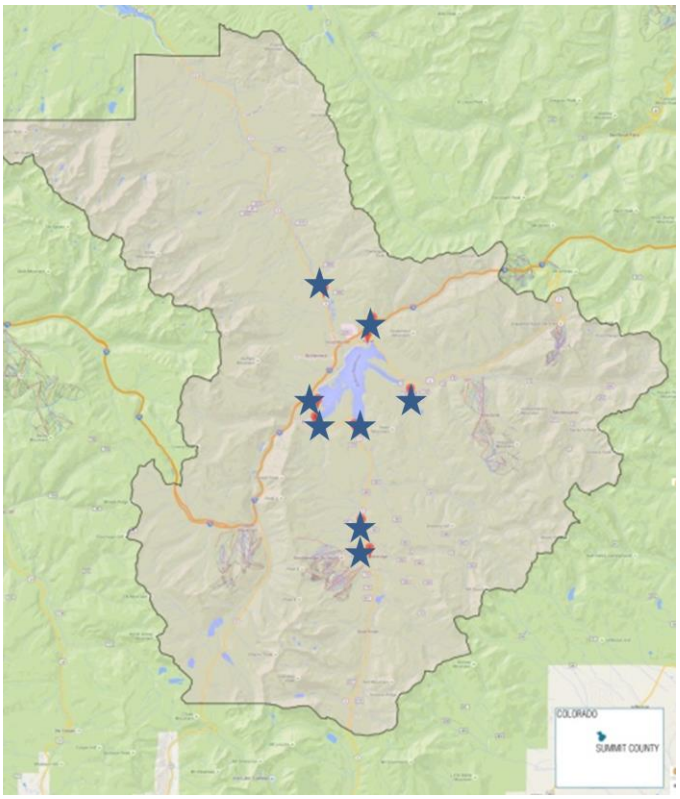
BUILDING VISION2020

Facility Master Plan
Summit School District



Commission No. 15501

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Executive Summary

Summit School District launched a comprehensive Master Facilities Planning Process in the fall of 2015. The District's objective was to create a master plan that would serve as a roadmap to creating and maintaining high performing, 21st-century learning environments at all local public education buildings. Schools were evaluated for their educational adequacy which included assessments of facilities, the number of classrooms and class sizes, design and layout of instructional spaces, safety and security systems, storage adequacy and how the buildings are currently utilized for district and community purposes.

A summary of the Master Plan process is as follows:

Step 1: Data-Gathering and Analysis

Step 2: Review of District Values and development of Guiding Principles

Step 3: Propose preliminary Master Plan Outcomes that are supported by the data gathered and the Guiding Principles

Step 4: Review Data, Guiding Principles and Outcomes with Community Stakeholders to gather feedback

Step 5: Develop a plan to implement the Outcomes

BUILDING VISION2020 is the District's name for this extensive master planning process. The District is creating 21st century learning environments aligned to the District's Strategic Plan, **VISION2020**, by rethinking and redesigning classrooms and school workspaces. Summit is committed to ensuring that all of our schools and facilities are well maintained and physically safe and secure.

Overview:

Summit School District, nestled in the heart of the beautiful Colorado Rocky Mountains, provides excellence in public education to families in the diverse resort communities of Breckenridge, Dillon, Frisco, and Silverthorne. Serving more than 3,500 students, it is our vision for Summit School District students, staff and community members to work together in an atmosphere of care and respect to offer each student an array of educational programs designed to foster his/her unique academic, vocational, and personal strengths. Our aim is to develop internationally minded people who help to create a better world. We believe in open communication with our stakeholders and appreciate community input.

Involving our parents and community members in our schools is one strategy we have selected to support our student's development. We encourage all Summit County citizens to be involved in our schools in some way from volunteer opportunities in each school to serving on the Summit School District Board of Education.

Source: Summit School District

Mission Statement:

"In a safe environment, we will do whatever it takes for the academic and character success of every student to develop as a lifelong learner and responsible citizen. In order to accomplish this, we will engage every student everyday in intellectually challenging and meaningful learning to give all students the resources necessary to prepare them to achieve their greatest potential and to meet the expectations of the future."

Source: Summit School District

Vision Statement:

"Summit School District students, staff and community members work together in an atmosphere of care and respect to offer each student and array of educational programs designed to foster his/her unique academic, vocational, and personal strengths. Our aim is to develop internationally minded people who help to create a better world."

Source: Summit School District

History

Summit School District developed from small, one-room schools serving the mining communities of Breckenridge, Frisco, Montezuma and Dillon during the late 1800s. As Summit County's population has grown over the past 150 years to be an attraction for vacation and outdoor recreation-seekers today, the school district has grown to support the local community. A diverse population now lives in Summit County, and growth has been a common theme for the school district, on both ends of the economic spectrum.

Today, the District has a reputation for academic excellence, a student-centered and culturally inclusive environment, and pride in site-based autonomy. The greater community is supportive of the school district and ties to community organizations are strong.

Summit School District is nestled in the heart of the beautiful Colorado Rocky Mountains, approximately 70 miles west of the Denver Metro area, serving families in the communities of Breckenridge, Dillon, Frisco, and Silverthorne.

