

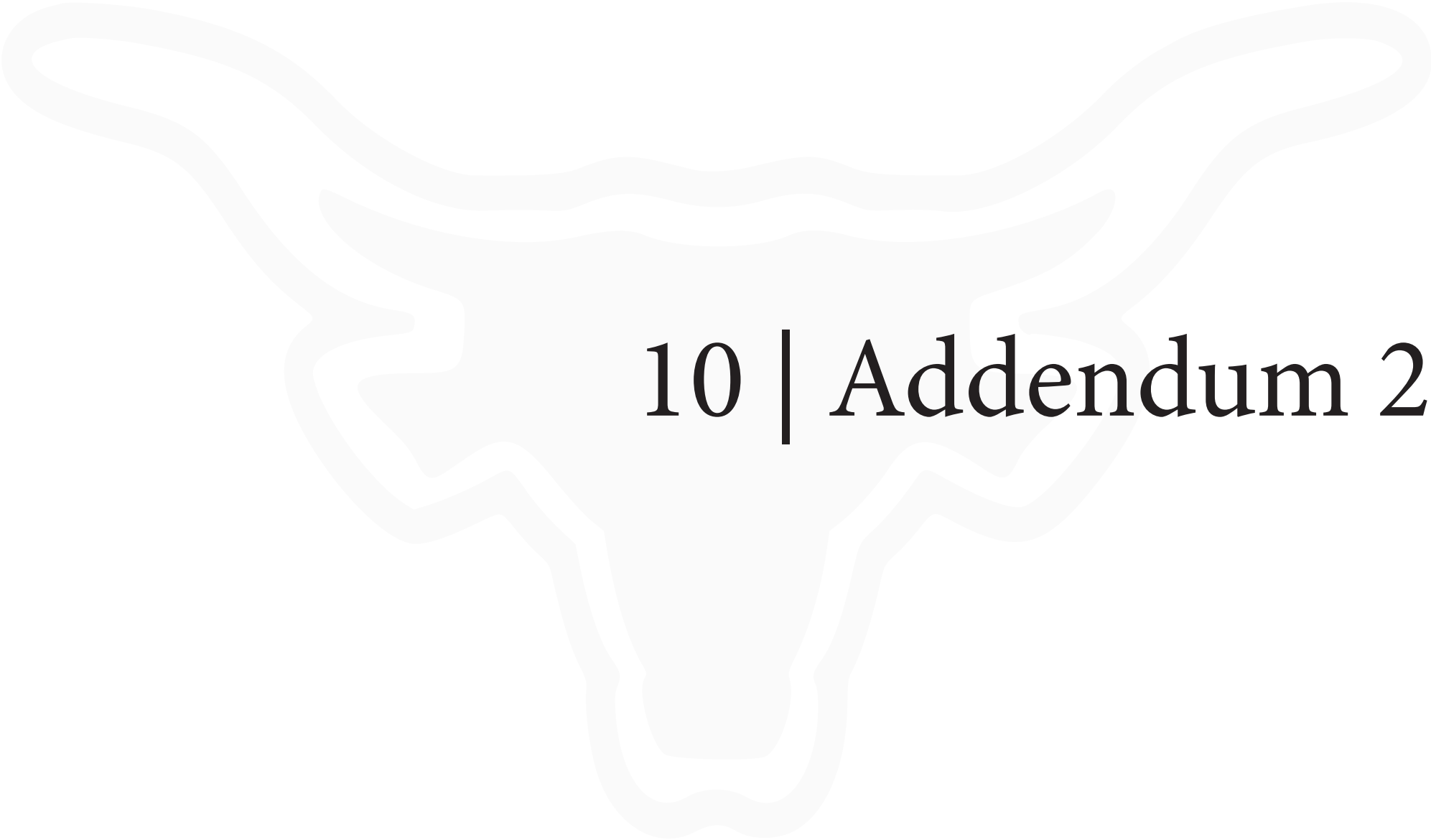


NORWOOD
SCHOOL
DISTRICT R-2J

MASTER PLAN

ADDENDUM.2
Sept 12, 2024

NEENAN
ARCHITECTURE



10 | Addendum 2

10.1. Summary

This master plan amendment is to summarize the 2024 effort to re-examine the options for the direction of the school district master plan resulting in the decision to build on the new site.

Throughout the summer of 2024, the school board revisited options for the master plan, identified benefits and drawbacks of each, established decision making priorities, and reviewed updated cost comparisons of the options. Meanwhile, the bond committee gathered poll information from the community on the master plan options and priorities and the district conferred with their CDE representative about strategies for BEST applications regarding decision making for their master plan direction.

At the 9/3/2024 board meeting, the board voted 3-2 to build on the new site and not continue to develop on the existing constrained school site. The next step is to refine the proposed scope of work to create a more compelling application for the BEST grant.

The following document summarizes the review, process, and options considered by the school board.



10.2. Update from the 1/22/2023 Addendum

The previous addendum was completed prior to the first attempt at applying for the BEST grant. The declaration of the previous addendum was to move forward with the plan to replace all facilities with a new PK-12 building on the new site (Option D3). Since then:

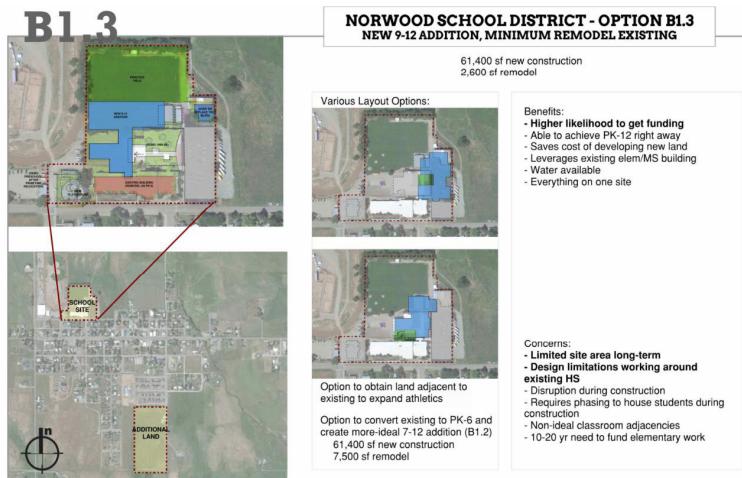
- The district was not awarded a 2023/24 BEST grant. The project was approved and prioritized as the 1st runner up of awarded projects but there ultimately was not enough state funding to include Norwood's grant request in the approved projects.
- Nonetheless, there were positive comments about the application and as the 1st runner up the district was encouraged to resubmit the following year.
- The school district requested a bond at the 2023 November election to provide the matching funds for a BEST grant, but the bond did not receive enough votes in the Montrose County portion of the district, and failed to pass because of this.
- November of 2023, two new board members joined the Norwood School board. The master plan, addendum, and previous BEST application were reviewed. While there was some question as to if the current master plan direction was appropriate, the board aligned so resubmit for the BEST grant, knowing they could discuss and align on location of the project after award.
- The district applied again for the 2024/25 BEST grant with the same option D3 and minor reductions to the scope of work to offset construction cost inflation and keep the total cost similar to the previous year. The project was approved but scored lower on the project prior-

ity list and was again beyond the financial capacity of the BEST program.

- During the time of the BEST process, both the superintendent of schools and the school principal resigned. The school began the search for a new superintendent.
- With the new board members, new superintendent, and not receiving BEST grant on 2nd attempt, the school board and the Neenan Company met to review and realign on the direction for the master plan.

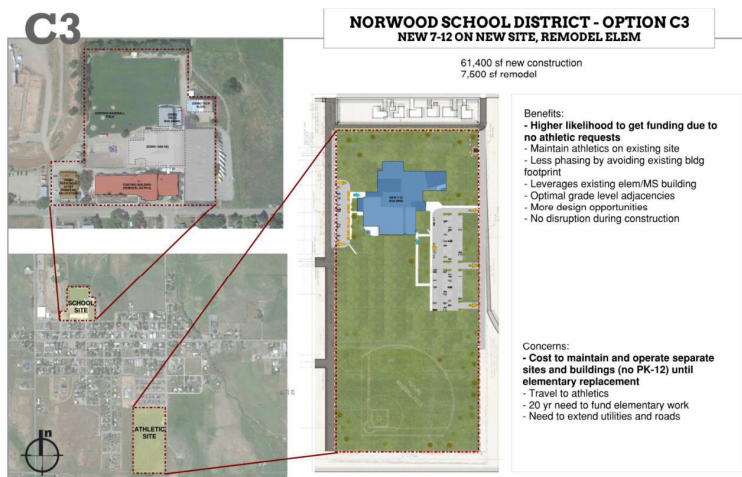
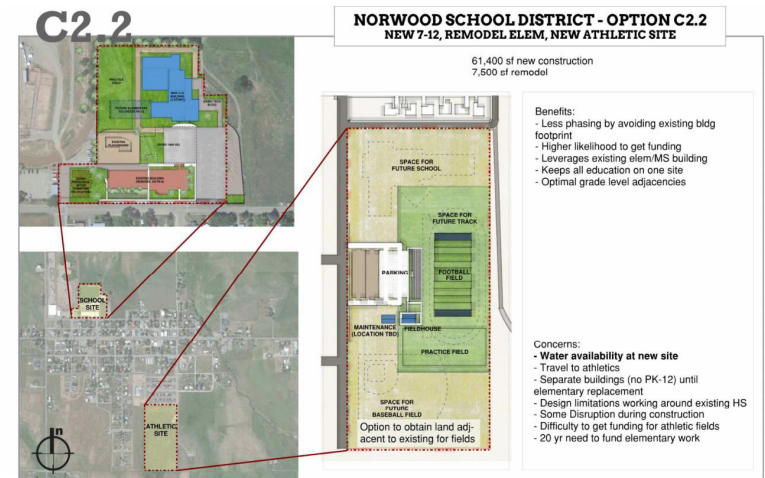
10.3. Master Plan Options

At a 7/24/2024 school board work session, the district reviewed the following options in more detail:



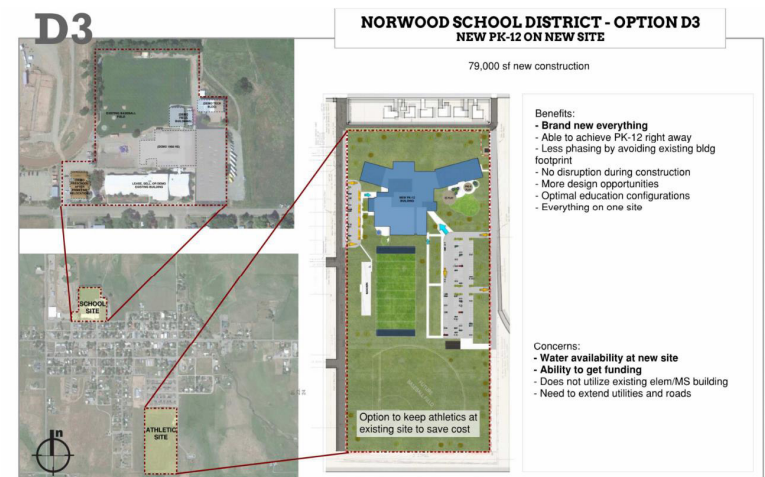
B1.3 - Build a new HS addition onto the elementary school at the existing site.

