



Building Capacity for Middle School Growth

Melissa Andrews, Community and Facility Planning Manager

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Pedro Almeida, Chief Operations Officer

Brett Ridgway, Chief Business Officer

Peter Hilts, Chief Education Officer

Agenda



Context

Project Descriptions and Plans

- Middle School Project MS23-226
 - Proposed Student Feeder Patterns
 - Proposed timeline
- Bennett Ranch Building Addition for Increased Middle School Capacity

Financing

Intelligent Risk

Community Outreach






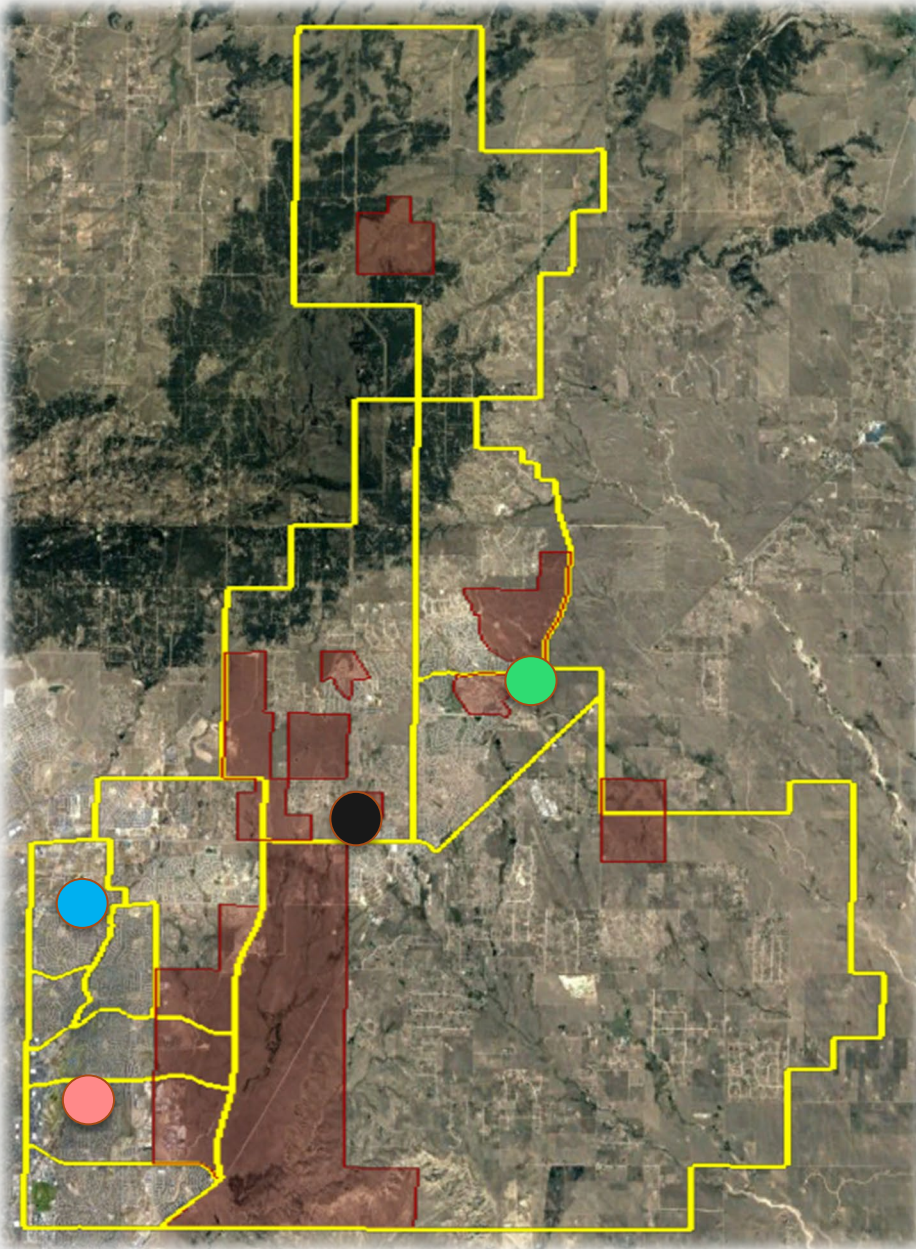
Context



Areas of Active or Planned Development

Reference Points

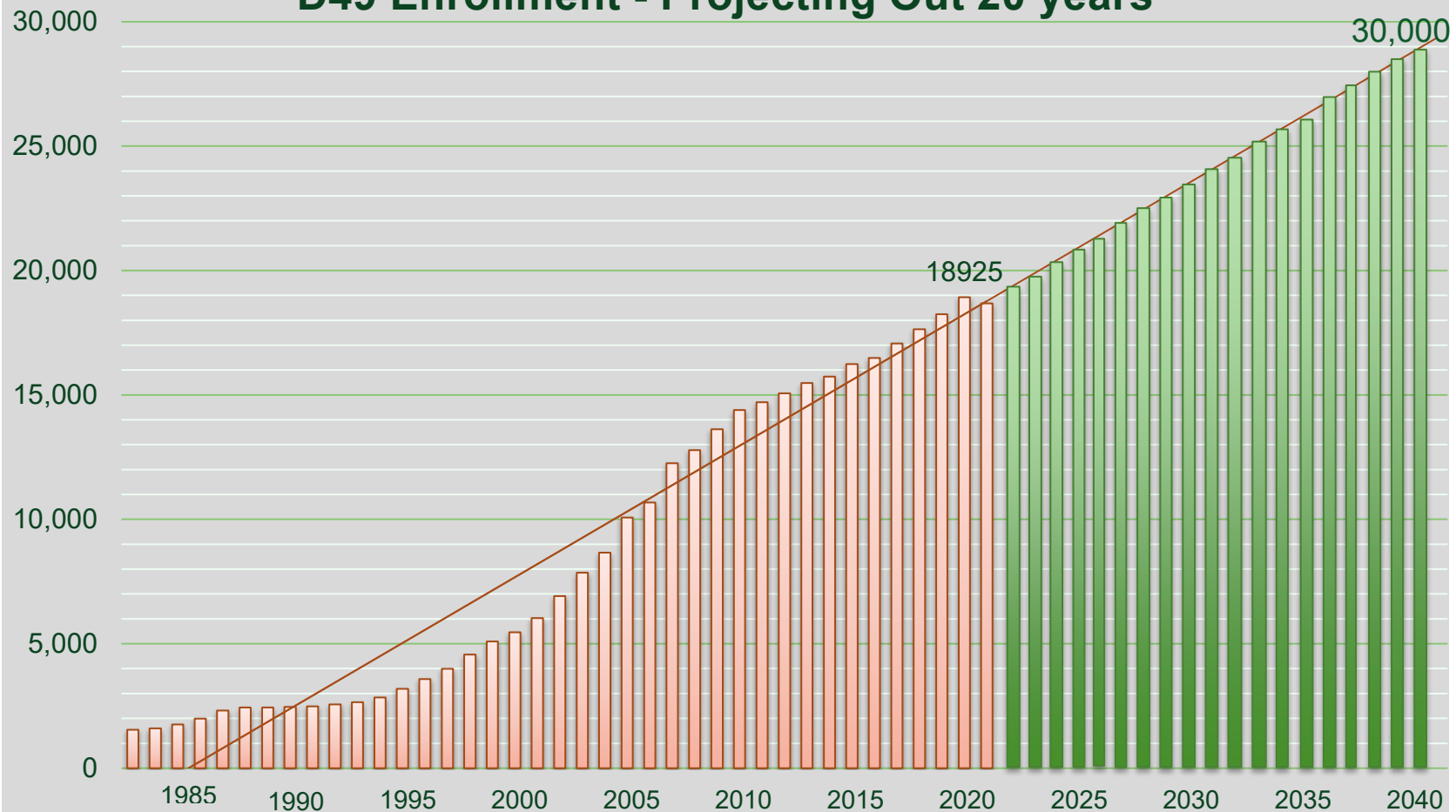
-  Central Office
-  Falcon High School
-  Vista Ridge High School
-  Sand Creek High School



D49 Enrollment Trends



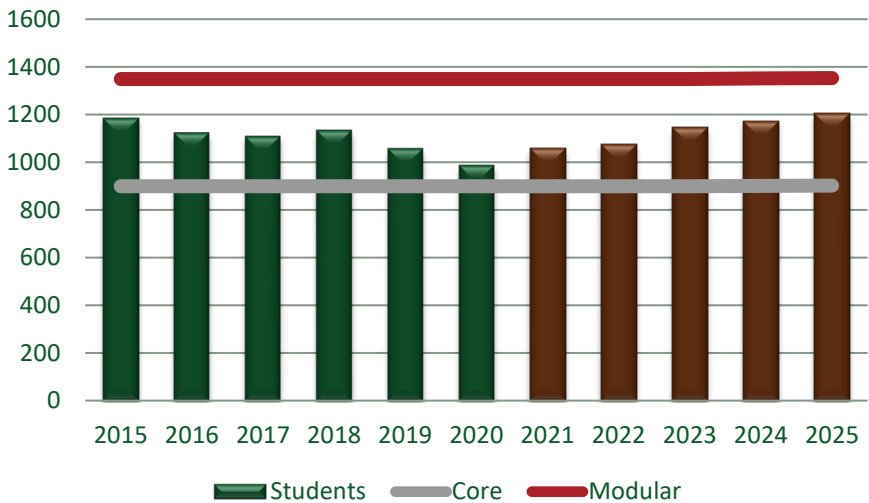
D49 Enrollment - Projecting Out 20 years