Enrollment

In 2015, the District's official enrollment was 3,506 PK-12 students. Below are enrollments by grade level as reported to CDE in October 2015:

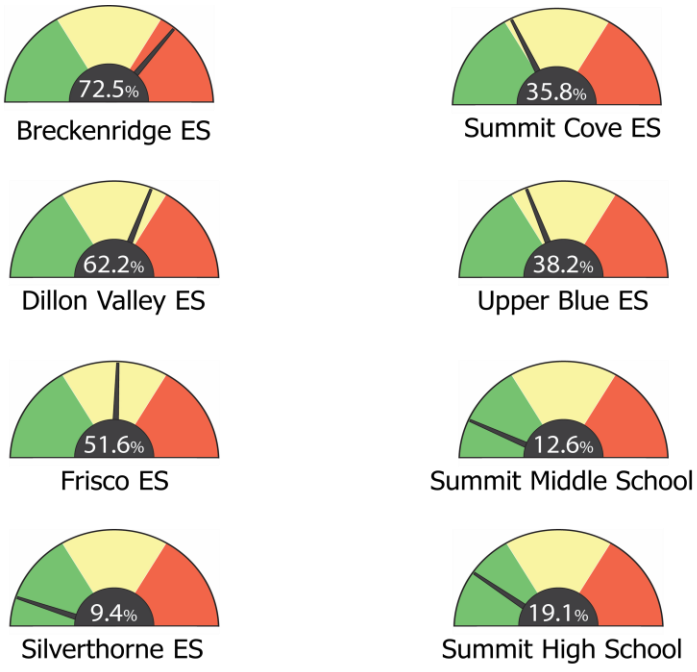
Grade Level	Number of Students
PK	160
K	286
1	279
2	315
3	289
4	286
5	276

Grade Level	Number of Students
6	259
7	233
8	252
9	251
10	220
11	222
12	178
Total	3506

Facility Assessment

Summit School District has approximately 662,000 SF of Tier-1 educational space. The table below summarizes the age and condition of each facility, as well as the updated Facility Condition Index (FCI) of each, based on the master plan assessment.

School	2015 CDE FCI	Master Plan FCI	2015 CDE CFI	Age	Grades	GSF	Capacity Guideline	SF / Student
Breckenridge ES	60.92%	72.53%	79.7%	44	K-5	35,467	264	134
Dillon Valley ES	62.22%	62.68%	69.3%	37	PK-5	48,668	418	116
Frisco ES	43.73%	51.67%	53.9%	38	PK-5	35,348	264	134
Silverthorne ES	02.10%	9.42%	4.2%	12	PK-5	62,500	396	158
Summit Cove ES	41.23%	35.78%	43.4%	20	PK-5	52,000	330	158
Upper Blue ES	43.29%	38.21%	47.2%	20	PK-5	50,000	352	142
Summit MS	13.82%	12.62%	15.5%	48	6-8	175,000	844	207
Summit HS	23.42%	19.09%	38.2%	19	9-12	203,000	1,013	200



Master Plan Updated Facility Condition Index score of each Facility

The FCIs for each school illustrate the relative condition of each facility, as those with lower FCIs are the newer buildings, and the higher FCIs are those of the oldest buildings with greater condition deficiencies. Due to overall budget constraints, funding levels for facility replacement and upgrades are simply not able to meet all of the needs in the District.

The District strives to provide facility support for educational programming needs. Examples of this include a 2015 remodel in the SMS/Snowy Peaks facility to create a blended learning lab, and in 2016, the District adopted technology infrastructure improvements to support the District's One2World Initiative. Though there has been great support of educational programming, there are additional opportunities for improvement to support the success of Summit students in the future.

Utilization and Capacity

Study of building utilization and capacity, compared to current enrollment, shows that some of SSD's elementary schools are very close to reaching the capacity guideline, and K-5 facilities as a whole are at 86% capacity. SMS is currently at 88% of capacity and SHS is at 82%. It was also found that SDD's K-5 facilities have space to support more students per grade level than the secondary facilities.

Future Enrollment

Enrollment throughout the District has been increasing over the past ten-plus years, and will likely continue to grow in the future. There are two factors likely to drive growth: larger class sizes in current elementary grades which are moving up through the secondary facilities, and population growth in the County.

Enrollment projections were modeled in this study based on several metrics. In all cases, it appears likely that SMS and SHS will reach capacity within 2-3 years and additional space in these buildings is needed soon.

Phase I Outcomes

The need to undertake a Master Plan was sparked by Summit School District's desire to fully understand their current and future facility needs. The District recognized that a comprehensive study of enrollment growth, educational adequacy and condition of facilities, along with consideration of the strategic plan and soliciting community input would be needed to develop a comprehensive plan for the future with broad stakeholder support.

The result of Phase I of the master plan process, development of a plan to implement the outcomes, culminated with a recommendation to the School Board in July 2016 to seek stakeholder support through bond and mill levy ballot measures.

A Mill Levy and Bond Initiative was successfully passed in November 2016, resulting in many benefits to students and our community, including:

- Protecting and maintaining the District's assets, as well as extending their useful life
- Ensuring high quality learning environments for Summit County children and youth
- Improving safety and security for students and staff at all buildings District-wide

- Extending the useful life of the District's eight school buildings and reducing costly emergency school closure and repairs
- Addressing overcrowding at Summit Middle School and Summit High School
- Improving accessibility to buildings and classrooms for persons with disabilities
- Creating 21st century learning environments that leverage instructional technology and provide more opportunities for collaborative learning
- Providing every student access to media rich instructional technology
- Protecting property values

Phase II Recommendations/Conclusion

Continuing with Phase II of the District Facilities Master Plan, the School District formed two district advisory groups: one for the North end of the county (Silverthorne , Dillon, Frisco) and one for the South end of the county (Breckenridge.) Each group's goal was to provide input and guidance to the Master Plan Committee for the elementary schools to address increasing student enrollment, school facility age and deficiencies, instructional programming and land use. This study began in Fall of 2016 and continued through Spring of 2017.

After months of thoughtful discussions and recognizing the complexity of the issues at hand, the North End Advisory Committee forwarded their considerations to the Master Facilities Planning Committee. The Master Facilities Planning Committee developed these recommendations to forward to the Board of Education based on the North End Advisory Committee's feedback.

1. Expand and Renovate Dillon Valley Elementary.

2. Explore an Early Childhood Education Center with Community Partners.

3. Launch Instructional Programming Work Group to explore next steps for Silverthorne Elementary.

4. Evaluate Land Use with Community Partners at Summit High School.

Through a similar thorough process of discussion and identification, the South End Advisory Committee forwarded their considerations to the Master Facilities Planning Committee. The Master Facilities Planning Committee developed these recommendations to forward to the Board of Education based on the South End Advisory Committee's feedback.

