

Capital Asset Advisory Committee 2018 Capital Improvement Program Financial Status August 31, 2020

September 3, 2020

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

Revenue

\$ (326,490,000)	First Bond Issuance
\$ (50,165,349)	Premium on First Bond Issuance
\$ (11,785,117)	Interest Through June 30
\$ (41,800,962)	Fiscal Years 2020 and 2021 Capital Transfers (COP Principal & Interest Payments Removed)
\$ (430,241,428)	

Expenses

As of August 31, 2020

\$ 182,385,588	Total Expended - All projects
\$ 112,369,760	Total Encumbered - All projects

Charter Projects

\$ 33,561,393	Total Expended - Charter
\$ 5,923,666	Total Encumbered - Charter

As of July 31, 2020

\$ 158,428,941	Total Expended - All projects
\$ 133,658,648	Total Encumbered - All projects

\$ 28,784,049	Total Expended - Charter
\$ 7,853,394	Total Encumbered - Charter

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

Funding Breakdown 2018 Capital Improvement Program

\$	326,490,000	First Bond Issuance
\$	50,165,349	Premium on First Bond Issuance
\$	11,785,117	Bond Interest Through June 30, 2020
\$	41,800,962	FY 2020 & 2021 Capital Transfers
\$	430,241,428	Funds to Date
\$	240,510,000	Estimated Second Bond Issuance
	TBD*	Premium on Second Bond Issuance
	TBD*	Future Bond Interest Earnings
\$	83,601,924	4 Years Capital Transfer
	TBD*	Interest on Capital Transfer
\$	754,353,352	Preliminary Total

TBD* To Be Determined

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

August 2020 Bid Results

School	Type	Bid Amount	Over/(Under)
Jefferson High School GMP	A/R	\$ 10,078,359	\$ -
Gertrude Bell Middle School	E&FR	\$ 5,154,500	\$ (314,568)
Manning School	E&FR	\$ 5,159,616	\$ (43,551)
Warren Tech South	New	\$ 9,217,083	\$ (212,301)
		\$ 29,609,558	\$ (570,420)

E&FR Efficiency & Ready, A/R Addition, Renovation, DW Districtwide

Work to be Bid Summer / Fall 2020

Additions

Wayne Carle Middle School
Parmalee Elementary School
Foster Elementary School

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

Work Accomplished Spring/Summer 2020:

Efficiency & Future Ready Projects	20 Sites
Flooring	8 Sites
Playgrounds	9 Sites
Roofing	8 Sites
Paving	6 Sites
HVAC	5 Sites
LED Lighting	9 of 18 Sites

Furniture:

14 replacements
Columbine HS Partial Replacement
Green Mountain HS Partial Replacement

In Design

Pomona High School Addition/Renovation
Lumberg Elementary School Addition/Renovation

Fall Design Starts

Marshdale Elementary School Replacement
Prospect Valley Elementary School Replacement
Ralston Valley HS Addition/Renovation
Standley Lake HS Addition/Renovation

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

Under Construction:

