



**Capital Asset Advisory Committee Meeting Agenda**

**Date/Time:** Thursday, May 7, 2020 8:00 a.m. – 10:00 a.m.

**Location:** 809 Quail St., Bldg. #4, Lakewood, CO or ZOOM

**Capital Asset Advisory Committee Members:**

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

**Staff:** Jason Glass, Kathleen Askelson, Steve Bell, Stephanie Corbo, Heather Frizzell, Jason Hendricks, Bruce Huxley, Berry Jones, Tammy Schiff, Nicole Stewart, Maureen Wolsborn, Tim Reed, Robin Acree

**Agenda items:**

- General
  - o CIP Update
  - o Work in Progress Report
  - o Greenwalt Email
  - o Marshdale ES and Prospect Valley ES Discussion
- Communications
  - o General Update
- Planning/Property Management Update
  - o General Update
  - o Summary of Findings Update
- Construction Management Update
  - o General Update
  - o Status Reports and Schedule Updates
    - H-Bond
    - 18M Programs
    - 19M Programs
    - 16F Facility Optimization
    - Forecast Remaining Funds Management
  - o Summary of Contingency and Remaining Program Funds
 

▪ Unallocated Cumulative Program Contingency	\$ 9,926,194.22
▪ Forecast Remaining Contingency in Projects	<u>\$ 146,090.08</u>
▪ Sub Total	\$ 10,072,284.30
▪ Unallocated H Bond	\$ 47,508,686.00
▪ Forecast Remaining Contingency in H Projects	<u>\$ (9,960,200.71)</u>
▪ Sub Total	\$ 37,548,485.29
▪ Total	\$ 47,620,769.59
▪ Compares to Previous Month of	\$ 42,922,214.62

