

# Long Range Planning Advisory Committee

*General Session*  
*Dec. 7, 2017*

# Agenda

- **Welcome**
- **Accountability/Oversight:**
  - **New CTE Campus Land Choice Discussion**
- **Closing**
  - **Next Session: 9 a.m., Thursday, Jan. 18, 2018**



# 2016 BOND PROGRAM

*Investing in every student, every school, every community*

# **Accountability and Oversight: Bond Program Delivery**

# Career and Technical Education Facility



## Career and Technical Education (CTE) Update

- **CTE planning committee work**
  - Project and program planning
  - Program committee updated the BOE at the 11/15/17 board meeting
- **Land/Site Selection Process is ongoing**
  - Committee has looked at various land options
  - Committee is interested in 2 land options
    - North Stadium site - owned by district
    - Hunter Douglas land - approx. 15 acres just west of ESC
- **Architect / Engineer RFP & CMGC RFP**
  - Cuningham Group Architects have been selected to complete the programing and design
  - Currently drafting CMGC RFP for Bollman, Thornton and new CTE campus - RFP will be written broadly around the Bollman scope and ask bidders for discount if all 3 projects were to be awarded to one GC - we will have flexibility to award to one or more contractors.

## Research of Options: Exploration

- What we did:
  - Considered new build on North Stadium land (currently owned) versus existing buildings that could be retrofitted for CTE space
  - Due diligence on Northern Group building with decision to **NOT** make an offer
  - Seeing space larger than 45,000 square feet led to an interest in potential future expansion opportunities, especially given the land fund in the bond program (\$3.5M)
  - Due to new interest in larger acreage for potential future expansion of CTE or other programming, district staff explored land options for sale
  - Land option was narrowed to 15.6 acres of Hunter Douglas land

## Options:

- **5.8 acres of land (district-owned) located south of North Stadium near Mountain Range High School and Silver Hills Middle School**
- **15.6 acres of land (owned by Hunter Douglas) located west of the ESC between 126th and 128th Avenues**