Arvada HS Addition / Renovation

Complete September 2020

Three Creeks K8 Addition

Complete

Wilmot ES Addition / Renovation

Complete September 2020

Kendrick Lakes ES Replacement

Complete December 2020

Columbine HS Addition / Renovation

Complete July 2021

Green Mountain HS Addition / Renovation

Complete July 2021

Conifer HS Addition / Renovation

Complete July 2021

6 HS Artificial Turf & Tracks

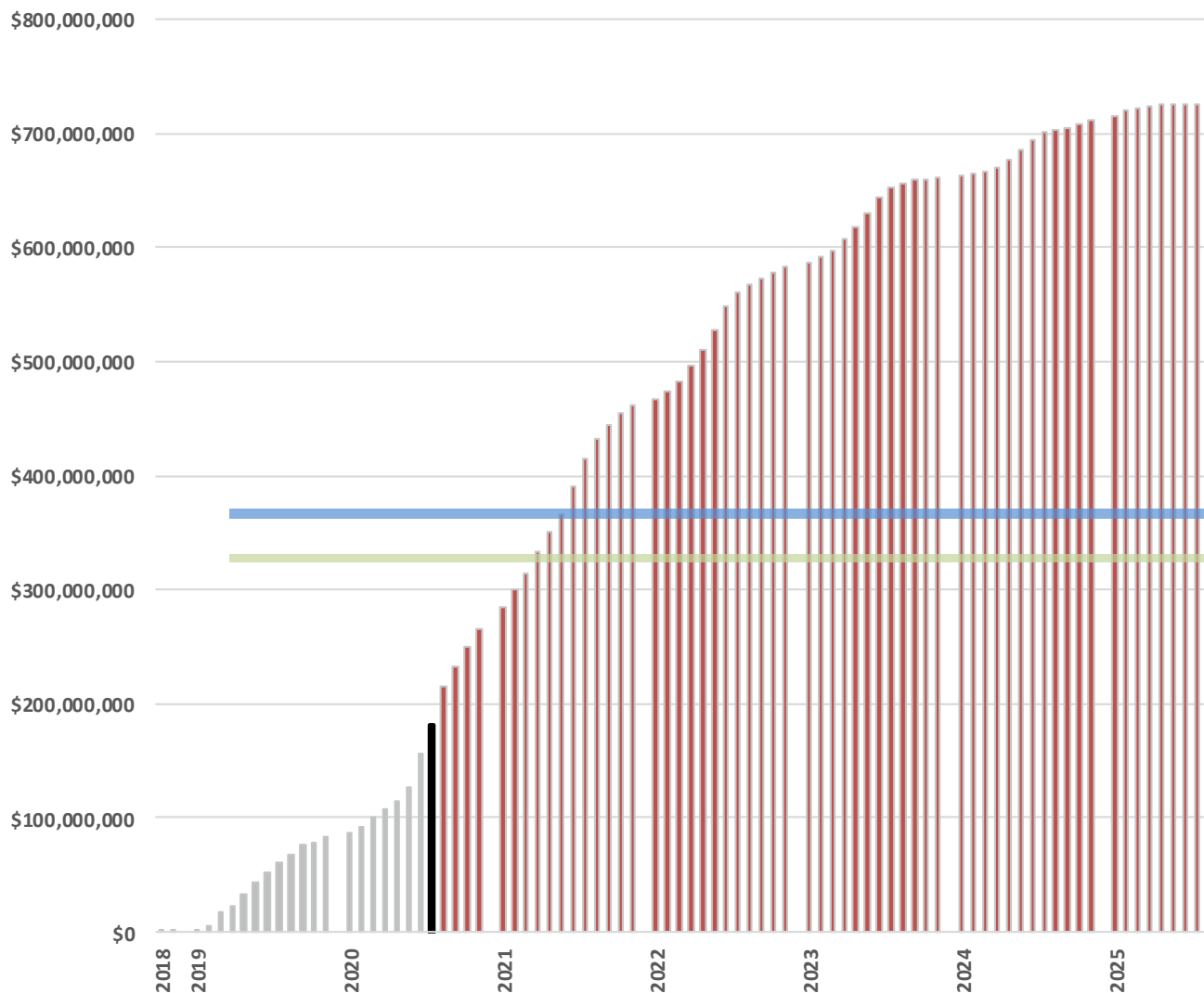
Complete October 2020

Alameda International Jr./Sr. High School

Complete 2022

2018 CAPITAL IMPROVEMENT PROGRAM – FINANCIAL STATUS 8/31/2020

Cash Flow





CAAC Design and Construction Update

9-3-2020

Construction at over 90
sites 2020



Trailblazer Locker Room & Press Box Mellin & Assoc. – WE O'Neal

Construction
9/18/20

CCU events:
Scrimmages 9/13 &
9/27. Port-o-lets will
be back on-site.



Wilmot ES – Addition DLR – CMGC Himmelman

Construction
9/26/20



Arvada HS - Addition HCM – CMGC Saunders

Construction
10/7/20



2020 HS Field Improvements Standley Lake HS HCM – CMGC ECI

Construction
9-18-20



2020 HS Field Improvements A WEST HCM – CMGC ECI

Construction
9-22-20



2020 HS Field Improvements

Green Mountain HS

HCM – CMGC ECI

Construction
10-12-20



2020 HS Field Improvements

Golden HS

HCM – CMGC ECI

Construction
10-29-20



Kendrick Lakes ES – Replacement

Larson Incitti – GC Roche

Construction
2021
Completion



DW LED – 7 complete 11 to go Ackerman – CMGC Weifield

Construction



Westridge ES



Ryan ES

1. Columbine Hills ES
2. Deane ES
3. Devinny ES
4. Dennison ES
5. Fitzmorris ES
6. Kullerstrand ES
7. Lasley ES
8. Maple Grove ES
9. Patterson International
10. Peck ES
11. Powderhorn ES
12. Ryan ES
13. Secrest ES
14. Sheridan Green ES
15. Stott ES
16. Vanderhoof ES
17. Westgate ES
18. Westridge ES

Conifer HS – Addition Cannon – CMGC FCI

Construction



Alameda HS – Addition WOLD – CMGC Phipps

Construction



Green Mountain HS – Addition MOA – CMGC GE Johnson

Construction



Columbine HS – Addition EIDOS – CMGC Swinerton

Construction



Bell MS – 1 Story, 4 Classroom Addition Eidos – Golden Triangle (all alternates)

