builds.

Next Meeting
December 19, 2024 | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215