

Special Board Meeting
ESC, 1500 E. 128th Avenue, Training Center
Thornton, CO 80241

June 29, 2016
5:00 p.m. Work Study Session – Executive Board Room
6:00 p.m. Regular Session – Aspen Room

Batz
Jennings
Lockley
Mitchell
Plomer

Item

AGENDA

A-1 Call to Order - Plomer

Motion A-2 Roll Call – Plomer

Second A-3 Approval of Agenda – Plomer

Action Recommended motion: "... to approve the agenda as stated."

A-4 Work Study Session – Plomer
 • Dinner

Motion A-5 Executive Session – Spare

Second Recommended motion: "...to recess for an executive session to receive legal advice regarding the

Action process for a request for review pursuant to Superintendent Policy 1550 Public Complaint, Board

 Policy 2.1 Treatment of Students, Their Families and Community Members and C.R.S. 24-6-
 402(4)(b), and to discuss a student matter pursuant to Board Policy 2.1 and C.R.S. 24-6-402(4)(h)."

RECESS
RECONVENE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

B-1 General Public Comment – Plomer

The chairperson will recognize those who have signed up to speak in advance of the meeting. Public comment and input shall be limited to fifteen minutes total, ten minutes per topic, and three minutes per speaker. Neither Board members nor the Superintendent are obligated to respond to comments or input, nor are they prohibited from doing so. In the presiding officer's discretion, time for public, Board member or Superintendent comments may be suspended or increased, or the meeting temporarily recessed, depending on the nature of the comment or the length of the remainder of the meeting agenda.

Motion

BOARD BUSINESS

Second

C-1 Minutes – Jennings/Mullins

Action

Recommended motion: "...to approve the minutes of the regular Board meeting of June 15, 2016 as presented in [Enclosure C-1](#)."

Motion

C-2 Request For Review - Plomer

Second

The Board will take action on a request for review of a student matter.

Action

C-3 2016 Bond Recommendation – Gdowski

The Superintendent will recommend a Bond package for the 2016 General Election. Board members will discuss and provide general direction. The Board will take action regarding placing a Bond question on the 2016 ballot at a special meeting on August 24, 2016. ([Enclosure C-3](#))

FUTURE AGENDA ITEMS

D-1 Calendar – Plomer

**August 17 Regular Board Meeting, 7:00 p.m.
 ESC, Training Center, Aspen Room**

Agenda Items:

- Monitoring Report: 2.0 General Operating Limitations Policy
- Monitoring Report: 2.6 Employment, Compensation and Benefits
- Monitoring Report: 2.9 Charter Schools
- District Accountability Committee Membership Recommendations

**August 24 Special Board Meeting, 7:00 p.m.
 ESC, Training Center, Aspen Room**

Agenda Items:

- Bond Election

D-2 Adjournment – Plomer

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
EDUCATION, ADAMS 12 FIVE STAR SCHOOLS, HELD AT
1500 E. 128TH AVENUE, THORNTON, CO 80241, JUNE 15, 2016.

PRESENT:

Board of Education

B. Batz

N. Jennings

J. Lockley, absent

L. Mitchell

K. Plomer

C. Gdowski, Superintendent

Call to Order (Item A-1)

Ms. Plomer called the meeting to order at 5:37 p.m.

Roll Call (Item A-2)

All Board Members were present except Ms. Lockley.

Approval of Agenda (Item A-3)

Motion by Mr. Jennings, second by Mr. Batz, to approve the agenda as stated.

Ayes: Batz; Jennings; Mitchell; Plomer.

Nays: None. Motion carried 4-0.

Work Study Session (Item A-4)

Dinner

Middle School Sports – Lee Peters, District Athletic Director reviewed information provided to the Board regarding middle school sports and responded to questions. The Board discussed convening a community wide meeting to build understanding around sports in the District at all levels and to determine what the community wants in a District sports program. Staff will work over the summer to identify the best timeframe to raise the conversation and report to the Board in the fall.

Superintendent Gdowski informed the Board of community conversation regarding reinstating lacrosse as a varsity team sport in the District and his decision not to start lacrosse for the 2016-2017 school year but work with the community look to the 2018-2019 season.

RECESSED 6:56 P.M.

RECONVENED 7:06 P.M.

Pledge of Allegiance

REPORTS, UPDATES AND INFORMATION

Board of Education Comments, Recognition, Awards and Vision (Item B-1)

Mr. Batz:

- reported attending the Thornton High School football kickoff and commended the new coach on energizing the team. He looks forward to the change of guard and the next season.
- indicated he enjoyed the Board retreat to work on Ends policies, noting it was a productive day with good progress.

Mr. Jennings indicated he enjoyed the Board retreat and acknowledged good discussion and good work.

Ms. Mitchell reported:

- attending the Retiree Breakfast and indicated it was sad to say good bye to people she had just getting to know in her first year as a Board member. She expressed her appreciation to all the retirees for their dedication and what they've given to our students and District.
- having coffee with Dr. Rachel Heide, the new Westlake Middle School Principal. She indicated Dr. Heide brings great attributes to the District noting she was honored as the assistant principal of the year last year, has experience in two other districts and has a PhD in cultural diversity.

Ms. Plomer

- thanked Board members for their participation in the Retreat indicating they made good progress and will have Ends Policies that will communicate to the community what the goals and vision are for the District.
- reported attending the Retiree Breakfast and acknowledged Classified, Certified and Administrative retirees, some with 30+ years.
- reported driving by school parking lots that are full and acknowledged the teachers and students still working over the summer. She expressed her appreciation for the credit recovery opportunities the District offers students.

Superintendent Gdowski acknowledged the work that continues after school ends to finish out the school year noting budget and Bond planning and the work over the summer to prepare for an outstanding 2016-2017 school year.

PUBLIC COMMENT

General Public Comment (Item D-1)

Mark Rule of Westminster, expressed concern with the implementation of lacrosse in Adams 12 for the 2016-2017 school year.

Maura Devine of Broomfield, expressed concern regarding overcrowding issues and encouraged the Board to place a Bond question on the 2016 ballot that would allow for a school to be built in Anthem.

Helene Jewett of Broomfield and a Meridian Elementary School parent, addressed overcrowding at Meridian and the classroom caps and encouraged Board members to support a Bond for the November 2016 election.

MONITORING

Monitoring Report: Operating Limitations Policy 2.1 Treatment of Students, Their Families and Community Members (Item C-1)

Motion by Mr. Jennings, second by Mr. Batz, to acknowledge that the Board has received a delayed monitoring report as of June 15, 2016 for the period July 1, 2015 through June 30, 2016 of the Superintendent concerning Operating Limitations Policy 2.1 Treatment of Students, Their Families and Community Members, and the Board finds the superintendent's interpretations are reasonable and supported by data that is relevant, justified and complete.

Ayes: Batz; Jennings; Mitchell; Plomer.

Nays: None. Motion carried 4-0.

Monitoring Report: Operating Limitations Policy 2.3 Financial Planning and Budgeting (Item C-2)

Motion by Ms. Mitchell, second by Mr. Jennings, to acknowledge that the Board has received a monitoring report as of June 15, 2016 for the period July 1, 2016 through June 30, 2017 of the Superintendent concerning Operating Limitations Policy 2.3 Financial Planning and Budgeting, and the Board finds the superintendent's interpretations are reasonable and supported by data that is relevant, justified and complete.

Ayes: Batz; Jennings; Mitchell; Plomer.

Nays: None. Motion carried 4-0.