1. Continue operating both Breckenridge and Upper Blue Elementary Schools as they are for 1-2 more years. Complete all renovations and critical deficiency repairs as currently scheduled.

2. Continue with site-based preschool at Upper Blue Elementary without adding a site-based program at Breckenridge Elementary. Consider feasibility and location of a center-based Early Childhood Education (ECE) facility/program at the conclusion of the community Universal PreSchool work group pilot.

3. Take 1-2 years to evaluate land use options on Block 11 parcel.

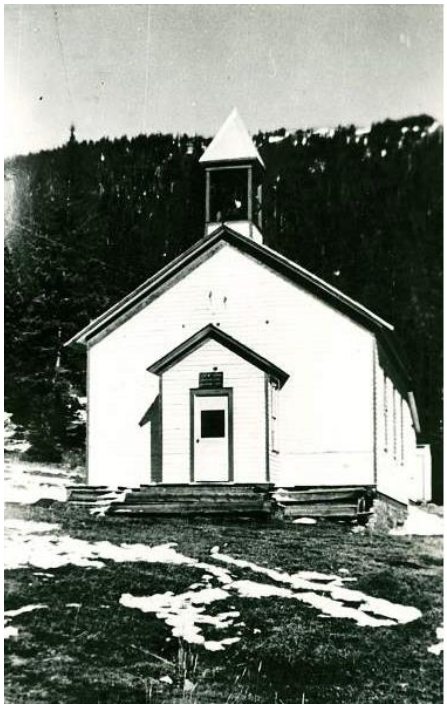
4. Evaluate Land Use with Community Partners at Summit High School.

PART 1 – History, Demographics and Programming

Section I - History of School District

The District's history can be seen partially through the history of Summit County and the settlements within it that developed over the past 150-plus years. Summit County offers the following overview of the area's history on its website:

> "Summit County was established in 1861 as one of the Colorado Territory's original 17 counties. The county border then stretched from the Continental Divide to the Utah line, and from Fremont and Hoosier Passes to the Wyoming line. Six counties were later created from this early Summit County expanse: Grand, Routt, Eagle, Garfield, Moffat and Rio Blanco. Today, Summit County is bounded by the neighboring counties of Clear Creek, Grand, Park, Lake and Eagle.
>
> Gold Rush Days
>
> Summit County first received worldwide attention in 1859 when prospectors discovered gold and silver in the surrounding hills. High country trappers, from 1810-1840, attempted to keep the glittering gold and silver-seamed mountains a secret, but the news filtered out of the remote area to the rest of the United States.
>
> By the summer of 1859, hordes of gold-hungry adventurers scaled the snow-covered Continental Divide to the mineral-rich valley of the Blue River, catapulting this gentle valley from tranquil isolation into the gold rush days. Mine camps lined the Blue River and its tributaries and a parade of colorful characters and scoundrels, like Pug Ryan and Methodist preacher John Lewis Dyer, marched their way onto the pages of history.
>
> Mining Towns & Ski Resorts
>
> Bustling new towns exploded into existence just as quickly as they lapsed into ghost towns, like Parkville, the first county seat. Others, like Breckenridge, Frisco and Dillon, flourished during the days of mining prosperity and clung to life years after the mines played out.
>
> Snow first became business in Summit County in 1946, when Arapahoe Basin Ski Area opened. With the opening of Breckenridge Ski area in 1961, Keystone in 1970, and Copper Mountain in 1972, `The Summit' became one of the greatest destination ski areas in the nation and was coined "Colorado's Playground."
>
> (http://www.co.summit.co.us/339/History-of-Summit-County)



Montezuma (left) and Dillon (right) schoolhouses (Summit Historical Society)

By the turn of the twentieth century, small one-room schools had been established in the Dillon, Breckenridge, Frisco and Montezuma communities as a result of the area's population growth during the late 1800s. Two of these earliest school buildings in Dillon and Montezuma have been preserved and are historical sites today.

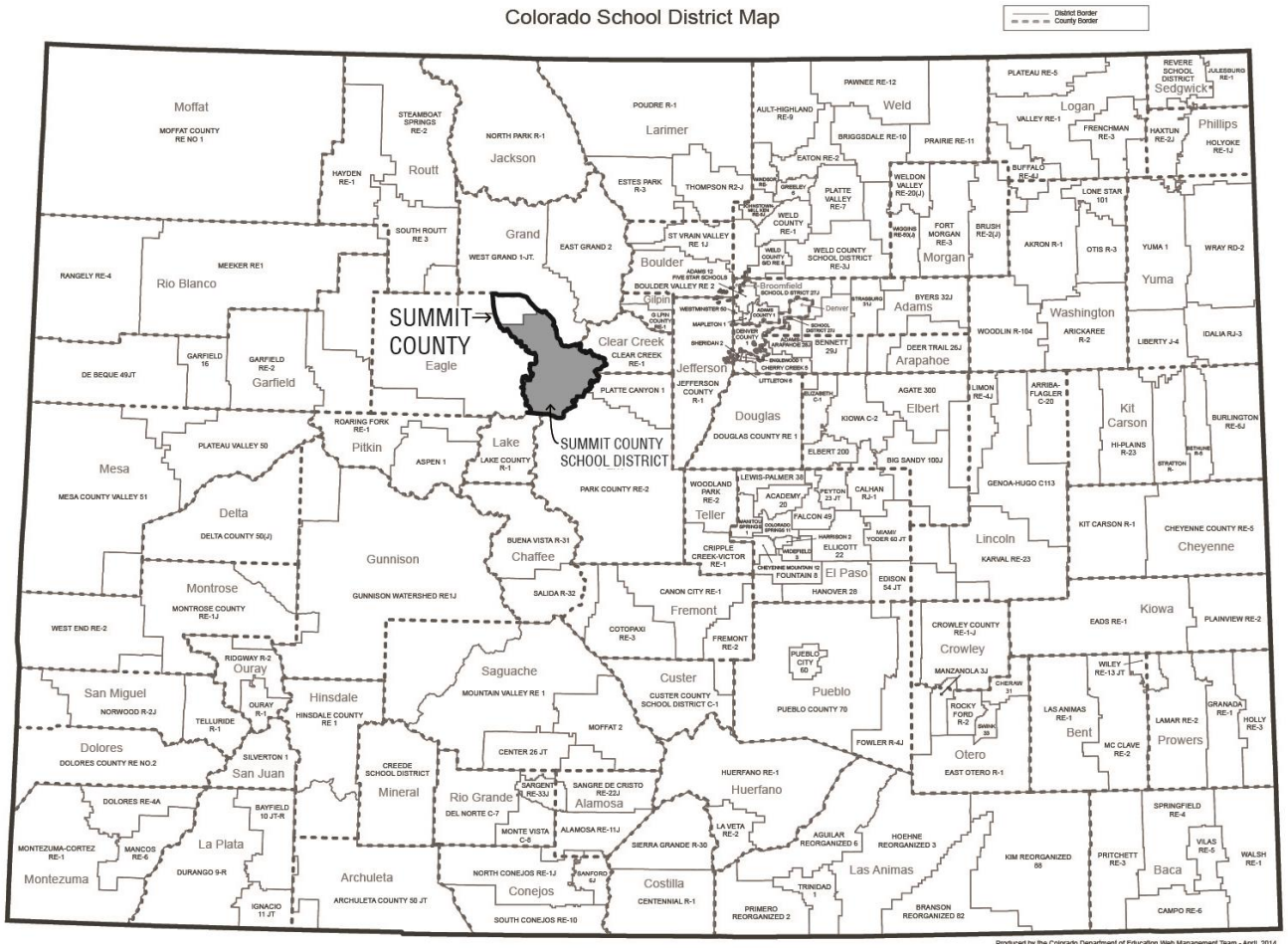
Summit is one of many "reorganized" school districts in the state resulting from the changes in the middle of the twentieth century. The State of Colorado had 2,105 school districts in 1935, and by 1965 this number was reduced to 181 due to statewide school district reorganization and consolidation efforts.

