

# Capital Asset Advisory Committee Meeting Notes

Thursday, May 7, 2020

## Attending

Members: Gordon Calahan (B4), Megan Castle, Kathy Hodgson, George Latuda (B4), Tom Murray, Bret Poole, M.L. Richardson, Brittney Warga, Jeff Wilhite

Staff: Kathleen Askelson, Steve Bell, Stephanie Corbo, Jason Hendricks, Bruce Huxley (B4), Berry Jones (B4), Nat'e Morrell (B4), Nicole Stewart, Tim Reed (B4), Maureen Wolsborn, Robin Acree (B4) (B4) Indicates attended meeting at Building 4.

**Location: Main Conference Room, 809 Quail Street, Bldg. 4, Lakewood, CO 80215 and via Video Conference**

**Time: 8:00-10:00am**

## General

- CIP Update:
  - Review the financials for the month of April. Expended \$101.6M +\$11.2 M from March, encumbered \$116M, +\$53.7 from March. Three projects on the BOE agenda for \$28.8M. Five addition/renovations bid in late summer and the CTE South building. Currently 4 HS, 1 ES addition/renovation under construction, 5 of six track and artificial turf fields, 1 ES replacement. To date there has been minimal impact on our projects due to Covid-19. We are on schedule or ahead of schedule for our current projects.
  - The above material was presented to Financial Oversight Committee 5/5.
  - Budget question was raised. The legislature has to return and pass a state budget before the district can develop and approve theirs. There have been presentation to the BOE regarding options and general budget information.
  - This fall will be important to see what kind of demographic changes occur due to C-19 and the impact of remote learning. A question was raised around school closures/consolidation. The need for community engagement was stressed. At this time, there are no plans for closure or consolidation.
- Work in Progress Report-Presentation
  - Significant work this summer. Contractors are taking advantage of buildings being unoccupied.
  - For abatement projects we are waiting until teachers, staff and students are able to get their belongings out of the buildings. Abatement will occur between now and Memorial Day.
- Greenwalt Email

The department received an email from Mr. Robert Greenwalt, who requested it be sent to the CAAC which it was. The email expressed concerns with how we are running the bond program and contends that the contingency is \$7M. He is concerned that the projects slated for the end of the six year program will not be completed due to lack of funds.

  - The department believes there is adequate current and projected funding, including contingency, to complete the Program.

- Guaranteed Maximum Price agreements are finalizing subcontracts. The GMP contractors carry a significant project contingency also, that will be returned less any changes to scope or unforeseen conditions.
- Should the capital transfer be reduced due to budget cuts, which is the BOE decision, then instead of a six-year program it could be a seven-year program.
- The email questioned distribution of bond premium. The use of premium and any distribution is a BOE decision not this department.
- Tim will be forwarding Mr. Greenwalt's concerns to the BOE.
- Marshdale ES and Prospect Valley ES
  - Marshdale is projected to start work in 2021 and Prospect Valley is projected to start 2022. Current economic conditions presents an opportunity to move the projects up. These projects are both replacements ES and the department, consultant and contractor communities have the capacity to do the work.
  - CAAC agrees that design should start for both Marshdale and Prospect Valley this year.

## Communications

- There was a virtual beam raising at Wilmot.
- There has been decreased Internet traffic on the Jeffco Builds webpage, which is to be expected due to the current health situation.
- Communications is working on several virtual groundbreaking, hoping to have a few staff members and possibly Board members attend.
- Communications is working on another report to show the public what construction projects will be happening over the summer.

## Planning/Property Management Update

- General Updates:
  - We have scheduled 38 temps to be demoed or contracted to be demoed this summer. That will be a total of 88 temps since the start of the bond program.
  - We are working with Early Education on the FF&E grant to support kindergarten and preschool programs.
  - Facilities is coordinating High School graduations this year. All HS graduations will be taking place the first and second weekend of August at either the Jeffco Stadium or the NAAC.
- Summary of Findings: publication will be completed this week.
  - Deficiencies have decreased this year as reflected in lowering the FCI from 19.7% to 18.2%.
  - Highlights:
    - Reduction in the number of modular buildings.

## Construction Management Update

- General Updates: we are projecting 9Million in projects; the reports will stay consistent until we go to bid in August.
- 18M Programs-closeout soon, 3 middle schools are under this program and completing Punchlist.
- Remaining 19M Program-contingency will move into 20M program.