Direct Inspection Monitoring: Operating Limitations Policy 2.7 Communication and Support to Board (Item C-3)

Motion by Ms. Mitchell, second by Mr. Jennings, to acknowledge that the Board has conducted a direct inspection monitoring as of June 15, 2016 of the Superintendent concerning Board Policy 2.7 Communication and Support to the Board and finds that the superintendent has complied with policy statements.

Ayes: Batz; Jennings; Mitchell; Plomer.

Nays: None. Motion carried 4-0.

CONSENT AGENDA

Recommended Action

Motion by Mr. Batz, second by Ms. Mitchell to approve agenda items D-1, D-2, D-3, D-4, D-5, and D-6, as stated in the Board agenda dated June 15, 2016

Ayes: Batz; Jennings; Mitchell; Plomer.

Nays: None. Motion carried 4-0.

Personnel Actions (Item D-1)

Approved the Personnel Actions as listed in Enclosure D-1:

- (a) Resignations and Terminations
- (b) Transfers and Reassignments
- (c) Employment
- (d) Leaves of Absence.

Fiscal Year 2015-2016 Supplemental Budget and Appropriation Resolution (Item D-2)

Adopted the Fiscal Year 2015-2016 Supplemental Budget and Appropriation Resolution presented in Enclosure D-2.

Fiscal Year 2016-2017 Budget Resolution (Item D-3)

Adopted the Fiscal Year 2016-2017 Budget Resolution as presented in Enclosure D-3.

Fiscal Year 2016-2017 Appropriation Resolution (Item D-4)

Adopted the Fiscal 2016-2017 Appropriation Resolution as presented in Enclosure D-4.

Resolution Authorizing for Fiscal Year 2016-2017 the Use of a Portion of Beginning Fund Balance (Item D-5)

Adopted the Resolution Authorizing for Fiscal Year 2016-2017 the Use of a Portion of Beginning Fund Balance as Authorized by Colorado Statutes presented in Enclosure D-5.

Resolution Authorizing the Collection of Fees for 2016-2017 School Year (Item D-6)

Adopted the Resolution Authorizing the Collection of Fees for the 2016-2017 School Year as presented in Enclosure D-6.

BOARD BUSINESS

Minutes (Item E-1)

Motion by Mr. Jennings, second by Ms. Mitchell, to approve the minutes of the regular Board meetings of May 25, 2016 and June 1, 2016 as presented in Enclosures E-1(a) and E-1(b).

Ayes: Batz; Jennings; Mitchell; Plomer.
Nays: None. Motion carried 4-0.

Operating Limitation Policy 2.4 Financial Conditions and Activities (Item E-2)

Motion by Ms. Mitchell, second by Mr. Batz, to adopt revised Board Policy 2.4 Financial Conditions and Activities as presented in Enclosure E-2.

Ayes: Batz; Jennings; Mitchell; Plomer.
Nays: None. Motion carried 4-0.

Plan for Restoring 3% Discretionary Reserve in General Fund (Item E-3)

Motion by Mr. Batz, second by Ms. Mitchell, to accept the plan as presented by the Superintendent for restoring the 3% discretionary reserve.

Ayes: Batz; Jennings; Mitchell; Plomer.
Nays: None. Motion carried 4-0.

Certified Employee Contract (Item E-4)

Motion by Ms. Mitchell, second by Mr. Batz, to ratify the Certified Master Agreement changes tentatively agreed upon through the Interest Based Strategies (IBS) negotiations process presented in Enclosure E-4.

Ayes: Batz; Mitchell; Plomer.
Nays: Jennings. Motion carried 3-1.

Resolution Provisionally Including District Authorized Charter Schools in a Potential Ballot Question Should the District Seek Voter Approval for Bonded Indebtedness and/or a Mill Levy Override in the November 2016 General Election (Item E-5)

Motion by Mr. Batz, second by Mr. Jennings, to adopt the resolution provisionally including District authorized charter schools in a potential ballot question as presented in Enclosure E-5.

Ayes: Batz; Jennings; Mitchell; Plomer.
Nays: None. Motion carried 4-0.

FUTURE AGENDA ITEMS

Calendar (Item F-1)

Ms. Plomer indicated the opportunity for public comment would be provided at the special meeting on June 29, 2016. She also reminded members to send any additional feedback regarding Ends Policies to her by June 24, 2016.

Adjournment

The meeting was adjourned at 9:23 p.m.



Superintendent's Office
Educational Support Center
1500 E. 128th Avenue
Thornton, CO 80241

June 24, 2016

TO: Board Members

FROM: Chris Gdowski, Superintendent

RE: Background Information and Recommended Elements for 2016 Bond Package

This memorandum provides background information and explanation for recommended components of a \$350 million bond proposal for the November 2016 general election. As you'll see, there have been significant revisions made to the recommended components of the package since the June 1, 2016 board meeting in order to account for probable cost increases in construction expense and to provide a contingency for unexpected items discovered during the design and construction processes.

Important Background Items

1. Debt Capacity Without a Tax Rate Increase. An analysis conducted in early 2016 indicated that the District could incur bonded debt in the amount of \$409 million without an increase in the bond redemption levy.

Staff have been interviewing prospective bond underwriters during the past two weeks so that we can identify the underwriter or underwriters who can best meet the District's needs in issuing bonds following a successful November election. The underwriters indicate that the historically low interest rates currently in place are driving many investors away from purchasing bonds with low rates of return, which currently are in the 2 -2.5 percent range for municipal/school bonds. Instead, the preferred trend in the market is for investors to pay more for a bond than its face value -- with the supplemental payment called "premium" -- in exchange for a higher interest rate on the bond coupon, typically in the 5 percent range for bonds of longer duration (e.g., 20 years).

The "premium" currently being paid on bonds with a 5 percent coupon is in the 20 percent range. So . . . if the District were to issue \$100 million in bonds with these higher yields, we would receive \$120 million in bond proceeds which could be used for completing projects. The downside to the higher yields, however, is that they increase the repayment costs for the bonds over the 20-25 year repayment term. Accordingly, I asked PFM, our financial advisor, to conduct an analysis to determine, if the District subsequently issued \$350 million in bonds at these higher yields in the 5 percent range, if this could be accomplished without a rate increase in the bond redemption levy in future years.

We will receive PFM's final analysis on Monday. The preliminary analysis shared yesterday afternoon indicated that we could issue the \$350 million without a tax rate increase and included the following assumptions: a) we will refund our outstanding 2006 general obligation bonds (approximately \$40

million outstanding) and realize approximately \$800,000 in annual repayment savings; b) that assessed valuation for real property within the District will grow by approximately 2.5 percent per year in future years, which aligns with historical data for the District; and c) the balance in the bond redemption account in excess of the amount needed to make required bond payments -- approximately \$20 million -- will not be used for making future bond payments. (Instead, the excess balance in the bond redemption account would be used as a contingency fund to make bond payments without increasing the bond redemption levy if assessed valuation growth does not meet/exceed the 2.5% assumption.)

The final PFM analysis will determine the "break point" in which assessed valuation increases are less than the 2.5 percent projection; the excess balance in the bond redemption account has been exhausted; and increases in the bond redemption levy are needed in order to make principal and interest payments. We will update you regarding this analysis at the meeting on Wednesday night. At this juncture, given the preliminary analysis, as well as our ability to control a) when bonds are issued and b) in what amount they are issued, I believe a \$350 million debt package can be issued without a material risk of a future increase in the bond redemption levy and am presenting a package in that amount for your consideration.

