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
  - CIP Update
  - Work in Progress Report
  - Greenwalt Email
  - Marshdale ES and Prospect Valley ES Discussion

- Communications
  - General Update

- Planning/Property Management Update
  - General Update
  - Summary of Findings Update

- Construction Management Update
  - General Update
  - Status Reports and Schedule Updates
    - H-Bond
    - 18M Programs
    - 19M Programs
    - 16F Facility Optimization
    - Forecast Remaining Funds Management
  - Summary of Contingency and Remaining Program Funds
    - Unallocated Cumulative Program Contingency $9,926,194.22
    - Forecast Remaining Contingency in Projects $146,090.08
    - Sub Total $10,072,284.30
    - Unallocated H Bond $47,508,686.00
    - Forecast Remaining Contingency in H Projects $(9,960,200.71)
    - 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
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 Contingency and Remaining Funds

<table>
<thead>
<tr>
<th>Program Contingency (Unallocated)</th>
<th>Forecast Remaining Funds in Projects</th>
<th>Net Remaining Program Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>$47,508,686</td>
<td>$ (9,960,200.71)</td>
<td>$ 37,548,485.29</td>
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## 2019-2023 (H) Bond Program 1

### Remaining Projects

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Phase</th>
<th>Plan Year: 2019</th>
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<tbody>
<tr>
<td>H Adams ES FF&amp;E</td>
<td>1-Design</td>
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<tr>
<td>H Alameda HS Addition &amp; General Upgrades</td>
<td>1-Design</td>
<td></td>
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<tr>
<td>H Charter Addenbrooke Classical Academy General Upgrad</td>
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<tr>
<td>H Charter Collegiate Academy of Colorado General Upgrad</td>
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<tr>
<td>H Charter Mountain Phoenix Community School General U</td>
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<tr>
<td>H North Area Transportation-Joyce Renovation</td>
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<tr>
<td>H Arvada HS Addition &amp; General Upgrades</td>
<td>3-Construction</td>
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<tr>
<td>H Arvada K8 FF&amp;E</td>
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<tr>
<td>H Columbine HS Addition &amp; General Upgrades</td>
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<tr>
<td>H DW Curtain Riggings</td>
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<tr>
<td>H DW FF&amp;E Allocation</td>
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<tr>
<td>H Green Mountain HS Addition &amp; General Upgrades</td>
<td>3-Construction</td>
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<tr>
<td>H Kendrick Lakes ES Replace School</td>
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<tr>
<td>H Three Creeks K-8 Addition &amp; General Upgrades</td>
<td>3-Construction</td>
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<tr>
<td>H West Jefferson MS FF&amp;E</td>
<td>3-Construction</td>
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<tr>
<td>H Wilmot ES Addition &amp; General Upgrades</td>
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<tr>
<td>H Alameda Int'l Jr-Sr Asbestos Abatement</td>
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<td>H Creighton MS FF&amp;E</td>
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<td>H DW Fire Alarms</td>
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<td>H DW Flooring</td>
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<td>H DW Gym Divider Curtains</td>
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<td>H DW HVAC</td>
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<td>H DW IT Cameras</td>
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<td>H DW Irrigation</td>
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<td>H DW Modular Bldg Removal</td>
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<td>H DW Paving</td>
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<td>H DW Playgrounds</td>
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<td>H DW Roofing</td>
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<td>H DW Site Improvements</td>
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<td>H DW Site Lighting</td>
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<td>H Everitt MS Library Renovation</td>
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<td>H Ken Caryl MS FF&amp;E</td>
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<td>H Pomona HS FF&amp;E</td>
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<td>H Program Contingency</td>
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<tr>
<th>Project Description</th>
<th>Phase</th>
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<tbody>
<tr>
<td>H DW Modular Bldg Removal</td>
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<tr>
<td>H Slater ES Asbestos Abatement</td>
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<tr>
<td>H Ken Caryl MS FACS CR + Bldg Signage</td>
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<td>H DW Elevator Upgrades</td>
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<td>H DW LED Lighting - Interior</td>
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<td>H DW Network Upgrades</td>
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<td>H DW Paving 2020-I</td>
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<td>H Eiber ES FF&amp;E</td>
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<td>H Foothills ES FF&amp;E</td>
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<td>H Foster ES Addition &amp; General Upgrades</td>
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<td>H Fremont ES FF&amp;E</td>
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<td>H Green Mountain HS FF&amp;E</td>
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<tr>
<td>H Jefferson HS Addition &amp; General Upgrades</td>
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<td>H Lumberg ES Addition &amp; General Upgrades</td>
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<td>H Wayne Carle MS Addition &amp; General Upgrades</td>
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<td>H Wirt ES FF&amp;E</td>
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<td>H Arvada K-8 Efficiency &amp; Future Ready</td>
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<td>H Columbine Hills ES Efficiency &amp; Future Ready</td>
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<td>H Confier HS Addition &amp; General Upgrades</td>
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<td>H Coronado ES Efficiency &amp; Future Ready</td>
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<td>H Stober ES Efficiency &amp; Future Ready</td>
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<td>H West Jefferson MS Efficiency &amp; Future Ready</td>
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<td>H Adams ES Efficiency &amp; Future Ready</td>
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<td>H Arvada HS FF&amp;E</td>
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<td>H Belmar ES Efficiency &amp; Future + Paving</td>
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<td>H DW Field Improvements</td>
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<td>H DW Fire Sprinklers Replacement</td>
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<td>H DW Flooring 2020-I</td>
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<td>H DW HVAC 2020</td>
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<td>H DW IT Cameras</td>
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<td>H DW Playgrounds</td>
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<td>H DW Roofing 2020-I</td>
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<tr>
<td>H DW Roofing 2020-II</td>
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<td>H DW Security Glass 2020-I</td>
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<tr>
<td>H Dutch Creek ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Dutch Creek ES FF&amp;E</td>
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<tr>
<td>H Eiber ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Foothills ES Efficiency &amp; Future Ready</td>
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Page 2 of 9
## Status of Projects by Program

