



## Master Plan Committee Meeting Minutes

800 South Taft Avenue • Loveland, CO 80537

**May 1, 2023**

5:00 PM

Location: Mountain View High School

**ATTENDEES:** Bill Breunig, Brad Chope, Brent Grimditch, Candie Joshi, Carmen Polka, Chris Wright, Kevin Woodward, Matt Thies, Michael Keen, Tom Pitts

Todd Piccone, Kristen Battige, Tara Flores, Stu Boyd, Ryan Baker

Agenda Items
<b>Call to Order/Pledge of Allegiance</b> Chris Wright called the meeting to order at 5:04 p.m.
<b>Approval of Agenda for May 1, 2023</b> Brad Chope moved to approve the agenda for May 1, 2023 as presented. Candie Joshi seconded the motion. Motion passed.
<b>Approval of Minutes from April 3, 2023</b> Brad Chope moved to approve the April 3, 2023 minutes as presented. Michael Keen seconded the motion. Motion passed.
<b>Recap of our Needs - Conceptual Plan Options</b> Todd Piccone reviewed the possible site options for Berthoud along with the Berthoud growth feasibility study.
<b>Security and Learning Space Enhancements</b> Kristen Battige gave a quick review of the Security and Learning Space Enhancements with input provided by building principals and students
<b>Feedback Activity Review: Thought Exchange</b> Todd Piccone reviewed the committee's responses.  <i>Thought Exchange allows participants to share their ideas in response to an open-ended question. All ideas are shared confidentially. Once participants have shared their own ideas, they are asked to rate the thoughts that others have provided on a scale of one to five stars based on how</i>



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*much they agree with the idea or how important they think it is. In the final step, participants can view how the thoughts in the exchange have been rated by the group.*

**Announcements:**

- Next MPC: June 5, 2023 at FHS/TCC (1811 W. 15<sup>th</sup> St.) Room 150.

**Adjourn**

Bill Breunig moved to adjourn meeting. Meeting adjourned at 6:24 pm.

# Master Plan Committee

1 May 2023



# Tonight's Agenda

Master Plan Committee 2022 - 2023

## AGENDA

May 1, 2023

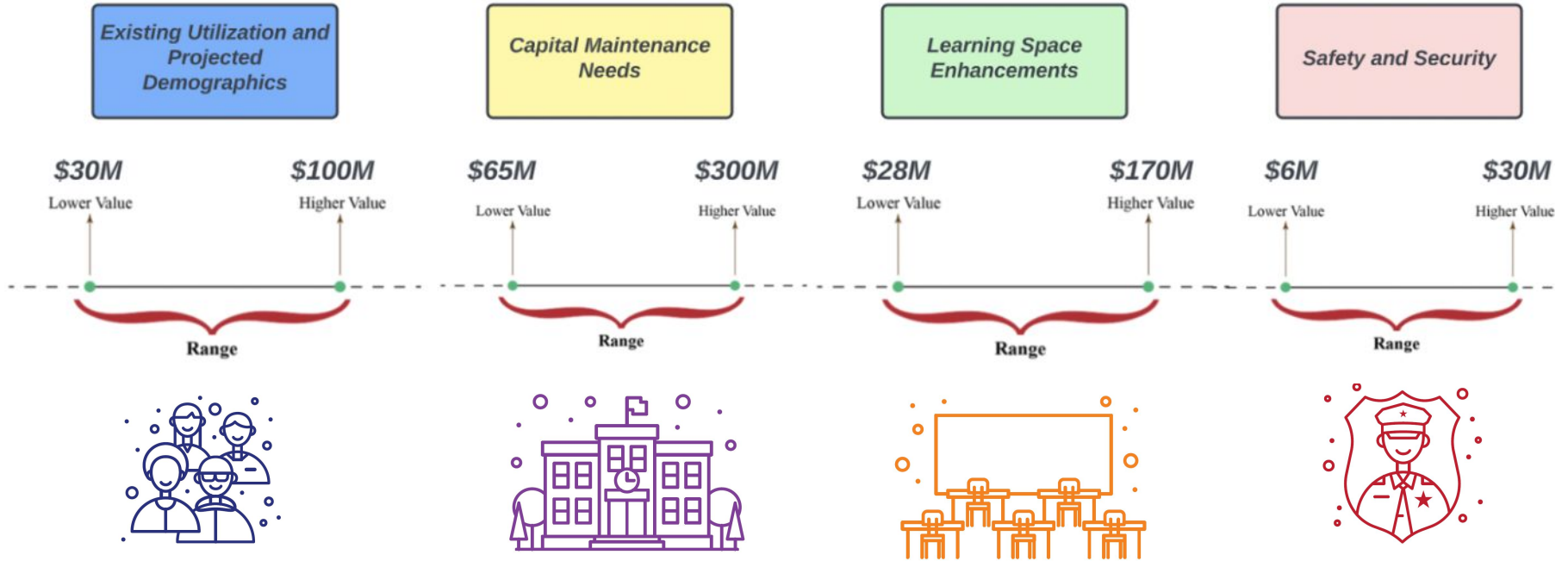
5:00 P.M.