2. **"Soft Costs."** Staff has determined, based upon cost trends in the construction industry, that additional funds need to be set aside for labor/materials price increases as well as for contingencies for unplanned conditions discovered during the design and construction process. These soft costs reduce the scope of recommended improvements that can be completed as described in more detail in item 3 below.

Document 1 in the BOE packet includes, near the bottom in red print, an inflation assumption of 7 percent per year. The \$37.3 million set aside for the inflation contingency was calculated using the 7 percent assumption against a month by month schedule of projected expenditures.

The program contingency in this same section is 5 percent of the total bond expenditures, or \$17.5 million. It supplements contingencies that are build into line items in the package outlined in Document 1; those amounts are 5 percent for new construction; 7.5 percent for rebuild projects (e.g., Arapahoe Ridge and Cotton Creek mobile replacement); and 10 percent for deferred maintenance/renovation projects. Our Business Services team has reached consensus on these contingency amounts.

In addition to these costs, the bond package also includes an allocation of almost 4 percent for the "G&A" category noted in red. This item stands for General Administration and would include staff that would be hired by the District to help oversee, account for, and communicate to the public regarding our delivery of the bond commitments. This sum totals \$13 million.

The "soft costs" for inflation, general administration, and project contingency total \$67.8 million. They were not included in the cost projections shared at the June 1 BOE meeting, and so some reductions/changes have been made to the recommended bond package components to fit within cost restraints.

3. Cost for LRPAC Recommendations 1-12; Soft Costs; and Staff Recommended Items at June 1 Meeting. Staff has recommended at past board meetings that the package including funding to a) complete priorities 1-12 as identified by the Long Range Planning Advisory Committee; b) additional expenditures for some aesthetic improvements (carpet, paint); parking lot repairs; art/music/athletic facility improvements; and c) possible investment in improvements designed to reduce future utility costs. Board members have also commented about the potential benefits of including d) a Lewis Pointe K-8 school and e) a partial tear down and rebuild of STEM Lab.

The cost for items (a) and (b), including soft costs, is projected at \$452 million. (See first column in Document 1).

Item (c) has not been considered further following the June 1 meeting given the long return on investment period and the scope of other pressing needs.

The cost for item (d)(Lewis Pointe) is projected at \$53.8 million, including expanded preschool space and soft costs.

The cost for item (e)(partial Lab rebuild), after factoring in \$9.4 million in reserved 2015 COP proceeds, is \$14,950,000 including soft costs.

The total cost, if all of these items were included, is **\$520.75 million**.

Accordingly, we have had to make cuts and adjustments to these recommendations to build the \$350 million package.

4. Reductions/Adjustments/Explanation re Included Items.

I've included some expanded discussion below for those items which in my judgment most need explanation. It does not include all items that have been adjusted.

a. Lewis Pointe. The Lewis Pointe K-8 is not included because i) current crowding in nearby elementary schools is not as significant as in the Broomfield area to be served by the Anthem K-8 school; ii) the Lewis Pointe school is projected to provide less enrollment relief at Rocky Top than the Anthem K-8; and iii) land will need to be obtained from the City of Thornton adjacent to our current parcel in order to make this site compatible for K-8 use.

b. Anthem K-8. We have increased the amount of preschool classrooms at Anthem from 2 to 4 classrooms as part of our comprehensive early childhood education (ECE) expansion plan described below. We have also tentatively allocated \$2 million in Service Expansion Fee revenues (SEF funds) from the City and County of Broomfield to help pay for the overall project.

c. COP Retirement. We believe that paying off "old debt" (2015 COPs) with "new debt" (2017 GO bonds) may cause confusion/distrust by some community members. Assuming that our 2017 GO bonds are issued in the amount of \$225 million and generate "premium" at the rate of 15 percent, the total premium amount would be \$33.75 million and would allow us to pay off the 2015 COPs. (The remaining premium would be applied to STEM Lab as described below.)

This change eliminates a \$28 million cost item from the LRPAC priority list. Those funds have been allocated to deferred maintenance/renovation items.

d. CTE Facility. We have increased the proposed expenditure by \$1.6 million so that we could i) add four preschool classrooms and allow interested high school students to work in the preschool classrooms in a CTE/associates degree program, and ii) purchase the expensive equipment often required to provide CTE training.

e. Early Childhood Expansion. The 2015 COP plan included a \$4.5 million allocation for early childhood expansion on the east side of STEM Lab. Those funds have not been used to date.

Construction of a new preschool classroom, including soft costs, is approximately \$400,000. In contrast, restroom modifications/improvements to currently unused classrooms in some of our elementary schools is approximately \$40,000 per classroom.

This plan proposes to i) forego the more costly option of center-based ECE expansion; ii) use the \$4.5 million in unspent COP proceeds for the purpose of adding 20 ECE classrooms; iii) adds 4 preschool classrooms at Anthem, 4 at the new CTE facility, and 2 at Arapahoe Ridge during the mobiles to bricks conversion; and iv) adds 10 total ECE classrooms, in groups of 2 per building, in 5 existing elementary schools projected to have adequate space to serve preschoolers for at least the next 10 years. (We will work with elementary principals to identify the 5 schools for preschool expansion this summer and include them in August materials.)

(Adding preschool space was considered at Cotton Creek but rejected because of inadequate land for such an expansion.)

The result of this change is to eliminate the \$7.5 million cost item in the LRPAC priority list.

f. Cotton Creek/Arapahoe Ridge Mobiles. Both schools will receive brick/mortar replacements for existing mobiles and will also have two additional classrooms built at each site. Arapahoe Ridge will also receive two additional preschool classrooms as part of the ECE expansion plan.

g. Buses. The proposed \$2.5 million expenditure has been eliminated. Existing annual capital allocations provide for ongoing lease-purchase of new buses that can be supplemented from time to time by one time funding from the General Fund and/or Capital Reserve. Purchasing such items from one time funds is preferable given the repayment term of bonds and the probable use duration for buses.

h. Panic Buttons. The proposed \$4.5 million expenditure for panic buttons has been eliminated. The allocation for the phone system replacement is now described as "comprehensive communication system and emergency alert system" and has been increased by \$1.5 million to include functionality similar to that proposed with the panic buttons.

i. Deferred Maintenance. This plan calls for current priority 1,2 and 3 deferred maintenance items to be funded in their entirety; priority 1 and 2 deferred maintenance items that will accrue from 2016-2010 are funded at 33 percent; and funds half of the current priority 4 deferred maintenance needs. It recognizes that some deferred maintenance items that will accrue in the 2016-20 timeframe are for items less critical to replace (e.g., shelving/casework within schools; doors and door jambs which may remain functional) or ones which may be "nursed" for some additional years (e.g., roofs that can be patched or replaced in smaller segments).

j. Five Star Stadium Renovation. This is our older stadium located across from Thornton High School. The renovations are designed to improve the stadium condition to a level more in line with the North Stadium adjacent to Mountain Range.

h. Turf Fields/School Athletics Renovations. The plan includes replacement of grass fields with artificial turf fields at each of the 5 comprehensive high schools, as well as the turf at the North Stadium. These investments will reduce maintenance expense, watering costs, and allow field access/use to increase compared to muddy/damaged natural grass fields.