Construction
Bid

\$5,154,500

Budget

\$5,512,272

\$357,772

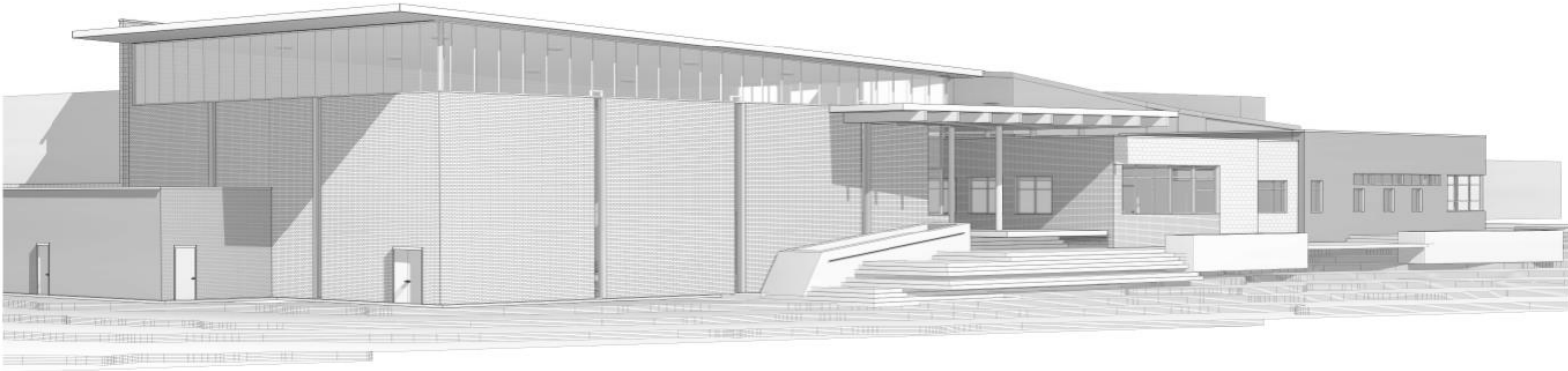
Below Budget



Jefferson HS – Aux Gym Addition MOA – Haselden

Construction
GMP
\$10,078,359

On Budget



Manning Opt – 1 Story –
7 Classroom Addition + 2 Alts
AMD – Fransen Pittman



Construction
Bid
\$5,159,167

Budget
\$5,203,167

\$43,551
Below Budget

CTE South – New Building + all alts HCM – JHL

Aviation Hanger funded outside of bond additional \$1,370,000

Construction
Bid
\$7,847,083

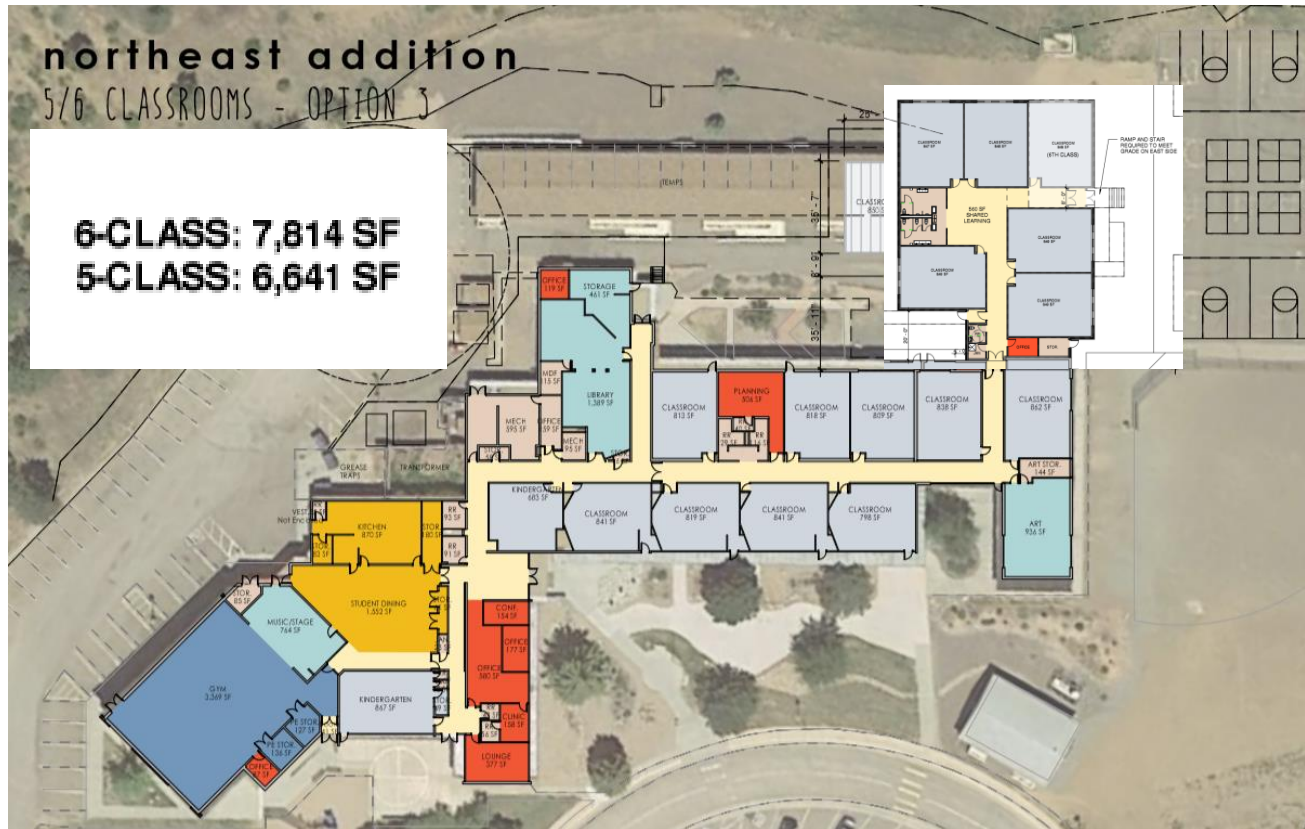
Budget
\$8,059,384

\$212,301