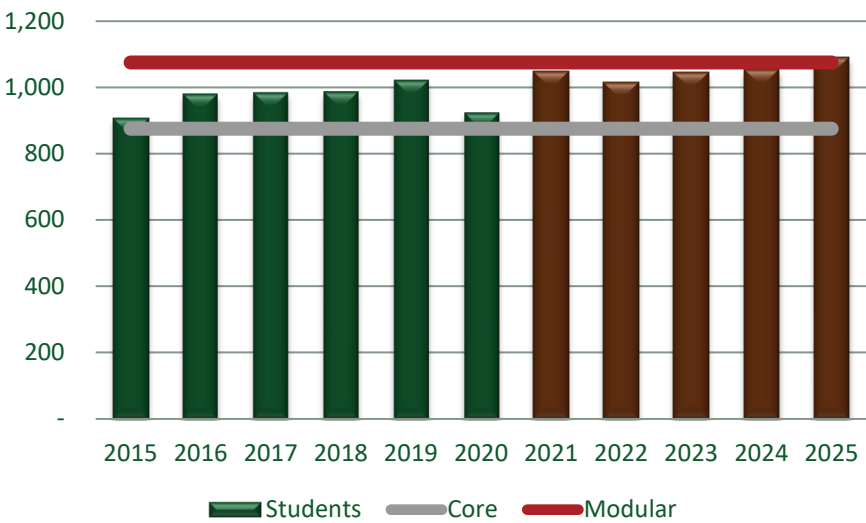
*Data Does Not Include GOAL

Middle School Enrollment Trends

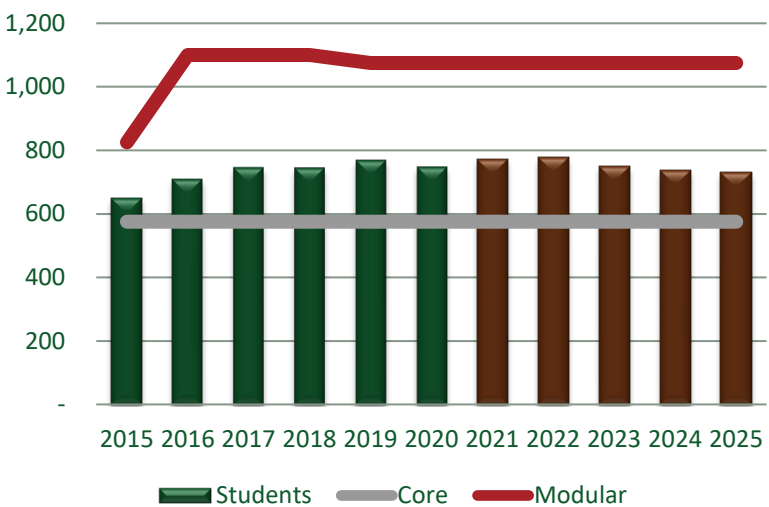
Skyview Middle School



Falcon Middle School



Horizon Middle School



We are already beyond core capacity in all middle schools with a growing population.

*Modulars are not permanent solution
Costly to maintain
Aging in multiple locations – were “stopgaps”*

**Declines in 2020 enrollments are primarily pandemic impacts*

Major MLO Projects Since 2016



On Time!

Under Budget!

***Meeting District
educational needs...
but we have far more
to do!***

FHS Addition	15,946 sqft addition
	Planned Budget: \$5.6M
	Completed on schedule
	\$132,302 Under Budget

VRHS Addition	14,267 sqft addition
	Planned Budget: \$7M
	Completed on schedule
	\$132,590 Under Budget

SCHS Addition & Renovation	4,910 sqft addition & interior renovation
	Planned Budget: \$4.85M
	Completed on schedule
	\$33,084 under budget

Bennett Ranch Elementary School	New Elementary School
	Planned Budget: \$23.3M
	Completed on schedule
	\$48,785 Under Budget

Inspiration View Elementary School	New Elementary School
	Planned Budget: \$24.4M
	Completed on schedule
	\$644,730 Under Budget



Project Descriptions and Plan

Addressing Middle School Growth Challenge



2 Projects

Project MS23-226 - a new Middle School

Project BRES Addition - add Middle School capacity to existing building

Project MS23-226

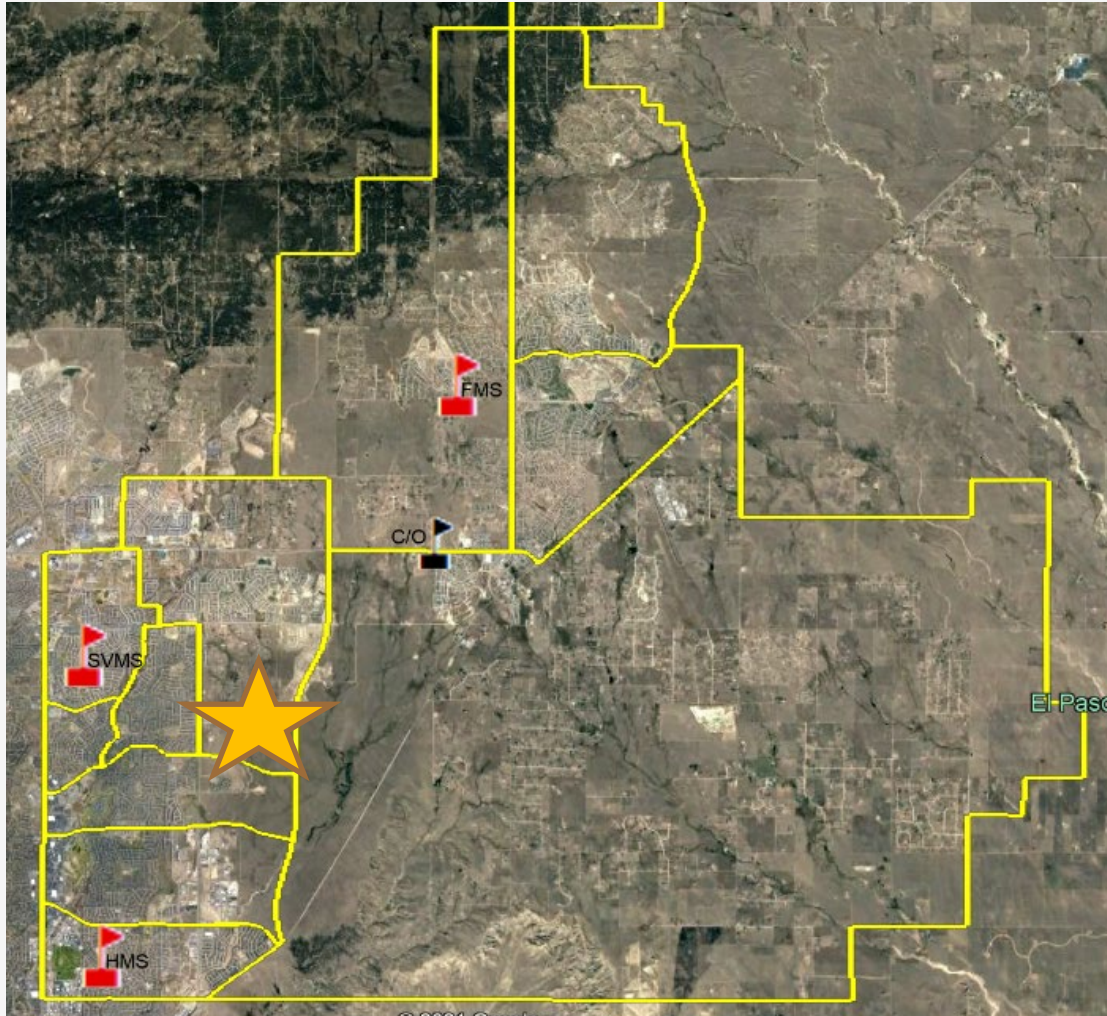


- 130,000 sqft school
- 900 students
- Grades 6-8
- Design Team: DLR Group
- Owners Rep: Wember
- Contractor: Nunn Construction

Lead Planner – Melissa Andrews
Lead Construction Rep – Bruce Brown

- D49 Design Team
 - Sean Dorsey
 - Dustin Horras
 - Mary Perez
 - Theresa Klinitski
 - Audra Lane
 - Dr. Nancy Lemmond
 - Monica Deines-Henderson
 - CJ Jilek
 - Daniel Payne
 - Bruce Brown
 - Melissa Andrews
 - David Watson
 - Jack Pietraallo

Project MS23-226 - Location



Reference Points
3 current Middle
Schools in Red

Project MS23-226 - Location



**Land
Dedication**

**Developer
Nor'wood
Homes**

Boundary Adjustments MS23-226



Key Questions

- What Zone should MS23-226 be a part of?
- Which Elementary Schools will matriculate into MS23-226?

Factors considered included the following...

