



**LRFAC – Long Range Facilities Advisory Committee
Meeting Minutes
Wednesday, May 4, 2016**

Location: Construction Management & Support
1369 Airport Blvd., Aurora, CO 80011

Meeting Called to Order: 6:03 pm

Members Present

Amy Spatz, Director, Construction Management & Support
Andrea Tucker, Principal, Lyn Knoll ES
Dan Jorgensen-BOE
Jane Barber, District Patron
Mark Brazee, School Board Director, Aurora academy Charter School
Robert Miller, Director, Vanguard Classical School
John Dale-District Patron
Lisa Grimes, District Patron
Luis Arroyo, APS/ M & O
Margee Cannon, City of Aurora, Neighborhood Liaison
Michael Bilyeu- Exceptional Student Services/TOSA
Peter Cukale, District Patron
Valerie Nesbitt, District Patron
Wilbur McCormick, District Patron

Other Attendees

Anthony Sturges, Chief Operating Officer, Support Services
Rebecca Herbst-APS Communications
Evelyn Phillips, Assist. to the Director, CMS
John Britz-APS Bond Consultant
Steve Clagg- Chief Information Officer

Individuals Absent

Annette Wright-District Patron
Courtney Black-Principal, Global Village Academy
Joshua Hensley-Support Services, Planning Coordinator (Regrets 4/28/16)
Leslie Slocum-Parent, Aurora Quest Academy
Mark Davis-Director, APS Maintenance and Operations
Natasha Suarez-Assistant, Design and Construction (Regrets 4/15/16)
Starla Sieveke-Pearson-Division of Instruction
Willie Jones-District Patron

AGENDA

1. Poll Results.....John Britz
2. Approval of minutes (February, 2016).....Group
3. Group photo.....Group
4. Review DRAFT BOE presentation.....Amy Spatz
5. Items from the floor.....Group
6. Proposed schedule for future meetings.....Amy Spatz

The meeting opened at 5:40 pm and was chaired by Mr. Wilbur McCormick.

POLL RESULTS

1.0

Mr. John Britz presented a PowerPoint with an updated overview of the polling results; the Board of Education will be utilizing the recent results along with those of the first poll conducted. The April 25th poll was one of the best results John has seen in over 25 years of doing surveys; 80% of the respondents were homeowners, with 16% who were primarily Spanish language households. We learned a lot from the September survey where the results started out high and went low, so we asked the questions differently. This time we're going for a Bond which is 6% of actual value, which is different to what we've done in the past when we've used assessed value.

When asked for an overall approval rating of a \$350 million Bond Ballot Question, the respondents voted yes in high numbers which was an impressive result. When asked about the project lists the approval results were; 72% roofs, Classroom Technology 64%, HVAC 61%. The partnership with CSU Global was also well received. 55% of those polled agreed the school district could do better with their spending. From this result, John recognizes there could be a problem if we had organized efforts to say "don't raise taxes". So APS needs to be wary of what's included in the package. The Long Range Facility Advisory Committee (LRFAC) has been putting together successful packages for years, so a continued effort to be frugal is encouraged. At all three levels, polling showed good results for passing a \$300 million Bond.

There has been a lot of press surrounding APS in recent times, but the underlying feeling is that we're heading in the right direction. There are some potential weaknesses around tax increases, but past efforts have shown APS spend their funds wisely. Results indicated community means something; there was a wide range of values expressed and a strong sense of pride expressed by those surveyed. Perceptions of who the Aurora community is, and how other districts feel about our students when compared to Cherry Creek and Denver Public Schools showed they want to see an improvement, better standards of education and facilities.

APS has a reputation and parents feel it's important to engage a pro-Bond campaign by taking it to the streets, our buildings etc. We met with each building principal which is something we've never done before; they were told what we'd like them to do to assist with the Bond process. A communications specialist involved with social media has been hired to assist leading up to the election. We're going to set up an interactive website whereby individuals can click on their neighborhood school, see the list of proposed projects and learn how a successful Bond Ballot would directly benefit them. In the interest of best practices, we won't be posting actual dollar values of the various projects, just the list identified and approved.

