

**Growth and Capital Needs Committee**  
**February 23, 2016**  
**Meeting Notes**

**I. Dinner**

Karin Reynolds, Deputy Superintendent, welcomed all and asked that members pair up with another and review their own notes on the presentations from the last meeting as they share big ideas from last meeting's presentations.

**II. Processing Presentations from 2/9/16:**

Biggest learnings/biggest needs - Members reviewed their notes from the presentations already heard. They discussed biggest learnings and biggest needs as follows.

- Lack of clarity on some items as far as what buckets projects come from.
- Need a minimum standard of quality for any school in our district; it is clear that some have big needs and some don't.
- Trouble differentiating between operating funds and capital improvement funds, and what is and what isn't.
- Need to look at a rotating facelift for the schools so they don't get to the shape of Douglass Valley.
- Don't replace the whole fleet of buses at once; have a rotating schedule.
- Basic needs of schools is incredible, makes you realize it's quite a process.
- Do we establish reserves out of the bond for these things? Tom Gregory, Chief Financial Officer, said there was no intentional plan for this in the past. Each project does have a contingency with it and if not used the contingency is swept up, bundled, and allocated for additional projects
- If we have five schools that need carpet, do we use one bid or do they each do their own thing? Tom said it depends on timing. The purchasing department does shepherd the process, and if projects can be packaged into a single bid to benefit from economies of scale, we certainly do that.

Karin spoke to the handouts that were distributed this evening. Karin said we will continue to update the bucket handout that was distributed this evening following other presentations. She pointed out the interim report that went to the Board on February 18. An updated version of the Collaborative Input Model was also shared. The changes were as follows: extending the meetings by 30 minutes, changing two meeting dates, and regular reporting to the Board of Education during the second meetings of each month.

**III. Parking lot questions and comments:**

- Foothills:
  - How many classrooms? 22 total: 13 grade level classrooms, 4 specials classrooms, 1 literacy classroom, 3 special education classrooms, and 1 counseling room.

- How many square foot building area? This will be answered in the document that Tom provides prior to each SSIC presentation.
- Edith Wolford:
  - Why was modern furniture purchased instead of standard school furniture? To replace terrible furniture that is 12 years old seems like mismanagement to me. A member who was on the building committee when they decided on furniture indicates that they looked at several different styles before deciding. It was important for teachers that the previous chairs didn't stack, so they wanted something that could go on the desks so the custodians could vacuum at night. Previously, the teachers had been moving chairs each night so floors could be vacuumed. As for the desks, they thought the slide out drawers would be handy; at the time they were. Apparently, with the use over the past 12 years, they have worn out on the tracks, so they do tend to fall out more than they did originally.
- Douglass Valley:
  - Has the district considered replacing the school with a new facility off base? Yes, and it will not happen as it is a neighborhood school – it is not simply on the AFA. It brings complications, but there are a lot of kids who need a school on the base. Seems like the building may have reached its useful life, but a tour would help determine how well it works educationally.
- If schools have portables is it fair to say that for the most part the reason they have portables is that they have exceeded their building capacity? Yes, it is fair to say that this was true at one time, and is usually true for HS's and MS's. The addition of some specials and programmatic issues and changes over time might be the reason that more space is needed at ES's. It's not always about capacity and enrollment.
- Theme – Bathrooms. All schools built after 1980's or 1990's need updated bathrooms.
- Theme – Painting and flooring for all older buildings.
- Theme – New desks and chairs for all older buildings.
- Some of the questions... the same question to every presenter is wasting time.

Karin explained the minutes would not include the questions asked of the schools after their presentations. All presentations will be posted on the web.

#### **IV. April Field Trip discussion – tour priorities**

Karin requested members to note preferences for school tours on a post-it note so that she can try to make specific requests work for all members.

## **V. SSIC Presentations**

The following schools provided presentations at this meeting, and their presentations are posted on the website.

### **Mountain View ES presentation**

- Presentation posted on GCNC website.

### **High Plains ES presentation**

- Presentation posted on GCNC website.

### **Frontier ES Presentation**

- Presentation posted on GCNC website.

### **Pioneer ES presentation**

- Presentation posted on GCNC website.

### **Prairie Hills ES presentation**

- Presentation posted on GCNC website.