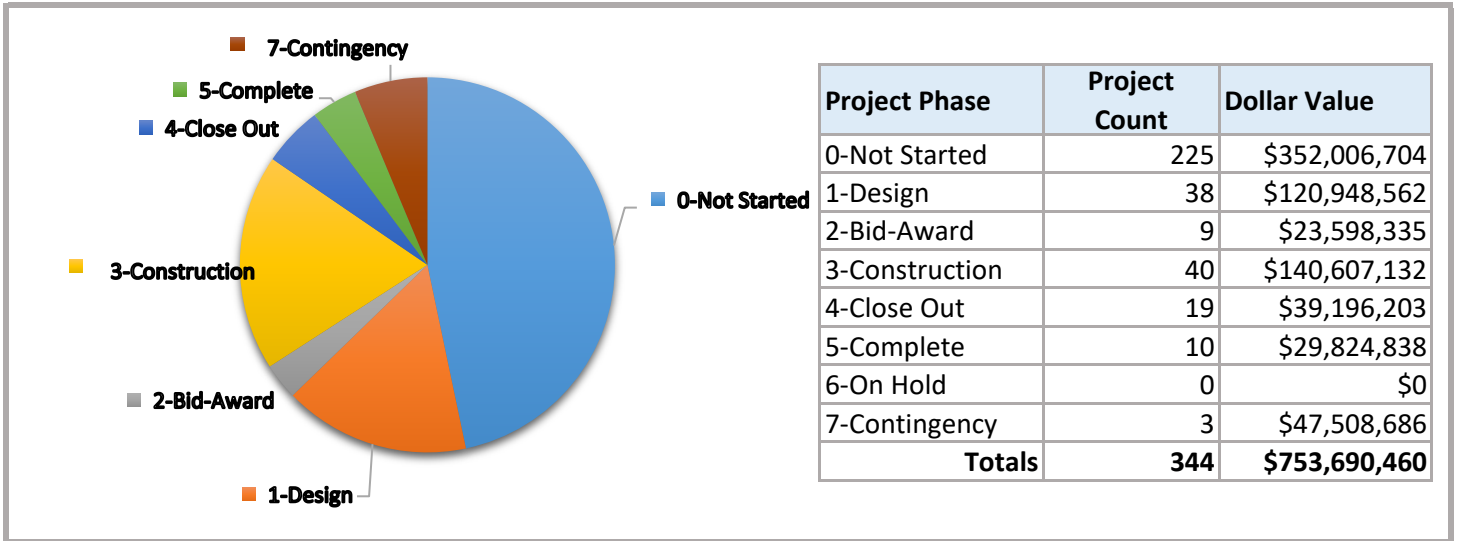
**Other Committee Items**

Proposed Schedule for 2020 – Thursday, May 7, 2020  
 Thursday, June 4, 2020  
 Thursday, July 2, 2020



## 2019-2023 (H) Bond Program 1

### Program Dollar Value by Phase



### Program Narrative

The 2019 - 2024 (H) Bond Program is a capital renewal bond program voted on and passed in November of 2018.

50% of defined bond projects have been initiated as of April 2020.

### Program Float Report

Priority	Facility Name	Project ID	Project Name	Finish Date	
				Target	Forecast

### Program Contingency and Remaining Funds

Program Contingency (Unallocated)	Forecast Remaining Funds in Projects	Net Remaining Program Funds
\$47,508,686	\$ (9,960,200.71)	\$ 37,548,485.29

## 2019-2023 (H) Bond Program 1

### Remaining Projects

Plan Year: 2019

Project Description	Phase
H Adams ES FF&E	1-Design
H Alameda HS Addition & General Upgrades	1-Design
H Charter Addenbrooke Classical Academy General Upgra	1-Design
H Charter Collegiate Academy of Colorado General Upgrad	1-Design
H Charter Mountain Phoenix Community School General U	1-Design
H North Area Transportation-Joyce Renovation	1-Design
H Arvada HS Addition & General Upgrades	3-Construction
H Arvada K8 FF&E	3-Construction
H Columbine HS Addition & General Upgrades	3-Construction
H DW Curtain Riggings	3-Construction
H DW FF&E Allocation	3-Construction
H Green Mountain HS Addition & General Upgrades	3-Construction
H Kendrick Lakes ES Replace School	3-Construction
H Three Creeks K-8 Addition & General Upgrades	3-Construction
H West Jefferson MS FF&E	3-Construction
H Wilmot ES Addition & General Upgrades	3-Construction
H Alameda Int'l Jr-Sr Asbestos Abatement	4-Close Out
H Creighton MS FF&E	4-Close Out
H DW Fire Alarms	4-Close Out
H DW Flooring	4-Close Out
H DW Gym Divider Curtains	4-Close Out
H DW HVAC	4-Close Out
H DW IT Cameras	4-Close Out
H DW Irrigation	4-Close Out
H DW Modular Bldg Removal	4-Close Out
H DW Paving	4-Close Out
H DW Playgrounds	4-Close Out
H DW Roofing	4-Close Out
H DW Site Improvements	4-Close Out
H DW Site Lighting	4-Close Out
H Everitt MS Library Renovation	4-Close Out
H Ken Caryl MS FF&E	4-Close Out
H Pomona HS FF&E	4-Close Out
H Summit Ridge MS FF&E	4-Close Out
H Bond Hazardous Material Contingency	7-Contingency
H Program Contingency	7-Contingency

Plan Year: 2020

Project Description	Phase
H Kendrick Lakes ES FF&E	0-Not Started
H Pomona HS Addition & General Upgrades	0-Not Started
H 581 Conference Place Reopen Phase 2	1-Design
H Bell MS Addition & General Upgrades	1-Design
H Belmar School of Integ. Arts FF&E	1-Design
H Brady Exploration School Efficiency & Future Ready	1-Design
H CTE South New Bldg	1-Design
H Charter Compass Montessori Wheat Ridge General Upgr	1-Design
H Charter Excel Academy Charter School General Upgrade	1-Design
H Charter Lincoln Academy Charter School General Upgrad	1-Design
H Charter Montessori Peaks Academy General Upgrades	1-Design
H Charter Rocky Mountain Deaf School General Upgrades	1-Design