Questions & Comments

- The BOE has yet to approve any of this; we're still in the planning phase. The presentation which will follow is in the draft stage, and will be presented to the BOE at the April 17th meeting.

- Volunteers from the community will again form the ACES committee leading up to the election.
- Is the District planning to use Next Door in their social media output?
 - Several different social media sites are being considered including Twitter, and FaceBook.
 - Using the back page of newspapers and publishing stories in the Sentinel or on FaceBook is not the place to go; Millennials have kids, and they use different tools to gather information. We need to think about lateral engagement.
- The Latino vote is important; many have registered to vote specifically because they want to have their say in the upcoming presidential election.

MEETING MINUTES

2.0 Approval of Minutes (February, 2016)

The meeting minutes from February, 2016 were approved as presented.

3.0 APS Recommended 2016 Capital Improvement Program

Amy Spatz stated the presentation she's about to make was shown to the Leadership Team yesterday. From that meeting, there were several discussions; the PowerPoint is still in draft format preparing it for a presentation to the BOE meeting on May 17th.

Anthony Sturges said it's apparent the LRFAC has already done some great work to get us this far; we had a good meeting with Leadership. Anthony will be continuing his dialog with Superintendent Rico Munn. We made some changes to the recommendations presented by the LRFAC; Leadership took out the mobile classroom project & added projects and added two others at Aurora Frontier and Murphy Creek. We also talked about our partnerships with the charters.

Amy reminded the committee how well we did with funding from the 2008 Bond, but we're running out of money. Every school in the District got something in '08. We were able to complete an additional \$41 million worth of projects from project savings and the contingency funds. 2008 was a \$215 million Bond; Amy showed funding comparisons. We're still working on gathering more precise information to provide dollar amounts for the Building Renewal piece along with the M & O Energy projects included in the '08 Bond. Steve Clagg is also working on his IT project lists and getting more accurate dollar amounts for his '08 Bond funded work. Amy needs the final numbers to include in the BOE presentation on the 17th; smaller projects under \$50k and those falling between the \$50-\$100K ranges are a little more difficult to pinpoint the numbers from a quick report, but Accounting is helping with this.

Anthony discussed potential themes for the Bond Ballot; in 2008 it was Promises made, promises kept. APS is about maximizing the use of taxpayer dollars.

Aligning the core beliefs, highlighting the kids, and the district's goals are important. The program components-break down to four categories; LRFAC recommended projects, Growth, Technology, Administration & Contingency. Amy again stated pricing was so good in during the 2008 program, we were able to do the additional projects using the savings. At the May 17th meeting;

- Amy would like Wilbur to talk about the next slide which explains the LRFAC's role & the planning process.

- Amy will then talk schedule, voting, priorities, planning by the LRFAC & projects considered for recommendation in the following categories; Whole Building Remodels & Replacements, Classroom Additions & Building Renovations, Charter Schools, Building Renewal, Districtwide Programs, Major Repairs & Energy Improvements.
- The target funding given to the LRFAC for the Bond planning was \$300 million. The next slide explains how we got down to the final \$143 million available for projects which the LRFAC could prioritize and vote on.
 - Steve wanted to know why the District wasn't going for the \$350 million; per John Britz the survey results were good.
 - The LRFAC was given a \$300 million target.
 - A member stated it's going to be hard enough to get a \$300 million ballot passed. We shouldn't under estimate the climate out there. In 2008, we went door to door passing out brochures, talking to residents & voters. This presidential election will be difficult; taxes are up, times are still very uncertain and we need to be cognoscente of the homeowner knowing how much of their money is already going into schools. From recent experience speaking with residents within 8-9-10 blocks of her home, the member believes we're better off going for the \$300 million.
 - Anthony doesn't want to divert too much, but Leadership want to be conservative. The recommendations will be presented to the BOE and it will be their final decision.

The District's needs were originally assessed at \$511 million but we had to bring that list down to the \$300 million target given by our Superintendent & the Chief Financial Officer.

- Steve asked if the polling information has been given to the BOE.
 - Anthony clarified each BOE member will be given the information.