The plan does not fund the "school athletics renovations" item for all schools item. I believe these needs are better addressed after operating funds for additional athletic programming are secured.

i. Tech Refresh. This item, which is dedicated to replacement of obsolete computers, has been reduced by \$5 million in order to reduce interest expense for items with shorter duration useful lives. It is also premised upon dedicating the revenue stream currently used to make the five year ITX loan payments (about \$3 million/year) to the purpose of tech refresh following full repayment of the ITX obligation in xxxx.

j. District Operations Software. This item, which was proposed at \$12 million, has been deleted given i) the uncertainty about whether replacement of our current systems, such as PeopleSoft, will be necessary in the next 5 years; ii) the possibility that replacement could be achieved at a lower cost point (e.g., \$5 million) if replacement is necessary; iii) the shorter term useful life of this asset improvement; and iv) the ability to address such a need through a shorter term loan (similar to the ITX purchase) and repayment through annual General Fund allocations.

k. Land Purchase. Land for the Anthem K-8 has already been secured. Additional land for ECE expansion is not needed in this revised plan. Land will be needed for the CTE expansion. This allocation assumes that the expanded CTE site would require 10 acres at a per acre cost of \$225,000 for a total of \$2,225,000. The remaining \$1.25 million can be coupled with proceeds anticipated from future sale or lease of the 13 acres south of the ESC in order to purchase desired land sites compatible with the District build out/master plan to be developed beginning in 2017.

l. STEM Lab. This plan supports the partial tear down and rebuild option for STEM Lab will be funded by i) allocation of \$9.4 million in the 2015 COP that have been reserved for STEM Lab; ii) allocation of bond premium, conservatively estimated at \$5,750,000 (net of 2015 COP repayment), from the first bond issuance; iii) allocation of excess bond premium beyond projections, if any, up to \$9.2 million; and iii) allocation of a portion of the 5 percent program contingency, not to exceed \$9.2 million, in order to pay the total estimated cost, including soft costs, of \$24 million.

m. North Park. Assuming the second bond issuance is approximately \$125 million and generates an 8 percent premium, the premium amount would be \$10 million. This \$10 million in premium is assigned in this plan for use in possible construction of an educational facility in the North Park development in Broomfield. It is anticipated that these funds, when coupled with Service Expansion Fee revenues collected by Broomfield, revenue allocated to the school project from the North Park Urban Renewal Authority, and contributions from the Morgridge Family Foundation and other partnering entities, could allow construction of a project in the \$60 to \$90 million range. It is anticipated that feasibility of such a project, and its scope/details, will be determined no later than December 2017.

n. Charter Schools. Given projected enrollment growth at our charter schools in Fall 2016, we have increased the tentative charter school allocation from \$13 million to \$16 million in this plan.

5. Next Steps.

Staff will conclude the following steps in July and early August:

1. Meet with elementary principals regarding proposed conversion of unused classroom space to preschool space so that the five schools for preschool expansion are specifically identified in the August recommendation to be acted upon by the BOE.
2. Meet with CTE, STEM, and high school leaders to determine, more specifically, the CTE programming to be offered at Bollman and at the new CTE facility.
3. Create school specific documents for every school which describes the improvements to be made at the school, including ECE space conversion, playground improvements, deferred maintenance items and renovations, and mobile removal.
4. Confirm with Broomfield officials the use of SEF funds for use at the Anthem K-8 project.
5. Continue discussion with North Park partners re project scope and financing options.

Chris Gdowski
Superintendent
Adams 12 Five Star Schools

Scenarios to Add Soft Costs and Keep Bond at \$350M
Assume 7% Annual Inflation

	LRPAC 1-12 Plus Additions	Reductions	Cost Adjustments	COP	Total Investment	Notes
Programs Unlikely to be Eliminated or Reduced						
Anthem School ~120k ft ² 4 Pre spaces 900 K8, 120 P	\$45.6		\$45.6	\$1.2	\$46.8	Adjusted to add two additional ECE rooms with COP ECE funding, assuming 3k ft ² to include classroom, hallways and open space
COP Retire	\$28.0		\$0.0		\$0.0	Removed COP from GOB cost, to be paid out of GOB premium
Charter Schools(*1)	\$13.0		\$14.0		\$14.0	Charter schools are projected to grow, final value will be calculated from 2016 Oct. 2016 count
Innovation (*2)	\$13.0		\$13.0		\$13.0	
CTE	\$18.0		\$19.6		\$19.6	Adjusted to add four additional ECE rooms and added funding for CTE specific equipment
ECE (~20 classrooms)	\$7.2		\$0.0	\$2.1	\$2.1	Replace with 2 additional rooms @ Anthem, 2 additional rooms @ Arapahoe, 4 rooms at CTE and 10 room conversions across A12. Supplement site projects with funding from COP ECE allocation
ES-Expand - Two Site Mobile Removal	\$9.5		\$9.5	\$1.2	\$10.7	In addition to the mobile replacement work add two additional ECE rooms to Arapahoe
Buses	\$2.5		\$0.0		\$0.0	Removed from GOB, will be covered through annual leas process
Sub-Total "do-not-reduce"	\$136.8		\$101.7	\$4.5	\$106.2	
Safety & Security Programs						
District Wide Security Camera Upgrades	\$1.3		\$1.3		\$1.3	
District Wide DVR System Upgrades	\$0.2		\$0.2		\$0.2	
Lockdown & Lockout Upgrades - 11 sites	\$1.8		\$0.8		\$0.8	Reduced due to additional evaluation of need and current estimates received from summer 2016 work
Card Entry Upgrades - 19 sites	\$1.0		\$1.0		\$1.0	
Replace Handheld Communications System	\$0.3		\$0.3		\$0.3	
Sub-Total Safety & Security	\$4.5		\$3.5		\$3.5	
Deferred Maintenance						
Pri-1 Current	\$20.8		\$20.8		\$20.8	
Pri-1 2016-2020	\$8.6		\$2.9		\$2.9	Fund 1/3 of future need
Pri-2 Current	\$19.5		\$19.5		\$19.5	
Pri-2 2016-2020	\$8.3		\$2.8		\$2.8	Fund 1/3 of future need
Pri-3 Current	\$25.8		\$25.8		\$25.8	
Pri-3 2016-2020	\$12.2		\$0.0		\$0.0	Projected future need is lower priority than current need
Pri-4 Current	\$14.0		\$7.8		\$7.8	Fund 1/2 of current need
Pri-4 2016-2020	\$8.7		\$0.0		\$0.0	Projected future need is lower priority than current need
Sub-Total Deferred Maintenance	\$117.9		\$79.5		\$79.5	
Renovations / Upgrades						
Major Bldg. Renovations 6-Schools	\$10.0		\$10.0	\$9.7	\$19.7	COP inclusion of STEM Lab (8 reno, 1.4 roof, 0.25 boilers)
Minor Bldg. Renovations 13 Schools	\$9.8		\$9.8		\$9.8	
District Theater & Music Renovation (MS & HS)	\$9.0		\$6.0		\$6.0	Reduced to focused on auditorium spaces
District Arts Renovation (MS & HS)	\$2.0		\$2.0		\$2.0	
District Specials Renovation (ES)	\$3.9		\$3.9		\$3.9	
5-Star Stadium Renovation	\$6.5		\$6.5		\$6.5	
Artificial Turf Fields at High Schools	\$9.0		\$8.0		\$8.0	Reduced to allocated funds to higher priority deferred maintenance, funding goal will be to deliver 5 fields and replace N. Stadium carpet
School Athletics Renovations (all schools)	\$8.5		\$0.0		\$0.0	Removed to allocate to higher priority needs
Playground Upgrades 6+ Schools	\$8.8		\$8.8		\$8.8	
Sub-Total Renovations / Upgrades	\$67.5		\$55.0	\$9.7	\$64.7	
IT Programs						
Tech Refresh	\$9.0		\$4.0		\$4.0	Reduced 2017 & 2018 funding by \$1m and eliminated 2019-2021 funding as ITX payment will be redirected to cover future needs
Comprehensive Communication System & Emergency Alert 6.5	\$8.0		\$8.0		\$8.0	
District Fiber Network	\$20.0		\$20.0		\$20.0	
District Operations Software	\$12.0		\$0.0		\$0.0	Removed from GOB, due to unknown future state of ERP implementation over the next 5yrs
District Control System	\$3.0		\$3.0		\$3.0	
Wireless Upgrade	\$2.0		\$4.0		\$4.0	Increased to \$4m per IT requirements
Sub-Total IT Programs	\$54.0		\$39.0		\$39.0	
Land Purchase	\$3.5		\$3.5		\$3.5	
Sub-Total Project Costs	\$384.2		\$282.2	\$14.2	\$296.4	
G&A	\$13.0		\$13.0		\$13.0	
Program Contingency	\$17.5		\$17.5		\$17.5	
Inflation Contingency	\$37.3		\$37.3		\$37.3	
COP Planned Projects	\$0.0		\$0.0	\$12.8	\$12.8	
Total Program Cost	\$452.0		\$350.0	\$27.0	\$377.0	