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Phase</th>
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<tbody>
<tr>
<td>H Fremont ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Green Gables ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Green Gables ES FF&amp;E</td>
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<td>H Hutchinson ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Hutchinson ES FF&amp;E</td>
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<td>H Lukas ES Efficiency &amp; Future Ready</td>
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<td>H Ralston ES Efficiency &amp; Future Ready</td>
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<td>H Semper ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Trailblazer Stadium Efficiency &amp; Future Ready</td>
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<td>H Vivian ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Welchester ES Efficiency &amp; Future Ready</td>
<td>3-Construction</td>
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<tr>
<td>H Westridge ES HVAC</td>
<td>3-Construction</td>
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<tr>
<td>H Witt ES Efficiency &amp; Future Ready</td>
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<tr>
<td>H Charter New America School New Building (formerly General Upgrades)</td>
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<td>H Bond Premium Contingency</td>
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**Plan Year: 2021**

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<tr>
<td>H Columbine HS FF&amp;E</td>
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<td>H DW Elevator Upgrades 2021</td>
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20M Capital Program 2020-21

Program Dollar Value by Phase

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<tr>
<th>Project Phase</th>
<th>Project Count</th>
<th>Dollar Value</th>
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<td><strong>17</strong></td>
<td><strong>$12,534,572</strong></td>
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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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Facility Name</th>
<th>Project ID</th>
<th>Project name</th>
<th>Finish Date</th>
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<tr>
<td></td>
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<td>Target</td>
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Program Contingency and Remaining Funds

<table>
<thead>
<tr>
<th>Program Contingency (Unallocated)</th>
<th>Forecast Remaining Funds in Projects</th>
<th>Net Remaining Program Funds</th>
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<tbody>
<tr>
<td>$8,349,402</td>
<td>$75,239</td>
<td>$8,424,641</td>
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## 20M Capital Program 2020-21

### Remaining Projects

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<tr>
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<tr>
<td>20M 809 Campus Fabric Storage Shelter</td>
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<tr>
<td>20M Alameda Int'l HS Auditorium Renovation</td>
<td>1-Design</td>
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<tr>
<td>20M Applewood Cottages Offices for EAP</td>
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<td>20M D'Evelyn Jr-Sr HS Utilities for Temps</td>
<td>1-Design</td>
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<td>20M DW Planning &amp; Design Allocation</td>
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<tr>
<td>20M DW Property Disposal Allocation</td>
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<td>20M DW Small Projects 1 Allocation</td>
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<tr>
<td>20M DW Small Projects 2 Allocation</td>
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<td>20M DW Temp. Bldg. Lease Allocation</td>
<td>1-Design</td>
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<tr>
<td>20M DW Utilization Allocation</td>
<td>1-Design</td>
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<tr>
<td>20M DW Water Engineering Allocation</td>
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<td>20M Parmalee ES School Zone Enhancements</td>
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<td>20M Golden HS Chiller Replacement</td>
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<td>20M Free Horizon Montessori RTU Repair</td>
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19M Capital Program 2019-2020

