



Capital Asset Advisory Committee Meeting Agenda

Date/Time: Thursday, June 4, 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, Nat’e Morrell, Jason Hendricks, Bruce Huxley, Berry Jones, Tammy Schiff, Nicole Stewart, Maureen Wolsborn, Tim Reed, Robin Acree

Agenda items:

- General
 - o CIP Update
 - o Greenwalt Email
 - o Work in Progress Report
- Communications
 - o General Update
- Planning/Property Management Update
 - o General 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

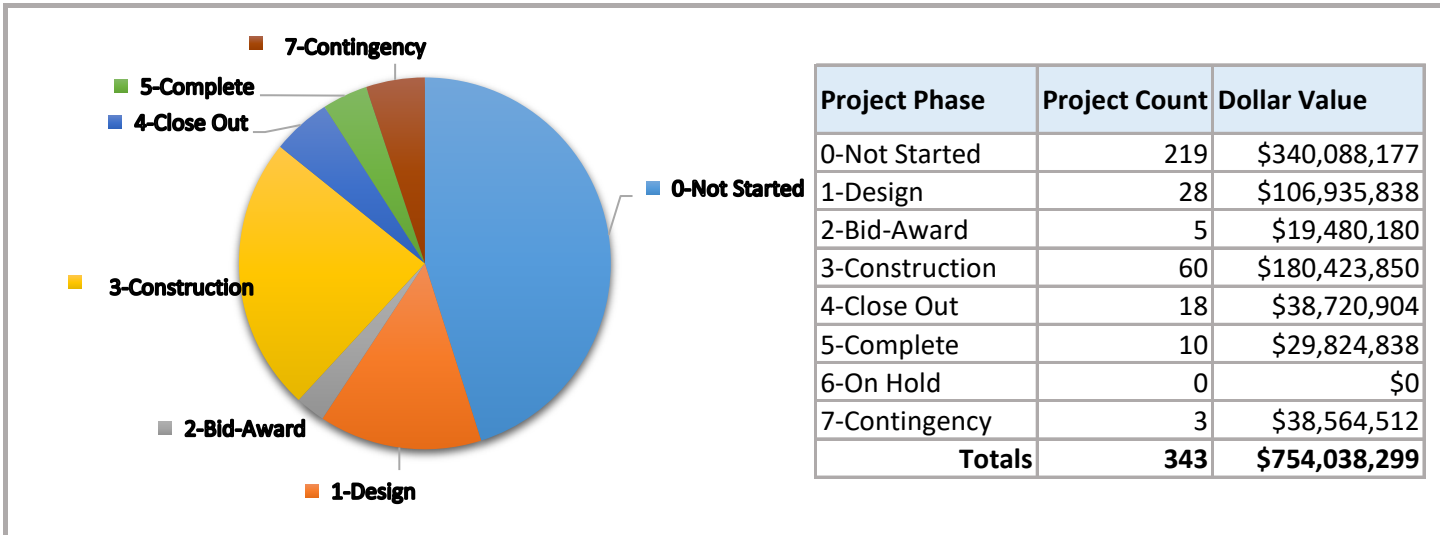
▪ Unallocated Cumulative Program Contingency	\$ 9,699,678.07
▪ Forecast Remaining Contingency in Projects	<u>\$ 239,384.28</u>
▪ Sub Total	\$ 9,939,062.35
▪ Unallocated H Bond	\$ 38,564,512.00
▪ Forecast Remaining Contingency in H Projects	<u>(\$ 398,396.49)</u>
▪ Sub Total	\$ 38,166,115.51
▪ Total	\$ 48,105,177.86
▪ Compares to Previous Month of	\$ 47,620,769.59
▪ Other Committee Items	

Proposed Schedule for 2020 – Thursday, July 2, 2020
 Thursday, August 6, 2020
 Thursday, September 3, 2020
 Thursday, October 1, 2020
 Thursday, November 5, 2020
 Thursday, December 3, 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.

