



**Greeley-Evans**  
WELD COUNTY SCHOOL DISTRICT 6

Presented to  
GREELEY-EVANS WELD COUNTY  
SCHOOL DISTRICT 6

Prepared by  
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# MASTER PLAN

August 28, 2019



# Acknowledgements

## In Appreciation

The Cunningham Group team developed this document with the support and assistance of Weld District 6 Board, Steering Committee, parents, staff, and community members who participated in the Master Plan Committee work sessions from November 2018 through April 2019.

We wish to thank everyone for your commitment of time and energy to create a successful Campus Master Plan.

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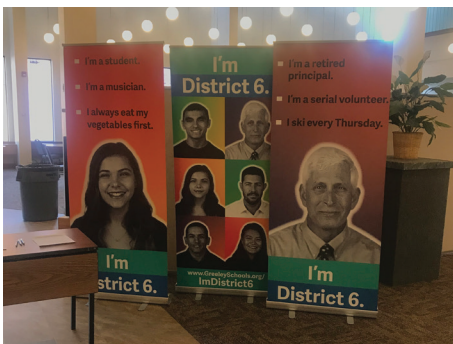
## THANK YOU!



On behalf of Cunningham Group Architecture:

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# 1.0

## EXECUTIVE SUMMARY

- 1.1 Overview
- 1.2 Master Plan Objectives
- 1.3 Summary of Recommendations

**“THE BEST WAY  
TO PREDICT  
THE FUTURE  
IS TO  
DESIGN IT”  
—BUCKMINSTER  
FULLER**

## WHAT IS A MASTER PLAN?

- **Road map for the future**
- **Focused on your Vision for Learning**
- **Living/Breathing Document**
- **Allows logical implementation of improvements over time**
- **Physically & Fiscally Responsible**



## 1.1 Overview

### Master Plan Process and Report



The Weld County School District 6 Master Plan represents the culmination of many workshops, meetings, analysis, information gathering, presentations, and conversations that took place over the course of a year involving the District staff, the Board, the Workshop Committee, Cunningham Group, and Western Demographics. The result is a plan that is tailored to meet your specific goals, needs, and aspirations as a growing district. This research and conversation has culminated in a Master Plan that allows District 6 to be thoughtful stewards in making decisions about its capital investments and school facilities.

When considering a master plan, it is prudent to consider a variety of questions. Where do we see ourselves in 10-20 years? What works well now and why? Do we need to address a cultural shift at District 6 and how is that shift already happening? How can our spaces adapt to the new methods of teaching/learning? What spaces are we lacking? What is the experience of the students when on campus? What should it be? What is the experience of a visitor or community member on campus? What should it be? Who is District 6 and how is that reflected in the built environment?



In order to answer these questions and develop the next master plan, Cunningham worked with District 6 to define a vision statement for the master plan. With that vision statement, we then developed a set of principals and analyzed the current capacity of each school building. With this understanding in place, we explored the needs of the District both in terms of new or renovated buildings, maintenance needs, and educational adequacy needs.

What you will find in the following pages is a executive summary of our process and the driving factors for the District 6 2019 Master Plan, followed by a more detailed description of the process and outcomes.



## Vision Statements / Priorities

## DISTRICT 6 MISSION STATEMENT

District 6 provides every student with a personalized, well-rounded and excellent education in a safe, caring environment.

Keeping these statements in the forefront of our mind, we want to create a Vision Statement for the Master Plan. While the mission and vision of the District look at all aspects of education and being part of a community, the master plan vision statement focuses on the goals of the master plan. It is a more specific focus relating to the facilities and educational adequacy of the spaces students and staff work, learn and grow.

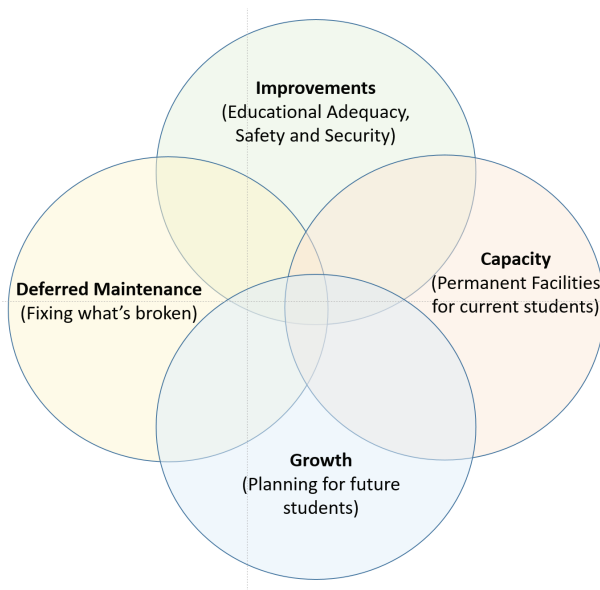
We see **sustainable** district facilities that utilize **innovative design** to create flexible learning spaces that encourage collaboration, culturally relevant community areas, indoor/outdoor **integrated learning**, and natural light. We see an environment that is adaptable to **future needs**; creating an environment that utilizes **progressive technology** and maximizes **safety** and security while capitalizing on community **partnerships** and resources and that **celebrates the diversity** of the community.





## 1.2 Master Plan Objectives

### Vision Statements / Focus Areas



#### FOUR LENSES OF THE MASTER PLAN

The master plan pulls together four main aspects: deferred maintenance, current capacity, future growth, and educational adequacy. These four elements aim to understand where District 6 is now - what is working and what isn't. Through understanding of these elements, we can understand what the issues are now and where the District needs to go to achieve the vision.

##### Deferred Maintenance

Each district facility and charter school was analyzed for maintenance needs and issues. A team of architects and engineers walked through each building and site to catalogue and prioritize maintenance needs. We then worked with District 6 and a general contractor to talk about the issues and assign probable costs to each item so we could understand the magnitude of maintenance in each building.

##### Capacity

Working closely with Drew and Meggan, we collected data about the enrollment numbers. By using these enrollment numbers compared to the Colorado State Standards and the existing building square footages, we were able to determine the capacity of each building, and in most cases, the lack of space in District 6 buildings, as illustrated in the number of portables used throughout the district.

##### Growth

We worked with a demographer (Western Demographics) to understand the population trends in the area and the reasoning behind some of those trends. Simply stated, District 6 is steadily growing, but not at a fast rate. So, we will need to accommodate more students in the future, but the bigger issue is accommodating the students already living in the district based on capacity needs.

##### Educational Adequacy

In addition to safe, warm and dry (deferred maintenance), we need to make sure the education spaces throughout the buildings are able to adapt for next century learning and provide equity between students, staff and curriculum development. Using the standards and principals, we surveyed each school to understand the needs and gaps of the spaces for education within the District. We found that many spaces were lacking the flexibility and character needed for current educational instruction.





# 1.3 Summary of Recommendations

## Priorities / Long Term Plan

### KEY PRIORITIES OF THE MASTER PLAN

After reviewing all of the collected data and synthesis of what that data means, we developed a set of priorities that need to be addressed in the future planning of District 6. These priorities were created by the Master Plan Workshop Committee and refined by the Steering Committee.

#### DISTRICT 6 MASTER PLAN PRIORITIES

- Safety and Security
- Portables / Capacity (adequate space for student learning)
- Deferred Maintenance / Replacement
- K8 building / New and additions
- Career Paths / Workforce Development
- Flexible + Multi Use / Innovative space + furniture
- Personal Learning Space / Special Ed Spaces

### LONG TERM VISION

From the list of priorities and an understanding of the overall status of each building (capacity, maintenance needs, educational adequacy needs and growth), we developed a list of projects to accommodate the vision and priorities developed by District 6. This list is shown below.

To the right are three options outlining how to achieve the long term vision in more detail. In particular, it includes a detailed analysis of the capacity issue and how District 6 can solve the over capacity issue that is one of the large issues and a high priority because it affects so many other aspects of the built environment and the quality of education.

We did not select a scenario as a “final” scenario, and this is OK. The master plan is meant to be a living document and these three scenarios identify different approaches that can be re-evaluated over time. Further in the document, you can find estimates of probable cost for individual projects

## LONG TERM VISION 10-15 YEARS

#### ALL SCHOOLS

- have a welcoming, safe and secure entrance
- have been remodeled (at some level) for educational programming
- have and follow an annual maintenance plan and budget
- have zero portables being used for instruction

#### NEW FACILITIES (TO ACCOMMODATE CAPACITY/GROWTH)

- one new K8
- two new PK-5 schools
- one new middle school

#### REPLACEMENT SCHOOLS

- West HS with additional capacity
- Brentwood MS with additional capacity
- Scott and Madison ES with additional capacity
- Romero K3 (combine with 4-8 into a K8?)

#### ADDITIONS / RENOVATIONS

- addition to McAuliffe K8 and Winograd K8
- addition to + renovate Chappelow K8 for educational programming

# 1.3 Summary of Recommendations

## Long Term Plan

|                                    | ES              | MS              | HS              |
|------------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES (4)</b>          |                 |                 |                 |
| • *one new K8                      | 600             | 300             |                 |
| • *2 new PK-5 schools              | 1400            |                 |                 |
| • *one new middle school           |                 | 750             |                 |
| <b>REPLACEMENT SCHOOLS (5)</b>     |                 |                 |                 |
| • West HS + capacity               |                 |                 | 397             |
| • *Brentwood MS + capacity         |                 | 120             |                 |
| • Scott ES + capacity              | 133             |                 |                 |
| • Madison ES + capacity            | 204             |                 |                 |
| • Romero K3 + capacity             | 249             |                 |                 |
| <b>ADDITIONS / RENOVATIONS (4)</b> |                 |                 |                 |
| • addition to McAuliffe K8         | 34              | 17              |                 |
| • addition to Winograd K8          | 139             | 74              |                 |
| • addition to Chappelow K8         | 188             | 52              |                 |
| • addition to Northridge           |                 |                 | 863             |
| <b>TOTALS</b>                      | <b>2,947 ES</b> | <b>1,313 MS</b> | <b>1,260 HS</b> |
| <b>TOTAL NEED</b>                  | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>                  | <b>97 ES</b>    | <b>202 MS</b>   | <b>171 HS</b>   |

### LONG TERM VISION 10-15 YEARS SCENARIO A

\*5 land parcels  
needed



|                                     | ES              | MS              | HS              |
|-------------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES (4)</b>           |                 |                 |                 |
| • *three K8s                        | 1800            | 900             |                 |
| • *new HS (at 1400)                 |                 |                 | 1400            |
| <b>REPLACEMENT SCHOOLS (5)</b>      |                 |                 |                 |
| • West HS (at 1600)                 |                 |                 | (3)             |
| • *Brentwood as a K8                | 600             | (330)           |                 |
| • Scott as a K8                     | 33              | 300             |                 |
| • Madison ES + capacity             | 204             |                 |                 |
| • Romero K3 + capacity              | 249             |                 |                 |
| <b>ADDITIONS / RENOVATIONS (3)</b>  |                 |                 |                 |
| • addition to McAuliffe K8          | 34              | 17              |                 |
| • addition to Winograd K8           | 139             | 74              |                 |
| • addition to Chappelow K8          | 188             | 52              |                 |
| • <del>addition to Northridge</del> |                 |                 | <del>863</del>  |
| <b>TOTALS</b>                       | <b>3,247 ES</b> | <b>1,013 MS</b> | <b>1,397 HS</b> |
| <b>TOTAL NEED</b>                   | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>                   | <b>203 ES</b>   | <b>98 MS</b>    | <b>308 HS</b>   |

### LONG TERM VISION 10-15 YEARS SCENARIO B

\*5 new land parcels  
needed



|                                | ES              | MS              | HS              |
|--------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES</b>          |                 |                 |                 |
| • *three K8s                   | 1800            | 900             |                 |
| <b>REPLACEMENT SCHOOLS</b>     |                 |                 |                 |
| • West HS + capacity           |                 |                 | 397             |
| • *Brentwood as a K8           | 600             | (330)           |                 |
| • Scott as a K8                | 33              | 300             |                 |
| • Madison as a K8              | 104             | 300             |                 |
| • Romero K8                    | (152)           | (75)            |                 |
| <b>ADDITIONS / RENOVATIONS</b> |                 |                 |                 |
| • addition to McAuliffe K8     | 34              | 17              |                 |
| • addition to Winograd K8      | 139             | 74              |                 |
| • addition to Chappelow K8     | 188             | 52              |                 |
| • addition to Northridge       |                 |                 | 863             |
| <b>TOTALS</b>                  | <b>2,746 ES</b> | <b>1,238 MS</b> | <b>1,260 HS</b> |
| <b>TOTAL NEED</b>              | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>              | <b>298 ES</b>   | <b>127 MS</b>   | <b>171 HS</b>   |

### LONG TERM VISION 10-15 YEARS SCENARIO C

\*4 new land parcels  
needed



# 1.3 Summary of Recommendations

## 2019 Bond

### SHORT TERM PLAN

#### 2019 Bond Proposal

After reviewing the long term, 10-15 year plan, we had multiple discussion about the scope of work that should be included in the 2019 bond proposal. This discussion included meetings with the Master Plan Workshop Committee, many meetings with District leadership, and presentations to the Board.

