Long Range Planning Advisory Committee
Board of Education Presentation

May 22, 2019
Outline of LRPAC Report

- Bond Accountability
  - Financial Summary - LRPAC and Staff
  - Ongoing and Upcoming Bond Projects - LRPAC and Staff
  - Bond Accountability Challenges and Successes - LRPAC

- Planning and Advisory
  - Focus on Northern Area Enrollment Challenges and Program Needs
  - DRAFT Framework for District Master Plan - LRPAC and Staff

- LRPAC and Board Discussion
<table>
<thead>
<tr>
<th>Facility</th>
<th>Construction Years</th>
<th>Budget</th>
<th>Project Budget</th>
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</thead>
<tbody>
<tr>
<td>Northeast Junior High</td>
<td>1971</td>
<td>Phase I: $249K</td>
<td>$28.1M</td>
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<tr>
<td>(Now STEM Lab)</td>
<td></td>
<td>Phase II: $518K</td>
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<td></td>
<td></td>
<td>Total: $767K</td>
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<tr>
<td>Northglenn High (4 Phases)</td>
<td>1965-1968</td>
<td>$221,398</td>
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<td>Northglenn High Renovation</td>
<td>2018-19</td>
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<tr>
<td></td>
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<tr>
<td>Westview Elementary</td>
<td>1969</td>
<td>$642,293</td>
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<td></td>
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<td>$2.2M</td>
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<td>Hillcrest Elementary</td>
<td>1963</td>
<td>$453,217</td>
<td>$1.1M</td>
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<td>Hillcrest Elementary Roof Replacement</td>
<td>2019</td>
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<td></td>
<td></td>
<td>$1.1M</td>
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<tr>
<td></td>
<td>Budget</td>
<td>Forecast</td>
<td>Variance</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------</td>
<td>--------------</td>
<td>--------------</td>
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<tr>
<td>Principal</td>
<td>350,000,000</td>
<td>350,000,000</td>
<td>-</td>
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<tr>
<td>Premium</td>
<td>50,600,000</td>
<td>43,857,824</td>
<td>(6,742,176)</td>
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<td>2015 COP Proceeds</td>
<td>27,000,000</td>
<td>27,140,034</td>
<td>140,037</td>
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<td>Interest Earnings</td>
<td>-</td>
<td>17,563,758</td>
<td>17,563,758</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>427,600,000</strong></td>
<td><strong>438,561,616</strong></td>
<td><strong>10,961,616</strong></td>
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# Bond Expenditure Summary

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<tr>
<th>Project Status</th>
<th>Pre-Bond Planned</th>
<th>Adjustments</th>
<th>Current Budget</th>
<th>Encumbered</th>
<th>Expenditures</th>
<th>Remaining Budget</th>
<th>% of Project Spent</th>
<th>% of Total Bond</th>
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<tr>
<td>School</td>
<td>256,243,469</td>
<td>43,853,851</td>
<td>300,097,320</td>
<td>69,978,385</td>
<td>142,511,297</td>
<td>87,607,638</td>
<td>70.81%</td>
<td>70.18%</td>
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<td>District **</td>
<td>102,993,661</td>
<td>(1,593,242)</td>
<td>101,400,419</td>
<td>5,192,417</td>
<td>47,404,113</td>
<td>48,803,889</td>
<td>51.87%</td>
<td>23.71%</td>
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<tr>
<td>General &amp; Administrative</td>
<td>13,000,000</td>
<td>-</td>
<td>13,000,000</td>
<td>182,254</td>
<td>5,446,715</td>
<td>7,371,031</td>
<td>43.30%</td>
<td>3.04%</td>
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<td>Contingency &amp; Inflation</td>
<td>55,363,000</td>
<td>(41,260,609)</td>
<td>13,102,391</td>
<td>--</td>
<td>-</td>
<td>13,102,391</td>
<td>76.33%</td>
<td>3.06%</td>
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<td>Bond Total</td>
<td>427,600,130</td>
<td>-</td>
<td>427,600,130</td>
<td>75,353,056</td>
<td>195,362,126</td>
<td>156,884,950</td>
<td>63.31%</td>
<td>100.00%</td>
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**District Projects include:**

- Instructional Upgrades (Classroom Technology & Furniture)
- Technology (Fiber Network, VoIP Phone System, Student & Teacher Device Refresh)
- Land Fund
- Safety & Security (Card Access & Handheld Communication)
- Stadium Renovations
Estimated Expenditure Savings

$5M in projected project savings:

- $3.5M on a $20.0M project for the School Connectivity fiber network
- $500K on a $6.5M project to install a new VoIP phone system
- $500K on a $48.7M project to build Thunder Vista
- $250K on a $7.8M project to expand Arapahoe Ridge
- $250K on a $7.3M project to expand Cotton Creek
76.33% of the originally budgeted $55M, district wide contingency & inflation has been allocated to active projects leaving $13.1M for future projects.