Two previous Master Plan documents (1983, 2001) were reviewed in this study, which provide more recent history of facility development. The 1983 Summit School District master plan noted four elementary schools, one each in Silverthorne, Dillon Valley, Frisco and Breckenridge. Between 1996 and and 2004, three new elementary schools were built. Summit Cove Elementary was built in 1996 to serve the growing residential areas southeast of Dillon. In the same year, Upper Blue Elementary was built in Breckenridge to serve that growing community. Following the recommendations of Summit's 2001 master plan, in 2004 a new Silverthorne Elementary was built on the north side of Silverthorne to replace the older Silverthorne Elementary building that stood on Brian Avenue and was demolished in 2009.

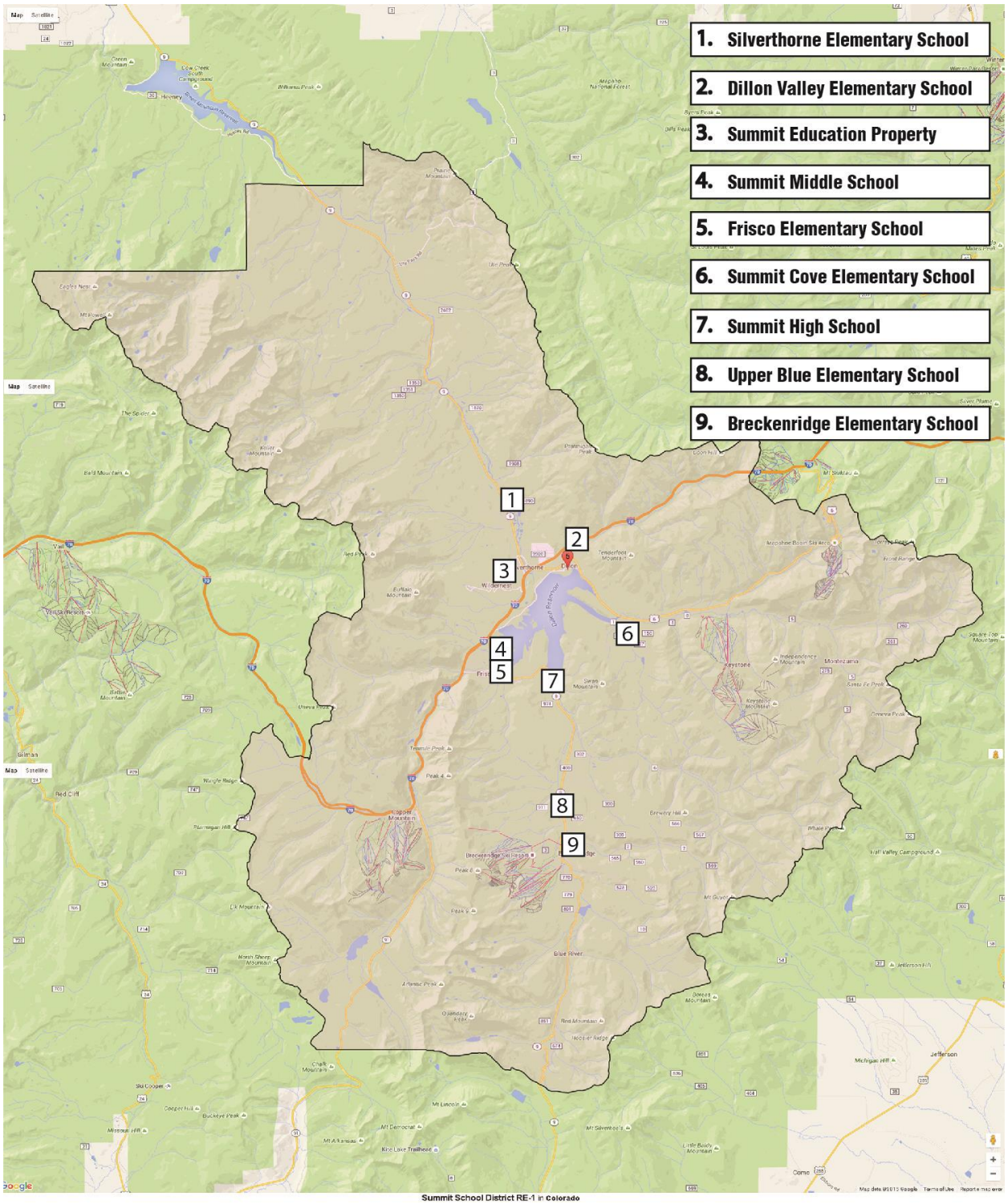
The current Summit Middle School building originally housed Summit High School. In 1996, a new high school was constructed between Frisco and Breckenridge, on highway CO-9. Between 1986 and 2010, both of these buildings were enlarged with additions to accommodate larger enrollment.

