Bond Oversight Committee

Project Schedule and Financial Updates

Denver Public Schools

May 17, 2013
Agenda

- Review of Committee Member Binders
- Overview of Open Plan Classrooms, Air Cooling Solutions, and Safety & Security
- Summary of 2013 and 2014 Maintenance Projects
- Financial Update & Construction Cost Considerations
- Internship Program
- Oversight Committee Charter
- Discuss Next Steps
2013 & 2014 Major Deferred Maintenance Projects
Major Project Summary: Safety & Security Projects

Overview of Investment

<table>
<thead>
<tr>
<th>Benefits</th>
<th>Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Integrated access control (card reader installation) at 88 schools and 5 non school facilities</strong></td>
<td>$5.9M</td>
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<tr>
<td><strong>Video surveillance replacement of roughly 575 analog cameras including data storage needs</strong></td>
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</table>

Benefits of Investment

**Safety**
- Increased security and access verification
- Flexible access while not compromising safety
- Immediate lockdown and automated notification to school staff and security operations

**Efficiency**
- Centralized system with local customization
- Ability to print a photo or visitor ID at the school
- Web based applications
- Camera quality improvements results in more coverage and increased investigation results

**Financial Savings**
- Evaluating solutions that can operate across multiple platforms, including existing ones, to increase cost savings while maximizing effectiveness and integrity
- Active directory integration to reduce admin time
- With limited key distribution, exterior door re-key requirements due to lost keys will be minimized

Summary Timeline of Implementation

**Year 1 – Estimated Completion – February 1, 2014**
- All DPS-owned school facilities will receive three card readers at high traffic doors
- Emergency lockdown installation in office area
- Video surveillance cameras will be added to all card reader entry doors
- Access and visitor policy/procedures implemented

**Year 2**
- Site assessments to identify addtl card reader needs
- Replace analog cameras with Digital IP technology
- Identify additional bandwidth and other tech needs
- Identify areas where system needs to be modified or resources are needed

**Year 3**
- Evaluate system implementation and staffing needs
- Continue with repair and replacement plan of security assets according to schedule
Major Project Summary: Open Plan Classrooms

Background
- Popular in the 1970’s, open plan classrooms were built on the idea of having a large group of students with several teachers would increase educational effectiveness
- DPS has moved away from that thinking, but 9 schools still have classrooms built for that model
- This design makes it difficult for students to focus on their individual teacher due to surrounding noise from temporary walls

Solution:
- Install permanent walls between the classrooms to reduce noise and alleviate safety concerns
- Renovations vary in scope, but often will require programs to relocate during the renovation process due to the length of time needed to complete

Locations / Schedule
- Bromwell – 2014
- Centennial - TBD
- Cheltenham – 2014
- Eagleton – TBD
- Kaiser – TBD
- Samuels – TBD
- Southmoor – TBD
- Swansea - TBD
- Valdez – 2014

Location | 9 schools
Budget | $13.4 Million
Major Project Summary: Air Cooling Solutions

<table>
<thead>
<tr>
<th>Location</th>
<th>88 schools</th>
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<tbody>
<tr>
<td>Budget</td>
<td>$25.5 Million</td>
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### Background

- 88 school facilities within DPS are either non-air conditioned or have only partial air-conditioning. (55 ES, 14 HS, 10 MS, 9 Other). **All school facilities currently without air-conditioning will be addressed as a part of the 2012 bond program.**
- Facility Management staff implemented procedures to lessen the heat impact by training building occupants, ensuring ventilation system functionality, fan placement, duct cleaning where needed, etc.
- Facility Management has collaborated with experts and evaluated various existing/emerging technologies that could improve comfort at a cost lower than traditional air conditioning.
- Pilot program was conducted at Greenlee Elementary School. Further refinements and adjustments will be made based on the success of this pilot.

### Solution: Air Cooling

**Description:** Installation of whole building supply and/or exhaust fans, evaporative cooling for existing air handling systems, operable window programs, and similar measures to provide thermal comfort for the facility. (solutions will vary by building)

### Locations Receiving Solution

- Asbury
- A Lincoln
- Ash Grove
- Ashley
- Barrett
- Beach Court
- Bradley
- Brown
- Bryant Webster
- Carson
- CLA
- Cole
- Columbine
- Cory
- Cowell
- Crofton
- DCIS
- Denison
- Doull
- East
- Ebert (Polaris at)
- Edison
- Ellis
- Emily Griffith
- Tech
- Fairmont
- Fairview
- Fallis
- Force
- Garden Place
- Gilpin
- Godsman
- Goldrick
- Grant
- Greenlee
- Gust
- Hallett
- Hamilton
- Hill
- Jefferson
- Johnson
- Kennedy
- Kepner
- Knapp
- Knight
- Kunsmiller
- Lake
- Lincoln
- Mann
- Manual
- McMleen
- Merrill
- Mitchell
- Montclair
- Moore
- Morey
- Munro
- Newlon
- North
- Palmer
- Philips
- Pioneer Charter
- PREP Center
- Remington
- Rishel
- Sabin
- Schenck (CMS)
- Schmitt
- Skinner
- Smilie
- Smith
- South
- Steck
- Stedman
- Steele
- Teller
- Taylor
- University Park
- Valverde
- Washington
- West
- Whiteman
In addition to the items below, phase 1 of safety & security investments are being implemented as well as classroom technology funds ($10M) being allocated to schools for use starting July 1.

