

Capital Asset Advisory Committee
2018 Capital Improvement Program
Financial Status as of December 15, 2021

December 16, 2021

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Forecasted Revenue

First Issuance

\$	326,490,000	Bond Issuance
\$	50,165,349	Premium on First Bond Issuance
\$	(1,655,349)	Issuance Costs
\$	11,772,831	Interest Through October 2021, net of bank fees
\$	386,772,831	

Second Issuance

\$	240,510,000	Bond Issuance
\$	68,309,148	Premium on Second Bond Issuance
\$	(1,293,367)	Issuance Costs
\$	80,622	Interest Through October 2021, net of bank fees
\$	307,606,403	

Capital Transfer

\$	72,253,663	FY 2019 - 2022 Transfers from General Fund less COP Principal & Interest
\$	62,701,443	Forecasted FY 2023 - 2025 Transfers from General Fund Less COP Principal & Interest
\$	134,955,106	

TBD Future Interest Earnings

\$ 829,334,340 Preliminary Revenue

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Expenditures

As of December 15, 2021

As of November 15, 2021

\$ 372,238,553	All expenditures to date, first issuance		
\$ 75,707,134	All expenditures to date - second issuance		
\$ 447,945,687	Total Expenditures	\$ 438,267,164	Total Expended - All projects
\$ 10,578,534	All encumbrances, first issuance		
\$ 97,774,360	All encumbrances, second issuance		
\$ 108,352,894	Total Encumbrances	\$ 91,218,457	Total Encumbered - All projects

First issuance: 94% of bond proceeds spent (net of retainage)

Second issuance: 24% of bond proceeds spent (net of retainage)

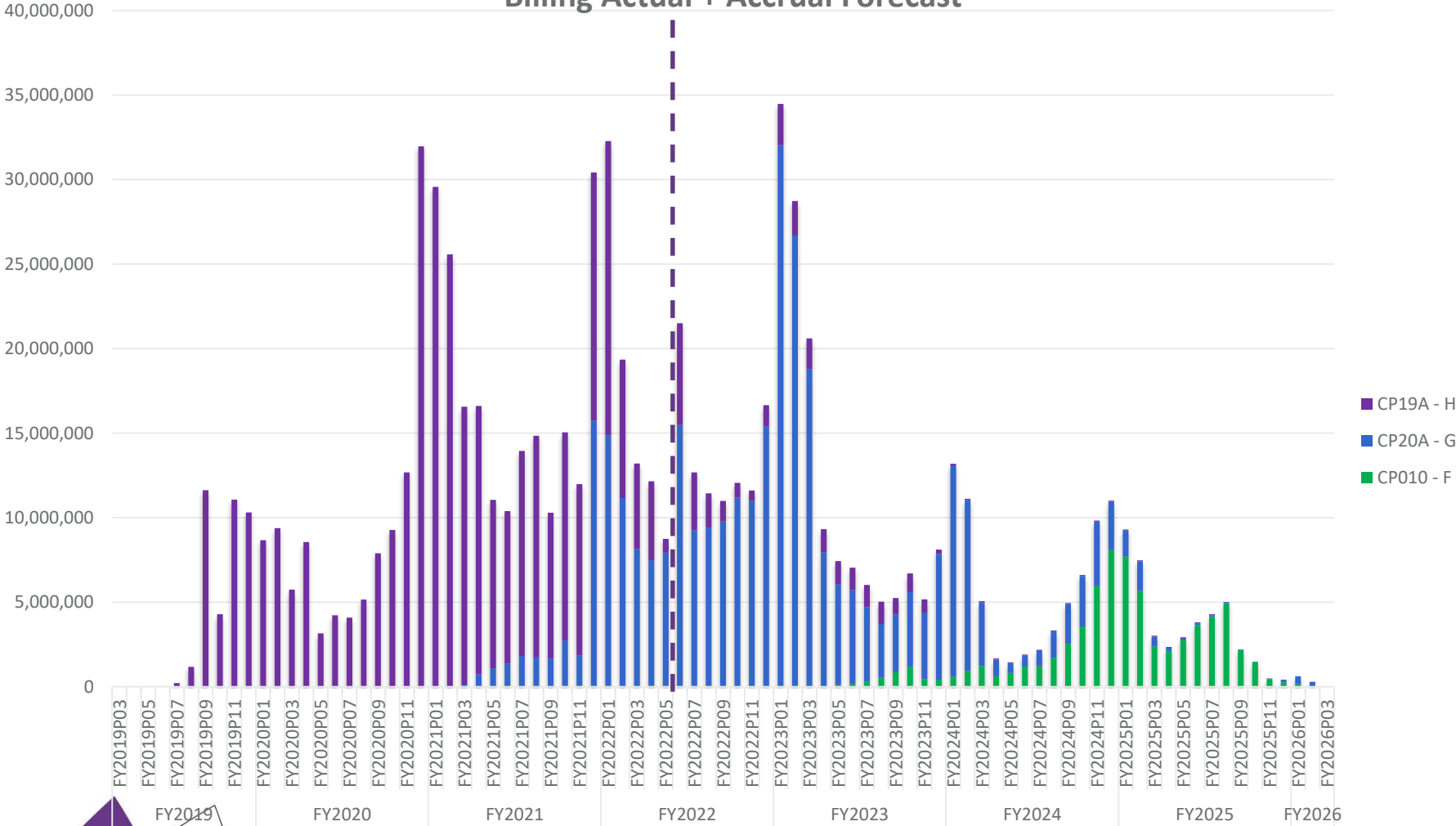
Charter

\$ 54,016,948	Total Expended - Charter	\$ 50,450,222	Total Expended - Charter
\$ 1,123,482	Total Encumbered - Charter	\$ 1,082,792	Total Encumbered - Charter

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Cash Flow & Expenditures to Date

Billing Actual + Accrual Forecast



2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Work in Progress & Completion Dates

Alameda Addition / Renovation	3Q/22
Pomona HS Addition/Renovation	2Q/22
Marshdale ES Replacement	3Q/22
D'Evelyn ES Addition / Renovation	3Q/22
Powderhorn Addition/Renovation	3Q/22
Prospect Valley ES Replacement	1Q/23
Standley Lake HS Addition/Renovation	1Q/23
Evergreen MS Renovation	3Q/23
Evergreen HS Renovation	3Q/23
Jeffco Open School Addition/Renovation	1Q/23
Ralston Valley HS Addition/Renovation	3Q/23
Artificial Turf & Tracks @ 4 HS	Done
4 Playgrounds	Done
LED Replacement Phase II	12/21

Work in Design

21 Efficiency & Future Ready Renovations	8/22
6 Playground Projects	8/22
5 Mechanical Projects	8/22
5 Paving Projects	8/22
5 Roofing Projects	8/22
14 Flooring Projects	8/22
15 Sites LED Replacement Phase III	12/22
26 Modular Buildings Removed	8/22

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

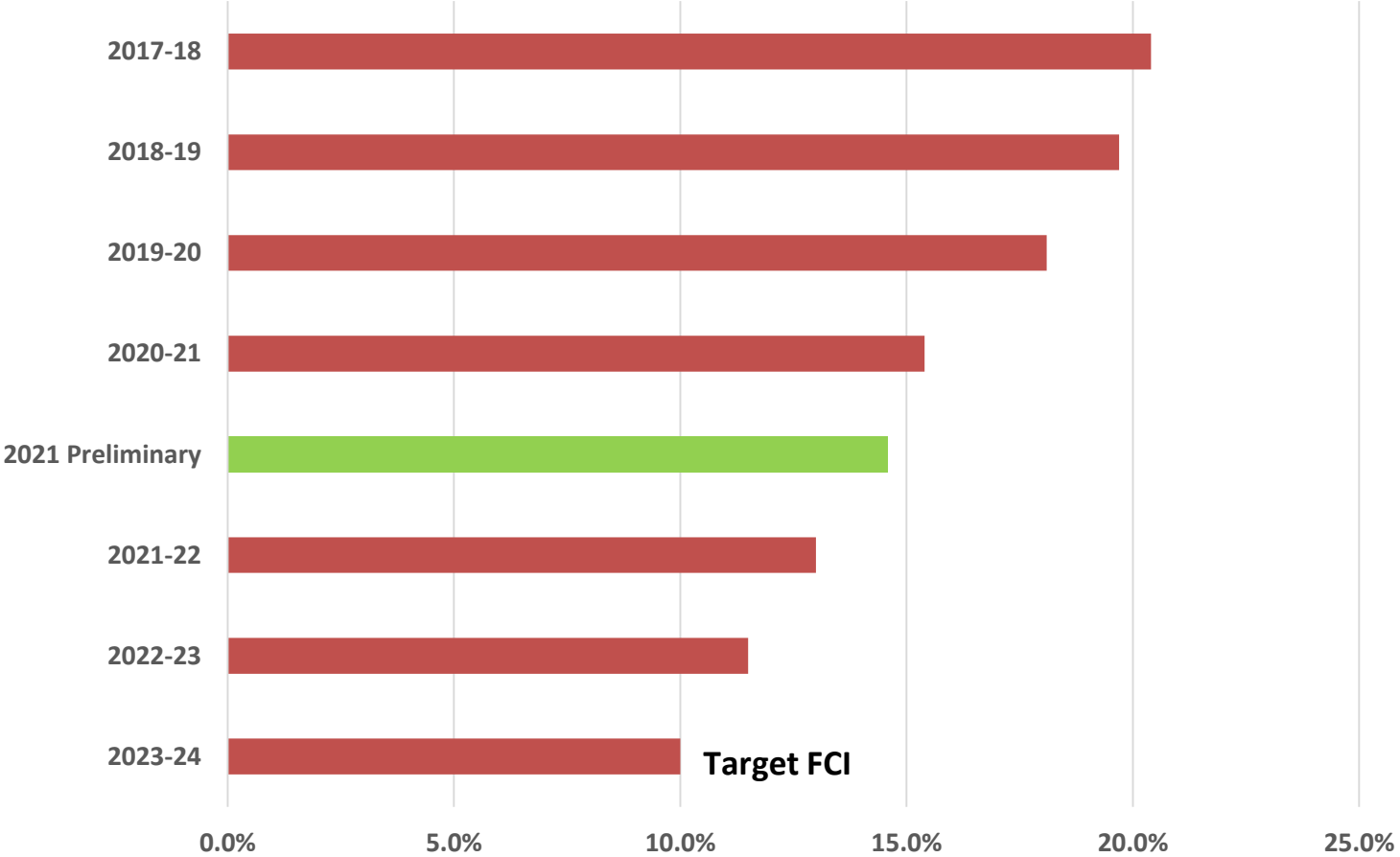
The New Reality - Construction Industry Inflation 2017 - 2021

Commodity, System, Labor¹	July 2017-November 2021
School Construction	18.7%
Construction Labor Openings as of 10/2021	333,000
Steel - Structural Shapes	40.1%
Copper Wire/Cable	30.6%
Aluminum Extruded Shapes	35.4%
Brick	19.8%
Concrete/Cement	19.8%
Roofing Material	25.0%
HVAC & Refrigeration Equipment	20.2%
Natural Gas	36.3%
Gasoline	30.5%

¹Data from Federal Reserve, US Bureau of Labor Statistics

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Impact of 2018 Capital Improvement Program on District FCI



2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Moss Adams Report - October 2021

Budget “Variations” Cited in Report - Approved by BOE

- **\$11.1 MM in Accrued Interest & Premium to Charters**
- **\$5.6 MM for Addition To D’Evelyn 6-12 Approved 4/2021**
- **\$21.4 MM for JeffcoNET Fiber Project Approved 10/2019**
- **\$65.8 MM Added to 14 Projects including:**
 - Additional \$11.2 MM for Alameda International Jr. / Sr. Partial Replacement
 - Additional \$27.8 MM Improvements to Turf Fields & Tracks at 21 Sites
 - Additional \$6.8 MM for Columbine HS Addition / Renovation
 - Additional \$5.0 MM for Wilmot ES Partial Replacement
 - Additional \$26.9 MM to 104 Projects, \$6.2 MM in Asbestos Removal
 - Saved \$13 MM in 50 Projects Under Budget
- **Recommended Setting Aside \$43 MM to Offset Potential 2022, 2023, 2024 Inflation**

Current Contingency Status:

\$69 MM in Unallocated CIP Contingency, ~\$20 MM in Project Contingencies

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Unallocated Reserve Projects Overview

FNS Central Kitchen	\$	40,000,000
Fletcher Miller Replacement	\$	25,000,000
South Area Athletic Complex	\$	25,000,000
IT Fiber Project	\$	14,600,000
Building Additions	\$	12,000,000
District Wide IAQ Project	\$	8,500,000
Conifer HS Auditorium	\$	6,000,000
North Transportation	\$	3,500,000
Jeffco Stadium Repair	\$	3,000,000
Phase I Solar 30 Schools	\$	2,900,000
North Area Athletic Complex	\$	2,000,000
Lakewood HS CTE Addition	\$	875,000
Conifer HS Soccer Turf Field	\$	750,000
Relocate Security/Data Center	\$	600,000
Alameda School Based Health Clinic	\$	600,000
Elk Creek Turf Play Field	\$	500,000
A/E Fees - DAG thru SD	\$	250,000
Inflation 2022-24 Projects @ 20%	\$	43,000,000
TOTAL	\$	189,075,000

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 12/15/2021

Moss Adams Report - October 2021

Policy Recommendations:

- **Define “Local” Contractors**
- **Clarify Senior Level Employees to be compensated by CIP**
- **Review Capital Asset Advisory Committee Role and Organization**
- **Annual Independent Financial Audit**
- **Consistency Between Marketing Material and Facility Master Plan / CIP Scope**
- **Review Policy and Procedures Relating to Bidding, Awards and Change Orders**



CAAC Design and Construction Update

12-16-2021



2021 Projects

Brady - Efficiency Future Ready
Alan Ford – GC Himmelman

Construction
Glass Mid
December



DW LED 2021 – Ackerman – CMGC McKinstry

Construction



1. Edgewater ES
2. Elk Creek ES
3. Emory ES
4. Kyffin ES
5. Red Rocks ES
6. Shaffer ES
7. **12/27** Stevens ES
8. Stony Creek ES
9. Thomson ES
10. Warder ES
11. West Jefferson ES

2021/22 Projects

New Buildings & Additions

Alameda HS – Addition WOLD – CMGC Phipps

Construction



Alameda HS – Addition WOLD – CMGC Phipps

Construction



Pomona HS – Aux Gym Addition Sybazz – CMGC Saunders

Construction



Marshdale ES - Replacement HCM – GC GH Phipps

Construction



[Marshdale Elementary Progress Flight 12.2.21 - YouTube](#)