Location: Mountain View High

Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Matt Thies	5:00
Approval of Agenda for May 1, 2023	Matt Thies	5:02
Approval of Minutes from April 3, 2023	Matt Thies	5:04
Recap of our Needs - Conceptual Plan Options	Todd Piccone	5:05
Security and Learning Space Enhancements	Kristen Battige	5:10
Feedback Activity Review:Thought Exchange	Todd Piccone	5:45
Announcements: <ul style="list-style-type: none"><li>• Next MPC: June 5, 2023 at Admin- Cottonwood Room</li></ul>	Matt Thies	5:55
Adjourn	Matt Thies	5:57
Mountain View High Tour	Kristen Battige	6:00



# RECAP - Overall Capital Needs



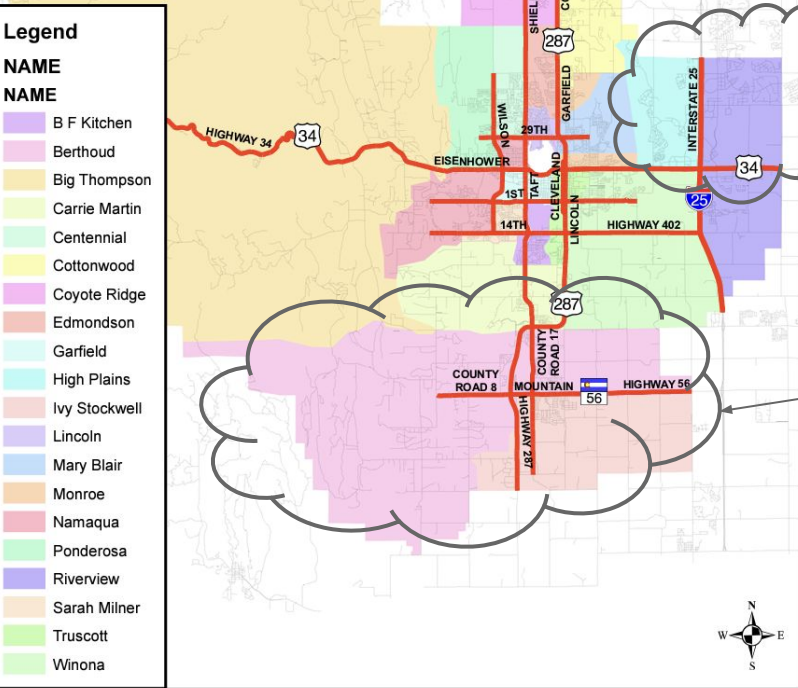
\*DRAFT ICONS

What are we presenting to BOE??

**RECAP:**  
**Demographic Needs**  
**~\$60M**

Kinston - Development from 2022 - 2035  
- *Current Models may not show need in next 7+ years for new school*

Berthoud Growth - Several Different Areas  
- TSD has a school site in Farmstead and Heron Lakes  
- **Option 1:**  
- *New Elementary School*  
- *Middle School Addition*  
- **Option 2:**  
- *Elementary Renovation/ Additions*  
- *Middle School Renovation/ Addition*



# Feasibility Study

- Option #1 - New Elementary School
- Option #2 - Additions/Remodel
  - Turner Middle School
  - Berthoud Elementary
  - Ivy Stockwell Elementary

# Town of Berthoud - Neighborhood Map (updated 4/3/2023)

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Berthoud Lake Ranchettes | 16 M&C Real Estate          |
| 2 Berthoud Tech Center     | 17 Marys Farm               |
| 3 Collins Park             | 18 Parsons                  |
| 4 Estates at Matthews Farm | 19 Peakview Meadows         |
| 5 Farmstead                | 20 Prairiestar              |
| 6 Fickel Farm              | 21 Revere                   |
| 7 Gateway Park             | 22 Rose Farm                |
| 8 Hammond                  | 23 Serenity Ridge           |
| 9 Harvest Ridge            | 24 Trails at Creekview      |
| 10 Heritage Ridge          | 25 Turion                   |
| 11 Heron Lakes             | 26 Vantage                  |
| 12 Heron Lakes Commons     | 27 Village at Matthews Farm |
| 13 Heron Pointe            | 28 Village at Rose Farm     |
| 14 Hillsdale               | 29 Westside Crossing        |
| 15 Ludlow Farms - Pending  | 30 Harvest West - Pending   |