We reviewed options that ranged from \$250 million to \$495 million dollars. A few of these options are shown to the right, but there were many adjustments and clarifications throughout the process. Many of the iterations can be found in the appendix.

**The final 2019 bond proposal was for \$395 million and includes the following.**

#### Proposed projects to be ongoing 2020 - 2022:

|                        |            |
|------------------------|------------|
| Renovation/Maintenance | \$65 mil   |
| Educational Adequacy   | \$18.4 mil |

#### Proposed projects to start construction in 2021:

|                             |             |
|-----------------------------|-------------|
| Greeley West HS Replacement | \$136.6 mil |
| A New K8 School             | \$59 mil    |
| McAuliffe Ren/Addition      | \$26 mil    |

#### Proposed projects to start construction in 2023:

|                            |          |
|----------------------------|----------|
| Madison Replacement School | \$67 mil |
| Chappelow Ren/Addition     | \$23 mil |

### 2019 BOND SCENARIO A – \$470M ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$74M  |
| • Safety + Educational Updates             | = \$50M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Build a new K8                           | = \$66M  |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation

### 2019 BOND SCENARIO B – \$470 ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$56M  |
| • Safety + Educational Updates             | = \$25M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Build a new K8                           | = \$66M  |
| • Scott ES                                 | = \$43M  |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation | Madison and Brentwood = Best Grant options in 2020

### 2019 BOND SCENARIO C – \$250M ROM\*

|                                            |         |
|--------------------------------------------|---------|
| • Deferred Maintenance (remaining schools) | = \$70M |
| • Safety and Security                      | = \$20M |
| • Educational Program Updates              | = \$41M |
| • Build a new K8                           | = \$66M |
| • Reno + Add McAuliffe K8                  | = \$53M |

\*Includes soft costs but not inflation

### 2019 BOND SCENARIO D – \$350M ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$45M  |
| • Safety + Educational Updates             | = \$25M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation



# 1.3 Summary of Recommendations

Advice to the District

## MASTER PLAN WORKSHOP COMMITTEE'S ADVICE TO THE DISTRICT

What makes sense? What is missing? What questions do you have? What Advice would you give the District?

### What makes sense about the Master Plan?

- Replacement schools
- The long term vision
- Replacing buildings rather than repairing them
- Preventative maintenance - having a plan and the funds to implement it
- New schools make sense
- K8s make sense (instead of new elementary and middle schools)
- Cost benefit analysis of re-build versus build new

### What is missing? / What questions do you have?

- Is deferred maintenance for all buildings achievable?
- Questions around land availability and new boundaries in the district
- How do we prioritize?
- Some schools are in aging neighborhoods (i.e. Scott and Madison). How does that affect the way look at future growth and capacity in those areas?
- Understanding the cost of delay – how fast can we move?

### What advice would you give the District?

- We need to accommodate growth for the future – both buildings and sites. Changes should look forward 10-15 years
- Don't cheap-out with value engineering – create good, long lasting buildings, and keep long term maintenance costs in mind (instead of initial up front costs)
- When looking at costs, make sure to account for furniture, fixtures, and equipment (including playgrounds)
- Use existing sites to save on land acquisition costs and costs associated with green sites (utilities, etc)
- Consider multi-story buildings
- What will attract families to these new buildings? What will set District 6 apart from the other nearby options?
- Educate the community about the needs of our facilities as soon as possible. Reiterate the issues. Show them the problems.
- Educate the public about the difference between an MLO and a bond
- Understand BEST grant strategies and plans
- If we get rid of a lot of portables, consider donating them to the needy
- Negotiate with Windsor
- Think about cash in lieu fees for development



**Greeley-Evans**  
WELD COUNTY SCHOOL DISTRICT 6

# 2.0

## INTRO / BACKGROUND

- 2.1 Conditions and Context
- 2.2 Background
- 2.3 Mission Statements
- 2.4 Master Schedule
- 2.5 Master Plan Process

### MASTER PLAN STUDY AREA AND GOALS

#### DISTRICT 6

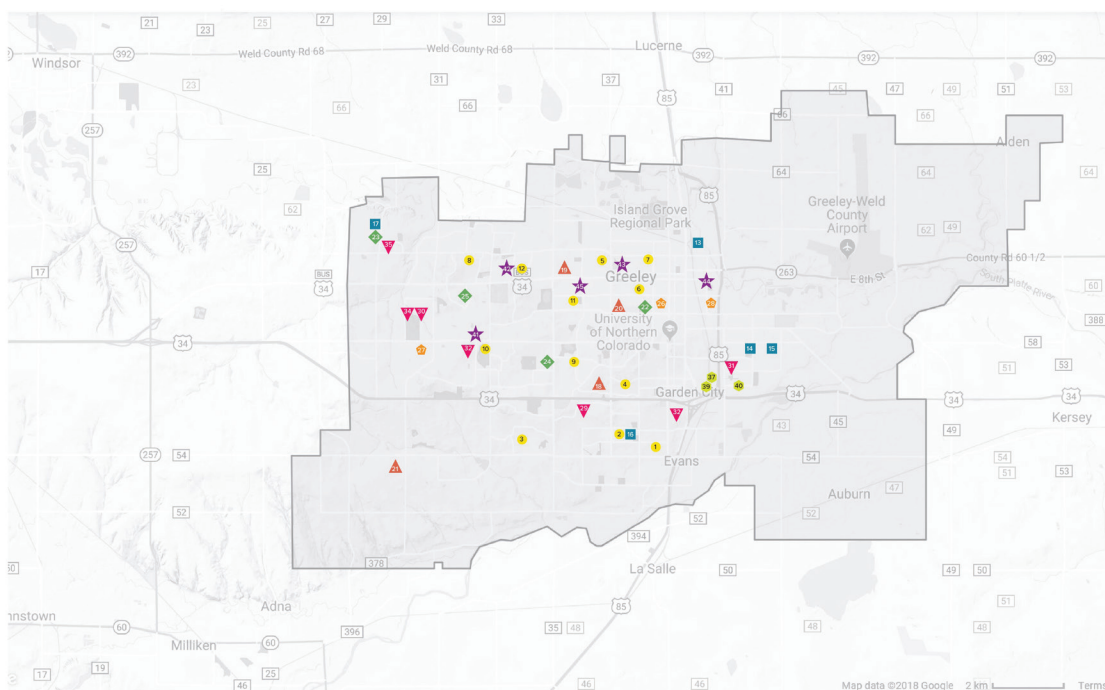
The Master Plan reviewed buildings and needs throughout the entire district, including 33 district schools and 6 charter schools. As of 2017, membership included 22,235 students and 2,200 employees. The district was the 12th largest school district in Colorado and is one of the growing districts. District 6 has over 40 sites with approximately 2.35 million square feet of building. While some buildings have been built or renovated in the last 10 years, the average age of the buildings is about 45 years old.

State funding for K-12 schools has been declining since 2010. In addition, teaching and learning expectations continue to change rapidly as we look at physical spaces for education as well as the track through school (workplace readiness and college bound). District 6 has grown by over 975 students in the last 3 years. A result of this growth, the District also has 150 portable rooms (100 of which are used for classrooms) and \$265 million in maintenance costs.

The last master plan was completed in 2013, and the District wanted to renew this master plan based on current conditions and current goals. The intent, as summarized in this book, was to review, analyze and discuss:

- The condition of the existing buildings, which led to a facility maintenance plan
- The future growth projections and trends for the District
- The capacity of each school based on Colorado standards
- Understanding the gaps in educational adequacy of spaces where children learn
- Prepare a plan that provides for the students and the future students

This master plan should be viewed as a road map for the future, and is focused on your vision for learning at District 6. It is not set in stone and should be adapted, reviewed, and modified as projects progress and needs change. This is a living and breathing document - a tool for smart growth, both fiscally and physically. It should allow logical implementation of improvements over time.



- K-5 Schools
- K-8 Schools
- ▲ Middle Schools
- ◆ High Schools
- ▼ Charter Schools
- Alternative Schools
- Support Services
- ★ Pre-Schools





# Background

## Creating a Master Plan



### A NEW MASTER PLAN

District 6 has been looking forward to determine what the next 10-20 years should look like. To understand and identify these goals, they hired Cunningham Group and their team of consultants to create a master plan. This process has been going on for a year to understand the goals and vision in order to create a new master plan for the next 10 to 20 years. This book is a summary of the communication, presentations, and results of the 2019 Master Plan.

As master plans are designed to be living, breathing documents, District 6 decided it was time to retire the 2013 plan and take a fresh look at the campus, its capacity, its strengths and its weaknesses as they relate to educating their students and being an active part of the community.

The master plan process involved two main steps. First, we created a Facility Condition Assessment of all the existing buildings on campus to establish a baseline for moving forward. The assessment looked at the life of the mechanical and plumbing systems, reviewed the capacity of the current electrical power, and examined building materials and code requirements throughout the facilities and the sites. The assessment also considered finishes within the building and the structure itself. A copy of the Facility Condition Assessment is in the appendix. The second stage of the master plan focused on analyzing the capacity of the existing buildings on campus and creating a set of priorities to guide the future projects. This book is centered around this second step.

The following pages provide an overview of the process, the decisions and the reasoning for the 2019 District 6 Master Plan.



# Master Plan Process

Where You Are + Where You Want to Be

## WHERE YOU ARE

Research, Analysis and Facility Assessment

The first part of a master plan is to research and understand where we are now. This portion of the process includes the facility assessment described earlier, calculating the utilization or capacity of the buildings in the district, and understanding the types and quality of the spaces used for teaching and learning. See appendix for more detail on each of these items.

## WHERE YOU WANT TO BE

Vision, Principles, Synthesis, Options

The other portion of a master plan is to look forward to understand where we want to be and what we are willing to be relentless about. As a group, we develop a vision statement for the master plan, principles and standards as we think about future projects and providing and analyzing different options for the long term plan and near term plan.

## PROCESS OVERVIEW



# Master Plan Schedule

Dates and Milestones



## MASTER PLAN SCHEDULE

Workshops and Presentations

Cunningham Group facilitated a series of master planning workshops with a group of stakeholders within the District. The workshops were held periodically from November 2018 to April 2019. The intent of the sessions was to understand the goals and issues of the District community and guide the long-range facility master planning effort by offering opinions and thoughts from a variety of people.