C2.2 - Build a separate HS/MS on existing site and update the elementary building



C3 - Build a new 7-12 on the new 19 acre site, maintain preschool and elementary at the existing site

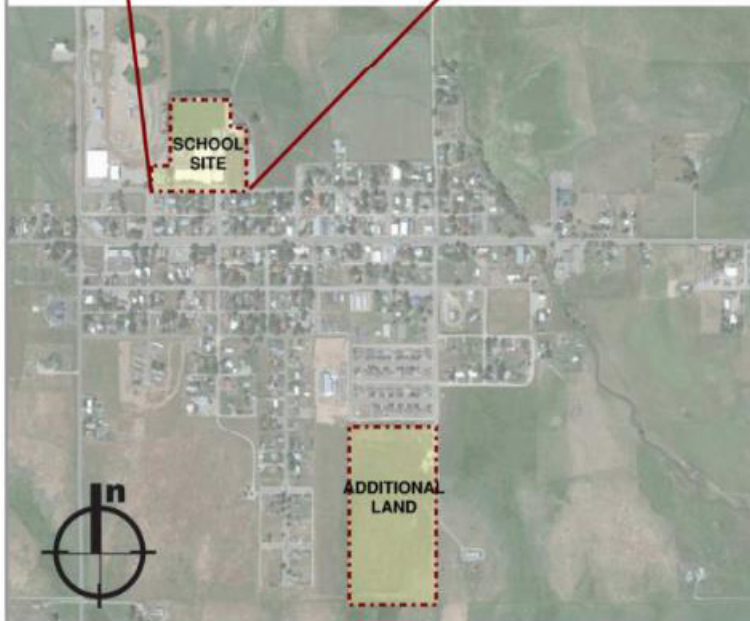
D3 - Build a new PK-12 on new 19 acre site



B1.3

NORWOOD SCHOOL DISTRICT - OPTION B1.3 NEW 9-12 ADDITION, MINIMUM REMODEL EXISTING

61,400 sf new construction
2,600 sf remodel



Various Layout Options:



Option to obtain land adjacent to existing to expand athletics

Option to convert existing to PK-6 and create more-ideal 7-12 addition (B1.2)
61,400 sf new construction
7,500 sf remodel

Benefits:

- **Higher likelihood to get funding**
- Able to achieve PK-12 right away
- Saves cost of developing new land
- Leverages existing elem/MS building
- Water available
- Everything on one site

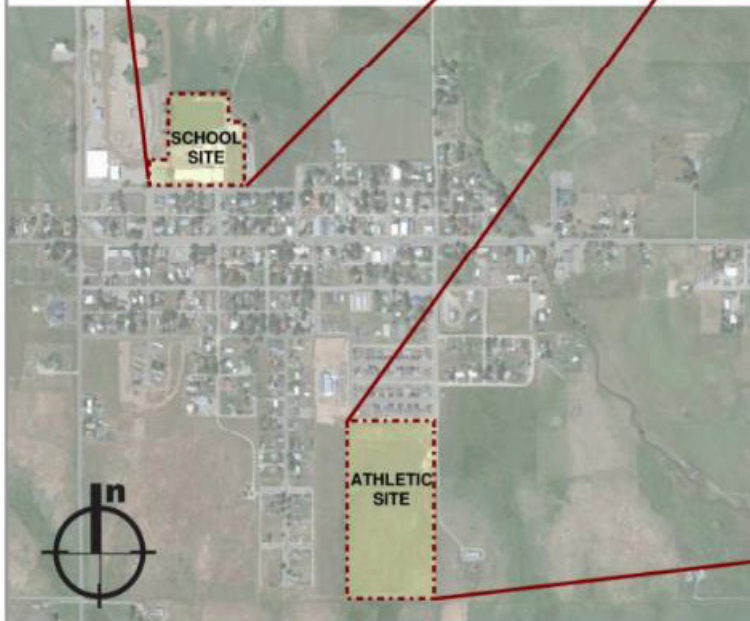
Concerns:

- **Limited site area long-term**
- **Design limitations working around existing HS**
- Disruption during construction
- Requires phasing to house students during construction
- Non-ideal classroom adjacencies
- 10-20 yr need to fund elementary work

C2.2

NORWOOD SCHOOL DISTRICT - OPTION C2.2 NEW 7-12, REMODEL ELEM, NEW ATHLETIC SITE

61,400 sf new construction
7,500 sf remodel



Benefits:

- Less phasing by avoiding existing bldg footprint
- Higher likelihood to get funding
- Leverages existing elem/MS building
- Keeps all education on one site
- Optimal grade level adjacencies

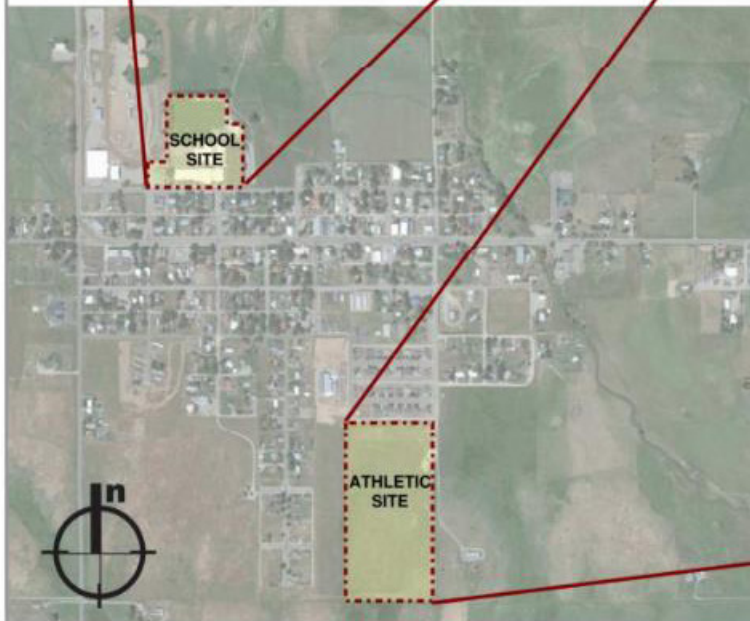
Concerns:

- **Water availability at new site**
- Travel to athletics
- Separate buildings (no PK-12) until elementary replacement
- Design limitations working around existing HS
- Some Disruption during construction
- Difficulty to get funding for athletic fields
- 20 yr need to fund elementary work

C3

NORWOOD SCHOOL DISTRICT - OPTION C3 NEW 7-12 ON NEW SITE, REMODEL ELEM

61,400 sf new construction
7,500 sf remodel



Benefits:

- **Higher likelihood to get funding due to no athletic requests**
- Maintain athletics on existing site
- Less phasing by avoiding existing bldg footprint
- Leverages existing elem/MS building
- Optimal grade level adjacencies
- More design opportunities
- No disruption during construction

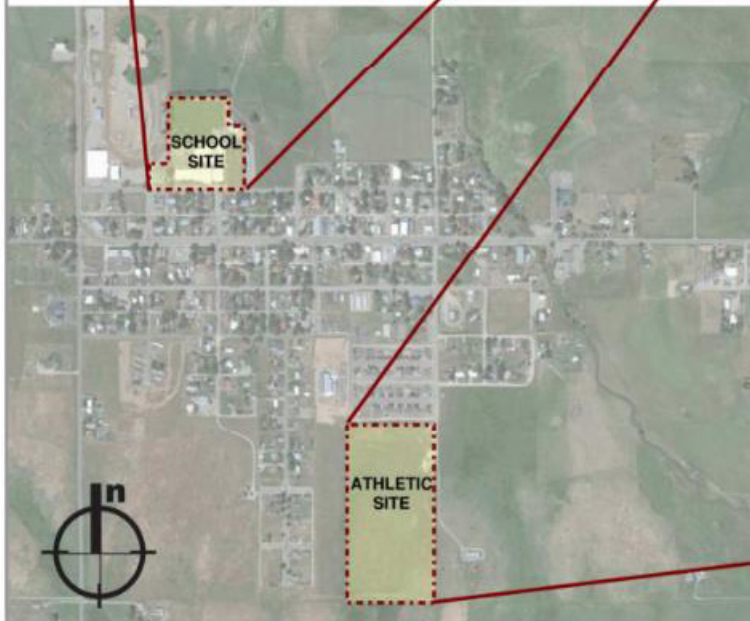
Concerns:

- **Cost to maintain and operate separate sites and buildings (no PK-12) until elementary replacement**
- Travel to athletics
- 20 yr need to fund elementary work
- Need to extend utilities and roads

D3

NORWOOD SCHOOL DISTRICT - OPTION D3 NEW PK-12 ON NEW SITE

79,000 sf new construction



Benefits:

- **Brand new everything**
- Able to achieve PK-12 right away
- Less phasing by avoiding existing bldg footprint
- No disruption during construction
- More design opportunities
- Optimal education configurations
- Everything on one site