Project Description	Phase
H DW Modular Bldg Removal 2020	0-Not Started
H Slater ES Asbestos Abatement	0-Not Started
H Ken Caryl MS FACS CR + Bldg Signage	3-Construction

Plan Year: 2020

Project Description	Phase
H Conifer HS FF&E	1-Design
H Coronado ES FF&E	1-Design
H DW Elevator Upgrades	1-Design
H DW LED Lighting - Interior	1-Design
H DW Network Upgrades	1-Design
H DW Paving 2020-I	1-Design
H Eiber ES FF&E	1-Design
H Foothills ES FF&E	1-Design
H Foster ES Addition & General Upgrades	1-Design
H Fremont ES FF&E	1-Design
H Green Mountain HS FF&E	1-Design
H Jefferson HS Addition & General Upgrades	1-Design
H Lukas ES FF&E	1-Design
H Lumberg ES Addition & General Upgrades	1-Design
H Manning School Addition & General Upgrades	1-Design
H Parmalee ES Addition & General Upgrades	1-Design
H Stober ES FF&E	1-Design
H Three Creeks K-8 FF&E	1-Design
H Wayne Carle MS Addition & General Upgrades	1-Design
H Welchester ES FF&E	1-Design
H Wilmot ES FF&E	1-Design
H Witt ES FF&E	1-Design
H Arvada K-8 Efficiency & Future Ready	2-Bid-Award
H Columbine Hills ES Efficiency & Future Ready	2-Bid-Award
H Conifer HS Addition & General Upgrades	2-Bid-Award
H Coronado ES Efficiency & Future Ready	2-Bid-Award
H DW Flooring 2020-II	2-Bid-Award
H DW Paving 2020-II	2-Bid-Award
H Hackberry Hill ES Efficiency & Future Ready	2-Bid-Award
H Stober ES Efficiency & Future Ready	2-Bid-Award
H West Jefferson MS Efficiency & Future Ready	2-Bid-Award
H Adams ES Efficiency & Future Ready	3-Construction
H Arvada HS FF&E	3-Construction
H Belmar ES Efficiency & Future + Paving	3-Construction
H DW Field Improvements	3-Construction
H DW Fire Sprinklers Replacement	3-Construction
H DW Flooring 2020-I	3-Construction
H DW HVAC 2020	3-Construction
H DW IT Cameras 2020	3-Construction
H DW Playgrounds 2020	3-Construction
H DW Roofing 2020-I	3-Construction
H DW Roofing 2020-II	3-Construction
H DW Security Glass 2020-I	3-Construction
H Dutch Creek ES Efficiency & Future Ready	3-Construction
H Dutch Creek ES FF&E	3-Construction
H Eiber ES Efficiency & Future Ready	3-Construction
H Foothills ES Efficiency & Future Ready	3-Construction