- Projected student growth/planned home construction in each school footprint
- School capacity
 - Current and projected
 - Elementary, Middle and High
- Likely future new school construction general locations
- Minimizing disruption on elementary families to the extent possible

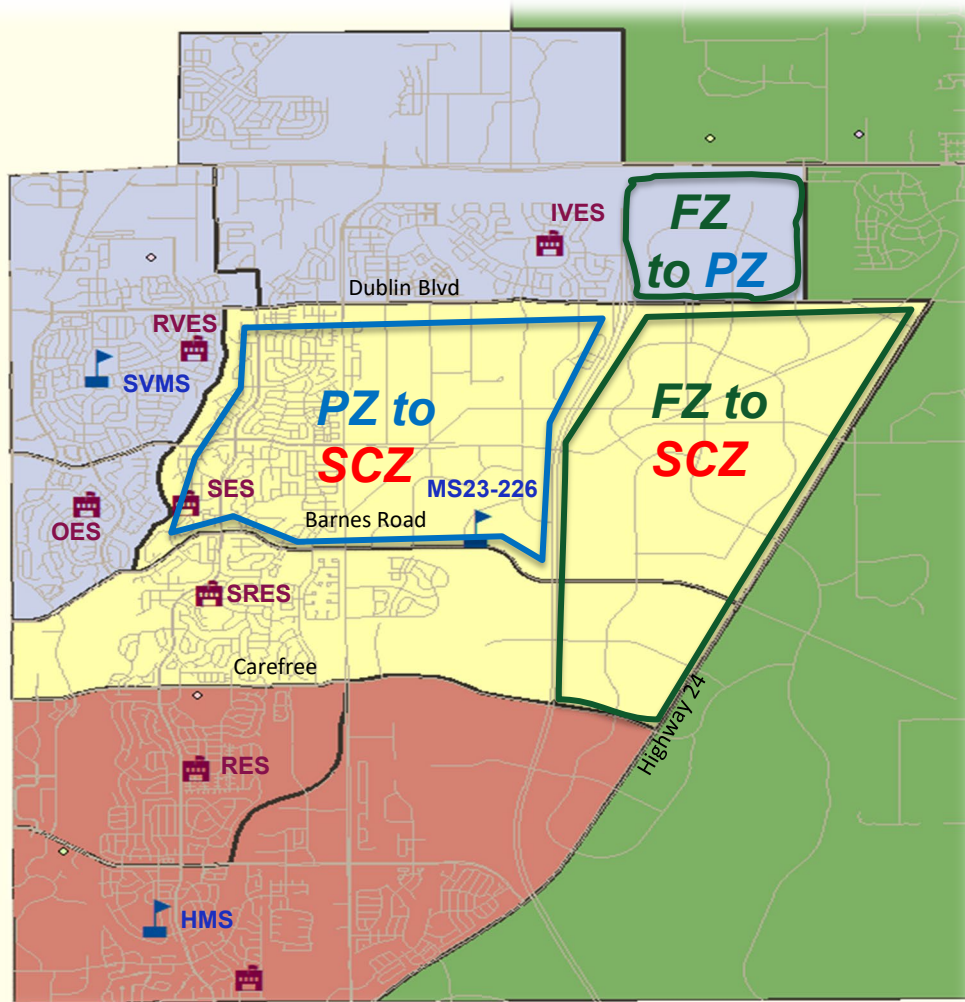
10 options analyzed

- *Included various combinations of SRES, SES, OES, IVES, FES as possible Elementary Schools to matriculate to MS23-226*

Zone Boundary Changes

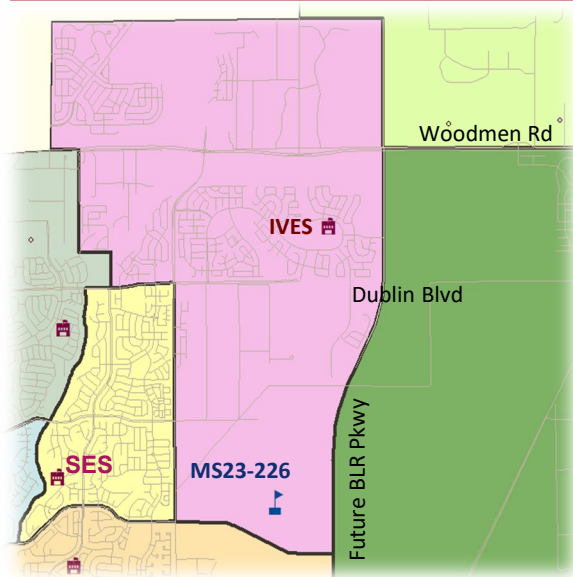


Proposed MS23-226 Boundary (Yellow Shade)

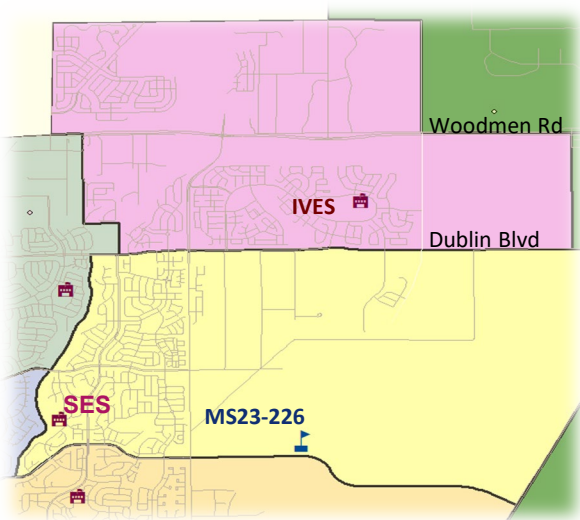


**MS23-226 Boundary
(Yellow) Becomes
Sand Creek Zone**

Current Boundary



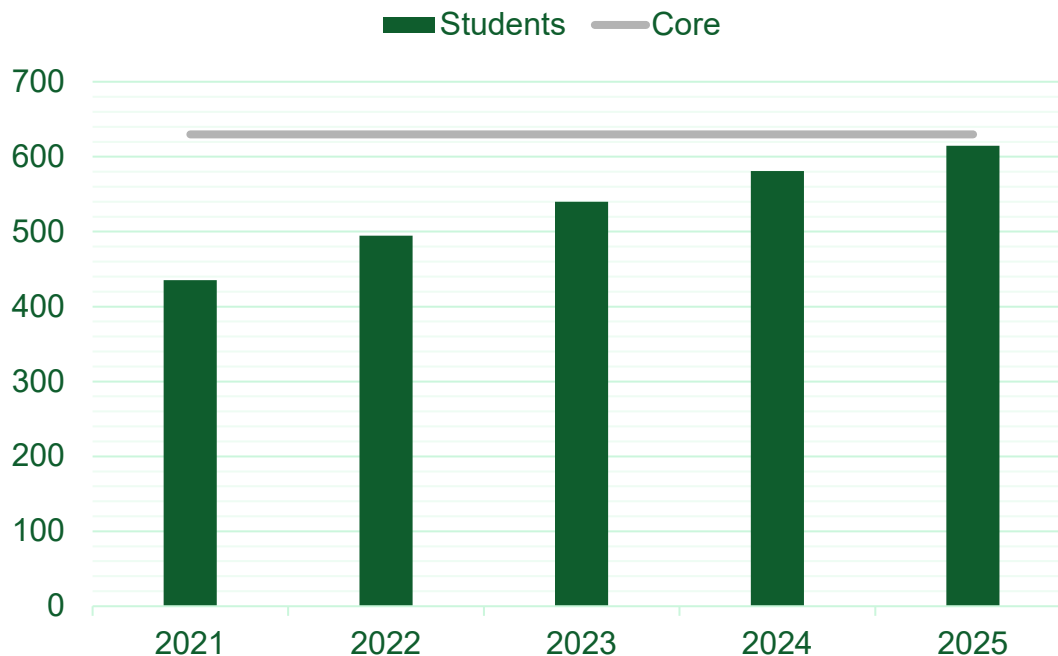
Proposed Boundary



Inspiration View Elementary School

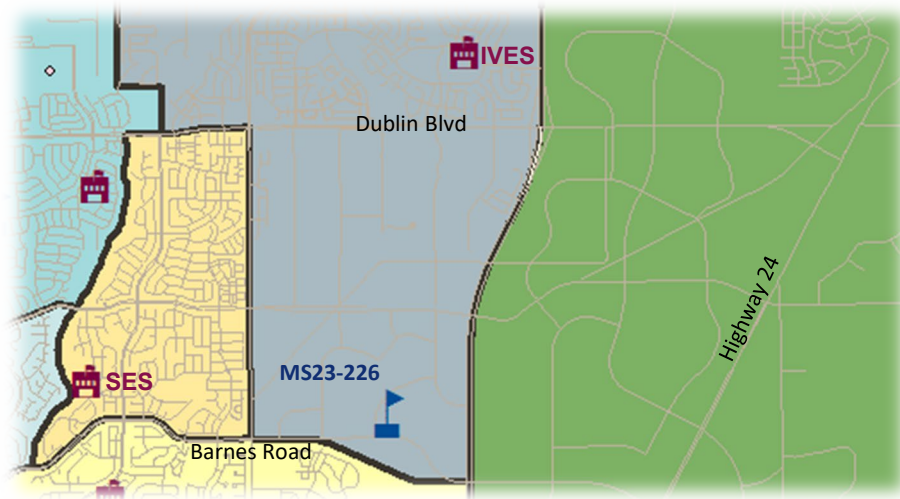


IVES – Projected with new Boundary

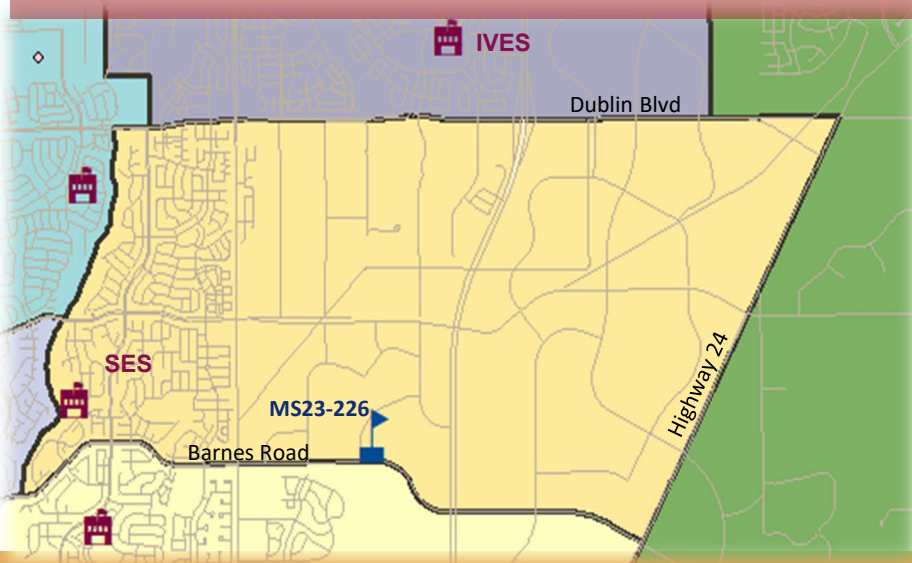


Calculations for Development growth do not include deductions for students who may choose to attend charter schools, as we are not sure on seat availability at those locations.