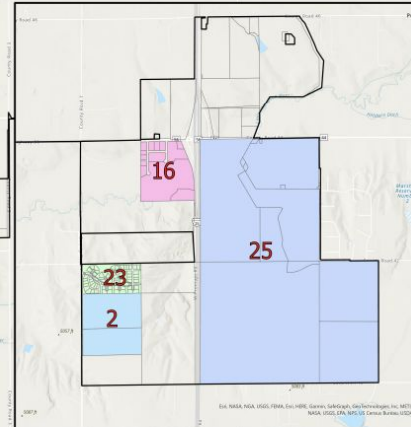
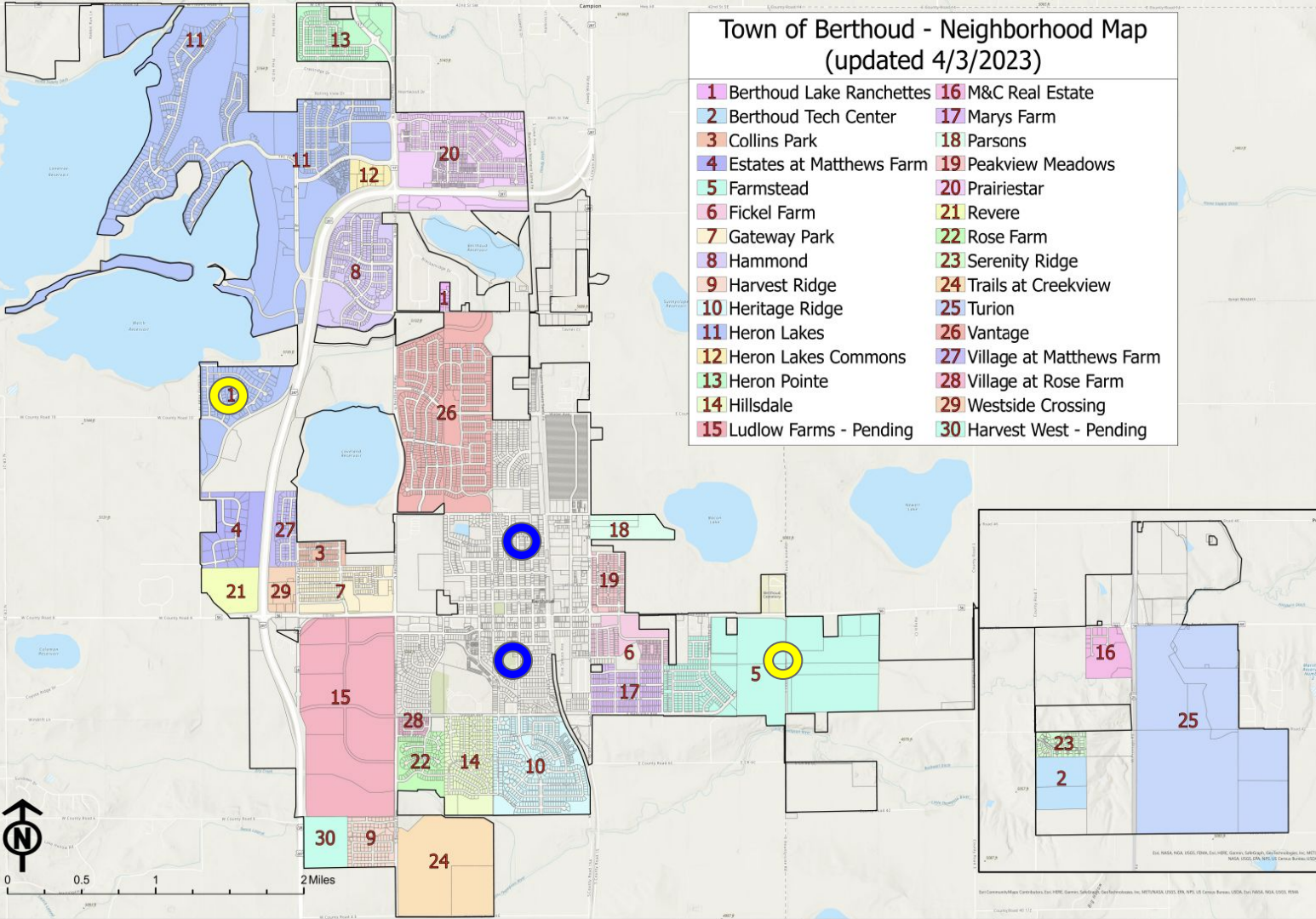