### Large Facility Projects
- Colorado Heights Campus Phase II (New Facility)
- Kepner (Expansion)
- Whiteman (Expansion)
- Brown (Expansion)
- McGlone (Expansion)
- Slavens (Expansion)
- 1860 Downtown Campus (Renovation)
- Byers (Renovation)
- Dunkirk (New Facility)
- Hampden Heights (New Facility*)
- Numerous other Facility Maintenance projects

### 17 Cooling Solutions
- Brown
- Carson
- Cowell
- Fallis/DGS
- Goldrick
- Greenlee
- Knight CEE
- Trevista
- McMeen
- Montclair
- Munroe
- Palmer
- Remington
- Slavens
- Smedley
- Teller
- Whiteman

The goal of this project is to help increase occupant comfort, though likely will not attain 72-degree chilled air. Currently the most effective solution devised is to pull in cool evening air to flush out the heat captured during the day. This work is site specific but will generally entail roof mounted building exhaust fans.
Major 2014 Facility Projects

**Large Facility Projects**
- A Lincoln (Facility Maintenance)
- Cole Mitchell Campus (Renovation)
- Crofton (Expansion)
- FNE/Evie Dennis (New Facility)
- Emily Griffith Shops (New Facility)
- Jefferson (Facility Maintenance)
- Northfield 6-12 Campus (New Facility)
- South (Facility Maintenance)
- Washington (Facility Maintenance)
- West (Facility Maintenance)
- Montbello (Facility Maintenance)
- Hampden Heights (New Facility*)
- Numerous other Facility Maintenance projects

**Total =254+ Projects**

**27 Cooling Solutions**
- A Lincoln
- Bradley
- Bryant Webster
- Cole
- Crofton
- DCIS
- Ebert
- Edison
- Fairview
- Gilpin
- Jefferson
- Johnson
- Kepner
- Knapp
- Kunsmiller
- Lincoln
- Mitchell
- Morey
- Newlon
- Sabin
- Schmitt
- Smiley
- South
- Stedman
- Traylor
- Washington
- West

**3 Open Plan School Renovations**
- Bromwell
- Valdez
- Cheltenham

*Dependent upon DPS Board & City Council approval of Land Exchange Agreement*
## Remaining Cooling Solution Projects

### Cooling Solution Locations

- Asbury
- Ash Grove
- Ashley
- Barrett
- Beach Court
- Columbine
- Cory
- Denison
- Doull
- East
- Ellis
- Fairmont
- Force
- Garden Place
- Godsman
- Grant
- Gust
- Hallett
- Hamilton
- Hill
- Hilltop Service Center
- Kennedy
- Lake
- Manual
- Merrill
- Moore
- North
- Philips
- Pioneer Charter
- PREP Center
- Rishel
- Schenck (CMS)
- Skinner
- Smith
- Steck
- Steele
- University Park
- Valverde
Remaining Open Plan Solutions

Open Plan Locations

- Centennial
- Eagleton
- Kaiser
- Samuels
- Southmoor
- Swansea
Financial Update
Meeting Requirements of Ballot Measure

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<tr>
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<th>Ballot Language</th>
<th>Transaction – December 19, 2012</th>
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<tbody>
<tr>
<td>Par Amount of Bonds</td>
<td>$466 million</td>
<td>$444.6 Million</td>
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<tr>
<td>Maximum Repayment Cost</td>
<td>$738 Million</td>
<td>$695 Million</td>
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<td>Maximum Annual Debt</td>
<td>$47.9 Million</td>
<td>$45 Million</td>
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Sources & Uses Summary

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<tbody>
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<td>Par Amount of Bonds</td>
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<td>Original Issue Premium</td>
<td>$70,312,236</td>
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<td>Total Sources</td>
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<td>Approved Projects</td>
<td>$466,000,000</td>
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<td>10% Contingency Reserve</td>
<td>$46,600,000</td>
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<td>Cost of Issuance</td>
<td>$2,312,236</td>
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<td>Total Uses</td>
<td>$514,912,236</td>
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Delivering Approved Projects

- $33.84 Million Expenditures to Date (as of March 31, 2013)

- Project Categories
  - Capacity
  - Critical Maintenance
  - Technology

- Overhead (Program Management, FFE, Inflation, Hazmat)
  - Allocation taken from each project category, but predominantly Maintenance

- Projected Expenditures by Fiscal Year
  - 2012-2013: $73,230,313
  - 2013-2014: $152,753,296
  - 2014-2015: $147,225,913
  - 2015-2016: $115,920,108
  - 2016-2017: $25,782,607
AGC of America Construction Materials Prices Flat in March but Spikes in Key Items Leave Contractors Vulnerable April 12, 2013

“However, building contractors had to absorb another month of increases in the cost of lumber and plywood, gypsum products, construction plastics, paint and roofing materials.”

Ken Simonson
Chief Economist
AGC
Construction Cost Index

"The increase in private non-residential construction spending over the past year, material and equipment prices continuing to inch upwards, and a slight increase in labor rates has led to a boost in construction costs."

Karl F. Almstead
Vice President
Facilities Construction Internship Program

- 4th Year of Construction Services Paid Summer Intern Program
  - DPS High School Student
  - 18 years of age (or will be by June 9th, 2013)
  - Own insured transportation

- Hired as DPS Employee
  - Up to eight (8) weeks
  - Monday- Friday, 8 hours/day, 40 hours/week

- Program Objective
  - Learn basic skills associated with Facility Management
    - Construction Services related to Project Management
    - Basic Engineering concepts (Architectural, Planning or Sustainability)
    - Maintenance (Skilled Trades)
    - Operations (Custodial management)
    - General office duties

  careers.dpsk12.org
Next Meeting

- Friday, June 14, 2013 7:30am – 9:00am
- Location: TBD