The Master Schedule was created with the Steering Committee at the outset of the project and guided the process over its length. During the process, we held a series of workshops with a larger group of stakeholders - the Master Plan Workshop Committee (MPWC). We also met occasionally with Steering Committee, Board of Directors and the Facilities team to review our findings and thoughts. The final schedule for the workshops, presentations, and reviews are outlined below.



## WORKSHOPS AND PRESENTATIONS

|                                               |                   |
|-----------------------------------------------|-------------------|
| Kick-Off Meeting                              | August 23, 2018   |
| Workshop One   Facility Vision                | November 7, 2018  |
| Workshop Two   Creating the Framework         | December 4, 2018  |
| Workshop Three   Analyze the Gap + Big Issues | January 23, 2019  |
| Steering Committee Meeting                    | February 26, 2019 |
| Workshop Four   Planning the District         | March 6, 2019     |
| Steering Committee Meeting                    | March 26, 2019    |
| Board of Directors Meeting                    | March 29, 2019    |
| Workshop Five   Bond Scenarios                | April 30, 2019    |
| Board of Directors Meeting                    | May 15, 2019      |

These are the major milestone meetings, but there were many conference calls, email exchanges, meetings with select individuals / groups and conversations that occurred throughout the process to supplement the information flow and feedback loop. The following section describes the purpose of each meeting noted above. A copy of many of these presentations can be found in the appendix.



# Mission + Vision Statements

## Building on an Existing Foundation



Given the desire to utilize an inquiry-based approach for the master planning process, the team focused on asking not just the right questions, but the right questions in the right order. First and foremost, these questions centered on the Mission of District 6. From this foundation, participants created a Master Plan Vision statement to help guide the entire master plan process. Defining a MP Vision helps set priorities and align the financial resources against these priorities, allowing the process to flow efficiently. Once the MP Vision statement was set, the participants then crafted a set of Facility Principles or commitments that would allow the school to most effectively deliver on the desired Vision.

### DISTRICT 6 MISSION STATEMENT

“Engage, Empower, Inspire”

District 6 provides every student with a personalized, well-rounded and excellent education in a safe, caring environment.



### DISTRICT 6 VISION

District 6 educates today’s students in partnership with families and communities to succeed in tomorrow’s world.

Keeping these statements in the forefront of our mind, we want to create a Vision Statement for the Master Plan. While the mission and vision of the District look at all aspects of education and being part of a community, the master plan vision statement focuses on the goals of the master plan. It is a more specific focus relating to the facilities and educational adequacy of the spaces students and staff work, learn and grow.

### DISTRICT 6 MASTER PLAN VISION STATEMENT

We see **sustainable** district facilities that utilize **innovative design** to create flexible learning spaces that encourage collaboration, culturally relevant community areas, indoor/outdoor **integrated learning**, and natural light. We see an environment that is adaptable to **future needs**; creating an environment that utilizes **progressive technology** and maximizes **safety** and security while capitalizing on community **partnerships** and resources and that **celebrates the diversity** of the community.

# 3.0

## PROCESS / WORKSHOPS

- 3.1 Workshop 01
- 3.2 Workshop 02
- 3.3 Workshop 03
- 3.4 Workshop 04
- 3.5 Workshop 05



## WORKSHOP 01 - Creating a Shared Vision

November 2018

This is the pivotal first step in the Community Engagement Process that invites participation from all the key Stakeholder Groups to co-create a clear and compelling Shared Vision that is used to guide the entire master planning effort. The value of creating a campus-wide vision is to help set priorities, align resources with those priorities, and facilitate an efficient decision making process. We must ensure the academic mission drives the physical environment of campus. Activities include a visioning session to share the latest research surrounding “Beyond 21st Century learning” and to engage the school community in conversation around the implications for District 6.



## Welcome and Introductions

Cunningham Group facilitated introductions where each member shared one Highest Hope for the planning process.

## Co-Creative Process + Commitments

Cunningham Group presented Ground Rules for co-creative work and described the nature of the Workshops.

## Video Provocation

We watched a video of the talk given by Larry Rosenstock entitled, "High Tech High." Reflections were shared openly by the group.



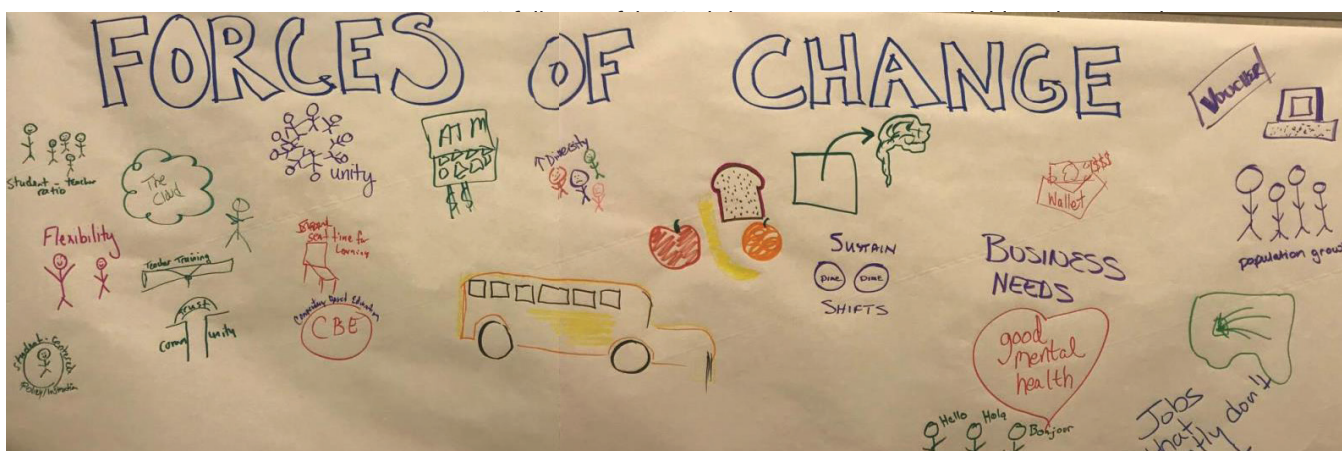
## Forces of Change

Cunningham Group facilitated a whole-group discussion to identify forces of change for education and limiting beliefs over the next 10-20 years.

## Creating a Shared Vision

Cunningham Group asked, *"Imagine the Master Plan has been successfully implemented, and you are part of a team giving the community a tour of District 6 facilities in the year 2025. Engage, Empower, Inspire is fully evident in your facilities... What do you see?"*

The group first worked individually, then in their table groups to identify, share, and sort their “I See” statements. Then the small groups collaborated to draft “We See” statements. Each group presented. Volunteers from each group were asked to create one, unified Shared Vision Statement to present at Workshop 02.



# Process

## Workshop 02



### WORKSHOP 02 - Creating the Framework

December 2018

#### Welcome back!

Workshop 02 began with highlights from Workshop 01, including review of the Purpose, Ground Rules, and Co-Creative Process and Commitments. A small group of volunteers offered the Shared Vision statement:

## VISION

“We see **sustainable** district facilities that utilize **innovative design** to create flexible learning spaces that encourage collaboration, culturally relevant community areas, indoor/outdoor **integrated learning**, and natural light. We see an environment that is adaptable to **future needs**; creating an environment that utilizes **progressive technology** and maximizes **safety** and security while capitalizing on community **partnerships** and resources and that **celebrates the diversity** of the community.”



After developing the MP Vision Statement, we developed a set of Principles that would guide our decision making. Very simply, Campus Principles are belief statements that describe how District 6 matches the educational program, expectations and future needs. They are broad statements grounded in the school’s goals and values, and they provide a background for facility and site decisions and improvements.



### Guiding Principles for Facilities Planning

Cunningham Group proposed six facility principles. Each table was assigned one to review and define. Each group reported their conclusions and recommended edits.

#### FACILITY PRINCIPLES

District 6 is committed to creating environments that foster **personalized, student-centered learning**.

District 6 is committed to **innovation** and providing **flexible, adaptable** and multi-functional learning environments with state of the art technology.

District 6 is committed to providing warm, **welcoming and safe** environments that support the physical, emotional and social well-being of its users.

District 6 is committed to providing learning environments that foster **collaboration and teamwork**.

District 6 is committed to providing facilities that foster **community connections and partnerships**.

District 6 is committed to environmentally **sustainable** and energy efficient facilities.

### Facility Standards

After agreeing on the principles, we defined a set of standards for which we would review each facility. These standards were used as a valuation for the educational adequacy of each space, through a survey we called the gap analysis (more about the gap analysis in Workshop 3 summary). A list of 47 Facility Standards were distributed by Cunningham Group for MPWC review. A few refinements were requested.

Campus & Facility Standards define the implications of the desired Campus & Facility Vision and Principles. The standards apply to all existing facilities on the campus, public space / landscapes, campus inputs/outputs, and to future construction projects. As the term "standard" implies, they are meant to establish guidance for value and quality for District 6's campus & facilities. They are useful to promote consistency, value and quality across the campus as it is built or improved.

The final Facility Standards list forms the basis of the Gap Analysis. Following the workshop, a Gap Analysis was completed by each school Principal, looking at the gap between the facilities they have and what they could be.

*\*A full copy of the Workshop presentation is available in the Appendix.*

# Process

## Workshop 03



### WORKSHOP 03 - Analyze the Gap + Big Issues

January 2019

Once the Principles and Standards are in place, a Gap Analysis is performed on a site-by-site basis identifying each land use or facility's preset ability to support the Principles and Standards. Input for the Gap Analysis is received first from various participants from the District, typically the principal or someone familiar with the ins and outs of the school.

#### Parallel Efforts & Updates

During Workshop 03 we gave an update of the status of the facility assessment and general trends that we were seeing.

#### Gap Analysis Review

The process of requesting and gathering responses to the Gap Analysis was described. The Facility Standards refined at Workshop 02 were organized into a list that was distributed to the Principals at each school site. Principals were asked to rate their school against the Facility Standards on a scale of 1 (lowest, does not meet standard) to 5 (highest, meet standard). Prior to Workshop 03, Cunningham Group compiled the responses into one large matrix, so that the data could be analyzed by school, or type, or standard.



This analysis shows the areas that each building could improve upon. At District 6, where many buildings are older and haven't been updated in many years, the average rating for the standards was relatively low, with the exception of some of the newer buildings.

#### Big Issues

After reviewing the gap analysis, we asked the MPWC, "What are the big priorities that District 6 needs to prioritize?"