- Assumptions:**
- The Base Case includes LRPAC priorities 1-12 plus **A12 additions in green**
 - Cell's filled with **Blue** are changes made from the base bond program
 - In each Scenario, category budgets are reduced to make the goal
 - G&A remains constant at \$13.0M, Program Contingency is fixed at 5% of Bond Amount
 - (*1)Calculation based on \$/in-district pupil, to be adjusted for 2016 Oct. Count and rise to \$14m based on Charter growth.
 - (*2)Calculation based on FCI, Student count, Age, Size, and Free/reduced lunch

Adams 12 Five Star Schools - 2015 COP

Update as of 6/13/2016

Project Numbers	Site	Project Description	Status	Current Budget (Version 3)	Expenses and Estimates as of June 2016		
					Year-to-Date Expense	Projected Expense through Dec 31, 2016	Projected Remaining as of Jan 1, 2017
230109	Westlake Middle School	Additional SSN space required - Modify existing room to create additional SSN space	Active	50,000	8,436	50,000	-
620154	Riverdale Elementary School	Playground egress-path hardware not to-code - Replace playground egress hardware to meet code	Active	10,000	-	10,000	-
410137	Thornton High School	Emergency agency radios have poor reception - Install Bi-Directional Amplifier to improve radio communication	Active	75,000	-	75,000	-
330091	District Wide	Central HVAC control system is obsolete - Purchase spare components to extend the life of existing DDC System	Active	200,000	179,475	200,000	-
130115	STEM Launch School	Roof is past end of useful life - Replace Center Section of Roof	Active	300,000	9,852	300,000	-
340131	Bollman Technical Educ Cntr	Fire protection system deteriorating rapidly - Fire sprinkler riser zoning and repairs	Active	65,000	-	65,000	-
120111	Horizon High School	Moisture intrusion through exterior wall - Waterproof exterior walls	Active	20,000	-	20,000	-
330073	Vantage Pt/Crossroads	Room C-100 is now a classroom but no cooling - Install air conditioning for Room C-100	Active	35,000	24,015	35,000	-
110293	Northglenn HS	Northglenn HS tennis courts unplayable - Re-surface tennis courts	Active	75,000	3,866	75,000	-
810150	VMAC	Excessive Corrosion in utility rooms - Modify HVAC & replace equipment with corrosion-resistant materials	Active	350,000	633	350,000	-
620141	District Wide	Minor paving and sidewalk failures - Repair failures in paving, curbing and sidewalks	Active	145,000	-	145,000	-
320119	Northglenn High School	Flooding at front of building during heavy rains - Upgrade drainage to mitigate flooding	Active	50,000	43,000	50,000	-
210116	District Wide	New State regs require compliance by Jan-18 - Modify classroom door hardware to comply with new Fire safety regs.	Active	1,250,000	18,999	250,000	1,000,000
620140	Early Childhood Ed Ctr	ECE Parking Lot stairs past end of life - Demolish and Remove ECE stairs, restore hillside for erosion control	Complete	75,000	19,454	19,454	55,546
110215	District Wide	Custodial equipment at end-of-life - Replace end-of-life custodial equipment	Active	75,000	68,526	75,000	-
410139	District Wide	Significant inventory of FF&E past EOL - Procure new FF&E for ECE, SPED programs	Active	100,000	-	40,000	60,000
410133	International School at Thornton MS, Rocky Top MS	Not enough lockers for all students - Install additional lockers	Complete	100,000	23,258	23,258	76,742
810149	District Wide - STEM Lab	Need more ECE space - Convert east end of STEM Lab to ECE	On Hold	4,500,000	-	-	4,500,000
810171	STEM Lab	STEM Lab Renovation	Active	1,000,000	88,117	1,000,000	-
TBD	STEM Lab	Boiler #1 is past the end of its useful life - Install new boiler	Active	250,000	-	250,000	-
TBD	STEM Lab	STEM Lab bldg. is past end of useful life - Purchase and renovate a replacement building, demolish west end of Lab	On Hold	8,000,000	-	-	8,000,000
TBD	STEM Lab	Roof is past end of useful life - Replace roof	On Hold	1,400,000	-	-	1,400,000
Multiple	District Wide	Several HVAC Systems likely to fail within 24 mo. - Replace aging HVAC systems. NGHS, NGMS, Century, Centennial, McElwain, Meridian, North Mor, North Star	Active	2,000,000	259,219	1,410,000	590,000
330090	NGM		Active	40,000	35,757	40,000	-
330083	STE		Active	175,000	165,043	175,000	-
330092	NGH		Active	150,000	7,074	150,000	-
330176	NSE,THS,WLM,WGE		Active	385,000	18,785	385,000	-
330175	NME,RME		Active	250,000	25,486	250,000	-
TBD			Active	410,000		410,000	-
330092	HVAC unallocated			590,000	7,074	-	590,000

Adams 12 Five Star Schools - 2015 COP

Update as of 6/13/2016

Project Numbers	Site	Project Description	Status	Current Budget (Version 3)	Expenses and Estimates as of June 2016		
					Year-to-Date Expense	Projected Expense through Dec 31, 2016	Projected Remaining as of Jan 1, 2017
320121	District Wide	Sanitary sewer lines not recently inspected - Assess sewer lines to create a priority project list	Active	50,000	6,560	50,000	-
320117	Bollman Technical Educ Cntr	Sewer line spec'd wrong at construction - Replace perforated sewer line	Active	180,000	161,800	180,000	-
20110	District Wide	Crawlspaces not recently inspected - Assess crawlspaces to ID potential issues; ventilation, structure, moisture	Active	290,000	262,947	290,000	-
320120	Silver Creek Elementary School	Mobile site has poor drainage - Modify drainage and irrigation	Active	110,000	2,826	110,000	-
120170	District Wide	DW Clerestory Windows, DW Entrance Modifications	Active	1,480,000	75,756	1,480,000	-
620219	Thornton HS	Thornton HS - 2016 resurface and 2017 replacement	Active	330,000	-	30,000	300,000
410220	Northglenn HS	Cooler/Freezer	Active	35,000	-	35,000	-
210218	Coronado ES	Sound isolation	Active	25,000	-	25,000	-
Multiple	District Wide	District Wide Crawlspace and Structural repair projects. Thornton ES, Northglenn MS, Centennial ES, Cotton Creek ES	Active	1,030,000	87,698	1,030,000	-
020216	Thornton ES	Thornton ES Crawlspace Repair	Active	400,000	79,398	400,000	-
20207	Cotton Creek ES	Cotton Creek - emergency structural repairs	Active	300,000	6,500	300,000	-
020206	Centennial ES	Centennial - emergency structural repairs	Active	100,000	1,800	100,000	-
020221	Northglenn MS	Northglenn MS - crawlspace moisture, ventilation, and sump pump repair	Active	230,000	-	230,000	-
999993	District Wide	G+A charges - transfers to General Fund	Active	1,350,000	-	396,136	953,864
999995	Contingency	Remaining unallocated COP funds		1,995,000		250,000	1,745,000
	Total			\$ 27,000,000	\$ 1,344,437	\$ 8,318,847	\$ 18,681,153