New Proposed sites



BEL & IVY

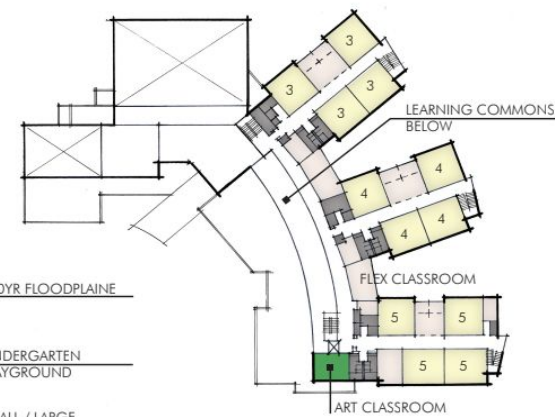
Berthoud Area Development







Option #1 -- New Elementary School



UPPER LEVEL

**CONCEPTUAL**

 **CONCEPT SITE MASTERPLAN**  
0' 40' 80'

Option #1 -- New Elementary School - Floor Plan (final plan depends on final site configuration)





## Option #2 - Additions and Remodel

## TURNER MIDDLE SCHOOL



SITE CONCEPT MASSING



Add projected capacity

**CONCEPTUAL**

# TURNER MIDDLE SCHOOL



CONCEPTUAL



MOA ARCHITECTURE

BOURTHOUD SCHOOLS MASTER PLAN | BERTHOUD, COLORADO





# BERTHOUD ELEMENTARY



SITE CONCEPT MASSING



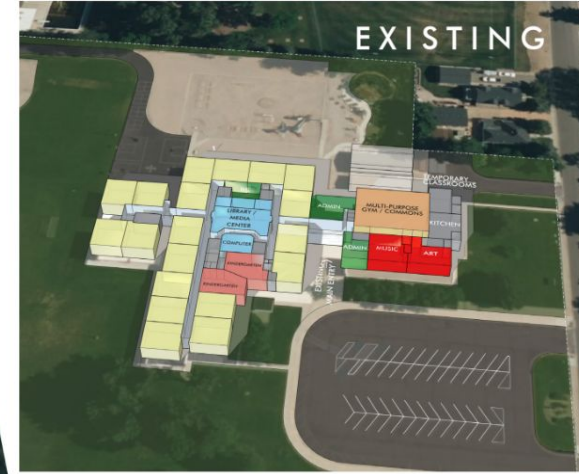
CONCEPTUAL



**CONCEPTUAL**



# IVY STOCKWELL ELEMENTARY



**CONCEPTUAL**

SITE CONCEPT MASSING

# IVY STOCKWELL ELEMENTARY



**CONCEPTUAL**

04.14.2023

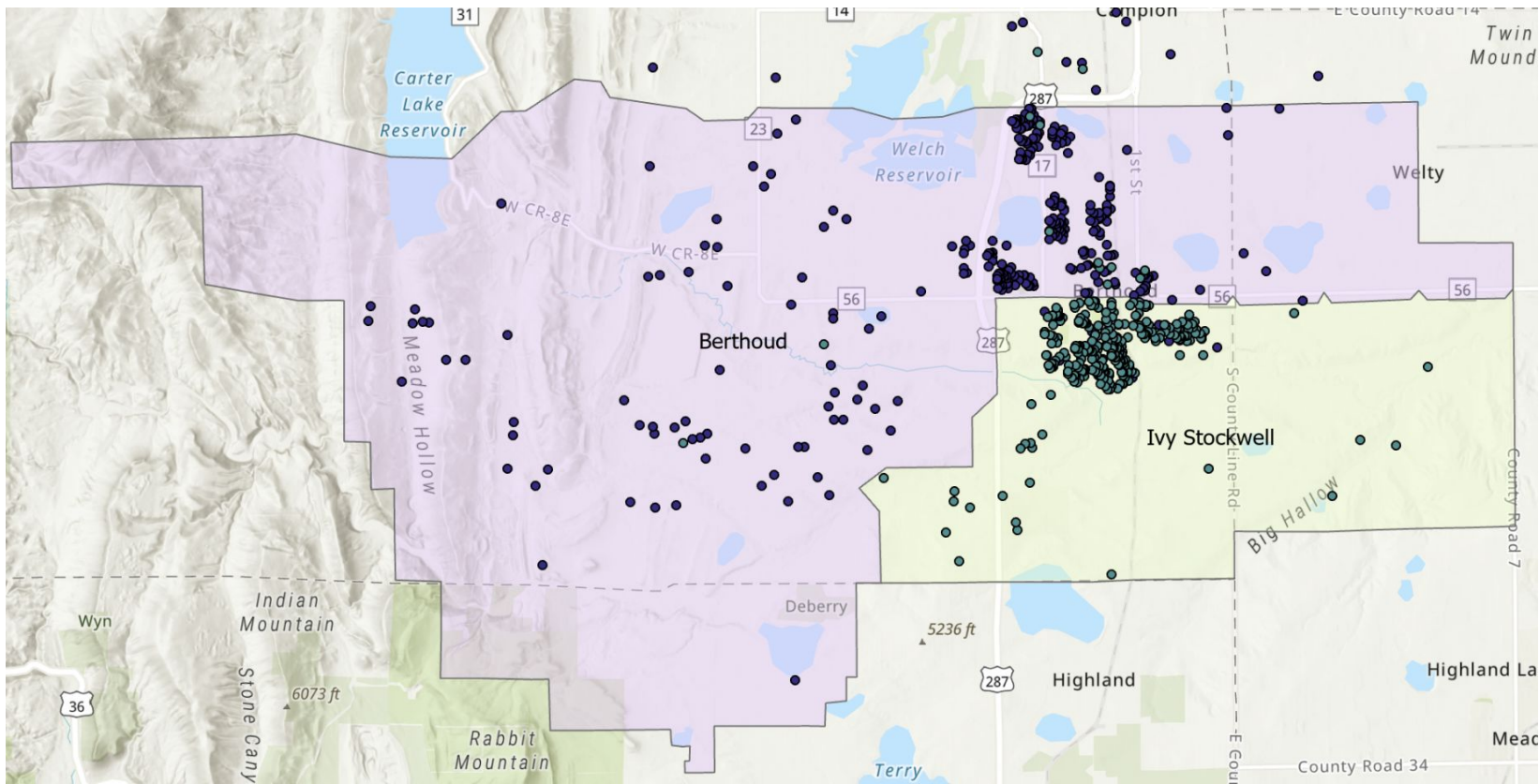