*\*A full copy of the Workshop presentation is available in the Appendix.*

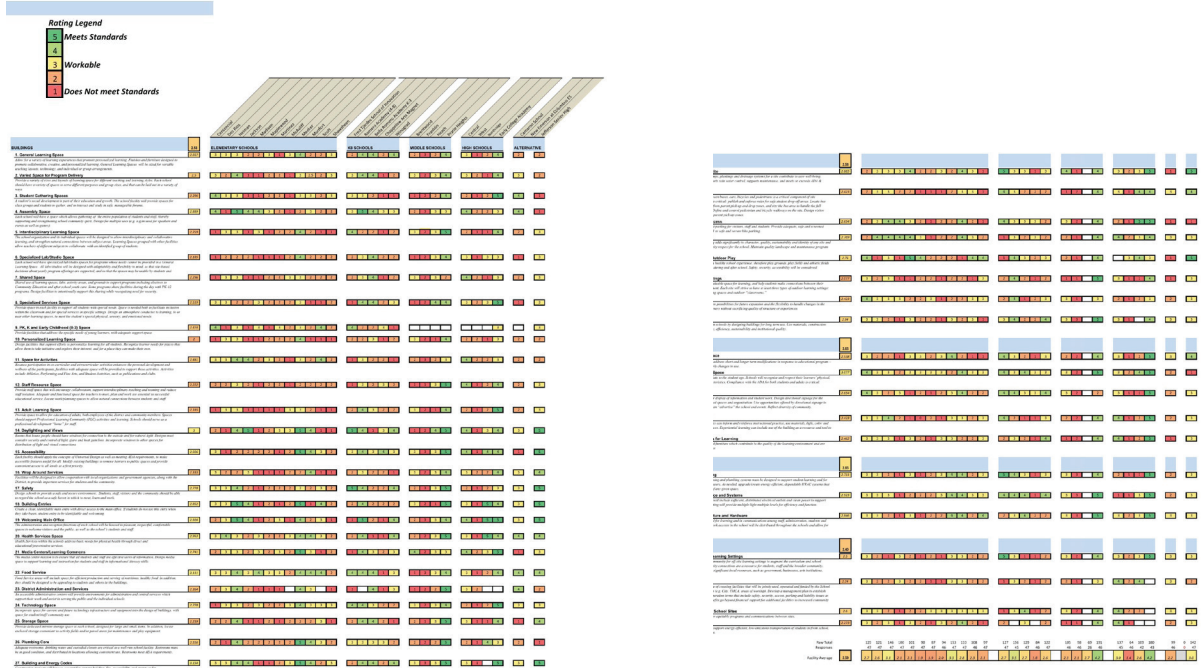


## PRIORITIES FROM WORKSHOP

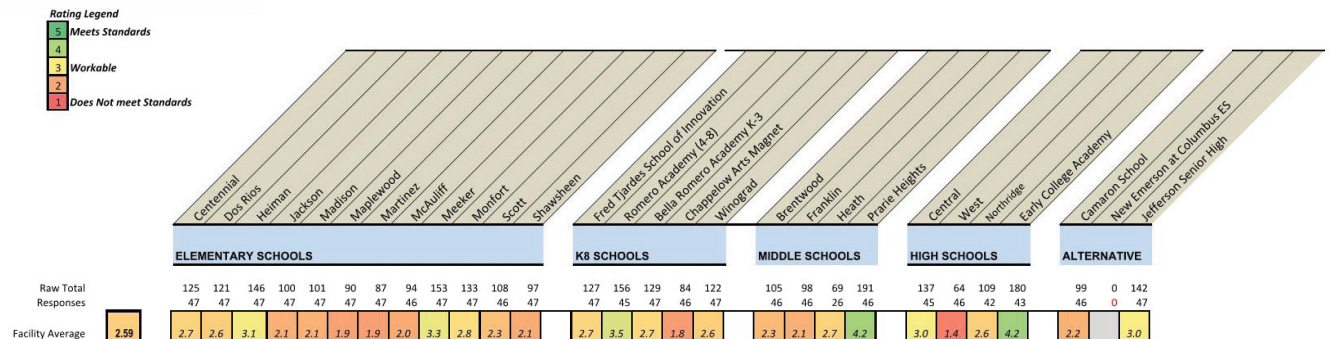
### **BIG ISSUES** *What does D6 need to Prioritize (Part 1)*

What do you know? What do you need to know? What advice would you give the District?

- Portables and Overcrowding
- Safety / Traffic Flow / Welcoming Main Entry
- CTE / Career Paths + Community Partnerships
- Specialized Spaces
- Long Term Plan for Maintenance and Sustainability
- Whole Child Wellness + Decompression + Flexible Furniture
- Adult Space / Staff Development
- Flexible Furniture + Space
- Cafeteria / Food Service



## A more informative look: Totals by School





# Process

## Workshop 04



### WORKSHOP 04 - Planning the District

March 2019

#### Down To The Details

Workshop 04 covered a lot of information in just a few hours. We started with a provocation, then reviewed the priorities as modified by the Steering Committee, then we discussed growth and capacity data in the district and followed that up with a discussion about cost and long term goals.

#### Priorities Review and Update

We reviewed the 9 priorities that came out of Workshop 03. After that workshop, we met with the Steering Committee to discuss these priorities. They modified the language to create a refined list (see image to the right).

#### District Growth and Capacity Analysis

District 6 presented the growth trends they have been tracking including:

- District 6 vs Other Districts
- District 6 Schools
- District 6 vs Colorado

Then Cuningham Group presented the capacity analysis including:

- Overall Capacity per school
- Capacity By Grady Level
- Number of Portables and their uses

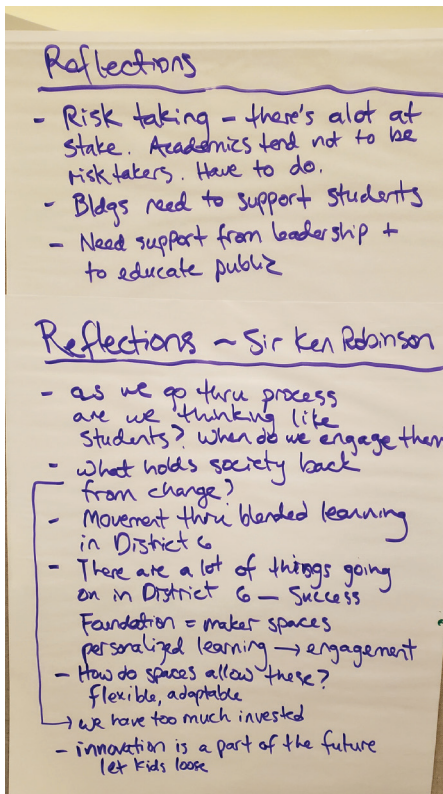
#### Preliminary Estimates of Probable Costs

Cuningham Group shared some probable costs numbers and how they were determined. These numbers, along with the assumed new school sizes, would help us determine long and short term projects through a fiscal lens.

- Replacement / New Schools
- Facility Assessment + Gap Analysis + Capacity Costs
- Options / Recommendations

#### Planning for the Future / Recommendations

Cuningham presented some long term options to the group for discussion and feedback. The results of that discussion (and a subsequent meeting with the Steering Committee) are shown to the right.





## BOND PRIORITIES

- Safety and Security
- Portables / Capacity (adequate space for student learning)
- Deferred Maintenance / Replacement
- K8 buildings / New and additions
- Career Paths / Workforce Development
- Flexible + Multi Use / Innovative space + furniture
- Personal Learning Space / Special Ed Spaces

## LONG TERM VISION 10-15 YEARS

### ALL SCHOOLS

- have a welcoming, safe and secure entrance
- have been remodeled (at some level) for educational programming
- have and follow an annual maintenance plan and budget
- have zero portables being used for instruction

### NEW FACILITIES (TO ACCOMMODATE CAPACITY/GROWTH)

- one new K8
- two new PK-5 schools
- one new middle school

### REPLACEMENT SCHOOLS

- West HS with additional capacity
- Brentwood MS with additional capacity
- Scott and Madison ES with additional capacity
- Romero K3 (combine with 4-8 into a K8?)

### ADDITIONS / RENOVATIONS

- addition to McAuliffe K8 and Winograd K8
- addition to + renovate Chappelow K8 for educational programming

# Process

## Workshop 05

### WORKSHOP 05 - Bond Scenarios

April 2019

#### 2019 BOND SCENARIO A – \$470M ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$74M  |
| • Safety + Educational Updates             | = \$50M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Build a new K8                           | = \$66M  |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation

#### 2019 BOND SCENARIO B – \$470 ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$56M  |
| • Safety + Educational Updates             | = \$25M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Build a new K8                           | = \$66M  |
| • Scott ES                                 | = \$43M  |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation | Madison and Brentwood = Best Grant options in 2020

#### 2019 BOND SCENARIO C – \$250M ROM\*

|                                            |         |
|--------------------------------------------|---------|
| • Deferred Maintenance (remaining schools) | = \$70M |
| • Safety and Security                      | = \$20M |
| • Educational Program Updates              | = \$41M |
| • Build a new K8                           | = \$66M |
| • Reno + Add McAuliffe K8                  | = \$53M |

\*Includes soft costs but not inflation

#### 2019 BOND SCENARIO D – \$350M ROM\*

|                                            |          |
|--------------------------------------------|----------|
| • Deferred Maintenance (remaining schools) | = \$45M  |
| • Safety + Educational Updates             | = \$25M  |
| • Replace West HS (at 1,600 students)      | = \$139M |
| • Reno + Add McAuliffe K8                  | = \$53M  |
| • Reno + Add Winograd K8                   | = \$40M  |
| • Reno + Add Chappelow K8                  | = \$48M  |

\*Includes soft costs but not inflation

#### 2019 BOND SCENARIO E – \$350M ROM\*

|                                            |         |
|--------------------------------------------|---------|
| • Deferred Maintenance (remaining schools) | = \$75M |
| • Safety + Educational Updates             | = \$68M |
| • Build a new K8                           | = \$66M |
| • Reno + Add McAuliffe K8                  | = \$53M |
| • Reno + Add Winograd K8                   | = \$40M |
| • Reno + Add Chappelow K8                  | = \$48M |

\*Includes soft costs but not inflation

### Long Term and Short Term Thinking

Workshop 05 reviewed updated information regarding capacity and building upgrades. The main goal of this workshop was to review options for the long term vision and how it address capacity and growth and to discuss options for the 2019 Bond, including both amount and projects to be included.

### Demographics

Western Demographics reviewed his findings about growth in the district and other trends. He showed predictions for the number of students added to the district in the next several years.

### Long Term Vision

Cunningham provided updated options for the long term vision plan. Three scenarios were shown that would address the capacity issue. The MPWC did not select one option, but thought all three should be recorded. Once the first round of projects were complete, the District should re-evaluate the options and see which is the best fit. The main differences in the scenarios are:

- Using the K8 model vs the ES/MS model
- Number of new high schools versus addition to existing high schools

### 2019 Bond Scenarios

Cunningham Group shared five different scenarios for the 2019 bond that ranged from \$250 million to \$470 million. These can be found in the appendix within the presentation and the images to the left. Scenarios ranged in the amount allocated for maintenance, safety, educational adequacy updates, new buildings, and additions/renovations.

No one scenario was selected, but the MPWC was comfortable recommending a bond between \$350 - \$470 million to the board.

### Next Steps

This was the last workshop. Cunningham Group would continue to work with the District to finalize the Bond Scenarios and be a resource for questions, such as phasing, cost implications, and understanding the overall data findings (capacity, facility assessment costs, and other miscellaneous items). The final results are summarized in Section 5.

|                                    | ES              | MS              | HS              |
|------------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES (4)</b>          |                 |                 |                 |
| • *one new K8                      | 600             | 300             |                 |
| • *2 new PK-5 schools              | 1400            |                 |                 |
| • *one new middle school           |                 | 750             |                 |
| <b>REPLACEMENT SCHOOLS (5)</b>     |                 |                 |                 |
| • West HS + capacity               |                 |                 | 397             |
| • *Brentwood MS + capacity         |                 | 120             |                 |
| • Scott ES + capacity              | 133             |                 |                 |
| • Madison ES + capacity            | 204             |                 |                 |
| • Romero K3 + capacity             | 249             |                 |                 |
| <b>ADDITIONS / RENOVATIONS (4)</b> |                 |                 |                 |
| • addition to McAuliffe K8         | 34              | 17              |                 |
| • addition to Winograd K8          | 139             | 74              |                 |
| • addition to Chappelow K8         | 188             | 52              |                 |
| • addition to Northridge           |                 |                 | 863             |
| <b>TOTALS</b>                      | <b>2,947 ES</b> | <b>1,313 MS</b> | <b>1,260 HS</b> |
| <b>TOTAL NEED</b>                  | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>                  | <b>97 ES</b>    | <b>202 MS</b>   | <b>171 HS</b>   |

