

**Growth and Capital Needs Committee**  
**March 29, 2016**  
**Meeting Notes**

**I. Dinner**

Karin Reynolds, Deputy Superintendent, and Tom Gregory, Chief Financial Officer, 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 3/8/16:**

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

- TdVA design at time was innovative, now a detriment to security. How the committee can look far enough ahead is a challenge.
- Is flexible learning space a fad?
- Why is security not handling security and safety issues/needs with buildings instead of schools worrying about them?
- Need to spend a large portion of bond on bringing schools up to level instead of spending on new schools. Plenty of things need to be done.
- Spend the dollars as close to the students as possible.
- Do we have a minimum standard set for our school facilities? We need to bring them all up to that set standard before building new schools that meet those standards as well. Tom said the minimum standard is dynamic over time. It is impossible to keep every building as new as new buildings. We could take a large chunk of money and bring all schools up to the level, but the new schools built will still be a different/higher level. A member said there are thousands of items we are to prioritize, and this will be very hard for the committee. Tom said it will not be so difficult as the GCNC can make recommendations about themes and big ideas as they prioritize. A member said the problem is there are too many schools below level. Catch up, keep up, get ahead is the best approach to have something for everyone. Can this committee come up with a catch up, keep up, get ahead strategy? While outside of the charge for the GCNC, Karin said that this concern/idea can be mentioned in the report.
- A member said we will need to identify a process and have a follow up committee to discover lessons learned on what held up, etc.

**April Field Trip assignments**

Karin shared the final schedule and asked members to let her know if they will not be attending as we need to get right sized vehicles for the number of passengers.

### III. Parking lot questions and comments:

Karin addressed the following parking lot question.

- Do we have schools that are overfull but are still taking out of district choice kids? (e.g. Liberty, Mountain Ridge, Chinook, and others)
  - We do have schools that are considered at capacity that have out-of-district choice students enrolled. The closer to capacity a school, the less choice students they take. Nevertheless, the choice decision making is complex for these reasons:
    1. A school might have room in a specific grade or level or program when an OOD student seeks enrollment, and we will take the student as the year begins.
    2. We do not ask OOD students to leave a school should we reach capacity during the time of their enrollment. That is, a student might enter a school in kindergarten when there was space, but the school may have increased in enrollment during his/her years there, and the student remains.

Tom addressed the following parking lot questions.

- Do we have a figure to fix the maintenance problems – leaking roofs, walls, electrical, etc. – not cosmetic repairs?
  - Members of the GCNC were issued a document that includes all items currently identified by staff as capital renewal and maintenance needs. Additionally, members receive a handout for each school that yields facility statistics as well as the identified projects (from the aforementioned list) for that individual school.
- How long do we have to get repairs done by a school building? (Chinook Trail water problems and others)
  - Timing is dependent on projected life expectancy, failure, health, safety, cost, whether or not repairs can be accomplished during the school year, and funding available. In the case of Chinook Trail, the general contractor responsible for original construction was asked to identify the issue/s and take corrective action. Routine work orders are expected to be resolved within 30 days.
- Chinook Trails – structure rating fair / daVinci – structure poor. Why?
  - The da Vinci Academy had minor structural problem (now resolved), excessive concrete cracks in flooring, and exterior exfoliating of concrete. Additionally the rating is impacted by the school's request to have interior walls erected to enclose each classroom. Chinook Trail's rating is above da Vinci's as the issues are less significant, but include the water issues (see above) heating balance and water delivery system.
- Do we get separate state funding for ADA programs? i.e. Da Vinci Academy ramps etc.
  - Colorado does not allocate funds for ADA improvements or any other capital need. Compliance to the various building codes is funded by operating revenue, and with voter approval, bond proceeds. The state does offer a competitive grant program to address capital projects (the BEST program). Although TCA has received some capital funding, no other D20 school has received money.

A member asked if the GCNC would see a validated assessment on each building from the independent audit that is currently out to bid. Tom said it may not be done in time that the GCNC makes its recommendations as the process just started. The GCNC will make recommendations without it based on all that they have discussed and heard during presentations this year. Tom said when we get to the recommendations piece there are ways to word that will give guidance to the future should the Board and superintendent be considering the audit alongside the recommendations. Karin said the value of this committee is listening to principals and developers, and seeing buildings.

Karin explained to the GCNC that they'd be hearing from Don Smith later this evening on residential development analysis, similar to the presentation Tom gave when the GCNC started meeting, but with some new information.

#### **V. SSIC Presentations**

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

- Challenger MS
- Eagleview MS
- Mountain Ridge MS
- Timberview MS
- Aspen Valley Campus
- Academy Online HS

#### **Debrief presentations from this evening**

KR asked for quick ideas on what they heard tonight:

- Bathrooms
- Stages
- Flooring
- Security cameras
- Turf
- Tracks
- Aluminum decking around portables

Questions:

- A member said we started these programs that have morphed into something else different than the original vision. Tom and Karin reminded them that, as demographics and student needs change, we need to be responsive.

- A member asked how many security cameras are in place at schools. There are 585 total, breakdown by site as follows:

AAHS	51
AES	15
AIE	9
ATE	9
AVHS	6
CMS	22
CTE	16
DCC	82
DVE	8
EAC	16
EES	11
EMS	24
EWE	8
FES	11
FHE	10
HPE	11
LHS	54
MRMS	19

MVE	8
PCHS	52
PES	12
PHE	10
RCE	12
RHS	45
RRES	10
SITW	0
SMSP	4
Stadium	1
TdVA	10
TMS	20
TRANS	5
WRE	10
WHSE	4
Total	585

**VI. Residential Development Analysis Reminder** (Don Smith)

Don has done this analysis for the district for many years. He explained this was done last spring but now includes updated information from builders. Presentation is posted on the GCNC website. Don explained student generation models and developer projections for eight years.

Adjourned at 8:41 p.m.

**Next meeting: April 12<sup>th</sup>, 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, Ryan Henkel, Kim Hollm, Tammie Mohr, Dan Olson, Matt Pacione, McKenzie Palmer, Henry Reitwiesner, Patrick Schumaker, Tony Scott, Anthony Sibley, Robin Stanforth, Jason Stejskal, Vicki Taylor, Will Temby, Mark VanGambleare, Jackie Walls, Stephen Zamborelli

Absent: Megan Chura, Vernita Hare, Francine Henderson, Vish Paradkar, Jackie Priessman, Ruth Schoen, David Tubb

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

Absent: Shelley Kooser