Why do we do Bonds? Amy stated this relates back to the 5 E's;

- Expand- the program being recommended will add an extra 3,500 seats with a balance of growth & expansion plus something for our existing schools. The next slides show schools which are reaching or are already at capacity (without mobiles). Some of our schools are in a state of over-crowding; Josh will go over these slides and explain them to the Board.
 - Anthony reiterated; per the District Policy, the LRFAC's responsibility is to provide recommendations for facility planning. What we need today will be different from what we need in 5 years from now.
 - Amy went over the capacity projects which includes; Mosley P8 (the COP), one new P8 in the E470 corridor plus the addition at Vista PEAK Preparatory High School. What this category doesn't include is another potential new high school in the north west of Aurora.
- Equitable- in the past Bonds ('95, '02 & '08) APS did remodels to continue the commitment of improving school facilities in older areas of the District so they met the same standards as the schools in newer areas. This time we're recommending 1 Middle School Replacement, 1 Middle School Full Remodel, 1 Elementary School Replacement, 2 Elementary School Full Remodels, and 9 Additions to Schools. The mobiles are out; it wasn't considered a good idea to set aside \$5 million for mobiles. So, 2 classroom additions were added Frontier & Murphy Creek to get more preschool and kindergarten rooms. Vista PEAK Prep. Will also get a large addition.

- Extend- the useful life of the District's physical plant & do critical repairs, and maintain the functionality of instructional technology through a program of strategic equipment upgrades and replacements.
- Efficient- reduce utility costs via sustainable designs (LEED or something similar), and energy efficiencies. Our Energy Manager believes we will continue to see substantial savings in the range of \$600,000 annually with the replacement of obsolete equipment in our aging schools.
- Essential- we're only funding the most critical \$300 million from a requirements list totaling \$511 million. The BOE has directed us to pay off the Mosley COP with Bond dollars straight off the top to get it off the books.
 - A member asked what the cost is; is there any benefit to an early payout?
 - The COP was set up as an interest only loan for the first 5 years in anticipation of passing a Bond and paying off the loan. After that, it would be a principal and interest repayment which would hit the General Fund.

Information Technology

Steve Clagg stated this is the same info as the White Book;

- \$10 million over 5 years. Each site will be allocated a budget for classroom technology. There are two layers of technology; in the classroom & support technology which in 2008 was \$7.5 million. The replacement cost for every piece of District technology in today's dollars would be over \$20 million.
- The second line of this slide is the Charter School technology support which is \$2.2 million. The charters are about 10.6% of our total student enrollment. Their budget in 2008 was \$750K.
- Application upgrades, such as software like Oracle (Finance) has been allocated \$2.9 million. We're currently on the last available version of Oracle. The next generation is Cloud software which will be a big ticket purchase for the District along with applications like our HVAC, and the DDC support systems which are all technology driven.
- Safety & Security; the District telephone handsets are aging so we're looking into how we could use a system which may integrate into cell phones. The potential is out there to enable the user to plug in a headset, call via computers and utilize that communication piece.
 - We need to protect staff & student information, while guarding against identity theft.
 - One of the biggest risks at the moment is Di-Dos attacks; Ransomware which hackers could potentially use to encrypt our information, then hold us to ransom for huge dollar amounts before they release that information. This is a huge challenge which looms over technology.
- Infrastructure \$2.9 million allocated for a data center, network (both wired & wireless).

Overall Steve is comfortable with these numbers right now. Things are much cheaper today; there's been a lot of deflation in the cost of technology devices however we need to be more proactive when it comes to "hacktivism". Many companies are paying for services to protect information. The charters need more, but Steve feels their budget is a good amount of money which will cover the needs right now. Steve will be working with Amy's group to potentially bring some project pots together like the PA Safety & Security piece to save money.

Comments & Questions

- Is it still true to say computers are only good for about 5 years? Will this be enough money to support IT needs beyond that many years?