Current Boundary



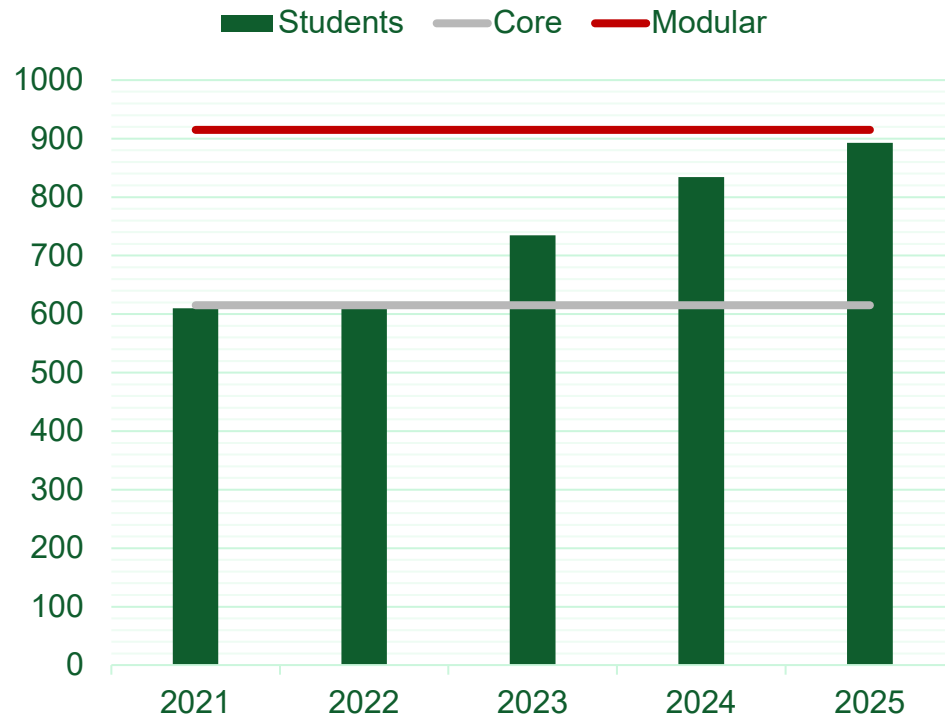
Proposed Boundary



Stetson Elementary School

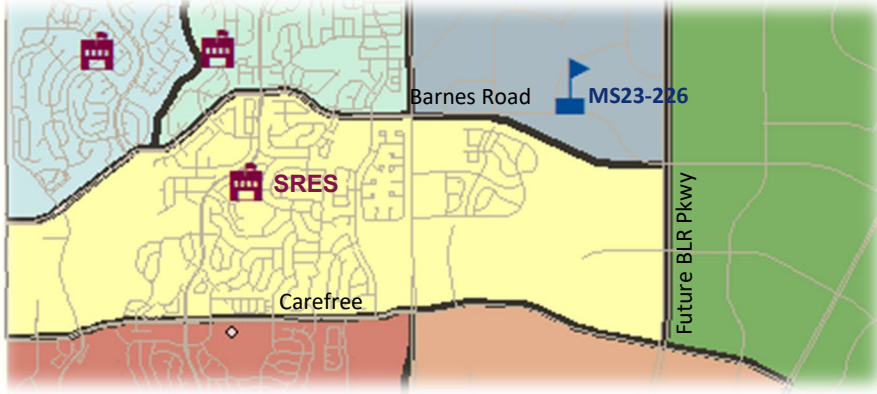


SES – Projected with New Boundary



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Current Boundary



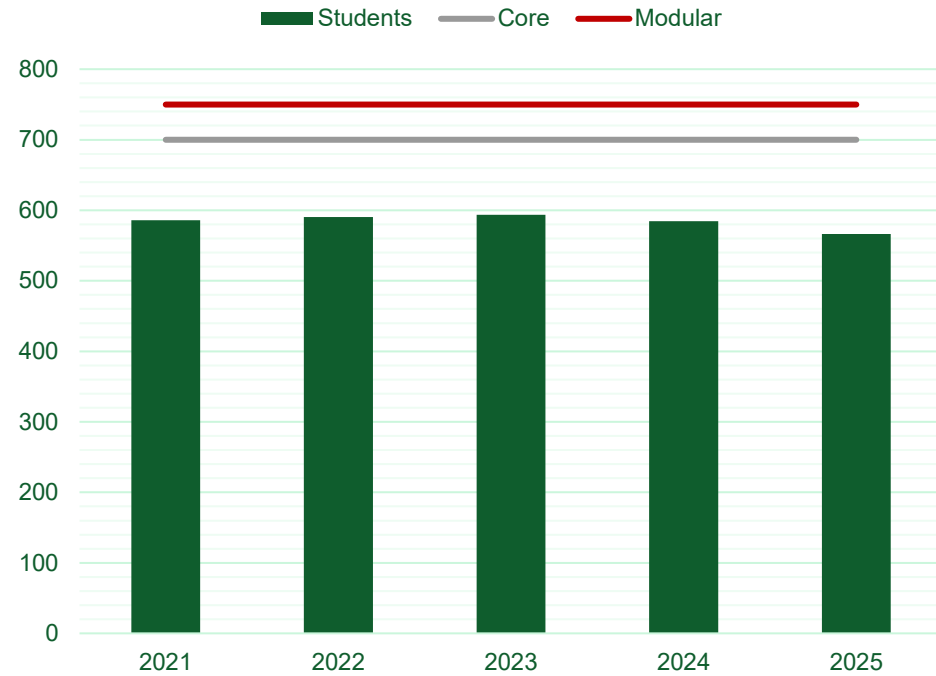
Proposed Boundary



Springs Ranch Elementary School

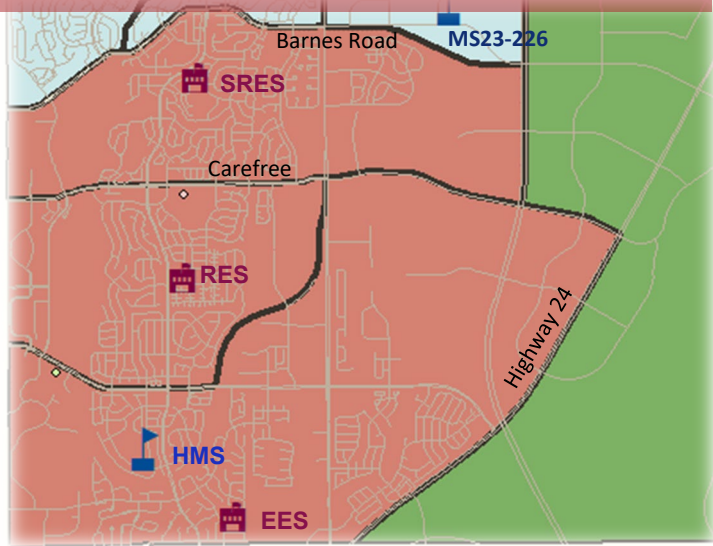


SRES - Projected with New Boundary

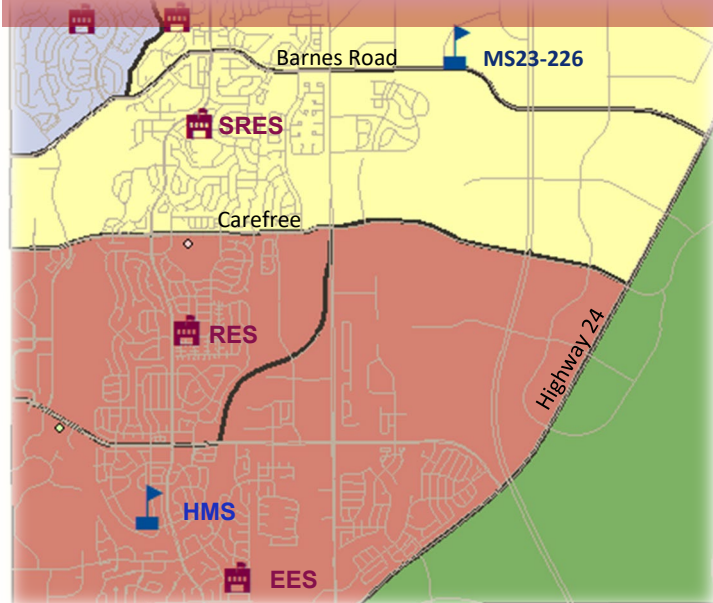


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Current Boundary



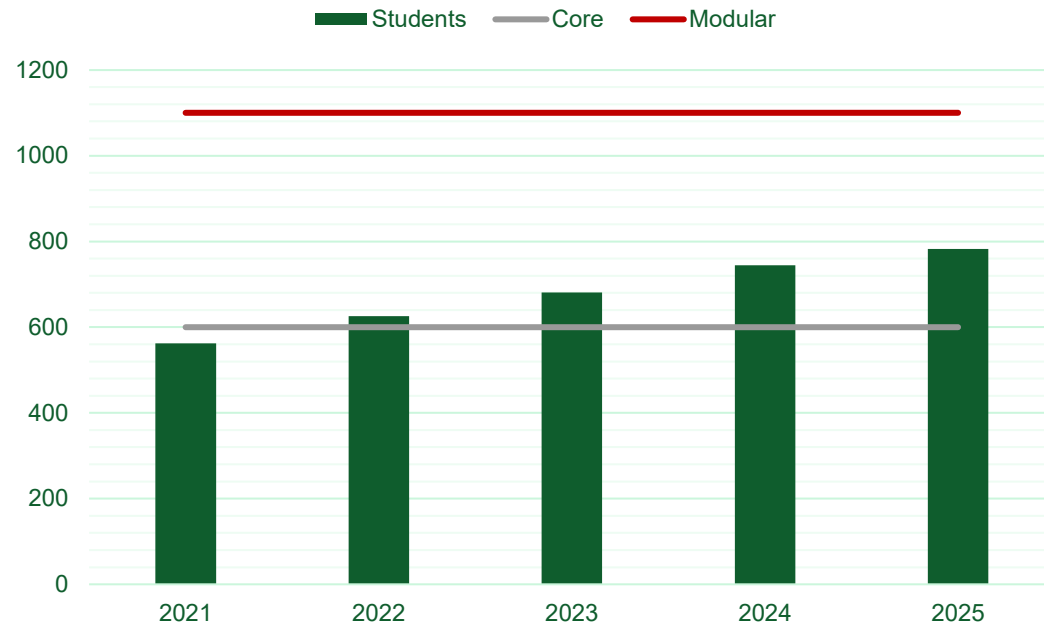
Proposed Boundary