MOA ARCHITECTURE

BOURTHOUD SCHOOLS MASTER PLAN | BERTHOUD, COLORADO







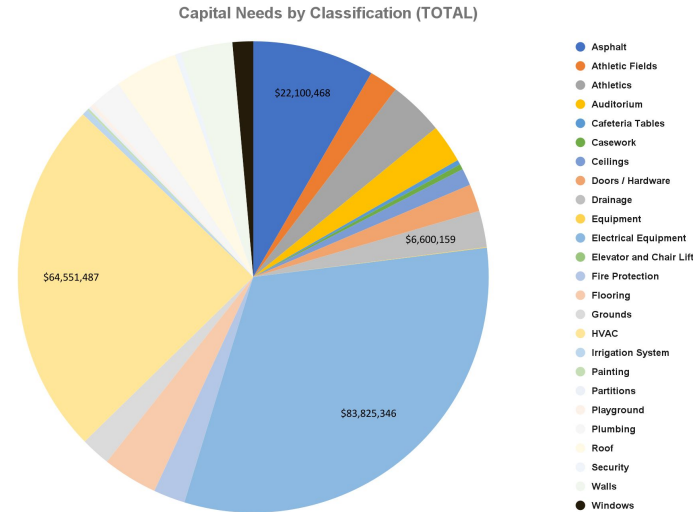
**Location of Students**

# RECAP: Capital Needs

- Data compiled through detailed component/system analysis
- Engaged architects/ engineers for comprehensive information and solutions
- Vetted information through our in-house staff (trades and other departments)

With a target of \$70M

- Address all High Needs
- Address ~26% of Medium Needs



PRIORITY	TOTALS	SCORE				
		1	2	3	4	5
HIGH (2024 NEEDS)	\$18,629,645	\$2,244,595	\$4,349,266	\$3,627	\$11,923,337	\$108,820
MEDIUM (2025-27 NEEDS)	\$197,989,639	\$974,204	\$5,983,382	\$340,588	\$188,474,988	\$2,216,477
LOW (2028-30 NEEDS)	\$47,719,649	\$711,355	\$10,291	\$0	\$46,365,631	\$632,372
TOTAL EST. PROJECT COST	\$264,338,933	\$3,930,154	\$10,342,939	\$344,215	\$246,763,956	\$2,957,669