Sources: Summit County; A Report on School District Organization, CDE, 2002; 1983 Facilities Master Plan, Lamar Kelsey Associates; 2001 Facilities Master Plan, RB+B Architects SSD.

Section II - School District Boundaries



Source: CDE / Wold AE

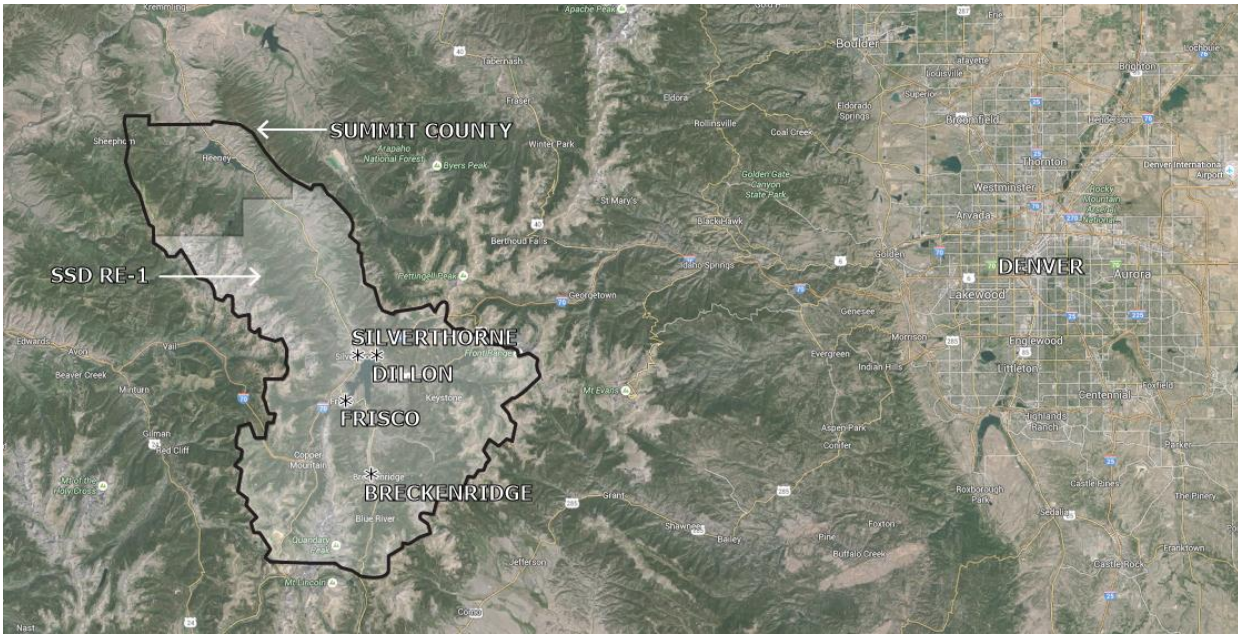


Source: CDE / Wold AE / Google Earth

Location

Summit School District is located centrally in the Rocky Mountains and encompasses the towns of Breckenridge, Dillon, Frisco and Silverthorne. Summit County is well situated on Interstate Highway 70 and State Highway 9. The District is approximately 73 miles from Denver and 177 miles from Grand Junction, Colorado. The Denver International Airport is within 2-2.5 hours drive of central Summit County.

Other schools in the area include The Peak School, an independent school in Frisco, Colorado, which serves grades 6-11 and Colorado Mountain College. CMC has campus locations in Breckenridge and Dillon, Colorado.

