



**LRFAC – Long Range Facilities Advisory Committee
Meeting Minutes
Wednesday, April 19, 2017**

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

Meeting Called to Order: 6:00 pm

Members Present

Allison Pearlman, Manager, Design & Construction
Amy Spatz, Director, Construction Management & Support
Andrea Tucker, Principal, Lyn Knoll ES
Dan Jorgensen, Board of Education
John Dale, District Patron
Joshua Hensley, Support Services, Planning Coordinator
Leslie Slocum, District Parent
Lisa Grimes, District Patron
Luis Arroyo, Supervisor, Maintenance & Operations
Margee Cannon, City of Aurora, Neighborhood Liaison
Mark Brazee, School Board Director, Aurora Academy Charter School
Mark Davis, Director, APS Maintenance & Operations
Valerie Nesbitt, District Patron
Wilbur McCormick, District Patron
Willie Jones, District Patron

Other Attendees

Anthony Sturges, Chief Operating Officer, Support Services
Andrew Brueckner, Principal, Yale Elementary School
Courtney Goertz, Principal, South Middle School
Courtney Luhrsen, Secretary, Design & Construction
Sangita Patel, Principal, Vaughn Elementary School
Stephanie Redditt, TOSA Teaching Partner, Vaughn

Individuals Absent

Annette Wright-District Patron
Courtney Black, Principal, Global Village Academy (Declined 4/18/17)
Jane Barber, District Patron
Michael Bilyeu, Exceptional Student Services, TOSA (Regrets 4/13/17)
Peter Cukale, District Patron
Robert Miller, Director, Vanguard Classical School
Sandy Burdelik
Starla Sieveke-Pearson, Division of Instruction

AGENDA

1. Approval of Minutes (May 4, 2016).....Group
2. Role of LRFAC during 2016 Bond.....Amy Spatz
3. Vaughn Building Renewal.....Sangita Patel
4. Yale Building Renewal.....Andrew Brueckner
5. South Building Renewal.....Courtney Goertz
6. Annual Planning Update Presentation..... Anthony Sturges
7. Items from the floor.....Group
8. Proposed agenda items and schedule for next meeting.....Group

The meeting opened at 6:00pm and was chaired by Mr. Wilbur McCormick.

1.0 Minutes from May 4, 2016 were presented & approved.

2.0 Role of LRFAC during 2016 Bond

Ms. Amy Spatz took the floor. She stated LRFAC meetings will continue to be held quarterly. The LRFAC members are considered Ambassadors of the Bond Program. Their duties include reviewing changes to project scopes that do not affect the originally allotted budget. They also update and advise, when necessary the BOE and other committees, of current Master Project schedules and possible scope changes that may require additional funding. The LRFAC is a “sounding board” when preparing to go to the CBOC & BOE to revisit or revise project budgets, schedules, and/or scopes.

The Design and Construction department is now operating at full staff having hired 3 additional project coordinators in February to handle the Bond projects. Projects have kicked off recently, including the following:

Site Improvements at Side Creek (parking lot restructuring/drop off and pick up)

Central HVAC Retrofit (new boilers and roof top units, convert steam piping, etc.)

8 classroom addition at Rangeview

Additions at Vista Peak which began construction last fall

New build at Mrachek (groundbreaking ceremony scheduled for April 26 at 5:30pm)

CSU Global - new Post-Secondary building on the Community Campus leased by CSU Global

Security Vestibules at 20 schools, will probably take 2 summers to complete

Every year hereafter, more large projects will commence. Smaller projects including building renewals will take place throughout the year and are not necessarily included in the Master Project Schedule.

Mr. Anthony Sturges took the floor. He stated not only is there a construction component to the recently passed Bond, there is also an IT component. Schools will receive technology renewal dollars; some will see an increase close to double what they have seen in past years.

He voiced concern over the trends that are contributing to recent changes in enrollment and academic structuring (i.e.: blended learning and innovation spaces).

3.0 Vaughn Building Renewal

Sangita Patel, Principal of Vaughn Elementary took the floor.

Mrs. Patel would like to make some changes to the original scope published in the 2016 Needs Assessment without adding any extra funds to the budget of \$77,500.