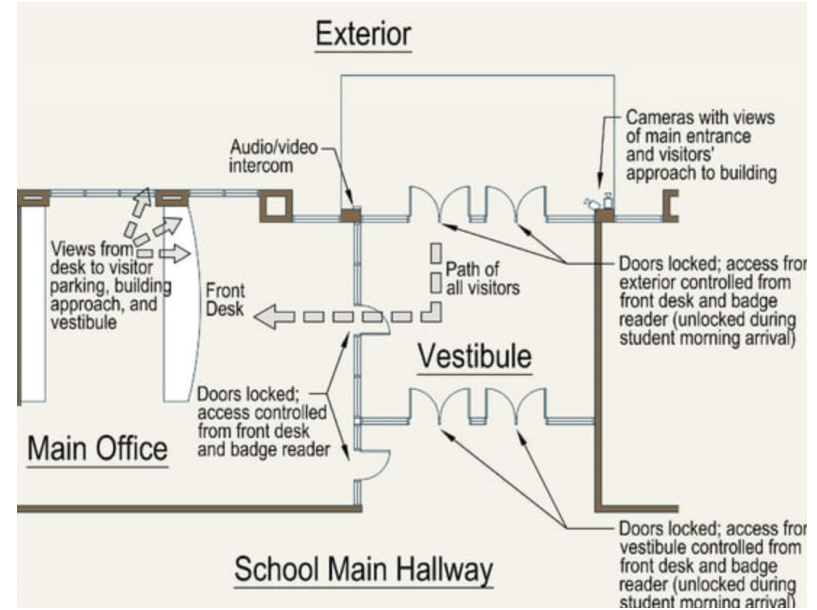
# Safety and Security

Vestibules, cameras, software,  
exterior doors, site safety,  
windows -

~\$9M

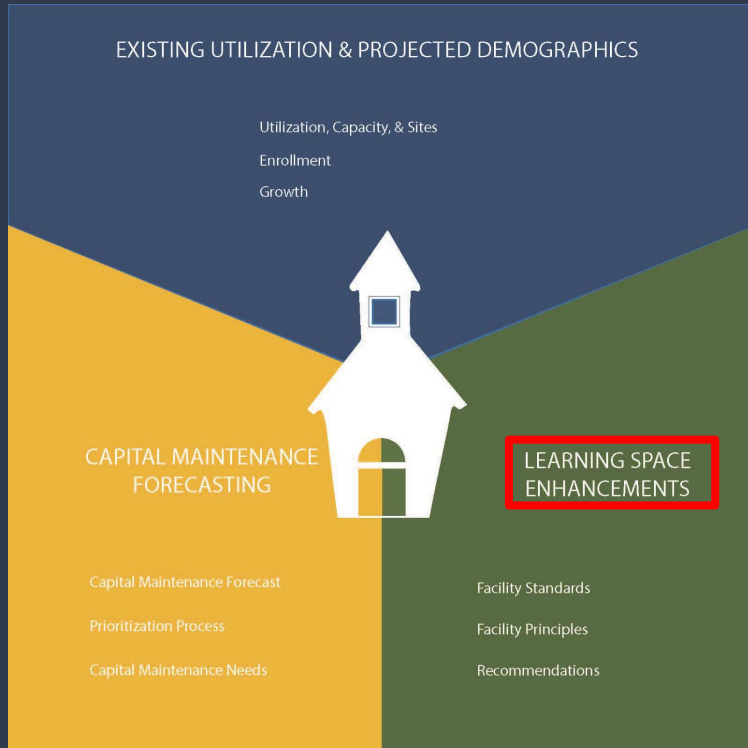
Aprox \$7M for vestibule cost

Remaining \$2M for other physical upgrades



Example - different pending existing building design

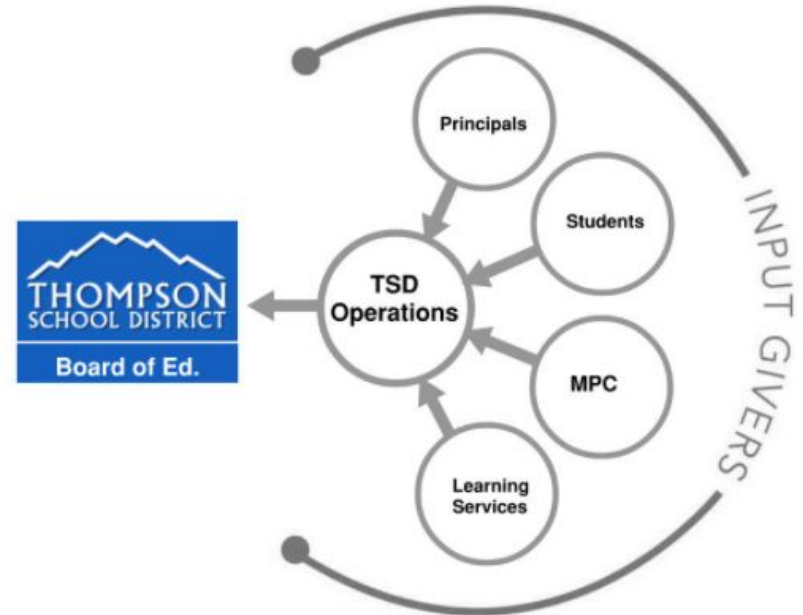
# Learning Space Enhancement Needs



## Learning Space Enhancement Needs

- Suitability Needs
  - How do we addressing cooling?
- General learning space enhancements
- ITS Needs
- CTE