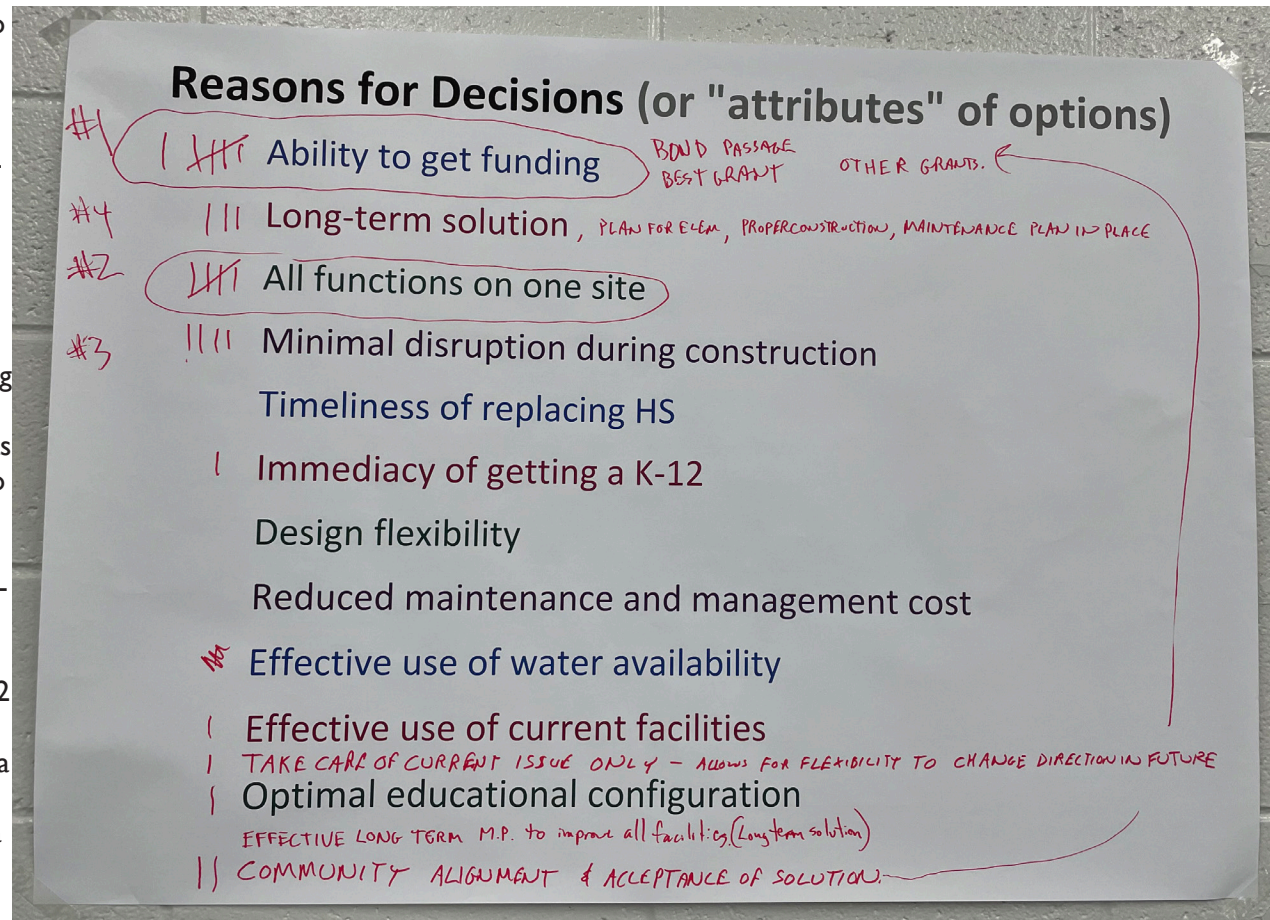
Concerns:

- **Water availability at new site**
- **Ability to get funding**
- Does not utilize existing elem/MS building
- Need to extend utilities and roads

10.4. Decision Making Process

The Neenan team assisted the school board with identifying and prioritizing the most important values of the school district to help with decision making. Values were established from previous discussions about the benefits of options over the others, and through discussion some new values were added. School board members then each voted on their top 3 values (qualities they feel are important for a solution to achieve), which created a priority for decision making:

- **1) Ability to get funding:** the ability of a solution to be more likely to get approved for a BEST grant and having community alignment and acceptance of the solution for bond passage.
- **2) All functions on one site:** the ability to have PK-12 together, athletics on the same site as the school, and the ability to maintain only one site.
- **3) Minimal disruption during construction:** the extent a solution can be constructed with minimal relocation of students, minimal reduction of use of current facilities, less of noise/activity disruption during the school day, or less of total duration of disruption.
- **4) Long-term Solution:** the extent a solution meets or has the flexibility to meet long term goals for 20 to 50 years and beyond.
- **Optimal educational configuration:** the level of opportunity a solution has to organize spaces optimally for staff effectiveness and improved education.
- **Immediacy of getting a PK-12 facility:** how quickly the option allows the district to get to a PK-12 solution in one facility.
- **Effective use of current facilities:** the extent that a solution utilizes current facilities.
- **Take care of current issues only:** the extent that a solution focuses only on the specific current issues in order to both reduce initial costs and allow flexibility for future decisions.
- **Timeliness of replacing the HS:** how quickly the solution will get kids out of the existing HS building and into a new facility.
- **Design flexibility:** the less physical constraints a solution has to meet school district requirements for a design solution. (Related to "Optimal educational configuration but includes other design aspects like safety, maintenance, public use, and appearance.)
- **Reduced maintenance and management cost:** the extent a solution has the potential to reduce long term costs, generally related to reduced area, updated systems, low maintenance materials, and energy efficiency, but also related to supervision and staffing costs.



Ultimately, reviewing the master plan options that meet the highest rated values led to a stalemate between the two options: a 7-12 addition on the existing site or full replacement on the new site.

10.5. Option Refinement

In order to make a decision between the two remaining options, and knowing that the existing site option would be less expensive, the school board requested better information on the budget difference between the two options. Based on discussions at the board work session, the Neenan team revised the master plan scopes and diagrams of the two options, B1.2 and D3.2 to prepare for a cost comparison of the two.

B1.2 - Build a new HS addition onto the elementary school at the existing site:

- This option has multiple ways it can be completed, which is why the diagram shows various potential configurations.
- To be most cost effective, the new square footage would replace only the high school, but there are possibilities to replace portions of the junior high building to provide a better long-term building configuration.
- Knowing there are choices that can make the cost of option B1.2 variable, Neenan developed one option assessed as the least expensive way to provide the program on the existing site. This includes reducing the amount of temporary classrooms and construction phases, reducing the footprint by designing a 2 story structure, and reducing the amount of work in the elementary building.
- While the goal was to maintain the current sports fields, the cost of replacing fields proved to be much less than the cost of temporarily relocating students and phasing construction, so the proposed plan builds onto the sports fields, re-configuring them for the final solution.

D3.2 - Build a new PK-12 on new 19 acre site

- This solution is similar to previous option D3, but proposes ways to reduce scope to bring the overall cost down.
- The major difference is to keep the existing athletic fields on the existing site, and not build fields on the new site, allowing this to be a future improvement.
- The plan of the building shown in option D3.2 is representative of a design for the necessary square footage. Building on a new site allows for flexibility in plan configuration. Cost estimates are based on a square foot cost, allowing for multiple configurations within the required square footage. Once financing is secured and the design process started, the building plan can be developed.

B1.2

NORWOOD SCHOOL DISTRICT - OPTION B1.2 NEW 7-12 ADDITION, REMODEL ELEMENTARY

58,500 sf new construction
8,500 sf remodel

Various Layout Options:



The cost of this option can change based on extent of scope:
58,500 - 68,000 sf new construction
2,600 - 8,500 sf remodel

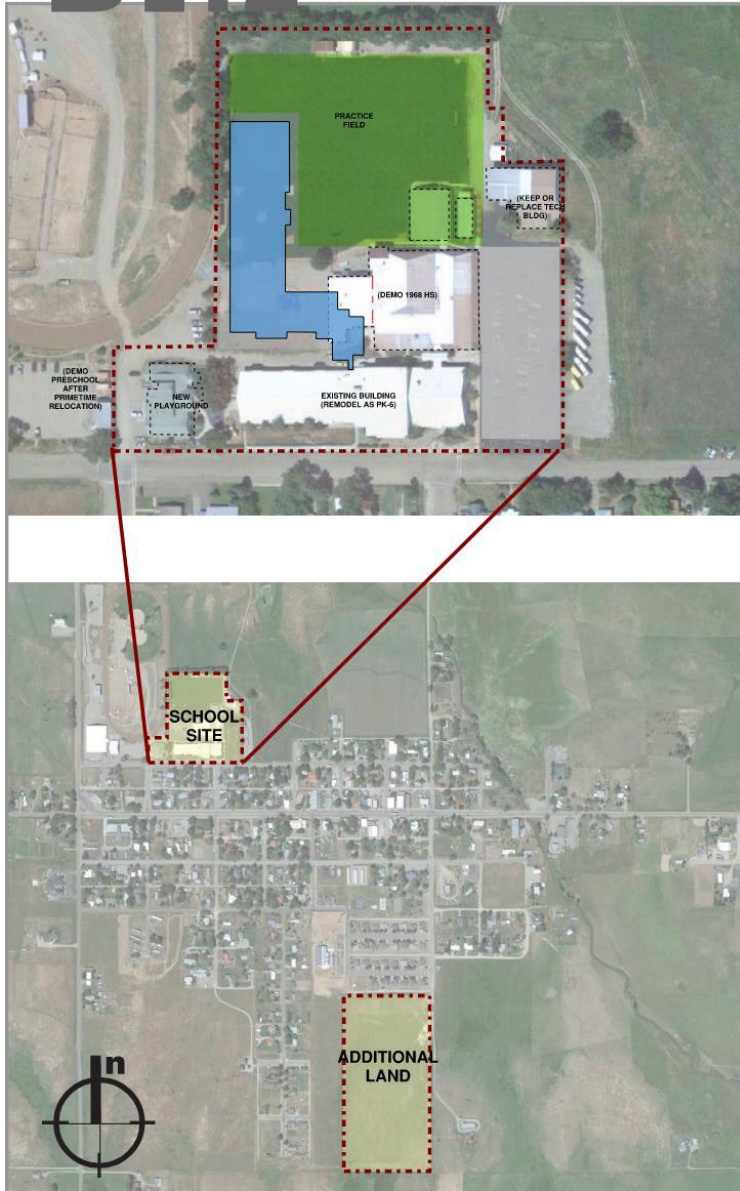
This option has a long-term goal to obtain adjacent land for site expansion