$16.3M in additional needs have been identified but not yet allocated to project budgets. These funds will be allocated to projects at final GMP (Guaranteed Maximum Price). This may result in a $3.2M potential overspend of the current contingency & inflation budget due to:

- $1.6M for Secured Vestibules
- $12.0M for CTE Expansion
- $1.5M for Plumbing Repairs
- $1.2M for General Renovations

$16.3M
## Bond Program Financial Status

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Additional Revenue</td>
<td>$10.9M</td>
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<tr>
<td>Projected Savings</td>
<td>$5.0M</td>
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<tr>
<td>BEST Grant - Hillcrest Roof</td>
<td>$0.6M</td>
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<tr>
<td>BEST Grant - International School at Thornton MS Roof</td>
<td>$0.5M</td>
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<tr>
<td>Estimated Current Contingency &amp; Inflation Overspend</td>
<td>($3.2M)</td>
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<tr>
<td><strong>Net Revenue and Other Sources</strong></td>
<td>$13.8M</td>
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</table>

NOTE - E-RATE will also reimburse the district for the school connectivity project. Amount of the reimbursement will fluctuate depending upon the final project expenditures and other variables, but could be $6-8M.
Ongoing Projects

STEM Lab Expansion and Renovation

- Project Budget: $28,058,000
- Two-year renovation and expansion of STEM Lab building in Northglenn
- On schedule for August 2019 completion
- Finished project will allow enrollment to grow from 475 current students to an anticipated 720 students across the Five Star District.
Upcoming Summer 2019 Bond Projects

FutureForward @ Washington Square

- Project Budget: $19,600,000 + estimated $12,000,000 from District Wide Contingency & Inflation (to be finalized at Guaranteed Maximum Price)
- New CTE campus to be located near 126th Avenue and Washington Street in Thornton
- Construction expected to begin in Summer 2019 with an anticipated completion date of Fall 2020
Upcoming Summer 2019 Bond Projects

FutureForward @ Bollman

- Project Budget: $15,713,180
- First phase of renovation work began in Spring 2019
- Phase I Improvements include:
  - Auto shop renovation
  - Improved HVAC system
  - New student commons area
  - Remodeled instructional area for Engineering students
Upcoming Summer 2019 Bond Projects

Federal Heights Elementary Exterior Renovation

- Project Budget: $5,191,167
- Additional exterior improvements identified for Summer 2019 due to safety concerns and school’s lack of staff/visitor parking
- New staff/visitor parking lot
- Relocated 1st-5th grade playground area
- New look to exterior of the building
Upcoming Summer 2019 Bond Projects

High Schools

- **Thornton High School**
  - Project Budget: $14,707,577
  - Kitchen and cafeteria renovation
  - Commons area renovation
  - Upgrades to auditorium and music/art classrooms
  - Upgrades to outdoor athletic facilities
  - Building system improvements
  - Start of wall repair work

- **Legacy High School**
  - Project Budget: $6,067,536
  - Addition of outdoor artificial turf practice field
  - Creation of additional storage space for growing band program
  - Conversion of existing space to add second science classroom
  - Addition of six mobile classrooms to support growing enrollment
  - Upgrades to school arts programs

- **Northglenn High School (Phase II)**
  - Project Budget: $14,536,021
  - Conversion of existing space to create two additional classrooms
  - Two new residential kitchens to support school’s catering pathway
  - Major upgrades to Fine Arts classrooms as well as auditorium

- **Horizon High School (Phase II)**
  - Project Budget: $9,515,617
  - Exterior door/window replacement
  - New flooring throughout building
  - Upgrades to auditorium as well as arts programs
Upcoming Summer 2019 Bond Projects

Middle Schools

Century
- Project Budget: $1,463,602
- New carpeting
- New instrument storage
- Upgraded security
- New classroom technology

International School @ Thornton Middle
- Project Budget: $1,302,759
- Concrete improvement work
- Crawlspace repair/restoration work

Northglenn
- Project Budget: $4,579,113
- Remodel to building storefront
- Upgraded security
- New flooring and paint
- Library redesign
- Restroom/HVAC upgrades

Shadow Ridge
- Project Budget $777,218
- Security upgrades
- Updated music room sound system and carpet
- Outdoor track resurfacing

Westlake
- Project Budget: $3,388,874
- New corridor flooring
- Renovated front entry/foyer
- Security upgrades
- Outdoor drainage improvements
- Conversion of space in library to classroom
- Cafeteria Plumbing Repairs
-Upcoming Summer 2019 Bond Projects

Elementary and K-8 Schools

- Building systems and structure - HVAC, plumbing, crawlspace repair/restoration
  - Centennial, Cherry Drive, Coyote Ridge, Eagleview, Glacier Peak, Hillcrest, Hunters Glen, Leroy, Malley Drive, Rocky Mountain, Skyview, STEM Launch, Tarver, The Studio School

- Specials programs upgrades
  - Centennial, Cherry Drive, Coyote Ridge, Eagleview, Glacier Peak, Hunters Glen, Malley Drive, Skyview, STEM Launch, Tarver, The Studio School