D'Evelyn – 8 CR Addition HCM – GC Himmelman

Construction



Powderhorn ES - Addition Hollis & Miller – Himmelman

Construction



Prospect Valley ES - Replacement MOA – GH Phipps

Construction



Evergreen MS Efficiency & Future Ready Construction

AMD – Haselden



Evergreen HS Efficiency Future Ready DLR – CMGC JHL

Construction
Phase 1
Started



Standley Lake HS - Addition Cannon – FCI Constructors

Construction
Mobilization
December



Jeffco Open - Addition HCM - Bassett

Construction
Mobilization
December



Ralston Valley HS - Addition EUA - Himmelman

Construction



2022

44 - Efficiency

Future Ready

&

DW projects

Security Glass Installation 11 - Schools

Swanson	Glennon Heights
Arvada West	S Lakewood
Canpbell	Little
Fairmount	Parr
Bear Creek K8	Pennington
Summit Ridge	



DW – Roofing
Pennington ES
Roof Tech – Grabau



Construction

Budget
\$540,183

Bid
\$488,820

\$51,363
Under
Budget

DW – Roofing - Campbell, Fairmount, S Lakewood & Summit Ridge, Roof Tech – Contractor TBD

Construction Documents

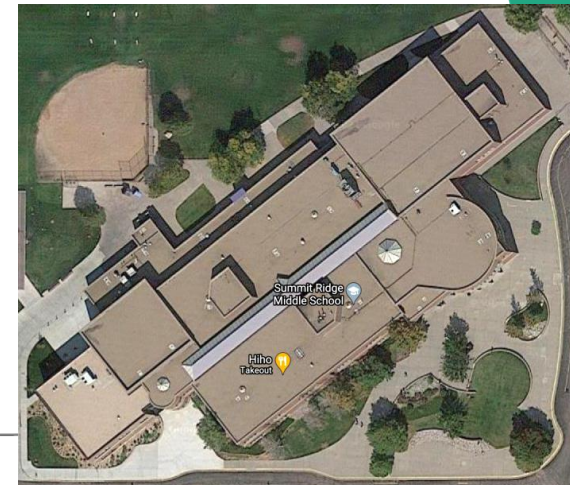


S Lakewood

Fairmount



Campbell



Summit Ridge

DW – Flooring I

Dear Creek MS, Falcon Bluffs MS,

Summit Ridge MS, Peiffer ES,

Governor's Ranch ES, Mt Carbon ES,

Rooney Ranch ES

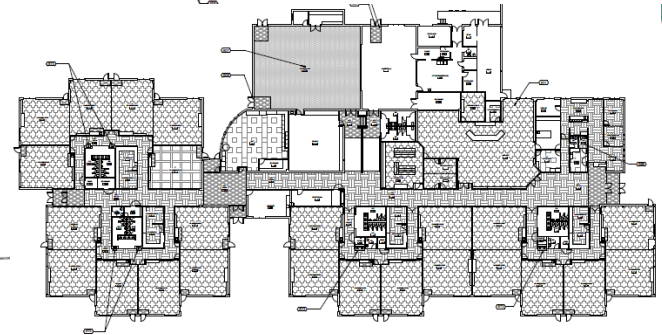
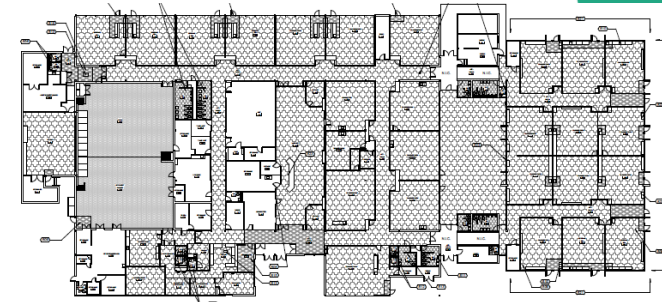
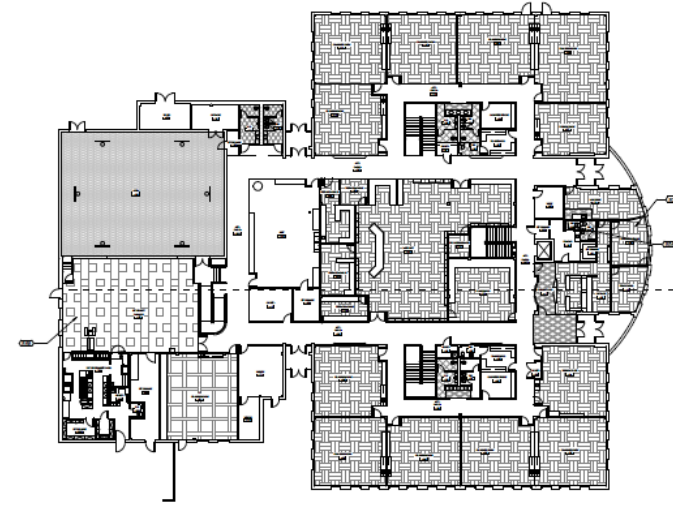
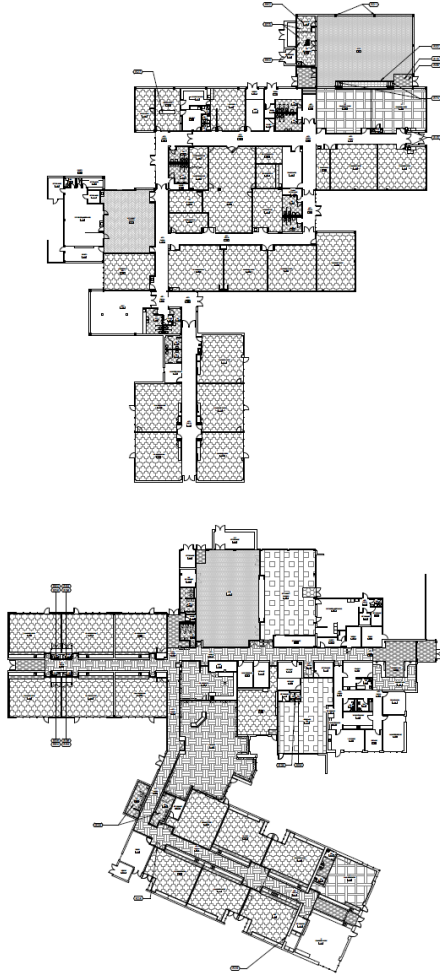
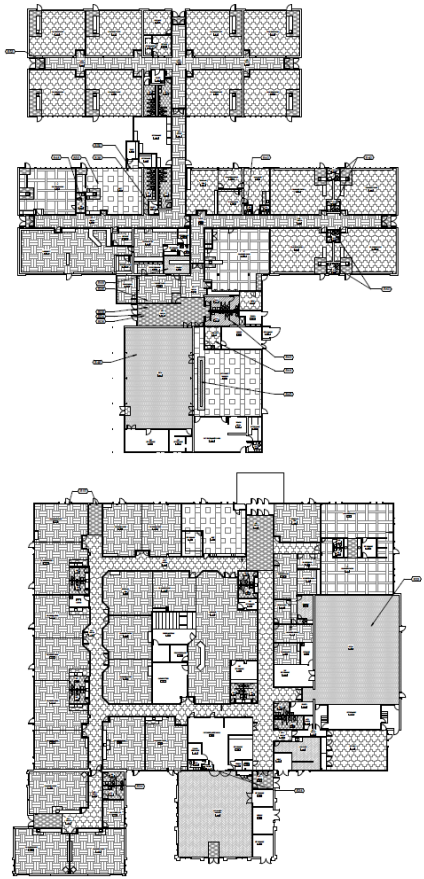
Gym Floor
Construction

AMD – SCS Construction (3 Gym Floors)

DW – Flooring II
Glennon Heights ES, Little ES, Parr ES
Pennington ES, S Lakewood ES
Swanson ES, Van Arsdale ES

DD
Documents

studitrope – TBD



DW LED 2022

Ackerman – CMGC TBD 12/20

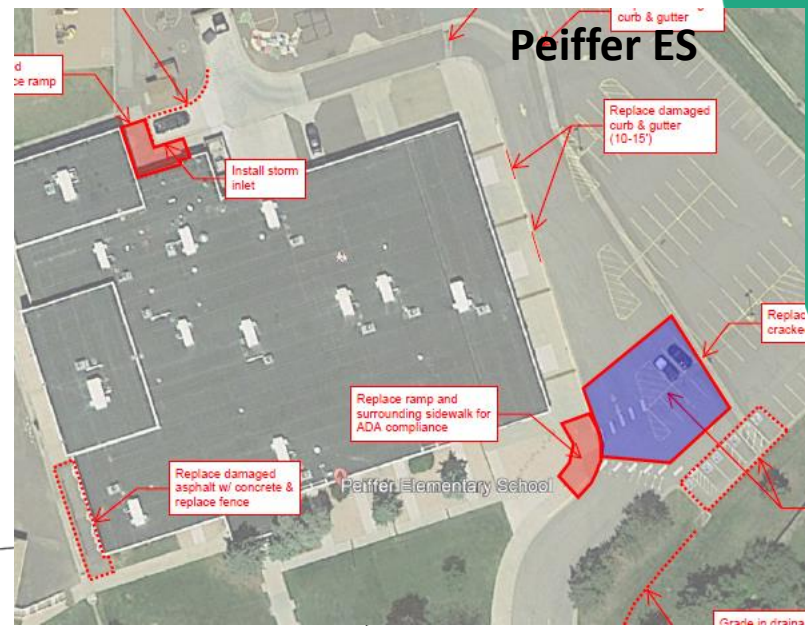
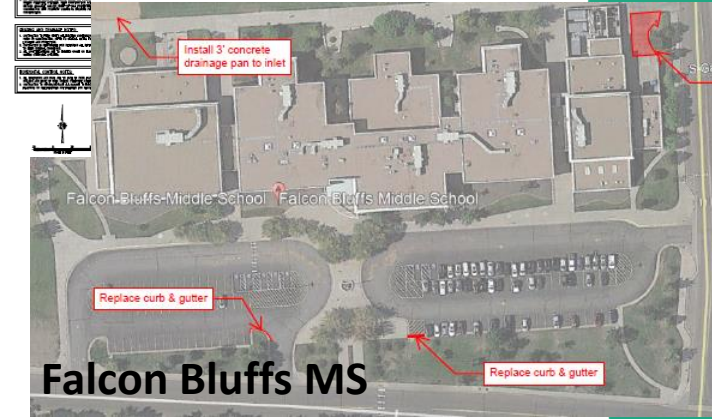
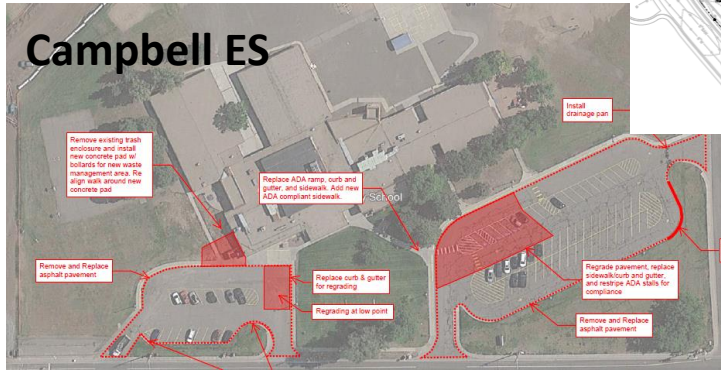
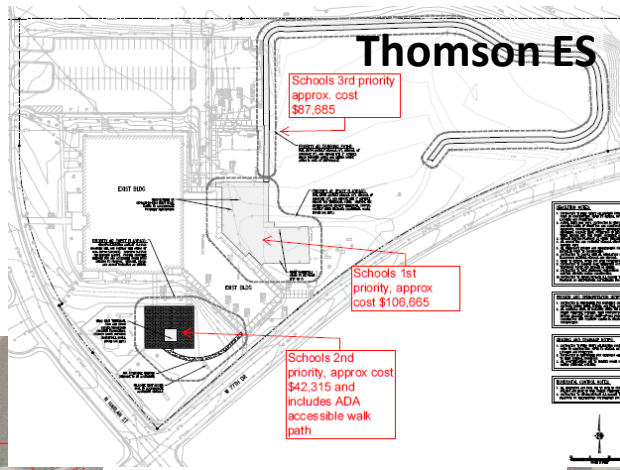
DD
Documents



1. Lawrence ES
2. Brady
3. Bradford North
4. Bradford South
5. Ute Meadows ES
6. Leawood ES
7. Normandy ES
8. Rooney Ranch ES
9. Creighton MS
10. Moore MS
11. Weber ES
12. Meiklejohn
13. West Woods
14. Chatfield HS
15. Dakota Ridge HS