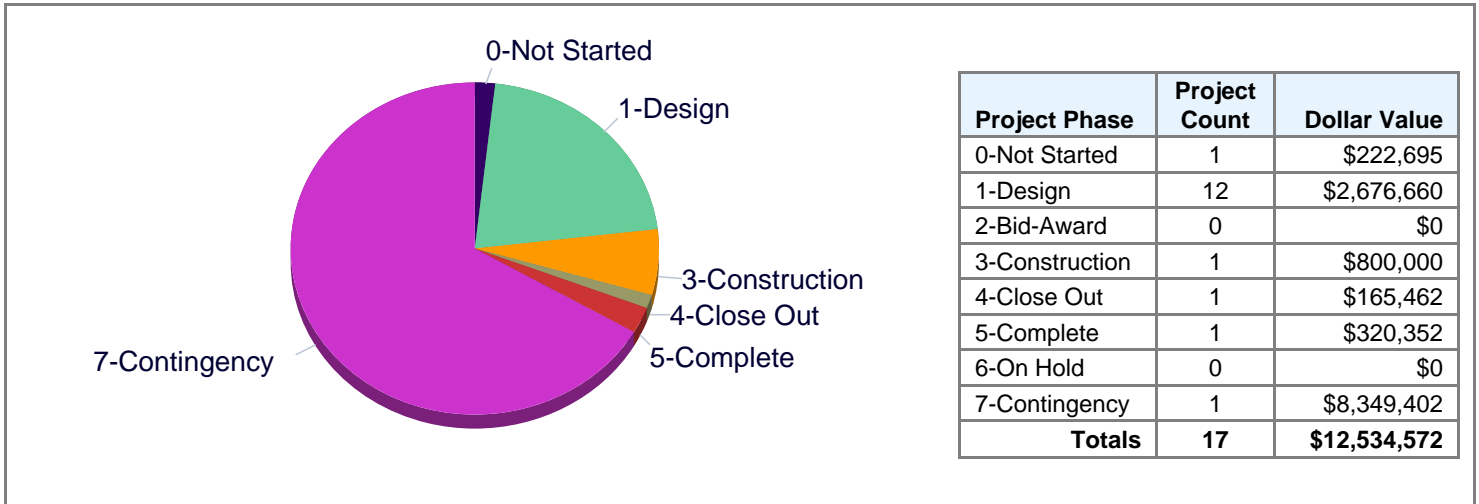
Project Description	Phase
H Fremont ES Efficiency & Future Ready	3-Construction
H Green Gables ES Efficiency & Future Ready	3-Construction
H Green Gables ES FF&E	3-Construction
H Hutchinson ES Efficiency & Future Ready	3-Construction
H Hutchinson ES FF&E	3-Construction
H Lukas ES Efficiency & Future Ready	3-Construction
H Ralston ES Efficiency & Future Ready	3-Construction
H Semper ES Efficiency & Future Ready	3-Construction
H Trailblazer Stadium Efficiency & Future Ready	3-Construction
H Vivian ES Efficiency & Future Ready	3-Construction
H Welchester ES Efficiency & Future Ready	3-Construction
H Westridge ES HVAC	3-Construction
H Witt ES Efficiency & Future Ready	3-Construction
H Charter New America School New Building (formerly General Upgrades)	4-Close Out
H Bond Premium Contingency	7-Contingency

Plan Year: 2021

Project Description	Phase
H Columbine HS FF&E	0-Not Started
H DW Elevator Upgrades 2021	0-Not Started

## 20M Capital Program 2020-21

### Program Dollar Value by Phase



### Program Narrative

The 20M Capital Program 2020 -2021 represents Fiscal Year 2020 planned projects that are expected to complete in Fiscal Year 2021. These projects are reviewed by the Capital Asset Advisory Committee.

### Program Float Report

Priority	Facility Name	Project ID	Project name	Finish Date	
				Target	Forecast

### Program Contingency and Remaining Funds

Program Contingency (Unallocated)	Forecast Remaining Funds in Projects	Net Remaining Program Funds
\$8,349,402	\$75,239	\$8,424,641