**LONG TERM  
VISION  
10-15 YEARS  
SCENARIO A**

\*5 land parcels  
needed



|                                     | ES              | MS              | HS              |
|-------------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES (4)</b>           |                 |                 |                 |
| • *three K8s                        | 1800            | 900             |                 |
| • *new HS (at 1400)                 |                 |                 | 1400            |
| <b>REPLACEMENT SCHOOLS (5)</b>      |                 |                 |                 |
| • West HS (at 1600)                 |                 |                 | (3)             |
| • *Brentwood as a K8                | 600             | (330)           |                 |
| • Scott as a K8                     | 33              | 300             |                 |
| • Madison ES + capacity             | 204             |                 |                 |
| • Romero K3 + capacity              | 249             |                 |                 |
| <b>ADDITIONS / RENOVATIONS (3)</b>  |                 |                 |                 |
| • addition to McAuliffe K8          | 34              | 17              |                 |
| • addition to Winograd K8           | 139             | 74              |                 |
| • addition to Chappelow K8          | 188             | 52              |                 |
| • <del>addition to Northridge</del> |                 |                 | <del>863</del>  |
| <b>TOTALS</b>                       | <b>3,247 ES</b> | <b>1,013 MS</b> | <b>1,397 HS</b> |
| <b>TOTAL NEED</b>                   | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>                   | <b>203 ES</b>   | <b>98 MS</b>    | <b>308 HS</b>   |

**LONG TERM  
VISION  
10-15 YEARS  
SCENARIO B**

\*5 new land parcels  
needed



|                                | ES              | MS              | HS              |
|--------------------------------|-----------------|-----------------|-----------------|
| <b>NEW FACILITIES</b>          |                 |                 |                 |
| • *three K8s                   | 1800            | 900             |                 |
| <b>REPLACEMENT SCHOOLS</b>     |                 |                 |                 |
| • West HS + capacity           |                 |                 | 397             |
| • *Brentwood as a K8           | 600             | (330)           |                 |
| • Scott as a K8                | 33              | 300             |                 |
| • Madison as a K8              | 104             | 300             |                 |
| • Romero K8                    | (152)           | (75)            |                 |
| <b>ADDITIONS / RENOVATIONS</b> |                 |                 |                 |
| • addition to McAuliffe K8     | 34              | 17              |                 |
| • addition to Winograd K8      | 139             | 74              |                 |
| • addition to Chappelow K8     | 188             | 52              |                 |
| • addition to Northridge       |                 |                 | 863             |
| <b>TOTALS</b>                  | <b>2,746 ES</b> | <b>1,238 MS</b> | <b>1,260 HS</b> |
| <b>TOTAL NEED</b>              | <b>3,044 ES</b> | <b>1,111 MS</b> | <b>1,089 HS</b> |
| <b>UNDER/OVER</b>              | <b>298 ES</b>   | <b>127 MS</b>   | <b>171 HS</b>   |

**LONG TERM  
VISION  
10-15 YEARS  
SCENARIO C**

\*4 new land parcels  
needed



# 4.0

## DATA / ANALYSIS

- 4.1 Capacity
- 4.2 Portables
- 4.3 Rough Order of Magnitude
- 4.4 Modified FCI
- 4.5 Maintenance Plan



# Data and Analysis Summary

Where You are Now



## BY THE NUMBERS

### Collecting and Understanding the Data

As alluded to in other sections of this document, there was a lot of data analysis that happened concurrently with the larger picture for the long term and short term master plan.

This section is a summary of some of the data that was collected and synthesized, as well as how to use the data both now and in the future.

\*Most documents referenced can be found in the appendix files.



# Capacity

## Understanding Current Capacity



### CAPACITY

#### Short on Space

Cunningham used the existing square footage (permanent, not including portable facilities), the 2018 enrollment numbers (provided by the District), and the Colorado state standards for gross square feet per student to understand the capacity of the current facilities.

Square Footage - We used only the permanent square footage numbers because the goal is to remove the portable buildings. They are not equitable spaces and not the ideal place for teaching or learning. Gross square footage was taken from plans provided by the district and as defined by the National Center for Education Statistics.

Enrollment - Enrollment numbers are based on 2018 data provided by the District for current enrollment at each school.

Recommended Gross Square Foot Per Student - This number was based on the State of Colorado construction guidelines (a copy is in the appendix). We chose to use this guideline because it is a baseline that everyone can understand or compare. It is also seen as the recommended guideline for new schools.

Results - Based on this information, the District is short about 570,000 square feet and is over capacity by almost 3,900 students. Almost every school is over capacity.

Understanding the Data - There may be schools that do not seem overcrowded or short space for students. This could be for a variety of reasons. For example, some schools in the district were originally built as an elementary school, but have been converted into a middle school or a K8 program. The number of classrooms could be sufficient, but the guidelines also consider other spaces such as cafeterias, gymnasium space, break out space and admin space. For example, middle schools will often require larger cafeterias or have additional requirements such as science rooms or other specialty spaces. The data is a point for departure for further digging into the why and what is missing at each school.



## District 6 Greeley School District Magnitude Capacity/SF Chart Permanent Facilities

updated 4.24.19

| School                        | 2018 Enrollment 1. | Recommended GSF/Student (at current enrollment) 3. | GSF Recommended at Recommended GSF/Student for current enrollment 3. | GSF Existing Permanent 4. | Existing Portable GSF 4. | Existing Temporary GSF 4. * | Permanent GSF Needed to meet CO guidelines (Assumes no portables) | Capacity: Existing Permanent Facilities | Over Capacity Given Current Population and Existing SF Perm only |
|-------------------------------|--------------------|----------------------------------------------------|----------------------------------------------------------------------|---------------------------|--------------------------|-----------------------------|-------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------|
| <b>Elementary Schools</b>     |                    |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| Centennial Elementary         | 477                | 132                                                | 62,964                                                               | 42,349                    | 12,784                   | 2,790                       | 20,615                                                            | 321                                     | 156                                                              |
| Dos Rios Elementary           | 507                | 132                                                | 66,924                                                               | 49,110                    | 5,376                    | 0                           | 17,814                                                            | 372                                     | 135                                                              |
| Heiman Elementary             | 629                | 127                                                | 79,883                                                               | 73,007                    | 3,232                    | 0                           | 6,876                                                             | 575                                     | 54                                                               |
| Jackson Elementary            | 417                | 132                                                | 55,044                                                               | 49,141                    | 2,400                    | 0                           | 5,903                                                             | 372                                     | 45                                                               |
| Madison Elementary            | 496                | 132                                                | 65,472                                                               | 43,654                    | 4,300                    | 8,600                       | 21,818                                                            | 331                                     | 165                                                              |
| Maplewood Elementary          | 600                | 127                                                | 76,200                                                               | 78,044                    | 3,240                    | 0                           | -1,844                                                            | 615                                     | -15                                                              |
| Martinez Elementary           | 527                | 132                                                | 69,564                                                               | 52,130                    | 9,744                    | 8,219                       | 17,434                                                            | 395                                     | 132                                                              |
| Meeker Elementary             | 518                | 132                                                | 68,376                                                               | 38,585                    | 7,176                    | 0                           | 29,791                                                            | 292                                     | 226                                                              |
| Monfort Elementary            | 467                | 132                                                | 61,644                                                               | 52,010                    | 3,120                    | 0                           | 9,634                                                             | 394                                     | 73                                                               |
| Scott Elementary              | 567                | 127                                                | 72,009                                                               | 54,764                    | 5,409                    | 0                           | 17,245                                                            | 431                                     | 136                                                              |
| Shawsheen Elementary          | 420                | 137                                                | 57,540                                                               | 35,545                    | 3,840                    | 0                           | 21,995                                                            | 259                                     | 161                                                              |
| <b>Subtotal</b>               | <b>5,625</b>       | <b>131</b>                                         | <b>735,620</b>                                                       | <b>568,339</b>            | <b>60,621</b>            | <b>19,609</b>               | <b>167,281</b>                                                    | <b>4,357</b>                            | <b>1,268</b>                                                     |
| <b>K-8 Schools</b>            |                    |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| K-8 Chappelow                 | 660                | 144.9                                              | 95,628                                                               | 61,210                    | 7,168                    | 0                           | 34,418                                                            | 422                                     | 238                                                              |
| K-5                           | 412                | 137                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| grades 6-8                    | 248                | 158                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| K-8 Fred Tjardes              | 124                | 162.8                                              | 20,192                                                               | 9,553                     | 0                        | 0                           | 10,639                                                            | 59                                      | 65                                                               |
| K-5                           | 92                 | 160                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| grades 6-8                    | 32                 | 171                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| K-8 McAuliffe                 | 849                | 140.1                                              | 118,984                                                              | 49,905                    | 12,077                   | 0                           | 69,079                                                            | 356                                     | 493                                                              |
| K-5                           | 583                | 132                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| grades 6-8                    | 266                | 158                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| Romero K-3 (E. Memorial)      | 451                | 132                                                | 59,532                                                               | 47,708                    | 10,942                   |                             | 11,824                                                            | 361                                     | 90                                                               |
| Romero 4-8                    | 676                | 150                                                | 101,400                                                              | 73,007                    | 1,792                    | 0                           | 28,393                                                            | 487                                     | 189                                                              |
| K-8 Winograd                  | 687                | 142.9                                              | 98,169                                                               | 73,007                    | 3,584                    | 0                           | 25,162                                                            | 511                                     | 176                                                              |
| K-5                           | 461                | 135                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| grades 6-8                    | 226                | 159                                                |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| <b>Subtotal</b>               | <b>3,447</b>       | <b>145</b>                                         | <b>493,905</b>                                                       | <b>314,390</b>            | <b>35,563</b>            | <b>0</b>                    | <b>179,515</b>                                                    | <b>2,196</b>                            | <b>1,251</b>                                                     |
| <b>Middle Schools (6-8)</b>   |                    |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| Brentwood Middle School       | 630                | 151                                                | 95,130                                                               | 65,789                    | 4,352                    | 0                           | 29,341                                                            | 436                                     | 194                                                              |
| Franklin Middle School        | 560                | 153                                                | 85,680                                                               | 65,513                    | 8,608                    | 0                           | 20,167                                                            | 428                                     | 132                                                              |
| Heath Middle School           | 741                | 150                                                | 111,150                                                              | 83,662                    | 6,912                    | 8,800                       | 27,488                                                            | 558                                     | 183                                                              |
| Prairie Heights Middle School | 673                | 154                                                | 103,642                                                              | 104,201                   | 0                        | 0                           | -559                                                              | 677                                     | -4                                                               |
| <b>Subtotal</b>               | <b>2,604</b>       | <b>152</b>                                         | <b>395,602</b>                                                       | <b>319,165</b>            | <b>19,872</b>            | <b>8,800</b>                | <b>76,437</b>                                                     | <b>2,098</b>                            | <b>506</b>                                                       |
| <b>High Schools</b>           |                    |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| Greeley Central High School   | 1,545              | 165                                                | 254,925                                                              | 207,991                   | 0                        | 0                           | 46,934                                                            | 1,261                                   | 284                                                              |
| Greeley West High School      | 1,603              | 165                                                | 264,495                                                              | 174,614                   | 8,815                    | 11,472                      | 89,881                                                            | 1,058                                   | 545                                                              |
| Northridge High School        | 1,137              | 175                                                | 198,975                                                              | 199,358                   | 0                        | 0                           | -383                                                              | 1,139                                   | -2                                                               |
| Jefferson Alt High School     | 373                | 158                                                | 58,934                                                               | 47,613                    | 3,584                    |                             | 11,321                                                            | 301                                     | 72                                                               |
| <b>Subtotal</b>               | <b>4,658</b>       | <b>166</b>                                         | <b>777,329</b>                                                       | <b>629,576</b>            | <b>12,399</b>            | <b>11,472</b>               | <b>147,753</b>                                                    | <b>3,759</b>                            | <b>899</b>                                                       |
| <b>TOTAL</b>                  | <b>16,334</b>      |                                                    | <b>2,402,456</b>                                                     | <b>1,831,470</b>          | <b>128,455</b>           |                             | <b>570,986</b>                                                    | <b>12,411</b>                           | <b>3,923</b>                                                     |
| <b>Other Schools</b>          |                    |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |
| Cameron                       |                    |                                                    |                                                                      | 49,176                    | 0                        | 0                           |                                                                   |                                         |                                                                  |
| Early College Academy         | 287                |                                                    |                                                                      | No Files                  |                          |                             |                                                                   |                                         |                                                                  |
| Engage                        |                    |                                                    |                                                                      | Online                    |                          |                             |                                                                   |                                         |                                                                  |
| GAP                           | 193                |                                                    |                                                                      | 19,662*                   | 1772*                    | 0                           |                                                                   |                                         |                                                                  |
| CCP                           | 126                |                                                    |                                                                      | Within GAP                |                          |                             |                                                                   |                                         |                                                                  |
| Transition                    | 11                 |                                                    |                                                                      | No Files                  |                          |                             |                                                                   |                                         |                                                                  |
| Reach/Aspire                  |                    |                                                    |                                                                      | Within Cameron            |                          |                             |                                                                   |                                         |                                                                  |
| IBAC                          |                    |                                                    |                                                                      | Within Cameron            |                          |                             |                                                                   |                                         |                                                                  |
| <b>Total D6</b>               | <b>16,951</b>      |                                                    |                                                                      |                           |                          |                             |                                                                   |                                         |                                                                  |