## *Suitability Prioritization Process*





# Prioritization

## TOP SEVEN SCORING SUITABILITY PRIORITIES AND PRICING

CRITERIA	LEARNING SERVICES	MASTER PLANNING COMMITTEE	PRINCIPALS	HS STUDENTS	MS STUDENTS	ES STUDENTS	Average	# of Schools that fail the criteria	Potential Cost Range
Sites will have safe pedestrian path to main entrance with appropriate crosswalks and minimal crossing of traffic lanes	1	2	4	6	4	4	3.5	10	\$0.5M - \$7M
Space for ILC Student population will be intentionally and appropriately designed	4	10	9	13	3	1	6.7	17	\$4M - \$6M
Every elementary school will have dedicated space for specials, including art, music, and P.E.	1	3	11	8	18	6	7.8	9	\$4M - \$21.6M
All schools will be ADA compliant	3	5	5	17	1	17	8.0	25	\$7.5M - \$20M
Classrooms will be kept at a temperature that supports learning	2	13	3	4	15	13	8.3	15	\$85M
Locker rooms and toilets will provide adequate privacy for emotional and physical safety	5	7	23	2	16	2	9.2	16	\$4.8M - \$9.6M
Every school will have a secure entry that meets District standards	1	4	19	14	23	3	10.7	11	\$1.7M - \$15M

## LOWEST SCORING SUITABILITY PRIORITIES

Sites will have safe and separate bus and parent drop off areas	5	21	24	19	32	14	<b>19.2</b>
Every school will have flexible learning areas	4	31	17	27	20	20	<b>19.8</b>
Every school will have a project/ maker space	2	32	29	28	7	22	<b>20.0</b>
Learning Environments will have access to natural light	3	27	14	21	25	32	<b>20.3</b>
Every school will have a dedicated resource room/ learning center	6	30	25	5	32	31	<b>21.5</b>
All schools will have adequate parking for visitors and staff	2	26	33	25	17	30	<b>22.2</b>
Every school will have an outdoor learning classroom	7	33	28	33	33	33	<b>27.8</b>

## TOP SCORING SUITABILITY PRIORITIES

Sites will have safe pedestrian path to main entrance with appropriate crosswalks and minimal crossing of traffic lanes



Space for ILC Student population will be intentionally and appropriately designed



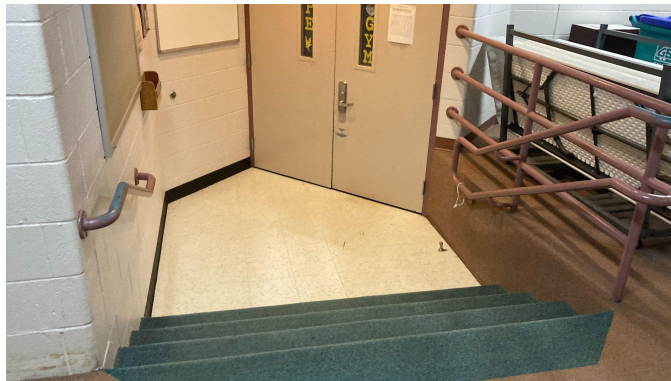
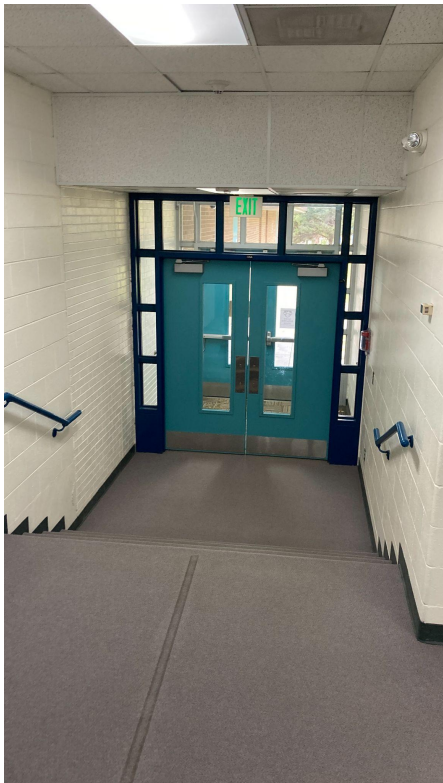


**TOP SCORING SUITABILITY PRIORITIES**

Every elementary school will have dedicated space for specials, including art, music, and P.E.



All schools will be ADA compliant



Locker rooms and toilets will provide adequate privacy for emotional and physical safety