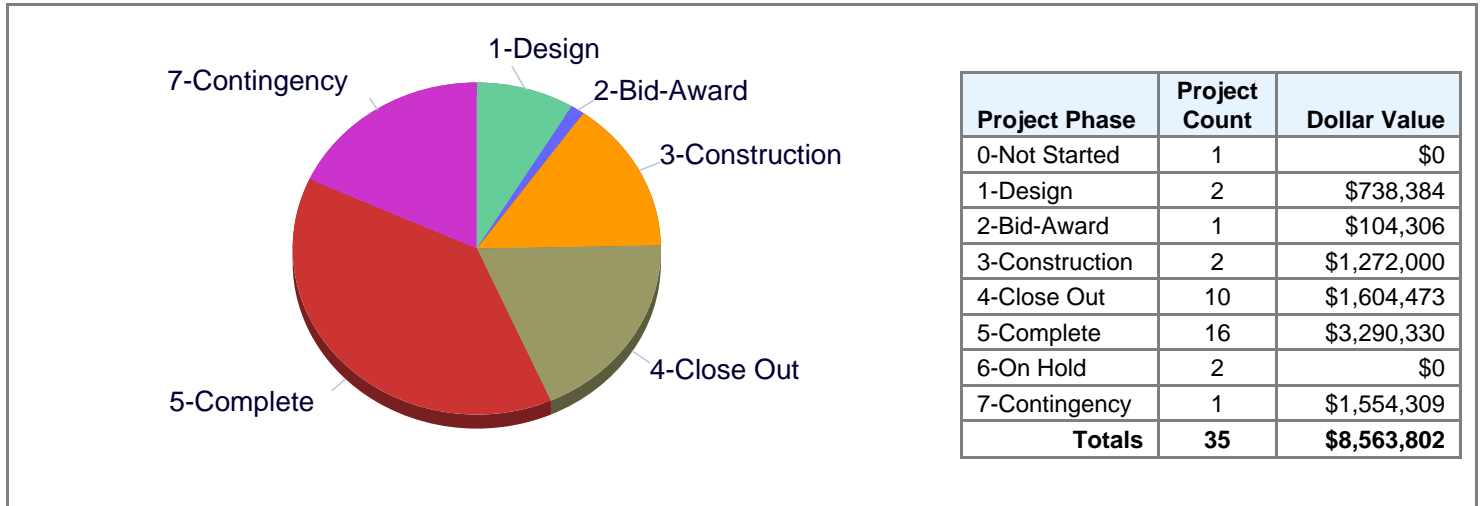
## 20M Capital Program 2020-21

### Remaining Projects

Project Description	Phase
20M DW Tractor Sheds	0-Not Started
20M 809 Campus Fabric Storage Shelter	1-Design
20M Alameda Int'l HS Auditorium Renovation	1-Design
20M Applewood Cottages Offices for EAP	1-Design
20M D'Evelyn Jr-Sr HS Utilities for Temps	1-Design
20M DW Planning & Design Allocation	1-Design
20M DW Property Disposal Allocation	1-Design
20M DW Small Projects 1 Allocation	1-Design
20M DW Small Projects 2 Allocation	1-Design
20M DW Temp. Bldg. Lease Allocation	1-Design
20M DW Utilization Allocation	1-Design
20M DW Water Engineering Allocation	1-Design
20M Parmalee ES School Zone Enhancements	1-Design
20M Golden HS Chiller Replacement	3-Construction
20M Free Horizon Montessori RTU Repair	4-Close Out
20M Program Contingency	7-Contingency

## 19M Capital Program 2019-2020

### Program Dollar Value by Phase



### Program Narrative

The 19M Capital Program 2019 -2020 represents Fiscal Year 2019 planned projects that are expected to complete in Fiscal Year 2020. These projects are reviewed by the Capital Asset Advisory Committee.

### Program Float Report

Priority	Facility Name	Project ID	Project name	Finish Date	
				Target	Forecast

### Program Contingency and Remaining Funds

Program Contingency (Unallocated)	Forecast Remaining Funds in Projects	Net Remaining Program Funds
\$1,554,309	\$44,870	\$1,599,179

## 19M Capital Program 2019-2020

### Remaining Projects

Project Description	Phase
19M DW Energy Conservation Allocation	1-Design
19M DW Small Projects 2 Allocation	1-Design
19M Golden HS School-Based Health Ctr	2-Bid-Award
19M DW FF&E Allocation	3-Construction
19M DW Lock Replacement-Phase V Allocation	3-Construction
19M 581 Conference Place Reopening	4-Close Out
19M 809 Campus Site Lighting	4-Close Out
19M DW Carpet Design Only	4-Close Out
19M DW Fire Alarm	4-Close Out
19M DW Paving	4-Close Out
19M DW Playgrounds	4-Close Out
19M Summit Ridge MS Replace Boilers	4-Close Out
19M Program Contingency	7-Contingency