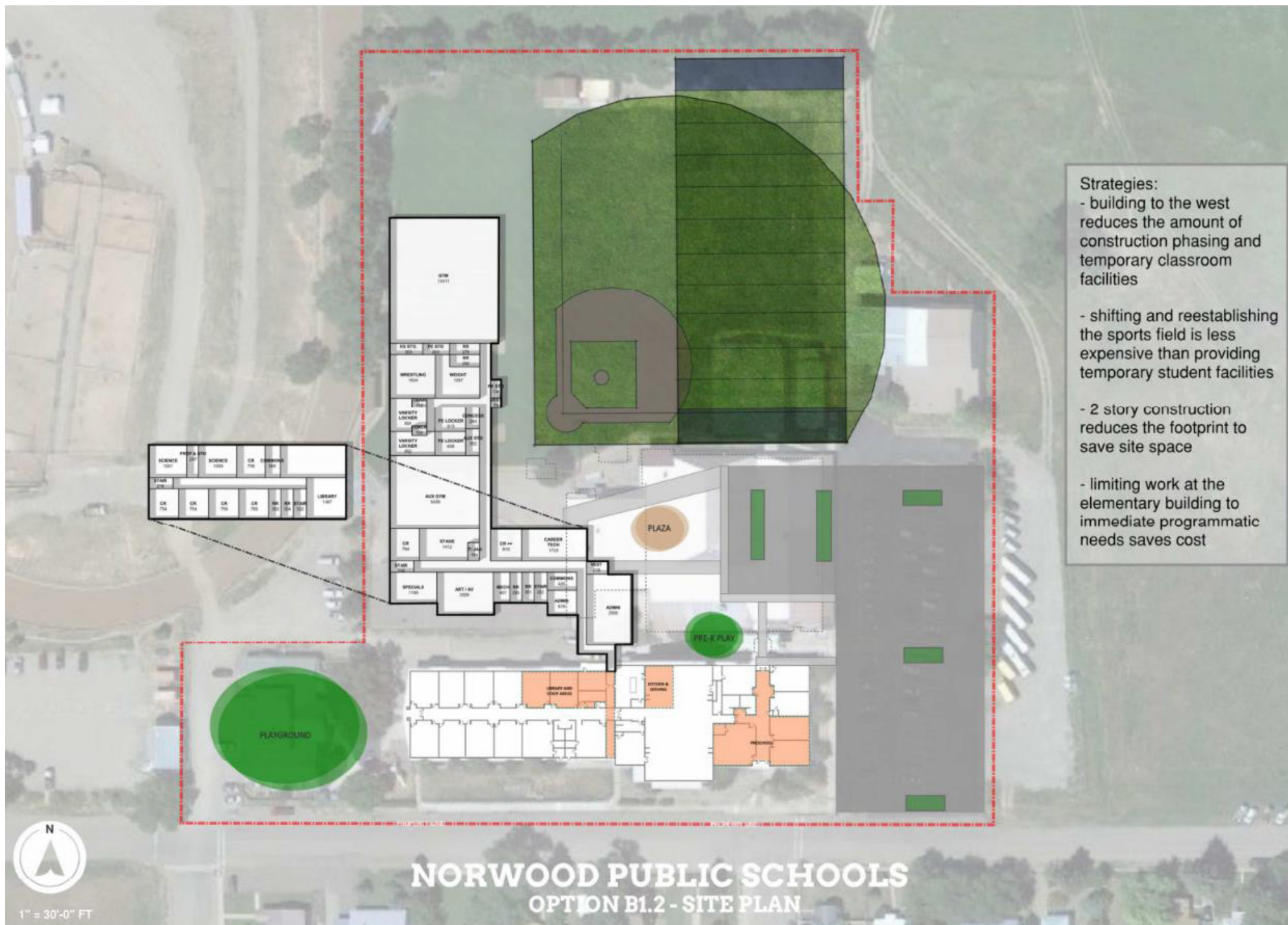
Benefits:

- **Higher likelihood to get funding**
- **Everything on one site**
- Saves cost and risk of developing new land
- Leverages existing elem/MS building
- Ability to adjust scope to reduce budget

Concerns:

- **Limited site area long-term**
- **Disruption during construction**
- Design limitations working around existing HS
- Requires phasing to house students during construction
- Non-ideal classroom adjacencies
- 10-20 yr need to fund elementary work, depending on current scope

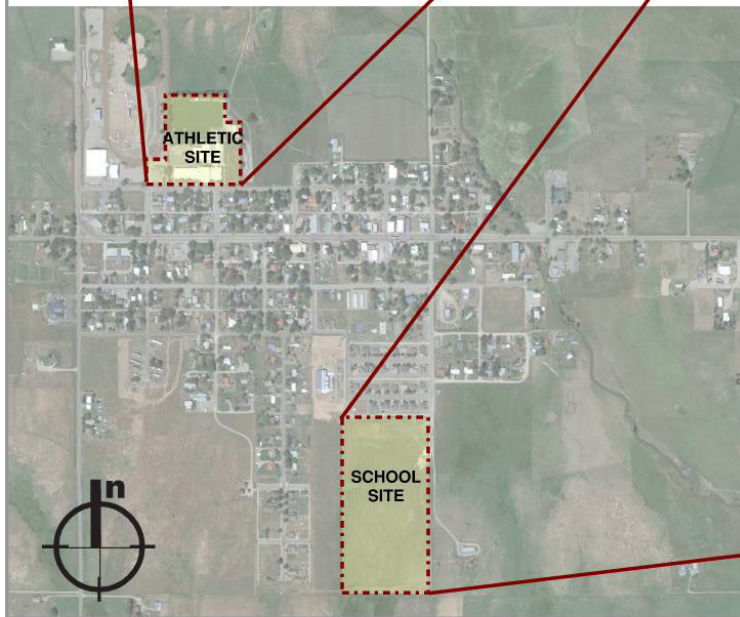




D3.2

NORWOOD SCHOOL DISTRICT - OPTION D3.2 NEW PK-12 ON NEW SITE, ATHLETICS AT EXISTING

79,000 sf new construction



Benefits:

- **Brand new school for all grades**
- **No disruption during construction**
- Less phasing by avoiding existing bldg footprint
- More design opportunities
- Optimal education configurations

Concerns:

- **Ability to get funding**
- **Athletics on separate site as school**
- Does not utilize existing elem/MS building
- Need to extend utilities and roads to develop new site

10.6. Cost Comparison

The Neenan team created the following cost comparison between the two options, showing the major components that are differences between the options. There is a \$13.4M cost difference between the options.

Norwood School District

Conceptual Total Project Cost Comparison - Master Plan Options

Updated 8/19/2022

Scope	Option B1.2 - Jr/Sr HS Addition at Existing Site					Option D3.2 New PK-12 at New Site				
	Description	Quantity	Unit	Cost/Unit	Total	Description	Quantity	Unit	Cost/Unit	Total
New Building Square Footage	Assumes 2 Story and 2 Phases Of Construction	58,500	SF	\$620	\$36,270,000	Assumes 1 Story Construction	79,000	SF	\$610	\$48,190,000
Major Remodel Area	Reconfigured Areas. HVAC Upgrades Only In Reconfigured Areas. Can Be Increased	8,500	SF	\$200	\$1,700,000	None	-	SF	\$200	\$0
Minor Remodel/Finishes	Flooring, Ceilings, and Paint In Remainder Of Existing Square Footage. Can Be Reduced	22,000	SF	\$45	\$990,000	None	-	SF	\$45	\$0
Partial Demo Of Existing High School For Construction	Demo Portion Of Existing High School To Make Room For New Building	8,500	SF	\$80	\$680,000	None			\$80	
Site Grading, Utilities, Landscaping, Parking	Includes Improving Grading Around Existing Elementary/Jr High Building	152,100	SF	\$10.0	\$1,521,000	Site Grading, Utilities, Landscaping, Parking	827,000		\$6.5	\$5,375,500
Offsite Improvements	None Assumed	-		\$0	\$0	Extend Roads, Extend Gas, Electric, Sewer and Stormwater Facilities	1		\$678,000	\$678,000
Total Construction Cost	Includes Construction Contingency, Weather Conditions, Insurance, and OH&P	67,000		\$614	\$41,161,000	Includes Construction Contingency, Weather Conditions, Insurance, and OH&P	79,000		\$687	\$54,243,500
Const. Cost Inflation Factor	% of Construction Cost			4%	\$1,646,440	% Of Construction Cost			4%	\$2,169,740
Design, Engineering, & Preconstruction	% of Construction Cost			7%	\$2,881,270	% of Construction Cost			6%	\$3,254,610
Abatement and Demolition Of HS, Field Houses,		48,800	SF	\$80	\$3,904,000		48,800	SF	\$80	\$3,904,000
Temporary Classroom Facilities During Construction	Allowance For Temp Walls. Does NOT Include Modular Units	1		\$50,000	\$50,000	N/A	-		\$0	\$0
Owner Costs, FFE, and Other Fees	Does Not Include New FFE For Elem	1		\$2,600,000	\$2,600,000		1		\$2,927,000	\$2,927,000
Subtotal					\$52,242,710					\$66,498,850
Owner Contingency				8%	\$4,179,417				5%	\$3,324,943
Total Project Cost		67,000		\$842	\$56,422,127		79,000		\$884	\$69,823,793

Additional Possible Project Costs											
Abatement and Demolition Of Elementary/Jr High Building (if not able to transfer ownership)	N/A	-	SF	\$0	\$0		30,500	SF	\$50	\$1,525,000	
New Maintenance Building	Metal Building On Existing Site	2,784	SF	\$300	\$835,200		2,784	SF	\$300	\$835,200	
Abatement and Demolition of Tech Building		11,000	SF	\$50	\$550,000		11,000	SF	\$50	\$550,000	
New Football Field and Bleachers	Assumed At New Site For Space				\$2,200,000		At new site			\$2,200,000	
New Baseball Field	Assumed At New Site For Space				\$1,200,000		At new site			\$1,200,000	
Total Additional Scope					\$4,785,200					\$6,310,200	

The “additional possible project costs” are choices for both options and don’t change the comparison of the two options. The only difference is IF, with Option D3.2, the existing elementary is not able to be sold or transfered, BEST funding would require including the cost for demolition.

Notes on the cost comparison:

- D3.2 has more new square footage because it includes replacement of elementary spaces
- B1.2 has cost for remodel, and D3.2 does not.
- D3.2 does not require construction cost for phasing the project to work around existing structures.
- D3.2 has significantly more site cost, because of the area of site being improved compared to the option at the existing site.
- B1.2 allocates more owner contingency because of the risk of working with existing buildings, active site utilities, and unknowns associated with tie-ins and partial demolitions for phasing.

Overall, there is a cost difference between the projects, but creating an addition on the existing site is still a significant project. The cost difference factors into the decision regarding the ability to obtain funding, but the final solution and future flexibility are also significant considerations.

While meeting with CDE representative, Meg Donaldson, and sharing the dilemma of choosing between the two, Meg recommended revisiting the program square footage of the necessary spaces for high school, to make sure it matches the current student enrollment and curriculum need, noting specifically the limited current Vo/Tech program. Reducing the program square footage would reduce the cost and size of both options.

10.7. Community Survey

The bond promotion committee attended the 7/24/2024 work session. In addition to reviewing the cost difference between the two final options, the school board wanted to hear community preference of the two options. Neenan and the bond committee put together a digital poll for the community with questions about the options and about the priority of values to make the decision.

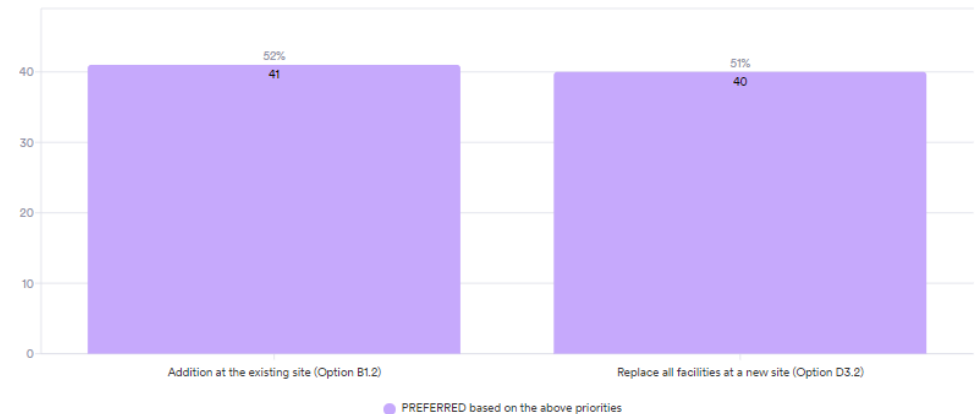
In summary, the community was pretty evenly split between the two options, which further demonstrates why this has been such a difficult decision for the school board.

