Capital Asset Advisory Committee Meeting Notes

Thursday, December 19, 2024
8:00-10:00 am
Quail Street, Bldg. 4, Lakewood, CO 80215

Members: Kathy Hodgson, Eric Lugger, Bryan Martin, Tom Murray, Brooke Schubert

Members Absent: Heather Gasper, Dan Oakley, M.L. Richardson, Brittney Warga

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; 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

Facilitator: Renny Fagan, Keystone Policy Center

(A)-Absent

Agenda

Meeting Overview

- New Build Presentation to BoE
- Strategic Capital Master Plan
- Work in Progress Update
- Updates: Property Disposition, Financial, Construction, Communications
- Future CAAC Meeting Topics
- Exit Ticket Evaluation

Action/Decisions

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

New Build Discussion– *Presenter: Jeff Gatlin*
Reminder that tonight the school board will receive an update on the 2018 Capital Improvement Program, and CAAC viewpoint on the New Build discussion. Two members, Brooke Schubert and Eric Lugger, are representing the committee. The BoE will have a dialog with the members and receive their perspective of the committee's work.

Strategic Capital Master Plan– *Presenter: Jeff Gatlin, Tim Reed*
Overview and vision – the district has received proposals from qualified firms for a Strategic Capital Master Plan. The district wants to ensure the plan incorporates enrollment and boundary studies, looks at overall strategy and provides guidance on future facilities decisions regarding closures and consolidations. Three firms submitted proposals; the district is in negotiations with the front runner. Starting the work with the successful firm in the 1st quarter of next year.

The Plan should address both long and short-term goals, options for defining building uses, identify potential renovations, replacements and additions. The firm will lead the 18-to-24-month process that will include, coordinating community meetings, performing facility assessments, utilization studies, capacity evaluations, sustainability, developing options for consideration and assisting the district with prioritizing.

The district is interested in a web base interactive plan. The last Capital Master plan was prepared in 2016 and implemented for the 2018 bond.

It is important that the CAAC is engaged in the work.

Property Disposition Update – *Presenter: Greg Avedikian*

- The two reuse properties are looking to close the end of January:
  - Thomson building and site was sold to an autism / mental health facility for school age students.
  - The Glennon Heights building and site was sold to Jacob Academy. A PreK facility that will be moving from their current location and expanding their program.

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

- All high school's athletic field lighting has received the Dark Sky Approval certification.
- Fletcher Miller- steel is going up, moving along quickly.
- Several bids have come in wrapping up the year:
  - Bleacher bid - $38K under
  - Paving bid - $60K over
  - Alameda HS - $300K over budget for gym roof and mechanical system replacement.
  - Districtwide roofing project bids in January.

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 December 16, 2024, 2024 - $775,600,105
  - Total Encumbrances as of December 16, 2024 - $29,402,749
  - Charter Expenditures as of December 16, 2024 - $63,104,600 (Included above)
  - Charter Encumbrances as of December 16, 2024 - $598,243 (Included above)

The CIP update packet shows unallocated monies not assigned to specific projects. Amounts are 2018 CIP ($131,632), mini programs' unallocated funds 24-m $205,718 and 25-m $192,808 for a net total of $266,894.

Communications Update – *Presenter: Kerri Barclay*

- Staff members met with SE2; brainstorming ideas to display completion of the bond work.

Future CAAC Meeting Topics

- Recruitment of new CAAC members
- Follow up with recommendations, recap and summary from Moss Adams

Next Meeting
January 16, 2025, | 8:00-10:00 am | 809 Quail Street, Bldg. 4, Lakewood, CO 80215