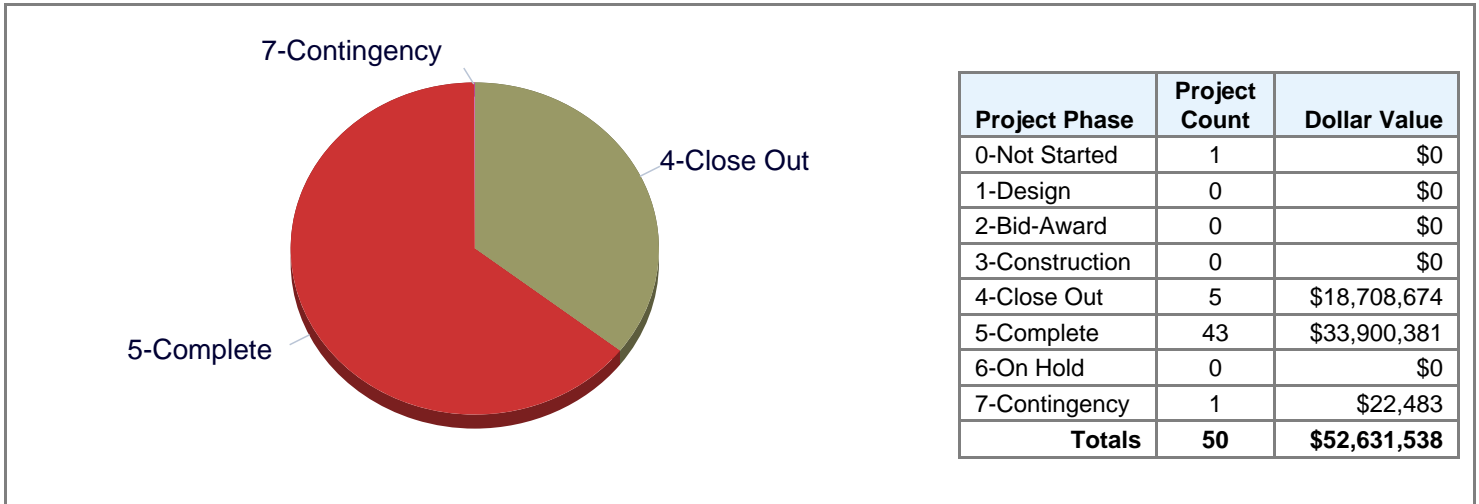
Plan Year: 2019

Project Description	Phase
19M DW Gym Divider Curtains	4-Close Out
19M DW Irrigation	4-Close Out
19M DW Turf Fields	4-Close Out



## 18M Capital Program 2018-2019

### Program Dollar Value by Phase



### Program Narrative

The 18M Capital Program 2018 -19 represents Fiscal Year 2018 planned projects that are expected to complete in Fiscal Year 2019. These projects are reviewed by the Capital Asset Advisory Committee.

### Program Float Report

Priority	Facility Name	Project ID	Project name	Finish Date	
				Target	Forecast

### Program Contingency and Remaining Funds

Program Contingency (Unallocated)	Forecast Remaining Funds in Projects	Net Remaining Program Funds
\$22,483	\$25,982	\$48,464

## 18M Capital Program 2018-2019

### Remaining Projects

Project Description	Phase
18M Bell MS Carpet - HVAC - Addition	4-Close Out
18M Creighton MS Addition	4-Close Out
18M Education Services Center 3rd Floor Reconfig	4-Close Out
18M Ken Caryl MS Addition	4-Close Out
18M Summit Ridge MS Development	4-Close Out
18M Program Contingency	7-Contingency