The prioritization of decision making values or attributes was similar to that of the board's top four adding "Optimal education configuration" as a top priority. While the board had identified "Ability to get funding" and "All functions on one site" as the top two priorities, the community voted "Long term solution" and "All functions on one site" as the top two, with "Ability to get funding" within a percentage point of the second. The board and the community agree that keeping the school on one site and choosing a solution that will more easily gain funding approval are important.

Perhaps most valuable are the comments from the community that explain their reasoning for preference or concern. These comments can help further validate decision making and help develop detailed requirements of the chosen solution.

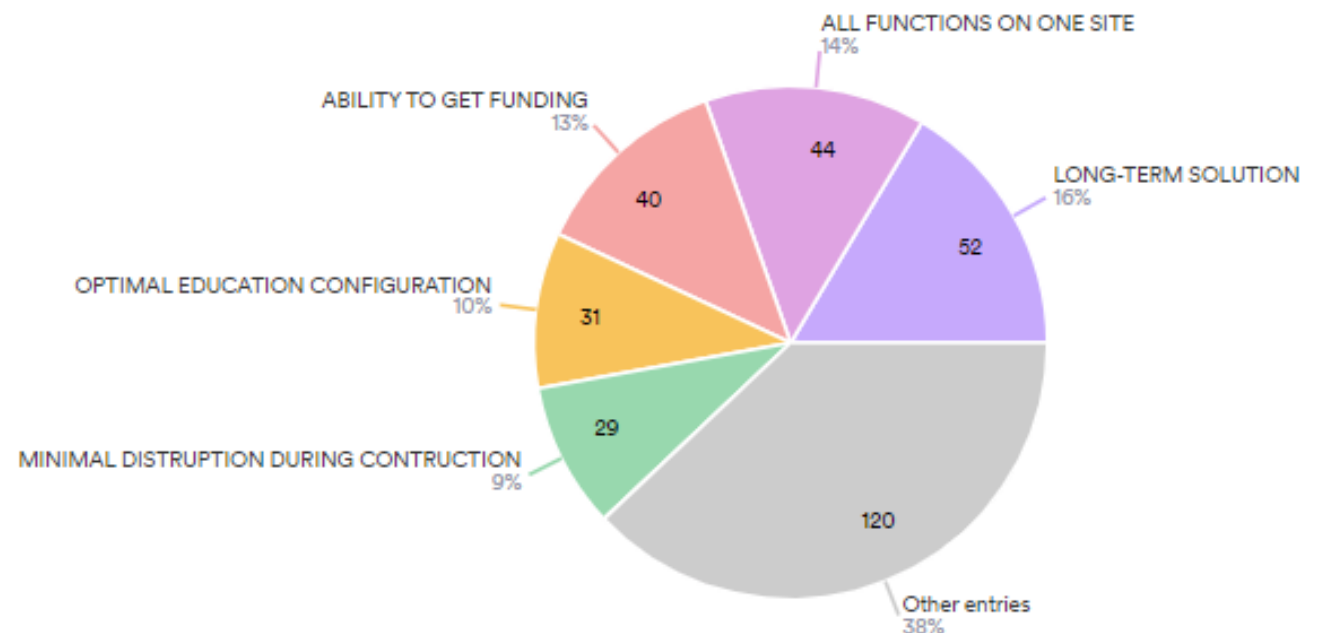
Which of the two below options (B1.2 or D3.1) best addressed your 4(four) highest ranked priorities/attributes?

79 Responses



Choose your TOP FOUR priorities/attributes

316 Responses



B1.2		D3.2		If the "value ranking poll" does not adequately capture your preference, please write in your top reasons for selecting one option over the other.
Do you feel Option B1.2 has any ADDITIONAL BENEFITS?	Do you feel Option B1.2 has any ADDITIONAL CONCERNS?	Do you feel Option D3.2 has any ADDITIONAL BENEFITS?	Do you feel Option D3.2 has any ADDITIONAL CONCERNS?	
There are none. Same land same problem.	Still doesn't address the sewer systems and parking lot drainage that drains right into the tech building when it rains. Also takes away the right of way for the ranchers pasture. Taking away the tech building also takes away the shop classes that are thriving.	New land better drainage. No more leaking building.	Voter turnout. Cte classes need more floor space than a normal classroom.	
I am in support of remodeling our existing buildings to accomodate the new build. Benefits include existing sports fields and infrastructure. Part of the old School building is in relatively good condition without needing extensive repair work. All of the adjacent buildings and sports fields , parking lot, etc is in perfect shape, and does not need to be changed. This would save lots of money.	Not at this time. I think the parcel near the library presents concerns like marshy land and the logistics of recreating already build sports fields.	No. See comments from last page.	Yes. See comments from last page.	
		No, at this phase yes, more will come out as we move along.	Water for irrigation for a baseball and football field will not be as handy as it is now, and probably a future problem.	I do not see a problem with construction interfering with school hours, most of the time now, the school day is interfered with somehow for some disruption.
		I think it's a great idea new school promotes new students and new opportunities.. if Norwood gets a new school you will have kids from nucla school transfer to Norwood		I think we need a new school it will give the community opportunities for the old building I don't think the town has enough buildings for events... Senior citizens... The old building could be used for 4h events lots of different ideas
	What will we do for parking? Where will the "bus barn" go?	So much more growth opportunities. Even elementary has issues. If the bond will be the same regardless, why not maximize it for our community as long as it is something the community can afford. Closer to the public library for after school activities	What happens to the still usable structures at the current school? What is the actual floor plan/people capacity of new structure vs old?	I think that none of the project options are the fact answer. I feel a new school is absolutely the right path. Now whether it's a full k-12 or just a new highschool, I don't know which is the best answer. But I do know that if we don't at least get a new HS, it will get shut down and our community will suffer terribly from it.
This land is fine to use but I feel they will have to change parking and the play ground and make sure that it is big enough for both.	I am not sure if this is enough area if the school wants to grow. also that you maps don't match up. On your town map it shows it on county ground.	Maybe more room	This is a swap and I think they will have way more problems if they put it here.	It's a swap there and I don't think the school would hold up at all
Yes existing infrastructure, no cost to develop new site. Near ball fields, park an football field	No	No	Cost to develop infrastructure	
Its a less expensive option for NOW... But will end up costing the taxpayers more in the future.	The property has significant infrastructure and mold issues that will have to be mitigated through extensive mediation. Either way, this is going to cost the taxpayer, so why would we double down on a location that does not have room to grow in the future?	Room to grow and utilization of the property that was denied to the NFPD for expansion.	More money means that you are going to need to work harder to build value in this opportunity all the way around. The one concern at this location is the water table and potential foundational issues.	The one thing missing is combating the attrition of students that are shipped to Telluride or Nucla because of the crumbling structures. If we are to grow the community sustainably, we have to secure our resources locally. That starts with basic anchor institutions in any community. The school can not be overlooked, set aside or ignored any longer. Time to just rip off the Band-Aid and get a new one built. Its not going to be any cheaper in 10 years when the darn thing collapses around our kids ears. Shame on us for letting it go this long anyways.
	This will be very disruptive to our students attending class. Also I'm not sure it can be done without losing athletics. Volleyball gym, football field, wrestling room, track field "football field".	With this option there's no band aides or having to deal with what's existing that doesn't quite fit our needs. No disruption to classes or athletics. It's the only 50 year plan that doesn't need revisited in near future.		Previous school improvements have only kicked the can down the road. It is time to actually give the kids and this community a long term solution!
A big benefit I see is the cost savings along with continuing to use an existing site. This site has great potential and I believe construction could co-exist with the existing structures; a temporary inconvenience for a long term gain in reutilizing the space.	Will there be updates to the parking lot and existing elementary school that don't include full construction updates (i.e. painting, new sidewalks/parking lot)?	It would hopefully attract more teachers and staff that would want to work in the Norwood area being it's a brand new facility	yes. The cost is the biggest one. Also, this is one of Norwood's best green spaces. Additionally, since any new water and utility taps are always an issue, this is a concern of mine. I am also concerned about the congestion in this location	
	Asbestos abatement costly. Multiple buildings on site that would need remodeling or demolition. Part of the property where bus parking is leased and not owned.			The property is beyond its life and is costly to maintain.
If it is truly substantially cheaper eg >30% cheaper than a new school I feel it could have benefits.	I feel like project cost could quickly exceed the budget due to unforeseen problems with existing structure that has been cobbled together over the last 50 years.	Modern Infrastructure with that has technology in mind during construction. Existing infrastructure is cobbled together and requires substantial effort to make any significant upgrades to.	Possible cost over-runs. Funding is not as likely, but I feel like not being funded is moreso because of the tax increased and people not willing to have that.	
		This option would allow the entire student body to be centralized and connected within the House system.		
Yes, Prime Time exists in this current space. Are you working with Prime Time to ensure this great need in the community is viable for a future plan?	Part of the old School building is in relatively good condition without needing extensive repair work. All of the adjacent buildings and sports fields , parking lot, etc is in perfect shape, and does not need to be changed. This would save lots of money.		One main concern is that Prime Time is not being considered in this option. In order for me to vote yes on either, it would have to be a well thought out proposal. Another concern is the small number of students in the school. Is it approximately 190 students? Any proposal should include statistics on current numbers using the school. Why are 100 locals are not using the school? Is this problem a building issue or a staffing issue, or a board issue? Why throw money into a poorly run school? Can the administration and the board correct any current operations issues before sending this to a bond vote?	Option 1 Important to keep the community informed. Importance of considering Prime Time. We do not have children in the school, however we value education greatly. Let's see some statistics on how Norwood students are rated state wide under our current board. Let's be sure we are spending time and energy in the correct path. If we are, you will have my vote.
		No, at this phase yes, more will come out as we move along.	Water for irrigation for a baseball and football field will not be as handy as it is now, and probably a future problem.	I do not see a problem with construction interfering with school hours, most of the time now, the school day is interfered with somehow for some disruption.
I like having all school functions and activities on one site. I feel there is a disconnect when stuff is separate and people sometimes like everything on one property area.	No	No	Yes. There is a risk and huge cost for brand new development. I think you'll lose the historical aspect. I think the school where it is provides a sense of community in having everything on one lot and separation is not ideal between activities and school function.	I think they could sell the land from the other site and put it towards construction costs. The modular classrooms actually aren't that distracting and I'd think the bulk of the work could be done in the summertime.
No	Construction while trying to teach kids.	A newly constructed building and site would be more attractive to families wanting to move to the area. We could ensure that our kids are in a building that is not detrimental to their health.	No	