DW Paving 2022 JVA – TBD

DD Documents

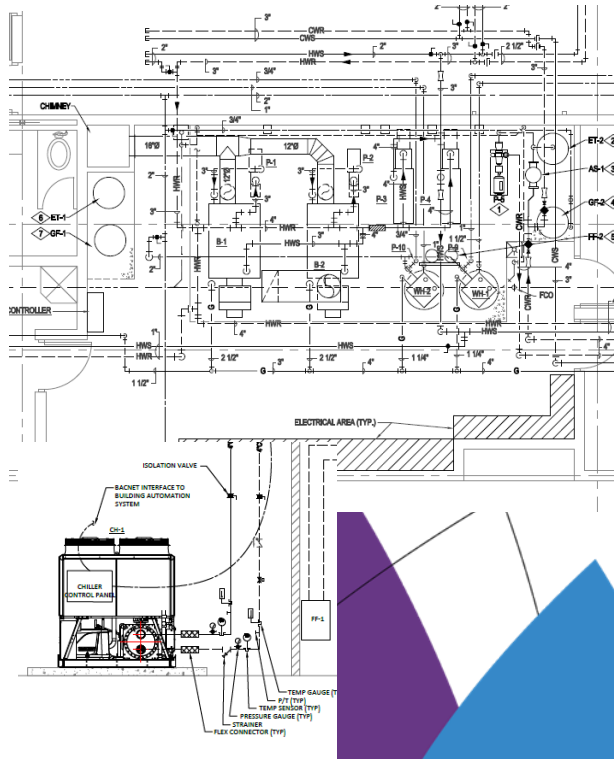


DW Mechanical 2022 Campbell ES, Little ES & Van Arsdale ES

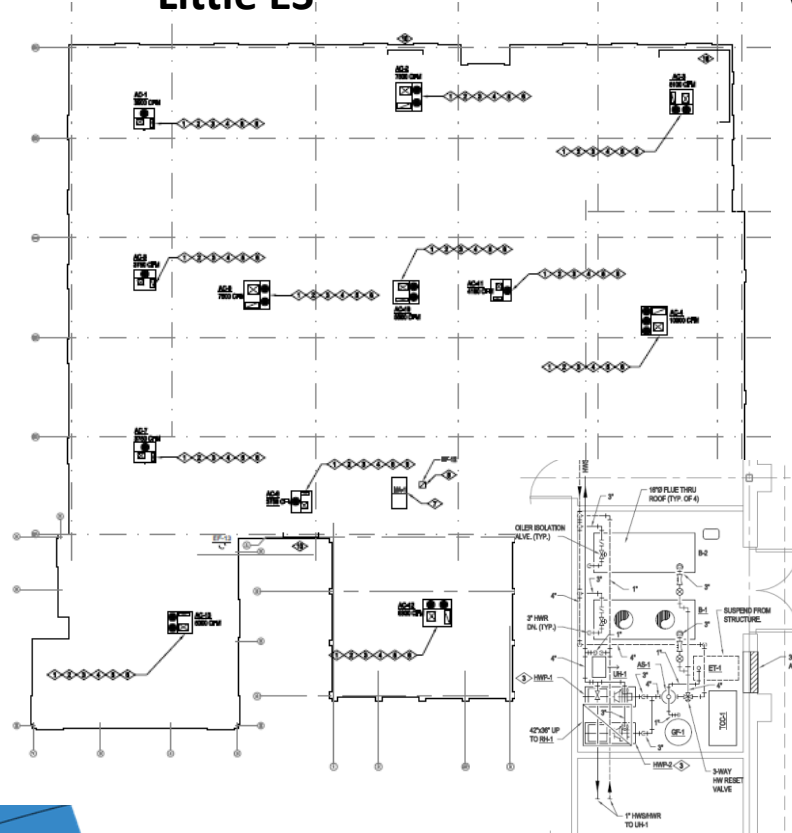
CD
Documents

Columbine Engineering – TBD

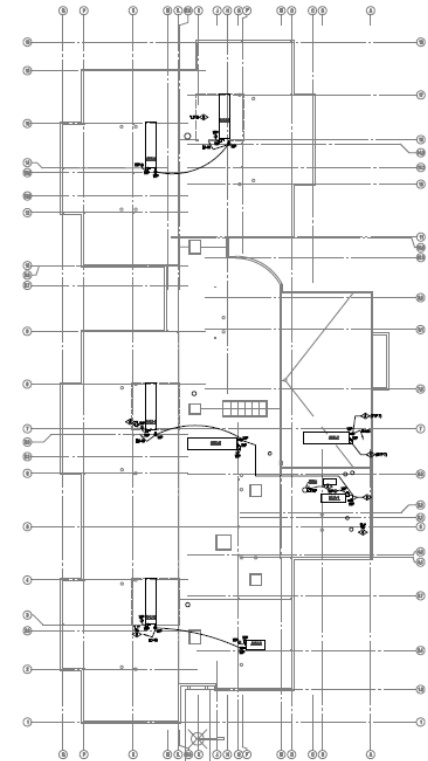
Campbell ES



Little ES



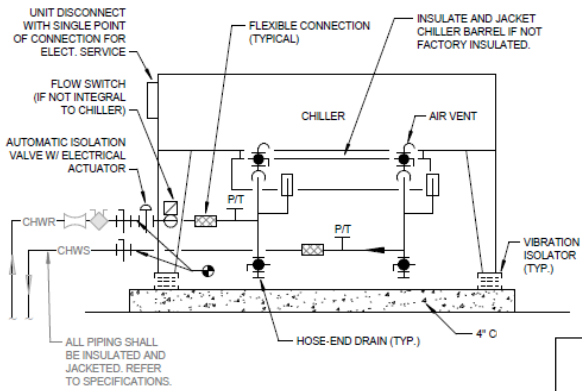
Van Arsdale ES



HVAC & Lighting Fairmount ES

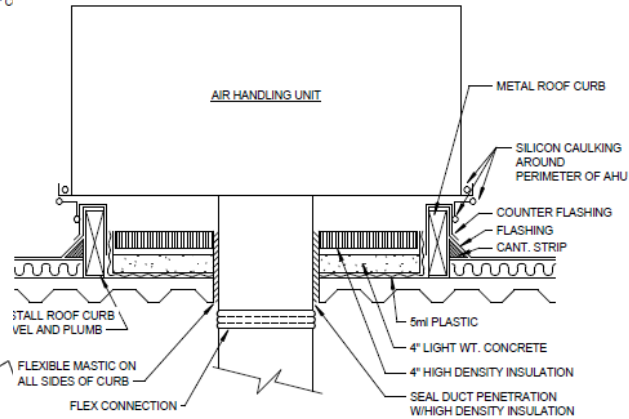
Cator Ruma – TBD

CD Documents



AIR COOLED CHILLER DETAIL

SCALE: NONE

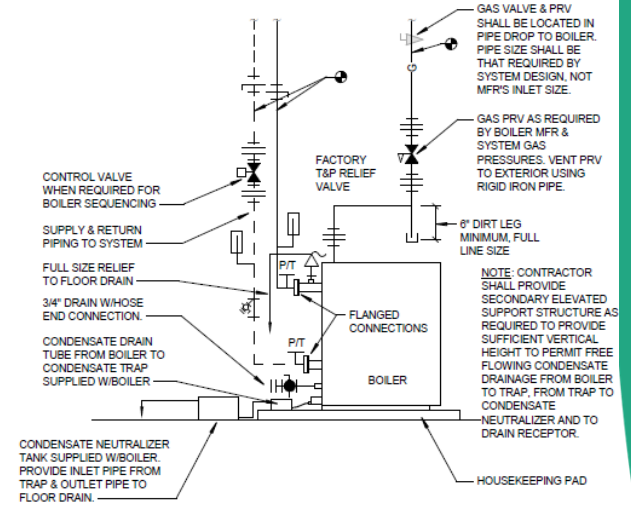


NOTE: ROOF CURB AND FLASHING SHALL BE INSTALLED BY THE NATIONAL ROOFING CONTRACTORS ASSOC. RECOMMENDATIONS AND DETAILS.

ROOF MOUNTED AHU SUPPORT AND ISOLATION DETAIL

SCALE: NONE

7443-02



CONDENSING BOILER PIPING DETAIL

SCALE: NONE

5200-01

AIR HANDLING UNIT (DX) SCHEDULE

COLUMN HEADING NOTES:
NOTE AA: THESE VALUES REFLECT THE EXPECTED OPERATIONAL CONDITIONS AT INITIAL START-UP (FOR INFORMATION ONLY.) ACTUAL VALUES SHALL BE DETERMINED BY TESTING & BALANCING.

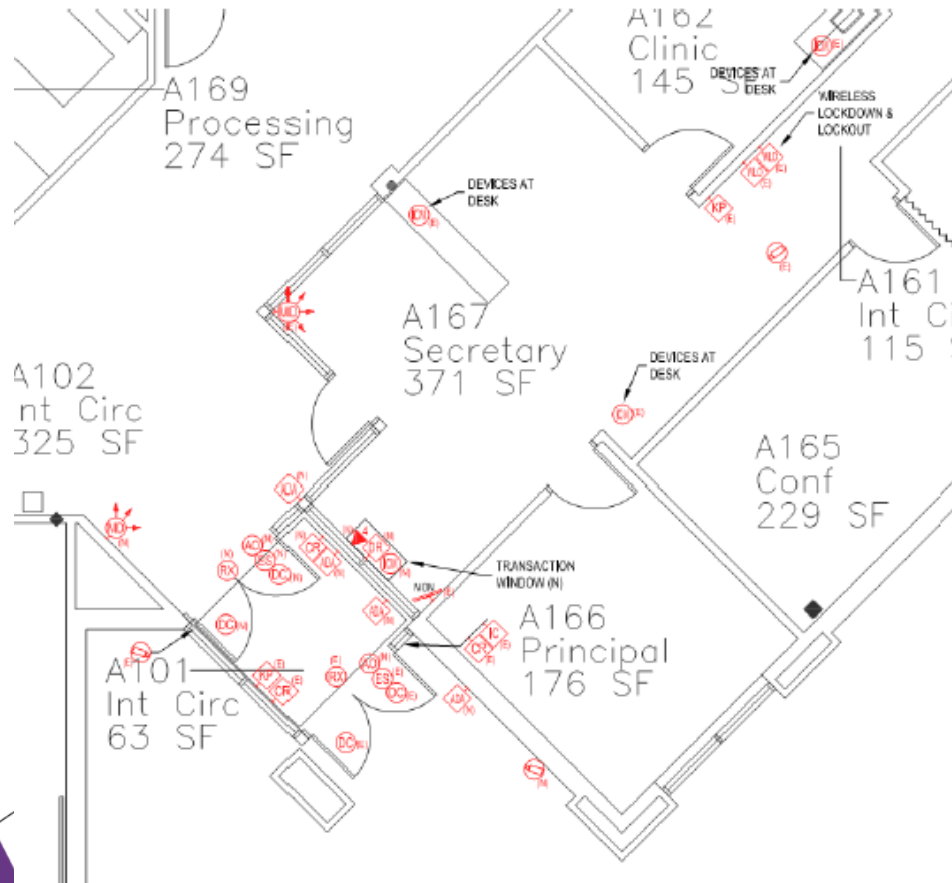
NOTE AB: COIL FLOW IS ACTUAL FLOW THROUGH COIL. SYSTEM FLOW IS THE FLOW THROUGH THE CONTROL VALVE. THESE MAY BE DIFFERENT FOR PUMPED COILS.

DESIG.		AREA SERVED	MFR	MODEL NO.	OUTDOOR OR INDOOR CASING	OUTSIDE AIR CFM MIN.	AT ELEV			CONFIG		
NAME	NO.						CFM	ESP (IN WC)	TSP (IN WC)	NO. OF FANS	FANS/ROW	ROWS HIGH
AHU	1	AAON	RNA-031	OUTDOOR	2,875	11,865	1.30	0.00	0	0	0	
AHU	2	AAON	RN-013	OUTDOOR	1,500	5,255	1.50	0.00	0	0	0	
AHU	6	AAON	RN-007	OUTDOOR	320	2,530	1.50	0.00	0	0	0	
AHU	8	AAON	RNA-016	OUTDOOR	1,685	6,280	1.60	0.00	0	0	0	
AHU	9	AAON	RNA-011	OUTDOOR	1,395	4,950	1.60	0.00	0	0	0	
AHU	10	AAON	RNA-013	OUTDOOR	1,510	5,815	1.50	0.00	0	0	0	
AHU	11	AAON	RNA-011	OUTDOOR	1,075	4,920	1.60	0.00	0	0	0	

Efficiency Future Ready Mortensen ES

Design
Development
Documents

DLH – Contractor TBD

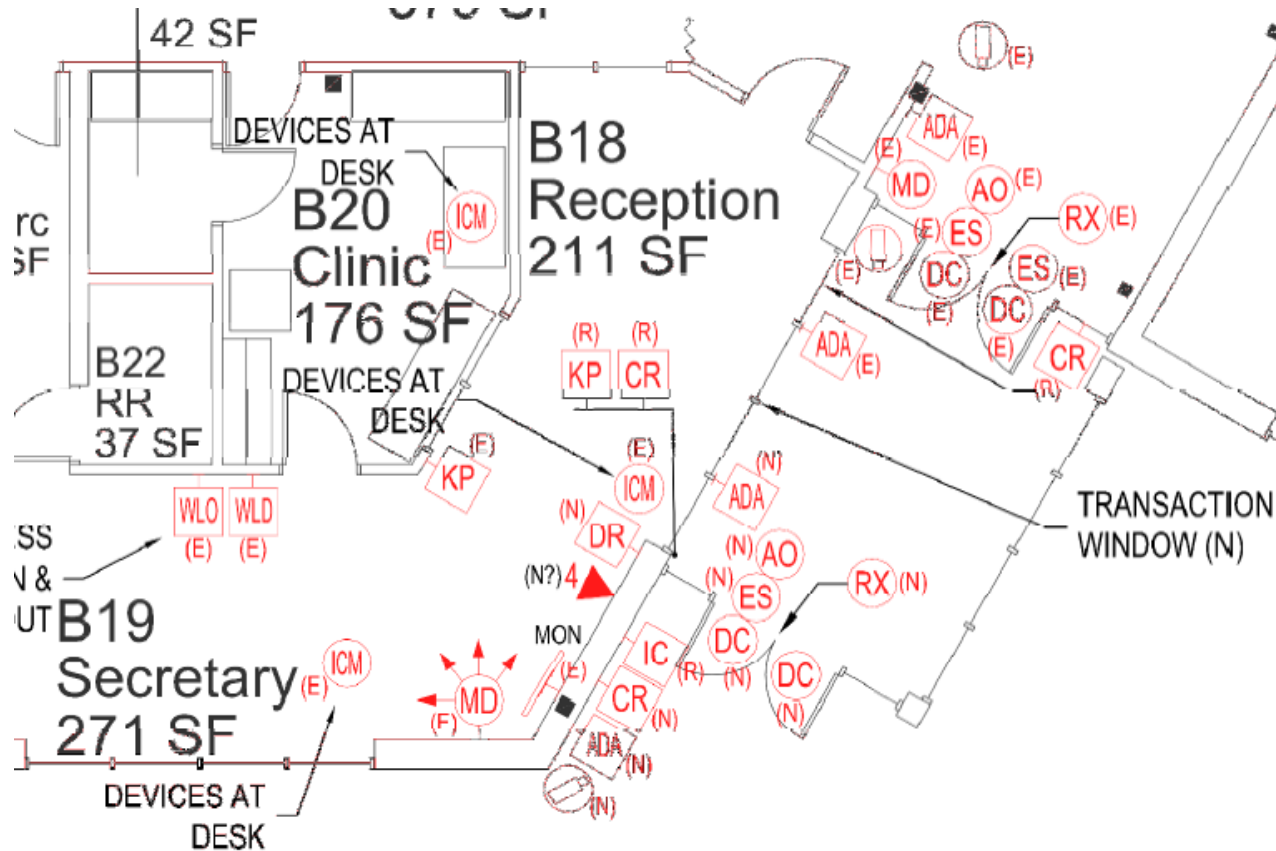


Secured Vestibule & Main Office Requirements

Efficiency Future Ready Shaffer ES

Design
Development
Documents

DLH – Contractor TBD



Secured Vestibule Requirements

Efficiency Future Ready Stony Creek ES

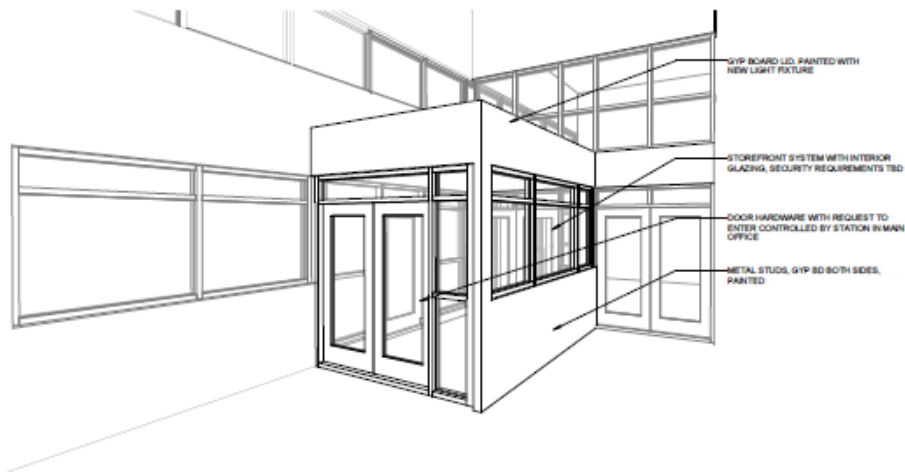
DLH – Contractor TBD

Schematic
Design
(today)

