

**Colorado Springs School District 11  
2017 Mill Levy Override Plan**

Program:	Capital Improvements	Fund No.: 43
Program Budget Manager:	Scott Lewis	
Division:	Business Services	MLO Item No.: 8
Division Head:	Glenn Gustafson	

**Item Description:** Capital Renewal and Capital Improvements

**Alignment with District Business Plan Goal:**

Goal 1: Demonstrate improvement of student achievement  
Goal 5: Provide a safe learning and working environment  
Goal 7: Demonstrate fiscal prudence and financial responsibility

**This PIP Aligns with Ballot Question Point:** #1, Attracting and retaining high quality teachers and support staff by offering salaries and benefits that are competitive with other school districts  
#2, Extending the life of existing schools by repairing, maintaining, and modernizing aging buildings

**Explanation for Use of Resources:**

This line item proposed to protect the District's investment in real property (facilities), assets (schools), and update facilities to accommodate modern teaching methods and technology. External facility managers generally recommend funding annual maintenance and repair budgets at two percent of the replacement cost of the facilities. For District 11, that is approximately \$18 to \$20 million. Current annual funding is approximately \$1.5 million. At \$18.7 million, the proposed will provide a reliable funding stream to repair and improve our facilities on a long term basis.

**Description for Use of Funds and Calculations:**

Capital renewal includes: deferred maintenance, major maintenance, major repairs, and component replacements. It may include some alterations if that will allow the facility to accommodate an updated function. It also includes the replacement of building subsystems such as roofs, electrical systems, heating/ventilation/air conditioning systems and plumbing systems that have reached the end of their economic or useful life. Capital improvements may also include the addition of capital projects to the existing facility infrastructure.

Some of the major categories include: asphalt and concrete pavements, bleachers, ceilings, doors and door hardware, electrical systems, elevators, windows and walls, fire alarms and sprinklers, tile and carpet replacements, foundation work, heating and ventilation systems (boilers, air handlers), air conditioning systems (chillers, ventilators), cafeterias, libraries, gymnasiums, swimming pools, exterior grounds (playgrounds, tracks, and sports fields), plumbing fixtures and associated piping, portable buildings, roofs, sanitary and storm sewers, and security alarms and cameras.

In some cases, where cost-appropriate, it may support major remodels or updates, and/or replacement facilities. Staff will be hired as appropriate to manage the workload. These staff positions will be added to plan execute the work so they do not exceed five percent of the working budget. Total amount of request for funding 11 new FTE is \$899,242. The planned FTE breakout is as follows:

Capital Program Manager	Executive Professional	1 FTE
Project Manager	Executive Professional	4 FTE
Procurement Contracting Officer	Executive Professional	1 FTE
CAD/Engineering Assistant	Educational Support Professional	1 FTE
Scheduler/Planner	Educational Support Professional	2 FTE
Administrative Assistant	Educational Support Professional	<u>2 FTE</u>
	Total	<u>11 FTE</u>

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**Plan Amendment History:**

Plan Amendment Approved 10/24/2018. This proposal is to transfer funds originally designated to pay bonds early to address several urgent project requirements. Several physical facilities projects have been identified for repairs or replacement due to mission critical functionality or the environmental safety of our students.

Most of these projects are partially funded and one project is new. What follows is our proposal to completely fund all of these projects.

1. Roy J Wasson Academic Campus – Drinking Water Pipes - This project has been identified through water quality testing in the spring of 2017 for the replacement of drinking water piping. Due to the age and material of the old water lines we are experiencing significant rust and other materials in the water. In addition, the water is brownish in color and has an odor. Current funding in the capital reserve (\$900,000) is allocated to replace a portion of this piping, yet this will not cover the entire project. The design is complete, we bid this project out for construction, yet received no bids from contractors. Preliminary estimates acquired from the design engineer and market research with local contractors have confirmed the amounts requested in this plan amendment. The scope of work that is recommended to be completed includes replacement of all cold water piping, drinking fountains, and associated hot water boilers and storage tanks.
2. General William Mitchell High School – Gym Roof - The lower gym roof has been identified for replacement. The roof is leaking into the locker rooms. The original budget was based on standard roof pricing. During the planning stage, it was determined that the roofing material dates to at least 30 years old and the slope of the roof is no longer code compliant. Current code requires additional drains, the slope requires a higher eave line, and the mansard side of the roof also requires work. The updated Current Working Estimate (CWE) is more than twice the original budget. This proposal is to fund the project entirely through the MLO, allowing funds designated in the capital reserve to augment other project budgets in the capital reserve.
3. District-Wide Door Hardware Replacement for Fire Code - This project purchases and installs door hardware to be in compliance with the Colorado Fire Code. This code impacts all school districts in Colorado. All school districts in Colorado were required to comply with the updated code by December 31, 2017. While significant progress has been made at District 11, additional funding is required to reach full compliance. The District requested a waiver from the fire marshal due to the effective date of this code and was denied the formal waiver. Currently, a majority of the elementary schools are complete along with one high school. This requested funding covers all remaining schools in District 11.
4. Thomas B. Doherty High School – Gymnasium Floor Replacement - During the replacement of the existing flooring in the Florence R. Sabin Middle School gymnasium, we followed the proper techniques of removing rubber-type flooring with some level of mercury content. The mercury was used in a variety of rubber-type floors as a catalyst during construction. That mercury actually ‘off-gases’ into the atmosphere and may also impact the concrete below the rubber surface. In sampling the other eleven (11) rubber-type floors throughout the District, the flooring material at Doherty High School had the highest levels of mercury as a result of the hardwood floor being laid over the rubber material. The District is following the protocol developed in the state of Arizona as adopted by the Arizona School Facilities Board in forwarding this funding request. We are currently mitigating the other rubber floor vapors with ventilation and plan to begin a systematic replacement of the other floors in following year. None of the other rubber floors have hardwood floors on top of the rubber surface.

