

ADVISORY COUNCIL ON SCHOOL FACILITIES AND CAPITAL PROGRAMS
MEETING AGENDA (FAC)
October 16, 2023

Tour Begins @ 6:00 p.m. Meeting Begins @ 6:30 p.m.
Nottingham Elementary School

Attendees: FAC members (Hans Bauman, Rosa Cheney, Tina Chiappetta, Kateri Garcia, David Goodman, Cynthia Hilton, Sally Hoekstra, Steven Leutner, Kelley Litzner); APS Staff (Cathy Lin, Michael DePalma, Jeff Chambers, Iliana Gonzales, Michael Freda)

Welcome & Introductions: Approve September Minutes – **FAC Action**

- Introductions of Hans Baumann, Tina Chiappetta, and School Board Liaison, Mary Kadera
- Minutes from September meeting was approved.

General Housekeeping (10 min.)

- Election/Appointment – **FAC Action**
 1. Vice-Chair
 - a. Nomination and approval of Cynthia Hilton
- Liaisons (JFAC, BAC & ACTL)
 1. JFAC - nomination and approval of Zach Larnard
 2. BAC - nomination and approval of Cynthia Hilton
 3. ACTL - no nominations, will be decided at a later meeting.
 4. SEPTA - Tina Chiappetta will act as conduit between SEPTA and FAC
 5. MCMM - Dave Goodman will act as rep when the meetings occur (Cynthia will attend when Dave can't)
- Update from liaisons
 1. Projections committee - the student generation data used the Sept 2022 population. EHO will not affect numbers this year because approx. 20 permits were requested this year, and the group will monitor those areas for future input. A new initiative this year - home address confirmation process is being monitored closely for future projections (more than 283 students - rising middle and HS - have been removed from the system, some have provided further information and been re-entered.). APS is doing a study this year on mixed use buildings (that includes CAF and other market rate housing).
 2. JFAC (Kelley) - had a lot of discussion about APS, even though it covers all facilities. JFAC will discuss giving FAC voting members, but at a minimum it would be good to have someone from FAC there to provide input.
 - a. Mary says that they will at points in time be focused on schools, and at other times other county facilities. JFAC provides advisement/recommendations to both School and County Board. It is alright when FAC and JFAC recommendations don't line up, they don't need to always agree. Mary added that they are liaisons, not voting members, from one committee to the other.
 - b. Cynthia supported Kelley's recommendation that someone from FAC be in the JFAC to provide some APS subject matter expertise. There is also an impression by the JFAC that the FAC is a subcommittee of the JFAC, even though it is not true.
 - c. Rosa reminded the group that the JFAC should also be providing a liaison to the FAC, since schools was a large part of their mandate as well.
 - d. Mary clarified that the FAC is not subordinate to the JFAC. And that there should be liaisons from both to the other.

- e. Steve said in the past he was not allowed to speak until public comment, which did not seem right.
- f. Mary said that perhaps it would be a worthwhile conversation offline between FAC and JFAC on figure out how to best work together.
- g. Due outs: Mary will assist in defining the scope of FAC and JFAC. Our liaison will work with JFAC on how best to participate, and Kelley will also address issues in the Chairs meeting.

Capital Project Updates (15 min.)

- Jeff - information from attachment
 1. Cardinal roof leaks, damage caused by construction and are in the process of getting it taken care of to install solar panels.
 2. Still working on the final County Stormwater agreement
 3. Ed Center reuses minor items to close the project out. Power meter communication issue
 - a. Cynthia asked about the lights in the parking lot. Jeff said those belong to maintenance.
 4. Escuela Key has had issues with the freezer door frosting up. And are working through revise and resubmit.
 5. Fleet elevator will be operational soon.
 6. Heights phase 1 tree pit completion pending
 7. Heights phase 2 support of excavation (SOE) is still going and on track
 - a. When do the kids get to use the field?
 - i. Next December 2024 construction will be completed. Certification likely in January 2025
 - b. Auditorium resonation fixed.
 - i. According to Jeff, isolators have been put in on equipment and that work is done.
 8. Williamsburg and Taylor vestibules are both complete.
 9. Career Center
 - a. Moving ahead with everything, still coordinating with complete streets (APS will likely be doing Walter Reed)
 - i. So, all streets will be coordinated through APS? Sometimes the MOT part is challenging.
 - a) Yes, but it will be up for bid, not a change order as was done on past projects.
 - b) Hopefully a good relationship with the county now will help. They have been communicating a lot with Transportation.
 - b. Is coordinating occurring at the staff level? Will it be approved by the boards?
 - i. Yes. Working together on everything. County did the design, and APS will get resources to build. The plan will be approved by the board. County will do the traffic signalization and planting.
 - c. Fenwick building demo has begun, approx. 1/3.
 - i. The total cost includes contingencies as the total budget, and that is the number that will be used when the costs are updated to the board. But ideally, they will not need to use all the contingency resources.
 10. Swanson Kitchen renovation is a month behind, but hopefully everything will be done by the end of the month. Food service pays for hot meals.