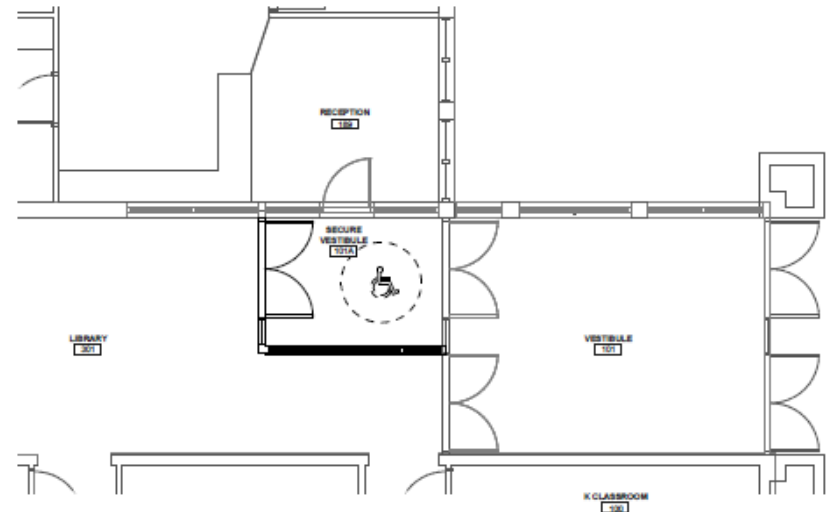
Efficiency Future Ready Elk Creek ES

Construction Documents

BVH – Contractor TBD



3 VESTIBULE PERSPECTIVE - FOR REFERENCE ONLY



1 ENLARGED VESTIBULE PLAN
1/8" = 1'-0"

Efficiency Future Ready West Jefferson ES

Construction
Documents

BVH – Contractor TBD



1 ENLARGED VESTIBULE PLAN
1/4" = 1'-0"

Efficiency Future Ready Mitchell ES

Construction Documents

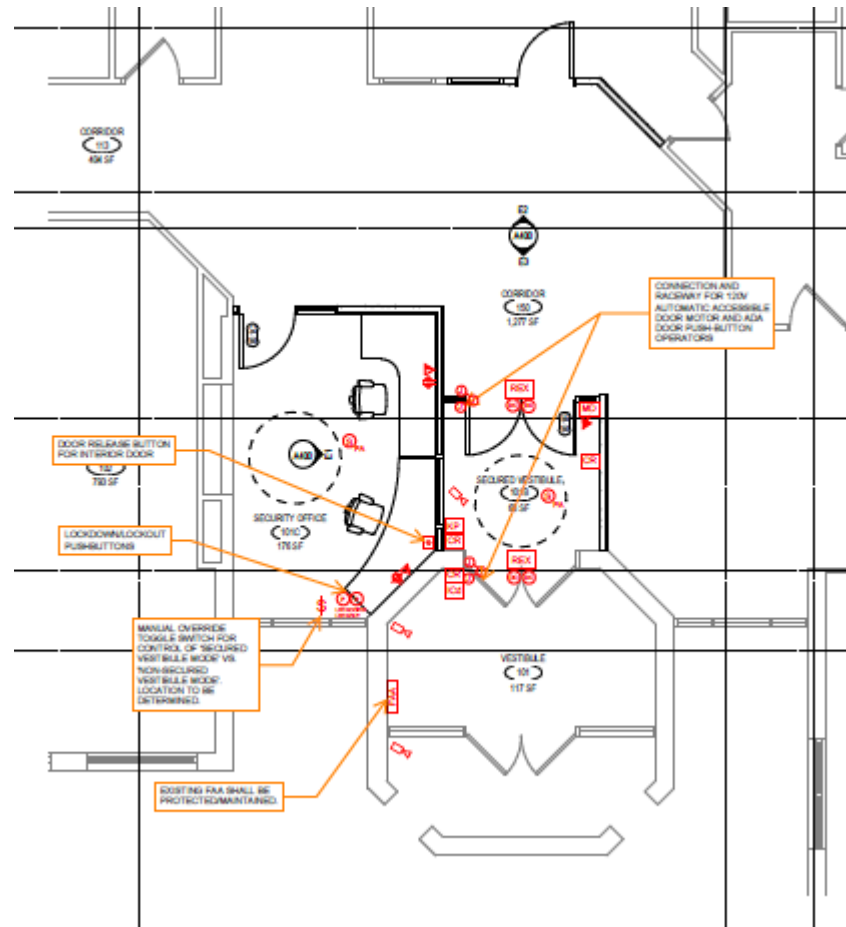
H&M – Contractor TBD



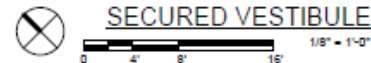
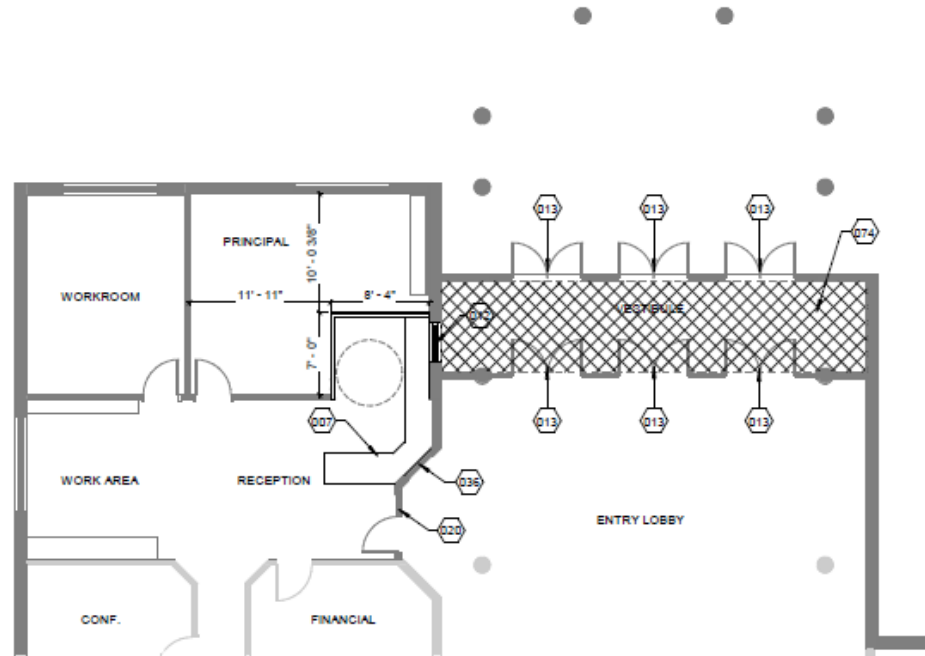
Efficiency Future Ready Bergen Valley ES

DD
Documents

EUA – TBD

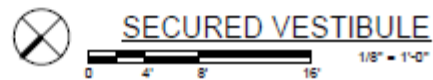
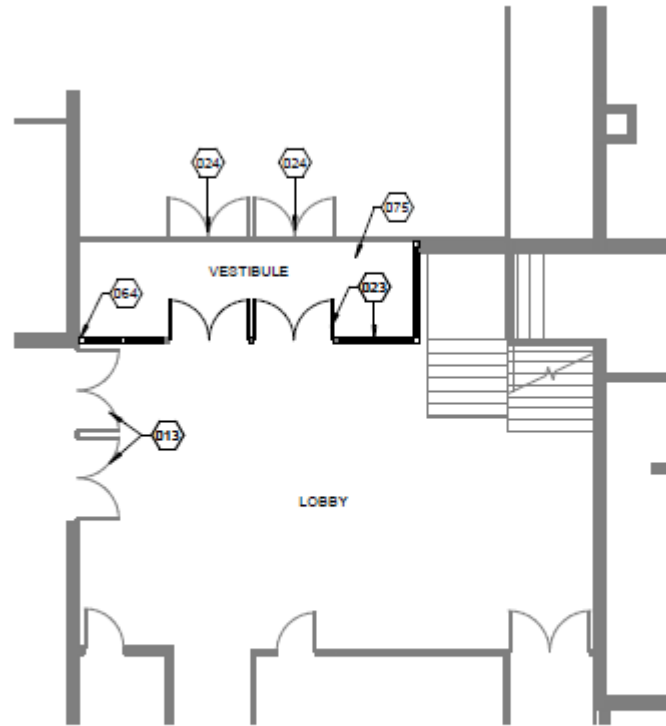


Treanor HL- Contractor TBD



1

Treanor HL- Contractor TBD

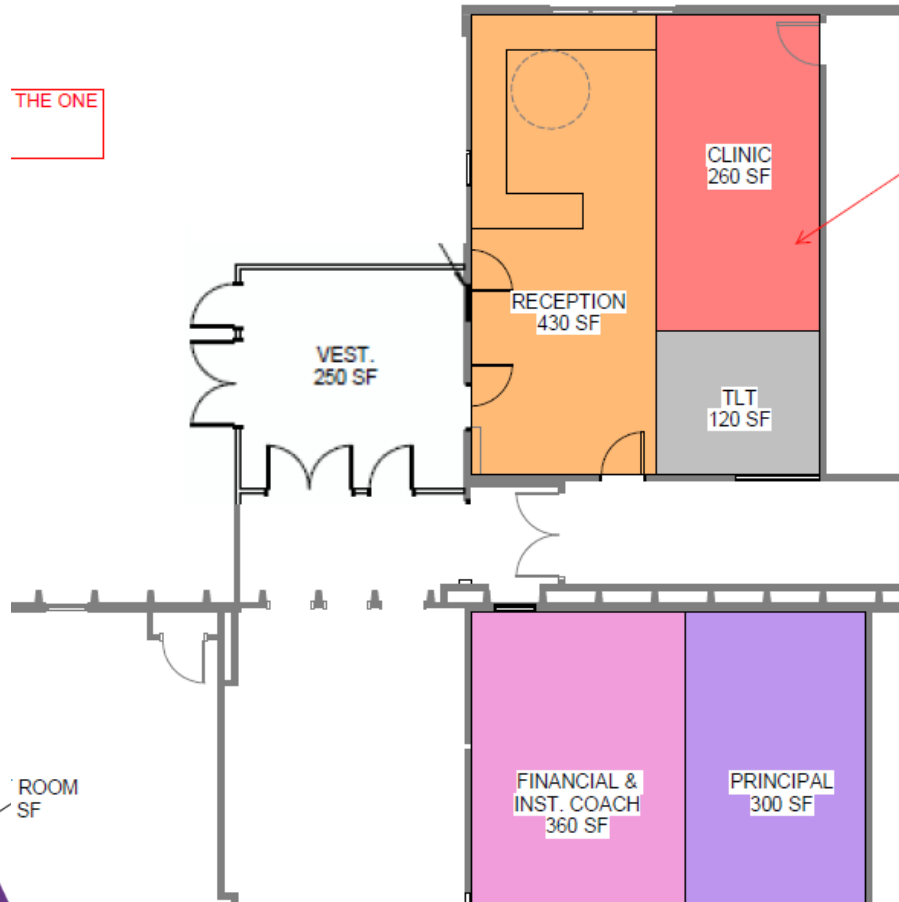


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Efficiency Future Ready Westgate ES