52% of defined bond projects have been initiated as of May 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
\$38,564,512	\$ (398,396.49)	\$ 38,166,115.51

2019-2023 (H) Bond Program 1

Remaining Projects

Plan Year: 2019

Project Description	Phase
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 Adams ES FF&E	3-Construction
H Alameda HS Addition & General Upgrades	3-Construction
H Alameda Int'l Jr-Sr Asbestos Abatement	3-Construction
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 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 581 Conference Place Reopen Phase 2	1-Design
H Bell MS Addition & General Upgrades	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
H DW Elevator Upgrades	1-Design
H DW LED Lighting - Interior	1-Design
H DW Network Upgrades	1-Design

Project Description	Phase
H DW Modular Bldg Removal 2020	1-Design
H Slater ES Asbestos Abatement	1-Design
H Ken Caryl MS FACS CR + Bldg Signage	3-Construction

Plan Year: 2020

Project Description	Phase
H DW Paving 2020-I	1-Design
H Foster ES Addition & General Upgrades	1-Design
H Jefferson HS Addition & General Upgrades	1-Design
H Kendrick Lakes 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 Pomona HS Addition & General Upgrades	1-Design
H Wayne Carle MS Addition & General Upgrades	1-Design
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 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 Arvada K-8 Efficiency & Future Ready	3-Construction
H Belmar ES Efficiency & Future + Paving	3-Construction
H Belmar School of Integ. Arts FF&E	3-Construction
H Conifer HS FF&E	3-Construction
H Coronado ES FF&E	3-Construction
H DW Field Improvements	3-Construction
H DW Fire Sprinklers Replacement	3-Construction
H DW Flooring 2020-I	3-Construction
H DW Flooring 2020-II	3-Construction
H DW HVAC 2020	3-Construction
H DW IT Cameras 2020	3-Construction
H DW Paving 2020-II	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 Eiber ES FF&E	3-Construction
H Foothills ES Efficiency & Future Ready	3-Construction
H Foothills ES FF&E	3-Construction
H Fremont ES Efficiency & Future Ready	3-Construction
H Fremont ES FF&E	3-Construction
H Green Gables ES Efficiency & Future Ready	3-Construction
H Green Gables ES FF&E	3-Construction
H Green Mountain HS FF&E	3-Construction
H Hackberry Hill ES Efficiency & Future Ready	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



