



Kent Henson, Assistant Superintendent of Support Services

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Facilities Planning / Custodial / Transportation / Information Technology / Maintenance

2018.19 Facilities Planning Executive Summary

In August of 2018, Greeley-Evens School District 6 contracted with The Cuningham Group to complete a Facilities Assessment and a Facilities Master Plan for repairs and renovations needed at district sites. The district also contracted with Western Demographics, Inc. to study district and community population shifts and predictions.

Findings from The Cuningham Group and Western Demographics indicate that the Greeley-Evens School District 6 and its associated Charter Schools:

- are almost 5,000 students over capacity.
- need almost 600,000 square feet of building space to eliminate temporary classrooms.
- have 142 temporary classrooms within the district.
- have tripled the State of Colorado student growth rate in the last 5 years.
- have increased student populations of special education and students receiving free and reduced lunch have increased greater than this average for Colorado. (Sp Ed 20.8% to 12.2% and FRL 21.4% to 6.8%).
- will grow by over 1,400 students in the next 5-10 years.
- is over \$300,000,000 behind in maintenance, repairs, and renovations.
- needs to replace five buildings due to design flaws which have created high maintenance costs, inefficient programming, and undesirable learning environments. (Greeley West High School, Madison Elementary, Bella Romero k-3 Elementary, Brentwood Middle School and Scott Elementary).
- lacking in secure vestibules for building entrance and other safety features.
- need future school sites in Evans and east and west Greeley.

During the Fall of 2018, The Cuningham Group began to work with a community team in a series of workshops to discuss their vision for schools and learning environments in the district. This community team was made up of employees, business leaders, educators, and parents.

The following were listed as top priorities of both the Community Facilities Master Plan Team and the School District Steering Committee.

- Safety and Security
- Adequate space for student learning





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- Reduce the number of temporary classrooms in the district
- Build space to increase capacity
- Fund and prioritize maintenance, repairs, and renovations
- Consider a K-8 model for new buildings and additions
- Consider new building sizes of:
 - Elementary - 700 students
 - Middle School -750 students
 - K-8 - 900 students
 - High School - 1800 students
- Consider instructional space for career pathways and workforce development
- Consider flexible and multi-use innovative space and furniture
- Increase the number of spaces for adults in supportive roles

In the winter of 2019, the School District Steering Committee and the Community Facilities Master Planning Team agreed to the following long term 10-15 year vision.

District components of that vision are to:

- Develop and follow an annual maintenance plan and a sustainable budget.
- Have all schools have a welcoming, safe and secure entrance.
- Have all schools remodeled for site-specific educational programming.
- When appropriate build additions and renovate to increase capacity.
- Have zero portables being used for instruction.
- Replace the five round buildings.
- Add one additional K-8 building to improve district capacity.

In May, a sub-committee from the Community Facilities Master Planning Team made six recommendations to the District 6 Board of Education. Each of these recommendations was based on the needs of the highest-priority buildings by being over-capacity, having high deferred maintenance needs, future growth projections and program improvements for college, career and workforce training.

These six proposals ranged from a cost of \$325,000,000 to \$650,000,000 each with varying percentages of overall repair and renovation needs, program needs, new building, and addition needs. The sub-committee also made a final recommendation in the \$475,000,000 to \$495,000,000 range. The proposals included the following needs:



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- Replace Greeley West High School
- Replace Scott or Madison Elementary
- Build a new K-8 building
- Renovate and add additional space to McAuliffe and Chappelow to address capacity.
- Provide funding for programmatic needs for career and college readiness.

During the summer of 2019, and after receiving input from various community members and community organizations, it was determined that the district should target a total bond package for \$395,000,000. Some projects were eliminated, some allocations were reduced, square footage for additions was examined and compared to construction costs with inflation.

The Current Bond Proposal for \$395,000,000 would include the following with added costs for associated services and inflation:

- Replace Greeley West, on-site, for 1800 students.
- Replace Madison Elementary, on-site, for 750-900 students.
- Build one new K-8 building for 900 students.
- Renovate McAuliffe K-8 for 900 students.
- Renovate Chappelow K-8 for 750 students.
- Provide funding for immediate repairs and renovations to all buildings.
- Provide funding for career and college readiness spaces.

The facility planning work completed during the 2018.19 school year has helped the District to prioritize its maintenance needs and create a plan for repairs and replacement for the future. It has also helped determine the need for new buildings and additions to address growing capacity and long term maintenance needs of the district. It has provided our district with the ability to project estimated costs for future maintenance needs. It also has allowed us to create a living maintenance schedule for all District facilities (Table1).



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Table 1.: Prototype of General Maintenance and Building Renovation Schedule 2019-2035.

| Phase I (Begin 2019) | Phase II (2025-2030) | Phase III (2030-2035) |
|--|--|---|
| <ol style="list-style-type: none"> 1. Safe and Secure Vestibules 2. Safety/ADA Door Hardware Upgrade 3. Paint Upgrades 4. Carpet Upgrades with Asbestos Abatement 5. Selected Priority HVAC upgrades. 6. Selected Priority Roof Replacements. 7. Selected Parking Lot Improvements. <ul style="list-style-type: none"> ❖ Replace/Capacity: Greeley West and Madison Elementary. ❖ Build New K-8 ❖ Renovate/Capacity: McAuliffe K-8 and Chappelow K-8 <p>Use demographic research from Western Demographers, Inc. to initiate a boundary study for future building/renovation plans.</p> | <ol style="list-style-type: none"> 1. Window Replacement at selected schools. 2. Plumbing and Electrical upgrades at selected schools. 3. Safety/Security playground upgrades. <p>Use the boundary study and demographic research to prioritize:</p> <ul style="list-style-type: none"> ❖ Replace and address capacity: Bella Romero K-3 (add to Bella Romero 4-8), Scott Elementary, and Brentwood Middle School. ❖ Renovate and address capacity: Meeker Elementary, Martinez Elementary, Centennial Elementary, Jackson Elementary, Shawsheen and Winograd K-8 <p>Reduces temporary classrooms by another 33% and increases district capacity.</p> | <p>(Continue with Maintenance Plan)</p> <p>Use the boundary study and demographic research to prioritize:</p> <ul style="list-style-type: none"> ❖ Renovate and address capacity: Heath Middle School, Franklin Middle School. ❖ Consider High School in Evans, additional K-8 East of 35th Avenue ❖ Consider Addition at Northridge High School <p>Eliminate the remaining temporary classrooms.</p> <p>(Continue with Maintenance Plan)</p> |



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| | District-wide facilities buildings begin maintenance cycle. | |
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The bond proposal for 2019 would reduce the District’s repair and renovation needs by approximately 33%, reduce the number of temporary classrooms by 33% and increase the capacity of the district by more than 3000 students. It will also allow district school buildings to be better prepared to accept incoming students as the city of Greeley, the city of Evans and Greeley-Evens School District 6 continues to grow.

The current bond proposal would allow District 6 to build and maintain equitable and safe learning spaces for all students.