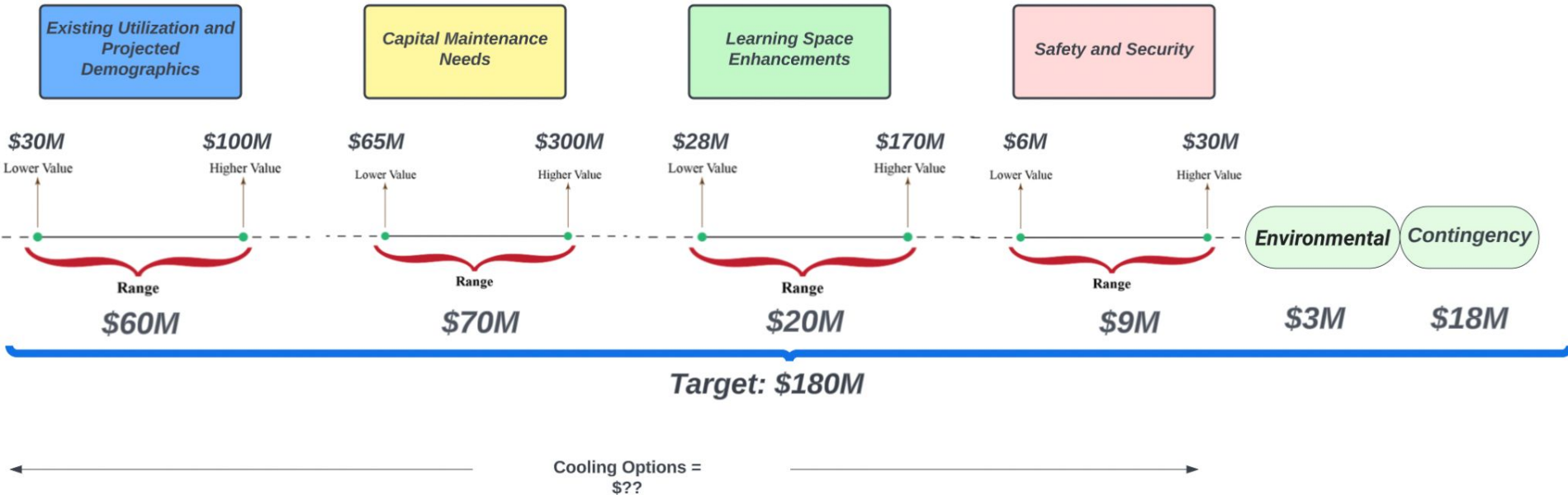
## TOP SCORING SUITABILITY PRIORITIES

Classrooms will be kept at a temperature that supports learning

Building	Level	Existing Cooling	Total Estimated COST TO ADD COOLING	TOTAL ESTIMATED HVAC HARD COST
Berthoud Elementary School	Elementary	Partial	\$5,755,980	\$1,385,475
B F Kitchen Elementary School	Elementary	No	\$2,624,760	\$324,800
Carrie Martin Elementary School	Elementary	No	\$3,836,975	\$1,063,575
Centennial Elementary School	Elementary	Partial	\$2,656,408	\$2,159,775
Garfield Elementary School	Elementary	No	\$4,016,030	\$220,618
Ivy Stockwell Elementary School	Elementary	Partial	\$3,728,588	\$184,875
Laurene Edmondson Elementary School	Elementary	No	\$3,754,290	\$43,500
Namaqua Elementary School	Elementary	Partial	\$4,151,627	\$11,745
Sarah Milner Elementary School	Elementary	Partial	\$3,796,484	\$0
Truscott Elementary School	Elementary	No	\$5,255,500	\$0
Berthoud High School	High	Partial	\$8,230,205	\$1,389,100
Loveland High School	High	No	\$24,293,865	\$146,450
Bill Reed Middle School	Middle	Partial	\$15,164,510	\$5,908,750
Turner Middle School	Middle	No	\$8,366,825	\$145,000
Walt Clark Middle School	Middle	No	\$11,136,600	\$326,250
<b>TOTALS</b>			<b>\$106,768,645</b>	<b>\$21,936,361</b>



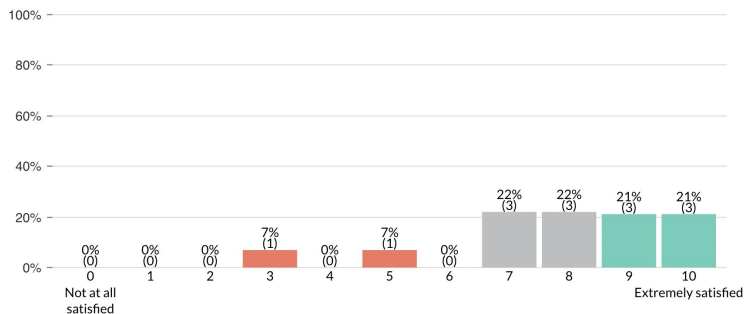
# Summary Slide, (With 10% Contingency) → Learning Space Enhancements



# Thought Exchange Activity

## Q1 | How satisfied are you with the information provided?

### Score Distribution



### More detail in how the cost ranges were developed

6

Right now we see large buckets, with the details within the buckets we can better see the reason and objective

Comment

Action



Ranked #1 of 9

3.7



### Prioritization based on immediate need

5

Ranking

Comment

Action



Ranked #2 of 9

3.7



### We were provided with an overview needs broken down into 4 categories with a range of cost for each- What are we needing to present to the BOE and why?

5

It's unclear what information needs to be presented to the Board and why.

Comment

Action



Ranked #3 of 9

3.5