Main office reconfiguration:

Re-adjust the current dual secretary desk space from a straight configuration to an “L” shape

Remove excess cabinets and desktops

Add a sitting area/space to house families as they wait for support

Below as noted previously:

Replace front entry mat

Add doors/wall between library and computer lab

Remodel library

Add chain link fence around transformer

Remodel gym storage to be performance ready

Add window coverings to doors w/ windows

Remodel in-school suspension room

Replace asphalt play pad

Replace carpet in select rooms

The Chair motioned to approve as presented, it was seconded. All in favor, no opposed.

4.0 Yale Building Renewal

Andrew Brueckner, Principal of Yale Elementary took the floor.

Mr. Brueckner is new to Yale Elementary as of this year and is seeing things with “new eyes”. He would like to make some changes to the original scope published in the 2016 Needs Assessment without adding any extra funds to the budget of \$107,500.

In priority order:

Add proximity disc entry to all exterior doors (4 entrances) –security and safety issue

Replace single door entrance/exits with double doors (4 entrances) –security and safety issue

Replace frame and doors by Gym exit –security and safety issue

Awning or entrance cover for doors by Gym exit

New LED light fixture replacement in Gym

New acoustic Panels in Gym (2 Tectum Wall Panels 16 – 4x8)

Replace carpet in 3 classrooms

Also mentioned – bottle filling station

Lisa Grimes posed the question: “What are you most important projects?” Mr. Brueckner responded that above all else he wants the proximity disc entries, double doors, and gym doors and frames replaced.

The Chair motioned to approve as presented, it was seconded. All in favor, no opposed.

5.0 South Building Renewal

Courtney Goertz, Principal of South Middle School took the floor.

Ms. Goertz has been in her position for 9 months and has faced many challenges with an “open air” campus. She would like to make some changes to the original scope published in the 2016 Needs Assessment without adding any extra funds to the budget of \$231,000.

In priority order:

Install video entry for all exterior doors (\$32,000) – M&O involved in this work currently

Build Conference Room space by combining 2 office spaces (\$32,000)

Building new office space in current copy room of front office (included in price above)

Building a family resource room in media center (\$50,000)

Carpet/Baseboards (\$75,000)

Repair a wall in F8 (4,000)

Painting Classrooms & Media Center (\$2,000)

Replace some white boards (the school has already invested funds in to 8 classrooms during the 2016-2017 year) (\$16,000)

Replace sound system in Auditorium (\$20,000)

Ms. Lisa Grimes posed the question: "What is most important to you?" Ms. Goertz said she would forego everything else in order to get the video surveillance system and locked entries.

The Chair motioned to approve as presented, it was seconded. All in favor, no opposed.

6.0 Annual Planning Update Presentation

Mr. Sturges has been working closely with Mr. Josh Hensley to understand how recent trends in the City of Aurora have had a direct impact on the enrollment in APS. Demographics, housing, populations, etc., all play key roles.

Mr. Hensley presented a slideshow detailing the 2017-2018 Budget Update, which is included as an attachment to these minutes. The District faces a \$31M dollar budget shortfall. Factors contributing to the shortfall include declining enrollment for the last two years due to rising housing cost and increased competition from charter schools, online schools, private schools, and surrounding districts. Also, factor in rising health care costs and less reimbursement funding from state and federal governments for traditional K-12 school systems.

POPULATION: Since 2010 CO has grown by 400,000 people with 56% of that in the Denver Metro area specifically. The Metro area is growing 2% faster than the state of CO as a whole. According to census data Aurora has grown by nearly 20,000 people in the last 5 years. Two main factors for growth are Natural increase (births minus deaths) and "Transplants" (people moving in). In 2010, two-thirds of growth in APS was from natural increase whereas now it is as little as one-third. The decline in births is thought to be attributed to the recession beginning in 2007. The majority of our growth is now from Transplants. These new people moving in are of the Millennial Generation (18-34 year olds) and the Baby Boomers (65 plus) with no school age children in the households. The millennials are moving to CO for job opportunities and the baby boomers are retiring here. Mr. Hensley is hoping the millennials will begin to purchase housing and start families in the Aurora area, bringing higher enrollment numbers in the future. However, this is a long-term outlook and currently an enthusiastic assumption.