Horizon Middle School



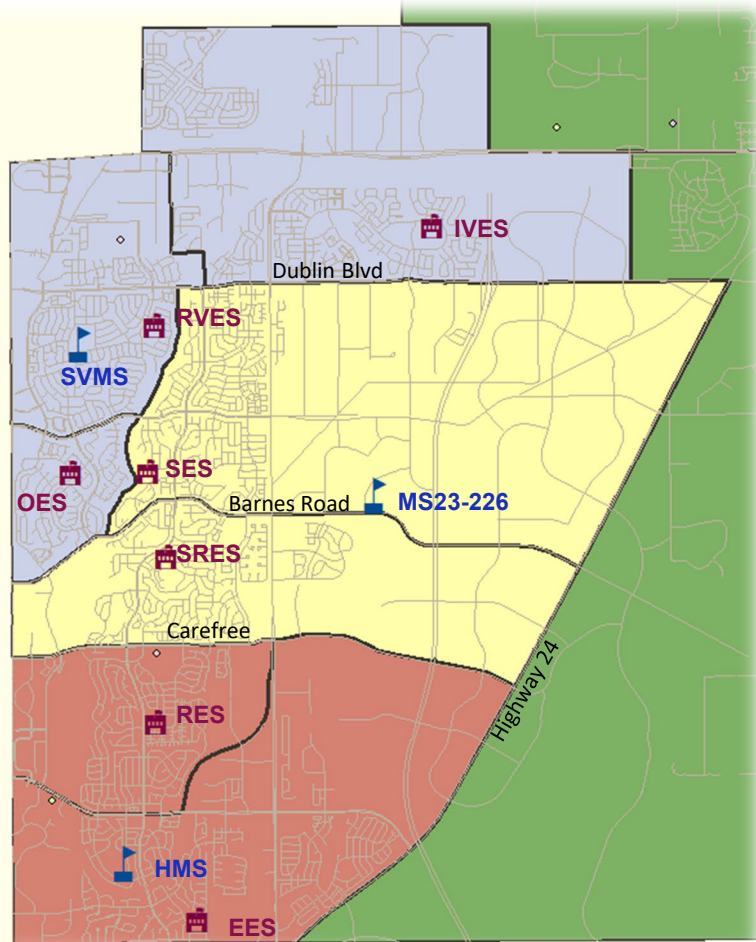
HMS - Projected with New Boundary



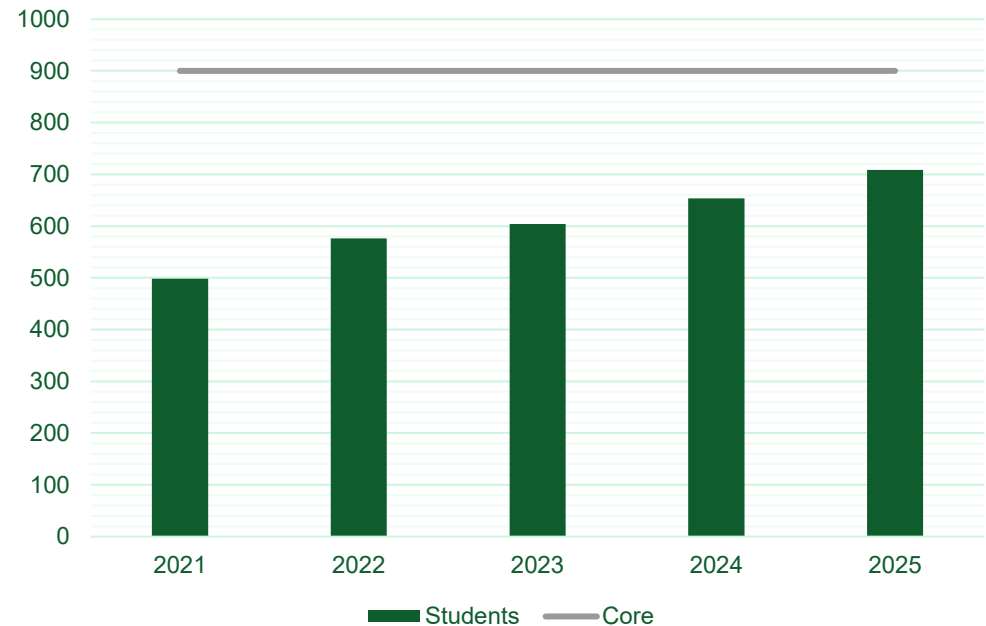
Calculations for Development growth do not include deductions for students who may choose to attend charter schools, as we are not sure on seat availability at those locations.

MS23-226 Middle School

Proposed Boundary



MS23-226 Projected with New Boundary

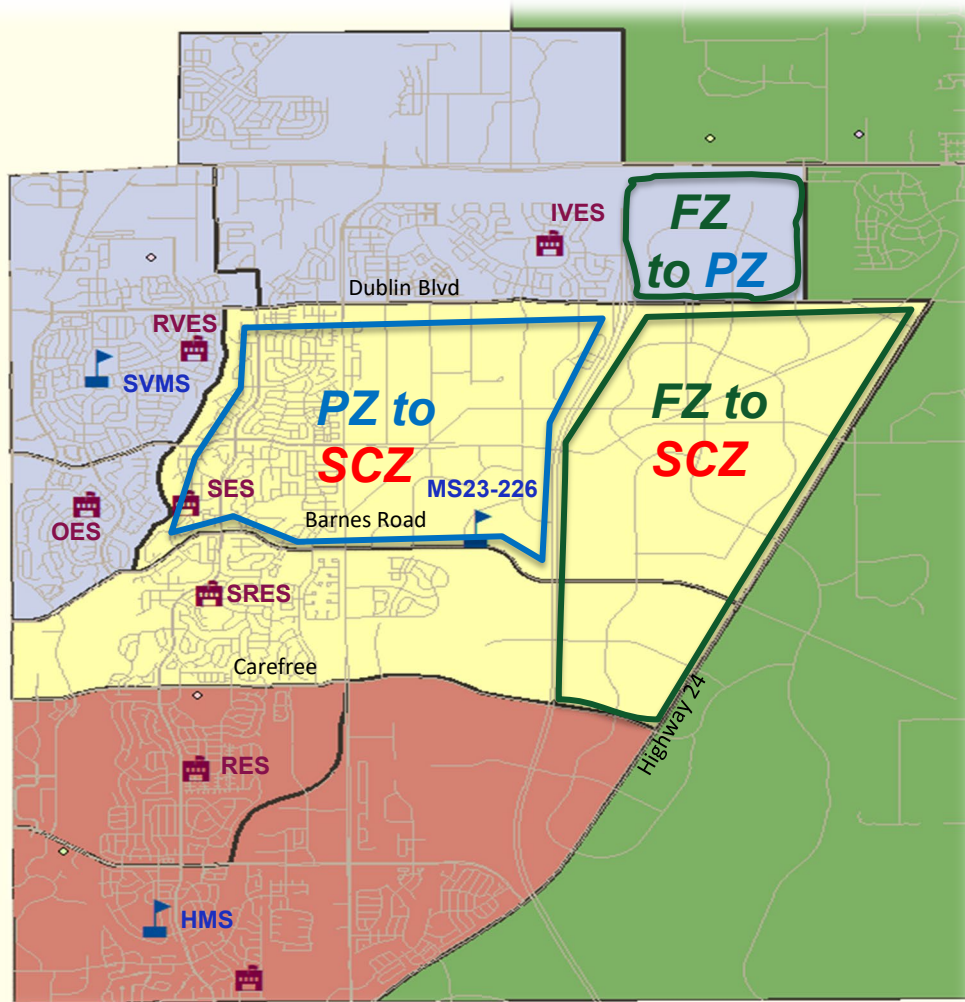


Calculations for Development growth do not include deductions for students who may choose to attend charter schools, as we are not sure on seat availability at those locations.