16951

### Notes:

- Enrollment information from District
- Recommended SF from State of Colorado: <https://www.cde.state.co.us/cdefinance/ccaconstructionguidelines2017>; K-8 numbers extrapolated.
- Permanent building areas taken from CAD plans provided by the district with GSF as defined by the National Center for Education Statistics <https://nces.ed.gov/pubs2006/ficm/content.asp?Content=Section&chapter=3&section=2&subsection=1>; Portable areas provided by the district November 2018. Portable count verified via satellite imagery
- When CAD plans were not available take offs were scaled from PDFs or google earth.
- Areas other than a cafeteria, such as commons or gymnasiums are known to be used for lunch seating. - To be confirmed with the district.

# Portables

## Equity and Use

### PORTABLES

#### Number and Use

There are a lot of portables used throughout this district. The district has done a good job of locating portable buildings out of site from the main entrance. While this is more aesthetically pleasing to the eye and overall approach to a building, it means that many people in the district do not know the number of classrooms that are not in the main building.

Portables are problematic for a number of reasons. They are not as secure. The buildings are removed from the main building and students and staff typically have to go outside in order to enter them. Depending on the property enclosure, they may be easily accessed by anyone walking by.

Portables are also not equitable for students or teachers. They do not have the same amenities or access to resources that other classrooms have. Depending on the age of the portable, they can also have maintenance issues that affect learning.

We know through the capacity study, that many of the portables are to help with the overcrowding of the main building. One goal of this master plan is remove all, or at least a good portion of the portable buildings.

Currently there are 152 spaces in portables, of which 102 of them are used for classrooms. The schools with the most portables are Greeley West High School (19 of which 17 are used as classrooms) and McAuliffe K8 (16 of which 16 are used as classrooms). These two schools have 1/3 of the portables in the District. This is part of the reason these two schools are slated for the 2019 bond.

## District 6 Greeley School District Portables/Temporary B

updated 04.24.2019

| School                        | GSF Total Existing Portable/ Temporary Facilities 4. | Number of Temporaries/ Portables CR equivalents | number used as CR | Use            |              |
|-------------------------------|------------------------------------------------------|-------------------------------------------------|-------------------|----------------|--------------|
| <b>Elementary Schools</b>     |                                                      |                                                 |                   |                |              |
| Centennial Elementary         | 15,574                                               | 13                                              | 8                 | Third Grade    | Third Grade  |
| Dos Rios Elementary           | 5,376                                                | 6                                               | 6                 | Classroom      | Classroom    |
| Heiman Elementary             | 3,232                                                | 4                                               | 1                 | 1/2 day Kinder | Intervention |
| Jackson Elementary            | 2,400                                                | 2                                               | 2                 | Fifth Grade    | Fifth Grade  |
| Madison Elementary            | 12,900                                               | 10                                              | 6                 | Kindergarten   | Kindergarten |
| Maplewood Elementary          | 3,240                                                | 4                                               | 1                 | Fourth Grade   | 1 adult      |
| Martinez Elementary           | 17,963                                               | 8                                               | 4                 | Fifth Grade    | Fifth Grade  |
| Meeker Elementary             | 7,176                                                | 8                                               | 4                 | Kindergarten   | Kindergarten |
| Monfort Elementary            | 3,120                                                | 4                                               | 3                 | Classroom?     | Classroom?   |
| Scott Elementary              | 5,409                                                | 4                                               | 3                 | PK             | PK           |
| Shawsheen Elementary          | 3,840                                                | 4                                               | 2                 | Fifth Grade    | Fifth Grade  |
| <b>Subtotal</b>               | <b>80,230</b>                                        | <b>67</b>                                       | <b>40</b>         |                |              |
| <b>K-8 Schools</b>            |                                                      |                                                 |                   |                |              |
| K-8 Chappelow                 | 7,168                                                | 8                                               | 6                 | Third Grade    | Third Grade  |
| K-8 Fred Tjardes              | 0                                                    | 0                                               | 0                 |                |              |
| K-8 McAuliffe                 | 12,077                                               | 16                                              | 16                | 3rd Grade      | 3rd Grade    |
| Romero K-3 (E. Memorial)      | 10,942                                               | 12                                              | 6                 | Classroom      | Classroom    |
| Romero 4-8                    | 1,792                                                | 2                                               | 0                 | Intervention   | Intervention |
| K-8 Winograd                  | 3,584                                                | 4                                               | 4                 | Classroom      | Classroom    |
| <b>Subtotal</b>               | <b>35,563</b>                                        | <b>42</b>                                       | <b>32</b>         |                |              |
| <b>Middle Schools (6-8)</b>   |                                                      |                                                 |                   |                |              |
| Brentwood Middle School       | 4,352                                                | 5                                               | 5                 | Classroom      | Classroom    |
| Franklin Middle School        | 8,608                                                | 6                                               | 2                 | Soc 7          | Soc 8        |
| Heath Middle School           | 15,712                                               | 9                                               | 5                 | English        | Art          |
| Prairie Heights Middle School | 0                                                    | 0                                               | 0                 |                |              |
| <b>Subtotal</b>               | <b>28,672</b>                                        | <b>20</b>                                       | <b>12</b>         |                |              |
| <b>High Schools</b>           |                                                      |                                                 |                   |                |              |
| Greeley Central High School   | 0                                                    | 0                                               | 0                 |                |              |
| Greeley West High School      | 20,287                                               | 19                                              | 17                | Classroom      | Classroom    |
| Northridge High School        | 0                                                    | 0                                               | 0                 |                |              |
| Jefferson Alt. High School    | 3,584                                                | 4                                               | 1                 | Classroom      | 4 adults     |
| <b>Subtotal</b>               | <b>23,871</b>                                        | <b>23</b>                                       | <b>18</b>         |                |              |
| <b>TOTAL</b>                  | <b>168,336</b>                                       | <b>152</b>                                      | <b>102</b>        |                |              |

plus another

50 used for students (SpEd)

152 0

#### Notes:

- Enrollment information from District
- Recommended SF from State of Colorado: <https://www.cde.state.co.us/cdefinance/ccaconstructionguidelines2018>
- Permanent building areas taken from CAD plans provided by the district with GSF as defined by the National Center for Education Statistics (NCEES) 2018. Portable count verified via satellite imagery
- \* - When CAD plans were not available take offs were scaled from PDFs or google earth.
- \*\* - Areas other than a cafeteria, such as commons or gymnasiums are known to be used for lunch seating. - To be confirmed



## Buildings

|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|----|------------------|-------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|-----------|----------------|-----------|-----------|-----|------------|------------|
|    | Third Grade      | Third Grade                               | Fourth Grade | Fourth Grade | Fourth Grade | Fourth Grade | Intervention | Intervention | Head Start | Head Start | Storage   |                |           |           |     |            |            |
|    | Classroom        | Classroom                                 | Classroom    | Classroom    |              |              |              |              |            |            |           |                |           |           |     |            |            |
| on | Motor Room       | teacher space/classroom depending on year |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
| en | Kindergarden     | Kindergarden                              | Third Grade  | Third Grade  | Art          | CLD          | Head Start   | Head Start   |            |            |           |                |           |           |     |            |            |
|    | 1 adult          | 1 adult                                   |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Fifth Grade      | Fifth Grade                               | Intervention | Intervention | Head Start   | Head Start   |              |              |            |            |           |                |           |           |     |            |            |
| en | Kindergarden     | Kindergarden                              | Reset        | OT/PT/Speed  | CLD          | Literacy     |              |              |            |            |           |                |           |           |     |            |            |
|    | Classroom?       | Motor Room                                |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | PK               | Music                                     |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Intervention/CLD | Intervention/CLD                          |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Third Grade      | Fourth Grade                              | Fourth Grade | Fourth Grade | ELO          | Dance        |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | 3rd Grade        | 3rd Grade                                 | 4th Grade    | 4th Grade    | 4th Grade    | 4th Grade    | 5th Grade    | 5th Grade    | 5th Grade  | 5th Grade  | 6th Grade | 6th Grade      | 6th Grade | 6th Grade |     |            |            |
|    | Classroom        | Classroom                                 | Classroom    | Classroom    | Special Ed   | Special Ed   | Intervention | Intervention | CLD        | CLD        |           |                |           |           |     |            |            |
| on |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Classroom        | Classroom                                 |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Classroom        | Classroom                                 | Classroom    |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | ELA 6            | ELA 6                                     | Math Int.    | CLD          |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Tech             | FACS                                      | Classroom    | AVID         | AVID         | 6th Resource | 8th Resource |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Classroom        | Classroom                                 | Classroom    | Classroom    | Classroom    | Classroom    | Classroom    | Classroom    | Classroom  | Classroom  | Classroom | Shop Classroom | Shop (Ag) | Art       | Art | Greenhouse | Greenhouse |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    | Head Start       | Head Start                                |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |
|    |                  |                                           |              |              |              |              |              |              |            |            |           |                |           |           |     |            |            |

, Intervention, Literacy, Motor room, Head Start, adults, storage, greenhouses, CLD, ELO, Dance)

L7; K-8 numbers extrapolated.

er for Education Statistics <https://nces.ed.gov/pubs2006/ficm/content.asp?ContentType=Section&chapter=3&section=2&subsection=1>; Portable areas provided by the district November

confirmed with the district.

# Rough Order of Magnitude

## Pricing Ranges and Clarifications

### WHAT'S THE COST

#### Our Approach to Pricing

Estimating costs for future work has a lot of unknown variables, but understanding the fiscal implications of a request is a key factor to the next steps. Cuningham Group worked with FCI Constructors to provide Rough Order of Magnitude (ROM) costs for new buildings, and demolition of the existing buildings that may need to be replaced. The images below describe the clarifications of the ROMs.

Cost fluctuates from year to year. FCI used historic data from previous projects of a similar sizes / scope to create a high and low range for the cost. They also included inflation, again based on historical trends, to create the charts to the right. You will see the difference between starting construction in 2021 versus 2023 has an implication. When planning for the future, inflation needs to be considered, as well as the amount of work that can feasibly done at the same time.