Below
Budget



Parmalee ES – 1 Story – 5/6 Classroom Addition OZ – Contractor TBD

Bidding 9/3



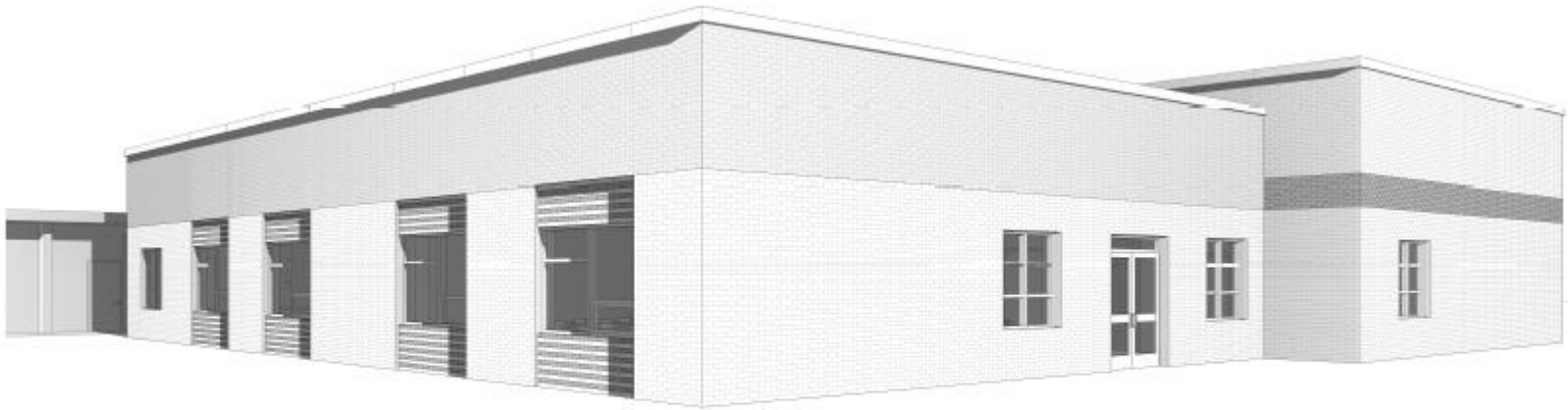
Wayne Carle – 2 Story – 8 Classroom Addition RB+B – Contractor TBD

Bidding 9/10



Lumberg ES – 4 CR Addition MOA – CMGC Haselden

GMP
Negotiations



Foster ES – 1 Story – 7 Classroom Addition Larson Incitti – Contractor TBD

Bidding 10/15

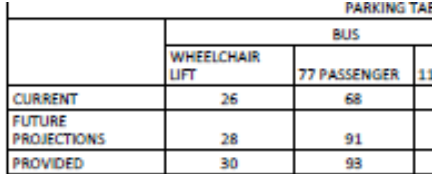


2021 Projects

Schematic Design



Schematic Design



Kullerstrand ES, Miller Special School Efficiency Future Ready Larson Incitti – TBD