Zone Boundary Changes



Proposed MS23-226 Boundary (Yellow Shade)



**MS23-226 Boundary
(Yellow) Becomes
Sand Creek Zone**

MS23-226 Timeline



Site Identified
4/1

Site Survey
4/1-5/26

Traffic Study
4/1-5/26

Geotechnical and
Environmental
4/1-5/26

Site Development
Plan 4/15-7/23

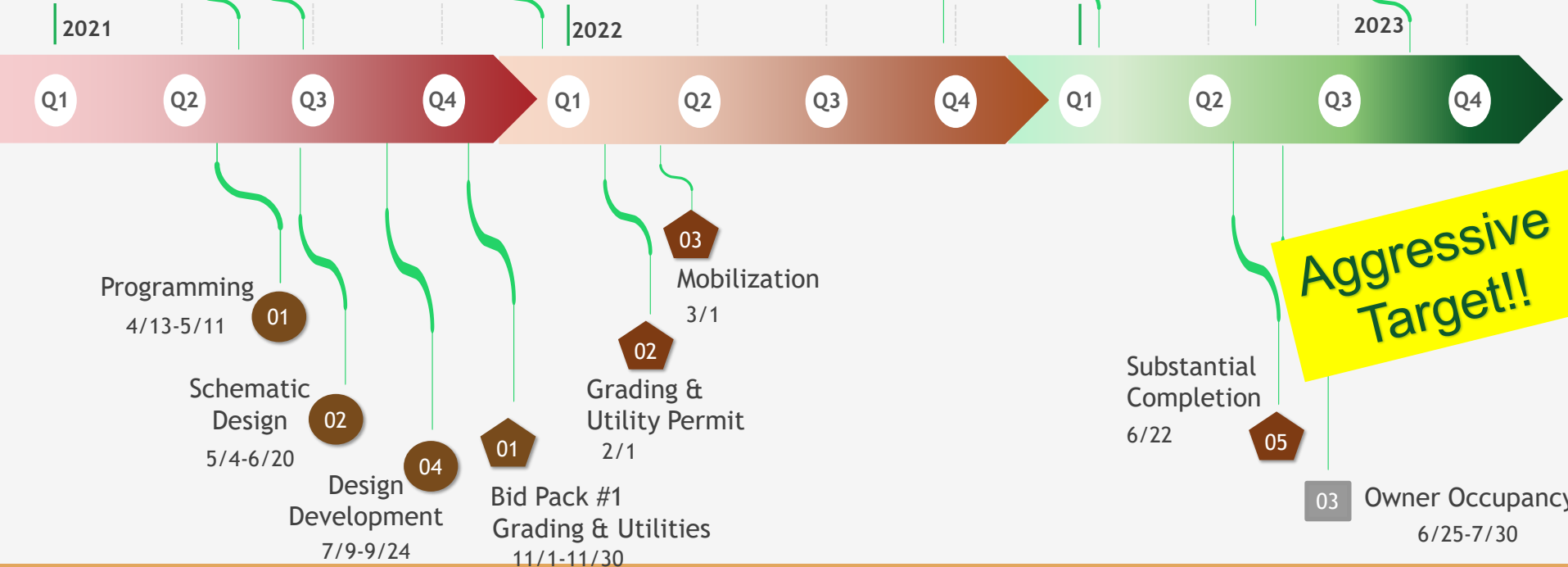
Construction
Documents
11/1-1/27

Superstructure
Permit 3/24

Through Finish
Permit 3/24

FF&E Delivery
6/1/23

School Opens



BRES Building Addition



Concept

- Maintain combined FMS/BRES Campus
- Increase capacity at BRES with “already-designed” addition
- FMS 6th graders primary classrooms in BRES Bldg
- FMS 7-8 graders in FMS Building
- BRES continues K-5 in separate wings

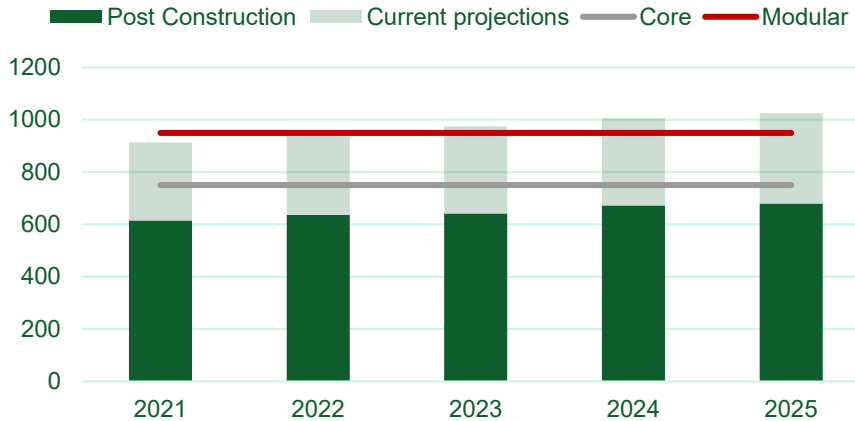
Benefits

- Does not change student matriculation throughout FZn
- Provides FZn increased MS capacity
- Maintains flexibility for use in future years (ES or MS)
- Save design costs

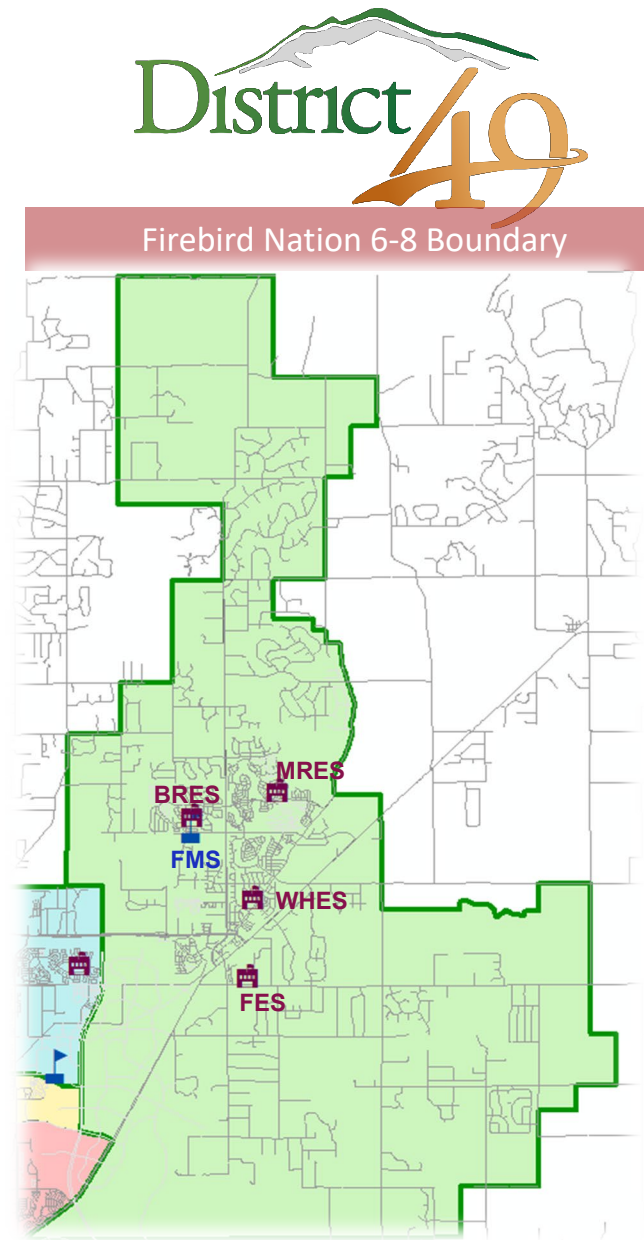
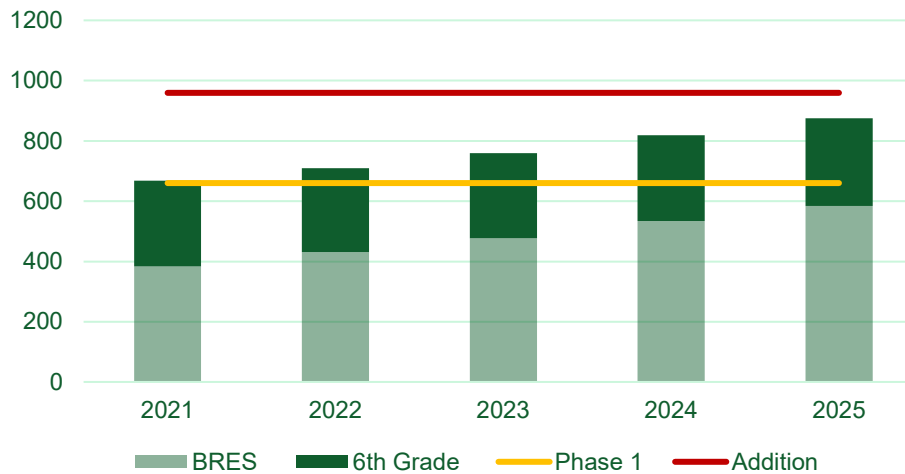
- 57,300 sqft addition onto BRES Building (currently 63,780 sqft)
- 300 students increased capacity for FMS students
- Design Team: CRP
- Contractor: GH Phipps
- Owners Rep: Wember