11. Campbell entrance renovation will be done closer to Denver, due to stormwater issues and unexpected underground challenges.
 12. Fenwick building relocation, everything is operating in a temporary location and should be easy to move to the new Amazon building when needed.
 13. Barcroft expected it to be done in the summer and on schedule.
 14. Randolph kitchen renovation is under budget currently.
 - a. Will this be on schedule?
 - i. Yes, it is a smaller project.
 - b. TMG is the low bidder?
 - ii. Yes, they have done several projects with us.
 15. Drew kitchen renovation was slow getting started and will ideally shift to new construction during school and then break through the wall in the summer. Using lessons learned from Campbell.
 16. Claremont security vestibule is out to bid now, 2024 summer project. Relocating the office to two classroom spaces and moving the office to where the office spaces are.
 17. Facilities assessment report to be discussed.
 18. Vestibules for Jamestown, Nottingham, and Science Focus - pricing received and POs approved.
 19. Syphax 3rd floor - vacant space (vacated by March of Dimes) that is being renovated to be used by APS for office space. Expanded space for some of the departments that were crowded.
- This update will happen quarterly.

Subcommittees – [FAC Action](#) (10 min.)

- Sustainability Buildings & Wellness [Human and Environmental]
 1. Rosa will provide an update at the next meeting. She will reach out to Nadia.
 2. What does wellness include?
 - a. Big picture, holistic look at things like lighting and other things like regenerative design, etc.
 - b. Kelley reminded the group that this was a topic that came up in the meeting that Rosa and he had with Mary Kadera. And that this is the only subcommittee that we decided to form.
 - c. Goal as FAC to say, we see what APS is doing and here are things that aren't being done and/or could be done and/or are being done well without people realizing it.

Long Range Plan to Renovate Existing Facilities (60 min.)

- Presentation - Primer
 1. We have all been involved in the launching and development of this report, delivered mid to late September. Next week will be a committee of the whole with the whole school board to discuss next steps. The executive summary is backed up by a lot of data (41 facilities - facilities condition index and building characteristics index).
 - a. Hans asked if the goal was to remove some subjectivity in the investments/resources.
 - Yes.
 2. Score to inform:
 - a. Local projects
 - b. Major infrastructure
 - c. Major facility renovation
 - Overlay the BCI and the FCI to inform major facility renovation.

3. Report assesses the facilities and provides a CRV (current replacement value), it does not provide a total project cost or recommend priorities.
 - a. Rosa asked if the CRV versus total project cost was clearly explained in the report and/or would be explained in engagements with the public.
 - o Yes, that was the plan.

Next Steps

1. Kateri asked what is the industry standard on how much invested in local projects, major projects, renovation, and/or new build?
 - a. Not really. This depends on the buckets and how much bonding to capacity and where will the dollars be available.
 - b. Kateri recommended that APS be very clear and transparent on the methodology used in determining how the resources (bonded or CIP) would be dedicated to the projects.
2. Steve asked how APS will assess considerations for new schools versus renovating old schools. Ex. Building one larger school to replace two little schools.
 - a. That is a deeper dive that needs to be assessed/determined.
3. Kelley said that the idea is that this sort of study would occur every 25 years, and that APS is trying to restart this cycle. The FAC role will be to advise APS based on the guidance that comes out of this cycle.
 - a. Mary said that the School Board will be very interested in what the FAC has to say, and our feedback on the framework and the prioritization, communication, etc.
4. Jeff said the goal is to take the data and synthesize it and figure out how to get the most bang for the buck. And the school board could always move around some funding if it hasn't been put on contract.
5. Hans wants to make sure the community doesn't think that there is a gonkulator.
6. Mary highlighted the schools that will require major facility renovation or reconstruction will require further deeper dives for future CIPs (i.e., 2028). This next CIP will have funding for assessments/deep dives for major facility renovations/reconstruction for future CIPs.
7. Cynthia pointed out the value of this framework because it provides actual comparison between schools and moves to decision-making based on data.
8. Ask staff that we assist in communicating and helping the staff stay true to their methodology. The living asset system will be updated every 5 years.
9. Next week (30 October) a meeting of the FAC and JFAC.

Upcoming Topics (5 min)

1. Boundary Policy Revision - moved to earlier, May 2024
 - a. Up for public comment - comments on existing boundary policy.
 - b. When the draft revision is complete, APS will come to FAC meeting to present the revision and get FAC comments.
2. Academic Programming Pathways – Locations
3. Planning Unit Splits
4. Sustainability Committee
5. Value Engineering Guidelines/Lessons Learned
6. Transportation and Busing
 - a. A read-out of the JCTC work
7. Resourcing - CIP versus Bonding
8. Next meeting - Framework
 - a. Rosa recommends assigning champions for different parts/topics of the Framework, so members could focus.

Public Comment (NONE)

Meeting Parking Lot Conversation (NONE)