

# Capital Asset Advisory Committee Meeting Notes

Thursday, March 18, 2021

## Attending

Members: Gordon Calahan, Megan Castle (LE), Kathy Hodgson (LE), Tom Murray, M.L. Richardson, Brittany Warga

Guests: Dan Cohan (Interim Chief of Schools Secondary), Lauri Dannemiller (Executive Director-Apex), Josh Griffin (Principal-D'Evelyn), Gordon Reusink (Director-Vibrant Community and Neighborhoods, City of Arvada)

Staff: Steve Bell, Nicole Stewart (LE), Jason Hendricks, Bruce Huxley, Berry Jones, Heather Frizzell, Tim Reed, Maureen Wolsborn, Robin Acree

(LE=Left Early)

**Location: FM Large Conference Room/Zoom, 809 Quail Street, Bldg. 4, Lakewood, CO 80215**

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

## General-

Welcome Dan Cohan, Lauri Dannemiller, Josh Griffin and Gordon Reusink.

- **Discussion-**

- Meyer's Pool Replacement
  - At the March 4, 2021 Special Session of the Board of Education the replacement of the George J. Meyers Swimming Center (Meyers Pool) was discussed. The proposal is a three-way agreement between Jeffco Public Schools, City of Arvada and APEX to fund and operate a competition/community pool replacing the existing Meyers pool on the same site. Construction costs would be shared 50:50 between Jeffco Schools and the City. APEX would operate and maintain the facility. The BOE asked that the project be sent to the Capital Asset Advisory Committee (CAAC) for review, discussion and recommendation. On March 5, 2021 a report prepared in January 2021 about the Project was sent the members of the CAAC.
  - The Meyers pool supports competition swimming and community use in the northern part of the County. Four Jeffco high schools use the facility for practices and meets. The pool also serves the numerous swimming clubs. Jeffco Schools, Arvada and Apex have been in discussion dating back 10 years regarding the condition of the existing facility and possible replacement. The pool is reaching the end of its' useful life. There have been repairs to the facility's roof but significant concern of the structural integrity remain. It is estimated that about three years of useful life remains without significant renovation/reconstruction, replacement or permanent closure.

- The proposal for the new facility is to be jointly funded by the City of Arvada and Jeffco Public Schools; Apex Recreation center would manage the operational side. The new facility would cost approximately \$33-35M. Steve Bell discussed financing, market conditions and optional financial approaches. Both the City and District have excellent credit, tax exempt status and with the borrow interest rate very low has created a borrowing environment that is very beneficial for these types of projects. A review of potential sites took place in 2019 and it was determined that the new facility should be built on the current site of Meyers pool. The site is contiguous with and directly north of Warder ES. Part of the project would include the development and improvement of the Warder fields and providing additional parking for both the pool and school along the north portion of the property.
- The project will consist of a 50 meter by 25 yard competition pool, diving well, warm water pool, locker rooms, spectator and competitor seating. Construction is estimated to take 12-15 months for construction. This review is to inform the CAAC and receive a recommendation to present to the BOE.
- One member asked why Jeffco Schools wouldn't build their own pool.
  - Tim explained that a 50 meter/25 yard competition pool, with locker rooms and seating would be approximately \$15-20M. Pools require a great deal of maintenance and increased personnel. This would result in increased expense to maintain and operate it.
- Lauri Dannemiller, Executive Director-Apex, stated that first without this pool there are no other alternatives for the north area Jeffco swim and dive teams. A 50-meter pool would allow more teams to practice at the same time and increase public use. Second, the current pool is close to the end of its life-cycle. The March 13-15 snowstorm shut down the pool due to concerns about the ability of the roof to support a very heavy snow load. Apex lost four days' worth of income and swim time.
- Gordon Reusink, Director-Vibrant Community and Neighborhoods, stressed the importance of partnerships between the community and school district, avoiding the duplication of services and working together to maximize the tax dollars. Gordon talked about partnerships the City had with Jeffco Schools, including Wolff Park across from Arvada K8, Pomona softball field and Fitzmorris Outdoor Pool and Rec Center, Foster ES fields. The school district has partnerships with Lakewood, Wheat Ridge, Foothills Park & Rec, Evergreen Park and Rec and others. Steve said that the Safety and Security program is another example. SRO services for local law enforcement costs are \$5-6M annually at no charge to us.
  - A member asked why the city doesn't fund the pool themselves? Does the City of Arvada have good bond ratings? Gordon explained that the City's capital budget does not allow for a single funded project. Steve said that the City of Arvada and Jeffco share identical bond ratings. Borrowing in the current capital market over a 20-25 year term, and the interest rate would be about 2-2.5%.
  - Gordon also explained that the City of Arvada has a mandatory set aside capital fund. The pool would be funded before any other projects.



- Josh Griffin, D'Evelyn Principal said that working in the temps limited the program such that they couldn't operate the program with a 100 students in the temps, when the ideal size is 180-200 students.
- Members Questions:
  - *Why was this project not funded with the 2018 CIP?* Tim stated that direction occurred after the bond had passed.
  - *Has there ever been a project of this size added to the bond?* Tim stated not as of yet in this Program.
  - *Where will the funding come from?* Speculating only, the funding is likely to come from 2018 Capital Improvement Program proceeds. The bid number for the addition was very good, costs are only likely to increase in the future. Tim is confident the project can be completed and not negatively impact the overall Program.
  - *Is it possible for the contractor to do the reno and addition?* Tim explained that the base bid was for the renovation and the alternate bid was for the addition. The funded renovation work will proceed this year regardless of whether or not the addition alternate is accepted.
- A motion was made and seconded to endorse the acceptance of the alternate bid and construct the addition at the same time as the renovation. The vote of the CAAC members to include this item on the April 8 BOE agenda: Five Yes, one member absent and one member left early.