### **Explorer ES presentation**

- Presentation posted on GCNC website.

Tom Gregory, Chief Financial Officer, explained many schools have adjoining city parks that can be shared-use per a Joint Use Agreement. Some schools also benefit from building rental income. A member mentioned that for students to use these parks they have to have a permission slip for each student when they cross the school boundary line to the park. Tom said many joint use facility agreements can have unintended consequences.

A member asked about utilization versus design capacity. Tom explained that the disconnect is the lower number is the realistic number for the building. Buildings built to hold the number of students at one time, but reality is when students go to specials (art, music, PE, computers) their classroom is vacant and as programming and instructional delivery methods change, expectations for space also change.

A member asked what relevance the design capacity has. Another member said we pay architects, and since we are the customer, why can't they design the building to be used to meet our needs. Tom explained schools were built with no space for specials; for example, art was on a cart. Meeting space/pullout space and foreign language in elementary did not exist in the 1970's, 80's, and 90's. Also, neighborhoods grow and the building no longer fits. A member suggested that we now tell the architects what we need.

## **VI. Annual Capital Budget**

Tom presented on the district's annual capital budget (presentation attached).

- Transportation Fund is not buying buses, transportation budget is 6 million plus student fees generates \$450,000.
- A member asked about transportation requirement. It is not a requirement, it is a service we provide.

- A member asked how you prioritize these. Tom said there is a committee that meets about roofs, boilers, fire suppression systems, etc. Also, if you replace a boiler you gain savings over a long period of time. Same with artificial turf fields.
- The district's annual capital budget is about \$2.5 million. Of this, \$1.0 million goes to replace buses every year and \$750,000 is obligated to repay debt (through December 2105). This means there is about \$750,000 available annually to take care of our remaining vehicles and all of our facilities. It is a very tight budget.

## **VII. Negative Factor**

Tom explained the term negative factor. The term was actually coined by D20.

Tom explained how some schools have access to more funds than others. Some schools have building rental, and the school keeps 80% of the rental revenue collected. Some schools don't have additional funding.

Also, the state has no funds to provide; a legislator stated that school districts are going to need to solve the financial issue locally.

A member asked if anyone has anyone extrapolated from 2000 on the effects of Tabor. Tom said the state has the calculation. For D20 it has no impact because in 2002 we had the de-Brucing. Nearly all school districts have de-Bruced, but the state has not. Tom said constitutional spending requirements and the revenue line will cross in about three years in Colorado. At that point something will have to be done.

The USAF Academy does not cover any maintenance costs for the two schools on the base. A members explained the tech refresh funds come from the Impact Aid fees that we get for having two schools on the Academy. We do get additional security from the Air Force for those schools that reside within the Academy's gates.

Tom said we are fortunate that our schools are relatively new. The oldest is 1950s with most having been built in the late 70's, 80's, and 90's. We are a relatively young district.

Amount of debt we can take on is 280 million range but we don't have the ability to pay in back given our tax base and tax limitation. We are still thinking about \$220-230 million.

## **VIII. Closure**

Adjourned at 8:15 p.m.

**Next meeting: March 8th, 5:30 – 8:30 p.m. at RHS Tech Wing**

GCNC documents are available at <http://www.asd20.org/committees/gcnc/Pages/default.aspx>

### Attendance:

Kathy Armacost, Ralph Braden, Gary Coulter, Kelly Goyden, Cindy Hardin, Vernita Hare, Francine Henderson, Kim Hollm, Tammie Mohr, Dan Olson, McKenzie Palmer, Vish Paradkar,

Jackie Priessman, Henry Reitwiesner, Ruth Schoen, Patrick Schumaker, Tony Scott, Anthony Sibley, Jason Stejskal, Vicki Taylor, Will Temby, David Tubb, Jackie Walls, Stephen Zamborelli  
Absent: Megan Chura, Ryan Henkel, Matt Pacione, Robin Stanforth, Mark VanGambleare

Ad Hoc Members Present: Nanette Anderson, Brian Grady, Tom Gregory, Anne Krajcovic, Dr. David Peak, Karin Reynolds, Greg Stephens, Linda Warhoe  
Absent: Mark Bissell, Dr. Susan Field, Shelley Kooser