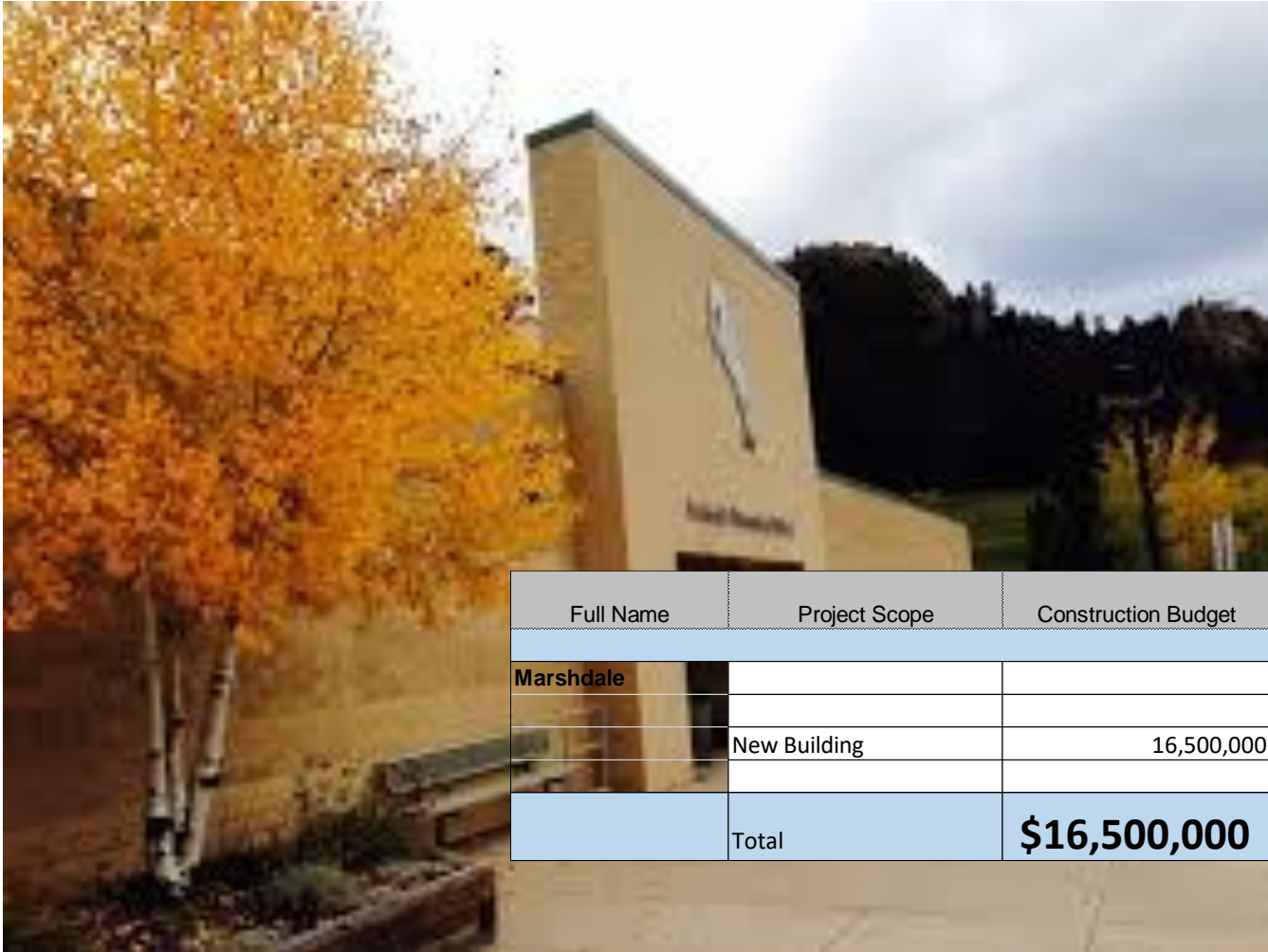
Design
Contract
Negotiations



Marshdale ES - Replacement

HCM - TBD

Design
Contract
Negotiations



Full Name	Project Scope	Construction Budget	Added Soft Cost	Total
Marshdale				
	New Building	16,500,000	21.4%	\$ 21,000,000
	Total	\$16,500,000	21.4%	\$ 21,000,000

Powderhorn ES - Addition Hollis & Miller – TBD

Design Contract Negotiations



Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Powderhorn ES	Exterior-Doors, Finish	\$55,207	23.8%	\$ 72,450
	Interior Finishes-Flooring, Ceiling, Wall Finish, Casework	\$280,035	23.8%	\$ 367,500
	Playground	\$8,001		\$ 10,500
	Roofing	\$54,807	23.8%	\$ 71,925
	Mechanical - AHUs, Boiler	\$640,080		\$ 840,000
	LED lighting and Power Improvements	\$102,201	19.2%	\$ 126,525
	Technology Infrastructure (42,867 Remaining)	\$115,856	19.2%	\$ 143,430
	Safety & Security (41,532 Remaining)	\$46,429	19.2%	\$ 57,479
	Addition / Renovation	\$3,360,420	23.8%	\$ 4,410,000
	\$4,663,036	23.6%	\$ 6,099,809	

A waterfall chart illustrating the calculation of the net project construction budget. The chart features three stacked areas: a purple area for the 'Project Construction Budget', a blue area for 'Completed Work', and a green area for the 'Net Project Construction Budget'. The purple area starts at \$0 and rises to \$4,663,036. The blue area starts at \$4,663,036 and drops to \$4,482,949. The green area starts at \$4,482,949 and rises to \$4,663,036. The final value, \$4,663,036, is also the starting point for the blue area, indicating a net change of \$180,087.

Category	Value
Project Construction Budget	\$4,663,036
Completed Work	\$180,087
Net Project Construction Budget	\$4,482,949



Allendale ES, Stott ES, Vanderhoof ES Efficiency Future Ready EUA – TBD

Design
Contract
Negotiations



Standley Lake HS - Addition Cannon -TBD

Design
Contract
Negotiations



Carmody MS & Devinny ES

Efficiency Future Ready

DLH - TBD

Design
Contract
Negotiations



Prospect Valley ES - Replacement MOA - TBD

Design
Contract
Negotiations



Full Name	Project Scope	Construction Budget	Added Soft Cost	Total
Prospect Valley				
	New Building	16,500,000	21.4%	\$ 21,000,000
	Total	\$16,500,000	21.4%	\$ 21,000,000