Adams 12 Educational Instructional Upgrades Concept – Migrating Facilities Toward 21st Century Learning

Draft 2.1 (6/23/16)

Guiding Principles

- Migrate our schools from teacher-centric design to student-centric design
- Migrate fixed features (lighting, casework, desks, whiteboards) to flexible and adaptable features
- Migrate storage spaces from book-and-paperwork repositories to universally accessible electronic media repositories
- Modify classrooms, corridors, assembly areas and LMC's to better accommodate school learning objectives
-

In the classroom...

- Replace chairs with a variety of seating that allow different ways to sit or move
- Replace desks and tables with movable work surfaces that allow different arrangements for different student engagement situations
- Replace static storage(casework, cabinets) with portable, multi-function storage furniture to create different spatial configurations in a room
- Add moveable partitions/walls to create studio-type smaller space
- Create a studio teaching environment for a 21st classroom, with interactive facility space and components, visual and audio projection devices to include virtual reality, and touch surfaces
- Science, Art, Music or other specialized classrooms upgrades such as casework, storage space, 3D printing space,
- Add/Increase provisions for charging portable electronic devices
-

Outside the Classroom

- Modify space to incorporate building-as-a-classroom features and concepts (eg transparent walls showing the utility systems behind them, electronic wall signs or kiosks with live information on building conditions and operation)
- Transform currently underutilized space into educational space
- Create a Maker Space
- Sustainability Upgrade (water bottle filling, low-flush toilets, upgraded lighting)
- Transform a corridor to a "learning street"
-

Outside of the School

- Create a School or Community garden
- Create a Fitness Trail to enhance PE
- Create an outdoor classroom
-

2016 Bond - Instructional Upgrade Allocations

DRAFT

Site	Base Funding	Mult.	School Funding	FARL	Students	Age	FCI	Size	Level	FARL-Q	Stud-Q	Age-Q	FCI-Q	Age-Add	FCI-Add	Tot-Add	EI-Amt	Funding
Arapahoe Ridge Elementary School	\$200,000	1.0	\$200,000	38.9%	632	16	98.9%	51,666	ES	2	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Centennial Elementary School	\$200,000	1.0	\$200,000	62.8%	435	37	89.6%	44,588	ES	3	3	2	\$10,000	\$20,000	\$30,000	\$230,000	\$250,000	
Cherry Drive Elementary School	\$200,000	1.0	\$200,000	47.5%	434	36	86.5%	49,190	ES	2	3	2	\$10,000	\$20,000	\$30,000	\$230,000	\$250,000	
Coronado Hills Elementary School	\$200,000	1.0	\$200,000	90.3%	528	5	100.0%	71,965	ES	4	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Cotton Creek Elementary School	\$200,000	1.0	\$200,000	24.8%	608	35	94.3%	48,982	ES	1	3	1	\$10,000	\$0	\$10,000	\$210,000	\$225,000	
Coyote Ridge Elementary School	\$200,000	1.0	\$200,000	3.5%	542	15	98.8%	52,456	ES	1	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Eagleview Elementary School	\$200,000	1.0	\$200,000	23.1%	632	16	99.0%	62,401	ES	1	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Federal Heights Elementary School	\$200,000	1.0	\$200,000	94.3%	581	29	90.6%	54,400	ES	4	2	1	\$0	\$0	\$0	\$181,429	\$225,000	
Glacier Peak Elementary School	\$200,000	1.0	\$200,000	29.8%	531	13	99.3%	56,697	ES	2	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Hillcrest Elementary School	\$200,000	1.0	\$200,000	82.7%	463	52	92.7%	53,522	ES	4	4	1	\$20,000	\$0	\$20,000	\$220,000	\$240,000	
Hunters Glen Elementary School	\$200,000	1.0	\$200,000	26.2%	526	27	93.1%	48,957	ES	2	2	1	\$0	\$0	\$0	\$181,429	\$225,000	
Leroy Elementary School	\$200,000	1.0	\$200,000	65.9%	396	52	93.8%	52,549	ES	3	4	1	\$20,000	\$0	\$20,000	\$220,000	\$240,000	
Malley Drive Elementary School	\$200,000	1.0	\$200,000	81.0%	448	50	94.4%	55,077	ES	4	4	1	\$20,000	\$0	\$20,000	\$220,000	\$240,000	
McElwain Elementary School	\$200,000	1.0	\$200,000	91.9%	443	27	94.9%	60,304	ES	4	2	1	\$0	\$0	\$0	\$181,429	\$160,000	
Meridian Elementary School	\$200,000	1.0	\$200,000	4.8%	689	10	99.9%	64,917	ES	1	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Mountain View Elementary School	\$200,000	1.0	\$200,000	27.9%	628	34	96.4%	68,086	ES	2	3	1	\$10,000	\$0	\$10,000	\$210,000	\$225,000	
