



**2018 Bond Program**  
**June 9, 2022 – SPECIAL Meeting Minutes**

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**Special Meeting Minutes** Regarding CBMS Consolidation  
(as reviewed and approved by Chair/Vice Chair)

**Location:**

Virtual Meeting via Google Meet

**ATTENDEES (X = in attendance):**

**District Staff / Other:**

X	Todd Piccone - Chief Operations Officer	X	Diana Birnbaum – Bond Admin. Specialist
X	Tammie Knauer – Bond Director	X	Alexandra Lessum – TSD BOE Member

**CBOC Members:**

X	Cecil Gutierrez <b>Chair</b>	X	Dan Tran - <b>Vice Chair</b>	Dick Barton	Michael Keen
X	Eric McDermid	X	Bob Herrmann	Bill Breunig	X Ramon Serrano
	Meg DeClement	X	Brendan Willits	Jessica Kelly	Abbey Irvine
X	Julie Kocjancic		Christine Savant	Margaret Ramsteck	Tiffany Leiper

**Community:**

There was 0 community member(s) present.

**Meeting Start:**

The Chair called meeting to order at 5:05 pm.

<b>Agenda Item</b>	<b>Detail / Discussion</b>	<b>BIC</b>
Action Item	<p><b><u>Conrad Ball Consolidation – Budget Adjustment</u></b> Staff is requesting CBOC review and support the action on releasing Environmental Bond funds as outlined for the CBMS Consolidation project. It is scheduled to go in front of the BOE on June 15, 2022 for approval.</p> <p><b>06/09/2022</b> - Staff presented on total project funding for CBPK8. Staff is requesting CBOC consider \$130,000 transfer from bond environmental to Conrad Ball MS budget. Remaining amount of the \$3.8M will come from other sources as presented.</p> <p>CBOC: The budget is priced off of DD. When will</p>	Staff



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(CBOC)

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	<p>you get GMP? Staff - by July.</p> <p>CBOC - Are the funds we are requesting enough to cover another hit to the budget? Staff: Yes, we are reviewing current trends. No big red flags or unforeseen issues now. We have reviewed several times. All agree \$3.8M will cover what we promised the community.</p> <p>No further questions:</p> <p>Chair Reviewed that CBOC is being asked to review the \$130K we are using from Environmental. The only recommendation CBOC makes is on the \$130K. The other funding sources are not under CBOC for review.</p> <p>CBOC commented: it's great that TSD is creatively finding funds so as not to have to use only the Bond.</p> <p>CBOC commented: Scope was already discussed last spring; we are only approving an appropriate use of the funds for the abatement scope.</p> <p>Staff: Yes - environmental funds are being used for environmental issues. This will help remove more ACM.</p> <p>CBOC commented: From a citizen perspective, not doing it would be worse. CBOC supports doing it now. If done later, additional work probably will not happen.</p> <p>Any other comments?</p> <p>CBOC email questions received prior to the meeting: 1 - We are using all but \$1K from environmental - with using all these funds up, will we be able to cover future projects? Staff: We have one heavy abatement project remaining which is Community Connections. We feel we have the funds to address that site.</p>	
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Action Discussion		CBOC / Staff
Motion	<p><b><u>CBOC Chair to ask for a motion:</u></b>            That CBOC has reviewed the request for Staff to release Environmental Bond Funds for the CBMS Consolidation project. That Staff has presented information to support the amount being requested and CBOC agrees that TSD has presented enough supporting information to justify the motion.</p> <p>CBOC did not have a quorum. A quorum was not procedurally required as we are below the \$250K requirement for CBOC review. Staff wanted to be transparent with the use of the funds even though the \$130k review was below the guidelines for CBOC.</p> <p>CBOC agreed quorum not needed as informational only.</p> <p>Dan made the motion and Brendan seconded. Vote taken and motion unanimously accepted. THE BOE can see intent that information was presented, a motion was made and supported.</p> <p>CBOC thanked STAFF for presenting a summary of all the funding options.</p>	Chair / CBOC

Staff reminded CBOC that the BOE construction tours will be on July 25<sup>th</sup>.