Program Dollar Value by Phase

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<td><strong>Totals</strong></td>
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<td><strong>$8,563,802</strong></td>
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</table>

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

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Program Contingency and Remaining Funds

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<td>$1,554,309</td>
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19M Capital Program 2019-2020

Remaining Projects

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

Plan Year: 2019

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>19M DW Gym Divider Curtains</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>19M DW Irrigation</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>19M DW Turf Fields</td>
<td>4-Close Out</td>
</tr>
</tbody>
</table>
18M Capital Program 2018-2019

Program Dollar Value by Phase

<table>
<thead>
<tr>
<th>Project Phase</th>
<th>Project Count</th>
<th>Dollar Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-Not Started</td>
<td>1</td>
<td>$0</td>
</tr>
<tr>
<td>1-Design</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>2-Bid-Award</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>3-Construction</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>4-Close Out</td>
<td>5</td>
<td>$18,708,674</td>
</tr>
<tr>
<td>5-Complete</td>
<td>43</td>
<td>$33,900,381</td>
</tr>
<tr>
<td>6-On Hold</td>
<td>0</td>
<td>$0</td>
</tr>
<tr>
<td>7-Contingency</td>
<td>1</td>
<td>$22,483</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>50</strong></td>
<td><strong>$52,631,538</strong></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Facility Name</th>
<th>Project ID</th>
<th>Project name</th>
<th>Target</th>
<th>Forecast</th>
</tr>
</thead>
</table>

Program Contingency and Remaining Funds

<table>
<thead>
<tr>
<th>Program Contingency (Unallocated)</th>
<th>Forecast Remaining Funds in Projects</th>
<th>Net Remaining Program Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>$22,483</td>
<td>$25,982</td>
<td>$48,464</td>
</tr>
</tbody>
</table>

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### 18M Capital Program 2018-2019

#### Remaining Projects

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>18M Bell MS Carpet - HVAC - Addition</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>18M Creighton MS Addition</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>18M Education Services Center 3rd Floor Reconfig</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>18M Ken Caryl MS Addition</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>18M Summit Ridge MS Development</td>
<td>4-Close Out</td>
</tr>
<tr>
<td>18M Program Contingency</td>
<td>7-Contingency</td>
</tr>
<tr>
<td>Program</td>
<td>Program Contingency (Unallocated)</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>H Bond Program 2019-23(1)</td>
<td>$47,508,686.00</td>
</tr>
<tr>
<td>20M Mini Program 2020-21</td>
<td>$8,349,402.21</td>
</tr>
<tr>
<td>19M Mini Program 2019-20</td>
<td>$1,554,309.41</td>
</tr>
<tr>
<td>18M Mini Program 2018-19</td>
<td>$22,482.60</td>
</tr>
<tr>
<td>Total:</td>
<td>$57,434,880.22</td>
</tr>
</tbody>
</table>
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

<p>| Estimated 5B Contingency Fund of $86M Uses as of 05/05/2020 | 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. |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flipbook Project Cost increases</td>
<td>$28,850,312</td>
<td>The stated project costs in a Revised Flipbook are: $575,713,230. Both are attached.</td>
</tr>
<tr>
<td>North Transportation Center Purchase</td>
<td>$7,000,000</td>
<td></td>
</tr>
<tr>
<td>Use of Contingency for Athletic Fields</td>
<td>$18,000,000</td>
<td>Estimated</td>
</tr>
<tr>
<td>Contingency usage contained in Board docs at 03/05/2020 meeting</td>
<td>$10,730,602</td>
<td></td>
</tr>
<tr>
<td>Contingency usage contained in Board docs at 04/02/2020 meeting</td>
<td>$2,874,624</td>
<td></td>
</tr>
<tr>
<td>Contingency usage contained in Board docs at 05/07/2020 meeting</td>
<td>$10,230,063</td>
<td></td>
</tr>
<tr>
<td>Capital Transfer Shortages – 2019/2020</td>
<td>$2,000,000</td>
<td>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.</td>
</tr>
<tr>
<td>Total usage of $86M contingency to date</td>
<td>$79,685,601</td>
<td></td>
</tr>
<tr>
<td>Estimated remaining contingency funds</td>
<td>$6,314,399</td>
<td></td>
</tr>
</tbody>
</table>