# CTE Land Decision

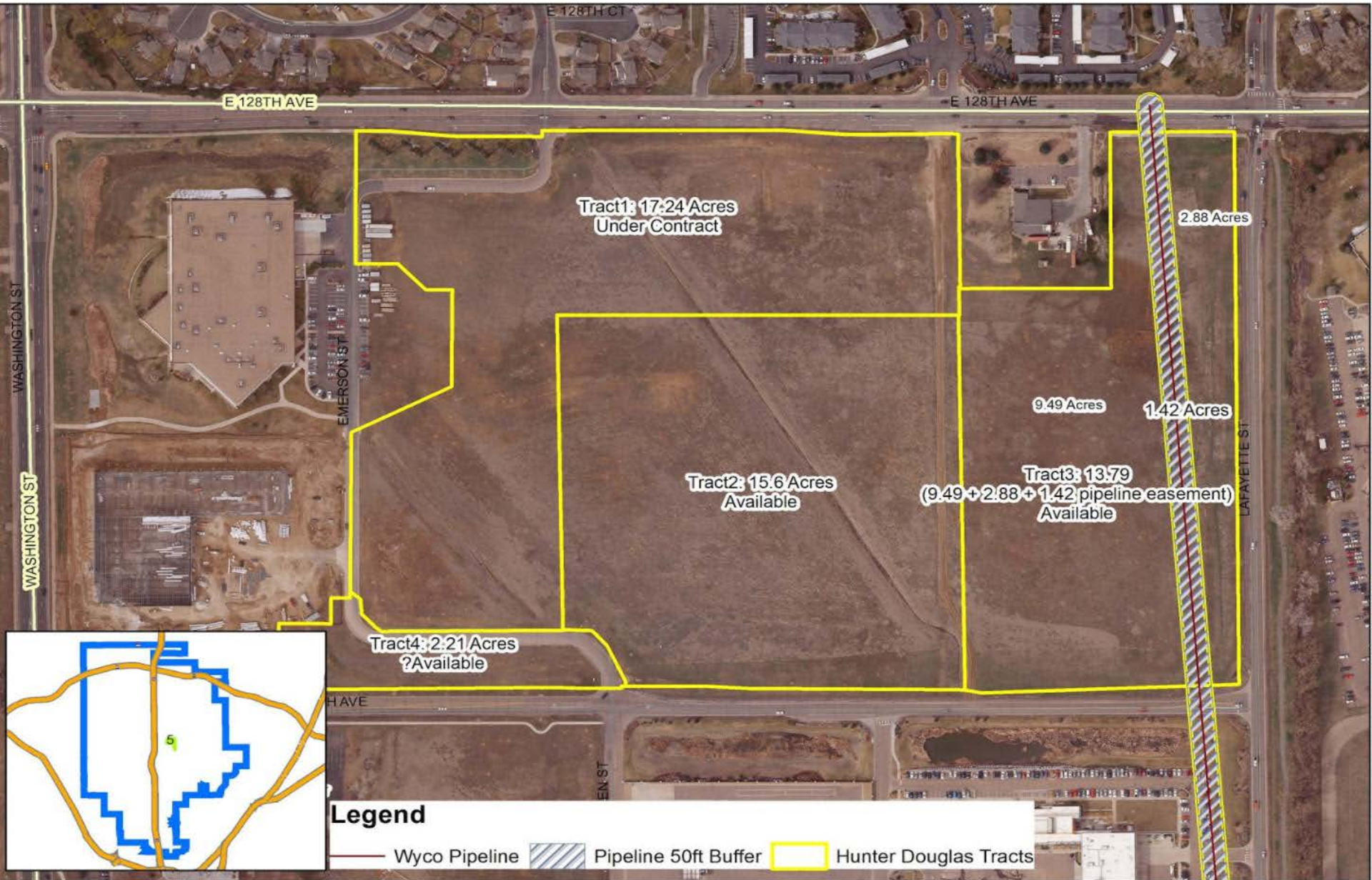


Site	Name	Acres
2	North Stadium Parcel	5



# CTE Land Decision

## Hunter Douglas Tracts Available as of 11/6/2017



## Research of Factors: Discovery

What we did to study the two land options (in order, as one step led to the next):

1. DLR North Stadium study
2. Cuningham review of DLR study of North Stadium site
3. Cuningham conducted Hunter Douglas versus North Stadium site comparison
4. Phase I environmental assessment of Hunter Douglas  
**(North Stadium environmental assessment was conducted prior to purchase in 2004)**
5. Traffic study of North Stadium and Hunter Douglas land
6. Choosing By Advantage Exercise with internally defined factors for each land option

# CTE Land Decision

<b>Factor</b>	<b>Attribute</b>
Building Size - 45,000 - 60,000 square foot	Ability to support 60,000+ campus
Bus Access	Separate Bus Loop and Parking
Site Access	Access from two streets if available
Parking	Adequate space for parking with 60,000 square foot
Site Improvements	Minimal site improvements saves budget
Easements	Minimal easements saves money
Outside Usability (ambient conditions)	Minimal outside noise impacts to lab space
Walkability	Ability for some students to walk is preferred
Utility Access	Close proximity to utilities preferred
Access to Industry Partners	Close proximity to industry partners preferred
Land Ownership Process	Ability to obtain the entitlements necessary to build in a timely manner

## Hunter Douglas land versus North Stadium site (once Hunter Douglas land was identified)

- One pager site comparison from the Cuningham PDF report (**included in your binder documents**)
- Cuningham used some of our identified factors plus others they typically use in their assessment process
- Note - this analysis was done on the eastern parcel of land on the Hunter Douglas property

**Question/Answer time for LRPAC members**

## Choosing by Advantage Process

- Review the CBA A3 report (**included in your binder documents**)
- Upcoming opportunity to join a Choosing by Advantage team process - prior to winter break

## Next Steps

### Due Diligence with:

- **City of Thornton**
- **Board of Education**
- **Price Analysis (e.g. comps)**

**Thank you!**

**Next Session:**

**9 to 10:30 a.m., Thursday, Jan. 18**