B1.2		D3.2		If the "value ranking poll" does not adequately capture your preference, please write in your top reasons for selecting one option over the other.
Do you feel Option B1.2 has any ADDITIONAL BENEFITS?	Do you feel Option B1.2 has any ADDITIONAL CONCERNS?	Do you feel Option D3.2 has any ADDITIONAL BENEFITS?	Do you feel Option D3.2 has any ADDITIONAL CONCERNS?	
No	This isn't a viable option in my opinion. Tax payers will be paying the same amount. It's almost as much and I don't think it's going to solve all of the issues our school already has.	This is the best option hands down. Doing it this way, is most beneficial for our students. They can continue their education as usual while it's being built and they're starting fresh without all of the issues the old school already has.	No	
It can be done faster and cheaper, I think more people will vote for this.			It will cost more, less likely to pass.	
	A bandaaid at best.	Best option for long term success of the district.		
				Why does this appear the new school site in D3.2 is on my property?
yes Keeping the school close to fairgrounds for facility use Current school has sentimental value Current location is much closer to the highway which alleviates traffic in town		no	Traffic through town Getting from school to sports facilities	
	1.stop wasting money on patches- ie the giant concrete table in the old solarium. That school is covered in mold. Tear it down. 2. Fix the Primetime parking issue while redoing everything. Or ask them to park perpendicular to the road like the Oliver house does now.	A brand new school would be amazing	This map is off it shows the school site over the top of houses?? You have no bus drivers now. How will the kids get from the school to the fields? Yes, walking will work but they are packing equipment through snow? Or a parent doesn't want their young teen walking past houses to go to the gym. That's a highway they have to cross and the timing would be right when drivers have the sun in their eyes. So you will also need lighted crosswalks. -	Utilize the old property. The layout of the existing school is a mess- including access to the elementary school. Does anyone use the space between the new APR and the principals office? Nothing was thought through. Go up if needed. Use the entire property and replace the solarium- catch all of Norwood high school it looks trashy
This option allows the school to continue using the football field and baseball field, which the community worked hard in the early 2000s to fund via the large GoCo grant.	no	Tie-in with library to create a multi-function campus. Library may see more use.	Water! Where's it coming from?	
There is no space for general comments so I will use this space to begin. If the board members who feel that cost is prohibitive on the new site then the opening slide of this survey debases that argument. You say the bond will be the same regardless of location. Then there is no cost savings to the town for a phased plan. If there are allegations that the new site planning has been inadequate and doesn't account for the water table then that is an indictment on the professionalism of the design team employed thus far. Let them defend their foundation preparation design and seek another design team to offer a second opinion on the judgement of the current designers. This should be decided within the realm of specialized professionals that focus on school construction and other such building projects.	If this is being reconsidered as a way to concede to a voting constituency that prefers lower cost then that is a fair concession. However, if the bond does not change and the monies sought from grants will be provided regardless of the decision between the two sites, then I unequivocally select the new site. Moreover, I would support the plan that offers site specific certainty to Prime Time with the greatest freedom and flexibility to conduct their business for the benefit of the community.	I support this plan for it's contiguous location to the library, park and connectivity to other sites within Norwood as described by the 2022 Norwood Concept Plan. There are three major issues facing the district: "Facilities", "Culture" and "Staff Retention and Development". I believe that a new site school will assure us of satisfying concerns of reliable facilities for prospective students of families in our community.	Once again, a professional study to determine the efficacy of the current proposed foundational work should be done by a qualified party that is capable of providing their professional assessment of the new site and peer review the plans for any critique as needed. The town members, albeit the largest stakeholders, do not have the acumen to decide this fundamental issue.	I understand there to be a "cost factor" associated with apprehension to the new site. If so, then there should be vigorous debate supported with expert reports and studies to argue all points. I would offer that in order to appease cost skeptics, it would be worth our while to spend the money on a feasibility study to compare and contrast to the existing development plan provided by the current consultants. I emphasize the fact that we must proceed logically and scientifically to precipitate out the best solution for our community. Finally, I would like to also emphasize the connectivity of the town concept plan with the new site plan would bring Norwood into the quintessential collective of charming small towns reinvigorated with community dedication to supporting our children. Please work diligently to provide honest and forthcoming procedural pathways to get us to the end goal of a new school.
Everyone should just suck it up and go to Nucla HS. We don't need two 50 million dollar schools within 30 mins of each other. You can't even find teachers for the school we already have. A new school is not going to get teachers to stay in the area or get them housing. It's just asinine that you think you need a new one for not even 200 students.				
		it would be great having a new site	i am concerned as well about athletics being on a different site	
I think either site needs to be the most cost effective for the community. It's very difficult to vote on something that is so vague.	I think either site needs to be the most cost effective for the community. It's very difficult to vote on something that is so vague.	If D3.2 footprint is correct - is there a basic building design that is being presented?	I have a lot of concerns about this again. When asking a community to pay extra money in taxes, a basic design and budget should be presented. Not just a "hey we want some money to do something".	I think we have learned with the new library that having a new building doesn't really solve much. You are asking for a very expensive long-term investment in the form of higher taxes to do what? The school board should put focus on the specifics of the needs of the community before trying for this bond. Take the year to get designs, budgets, operational costs and such before asking for an increase in taxes to cover a bond. Clearly the State of Colorado believes that having bigger fancier buildings is more important than paying our teachers a living wage. But, do we have to fall into that too? I would say FOCUS on a building that will be very efficient to manage - specifically for expenses of the building, utilities, functionality. We do not need a \$90,000,000 building for a school of less than 220 kids! On another note - since the fire district is also asking for a bond increase - it seems as if one of you will certainly lose if you both try for a tax increase in the same year. Just my thoughts.
This land is much more suitable to building on than the swamp south of the subdivision.	Having the natural gas exhaust pipe immediately next to the breezeway and the elementary building allows everyone walking there to breathe that every day.	No.	Yes. Wetland area. Roads and sidewalks and parking will have to be built. Garage for buses/repairs? We would lose the disc golf set up.	
It will hopefully cost less and have a greater chance of passing.			It will cost more, take longer to build and the chance of passing the bond is less likely.	

B1.2		D3.2		If the "value ranking poll" does not adequately capture your preference, please write in your top reasons for selecting one option over the other.
Do you feel Option B1.2 has any ADDITIONAL BENEFITS?	Do you feel Option B1.2 has any ADDITIONAL CONCERNS?	Do you feel Option D3.2 has any ADDITIONAL BENEFITS?	Do you feel Option D3.2 has any ADDITIONAL CONCERNS?	
It "seems" more affordable and a good use of existing property. Optics are better for a town divided on the topic. The opponents might see this as a compromise they can get behind. The bond is the same but they feel like the money is better spent this way. Utilities are already close. Starting with an empty lot has so many unknowns. This doesn't leave an entire vacant campus for the town to deal with. The Naturita elementary school is an eyesore that never really sold they pretty much gave it to the sheriffs. Nostalgic value of keeping campus in the same place. People don't like change. This is plenty of room. I don't see our town needing more than this for the next 20 years or more. I don't see a Norwood boom that would flood the school. Im not sure we even need a Norwood high school when the class sizes are so small and we have 2 newer high schools within bussing distance.	Exposing kids to an active construction zone is a risk but can be managed. Certainly a redesign and new set of plans and cope but minimal impact there. I don't see our town needing more than this for the next 20 years or more. I don't see a Norwood boom that would flood the school.	Taking the school off the highway might be better for safety & security? Taking it away from the park & fair ground would better define boundaries and control the security of the school better.	Community opposition is strong and this plan would keep it that way. The other plan can be seen as a compromise and a win for both sides. This campus could be a long term polarizing project like the new library that everyone loves to bash. I'm not sure the town even needs a high school. So this could be an over reach. Over built and under utilized if the outlying issues of why parents are schooling their kids elsewhere aren't addressed. Big empty schools don't look good.	What is the most responsible and efficient use of taxpayer money. We already pay for NPRD & a library that very few people benefit from personally. We need to balance the children's needs with the taxpayer desire/ability to pay for it. I think we also need to CJ sider world events and current interest rates. 4-6 years ago this would have been a different conversation. People are struggling to buy groceries and the town is asking for more money to build a new school when interest rates & inflation is through the roof.
I feel that staying on the existing site is the best option terms of overall expense. The inconvenience of remodeling and construction during school session are minimal compared to a huge financial obligation. Work with what you've got. I also feel that I don't yet have enough information regarding the options to make an informed decision. Would also like to see a comprehensive maintenance plan implemented for whatever plan might come to fruition. Take care of what you have. I am deeply saddened by the deterioration of the prime time and pre k building. It could have lasted if cared for properly.				
None	No room to grow or expand	Room for expansion. Can build an athletic compound on that site	It is the better choice	Building on the current site limits real growth and expansion-- just retrofitting an area that doesn't meet the needs.
No		New facilities , good use of land	Athletics is not of concern if old school is kept up to use while new school is under construction start the build at the beginning of a new fiscal school year so construction will be mostly completed by the time a new school year starts .	
It will be cheaper in the long run and more people will vote for it			It will cost more	
	Elementary will need redone then sooner than the rest. We will be in the same boat	Benefits all students staff and athletic departments. Makes it easier on parents to get all their kids.		
I think that this is the best option. It addresses the concerns of the school district and has the best change of being approved by the community and the Best Grant committee.	None.	No.	This option is too expensive for the community to pass the bond needed to fund it and is too expensive for the state to fund. I do not believe that this option will ever be funded by the community and state.	
No	There is not a good possibility for expansion, the surrounding property just changed owners that have no intention of selling. The water used to irrigate the fields is not owned by the school and belongs to the new landowners. The area where the busses park is not owned by the school and the lease could be revoked at any time. 8.5 acres is not enough land to support the district in the future... The limited space only creates safety concerns and a problem for future generations. This is a bad idea.	The district may have to wait for grant funding to establish sports fields on the new site (GOCO). But that is better than trying to fit everything on the existing site. There will be room for future expansion and wells could be installed for irrigation. The new site will have enough room for safe access and egress to and from the facility. Its within safe walking distance to the new library and could create more beneficial use of that facility as well. This is the best plan.	Travel to and from the sports fields.	It would be a misuse of taxpayer funding to not leverage as much grant money as possible for this project.
This is not a good option! Why would we spend the same amount of money for a remodeled school vs a brand new one. The current location does not have enough available space to build a large enough school to support the further growth of our community. The school has already purchased the land to construct the new school that will be large enough for a 50 year growth plan. By building a new school at the new location the district could sell the old property and recoup some money by selling that property.	Yes there are many! 1. No room for growth or expansion. The property surrounding the current school is privately owned and the owners have no desire to sell any to the school district. 2. Irrigation water rights on the current site are not guaranteed. So how will we maintain our sports fields? 3. If we are working around existing buildings structures the new school is limited on where it is located and the size it can be. 4. There will be a big disruption in the kids learning during the construction phase. If the kids are still having to attend school at the old location during the remodel of the old school. 5. We will still have an old failing school with lots of issues and an expensive bandaids vs having a brand new school.	1. It is brand new 2. It supports future growth 3. It does not have lead pipes, asbestos, and mold. 4. The kids education will not be interrupted during the construction.	The sports fields remaining at the old school location.	
Not a good long term solution, and poor use of taxpayer funds since the tax contribution is the same.	8.5 acres with no possibility of expansion. Also lack of irrigation water and space for sports fields. There is considerable congestion and unsafe conditions for student drop off and pickup.	A Completely new facility makes the most sense. If we must put off building sports fields then this would be a good plan. There is GoCo grants that would cover the cost of new fields on the new site in the future.	Irrigation and safety of our students and staff traveling back and forth to the fields.	This is a long term project, if the bond amount is the same either way it would be irresponsible not to maximize the use of grant funding and insure a secure, expandable, solution for the future of the community.