Construction
Documents

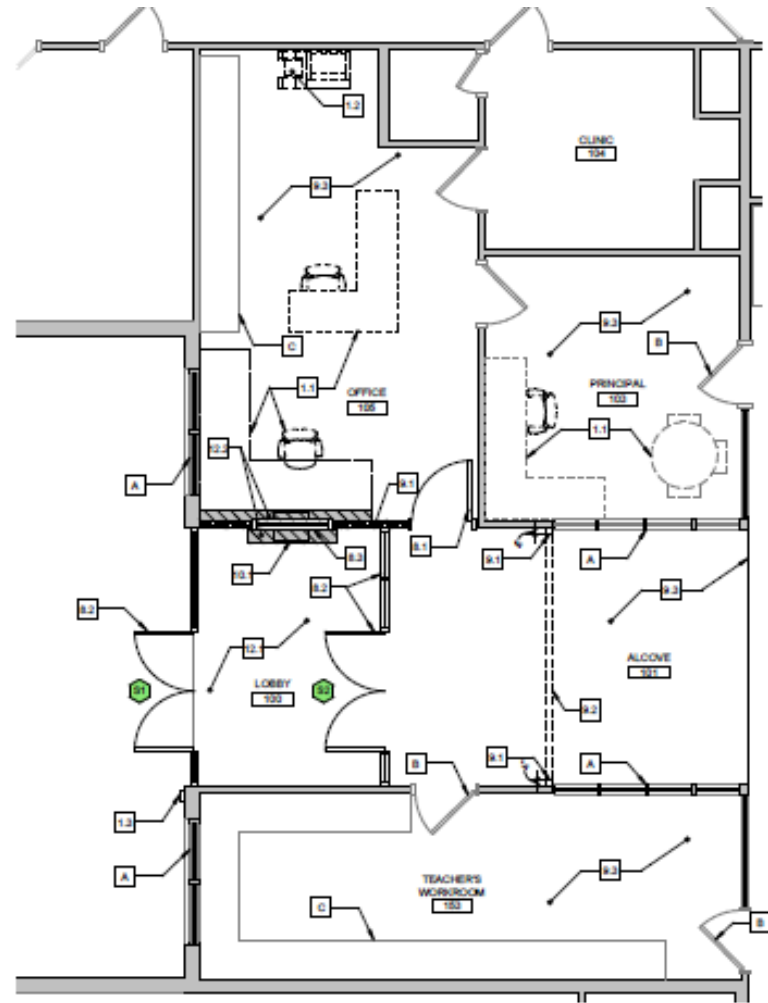
Treanor HL- TBD



Efficiency Future Ready Peck ES

Larson Incitti – TBD

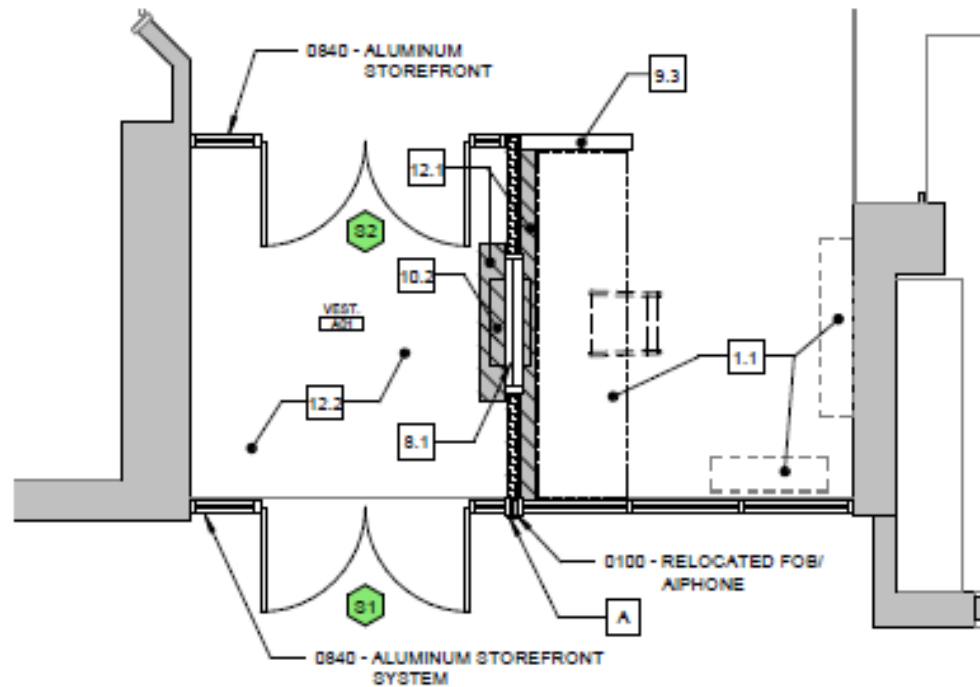
DD
Documents



Efficiency Future Ready Secret ES

DD
Documents

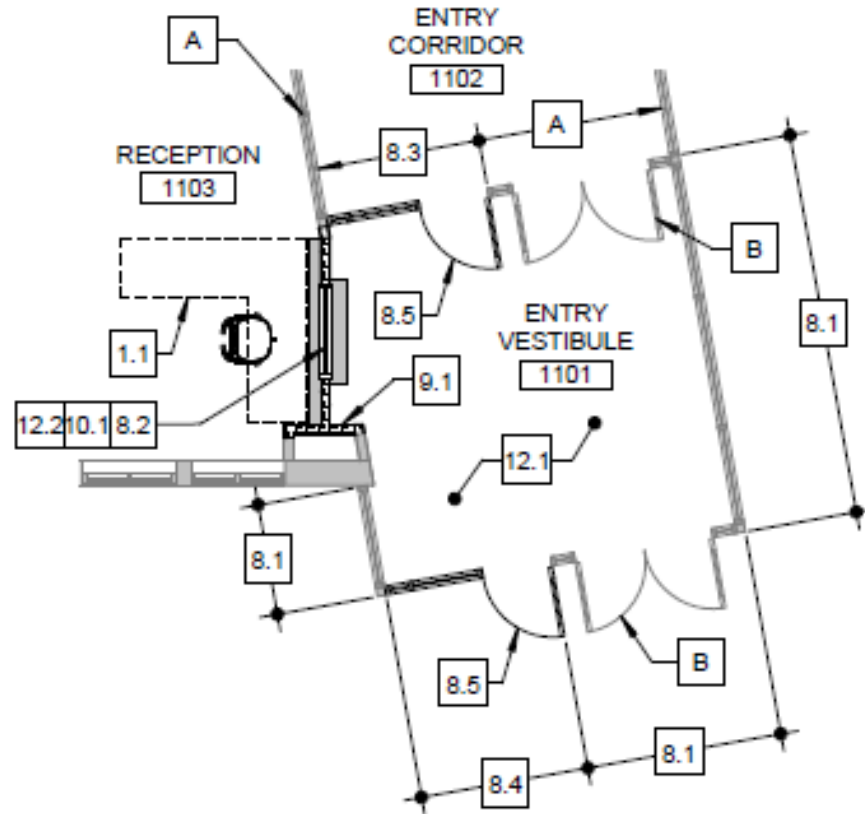
Larson Incitti – TBD



Efficiency Future Ready Creighton MS

DD
Documents

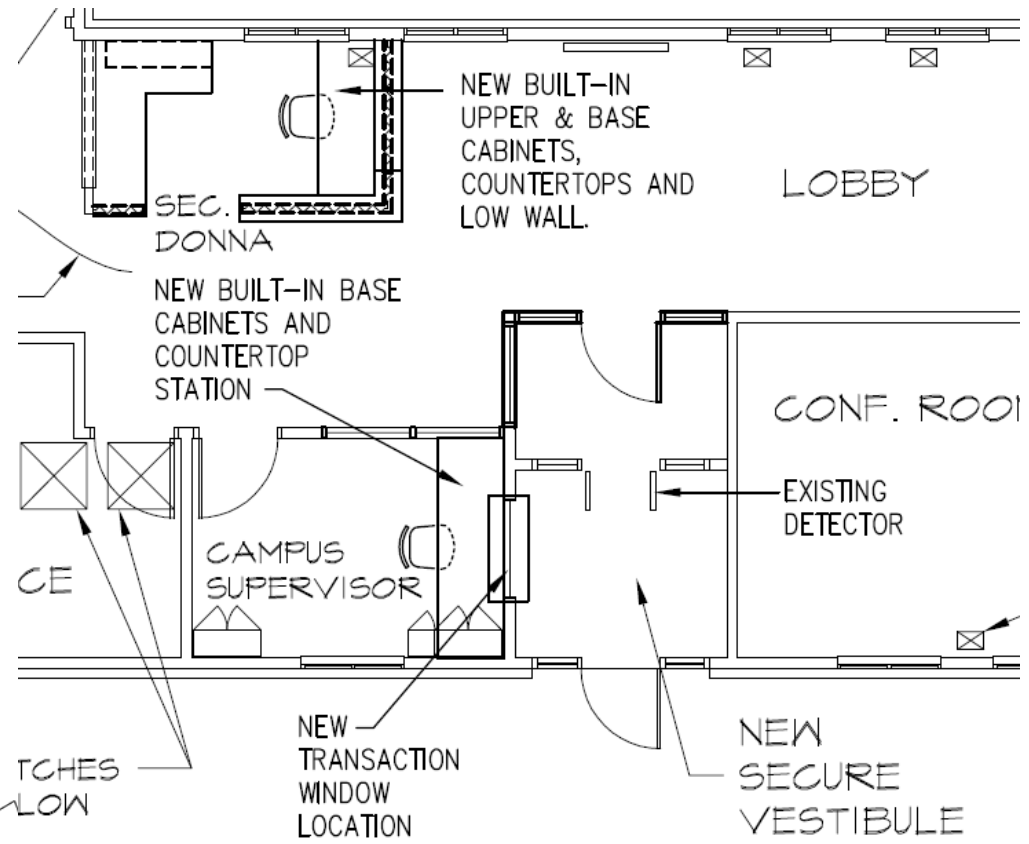
Larson Incitti – TBD



Efficiency Future Ready Longview HS

DD
Documents

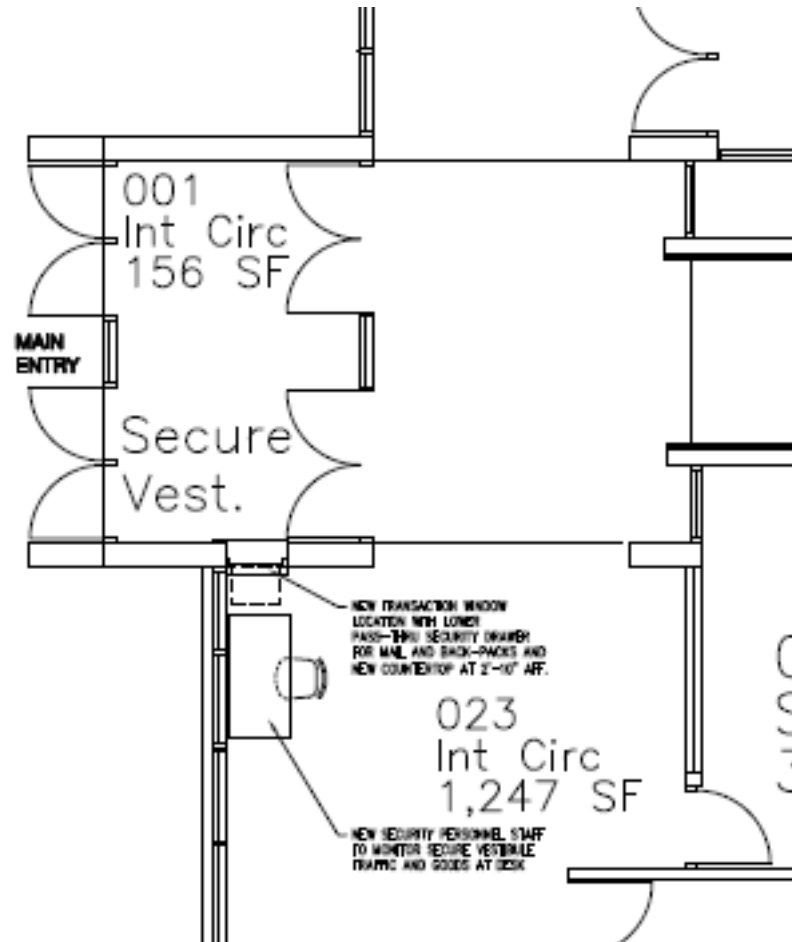
Mellin & Associates – TBD



Efficiency Future Ready Shelton ES

DD
Documents

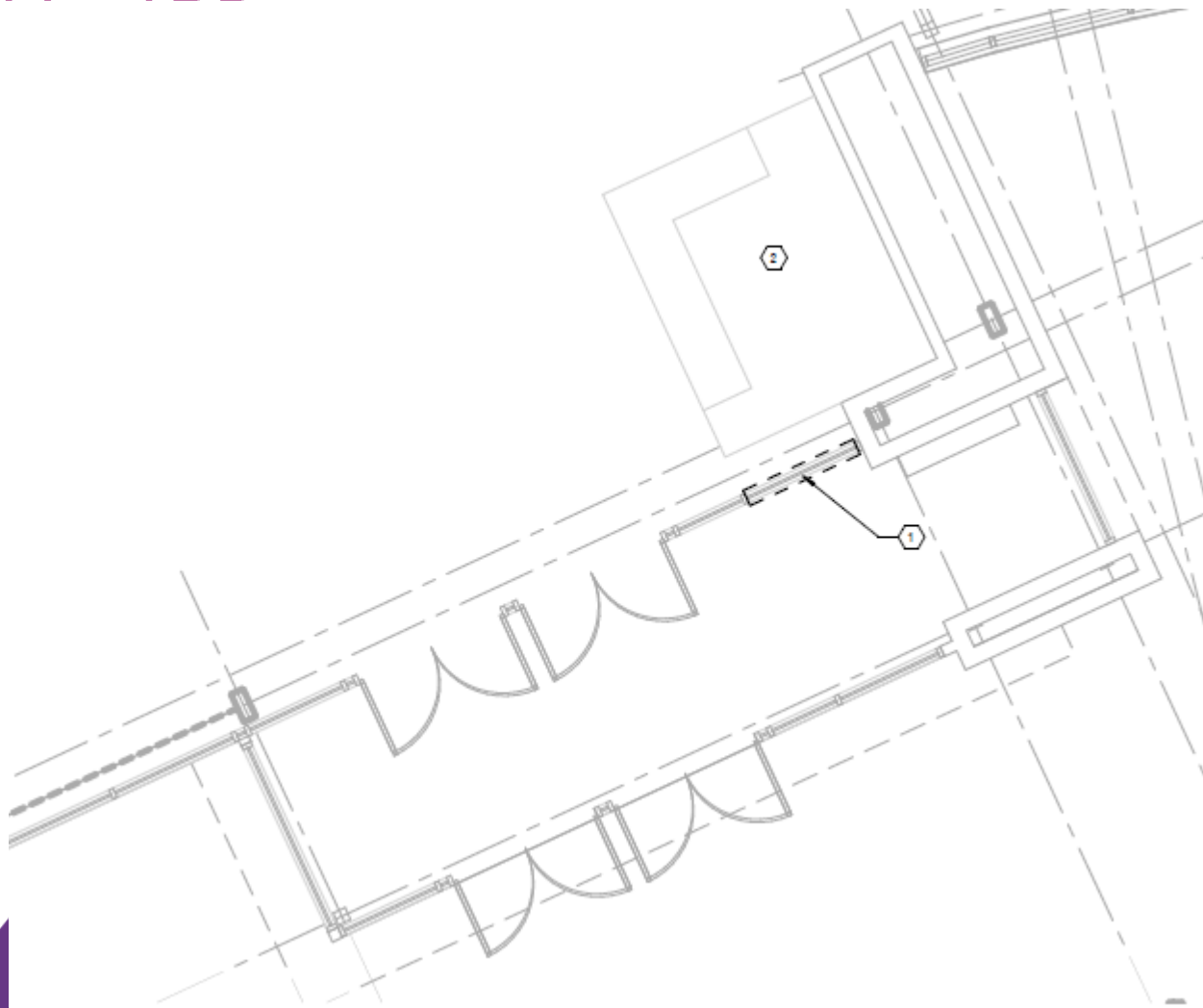
Mellin & Associates – TBD



Efficiency Future Ready Bear Creek HS

DD
Documents

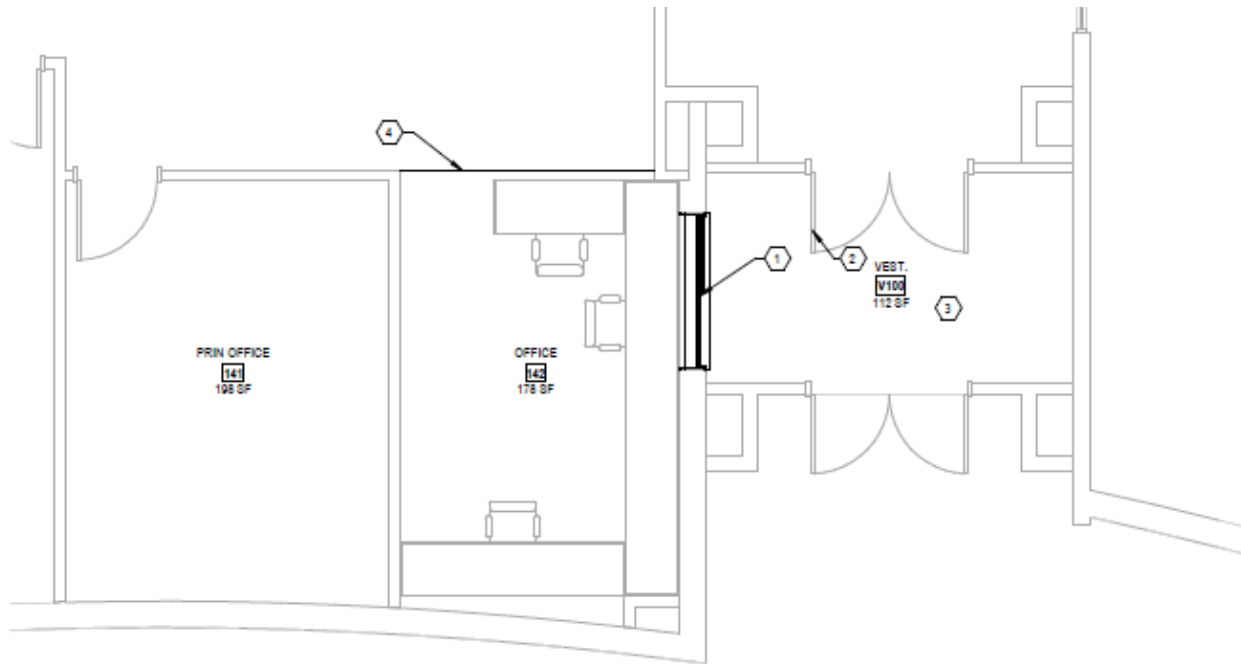
MOA – TBD



Efficiency Future Ready Blue Heron ES

DD
Documents

MOA – TBD

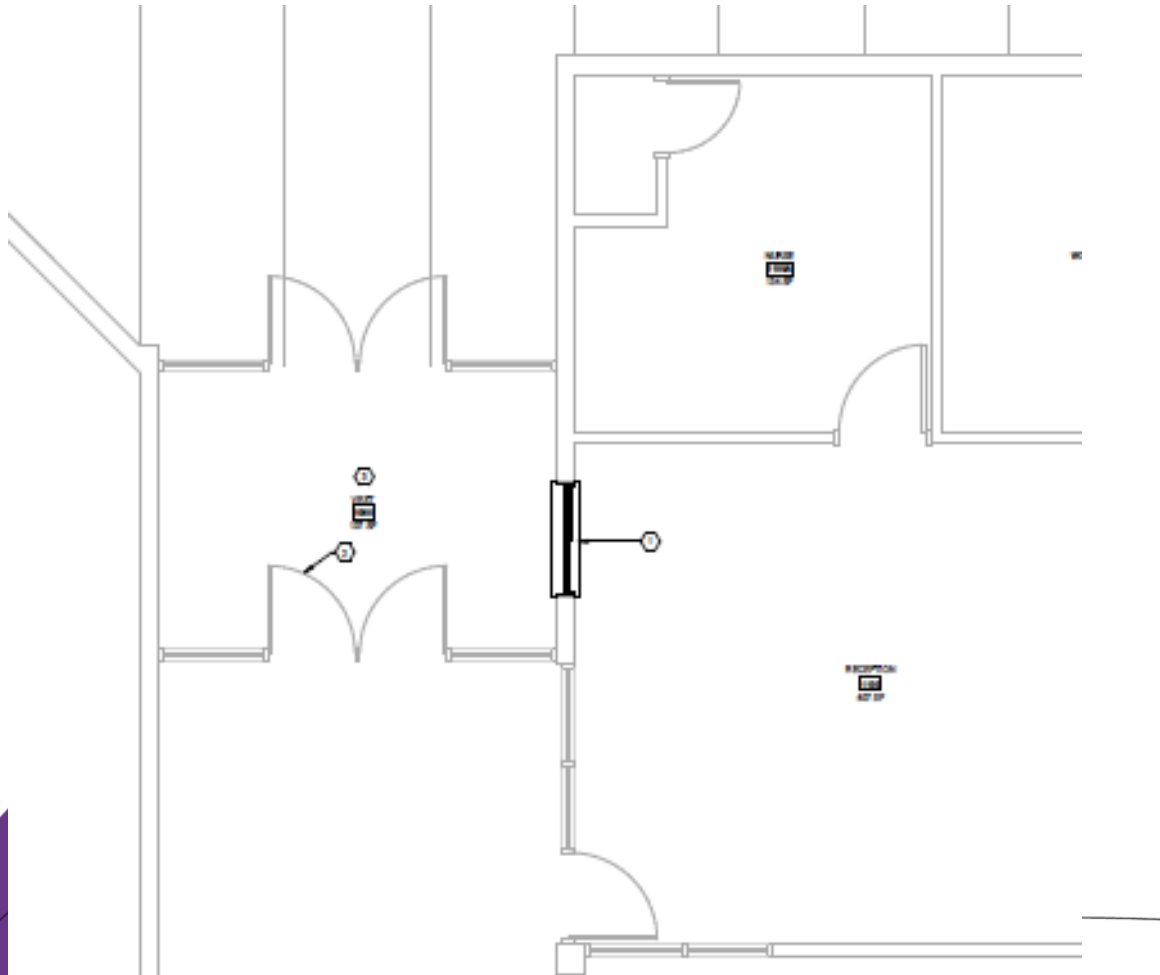


1 LEVEL 1 - ENLARGED PLAN OF MAIN ENTRY
1/4" = 1'-0"

Efficiency Future Ready Colorow ES

DD
Documents