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**TOTAL PROJECT FUNDING SUMMARY**

	Current Budget	Adjustment BOE 6/15/22		
BEST Grants	\$ 5,301,033			
Bond - Contingency	\$ 7,000,000			
Bond - Inflation	\$ 1,200,000			
Bond - DW Roofing	\$ 1,000,000			
Bond - MBES	\$ 1,400,000			
Bond - MES	\$ 300,000			
Bond - CBMS w/premium	\$ 2,348,570			
<b>Land Sale - Summer</b>	\$ 2,750,000	\$ 1,000,000		
<b>MES Building Sale</b>		\$ 1,200,000		
<b>Water Share Sales</b>		\$ 1,500,000		<b>Current Bond Balance</b>
<b>Bond Contingency</b>		\$ -		\$4,500,000
<b>Bond Environmental</b>		\$ 130,000	<i>Use will deplete Funds</i>	\$131,000
<b>Bond Inflation</b>		\$ -		\$1,000,000
<b><i>Additional Funding</i></b>	<b>\$ 21,299,603</b>	<b>\$ 3,830,000</b>	<b>\$ 25,129,603</b>	<b>\$5,631,000</b>
			<b>REVISED Project Budget</b>	



**BOARD MEMO IN FULL**

**DISCUSSION ACTION ITEM**

**Project Budget Adjustment for the Conrad Ball Consolidation Project**

**Date:** June 15, 2022

**Submitted by:** Marc Schaffer, Ed. D., Superintendent of Schools  
Todd Piccone, Chief Operations Officer

**Recommendation:** That the Board approve the bond-related contracts and the associated Project Budget for Conrad Ball Middle School Consolidation.

**Background:** Please reference the table below which outlines the firms with prior approval to contract with and prior approved budget for the consolidation project. The Guaranteed Maximum Price (GMP) for the full project scope of work will be evaluated and finalized in July 2022. It is anticipated that the proposed funding modifications proposed herein are sufficient to implement the project scope as previously presented to the Board of Education. As changes are realized and are confirmed to be in alignment with the approved budget, contract change orders with listed firms will be executed to complete the scope.

All contract documents will align with the approved budget and will be executed per Board Policy FEG.

The Architectural firm was selected based on qualifications via RFQ #1586.

- The CM/GC firm was selected based on qualifications via RFQ #1587 and a subsequent interview process.

Location	Type	Firm Awarded Contract
Conrad Ball MS	<u>Professional Services</u> Design & Contract Administration	Wold Architects & Engineers
Conrad Ball MS	<u>Professional Services</u> Preconstruction and Construction Services	FCI Constructors, Inc.
Conrad Ball MS	<u>Environmental / Asbestos / Design / Abatement</u>	TBD via Procurement
Conrad Ball MS	<u>FF&amp;E – Design/Procurement/Install</u>	TBD via Procurement
Conrad Ball MS	<u>Equipment over \$50,000</u>	TBD via Procurement
Conrad Ball MS	Fire Alarm- System repair/replacement	TBD via Procurement

**Scope Background:** The consolidation project will result in the conversion of Conrad Ball Middle School into a PreK-8 facility. Approval of the budget adjustment will support completion of the work associated. This work is in alignment with the original scope of the 2018 Bond Program and the conceptual design for consolidation presented to the Board of Education on June 2, 2021.



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**Recommendation:** The recommended budget adjustment is due to unforeseen site conditions requiring additional asbestos abatement, construction inflation, and code requirements including the addition of a fire sprinkler system. The below budget was reviewed by the Citizen Bond Oversight Committee.

Funding Source - 2018 Bond and as Detailed Below

Item	Source	Prior Amount Approved 6/16/21	Actual Budgeted	Recommended Budget Adjustment	Adjusted Project Budget
Prior Approval	BEST Grants	\$5,212,223	\$5,301,033		
Prior Approval	Bond Proceeds	\$13,000,000	\$13,248,570		
<b>Funding Adjustment</b>	<b>Land Sale Summerfield Site</b>	\$2,750,000	\$2,750,000	<b>\$1,200,000</b>	
<b>Funding Adjustment</b>	<b>MES Building Sale</b>			<b>\$1,000,000</b>	
<b>Funding Adjustment</b>	<b>Bond Environmental</b>			<b>\$130,000</b>	
<b>Funding Adjustment</b>	<b>Water Share Sales</b>			<b>\$1,500,000</b>	
		<b>\$20,962,223</b>	<b>\$21,299,603</b>	<b>\$3,830,000</b>	<b>\$25,129,603</b>

The scope of work has been reviewed by Operations staff and processes coordinated with Procurement. If scope or fees exceed the approved budget herein, staff will seek Board approval.

The contract documents are written for Thompson School District by outside legal counsel of Caplan and Earnest and/or the Districts' standard Purchase Order will be used.