B1.2		D3.2		If the "value ranking poll" does not adequately capture your preference, please write in your top reasons for selecting one option over the other.
Do you feel Option B1.2 has any ADDITIONAL BENEFITS?	Do you feel Option B1.2 has any ADDITIONAL CONCERNS?	Do you feel Option D3.2 has any ADDITIONAL BENEFITS?	Do you feel Option D3.2 has any ADDITIONAL CONCERNS?	
				This bond will have a huge impact on our community, their livelihood and the cost of housing in an area where we already experience difficulty making ends meet. I don't disagree some changes need to happen at the school, however I am in complete disagreement with the level of change you are proposing. Could we consider repairs to existing structure? As much as I would love a new, larger school I feel it is completely unrealistic for our area and really an inconsiderate ask. We live here because we love this area and community and the amount our taxes would increase is heavy for us. I do not feel this is being considered and I feel these two choices are being pushed as the only options and have been for the last two years. a rebuild is not the only option and definitely not feasible for most tax payers. I appreciate all the work going in, however I think we need accurate information as to what this will cost homeowners and I don't see the facts being given. In trying to complete this survey it was very biased in the direction you are promoting. I couldn't even complete the survey unless I chose your options. I chose them to simply submit my opinion. Do not take my above responses as factual, they were for the sake of completing the survey.
	I think until you get a stable staff that is certified to teach what they are teaching, passing a bond will be tough.		I think until you get a stable staff that is certified to teach what they are teaching, passing a bond will be tough.	I think until you get a stable staff that is certified to teach what they are teaching, passing a bond will be tough. Fix the inside and I'd be more willing to support with my dollars. It breaks my heart what this school has become.
				(not replying to question - but your graphic overlays are wrong in the lower left image of town, and can be confusing to residents)
I think this location keeps our kids safer when they are going to the store for lunch since they don't have to cross Main Street like they would at the new location. There is also an irrigation system established that has been working to keep the fields maintained pretty well. I think it's smarter to spend money on a structure rather than a new infra structure and building.		No I do not.		
With the decreasing availability of BEST funding, it seems reasonable to lower the ask with the greater chance of getting funded by the BEST grant. It also seems logical to not have to start from scratch for infrastructure and foot that bill. I would rather see funding go to direct benefits in the form of technology and safety vs infrastructure. The phased approach makes sense and being under construction and somewhat inconvenienced for a relatively short period of time is a small price to pay for a sensible approach. Kudos to the board for coming up with this option. Thinking outside the box is appreciated - thank you!	No additional concerns - this option for such a small district makes sense. We do not need a brand new facility, there is still some good life in part of the existing campus.	A total unrealistic approach to our needs.	The site would require extensive infrastructure and site development which would take away from the overall funding for direct benefits to the school. The estimated cost per student with this option is not even reasonable. Granted the bond amount wouldn't change regardless of the option but someone somewhere has to foot this bill. We need to be fiscal stewards in today's challenging times.	
	The cost to bring the old school up to date , plumbing, electrical, heating/cooling ! Plus the size of the land is to small with not option to expansion. The land size now isn't Adequate now . Plus the school has already purchased land that could adequately house the new school . Then sale the current property to help pay for the new one !	This is the best plan ! No worries about unforeseen cost of bringing the old school up to date on land that's not big enough to house the needed campus		Putting the whole school & athletic on the new land then sale the current property to help fund this project!
It will cost less, and I feel it will have a better chance to pass.			I feel if we go with this plan we won't get the votes to pass it.	
	I have been told that adjacent land is not available. That the owners and renters are not interested in loosing the valuable land. That information may be old.	The potential to expand. The potential for quicker turn around. Currently, the no -school traffic is high on Summit street. Semi's use it to deliver to the town, transient travelers use the fair grounds. School security is hard at the current location.	We don't have a baseball team. We shouldn't be planning on a base ball field.	
				I don't like either option! Why isn't there an option to keep athletics on the same site as the school on the new site? It will cost too much money to fix the existing school and it will not be beneficial for the communities students to go through school in a construction zone. Are there statics on how construction affects students?
no	The part of the school that will remain will STILL be too old and not compliant, if not right now as is, then very soon after the remodel. Making the remodel pointless because we will just have to do it again for "old part" in a couple more years	no	All of the athletics needs to be with the new school.	
No	No	No	No	
No	No	No	No	
No	No	No	No	

B1.2		D3.2		If the "value ranking poll" does not adequately capture your preference, please write in your top reasons for selecting one option over the other.
Do you feel Option B1.2 has any ADDITIONAL BENEFITS?	Do you feel Option B1.2 has any ADDITIONAL CONCERNS?	Do you feel Option D3.2 has any ADDITIONAL BENEFITS?	Do you feel Option D3.2 has any ADDITIONAL CONCERNS?	
No	Kids going to school in trailer houses while new school is being built	The use of the old school in our community in the future	Nothing that can not be figured out	
It has a better chance of passing, and our kids can have a better school sooner.			If we go with this plan chances are it won't pass and out kids will not have a chance to have a better school.	
Allows preschool and primetime to stay connected and work together.			Off site daycare (primetime) how are students in the preschools half day program going to get to and from Preschool from Primetime. Also, the building will be closed when the school moves. What options do we have for Daycare?	
Can you sell the land that was purchased? To cover the cost of rehousing students? If so, that might be helpful.	Will the kids be able to utilize the gym, football field and wrestling room during remodel and construction? Or how will the sports we still have be accommodated? Huge concern - cost of trailers to house kids during construction and possible loss of even more sports from our school	This seems to be the faster option if approved for the Best Grant with fewer out of pocket costs especially by not having to rehouse kids on site		
Using the existing site makes more sense that building in a flood plain area. A lot of existing Inter structure already in place on current site.	Asbestos removal will be costly.		You will have to build a pond above the school to take care of the irrigation and flood water. This water will have to be able to flow on to existing water right holders. This site is not big enough to house everything in one site.	
No, I feel as though the school could use the money to improve the existing facility and provide better pay and benefits for the teachers.	A lot of concerns. Why build a new school when student attendance and enrollment is down? Why take that space away from other entities that actually need it? Like the clinic or fire department? Why not use the money to improve exist facilities and provide a safer better work experience for the teachers and pay them better?	Same as the other one	Same as the other one	I believe the current facility needs work. Don't waste tax payer money on a dream that is not necessary at this point.
They could sell the other property to help pay down the bond.	Removal of Prime Time would impact child care for staff and the collaboration between Prime Time and Norwood Preschool. As well as impacting childcare for all families utilizing Prime Time.	Potential funds from leasing building on old property.	Prime Time would not be on this property and would impact child care for staff and the collaboration between Prime Time and Norwood Preschool. As well as impacting childcare for all families utilizing Prime Time.	
Yes, more affordable, achievable and likely to receive funding.		Not realistic.		
				The space that there is at the current school sight does not allow for the ideal school layout. The outdoor spaces such as the football field and the baseball field are already restricted on land. Also if we were to build a larger facility than the current on there would be even less space for extracurricular activities outside.
	Increased cost in the future to rebuild elementary. Need to go for a second concurrent bond for elementary replacement in future. What's the cost savings to this option per dollar?	Not having concurrent bonds in the future when the elementary school needs replaced.		

10.8. Conclusion

The school board discussed the remaining two options and cost comparison at the 9/3/2024 board meeting. The board voted 3-2 to build on the new site and not continue to develop on the existing constrained school site.

The next step is to apply for a BEST grant in the 2025 grant cycle (application due Feb 2, 2025.) In order to do so, the district and board have the following to determine for the application:

- Determine the scope of work for the 1st phase of work. Strategically, for resubmitting the BEST application, the district should show some amount of reduction of proposed scope.
- This could mean keeping athletics at the existing site or be as extensive as phasing the solution to only build the Jr/Sr High portion of school and submitting the elementary replacement as a second phase.
- It is recommended, regardless of the phasing decisions, that the programed spaces for the new HS be re-evaluated and reduced to only the necessary spaces for the current population.

This determination of the scope will need to be decided by mid-November of 2024 to meet the deadline for the 2025 grant cycle.

10.9. Five Year Strategic Plan

The Five Year Plan is updated but remains similar in sequence to the Master Plan document. This would change slightly depending on the finalized scope of work and if the 2024 bond passes.

- Winter and spring 2025 - BEST grant funding: BEST grants applications are due early February of 2025. Grants will be awarded by the end of May 2025.
- (Depending on 2024 bond results) Summer 2025 - Bond promotion: the bond committee will promote the final plan and opportunity for the community.
- Summer 2025 – Secure Design/Build partner and owner’s representative: to be prepared for project start.
- November 2025 – Bond Passage
- Early Fall 2025 through Summer of 2026 – Design and Permitting process
- Summer 2026 through Spring 2028 – construction process
- Summer 2028 – Move into new facilities and demolish old facilities

10.10. Summary of Process

This portion of the planning process began June of 2024, after the BEST Grant application was not approved for the 24/25 cycle and after the school district hired the new district superintendent, Todd Bissell.

- 6/27/2024: The Neenan master planning team met with Todd Bissell to provide context of the master plan and timeline of events up to this point.
- 7/24/2024: School Board work session with the Neenan team to review MP options benefits, drawbacks, and decision making priorities.
- 8/21/2024: School Board meeting with Neenan to review benefit and cost comparison between the two selected options: existing site addition and new site replacement school, and review community survey information.
- 9/3/2024: School Board meeting to vote on direction for Master Plan.