- Steve can add more details to the technology slide if necessary. When he came to the District after the 2008 Bond, APS had fewer than 10K devices; this figure is now over 52K. We provide over 80K connections to the network; 17K per day (mostly phones). Now we're in the process of connecting more video cameras & security devices via the network so this will need to be beefed up to keep things afloat. Sites are also using smart TV's, iPads & Chromebooks.
 - Amy also reminded the group voters passed a Mill Levy in support of additional technology needs in 2008 & 2012. It's obvious we can't separate education from technology so we have to be creative with what we have available.
 - Steve said the 2012 Mill Levy added approximately \$750K per year to the technology budget, plus schools get rebates/grants etc. He believes we will continue to see deflation of costs; 5 years ago a PC cost about \$1K, now they're down to about \$400 each.

Facilities Project Lists

New Schools: a 1018 student P8 School, and a \$20 million allotment for a new school in the NW quadrant of the District.

- Central HS is overcrowded, Hinkley want an expansion project; we already have a piece of property available in the Stapleton development. There has been some conversation about a charter high school.

Comments & Questions

- Anthony said Rico has reached out to his contacts and is looking at a public/private choice high school joint venture in the NW of the District. Principals have told us there is a lack of available choices for our high schools students right now. Whether this school is a charter or some other reiteration is yet to be decided. Over 1K kids who live within the APS boundaries are doing study online. The District is losing millions of dollars. If we could establish a partnership with perhaps CSU Global, our students would have more choice. The concept of blended learning is a reality; it's not about bricks and mortar. There's an on-going discussion at the moment but a final decision will be made by the BOE.
- Amy said CSU Global currently occupy offices in the DTC; APS would give up space in a trade-off for scholarships. A certain percentage of students want options and this could be one resolution.
- Steve explained how online high school students still need some classroom time; a mixture of both situations works well, so this does mean some bricks and mortar investment. The pilot at Central HS is going well; evaluation showed we have students online from 9:00am through 10:00pm.
- Jane believes students need some form of face to face time with teachers in the classroom. It's also an important part of gathering social skills and interaction with other students.
- Dan commented "choice" high school might not be a good terminology to utilize; especially given nothing has been approved by the BOE. As a District we want to see good schools in every neighborhood, and "choice" implies charter; we're not there yet. Dan won't be at the BOE meeting on May 17th, so wanted to voice his opinion now.
- Peter believes "option" is a better alternative word instead of using "choice".
- Dan thinks there could be a matching funds issue, which might have great potential to help the kids; a return on investment (ROI).
- Amy will change the language to a "small high school" for the presentation.

Remodels, Additions and Major Improvements

- As mentioned previously, Aurora Frontier and Murphy Creek will be getting classroom additions in lieu of the previously proposed modular project; we'll have to figure out how to purchase any modular needs without it being a stated project.
 - Anthony would like to keep the alternative high school in as a proposition. He can come back another night to give the committee more about the blended learning model.

Facility Repairs

- Roof Repairs
- Heating, Air Conditioning and & Plumbing Repairs
- Miscellaneous Repairs
- Security System Repairs
 - Fire existing alarm & PA's are failing in some schools. Our wiring & infrastructure is getting really old; security is still on the old analogue system at some sites.
 - Steve would like to tag team with Amy on some of these slides especially when the projects cross-over their two departments.
- Energy Conservation

Support Site Improvements

- The Facilities complex will be getting a new Exterior Operations building to house their equipment etc.

Building Renewal

- \$7.7 million; schools will have the opportunity to revisit their lists now we've narrowed down the target dollar amounts. Whatever they send back will go into the White Book. These projects will be spread out over the course of the Bond; Amy won't have the staff to coordinate all projects at once.

Charter Schools

Anthony explained Brandon Eyre (District Legal Counsel) has spoken to the Leadership about regulations governing the use of Bond dollars; these funds cannot be used on facilities the District does not own. Anthony believes we need to give the charters the help they need and deserve; they make up approximately 10% of the APS student population. He's going to make more calls tomorrow, but we had a good meeting with the charter principals back in January, February; they're still very frustrated with the funding rules and lack of support. Their feedback is reflected in the slides; what they'd like to see.