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5. Francisco Vasquez de Coronado High School – Boiler and Pump Replacement - This project was identified to replace the boilers and pumps only. During the design phase, the engineers discovered that numerous piping modifications were needed throughout the building for the system to function efficiently and effectively. This project is funded by MLO funds, yet based on the additional work identified, requires additional funding. The higher construction costs we are facing in the Front Range are also a significant factor in this adjustment to our current working estimate.
  
6. Mitchell High School – Fire Alarm - This project is funded in the FY 2018-2019 capital reserve. Meanwhile, bids were received for the Winfield Scott Stratton Elementary School boiler replacement and air conditioning installation project and they exceeded the project budget. This is disappointing since we have recent pricing from our North Middle School air conditioning project that was completed last year. Accordingly, this recommendation shifts the Mitchell High School fire alarm project from the capital reserve to the MLO in order to adequately fund the project at Stratton. Due to the condition and age, the fire alarm system currently demonstrates intermittent functionality and requires extensive maintenance and repairs.

Due to high construction costs and existing facility conditions that require repairs now, the proposal is to transfer \$8,000,000 from the bond reserve fund to PIP 8 with the intention to repay these funds over a four-year time frame from 2022-2023 -> 2026-2027. This will be a \$2 million per year repayment.

Acct #	Object	Job Class	FY15-16	FY16-17	FY17-18	Changes	FY18-19
			Actual	Actual	Actual		Adopted Budget
011030	REGULAR EMPLOYEE SALARIES	PROFESSIONAL	-	-	146,136	-	455,412
011050	REGULAR EMPLOYEE SALARIES	CLERICAL	-	-	15,236	-	82,077
011060	REGULAR EMPLOYEE SALARIES	CRAFTS AND TRADES	-	-	-	-	41,741
020030	EMPLOYEE BENEFITS	PROFESSIONAL	-	-	41,631	-	145,917
020050	EMPLOYEE BENEFITS	CLERICAL	-	-	1,759	-	34,684
020060	EMPLOYEE BENEFITS	CRAFTS AND TRADES	-	-	-	-	9,193
029030	MILEAGE ALLOWANCE	PROFESSIONAL	-	-	-	-	8,400
033100	LEGAL SVCS.		-	-	-	-	1,000
039000	PROF./CONSULTANT SERVICES		-	-	19,086	-	20,000
043100	REPAIR COPY MACHINES		-	-	-	-	2,000
050000	OTHER PURCHASED SERVICES		-	-	486	-	4,400
055000	PRINTING		-	-	-	-	2,500
058000	TRAVEL AND REGISTRATION		-	-	-	-	7,500
058300	MILEAGE REIMBURSEMENT		-	-	-	-	500
061000	GENERAL SUPPLIES		-	-	5,978	-	7,500
065000	ELECTRONIC MEDIA MATERIALS		-	-	1,428	-	4,000
072000-072300	BUILDINGS-MAJOR RENOVATIONS		-	-	311,348	-	11,297,208
073400	TECHNOLOGY EQUIPMENT		-	-	9,206	-	325,280
073500	NON CAPITAL EQUIPT. <\$5K EA.		-	-	2,595	-	15,000
084000	CONTINGENCY		-	-	-	-	1,066,319
085200	INTERNAL MAINTENANCE		-	-	-	-	23,207
<b>Total Expenditures</b>			-	-	<b>554,889</b>	-	<b>13,553,838</b>
2017 MLO Carryover Projects *stored in 072300*							3,388,480
<b>Total with Carryover</b>							<b>16,942,318</b>
<b>Staff FTE:</b>							
	PROFESSIONAL		-	-	6.00	-	6.00
	ESP		-	-	5.00	-	5.00
<b>FTE Totals</b>			-	-	<b>11.00</b>	-	<b>11.00</b>

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<b>Initial PIP Review:</b>	<b>PIP Review Date(s)</b>
5/15/2018	5/15/2018, 9/25/18