- Playground replacement/improvements and concrete replacement
  - Centennial, Cherry Drive, Glacier Peak, Hillcrest, Leroy, Hulstrom, Malley Drive, McElwain, Skyview, Tarver. The Studio School

- Safety and Security (secured entrances/security cameras/card reader access)
  - Centennial, Cherry Drive, Coyote Ridge, Eagleview, Glacier Peak, Hunters Glen, Malley Drive, Tarver, STEM Launch, The Studio School
Upcoming Projects

School Security Upgrades

*Improvements completed at all schools by the end of the 2016 Bond Program*

- Secured entrance vestibules
- Electronic card reader building access
- New digital video camera systems
- New handheld communication system
Upcoming Projects

School Connectivity Project

<table>
<thead>
<tr>
<th>Project Phases</th>
<th>Q3 2018</th>
<th>Q4 2018</th>
<th>Q1 2019</th>
<th>Q2 2019</th>
<th>Q3 2019</th>
<th>Q4 2019</th>
<th>Q1 2020</th>
<th>Q2 2020</th>
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<tbody>
<tr>
<td>Adams 12 School Connectivity Project</td>
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<tr>
<td>Phase 1 - District Property OSP Construction</td>
<td>0%</td>
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<td>63%</td>
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<tr>
<td>Phase 2 - District Facility Construction</td>
<td>40%</td>
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<td>17%</td>
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<td>0%</td>
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<tr>
<td>Phase 3 - Right-of-Way OSP Construction</td>
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<tr>
<td>Phase 4 - Fiber Installation / Splicing / Testing</td>
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**Project Status:**

- **Phase 1 - August 2018 to August 2019 - 90% Complete**
  - District Property OSP (Outside Plant) Construction - 55 of 61 Sites Complete
    - Includes 8.1 of 8.7 Miles of OSP Construction

- **Phase 2 - January 2019 to August 2019 - 65% Complete**
  - District Facility ISP (Inside Plant) Construction - 40 of 61 Sites Complete

- **Phase 3 - January 2019 to February 2020 - 17% Complete**
  - Right-of-Way OSP Construction - 14.8 of 85.3 Miles Complete
    - Broomfield - Anticipate starting ROW work in August
    - Federal Heights - Started ROW work in April, will continue through August
    - Northglenn - Substantially Complete (started work in December 2018)
    - Thornton - Anticipate starting ROW work mid-late June
    - Westminster - Started ROW work in April, will be substantially complete mid-late June

- **Phase 4 - August 2019 to April 2020**
  - Fiber Installation / Splicing / Testing - Scheduled to start in August 2019
Upcoming Projects

School Connectivity Project

Map Link
Successes

Planning & Advisory
- Better focus on long-term needs/issue, more insight on northern expansion
- Better relationship with communities we serve - working with the different municipalities, IGAs
- Being responsive/accountable to growing needs - Pathways Future Center as an example
- Building our own infrastructure, becoming self sufficient and sustainable - School Connectivity Fiber Project

Financial Accountability
- Transparency - we can see where money is spent and how

Project Accountability
- CTE expansion is clear and moving forward
- Honoring established bond time schedule and within budget
- Due diligence on projects - two opinions (Thornton High exterior walls as example)
- Acted quickly when faced with unknowns such as Thornton exterior walls and Pathways Future Center land needs
- Processes are being refined based on our learning, refine them and implement
- Group honors differences and areas of expertise
Challenges

Planning & Advisory
- Still very tactical and need to be more strategic
- Need to fulfill Long Range Planning responsibility/charge
- Balance of both roles - bond implementation versus long term needs - do we need subgroups or two different groups
- Wanting service to extend beyond our time on LRPAC through thoughtful long-term planning
- Northern Expansion, so many unknowns and difficult to predict where things will go
- Identify long term needs and identify path forward to get there
- How do we sustain and maintain our current investments - place priority here too
- Full day K space challenges over short run - both a success and a challenge

Group Integration
- Needs to be more integration between community groups a few times during the year - not siloed as much (DAC, LRPAC, FAC)
LRPAC Board of Education Report

Areas of Advisory and Planning Focus from 2018-2019

- Northern Enrollment Patterns and Program Needs
  - Lewis Pointe Conceptual Design for a 4-round K-8
  - City Creek School #35 Site
  - Baseline Conceptual Design
  - High School Boundary Discussion
  - Legacy Expansion Study (in progress - Summer 2019)

- Pathways/Independence Academy Expansion
Moving forward: Need for a District Master Plan in Various Categories
<table>
<thead>
<tr>
<th>ONGOING</th>
<th>ENROLLMENT</th>
<th>DATA TO</th>
<th>ONGOING</th>
<th>ENROLLMENT</th>
<th>DATA TO</th>
<th>ONGOING</th>
<th>ENROLLMENT</th>
<th>DATA TO</th>
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<td>PROGRAM</td>
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<td>PLAYGROUNDS</td>
<td>BY-GROUND</td>
<td>CUSTOMIZED</td>
<td>PLAYGROUNDS</td>
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LRPAC and Board Discussion