Chatfield HS, Dakota Ridge HS

Efficiency Future Ready

Cannon - TBD

Design
Contract
Negotiations



Evergreen MS - Addition AMD - TBD

Design
Contract
Negotiations



Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Evergreen MS	Exterior-Doors	\$40,005	23.8%	\$ 52,500
	Interior Finishes-Flooring, Ceiling, Partition, Wall Finish, Casework	\$240,030	23.8%	\$ 315,000
	Food Service	\$48,006	23.8%	\$ 63,000
	Mechanical - AHUs	\$372,047		\$ 488,250
	LED lighting and Power Improvements	\$239,176	19.2%	\$ 296,100
	Technology Infrastructure	\$87,189	19.2%	\$ 107,940
	Safety & Security (79132 Remaining)	\$99,487	19.2%	\$ 123,165
	Addition / Renovation	\$4,800,600	23.8%	\$ 6,300,000
		\$5,926,540	23.5%	\$ 7,745,955

Project Construction Budget **\$5,926,540**

34 Completed Work **\$20,355**

Net Project Construction Budget **\$5,906,185**



Deane ES Efficiency Future Ready LOA - TBD

Design Contract Negotiations

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Deane ES	Interior Finishes-Ceiling, Casework	\$340,043	23.8%	\$ 446,250
	Roofing	\$89,851	23.8%	\$ 117,915
	Mechanical-Boiler	\$72,009	23.8%	\$ 94,500
	Paving	\$12,002	23.8%	\$ 15,750
	Play Pad, Fall Zone	\$66,938	15.0%	\$ 78,750
	LED lighting and Power Improvements	\$108,308	19.2%	\$ 134,085
	Technology Infrastructure (\$37,909 remaining)	\$102,456	19.2%	\$ 126,840
	Safety & Security (\$38,596 Remaining)	\$41,070	19.2%	\$ 50,845
		\$832,676	21.8%	\$ 1,064,935
Project Construction Budget		\$37,909		\$832,676
Completed Work				\$251,834
Net Project Construction Budget				\$657,347



Maple Grove ES

Efficiency Future Ready

RTA - TBD

Design
Contract
Negotiations

Maple Grove ES	Interior Finishes-Flooring, Clgs, Part,Casework	\$246,590	23.8%	\$	323,610
	Ext. Repair, Windows, Doors, Misc.	\$141,378	23.8%	\$	185,535
	FF&E	\$165,113	15.0%	\$	194,250
	Mechanical-AHU, Misc	\$132,017	23.8%	\$	173,250
	Paving	\$84,811	23.8%	\$	111,300
	Food Service Equip	\$48,006	23.8%	\$	63,000
	LED lighting and Power Improvements	\$85,585	19.2%	\$	105,954
	Technology Infrastructure (12,090 REMAINING)	\$33,092	19.2%	\$	40,968
	Safety & Security	\$37,769	19.2%	\$	46,758
		\$974,359	21.7%	\$	1,244,625

Project Construction Budget

\$974,359

Completed Work

\$356,510

Net Project Construction Budget

\$617,849



DW Turf Fields – Alameda HS,
D'Evelyn HS (T&F), Jefferson HS (T&F)
Wheat Ridge HS (track + drainage)
HCM - TBD

Design
Contract
Negotiations



HCM - TBD

Negotiations

Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Floors-Flooring, Clgs	\$90,811	23.8%	\$ 119,175
Plumbing, H.U., Misc	\$12,002	23.8%	\$ 15,750
Plumbing, H.U., Misc	\$154,259	23.8%	\$ 202,440
Plumbing and Power Improvements	\$281,994	19.2%	\$ 349,108
Plumbing Infrastructure (28,721 G)	\$82,288	19.2%	\$ 101,872
Plumbing	\$400,050	23.8%	\$ 525,000
Security (18,189 Remaining)	\$137,146	19.2%	\$ 169,787

The chart is a waterfall chart with three segments. The first segment, 'Project Construction Budget', is purple and starts at 0, ending at \$1,158,550. The second segment, 'Completed Work', is blue and starts at \$1,158,550, ending at \$572,574. The third segment, 'Net Project Construction Budget', is green and starts at \$572,574, ending at \$585,976. The final value, \$585,976, is also shown in a large green font at the bottom right of the chart area.

Category	Value
Project Construction Budget	\$1,158,550
Completed Work	\$572,574
Net Project Construction Budget	\$585,976



Dennison ES Efficiency Future Ready

Design
Contract
Negotiations

Hollis & Miller- TBD

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Dennison ES	Interior Finishes-Flooring, Clgs,Partitions, Walls, Casework	\$366,446	23.8%	\$ 480,900
	Ext. Paint	\$4,401	23.8%	\$ 5,775
	FF&E	\$36,414	15.0%	\$ 42,840
	Roofing	\$82,286	23.8%	\$ 107,987
	Playground	\$99,212	23.8%	\$ 130,200
	Mechanical-AHU, Misc	\$151,219	23.8%	\$ 198,450
	LED lighting and Power Improvements	\$99,275	19.2%	\$ 122,903
	Technology Infrastructure (12,536 REMAINING)	\$33,880	19.2%	\$ 41,943
	Safety & Security \$13,531 REMAINING	\$38,668	19.2%	\$ 47,871
		\$911,801	22.7%	\$ 1,178,869