## Estimation of Probable Cost

- The purpose of these numbers is to identify the Rough Order of Magnitude (ROM) of potential construction costs
- Figures are based on typical construction costs for these type of facilities
- Square foot assumptions are based on the Colorado Dept of Ed "Public School Facility Construction Guidelines" (publication 1 CCR 303-1)
- Estimation of Probable Cost do not include:
  - Land Acquisition
  - Demolition or abatement of existing facilities
  - Soft costs including design and legal fees, commissioning and testing, furniture and extensive program equipment, technology devices and software, and owner contingency

## What Does This Mean?

- There is a range of cost for new construction that is dependent on market conditions and timing of construction (note the cost of a new 2,000 student HS increases about \$15M between 2021 and 2023 due to inflation/escalation)
- Land acquisition costs will need further work to determine
- In addition to the ROM there will be additional associated costs (these costs may range from 20-30% depending on what is included)

# Rough Order of Magnitude

## Pricing Ranges and Clarifications



### Weld County School District 6

#### New Facility Rough Order of Magnitude (ROM) Pricing

\*Figures provided below based on March 2021 Construction Start

|                             | Cost Per SF<br>(Range) |            | Total Cost<br>(Range) |                |
|-----------------------------|------------------------|------------|-----------------------|----------------|
|                             | Low Range              | High Range | Low Range             | High Range     |
| New PK-5 Elementary School* | \$ 338                 | \$ 359     | \$ 30,740,000         | \$ 32,640,000  |
| New Middle School*          | \$ 346                 | \$ 368     | \$ 39,490,000         | \$ 41,930,000  |
| New K-8 School*             | \$ 367                 | \$ 390     | \$ 48,080,000         | \$ 51,060,000  |
| New High School*            | \$ 380                 | \$ 403     | \$ 120,690,000        | \$ 128,150,000 |

2021 Construction Start

#### Total Cost (Range) based on:

New PK-5 Elementary School at 91,000 SF

New Middle School at 114,000 SF

New K-8 School at 131,000 SF

New High School at 318,000 SF

### Weld County School District 6

#### New Facility Rough Order of Magnitude (ROM) Pricing

\*Figures provided below based on March 2023 Construction Start

|                             | Cost Per SF<br>(Range) |            | Total Cost<br>(Range) |                |
|-----------------------------|------------------------|------------|-----------------------|----------------|
|                             | Low Range              | High Range | Low Range             | High Range     |
| New PK-5 Elementary School* | \$ 380                 | \$ 403     | \$ 34,540,000         | \$ 36,680,000  |
| New Middle School*          | \$ 389                 | \$ 413     | \$ 44,370,000         | \$ 47,120,000  |
| New K-8 School*             | \$ 412                 | \$ 438     | \$ 54,030,000         | \$ 57,370,000  |
| New High School*            | \$ 426                 | \$ 453     | \$ 135,590,000        | \$ 143,980,000 |

2023 Construction Start

#### Total Cost (Range) based on:

New PK-5 Elementary School at 91,000 SF

New Middle School at 114,000 SF

New K-8 School at 131,000 SF

New High School at 318,000 SF

### Weld County School District 6

#### Building Demolition / Site Restoration (ROM) Pricing

\*Figures provided below based on March 2021 Construction Start

|                      | Cost Per SF<br>(Range) |            |
|----------------------|------------------------|------------|
|                      | Low Range              | High Range |
| Building Demolition  | \$ 5.44                | \$ 5.78    |
| Import Fill Material | \$ 1.25                | \$ 1.33    |
| Site Restoration     | \$ 2.40                | \$ 2.54    |
| ROM Cost / SF Total  | \$ 9.09                | \$ 9.65    |

2021 Demo Costs

Costs above to be ADDED to projects where schools are being replaced

#### Qualifications:

Figures are for building demo and site-related demolition construction costs only and do not include abatement of existing facilities, moving or relocation costs, design fees, owner testing, or owner contingency.

# Modified FCI

## Evaluating Facility Adequacy



### MAINTENANCE / EDUCATIONAL ADEQUACY / CAPACITY

#### Understanding the Cost

We had many discussions with all folks involved about how to evaluate the schools and what the magnitude of work for each school truly is.

FCI, Facility Condition Index, is a metric that is often used to understand the value of a building. FCI is calculated by dividing the cost of maintenance required to fix the building by the amount it would cost to replace the building with a new school. BEST and other programs often use this number as a metric for understanding whether to fix or rebuild. There is no magic number for when you should rebuild, however, buildings with an FCI at or around 0.6 are good candidates.

Cunningham and FCI Constructors determined the FCI for each building. However, after presenting this to the district, we decided that due to the large capacity issues, it wasn't a good indicator for District 6 to use to analyze the building.

So, we created another chart (image to the right and spreadsheet in the appendix), which looked at the cost of maintenance, a standard allowance to renovate the space for educational adequacy / programmatic items\*, and an addition to bring the building up to current capacity. This allowed us to better understand which buildings were in greater need of immediate attention.

After some discussion, we decided that each grade level would receive an allowance for programmatic updates. This could address anything from minor construction to create small group rooms or make spaces more usable, to adding maker spaces, to purchasing new flexible furniture. It is a response to the Gap Analysis results.





**District 6 Greeley School District Magnitude Capacity/SF Chart**  
**Permanent Facilities**

3.27.19

| FACILITY              | FACILITY UPGRADES (MAINTENANCE + PROGRAM + CAPACITY) |              |                            |       | TOTAL UPGRADE                             | TOTAL SF NEEDED AT CURRENT ENROLLMENT | COST TO REPLACE SCHOOL AT CURRENT ENROLLMENT | FUI*              | FCI  |      |
|-----------------------|------------------------------------------------------|--------------|----------------------------|-------|-------------------------------------------|---------------------------------------|----------------------------------------------|-------------------|------|------|
| Elementary Schools    | Maintenance                                          | Programmatic | Addition Calc (SF x \$/SF) |       | Capacity Addition to meet 2018 Enrollment | Subtotal                              | SF for 2018                                  | Needed SF x \$359 |      |      |
| Centennial Elementary | \$5,046,078                                          | \$2,000,000  | 20,615                     | \$359 | \$7,400,785                               | \$14,446,863                          | 62,964                                       | \$22,604,076      | 0.64 | 0.29 |
| Dio Rios Elementary   | \$4,069,417                                          | \$2,000,000  | 17,814                     | \$359 | \$6,395,226                               | \$12,464,643                          | 66,924                                       | \$24,025,716      | 0.52 | 0.20 |
| Heiman Elementary     | \$3,830,038                                          | \$2,000,000  | 6,876                      | \$359 | \$2,468,484                               | \$8,298,522                           | 79,883                                       | \$28,677,997      | 0.29 | 0.13 |
| Jackson Elementary    | \$5,697,184                                          | \$2,000,000  | 5,903                      | \$359 | \$2,119,177                               | \$9,816,361                           | 55,044                                       | \$19,760,796      | 0.50 | 0.32 |
| Madison Elementary    | \$4,210,186                                          | \$2,000,000  | 21,818                     | \$359 | \$7,832,662                               | \$14,042,848                          | 65,472                                       | \$23,504,448      | 0.60 | 0.27 |
| Maplewood Elementary  | \$7,731,893                                          | \$2,000,000  | -1,844                     | \$359 | \$0                                       | \$9,731,893                           | 76,200                                       | \$27,355,800      | 0.36 | 0.24 |
| Martinez Elementary   | \$7,487,728                                          | \$2,000,000  | 17,434                     | \$359 | \$6,258,806                               | \$15,746,534                          | 69,564                                       | \$24,973,476      | 0.63 | 0.35 |
| Meeker Elementary     | \$2,278,874                                          | \$2,000,000  | 29,791                     | \$359 | \$10,694,969                              | \$14,973,843                          | 68,376                                       | \$24,546,984      | 0.61 | 0.11 |
| Monfort Elementary    | \$4,436,324                                          | \$2,000,000  | 9,634                      | \$359 | \$3,458,606                               | \$9,894,930                           | 61,644                                       | \$22,130,196      | 0.45 | 0.20 |
| Scott Elementary      | \$10,104,445                                         | \$2,000,000  | 17,245                     | \$359 | \$6,190,955                               | \$18,295,400                          | 72,009                                       | \$25,851,231      | 0.71 | 0.51 |
| Shawsheen Elementary  | \$4,771,056                                          | \$2,000,000  | 21,995                     | \$359 | \$7,896,205                               | \$14,667,261                          | 57,540                                       | \$20,656,860      | 0.71 | 0.33 |
| Romero K-3            | \$4,557,747                                          | \$2,000,000  | 11,824                     | \$359 | \$4,244,816                               | \$10,802,563                          | 59,532                                       | \$21,371,988      | 0.51 | 0.26 |
| Romero 4-8            | \$2,363,633                                          | \$2,000,000  | 28,393                     | \$359 | \$10,193,087                              | \$14,556,720                          | 101,400                                      | \$36,402,600      | 0.40 | 0.12 |
| Subtotal              | \$66,584,603                                         | \$26,000,000 |                            |       | \$75,153,778                              | \$167,738,381                         |                                              |                   |      |      |

| FACILITY                    | FACILITY UPGRADES (MAINTENANCE + PROGRAM + CAPACITY) |              |                            |                                           | TOTAL UPGRADE | TOTAL SF NEEDED AT CURRENT ENROLLMENT | COST TO REPLACE SCHOOL AT CURRENT ENROLLMENT | FUI*          | FCI  |      |
|-----------------------------|------------------------------------------------------|--------------|----------------------------|-------------------------------------------|---------------|---------------------------------------|----------------------------------------------|---------------|------|------|
| K8, Middle and High Schools | Maintenance                                          | Programmatic | Addition Calc (SF x \$/SF) | Capacity Addition to meet 2018 Enrollment | Subtotal      | SF for 2018                           | Needed SF x \$/SF                            |               |      |      |
| Chappelow K8                | \$4,970,625                                          | \$3,000,000  | 34,418                     | \$390                                     | \$13,423,020  | \$21,393,645                          | 95,628                                       | \$37,294,920  | 0.57 | 0.20 |
| Fred Tjardes K8             | \$777,166                                            | \$3,000,000  | 10,639                     | \$390                                     | \$4,149,210   | \$7,926,376                           | 20,192                                       | \$7,874,880   | 1.01 | 0.20 |
| McAuliffe K8                | \$4,883,815                                          | \$3,000,000  | 69,079                     | \$390                                     | \$26,940,810  | \$34,824,625                          | 118,984                                      | \$46,403,760  | 0.75 | 0.25 |
| Winograd K8                 | \$3,662,476                                          | \$3,000,000  | 25,162                     | \$390                                     | \$9,813,180   | \$16,475,656                          | 98,169                                       | \$38,285,910  | 0.43 | 0.12 |
|                             |                                                      |              |                            |                                           |               |                                       |                                              |               |      |      |
| Brentwood Middle            | \$9,584,939                                          | \$3,000,000  | 29,341                     | \$368                                     | \$10,797,488  | \$23,382,427                          | 95,130                                       | \$35,007,840  | 0.67 | 0.39 |
| Franklin Middle             | \$7,487,728                                          | \$3,000,000  | 20,167                     | \$368                                     | \$7,421,456   | \$17,909,184                          | 85,680                                       | \$31,530,240  | 0.57 | 0.28 |
| Health Middle               | \$11,719,922                                         | \$3,000,000  | 27,488                     | \$368                                     | \$10,115,584  | \$24,835,506                          | 111,150                                      | \$40,903,200  | 0.61 | 0.34 |
| Prairie Middle              | \$488,330                                            | \$3,000,000  | -559                       | \$368                                     | \$0           | \$3,488,330                           | 103,642                                      | \$38,140,256  | 0.09 | 0.01 |
|                             |                                                      |              |                            |                                           |               |                                       |                                              |               |      |      |
| Greeley Central High        | \$26,207,048                                         | \$7,000,000  | 46,934                     | \$403                                     | \$18,914,402  | \$52,121,450                          | 254,925                                      | \$102,734,775 | 0.51 | 0.31 |
| Greeley West High           | \$35,810,873                                         | \$7,000,000  | 89,881                     | \$403                                     | \$36,222,043  | \$79,032,916                          | 264,495                                      | \$106,591,485 | 0.74 | 0.34 |
| Northridge High School      | \$23,324,230                                         | \$7,000,000  | -383                       | \$403                                     | \$0           | \$30,324,230                          | 198,975                                      | \$80,186,925  | 0.38 | 0.29 |
| Subtotal                    | \$128,917,152                                        | \$45,000,000 |                            |                                           | \$137,797,193 | \$311,714,345                         |                                              |               |      |      |

# Maintenance Plan

## Long Term Plan / Priorities / Estimates



### **FACILITY ASSESSMENT AND MAINTENANCE PLAN**

#### Creating a Plan

##### Facility Assessment

Cuningham Group and their consultants worked closely with the District 6 facility team to survey every building and site in the district, including district schools, charter schools, and support facilities. We provided assessments documents that identify current facility needs and issues. In addition, facilities were assessed to determine the effective “life” of building components and supportive systems. The goal of the assessment is that it can be paired with estimated replacement or renovation costs creating a useful database for district decision makers.