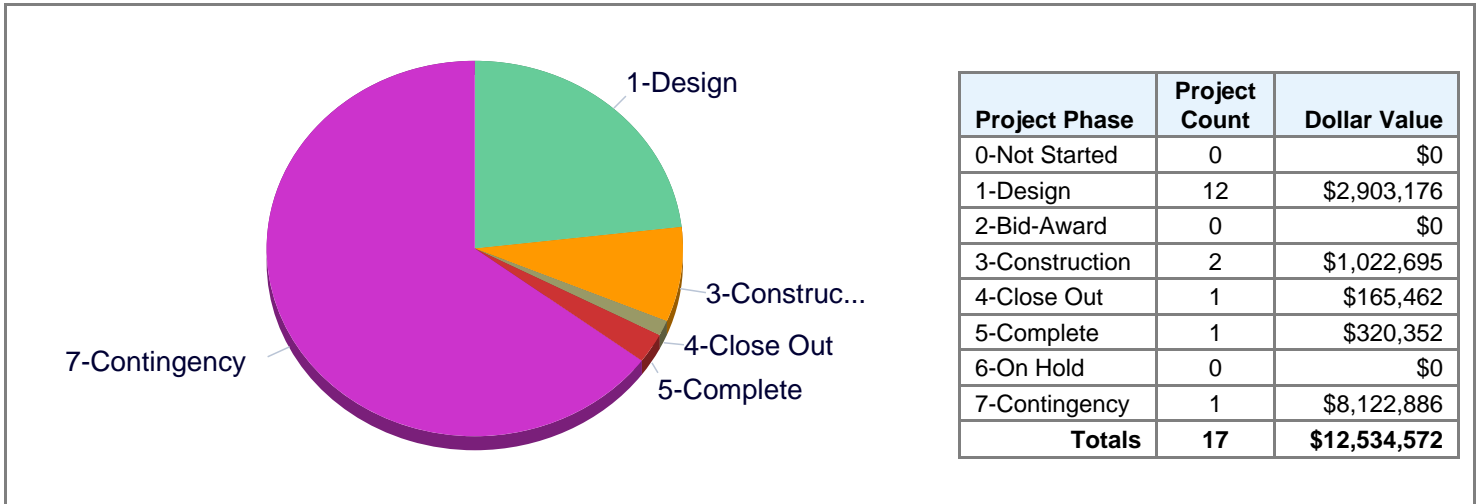
Project Description	Phase
H Lukas ES FF&E	3-Construction
H Ralston ES Efficiency & Future Ready	3-Construction
H Semper ES Efficiency & Future Ready	3-Construction
H Stober ES FF&E	3-Construction
H Three Creeks K-8 FF&E	3-Construction
H Trailblazer Stadium Efficiency & Future Ready	3-Construction
H Vivian ES Efficiency & Future Ready	3-Construction
H Welchester ES Efficiency & Future Ready	3-Construction
H Welchester ES FF&E	3-Construction
H Westridge ES HVAC	3-Construction
H Wilmot ES FF&E	3-Construction
H Witt ES Efficiency & Future Ready	3-Construction
H Witt ES FF&E	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 Alameda HS FF&E	0-Not Started
H Carmody MS Efficiency & Future Ready	0-Not Started
H DW Elevator Upgrades 2021	0-Not Started
H Columbine HS FF&E	1-Design

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
\$8,122,886	\$168,533	\$8,291,419

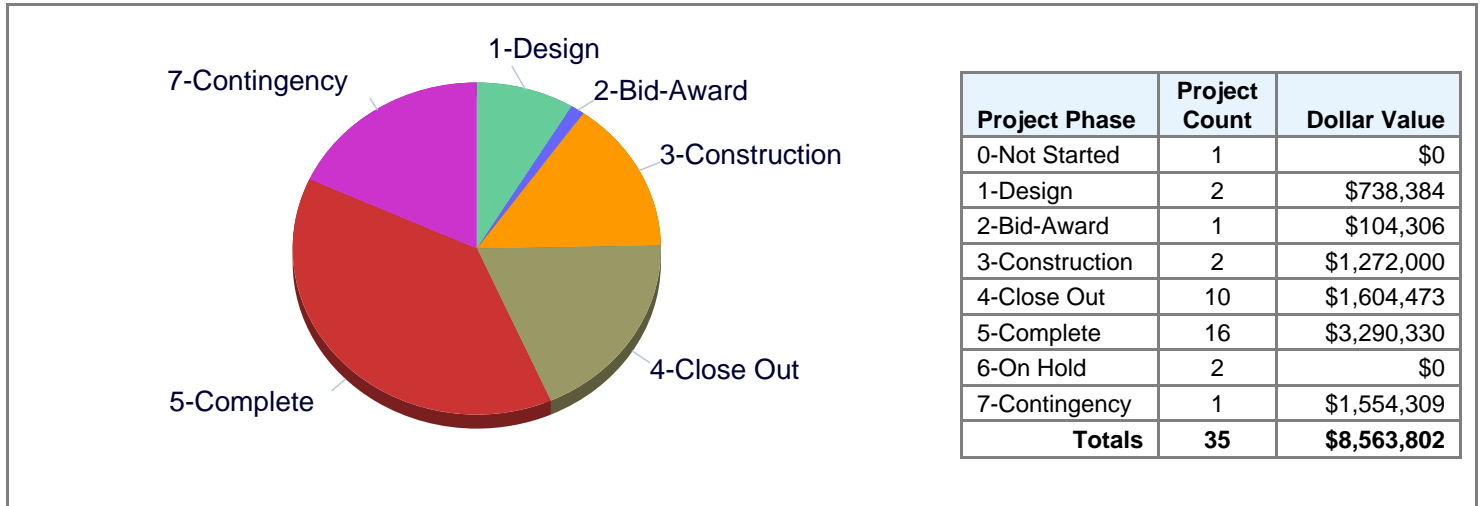
20M Capital Program 2020-21

Remaining Projects

Project Description	Phase
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 DW Tractor Sheds	3-Construction
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