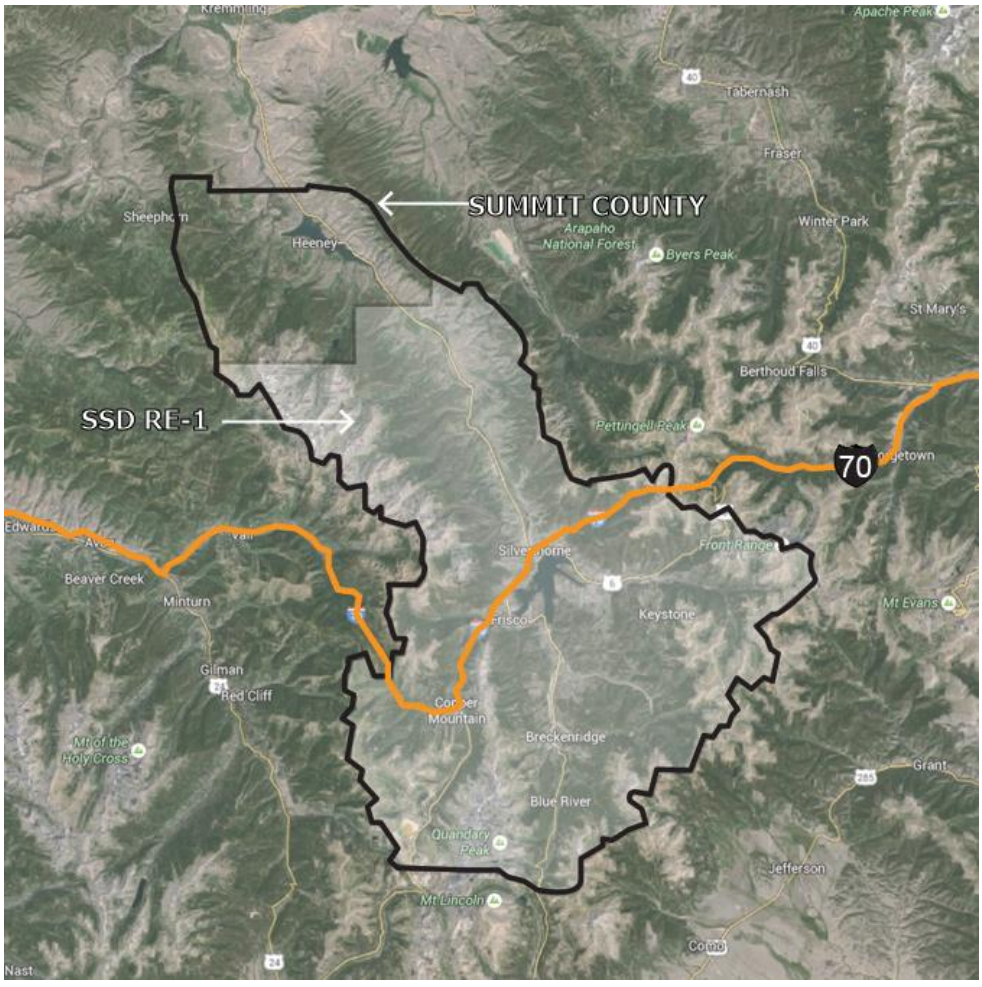


Source: Google Earth, Wold AE

Transportation and Access

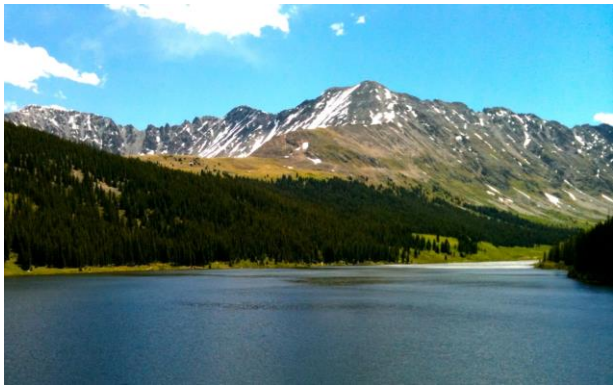
With an exception in the northwest, the boundaries of the Summit School District coincide with the boundaries of Summit County

Summit County is accessed by the I-70- corridor. It is 73.6 miles from downtown Denver and 97.8 miles from Denver International Airport. The Leadville-Lake County Airport is 42.4 miles south west along CO-91. It is also accessed from the north and south by State Highway 9 and US 285 via Hwy 9 on the south.



Source: Google Earth

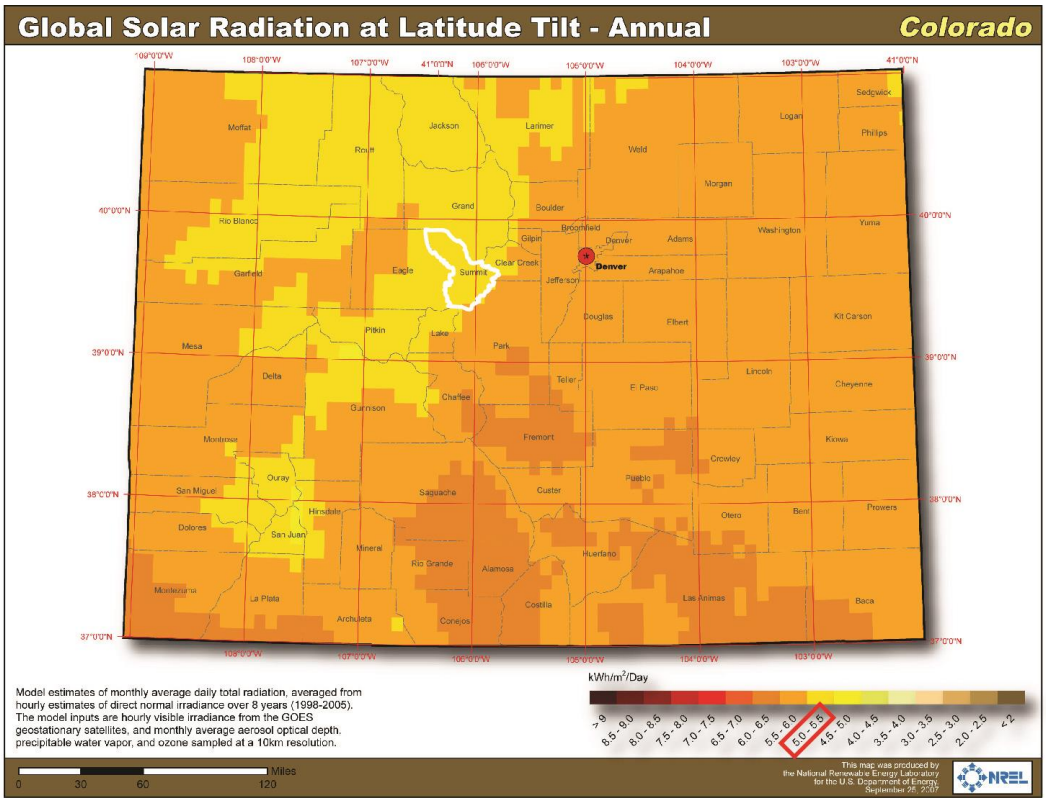
Elevation and Climate



Elevation: 9,600 ft. at the Town of Breckenridge
Temperature: Avg. December: High 32.8°/ Low 1°
Avg. July: High 74°/ Low 37°
Annual Precipitation: 16 inches
Annual Snowfall: 250" average in Summit County
Days of Sunshine: 300 day average in Summit County