ENROLLMENT: Despite a slight increase in total State and Metro Denver enrollment numbers according to the CO Department of Education from 2010 to the present, K-12 enrollment numbers at both levels have declined. This is due to a large increase in CSI schools and multi district online academies. More families are enrolling their children in alternative learning centers and leaving the traditional K-12 environment. Traditionally APS has been considered a dynamic district in the sense that over a 50 year period we have consistently seen growth. 2016 is only the 7th year out of 50 that we have seen a significant decline, with 2007 being the last. From 2008-2014 APS grew by over 1000 students per year due to the number of Aurora's available rental properties and families being priced out of other more expensive districts in the state. Mr. Hensley stated we will not likely see an increase in our enrollment in the near future. Instead; we will likely remain "stagnant" or steady with present numbers.

FACTORS IMPACTING CURRENT ENROLLMENT TREND:

- Age structure in APS: This is a phenomenon seemingly specific to our district. Between Kindergarten and 12th grade, we historically lose enrollment as kids get older. Compare this to other districts such as Denver and Cherry Creek where their enrollment remains steady for

the educational career of the student from K-12. Smaller class sizes beginning in Kindergarten statistically show that later years will be smaller as well due to this phenomenon.

- Housing Prices (For Sale and Rental Properties); Aurora's housing prices have increased 62% since 2012. APS is approximately 63% of Aurora's total population. Aurora is considered more of a rental-occupied city with roughly half of all housing being rental units. The APS community is very transient and susceptible to the ever-changing rental market; in fact our district is over 70% rental properties. The average cost of rent has increased over \$400 per month since 2012 with no relief in sight. According to the census 33% of APS households earn less than \$35k/year while rents are increasing over 30%. And wages are only increasing by 5%. According to Free/Reduced Lunch data over 70% APS families were on the program in 2014/15; but now with fewer enrollments, and less affordable housing for these families, those numbers have fallen to around 60%.
- CHOICE: Data shows a steady increase in kids who reside in APS boundaries attending other districts, online programs, or charter schools. The number of kids living outside of APS boundaries but attending APS schools is declining as well, with nearly 70% of them being enrolled in the APS Options program or charter schools. The competition APS has with new Multi-District online schools such as HOPE and ROCA Fuerte Academy, as well as CSI's operated by the State, is becoming significant. We need to understand what families need in our community so they continue to see the neighborhood school as a viable option and stay with APS. Factors seen last year are the same as what they are seeing this year. Mr. Hensley anticipates a continued decline of 2% (appx 850 students) for the next fiscal school year simply by modeling the past trends.

PROJECTIONS: There is huge growth potential in our district. According to the Projection map, 40k new homes are slated for development with 20 new school sites plotted with developers, particularly in the eastern quadrants. Building permit awards have remained steady, and COA continues to promote urban renewal throughout the city.

CAPACITY: APS continues to be reliant on the use of mobiles at many school sites to handle the amount of students even with declining enrollment. Most of our schools are at capacity or close to it. We must find a way to balance funding, buildings, and resources- all while attempting to entice Metro families to attend APS.

USING BOND FUNDING TO RETHINK THE STATUS QUO:

Recommendations are as follows:

Think differently about future alignment of academic programs, facilities, and technologies;

Understand and take in to account fiscal realities;

Rethink parent and community engagement strategies- why are parents sending their kids elsewhere?

And with new developments, look to partner with the city to offer workforce housing as incentives to new teachers/employees.

7.0 Items from the floor

The Chair confirmed that all in attendance signed the SIGN IN sheet. Mr. McCormick thanked everyone who worked so diligently on the most recent Bond. The date and time for the Mrachek Groundbreaking Celebration (Wed, April 26, 2017 at 5:30pm) was restated.

8.0 Proposed agenda items for next meeting

Ms. Spatz stated the meetings from this point forward will most likely be agenda driven and include scope request changes from schools with building renewal projects listed in the 2016 Needs Assessment book.

There being no further business, the meeting was ended at 8:09 pm.

The next meeting of the LRFAC will be determined at a later date.

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Meeting minutes were recorded and prepared by Courtney Luhrsen, Secretary, Construction Management & Support. Ph: 303 326 2115 Ext: 28629.  
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