Lead Planner – Melissa Andrews
Lead Construction Rep – Bruce Brown

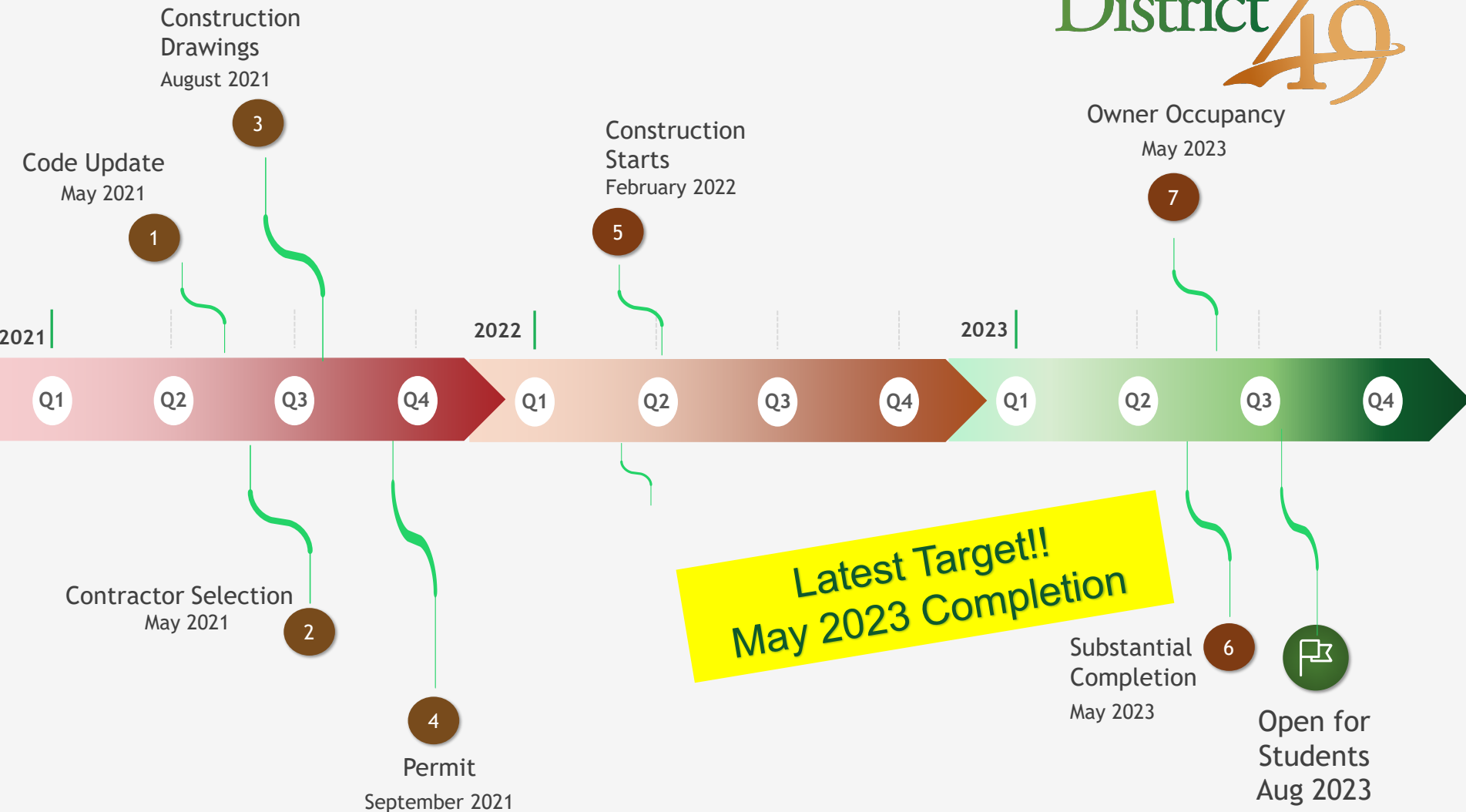
FMS – Current and Post Construction Enrollment Projections



BRES - Current and Post Construction Enrollment Projections



Bennett Ranch Addition Timeline



Financing



Planned Budget	Total =	\$85mm
MS23-226		60mm
BRES Addition		25mm

Assessed Value Growth on the existing, fixed rate, Mill Levy Override creates the funding source for both MS23-226 and for Bennett Ranch Elementary School Addition (as per the MLO design in 2016).

Details to be presented at June 23, 2021 BoE meeting.

No new bond or ballot initiative required

Intelligent Risk Factors



MS23-226 – Area is Undeveloped

- No current infrastructure
- Road & bridge development required
- Utility development required
- First time permitting

Both Projects

- Construction Material Availability Questions
- Costs Changes
 - Construction Materials – Extreme Price Volatility

Reality Check - these factors may impact this tight timeline or project costs. Entire team will work to mitigate these factors and will provide regular updates to BOE.