**Department of Construction Management  
Program Financial Summary Report**



**Date: May 06, 2020**

<b>Program</b>		<b>Program Contingency (Unallocated)</b>	<b>Forecast Remaining Funds in Projects</b>	<b>Net Remaining Program Funds</b>
H	H Bond Program 2019-23(1)	\$47,508,686.00	(\$9,960,200.71)	\$37,548,485.29
20M	20M Mini Program 2020-21	\$8,349,402.21	\$75,238.79	\$8,424,641.00
19M	19M Mini Program 2019-20	\$1,554,309.41	\$44,869.74	\$1,599,179.15
18M	18M Mini Program 2018-19	\$22,482.60	\$25,981.55	\$48,464.15
<b>Total:</b>		<b>\$57,434,880.22</b>	<b>(\$9,814,110.63)</b>	<b>\$47,620,769.59</b>

**From:** [Robert Greenawalt](#)  
**Subject:** [EXTERNAL] Please forward to the Capital Asset Committee  
**Date:** Tuesday, May 5, 2020 9:10:12 AM  
**Attachments:** [FlipbookComparison-20200505.xlsx](#)  
[JeffcoFlipbook-OriginalPresentedtoVoters.pdf](#)

---

As a taxpayer, I am concerned about the continued and unsustainable use of 5B Program Contingency funds.

Another \$10M+ of Program Contingency is on the agenda for May 7th. Less than 2 years into the Capital Improvement Program, by my calculations (see below), there remains less than \$7M, out of an original \$86M in Program Contingency, And this is only from what I can gather from Board documents or publicly available information. The real amount of remaining contingency is most likely even less.

Bids for project after project are coming in not only above the original estimates, but above the revised estimates. There is no reason to expect that it will change. At this rate it appears that later starting projects will require scope cuts in order to stay within the stated Program funding. In addition, it appears that the \$23M annual Capital Transfer needed to partially fund the program is not sustainable in future years, adding to even more pressure on contingency.

I would think that it is time to start asking some hard questions about the Program's sustainability. It's great to hear about all the nice things that are getting accomplished, but you also have a responsibility to taxpayers to ensure that everything that was promised gets completed. At the current rate, that just does not seem a possibility.

Finally, as a taxpayer, I don't think the \$50M in bond premium should be used as additional contingency to cover up for poor estimates, mismanagement, over promises or 'Nice to Have' scope changes for the first projects. That money should be used for new projects, completely outside of the original 2018 Capital Improvement Program which the Superintendent and Board of Education should discuss and approve. As far as I am aware, there has not been a discussion at the Board table regarding uses for the \$50M. And, shouldn't Charters get their prorated share of that \$50M?

I've attached to this email the Original Flipbook that was presented to voters as part of the 5B program, a link to the newer Flipbook (<https://www.paperturn-view.com/us/jeffco-public-schools/wiifm-booklet?pid=MzM33695&v=6>) with revised project estimates and a spreadsheet with project by project comparisons of the \$28M in upwardly revised cost estimates that I state.

Robert Greenawalt

<b>Estimated 5B Contingency Fund of \$86M Uses as of 05/05/2020</b>		
		Increased project estimates in Revised Flipbook assumed to be funded by Contingency. Not including pass-through to Charters and Contingency, the stated project costs in the Original Flipbook are: \$546,862,920.

Flipbook Project Cost increases	\$28,850,312	The stated project costs in a Revised Flipbook are: \$575,713,230. Both are attached.
North Transportation Center Purchase	\$7,000,000	
Use of Contingency for Athletic Fields	\$18,000,000	Estimated
Contingency usage contained in Board docs at 03/05/2020 meeting	\$10,730,602	
Contingency usage contained in Board docs at 04/02/2020 meeting	\$2,874,624	
Contingency usage contained in Board docs at 05/07/2020 meeting	\$10,230,063	
Capital Transfer Shortages – 2019/2020	\$2,000,000	Estimated. It appears that only \$21M was transferred to the Capital Improvement Program from Capital Reserve in 2019-2020 instead of the stated yearly requirement of \$23M. This leaves a revenue shortfall. Shortfall assumed to be funded from contingency.
<b>Total usage of \$86M contingency to date</b>	<b>\$79,685,601</b>	
<b>Estimated remaining contingency funds</b>	<b>\$6,314,399</b>	

**CAUTION:**This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.  
From: robert.greenawalt@gmail.com