Project Construction Budget

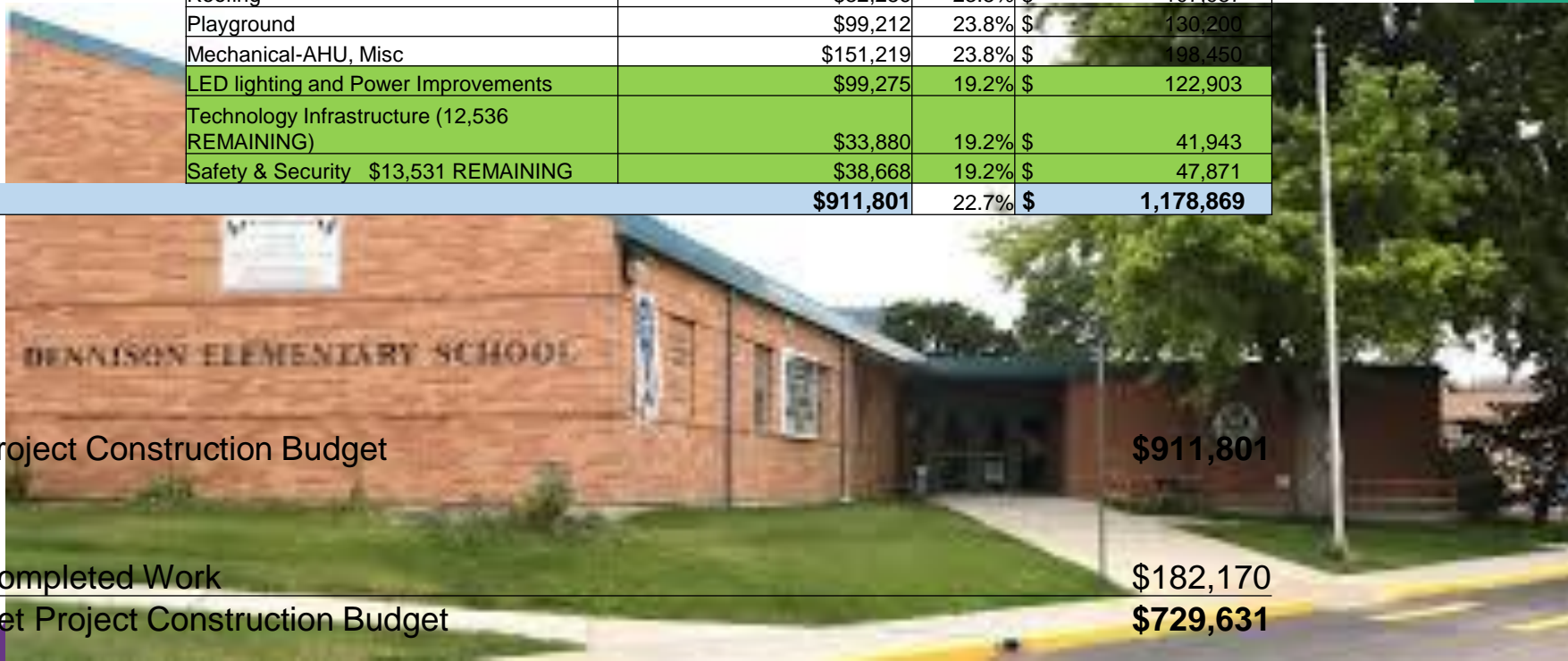
\$911,801

39 Completed Work

\$182,170

Net Project Construction Budget

\$729,631



Ralston Valley HS Addition EUA - TBD

Design Contract Negotiations

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget	
Ralston Valley HS	Exterior-Repair	\$47,686	23.8%	\$ 62,580	
	Interior Finishes-Flooring, Clgs	\$16,722	23.8%	\$ 21,945	
	Mechanical - Boiler, Chiller, Misc.	\$278,435	23.8%	\$ 365,400	
	LED lighting and Power Improvements	480,983.00	19.2%	\$ 595,457	
	Technology Infrastructure (\$47,290 remains)	127,810.00	19.2%	\$ 158,230	
	Safety & Security	213,019.00	19.2%	\$ 263,717	
	Addition/Renovation (8 CR addition)	5,200,650.00	23.8%	\$ 6,825,000	
	Tennis, Turf Field	1,200,150.00	23.8%	\$ 1,575,000	
	Turf Field	400,050.00	23.8%	\$ 525,000	
		\$7,965,505	23.4%	\$ 10,392,329	Total budget

Project Construction Budget

\$7,965,505

Completed Work

(1,680,720.00)