10.11. Master Planning Team

School Board Members and District Administration:

Nichol Bray	Board President
Randy Harris	Board Vice President
James Evans	Board Member
Jackie Hardman	Board Treasurer
Morgan Rummel	Board Secretary
Todd Bissell	Norwood Superintendent

Community Involvement:

Amanda Pierce

The Neenan Company:

David Kurtz	Principal Architect
Leah Lamkin	VP Business Development
Chad Norton	Preconstruction Manager
Charles VanWormer	Architect

10.12. Appendix

Notes from 7/24/2024 Board Work Session



7/24/2024 Board Work Session

Date: July 24, 2024
Location: Norwood School Board Room
Attendees: David Kurtz, Neenan
Chad Norton, Neenan
Leah Lambkin, Neenan
Todd Bissel, Norwood Superintendent
Norwood School Board Members: Nichol Bray, Randy Harris, James Evans, Jackie Hardman, Morgan Rummel,
Amanda Pierce, School Board Secretary
3 members of Bond Committee

Goal:

Review Master Plan options and re-align on a district master plan solution for bond and BEST

Agenda:

- 1) Intro (5 min)
- 2) Review of previous decision-making process (10 min)
- 3) Review master plan options (15 min)
- 4) Discuss any new options that had not been considered (25 min)
- 5) Discuss current benefits of options and priorities of value (40 min)
- 6) Next steps for plan direction (5 min)
- 7) Bond campaign offer and scope of work (20 min)

Content:

2. Previous Decision-Making Process:

- a. Documents that contain info:
 - i. Master Plan – 6/14/2022
 - ii. Master Plan Amendment – 1/22/2023
- b. Timeline of work:
 - i. 8/17/2021 – Started Master Planning effort
 - ii. Fall 2021 – facility assessments and educational requirements
 - iii. 1/21/2022 – work sessions with community to develop master plan options
 - iv. 6/14/2022 – Master Plan Document Completed
 - v. Summer-Fall 2022 – School board discussion on master plan options and acquisition of land
 - vi. Fall 2022 – start new property review, survey, Geotech testing
 - vii. Fall 2022 – Revisit, add, and review options of the master plan
 - viii. 1/17/2023 – 1/20/2023 Board work session to decide on master plan direction for BEST application
 - ix. 2/1/2023 – 1st BEST application submitted
- c. Main decision reasoning at the time – **see presentation**
- d. Questions about direction at the 12/13/23 board meeting
 - i. **Nichol Bray and Mike Morlang provided additional context**
 - ii. **Kurtz also brought up a timeline the board reviewed at the time (in addendum) of if/then scenarios. The plan at the time was to try for BEST then try again, and if 2 fails then reconsider the solution. That is where we are right now.**

3. Master Plan Options:

- a. Reviewed reasoning for the numbers and letters of the Option Names. **Reviewed excerpts from 6/14/23 Master Plan and 1/22/23 Master Plan Addendum.**
- b. Resulting viable options:
B1.3: PK-12 on existing site (New preschool and HS addition to K-8 Building)
Comments: various ways to configure addition
Goal is to maintain fields

Question about whether there is enough parking. – each remaining open area would have parking would create more than existing.

Concerns include size of site. Discussed future opportunity to purchase adjacent land. Mixed opinions on if this is a possibility in future. Additional concern is water for field irrigation at existing site. Other concerns are building a tight site with the school in session. Timeline limitations for the BEST Grant were discussed here as a concern if construction phases were too extended due to phasing for occupied schools.

An additional concern for this option was what to do with the Elementary School down the line when it reaches the end of its reasonable use.

C2.2: PK-6 and 7-12 on existing site (New MS/HS building separate from Remodeled P-K6 Building)

This option requires sports fields at new site. The concern of the board is that new fields will be difficult to find and obtain water, without enough immediate or long-term advantages over other options.

C3: PK-6 on existing site, 7-12 on new site (New MS/HS building on separate site from Remodeled P-K6 Building)

This option has the major concern of creating 2 separate school sites, which comes with staffing, supervision, educational opportunity, and maintenance drawbacks over keeping schools together on one campus. The benefits do not outweigh this concern.

D3: New PK-12 on new site

Like what has been previously presented but modify the plan to keep sports fields at the existing site to reduce the cost of this option. Again, concern for water for irrigation at the current site is an issue.

4. Discuss any new options that had not been considered:

- a. No new options, just slight modifications of options above.
- b. Amanda brought up the need to commit to knowing what the current site and buildings are worth to demonstrate being good stewards of the existing buildings to the community.
- c. Amanda presented to the board the opportunity of *Brownsfield Program* (EPA), decommissioned coal community support grant. The Grant is interested in Norwood and potentially can fund the Asbestos abatement and demolition of existing buildings, for district to do something new.
 - 1) Question if this applies to all options or just the option that was presented last year. Amanda said the conversation was about the current option but seems reasonable that the reason for support and benefit the school and town would gain would be the same for any option. She believes this grant could support any of the options we are looking at but would need to verify.
- d. It was brought up that the Lone Cone Legacy Trust is saving toward a community pool.
- e. The water district is looking at an upgrade to the water systems and water availability within 10 yrs. Potentially 30% increase in availability. This could remove the long-term concern of field location based on current water availability.

5. Discuss current benefits of options and priorities of value:

- a. Mark additional benefits on posters
 - i. See notes on photos
- b. List and prioritize the REASONS FOR DECIDING.
 - i. See notes and prioritization of Reasons
 - 1) Ability to get funding (including grant likelihood and voter support for the bond)
 - 2) All functions on one site
 - 3) Minimal disruption during construction
 - 4) Long term solution (provides a long-term K-12 solution, provides adequate site features, and a maintenance and improvement plan can exist for all facilities)
- c. Select direction for school bond campaign
 - i. Discussed options that fit the top priorities. C2.2 and C3 do not meet requirements. Options B1 and D3 both could work.
 - ii. The school board would like to be able to hear opinions of the community prior to making a vote. Perhaps with a community survey
 - iii. The school board would also like to understand the cost difference between the options. Their opinion may be swayed depending on how much they could save between one option or another.
 - 1) Neenan's concern with providing numbers right now is that the full replacement option is fixed and the option for addition on the existing site has a sliding scale of scope that can create a range of costs.

- 2) Neenan to provide the best update of cost difference between the two options by August 21 board meeting.
- iv. Bond Campaign message to the community would be: “we are going for a \$10M bond. This will be to either replace the HS @ existing site or replace all facilities and move to the new site. The board is deciding on August 21 and would like your input. Which would you support and why?”
- v. The group discussed messaging to community with bond committee: Important to let them know that there will be a bond, it will be \$10M. Let them know the board is refining its decision and that will be declared by the end of August with information about the scope of the work. The bond amount will be the same regardless of the solution. Let everyone know that tax information will be determined by the State of Colorado on ____ date and that info will be shared at that time. The date needs to come from Todd Snidow, RBC (banker)

6. Next steps for plan direction

- a. Create a representative image of the direction to share for bond promotion: update the images to represent the scopes of work discussed tonight
- b. Provide updated option comparison pricing spread between the two options prior to Aug 21 board meeting
- c. Document master plan decision w/ addendum
- d. Bond activities
 - i. Neenan to help bond committee with wording the survey questions and updated images.
 - ii. Bond Support Committee to develop survey (online) and send postcards with link to survey.
 - iii. To be completed prior to Aug 21 board meeting, so board can see results of survey



B1.3

- long range probability of Norwood growth happening could be north & south. Potential future property in future.

NORWOOD SCHOOL DISTRICT - OPTION B1.3 NEW 9-12 ADDITION, MINIMUM REMODEL EXISTING

61,400 sf new construction
2,600 sf remodel

Various Layout Options:



Option to obtain land adjacent to existing to expand athletics

Option to convert existing to PK-6 and create more-ideal 7-12 addition (B1.2)
61,400 sf new construction
7,500 sf remodel

Benefits:

- **Higher likelihood to get funding**
- Able to achieve PK-12 right away
- Saves cost of developing new land
- Leverages existing elem/MS building
- Water available
- Everything on one site
- **BEST comment on recent emergency grant to fix above HVAC.**

ADDRESS:

- **LONG TERM SOLUTION.**
- **DISRUPTION BUSINESS CAUSE**

Concerns:

- **Limited site area long-term**
- **Design limitations working around existing HS**
- Disruption during construction - *school bus, phasing*
- Requires phasing to house students during construction - *school bus, phasing*
- Non-ideal classroom adjacencies
- 10-20 yr need to fund elementary work

C2.2

NORWOOD SCHOOL DISTRICT - OPTION C2.2 NEW 7-12, REMODEL ELEM, NEW ATHLETIC SITE

61,400 sf new construction
7,500 sf remodel



Benefits:

- Less phasing by avoiding existing bldg footprint
- Higher likelihood to get funding
- Leverages existing elem/MS building
- Keeps all education on one site
- Optimal grade level adjacencies
- **Known site, less surprises for buildability.**

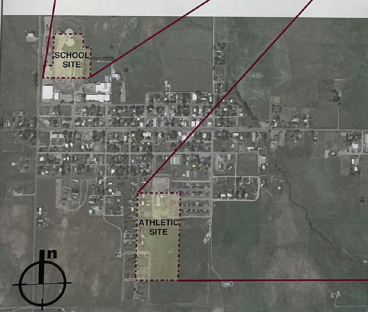
Concerns:

- **Water availability at new site**
- Travel to athletics
- Separate buildings (no PK-12) until elementary replacement
- Design limitations working around existing HS
- Some Disruption during construction
- Difficulty to get funding for athletic fields
- 20 yr need to fund elementary work

C3

NORWOOD SCHOOL DISTRICT - OPTION C3 NEW 7-12 ON NEW SITE, REMODEL ELEM

61,400 sf new construction
7,500 sf remodel



Benefits:

- **Higher likelihood to get funding due to no athletic requests**
- Maintain athletics on existing site
- Less phasing by avoiding existing bldg footprint
- Leverages existing elem/MS building
- Optimal grade level adjacencies
- More design opportunities
- No disruption during construction

Concerns:

- **Cost to maintain and operate separate sites and buildings (no PK-12) until elementary replacement**
- Travel to athletics
- 20 yr need to fund elementary work
- Need to extend utilities and roads
- **lose ability for staff calls efficiency for teaching**
- **great security/monitoring**
- **increases transportation**

D3

NORWOOD SCHOOL DISTRICT - OPTION D3 NEW PK-12 ON NEW SITE

79,000 sf new construction



Benefits:

- **Brand new everything**
- Able to achieve PK-12 right away
- Less phasing by avoiding existing bldg footprint
- **No disruption during construction**
- More design opportunities
- Optimal education configurations
- Everything on one site

Concerns:

- **Water availability at new site**
- **Ability to get funding**
- Does not utilize existing elem/MS building
- Need to extend utilities and roads
- **Concern of unknowns of buildability on new site.**



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