- Language has been added for the inclusion to purchase a fleet of buses, and security cameras.
- Modify the inter-governmental agreement between APS & COA to include the charters when referencing the shared use of athletic fields.
- We may create a transportation satellite with pick up points or perhaps purchase one or more dedicated passenger vehicles to expand access.
- We will be looking at closely aligning security camera & coverage at the charters.
- Meeting with the principals again next week.

Anthony asked if Rob or Mark had any questions or comments.

- Mark stated he's fine with three or four of the compromises but he needs to talk transportation with Anthony.

Construction Program Administration

Amy went over this slide. With a 2% cost for in-house administration we're much less than if we were to out-source the services.

Dan asked for an explanation of how this works.

- It includes the salaries of CM&S staff that are hired as “Bond employees” to coordinate & oversee the implementation of the program like our Project Coordinators, Architects, and Engineers etc.
 - Anthony pointed out there are other employees such as a Bond Accountant, a Bond Communications specialist (Rebecca Herbst), and a few others who are included in this.
- Also included are some support staff salaries, program administration and related program operating expenses including consultant contracts for quality assurance and program planning activities.
- The budget is comparable to costs included the 2002 and the 2008 capital programs.
- Every project has a contingency line plus we carry a central contingency budget for unusual site conditions, unpredictable costs, fluctuations in the building market, some materials etc., and labor costs which can play a big part.
 - 6-7-8 years ago skilled labor lost a lot of money in the Colorado/ market so now things are picking up; they are catching up on lost revenue.
 - We have experienced a lack of skilled labor in the local market which is the flipside of “every student should go to college” that has been popular the past several years.
 - Jane reminded the group we had this discussion many years ago and knew it would someday become a concern.
 - Out of state sub-contractors and employees need housing which is an added cost in the construction industry.

Survey Responses

Community Open Houses were held at the five high schools, as well as parent outreach coffee mornings at other sites.

The next step is this presentation will be made to the BOE on May 17th; they may say we have to look at other projects but we will proceed accordingly. The final draft of the White Book will be presented to the BOE at the June 7th meeting. The BOE vote will take place in August.

- Anthony explained the LRFAC recommendations and community poll results will be taken into consideration by the Board; they will direct staff to draft a Bond Resolution & the ballot question. June is probably when we will formally ask the question, with the final ballot question draft being presented on June 27th; we will proceed from there for the final vote & potential approval.
- Amy said according to state law, there’s a specific date which is the final opportunity to get a Bond question on the November ballot. From that point, the project list included in the White Book cannot be changed.
- Dan reminded the LRFAC the BOE is in recess the month of July, so August is the better opportunity.

Appendix: these final slides will be included in the BOE packets.

- The list of LRFAC members.
- Projects not included or picked.
- The project balance (P-20 team recommendations).
- Survey responses listed by schools.
- Individual answers/responses to the survey questions.

4.0 Items from the floor

- Jane announced the arrival of her new grand-daughter.

5.0 Proposed Agenda items

- Depending on the outcome from the BOE presentation, Amy could schedule another LRFAC meeting towards the end of the school year if the LRFAC wanted to talk about the final White Book document.
 - The membership didn't feel there was a need to do so. Amy then suggested she could send the final document to all members via email. The membership was happy with this resolution.
- Evelyn sent an appointment to the members earlier this week inviting them to attend the BOE on May 17th. The meeting will be held at the PLCC located at; 15771 E. 1st Ave, Aurora, CO 80011.
- Wilbur would like to encourage everyone to attend the meeting.
- Anthony stated Superintendent Rico Munn will be recognizing LRFAC members for their contribution to the district during the Superintendent Acknowledgements at the opening of the BOE meeting which commences at 6:00pm.
- The LRFAC presentation to the BOE is scheduled for between 7:30pm-8:00pm and all members are welcome to stay for that.

The next meeting of the LRFAC will be scheduled for Wednesday, September 21, 2016.

There being no further business, the meeting was ended at 7:40 pm.

~~~~~  
Meeting minutes were recorded and prepared by Evelyn Phillips, Assistant to the Director, Construction Management & Support email: [esphillips@aps.k12.co.us](mailto:esphillips@aps.k12.co.us)