Potential for Renewable Energy Savings – Solar, Wind, Geothermal, Biomass

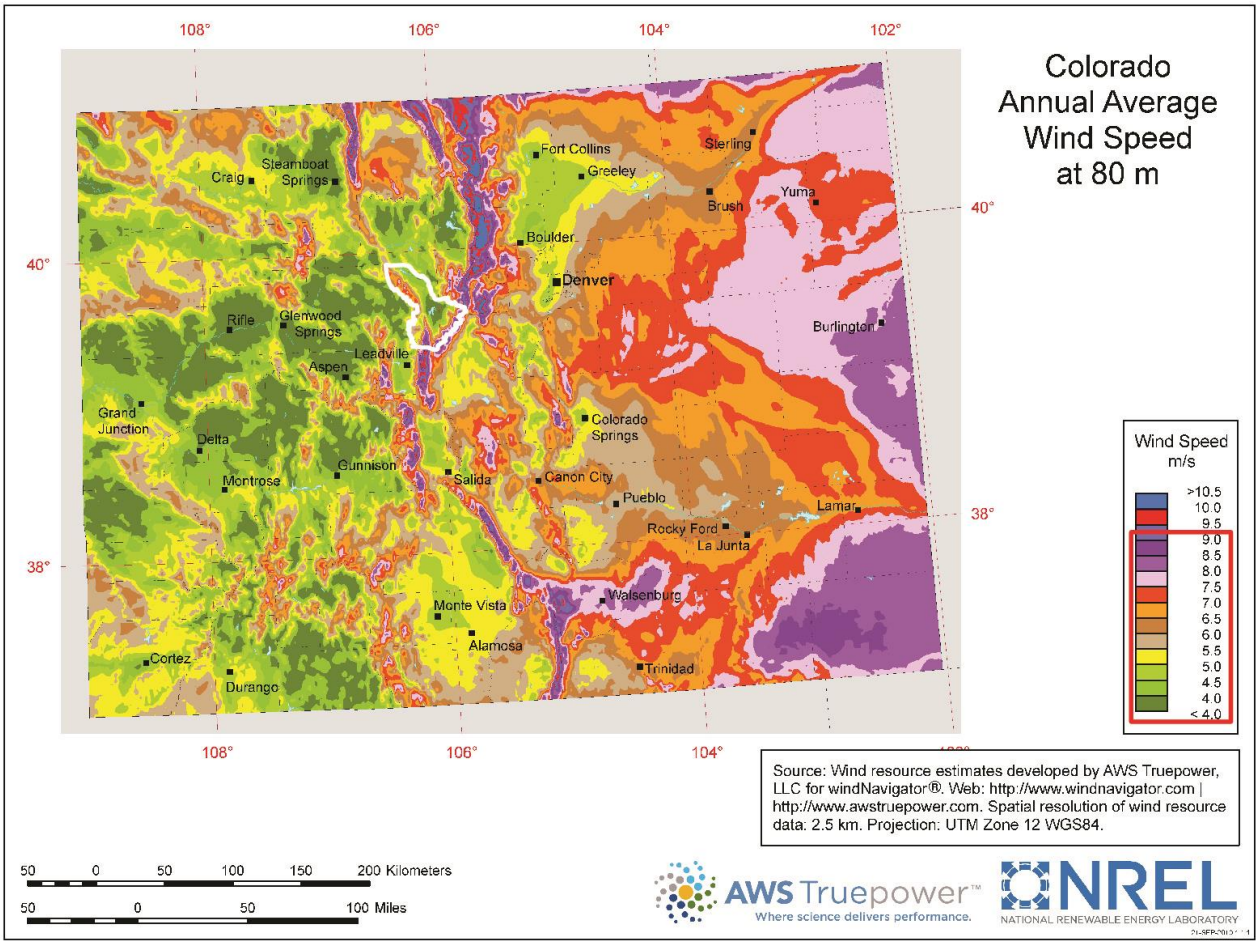
Though there are areas in the State of Colorado which receive more solar radiation, Summit has moderately good solar power potential.



Source: NREL

Potential Wind Power

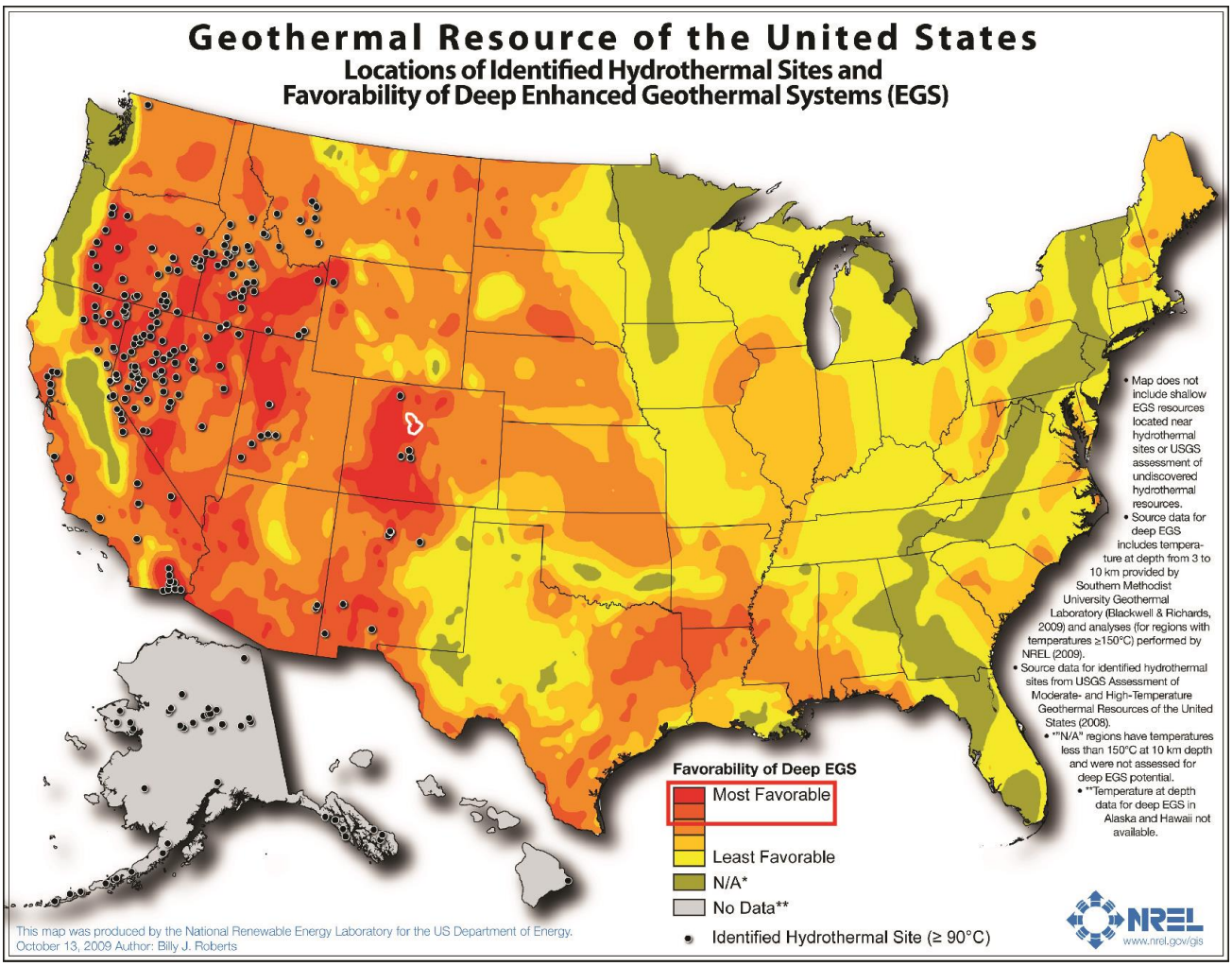
Due to its location in the mountains, Summit does not have optimal wind power potential.