North Mor Elementary School	\$200,000	1.0	\$200,000	84.9%	410	49	68.7%	49,508	ES	4	4	4	\$20,000	\$50,000	\$70,000	\$270,000	\$290,000	
North Star Elementary School	\$200,000	1.0	\$200,000	92.3%	456	42	81.4%	52,694	ES	4	4	2	\$20,000	\$20,000	\$40,000	\$240,000	\$260,000	
Prairie Hills Elementary School	\$200,000	1.0	\$200,000	13.1%	518	11	99.9%	63,230	ES	1	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Riverdale Elementary School	\$200,000	1.0	\$200,000	50.7%	418	27	89.6%	54,391	ES	3	2	2	\$0	\$20,000	\$20,000	\$220,000	\$240,000	
Rocky Mountain Elementary School	\$200,000	1.0	\$200,000	81.9%	469	27	90.0%	54,289	ES	4	2	1	\$0	\$0	\$0	\$181,429	\$225,000	
Silver Creek Elementary School	\$200,000	1.0	\$200,000	7.8%	677	8	100.0%	65,201	ES	1	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Skyview Elementary School	\$200,000	1.0	\$200,000	38.3%	517	28	95.4%	48,973	ES	2	2	1	\$0	\$0	\$0	\$181,429	\$225,000	
Stellar Elementary School	\$200,000	1.0	\$200,000	45.8%	578	7	100.0%	67,394	ES	2	1	1	\$0	\$0	\$0	\$181,429	\$160,000	
Stukey Elementary School	\$200,000	1.0	\$200,000	83.3%	329	47	80.3%	43,461	ES	4	4	2	\$20,000	\$20,000	\$40,000	\$240,000	\$260,000	
Tarver Elementary School	\$200,000	1.0	\$200,000	16.3%	461	34	93.8%	48,947	ES	1	3	1	\$10,000	\$0	\$10,000	\$210,000	\$225,000	
The Studio School	\$200,000	1.0	\$200,000	38.7%	297	54	92.3%	41,363	ES	2	4	1	\$20,000	\$0	\$20,000	\$220,000	\$240,000	
Thornton Elementary School	\$200,000	1.0	\$200,000	80.2%	393	38	87.9%	48,134	ES	4	3	2	\$10,000	\$20,000	\$30,000	\$230,000	\$250,000	
Westview Elementary School	\$200,000	1.0	\$200,000	64.8%	418	46	73.6%	56,850	ES	3	4	3	\$20,000	\$30,000	\$50,000	\$250,000	\$270,000	
Woodglen Elementary School	\$200,000	1.0	\$200,000	49.2%	392	42	85.9%	47,341	ES	3	4	2	\$20,000	\$20,000	\$40,000	\$240,000	\$260,000	
Horizon High School	\$200,000	3.0	\$600,000	22.1%	1970	27	88.6%	279,129	HS	1	2	2	\$0	\$60,000	\$60,000	\$660,000	\$640,000	
Legacy High School	\$200,000	3.0	\$600,000	20.1%	2171	14	99.3%	244,014	HS	1	1	1	\$0	\$0	\$0	\$465,000	\$475,000	
Mountain Range High School	\$200,000	3.0	\$600,000	32.1%	1962	8	100.0%	248,446	HS	2	1	1	\$0	\$0	\$0	\$465,000	\$475,000	
Northglenn High School	\$200,000	3.0	\$600,000	43.5%	1783	49	88.1%	298,974	HS	2	4	2	\$60,000	\$60,000	\$120,000	\$720,000	\$700,000	
Thornton High School	\$200,000	3.0	\$600,000	56.5%	1774	40	85.6%	235,930	HS	3	3	2	\$30,000	\$60,000	\$90,000	\$690,000	\$670,000	
Hulstrom K-8	\$200,000	1.5	\$300,000	8.3%	496	49	95.6%	69,783	K-8	1	4	1	\$30,000	\$0	\$30,000	\$300,000	\$300,000	
STEM Launch	\$200,000	1.5	\$300,000	19.1%	773	37	84.1%	105,247	K-8	1	3	2	\$15,000	\$0	\$15,000	\$300,000	\$300,000	
STEM Magnet Lab School**	\$200,000	1.5	\$300,000	78.4%	460	43	59.3%	125,699	K-8	4	4	4	\$30,000	\$30,000	\$60,000	\$300,000	\$0	
Century Middle School	\$200,000	2.0	\$400,000	32.7%	1053	16	98.2%	119,031	MS	2	1	1	\$0	\$0	\$0	\$388,000	\$375,000	
Northglenn Middle School	\$200,000	2.0	\$400,000	78.0%	806	53	90.4%	90,709	MS	4	4	1	\$40,000	\$0	\$40,000	\$440,000	\$475,000	
Rocky Top Middle School	\$200,000	2.0	\$400,000	14.6%	1160	10	100.0%	150,494	MS	1	1	1	\$0	\$0	\$0	\$388,000	\$375,000	
Shadow Ridge Middle School	\$200,000	2.0	\$400,000	41.4%	995	11	99.2%	153,301	MS	2	1	1	\$0	\$0	\$0	\$388,000	\$375,000	
Silver Hills Middle School	\$200,000	2.0	\$400,000	53.1%	1089	7	100.0%	149,769	MS	3	1	1	\$0	\$0	\$0	\$388,000	\$375,000	
The International School at Thornton Middle	\$200,000	2.0	\$400,000	82.6%	849	22	90.3%	126,624	MS	4	2	1	\$0	\$0	\$0	\$388,000	\$450,000	
Westlake Middle School	\$200,000	2.0	\$400,000	27.0%	1067	39	87.2%	120,176	MS	2	3	2	\$20,000	\$0	\$20,000	\$420,000	\$450,000	
Bollman Technical Education Center	\$200,000	1.0	\$200,000	N/A	0	40	87.4%	68,067	ES	4	3	2				\$60,000	\$60,000	
Futures Center / I.A., G-to-C, Pathways	\$200,000	0.1	\$20,000	44.8%	357	8	100.0%	19,200	OTHER	2	1	1				\$30,000	\$30,000	
Vantage Point Campus	\$200,000	1.0	\$200,000	48.3%	302	50	87.7%	81,416	OTHER	2	4	2				\$60,000	\$60,000	
Total			\$12,920,000					4,242,126									\$13,050,000	\$13,050,000