- **CIP Update-Presentation**

- Status through March 15 were \$109.7M total encumbered, \$293.6M expended, \$21M billed between February 15 and March 15.
- Charter \$3.3M encumbered, \$43.9M expended. \$1.5M billed between February 15 and March 15.
- The CAAC received correspondence from Robert Greenawalt, the CAAC was asked for comment. There was none.

March Bid Work:

March 4 <sup>th</sup>	Ralston Valley & Dennison
March 8 <sup>th</sup>	DW Flooring Abatement
March 10 <sup>th</sup>	Kullerstrand ES Efficiency
March 11 <sup>th</sup>	Ryan & Sheridan Green ES, D'Evelyn Jr./Sr.
March 12 <sup>th</sup>	Maple Grove & Deane ES Abatement
March 17 <sup>th</sup>	Fletcher Miller, DW Paving and DW Playgrounds
March 18 <sup>th</sup>	Temp Building Demo, Marshdale ES Replacement
March 19 <sup>th</sup>	Foster and Dennison Abatement
March 24 <sup>th</sup>	Stott ES and Vanderhoof
March 25 <sup>th</sup>	Patterson ES, Patterson Cottages and Lasley Abatement, Carmody, Devinny
March 26 <sup>th</sup>	Kullerstrand ES Abatement

April Bid Work:

April 12 <sup>th</sup>	5 <sup>th</sup> Floor Data Center-Ed Center
April 13 <sup>th</sup>	Stott and Vanderhoof Abatement
TBD	Chatfield HS, Dakota Ridge HS, Everett MS, Westridge ES

- **Construction Work in Progress Report-Presentation**
  - Outlined work underway and in design.
    - Tim has been looking options to improve indoor air quality and reduce pathogens. A pilot program is occurring at an elementary school with improvements to the HVAC system and then comparing results against identical elementary schools without improvements but having similar floor plans and enrollments. The test is to determine if there is a reduction in pathogens and absentism. The program is to run through March.

## Communications

- Lumberg groundbreaking was a small event but great media coverage.
- Kendrick Lakes ribbon cutting-April 16<sup>th</sup>. Media tour April 6.
- There has been an uptick of views on JeffcoBuilds website.

## Planning/Property Management Update

- Summary of Findings: *Presentation* Charts presented explain the low and high utilizations of each school.
  - Top four high schools with high utilization: Lakewood HS (2020-21 110%), Ralston Valley HS (2020-21 101%), Arvada West HS (2020-21 98%) and Golden HS (2020-21 97%)
    - Bottom four high schools with low utilization: Arvada HS (2020-21 44%), Green Mountain HS (2020-21 64%), Pomona HS (2020-21 65%) and Conifer HS (2020-21 66%)
  - Top four middle and K-8 schools with high utilization: Wayne Carle MS (2020-21 97%), Bear Creek K-8 (2020-21 95%), Three Creeks K-8 (2020-21 95%) and Oberon MS (2020-21 91%)
    - Bottom four middle and K-8 schools with low utilization: Deer Creek MS (2020-21 58%), Coal Creek K-8 (2020-21 59%), Everett MS (2020-21 61%) and North Arvada MS (2020-21 66%)
  - Top four elementary school with high utilization: Red Rock ES (2020-21 127%), Parmalee ES (2020-21 114%), Mitchell ES (2020-21 97%) and Powderhorn ES (2020-21 95%)
    - Bottom four elementary schools with low utilization: Swanson ES (2020-21 40%), Fitzmorris (2020-21 43%), Steven ES (2020-21 44%) and Bergen Meadow ES (2020-21 45%)
- Discussion on removing four schools currently scheduled for fall 2021 design start and moving the work to 2022.
  - Remove: Bergen Meadow ES, Edgewater ES, Molholm ES and Oberon MS:
    - Bergen Meadow ES was built in 1970, \$5.5M in improvements is in the 2018 CIP. Bergen Meadow is a K-2, Bergen Valley is a 3-5 and is less than 17 years old with a capacity of 336, Meadow's capacity is 567. Both schools' enrollment hovers around 300 each. The review is to determine if an addition to Valley would be both a better approach and investment in resources.
    - Edgewater & Molholm ES-The Edgewater and Molholm areas are undergoing gentrification and the department believes this will impact both facilities. Additions were originally planned for both schools. With the demographic changes taking place, the department believes waiting a year is appropriate.

- Oberon MS has a relatively high occupancy, there are under utilized schools in this area including Meiklejohn and Sierra, additional classrooms are being added to Wayne Carle MS and a new school is planned for the Leyden Rock area. A review of the facility needs in the area is in order.
- In place of the above projects the following will move to 2021 Fall Design: Renovations to these schools Bear Creek HS, Lakewood HS, Golden HS and Wheat Ridge HS

## Construction Management Update

General Update: Currently bidding multiple 2018 Capital Improvement Program projects.

- H/G Bond-\$93.9M remains in unallocated / unassigned CIP funds.
- 19M Program-\$25K remains in unallocated / unassigned funds.
- 20M Program \$482.8K remains in unallocated / unassigned funds.
- 21M Program \$5.3M- remains in unallocated / unassigned funds.