Net Project Construction Budget

\$6,284,785



Evergreen HS

Efficiency Future Ready

DLR - TBD

Design
Contract
Negotiations

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget	
Evergreen HS	Exterior-Doors	\$18,802	23.8%	\$ 24,675	
	Interior Finishes-Flooring, Ceiling, Wall Finish, Casework	\$636,080	23.8%	\$ 834,750	
	FF&E	\$1,071,000	15.0%	\$ 1,260,000	
	Roofing	\$175,222	23.8%	\$ 229,950	
	Mechanical - AHUs	\$372,047	23.8%	\$ 488,250	
	LED lighting and Power Improvements	475,807.75	19.2%	\$ 589,050	
	Technology Infrastructure (\$41,345 remains)	111,742.73	19.2%	\$ 138,338	
	Safety & Security	187,100.16	19.2%	\$ 231,630	
	Renovation/Field Upgrades	6,000,750.00	23.8%	\$ 7,875,000	
	Turf Field	400,050.00	23.8%	\$ 525,000	
		\$9,448,602	22.5%	\$ 12,196,643	Total budget
Project Construction Budget					\$9,448,602
Completed Work					1,716,670
Net Project Construction Budget					\$7,731,932

Ryan ES & Sheridan Green ES Efficiency Future Ready

RB+B - TBD

Design
Contract
Negotiations

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Sheridan Green ES	Interior Finishes-Flooring, Ceiling, Part	\$79,930	23.8%	\$ 104,895
	FF&E	\$402,518	15.0%	\$ 473,550
	Mechanical - AHU, Controls	\$488,061	23.8%	\$ 640,500
	Paving	\$44,806	23.8%	\$ 58,800
	Playground-Equipment, Play Pad, Fall Zone	\$83,210	23.8%	\$ 109,200
	LED lighting and Power Improvements	\$92,878	19.2%	\$ 114,983
	Technology Infrastructure (\$10,656 remains)	\$36,257	19.2%	\$ 44,886
	Safety & Security (\$18,430 remains)	\$41,380	19.2%	\$ 51,228
		\$1,269,040	20.6%	\$ 1,598,042

Project Construction Budget			\$1,269,040
Completed Work			\$627,157
Net Project Construction Budget			\$641,883

Full Name	Project Scope	Construction Budget	Added Soft Cost	Total Project Budget
Ryan ES	Interior Finishes-Flooring, Clgs., Walls, Partitions	\$232,989	23.8%	\$ 305,760
	Ext. Paint, Other	\$8,961	23.8%	\$ 11,760
	FF&E	\$307,913	15.0%	\$ 362,250
	Roofing	\$605,032	23.8%	\$ 794,006
	Paving	\$124,026	23.8%	\$ 162,750
	Mechanical - Boiler, AHU, Controls, Misc	\$779,937	23.8%	\$ 1,023,540
	Playground	\$57,847	23.8%	\$ 75,915
	LED lighting and Power Improvements	103,604.81	19.2%	\$ 128,263
	Technology Infrastructure (\$8,679.08 remains)	39,439.46	19.2%	\$ 48,826
	Safety & Security	21,325.00	19.2%	\$ 26,392
		\$2,281,075	22.4%	\$ 2,939,462
				Total budget
				\$ 1,213,833
Project Construction Budget				\$2,281,075
Completed Work				1,324,916
Net Project Construction Budget				\$956,159



Brady - Efficiency Future Ready

Alan Ford - TBD

Schematic
Design



Everitt MS & Westridge ES Efficiency Future Ready

OZ - TBD

Design
Contract
Negotiations



DW – Playgrounds –Warder ES,
Elk Creek ES, Secrest ES, Thomson ES
Shaeffer ES, Red Rocks ES,
Stevens ES, Peck ES

Design
Contract
Negotiations

Design Concepts - TBD

DW Roofing – 6 Schools
Emory ES, D'Evelyn Opt,
Westgate ES, Stevens ES,
Fitzmorris ES & Lawrence ES

Design
Contract
Negotiations

WJE & Roof Tech - TBD

Lasley ES & Patterson ES Efficiency Future Ready

Treanor HL - TBD

Design
Contract
Negotiations



Kyffin ES, Fitzmorris ES & Lawrence ES Efficiency Future Ready Eidos - TBD

Design
Contract
Negotiations



Next Meeting 10/1/20

2018 BOND PROGRAM COMMUNICATIONS UPDATE

CAPITAL ASSET ADVISORY COMMITTEE

SEPTEMBER 2020



COMPLETED WORK:

- Created short site visit vignette videos to show progress of construction projects:
 - Sharing videos on social media
 - [Conifer High School Construction Tour](#)
 - [Alameda High School Construction Tour](#)
- Worked with our videographer to produce [Arvada Ribbon Cutting Video](#)
- Sharing summer construction updates on Jeffco social media channels to keep the community informed of summer progress.

*And we won a Golden achievement award from the [National School Public Relations Association](#) for Jeffco Builds: A Bond Communications Program!

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
July 2020	2,524	2,147
August 2020	2,362	2,034
% change	6% decrease	5% decrease

UPCOMING WORK:

- Working with our videographer to produce another installment of "Look What You Bought" featuring Columbine, West Jeff and Stober projects.
- Planning Warren Tech South press release and pitch (anticipated release date is Sept. 2):
 - Announcing program names
 - Sharing updated renderings
- Continuing site tours of current construction projects for more short vignette videos
- Continued social media coverage of completed projects.
- Pitching stories to press to tour completed projects - focusing Sept. pitches on all of our furniture installations.