Futures Center = Independence Academy, Gateway to College & Pathways

Vantage Point = VPHS, Crossroads MS and Vista View

Elementary Budget	FARL	No. Students	\$6,200,000	
K-8 Budget	FARL	No. Students	\$900,000	
MS Budget	3rd Quartile	0.0%	2.0%	\$2,800,000
HS Budget	4th Quartile	0.0%	5.0%	\$3,000,000
Other Budget			\$150,000	
TOTAL			\$13,050,000	

Quartile	Age+	FCI+
1	0%	0%
2	0%	10%
3	5%	15%
4	10%	25%

* Age-Q and FCI-Q are quartiles; lower quartiles are best performing

** STEM Lab Major Renovation Will Address all Classrooms

Thornton High School

Construction or Addition
Dates (YY)
1974, 1975, 1997

Total Gross Area
(Square Feet)
235,930

2013/2014 Student Enrollment
(No.)
1,770


\$9,800,000.00

THE 2016 BOND PROPOSES THE FOLLOWING WORK:



Arts Renovation	<ul style="list-style-type: none"> The District's art programs at High Schools require spaces that are specially outfitted compared to regular classrooms. Under this program, the art classrooms will be evaluated for conformance to Facilities Educational Specifications and art program standards as well as to identify classroom components that are past the end of their expected service life. The following components may be added, repaired or replaced based on the evaluation: Light boxes, easels, drying racks, pottery wheels, kilns, drafting/drawing stools, sink traps, clean-up stations, wire armatures, airbrush stations, group work stations, and A/V systems. 	
Instructional Upgrades	<ul style="list-style-type: none"> Close the gap between facility classroom condition and the requirements of our Facility Educational Specifications for a 21st Century Learning environment. The effort will be driven by teachers, administrators and community members through collaboration to define the list of modernization, update and renovation items. This work may include a combination of modular furniture, presentation space, learning walls, teaching corridors, maker space, smartboards, classroom audio/visual systems, learning enhanced play spaces, projectors, and teaching technology. 	
Safety & Security	<ul style="list-style-type: none"> Card Reader Install / Upgrades Building Lockdown / Lockout Installation to secure building access and to increase building security. 	
Theater & Music Renovation	<ul style="list-style-type: none"> The District's music and theater programs at High Schools require spaces that are specially outfitted compared to regular classrooms. Under this program, auditoriums at high schools, and choir/band/orchestra rooms will be evaluated for conformance to the Facility Educational Specifications and program standards as well as to identify components that are past the end of their expected service life. The following music program components may be added, repaired or replaced based on that evaluation: instrument storage cabinets and lockers, practice rooms, risers & platforms, acoustical room-enhancements, student musical instruments, A/V systems and recording facilities. The following theater program components may be added, repaired or replaced based on that evaluation: stage floors, stage rigging and curtains, auditorium sound and light systems, auditorium acoustical enhancements, auditorium seating, control booths, catwalks, video projection systems, dressing rooms, fixed props and set-building shops. 	
Turf Fields	<ul style="list-style-type: none"> Turf Fields - Replace a major playfield with artificial turf to reduce irrigation and maintenance costs allowing for increased student and community access. 	
Renovations & Maintenance	Building-Specific	<ul style="list-style-type: none"> Create a front attendance window to allow for more efficient handling of students and parents entering the building. Also, allowing for additional security control of the building entry.
	Electrical	<ul style="list-style-type: none"> Replace the Fire Alarm Control Panel and detection/ alarm system that was installed in 1999 due to age and deteriorating condition Upgrade electrical service to the east side of the building due to growing electrical demands of today's classrooms Upgrade/replace common area speaker system due to low volume and difficulty addressing the building
	Exterior Enclosure	<ul style="list-style-type: none"> Repair and seal spalling brick at exterior windows due to moisture intrusion into brick surface Replace greenhouse glass with double pane glass
	Exterior Finish	<ul style="list-style-type: none"> Mobile exterior restoration Pump house roof and fascia replacement
	HVAC	<ul style="list-style-type: none"> Replace/refurbish - Return air units, relief fans 10 HVAC units and 10 RTU due to age and deteriorating condition
	Interior Construction	<ul style="list-style-type: none"> Replace deteriorated sink base cabinets and counter top/shelves Replace/restore deteriorated storage cabinets Assesses casework and replace deteriorated case work in the building due to age and deteriorating state Replace old chalkboards within the building due to worn-out condition Lockers are at the end of their life and have begun to fall apart, replace/restore lockers in the building Replace/restore deteriorated interior doors Folding partition walls are deteriorating and failing to function, look at replacing partitions, or replacing with hard walls Address aging hallway gates and replace/refurbish as needed to meet current technical guidelines Replace/restore deteriorating interior hollow metal doors Door hardware is failing and in need of replacement/refurbishment Replace mirrors that have begun to fog over do to their 40 year age Built-in workstations are deteriorating and need replacement, look at replacing like-for-like or with new modular furniture
	Interior Finishes	<ul style="list-style-type: none"> Interior handrails require striping and re-finishing to bring back to repaired state Replace deteriorated mosaic floor tile with epoxy floor Replace carpet at the end of its useful life
	Plumbing	<ul style="list-style-type: none"> Replace water valves with full port ball valves at failing fixture group locations Remove abandoned shower piping from old shower room in the field house Eye wash stations drain onto the floor, devise a solution to route water to drains to eliminate water damage when used
	Site Civil/Mechanical Utilities	<ul style="list-style-type: none"> Acid waste line from the building to the neutralization tank is beginning to fail and requires replacement Backflow preventer valves are beginning to fail due to age and require replacement Fire prevention manifold requires additional reconfiguration with Fire Alarm Control Panel upgrades
	Site Electrical Utilities	<ul style="list-style-type: none"> Gym sound system is over 20 years old and is failing in addition to poor sound quality Upgrade security system to cover remaining hallways to include the addition of a key pad
	Site Improvements	<ul style="list-style-type: none"> Address failing curb and gutters Replace asphalt ADA ramp with concrete Restore/replace spalling concrete stairs Site grass requires overseeding to bring back site turf Restore locations of dead or missing trees Track repairs to restore competitive track locations that have deteriorated to poor condition
	Superstructure	<ul style="list-style-type: none"> Numerous location in the crawlspace require structure repair due to age, moisture infiltration and natural settling of the building and soils. Repair work will be guided by the engineering report we have received that has identified the structural requirements for repair and restoration
	Major Renovation	<ul style="list-style-type: none"> Major Renovation Programs - Facility Condition Index (FCI) is a measure of what percent of a building's components and systems are beyond the end of their expected service life. Adams 12 buildings with a FCI below 67% will require intrusive construction projects to repair/replace these components and systems (i.e. ceilings, walls and some floors opened up for access to equipment). These projects will receive additional funding to allow the "re-assembly" to provide a more welcoming environment and one which better complies to our Facility Educational Specifications. School communities will be engaged to help design the renovation with some level of creative license as long as the new components adhere to Adams 12 Facility Technical Guidelines. Examples of scope that may be included in a Major Renovation are interior ceiling, wall and floor finishes, casework, signage and identifying devices, library equipment, lunchroom equipment and furnishings and finishes.

FACILITY SCORECARD

Thornton High School

9351 Washington St., Thornton, CO
Established in 1974 | 243,102 sq. ft. (includes mobiles)
Additions: 1975, 1997, 2008



TOTAL REPAIR COST: \$19.7 MILLION*
Last known major repairs over \$250,000: 2012

** Values listed are approximate and are subject to change based on project estimates and additional discovery.*

2,000
1,718
6

CAPACITY
2015 ENROLLMENT
MOBILE CLASSROOMS
Mobiles provide additional space

SYSTEM RATING ● Good ● Moderate ● Poor ● Critical

OVERALL CONDITION RATING



The facility's systems are quickly approaching or exceeding their life expectancy. Look for more information this fall on how we will address your school's needs.



**\$0.2 MILLION
COST TO REPAIR**

EQUIPMENT & FURNISHINGS

Interior fixtures and equipment for school classrooms, kitchens, libraries and computer networks (including wireless); bleachers; playgrounds, etc.



**\$0.3 MILLION
COST TO REPAIR**

BUILDING STRUCTURE

Includes structural supports both in the basement and above ground such as exterior and interior walls and columns, roofs, exterior doors, exterior windows, frames, ramps, decks, etc.



**\$11.3 MILLION
COST TO REPAIR**

BUILDING SYSTEMS

Includes heating and cooling, plumbing, electrical, fire protection, elevators, etc.



**\$3.1 MILLION
COST TO REPAIR**

BUILDING INTERIORS

Non-structural items inside the building including doors, floors, walls, stairs, ceilings, etc.



**\$4.8 MILLION
COST TO REPAIR**

SCHOOL GROUNDS

Safety and security systems, pavement, sidewalks, playfields, landscaping, site water, site electricity, etc.

Now what?



Visit www.adams12.org/FacilityScorecard to find information on:

- how the ratings are made
- how these scores affect your child
- how to understand our district and state funding challenges
- how we plan on addressing these needs
- how you can help



Dear Thornton High School Parent,

Our buildings play a significant role in the quality of your child's educational experience, and we want to keep you informed about the state of our facility - where it performs well and where it needs improving. With over 50 schools in our district, each one faces unique challenges. Some of our aging buildings have leaking roofs and low-functioning heating and cooling systems, while others are overcrowded.

We are not alone in our challenges. Despite the great work our maintenance teams do each year, many school facility improvements have not been possible due to funding constraints. As you may know, funding for facility improvements does not come from the state. Funding primarily comes through community-approved Bonds. The natural aging of facilities takes its toll on schools when there is simply no funding available for improvements.

We have had a tremendous year at THS, including a number of teachers and coaches being recognized for excellence in their field and receiving an extension to our Colorado Graduation Pathways grant to increase the graduation rate for all students. Moving forward, I want our students and staff to be focused on the best education possible without worrying about the facility they are in. The only way that happens is if we begin to address the needs at our school and across the district.

I invite you to go online to learn more about our funding challenges, how we plan to address our needs and how you can help. Stay tuned in the fall for information on what specific improvements may be made at our school.

Sincerely,
Jenn Skrobela
Principal

www.adams12.org/FacilityScorecard

Go online to see
scorecards of your
neighboring schools.



Adams12
Five Star Schools

1500 E. 128th Ave.
Thornton, CO 80241