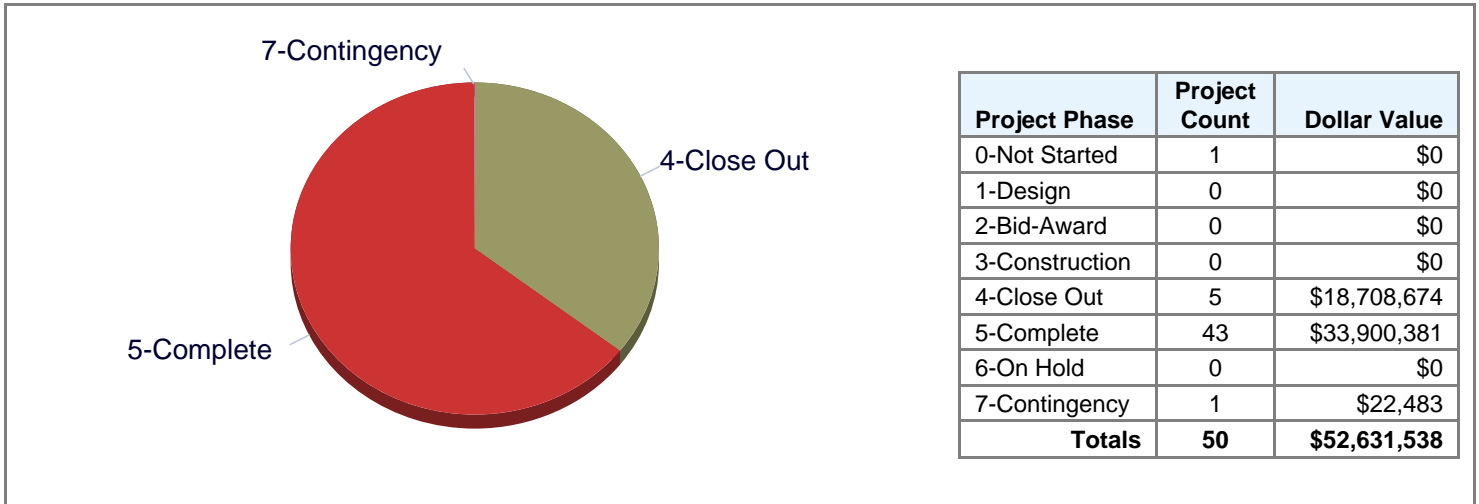
Project Description	Phase
19M DW Energy Conservation Allocation	1-Design
19M DW Small Projects 2 Allocation	1-Design
19M Golden HS School-Based Health Ctr	2-Bid-Award
19M DW FF&E Allocation	3-Construction
19M DW Lock Replacement-Phase V Allocation	3-Construction
19M 581 Conference Place Reopening	4-Close 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: Jun 02, 2020

Program		Program Contingency (Unallocated)	Forecast Remaining Funds in Projects	Net Remaining Program Funds
H	H Bond Program 2019-23(1)	\$38,564,512.00	(\$398,396.49)	\$38,166,115.51
20M	20M Mini Program 2020-21	\$8,122,886.06	\$168,532.99	\$8,291,419.05
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
Total:		\$48,264,190.07	(\$159,012.21)	\$48,105,177.86

Reed Tim

From: Robert Greenawalt <robert.greenawalt@gmail.com>
Sent: Monday, June 1, 2020 11:39 AM
Subject: [EXTERNAL] The Capital Improvement Program is out of Control - Please forward to the Capital Asset Advisory Committee

\$70M – the amount of contingency the Capital Improvement Program has **ALREADY** spent or encumbered. Determined from CORA request.