Each building assessment was summarized in a report including photos, recommendations and priority of the issue.

##### Rough Order of Magnitude

Cuningham Group worked closely with FCI Constructors to develop a detailed spreadsheet of the issues identified during the facility assessment survey. Rough order of magnitude costs were then developed for each item, often with a high and low range of cost, to give the district an understanding of the costs associated with maintenance issues at each school.

##### Priority List

The facility condition survey helps identify the most significant needs for reconstruction and repair in the near and longer term, ranging from exterior issues such as traffic flow, drainage, and play areas to interior details such as lighting, mechanical equipment and security. Items that needed more immediate attention were noted as a high priority, while other items may still have some life left but will need to be watched for future replacement.

##### Maintenance Plan

An important aspect of the deficiencies cost evaluation is awareness of how systems interact in building locations, so that the costs may be adjusted to mesh with other proposed improvements. For instance, if a wing of a school is identified for reconfiguration to meet enrollment changes, the costs listed to replace damaged partitions could be deducted from the deficiencies list, while replacement of the main air handling units might not.

District 6 has already used the Facility Assessment and ROM costs to create / add to their maintenance plan. With this updated plan, maintenance will be a planned and ongoing effort and hopefully eliminate unexpected issues and therefore unexpected costs.



# Maintenance Plan

## Long Term Plan / Priorities / Estimates



### C1010 Partitions

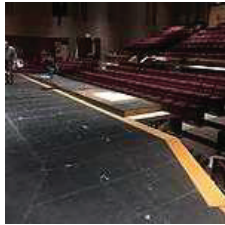
Issue (Brief): Theater non accessibility

Priority: **2 - Medium**

Loc: 4 - 1999 Building

Area Affected (Approx. SF):

Date: 12/17/2018



Image(s):

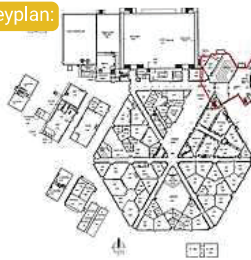
#### Issue Detail:

Theater accessibility may not meet current standards. Lack of accessible accommodation leaves exposure to ADA legal action.

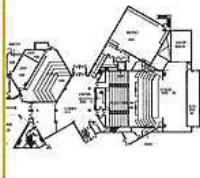
#### Proposed Action:

Meet ADA/code requirements for restroom accessibility. Verify compliance with required fixture counts.

Keyplan:



Enlarged:



Issue(s):



### C1030 Fittings

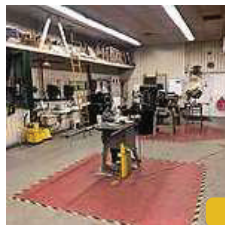
Issue (Brief): Dangerous Shop Conditions

Priority: **2 - Medium**

Loc: 6 - 1964/2018 Temp Buildings

Area Affected (Approx. SF):

Date: 12/17/2018



Image(s):

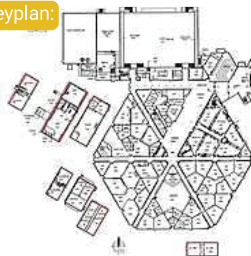
#### Issue Detail:

Electrical chords in areas of possible student traffic present a tripping hazard near power tools. Possibly acceptable at time of original construction, but not best practice to use in permanent power application and may not be compliant with OSHA standards.

#### Proposed Action:

Install fixed outlets or power poles that are compliant with current codes and standards.

Keyplan:



Enlarged:



45



### C1020 Interior Doors

Issue (Brief): Ancient Door Hardware

Priority: **2 - Medium**

Loc: 6 - 1964/2018 Temp Buildings

Area Affected (Approx. SF):

Date: 12/17/2018



Image(s):

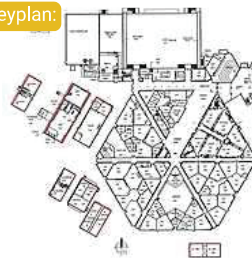
#### Issue Detail:

Due to it's continued use Hardware in schools receives consistent wear and tear. Door hardware is a primary component in egress/life safety and security. It is also important to note that many accessibility challenged individuals are unable to use older types of door hardware. Components for many types of door hardware in use in this school are no longer readily available and require consistent attention and

#### Proposed Action:

Contract with a Hardware Specialist to have a detailed assessment performed on the door hardware and provide recommendations for each door location.

Keyplan:



Enlarged:



Issue(s):



### C2010 Stair Construction

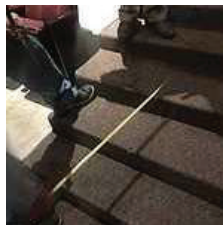
Issue (Brief): Non uniform tread depth

Priority: **2 - Medium**

Loc: 5 - 1964/1999 Building

Area Affected (Approx. SF):

Date: 12/17/2018



Image(s):

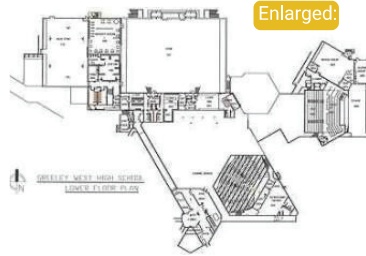
#### Issue Detail:

Stair Treads and risers have not been installed with uniform dimensions as required by code resulting in a potential tripping hazard.

#### Proposed Action:

Modify stair tread and risers to comply with consistent dimension standards.

Keyplan:



Enlarged:

# 5.0

## RESULTS

5.1 2019 Bond + Long Term Vision



### RESULTS / IMPLEMENTATION

2019 Bond and Long Term Vision

**The final 2019 bond proposal was for \$395 million and includes the following projects.** Costs noted include hard costs and soft costs.

Proposed projects to be ongoing 2020 - 2022:

- Renovation/Maintenance \$65 mil
- Educational Adequacy \$18.4 mil

Proposed projects to start construction in 2021:

- Greeley West HS Replacement \$136.6 mil
- A New K8 School \$59 mil
- McAuliffe Ren/Addition \$26 mil

Proposed projects to start construction in 2023:

- Madison Replacement School \$67 mil
- Chappelow Ren/Addition \$23 mil

**The 15-20 year long term vision will be modified and adjusted, but will include some combination of the items noted below.** (See image below for additional information.)

All schools will:

- have a welcoming, safe and secure entrance
- have been remodeled (at some level) for educational programming
- have and follow an annual maintenance plan and budget
- have zero portables being used for instruction

New Facilities (to accommodate capacity / growth):

- two new PK-5 schools
- one new middle school

Replacement Schools

- Brentwood MS with additional capacity
- Scott and Madison ES with additional capacity
- Romero K3 (combine with 4-8 into a K8?)

Additions / Renovations

- addition to Winograd K8
- addition to + renovate Chappelow K8 for educational programming

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

# 6.0

## CLOSING THOUGHTS

### 6.1 Closing Remarks / Next Steps

## WHAT IS A MASTER PLAN?

- **Road map for the future**
- **Focused on your Vision for Learning**
- **Living/Breathing Document**
- **Allows logical implementation of improvements over time**
- **Physically & Fiscally Responsible**



### CLOSING REMARKS

#### 219 Master Plan

Congratulations on your efforts thus far with planning for the future of District 6! You have an exciting path ahead of you, and some challenges, too. The master plan is just one part of a long and fruitful path forward. We hope this master plan and the process will serve as a guide long into the future. Use it to provide insight about why certain decisions were made and how to tackle the priorities and issues that were identified. Use this information, modify it, and add information to it to make it yours and make it as useful as it can be.

District 6 has already made steps towards a 2019 bond, and based on the long term plan we created with you, there will be other bonds in your future. Additionally, you have already started to create and modify your maintenance plan for future planning and funding.

The workshops we held are a large part of this story. As you move forward, remember to tell this story, and remind the Master Plan Workshop Committee to share their own personal story.

## SHARED VISION

“We see sustainable district facilities that utilize innovative design to create flexible learning spaces that encourage collaboration, culturally relevant community areas, indoor/outdoor integrated learning, and natural light. We see an environment that is adaptable to future needs; creating an environment that utilizes progressive technology and maximizes safety and security while capitalizing on community partnerships and resources and that celebrates the diversity of the community.”

# 7.0

## APPENDIX

### 7.1 List of Items in Appendix



## **Workshop Presentations and Summaries**

The presentation pdfs are a copy of the powerpoint that was given during each workshop. The summaries reflect some of the small and large group exercises. Workshop 01 and 02 are summarized within the workshop 02 and 03 presentations.

- Workshop 01 Presentation
- Workshop 02 Presentation
- Workshop 03 Presentation + Summary
- Workshop 04 Presentation + Summary
- Workshop 05 Presentation + Summary

## **mem20190122\_CapacityMeeting and mem20190219\_CapacityReview**

These two memos summarize the conversations with Drew and Meggan about capacity and enrollment goals for the district. These memos should be referenced to understand how we came up with assumed new school sizes as well as other enrollment and capacity items.

## **WELD6ProgramDraftsHS\_MS\_K5\_K8\_022019**

This is a very preliminary program for each grade level to qualify that our assumed square footage for the new buildings was appropriate. These programs should only be used as a reference point. More thorough design and discussion would be required for an actual building program based on the particular school and its needs.

## **20190123\_Weld\_District6\_GapAnalysis\_Form**

This is the full gap analysis document showing the schools that participated and their scores. It is referenced in the Workshop presentation.

## **Principles and Standards**

The principles and standards are identified in full detail in the documents listed below, along with a brochure illustrating each standard.

- WELD\_Facility-PRINCIPLES\_20181201
- WELD\_Principles\_ThisMeans\_20190104
- WELD\_Facility\_Standards\_ALL\_Edited\_20190104
- Weld\_District6\_facility\_standards\_brochure\_Digital

## **FCI\_Replacement**

This spreadsheet summarizes the Facility Condition Index, and then our modified analysis looking at a comparison of maintenance versus replacement of a new school and replacement of a school to meet current enrollment. It should be noted that some of the costs on this spreadsheet are out of date.

## **WELDData004302019**

This is the spreadsheet that has the capacity calculations and the portable calculations.

## **D6 Executive Summary FMP**

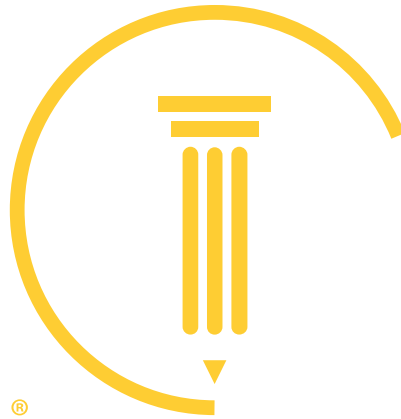
This document was created by Kent Henson to summarize the master plan process and outline the bond request. It was presented to the Board when they approved the 2019 bond proposal.

## **Facility Assessment**

The Facility Assessment is a separate document, and includes the analysis of each building in the district, identifies issues, priorities and is the baseline for creating the maintenance plans.

## **CDOE\_School\_Guidelines**

This document was used as a reference for the gross square foot per student to understand current capacity.



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