Community Feedback



Now through September 2021

Public Information Campaign

Receive thoughts and concerns from community

Provide feedback to BOE on concerns and on plans to address concerns

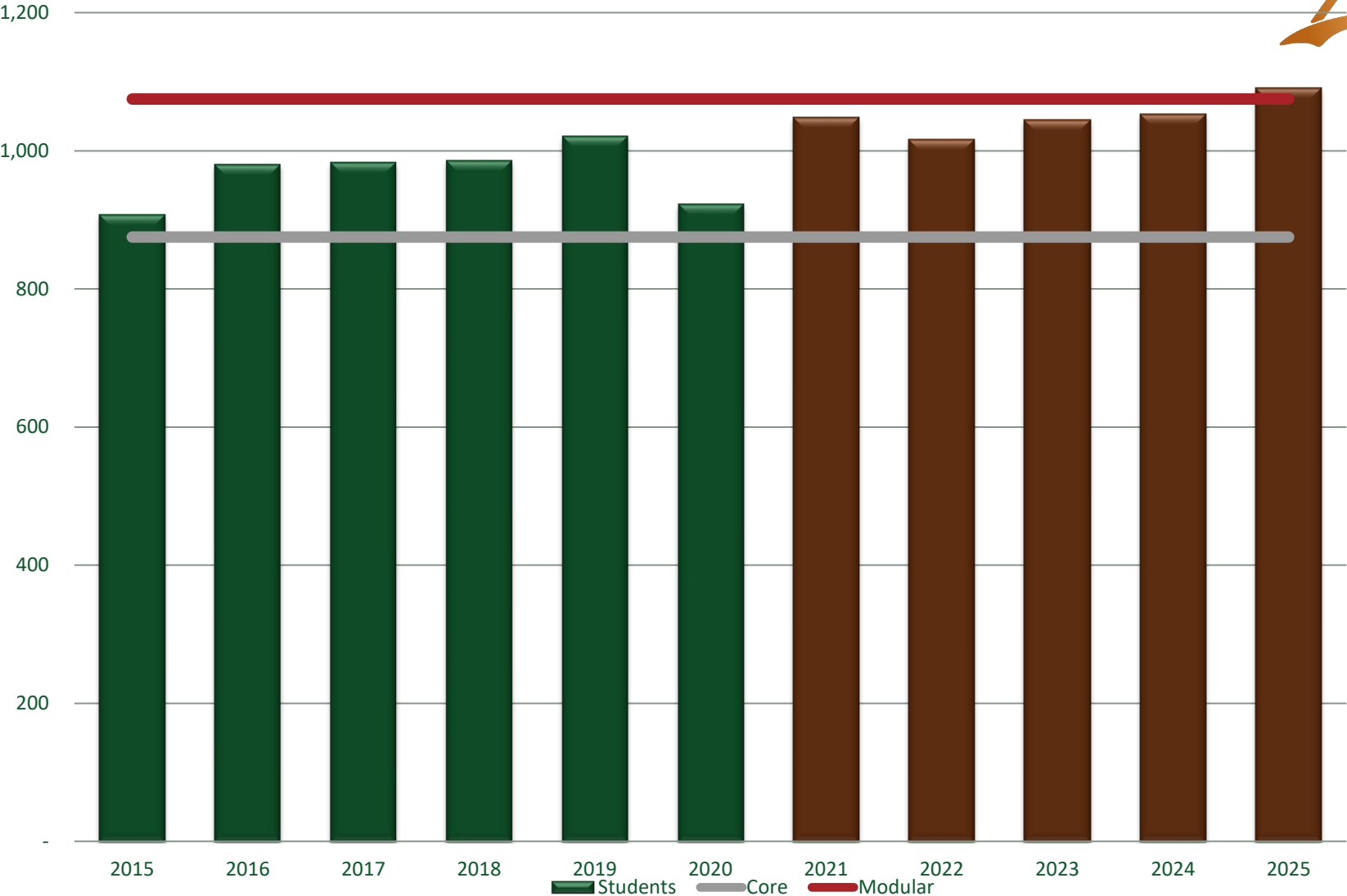


Questions and Discussion

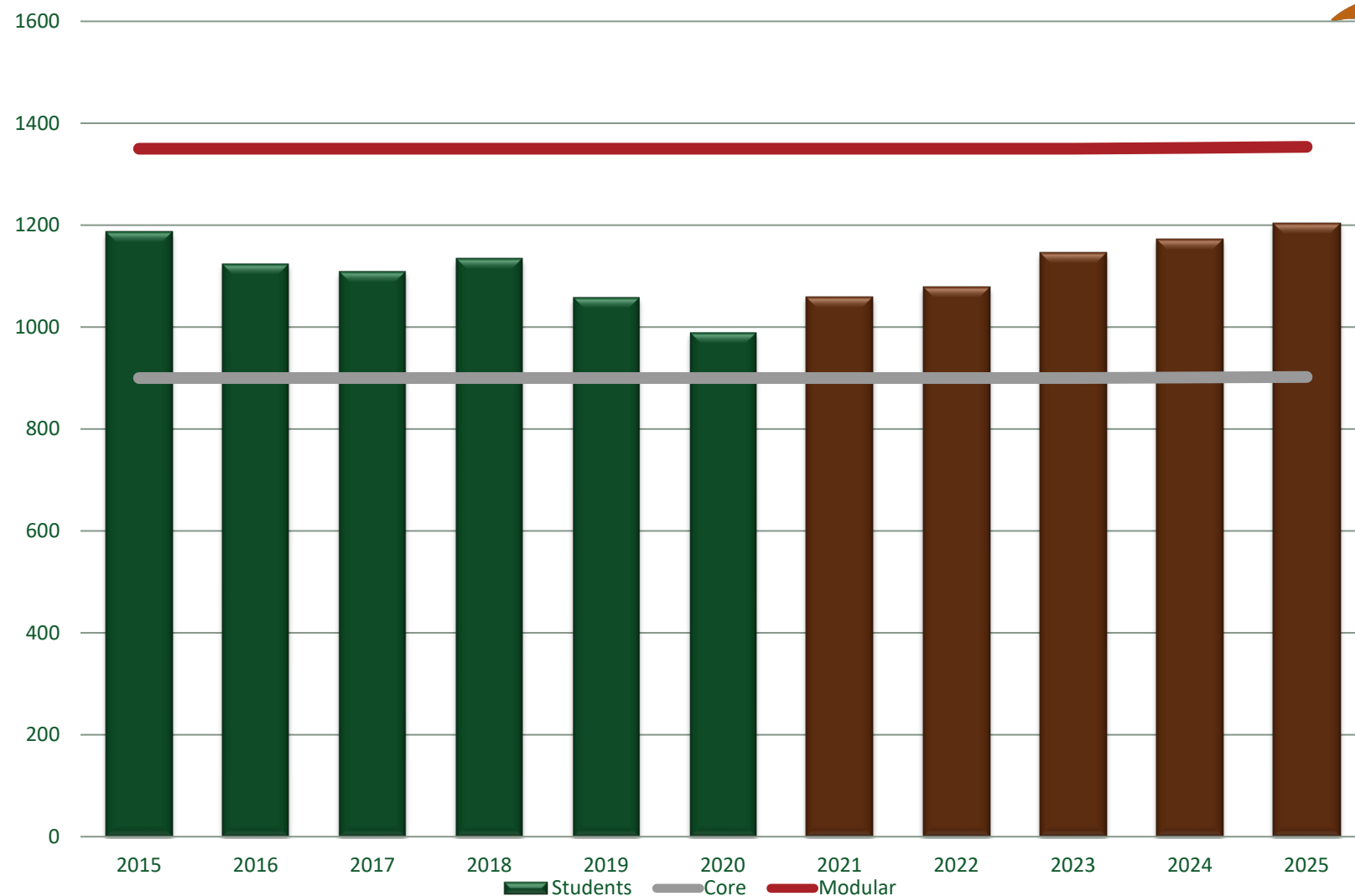


Back Up Slides

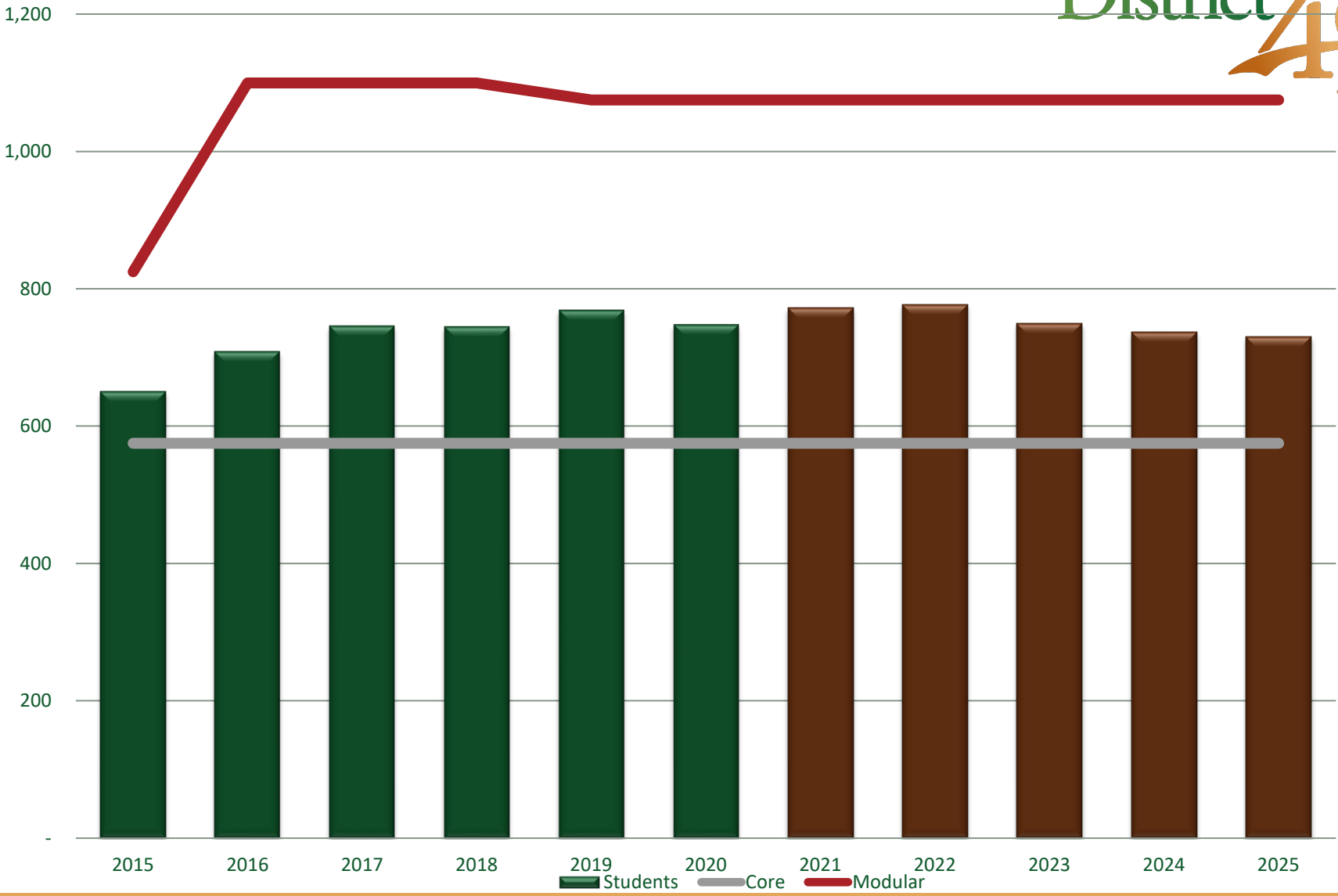
Falcon Middle School
Enrollment and Projection Trends vs. Core and Temporary Space



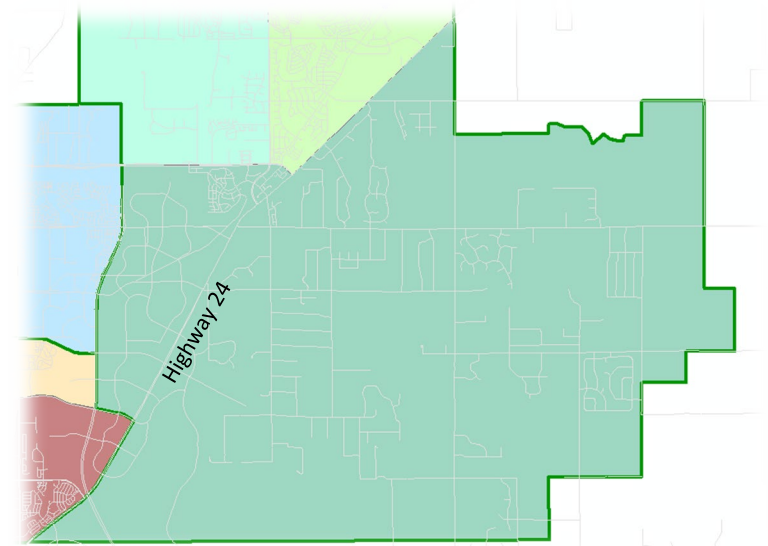
2018/19 Skyview Middle School Enrollment and Projection Trends vs. Core and Temporary Space



2018/19 Horizon Middle School Enrollment and Projection Trends vs. Core and Temporary Space



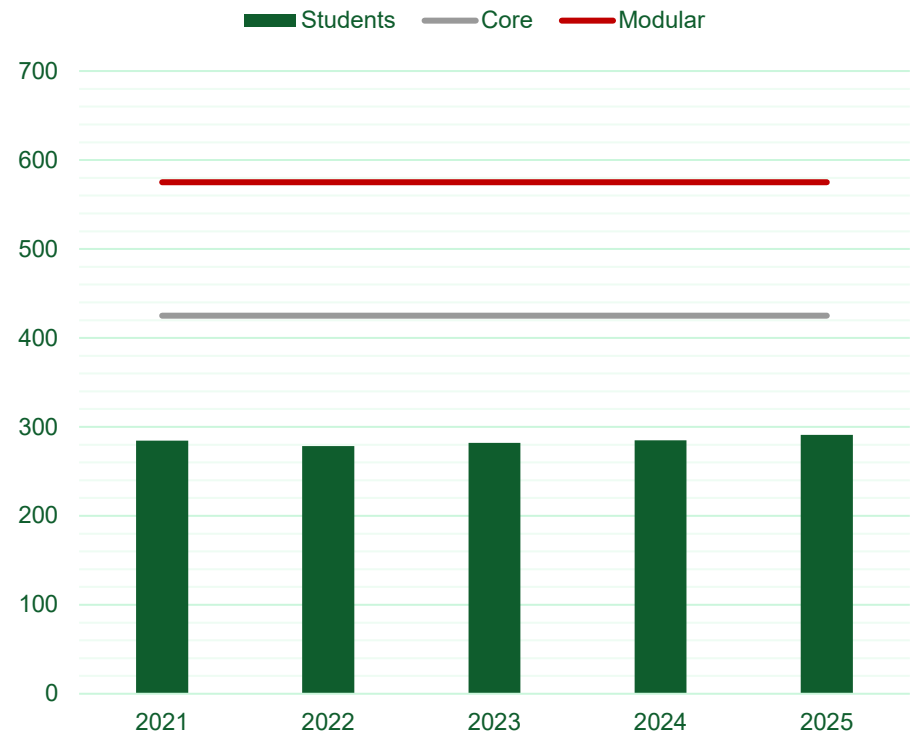
Current Boundary



Falcon Elementary School



FES - Projected with New Boundary



Proposed Boundary