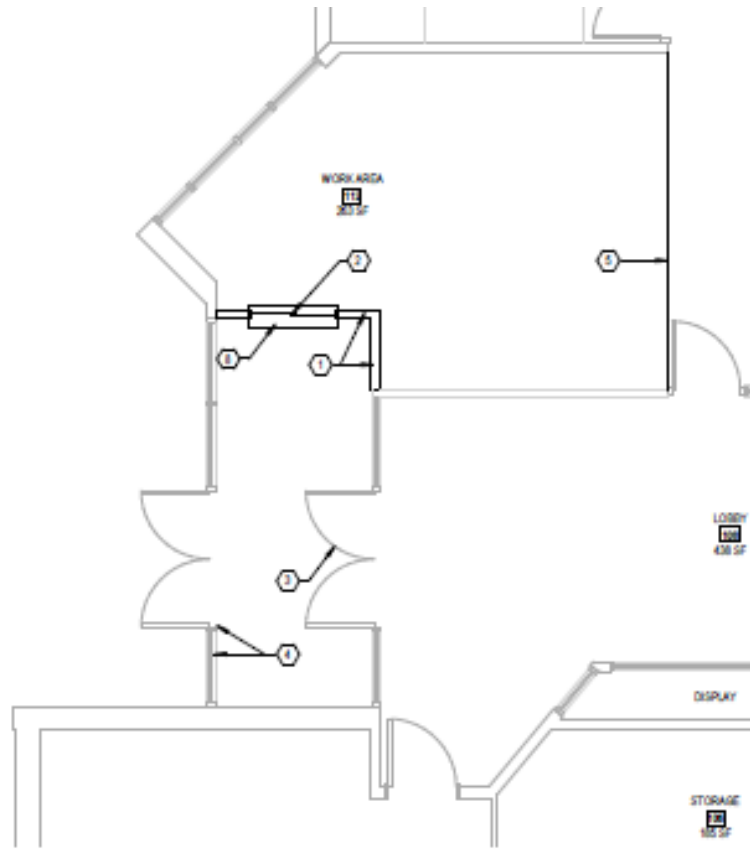
MOA – TBD



Efficiency Future Ready Ute Meadows ES

DD
Documents

MOA – TBD



1 ENLARGED PLAN - MAIN ENTRY
WF = 10'

Efficiency Future Ready Warren Tech North

DAG

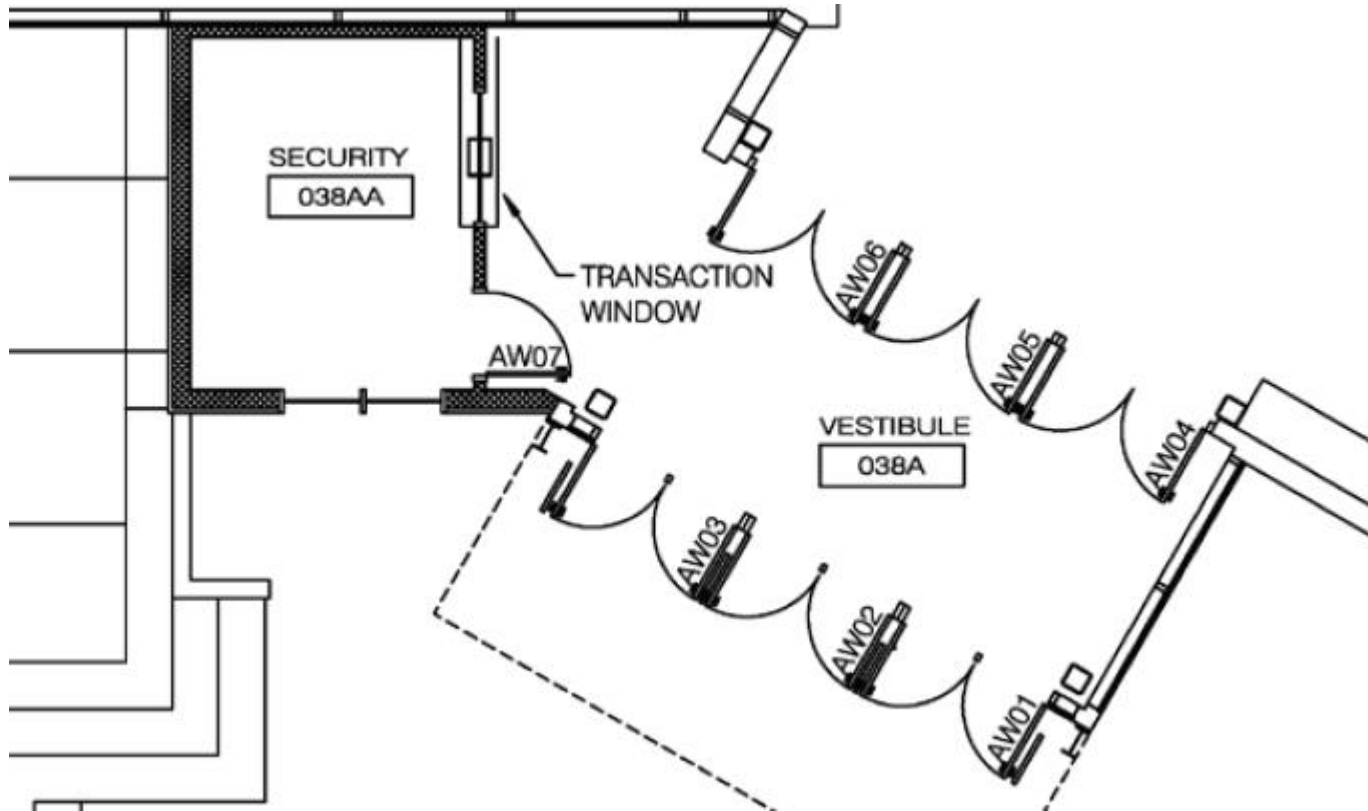
LOA – TBD



Efficiency Future Ready Arvada West HS

DAG

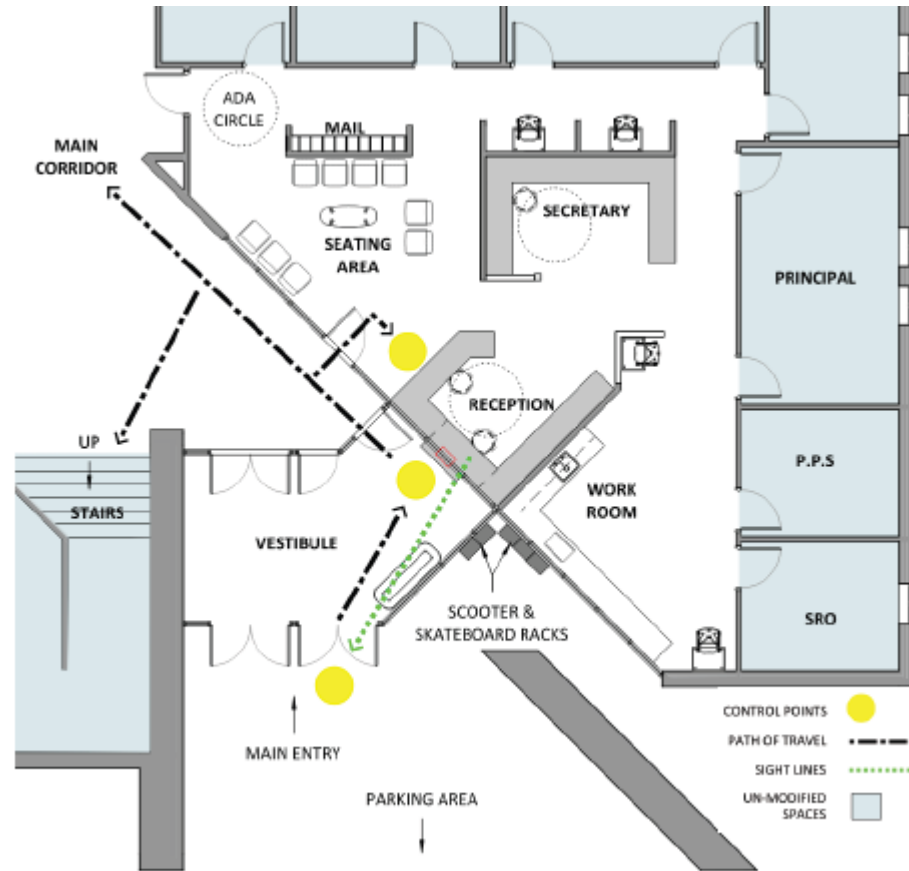
LOA – TBD



Efficiency Future Ready Mandalay MS

DD
Documents

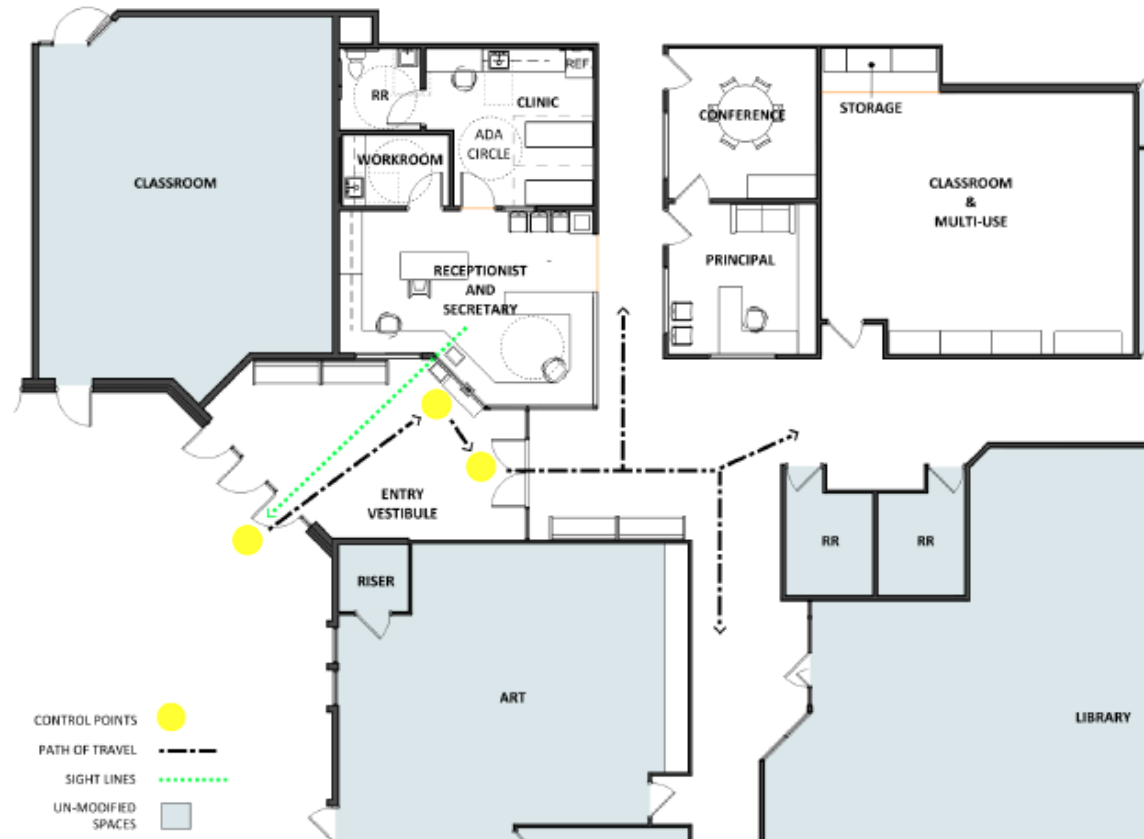
RBB – TBD



Efficiency Future Ready Warder ES

DD
Documents

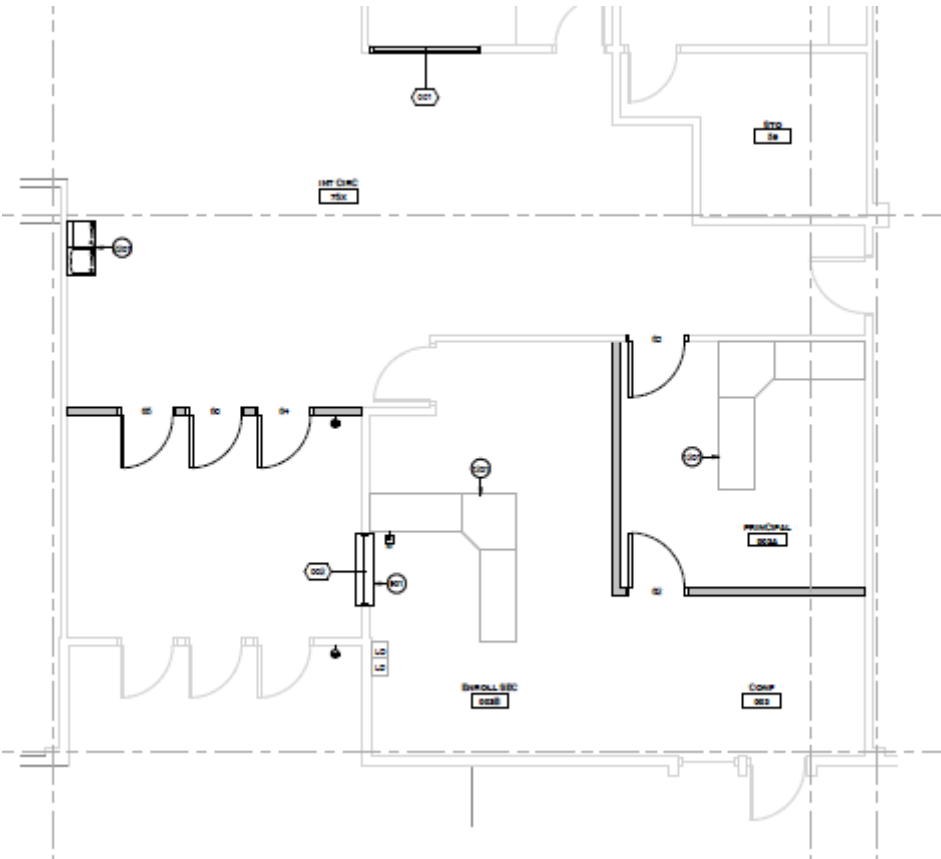
RBB – TBD



Efficiency Future Ready Thomson ES

DD
Documents

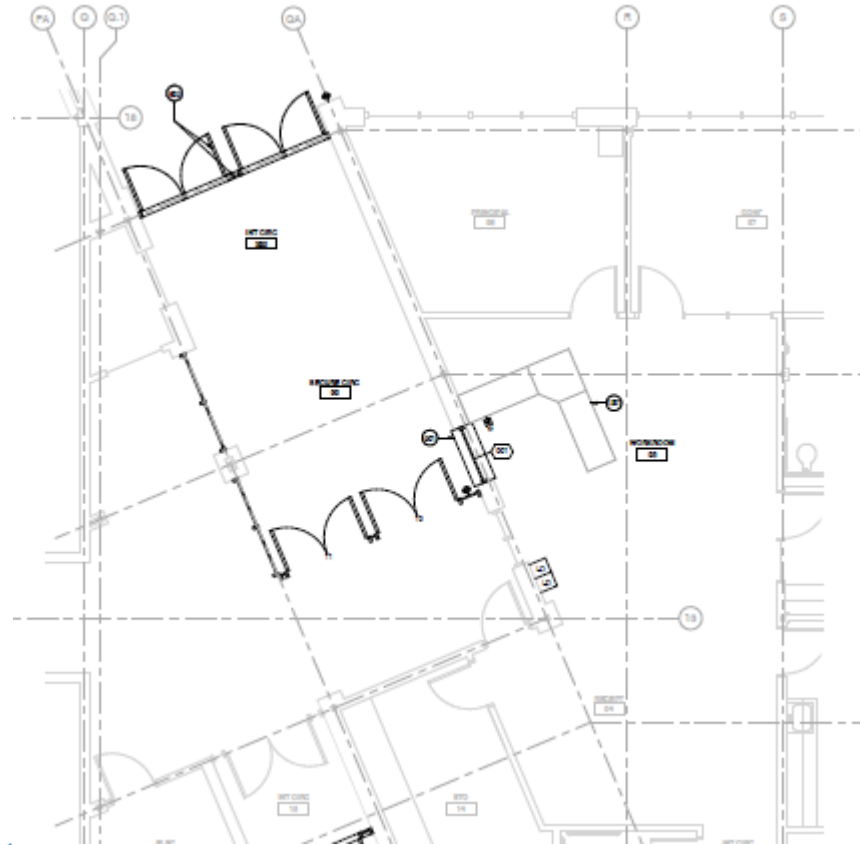
AMD – TBD



Efficiency Future Ready Green Mountain ES

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Documents

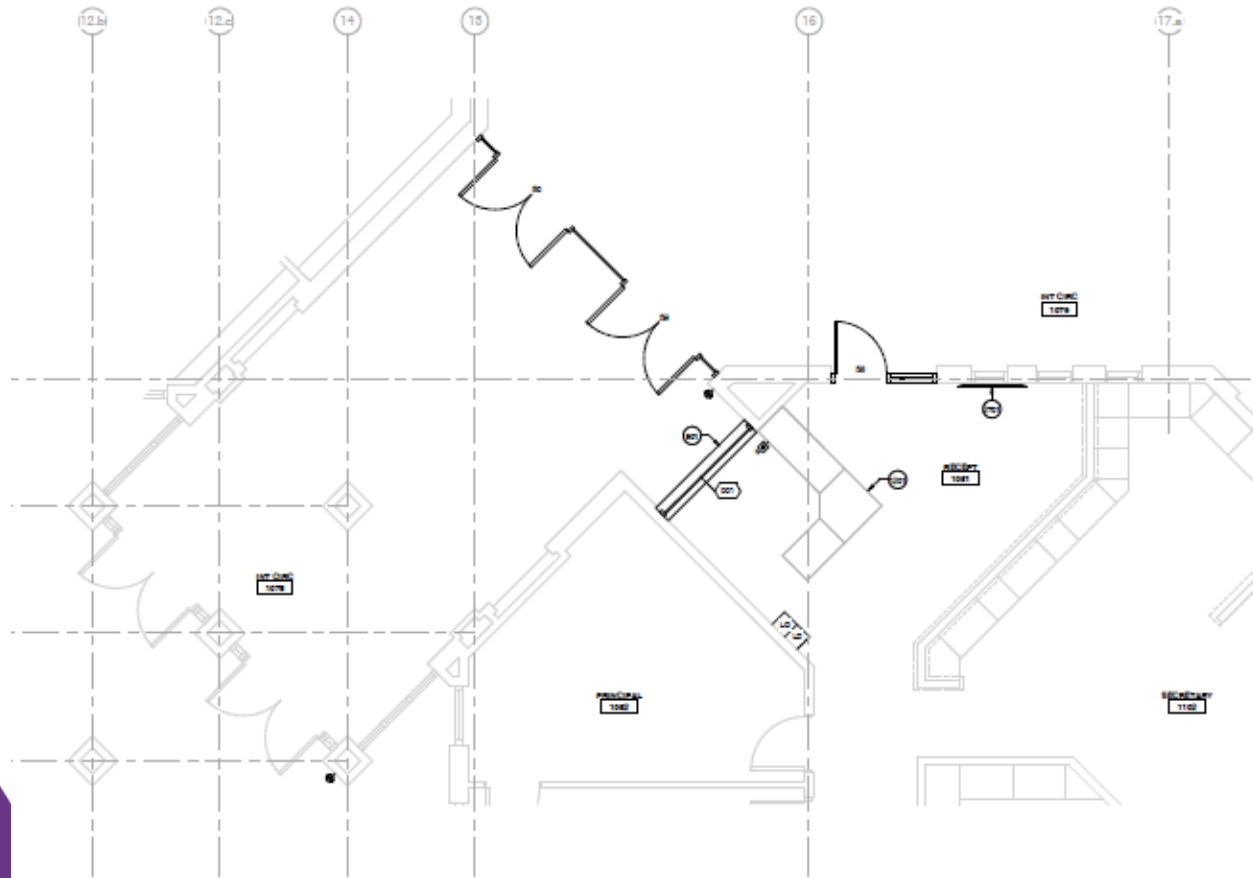
AMD – TBD



Efficiency Future Ready Stevens ES

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Documents

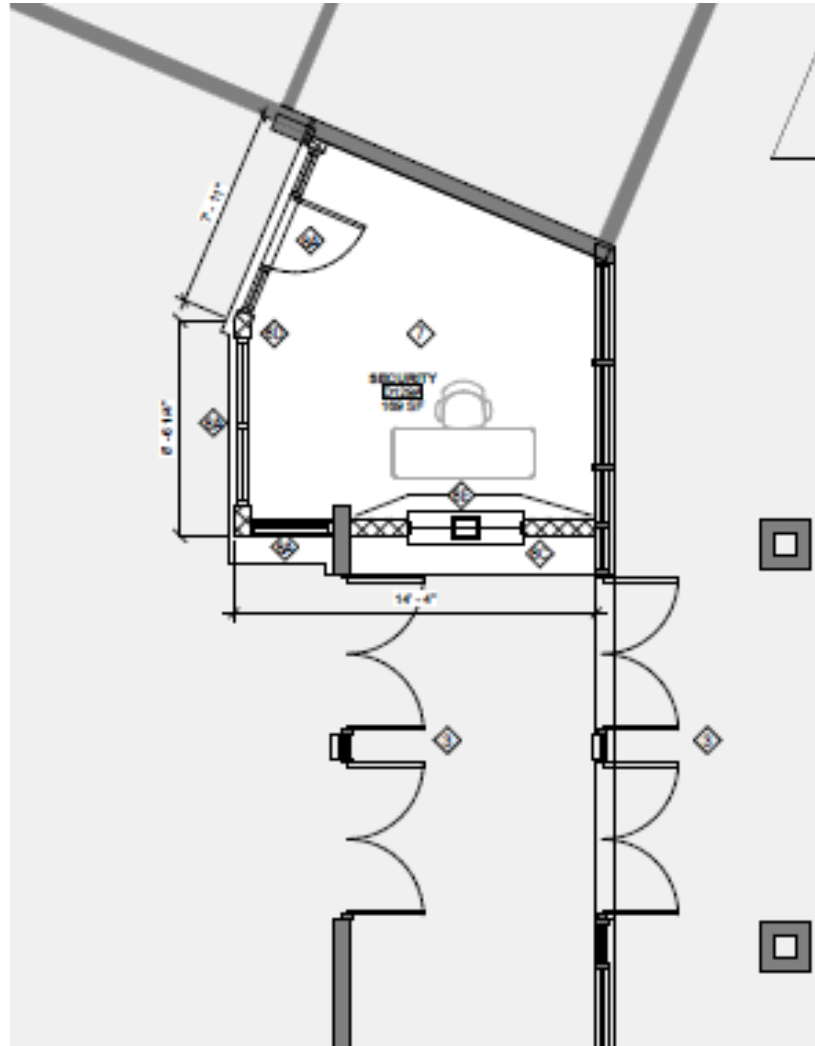
AMD – TBD