\$100M – the amount current project costs and cost estimates have increased over the original Flipbook estimates that were presented to taxpayers and voters. Determined from CORA request.

Only 18 months into a 6 year program, with a stated contingency of \$86M, that is very disconcerting.

I read through the minutes of the last CAAC meeting and saw that Tim Reed assured the committee that there was enough contingency to successfully complete all scheduled projects. However, with \$70M in contingency already spent, original cost estimates increased by \$30M and project after project coming in over budget I'm not so sure you should be so confident of that.

You don't have to believe me. You should, however, ask Tim Reed some tough questions. I'll provide suggestions below.

But before I do that, here's how I arrived at the numbers to support my claims and the numbers I mentioned above:

Total Project Cost Estimates Presented to Voters (not including Charter share or Contingency)	\$563,000,000	
Project Cost Estimates in latest Flipbook (including approx. \$18M for projects not identified in Flipbook such as North Transportation Hub, Trailblazer, OELS, etc)	\$593,713,230	

Increase		\$30,713,230
Contingency Spent to Date as of 4/30/2020 from CORA Request plus \$10M for Alameda. Contingency spent is based off of revised, higher, project estimates.		\$68,778,940
Total increased project estimates and contingency used		\$99,492,170

Here are my observations as a taxpayer:

1. The \$100M in cost overruns and revised estimates is already over the \$86M in contingency taxpayers were told was in the project, only 18 months into the program. As a project manager myself, that is just appalling.
2. Where is this additional money coming from? It appears that Jeffco is using the Bond premium. Is the Board of Education aware of that? The minutes from the May 7th CAAC meeting state “The use of premium and any distribution is a BOE decision not this department”. I have not seen the Board discuss, or approve the use of the Bond premium for contingency.
3. When there are other possible uses for the Bond premium such as replacing older schools, ensuring equity throughout the District by putting more money into high FCI schools such as Vivian, Stober, Colorow, Lumberg or Mulholland or even cutting back on the Capital Transfer for a few years to free up General Fund money during the budget crisis, the creation and use of an unmonitored \$146M+ contingency slush fund is completely beyond belief. How do you expect voters to ever approve another bond package when the proceeds from this one are being so poorly managed?
4. At the rate of use of contingency funds, will there be enough money to complete all projects promised to taxpayers? Merely hearing Tim Reed say that everything would be completed wouldn't be enough for me.

As I said, you don't have to take my word for this. You should however ask Tim Reed some very pointed questions. Here are some suggestions:

1. Were the project estimates that were originally presented to voters raised by approximately \$30M? Are these new estimates now used as a baseline when calculating the amount of contingency used?
2. Has nearly \$70M in contingency already been spent or encumbered?
3. What was the approval process for using the Bond premium for contingency purposes? At what meeting did the Board discuss and approve its use for contingency?
4. At the current rate of contingency expenditure, how can the CAAC be absolute certain that Jeffco will be able to complete all projects with the stated scope?

It seems that Tim Reed likes to tell the Board of Education that the CAAC is briefed and up-to-date on the Capital Improvement Program. Is that truly the case? Or, are you only seeing what Tim wants you to see? If/when this train wreck of a program implodes, will you as the CAAC be left holding the bag?

The Bond language includes two interesting sentences:

1. Spending of the proceeds of such debt to be monitored by the Citizens' Capital Asset Advisory Committee
2. Subject to an annual independent audit

I would think it's time to subject the Capital Improvement Program to the prescribed annual independent audit outlined in the ballot language. It's time to determine what is really going on with the proceeds and expenditures as the Program seems to be totally out of control.

I'm available to discuss this or provide more detail relating to the source of any of the numbers in this email.

Robert Greenawalt PMP

303-335-9806

robert.greenawalt@gmail.com

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From: robert.greenawalt@gmail.com