Efficiency Future Ready Lakewood HS

DD
Documents

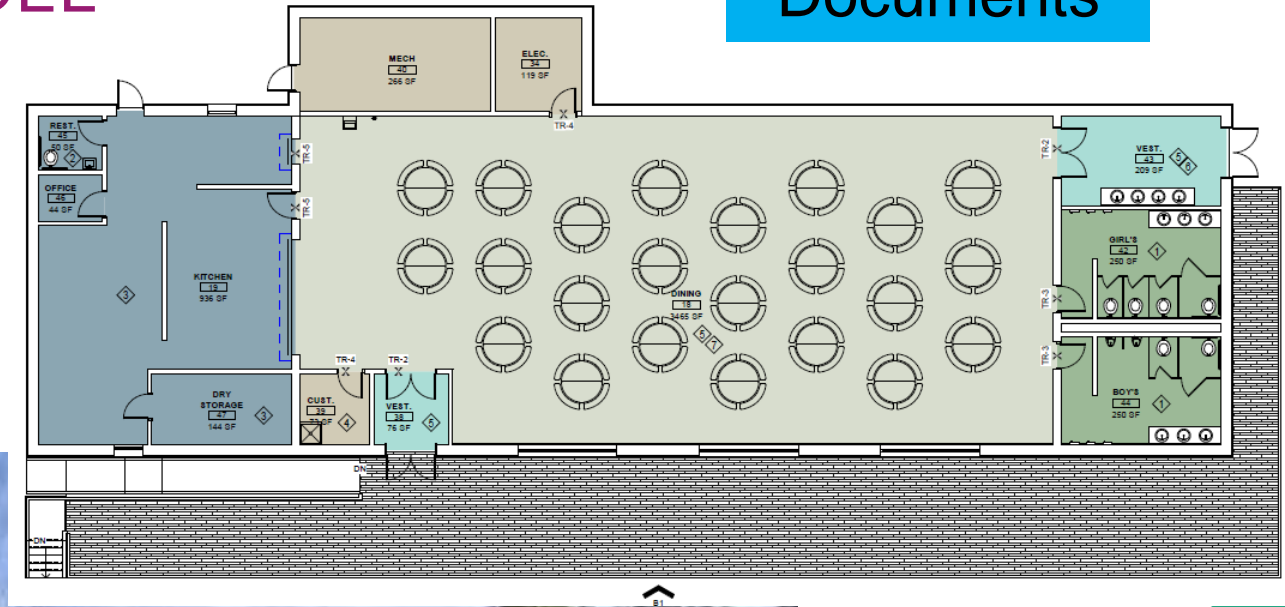
HCM – TBD



Efficiency Future Ready Mount Evans OEL

HCM – TBD

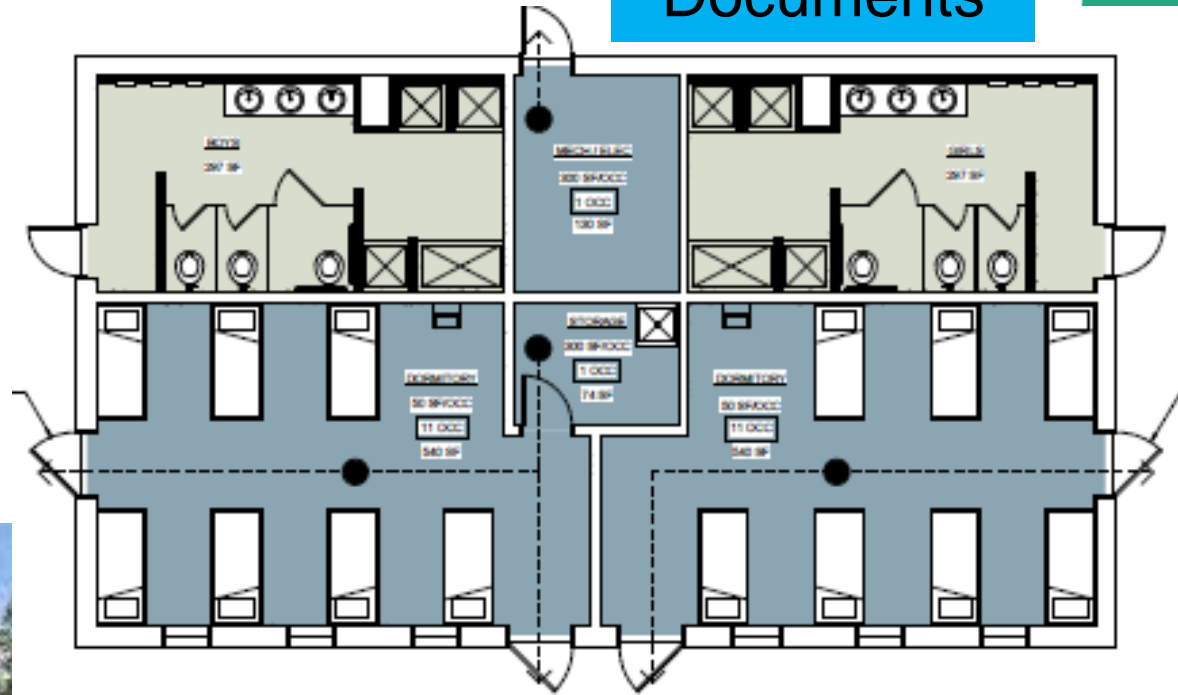
DD
Documents



Efficiency Future Ready Windy Peak OEL

HCM – TBD

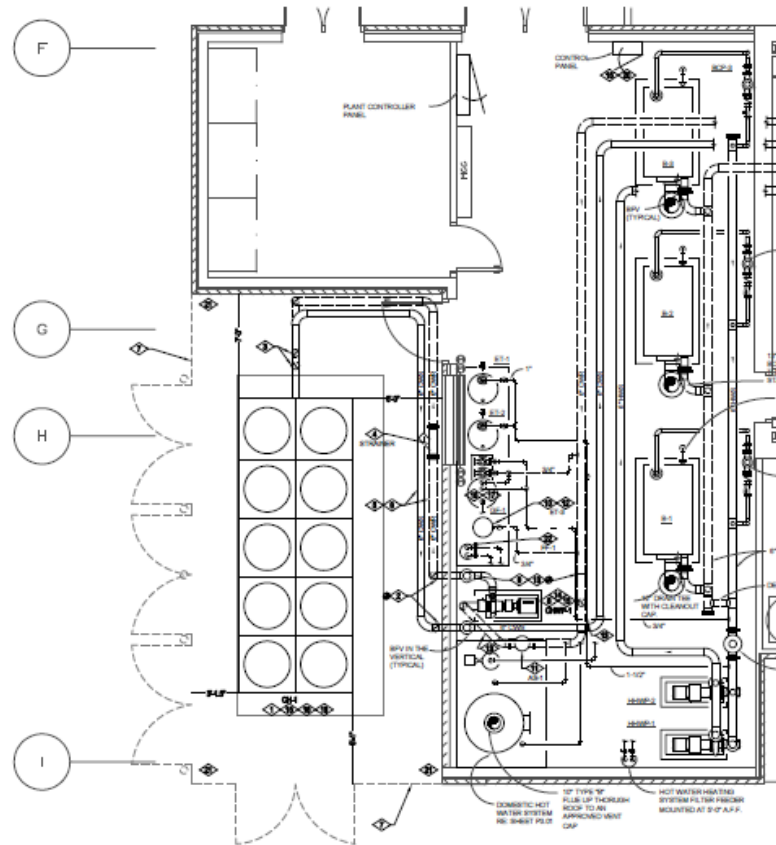
DD
Documents



Efficiency Future Ready North Arvada MS

CD

Columbine Engineering – TBD



ENLARGED MECHANICAL ROOM NEW WORK PLAN
SCALE 1/4" = 1'-0"

Efficiency Future Ready North Arvada MS

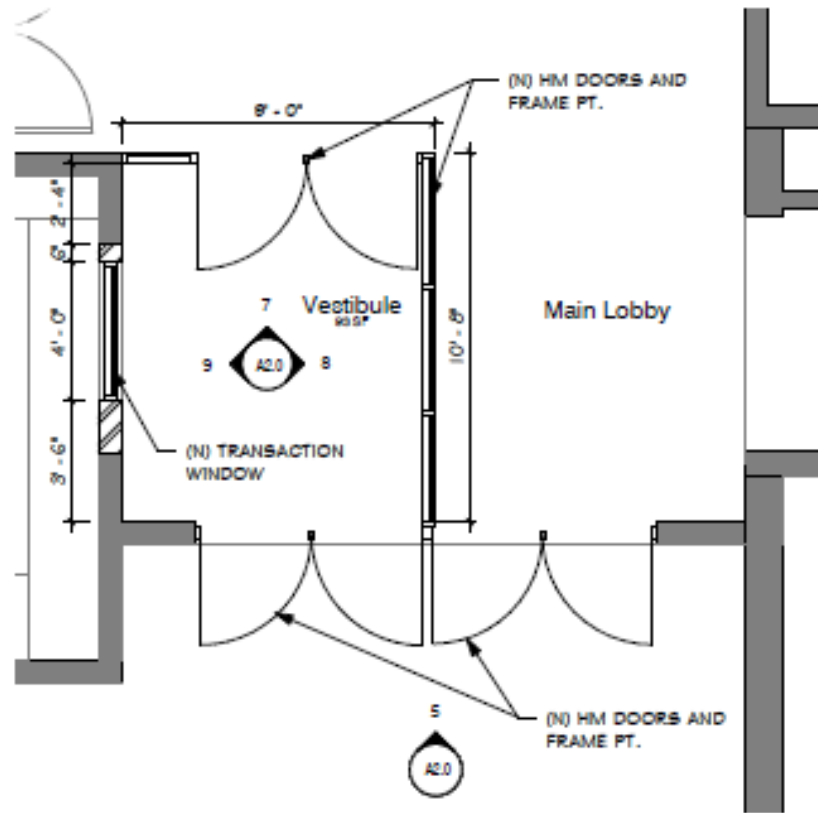
SD

Eidos – TBD

Efficiency Future Ready Slater ES

DD

Eidos – TBD



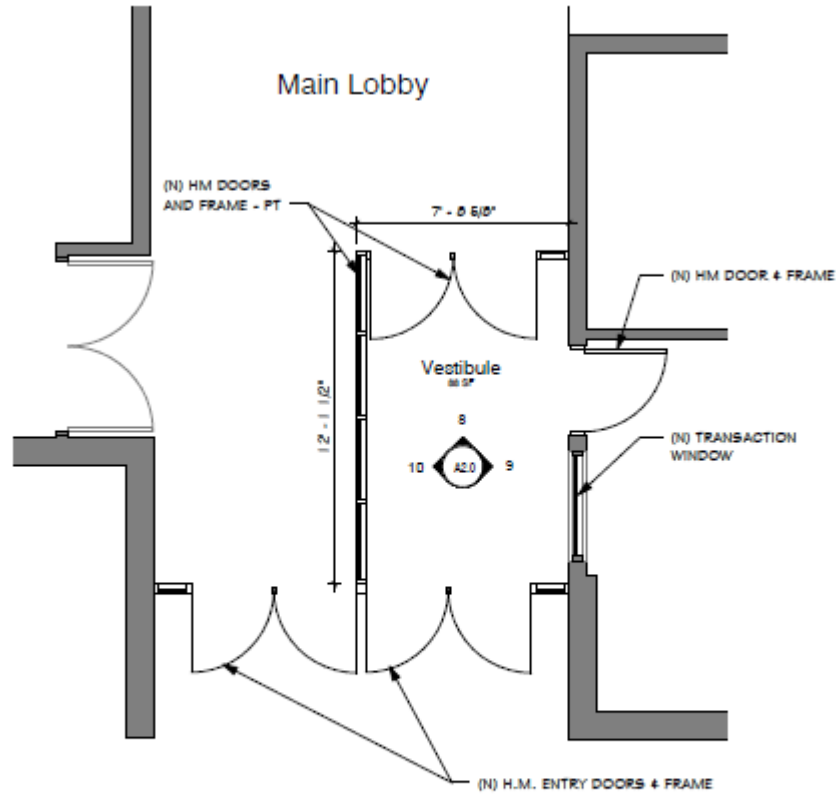
4. Enlarged Plan

1/4" = 1'-0"

Efficiency Future Ready Wilmore Davis ES

DD

Eidos – TBD



1. Enlarged Plan

1/4\" = 1'-0\"

Efficiency Future Ready Wheat Ridge HS

DAG

Eidos – TBD

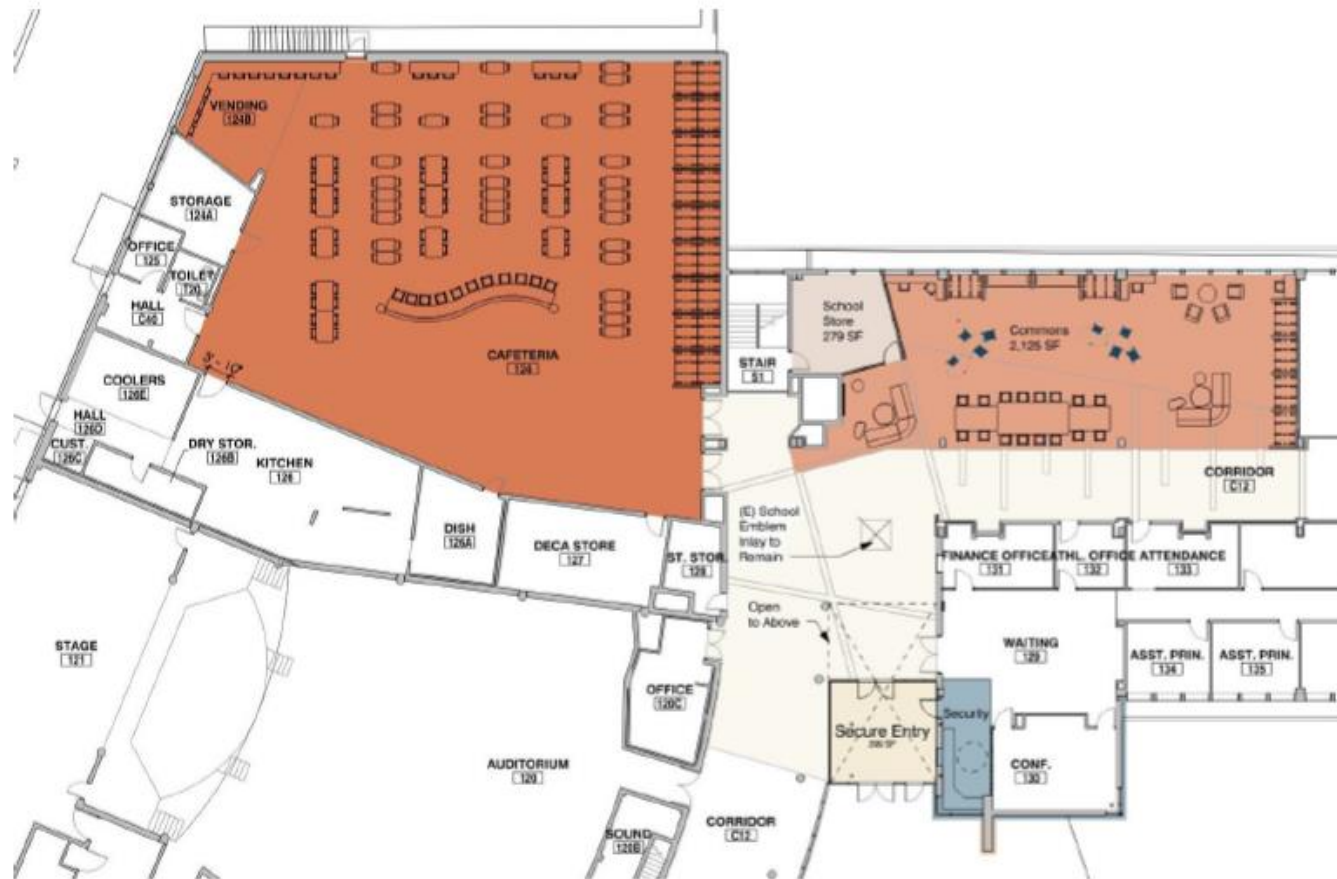


Efficiency Future Ready Wheat Ridge HS

DAG

Eidos – TBD

Entry | Cafeteria | Commons:



Efficiency Future Ready Wheat Ridge HS

DAG

Commons:



Next Meeting 1/20/22

2018 BOND PROGRAM COMMUNICATIONS UPDATE
CAPITAL ASSET ADVISORY COMMITTEE
 DECEMBER 2021



COMPLETED WORK:

- Updating Jeffco Builds articulation area pages to show “Completed Work”
- Updating flipbook with Moss Adams report suggestions
- Sharing Marshdale drone story
 - On [Jeffco Builds](#) and in Community Update

WEBSITE ANALYTICS:

Jeffcobuilds.org and all pages with “jeffco builds” in the URL (ie sub-pages)

Jeffco Builds page performance	Page views	Unique page views
November 2021	1,364	1,154
December 2021	1,126	975
% change	17% decrease	16% decrease

UPCOMING WORK:

- Publishing “year in review”
 - Posting on Jeffco Builds and in Community Update on 12/16
- Scheduling events for first of the year:
 - Ralston Valley groundbreaking
 - Alameda ribbon cutting
 - Jefferson/Lumberg ribbon cutting/celebration of completed work
 - Parmalee ribbon cutting/celebration of completed work
- Updating Jeffco Builds map to link to articulation area pages