Source: NREL

Potential Geothermal Power

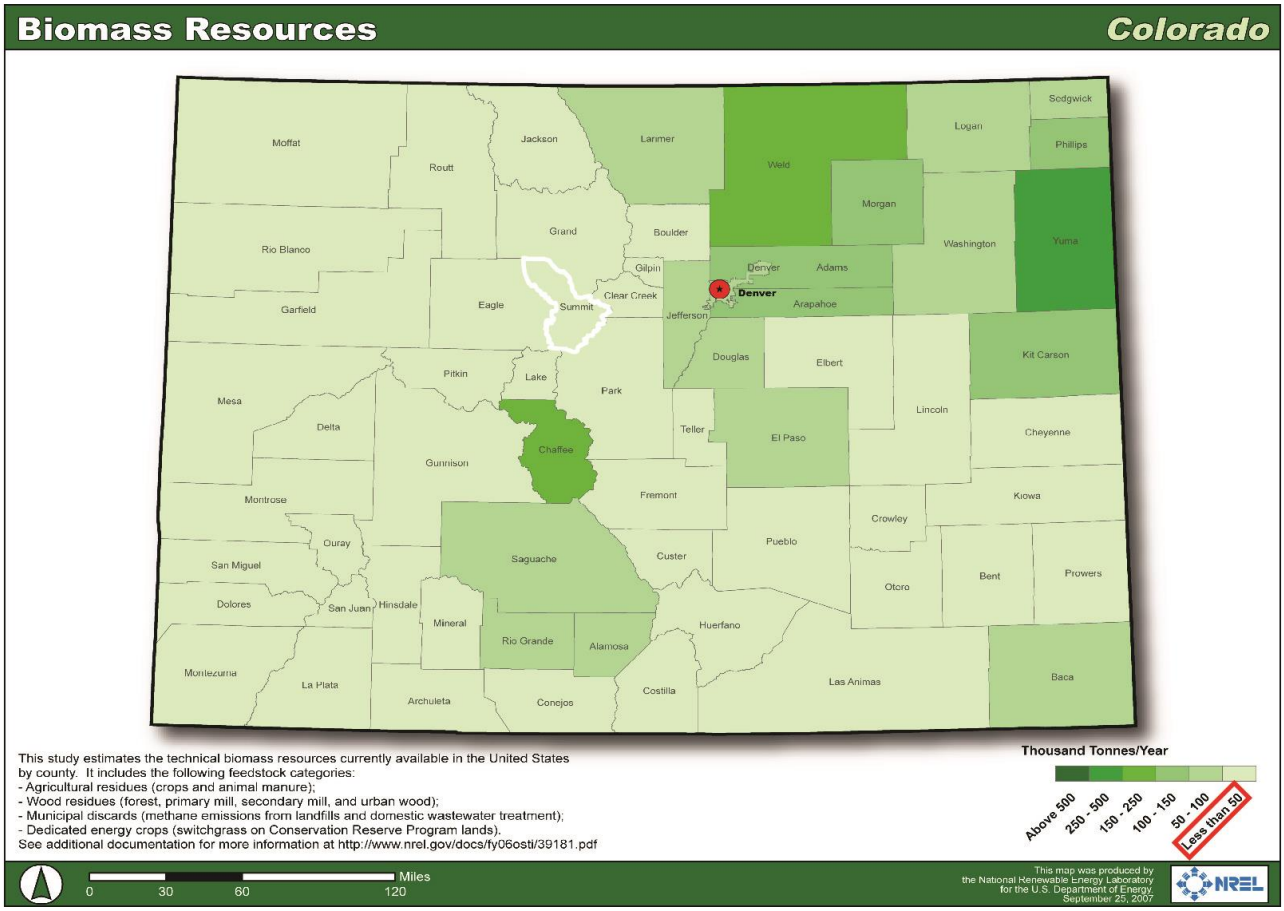
Geothermal power potential is very good in Summit County.



Source: NREL

Potential Biomass Resources

Biomass resources include wood and wood wastes, agricultural crops and their waste byproducts, municipal solid waste, animal wastes, waste from food processing and aquatic plants and algae. The potential for biomass energy resources is relatively low and can be attributed to the alpine climate allowing few agricultural opportunities.



Source: NREL

Section III - School District Demographics

County Population, Demographics, and Economy

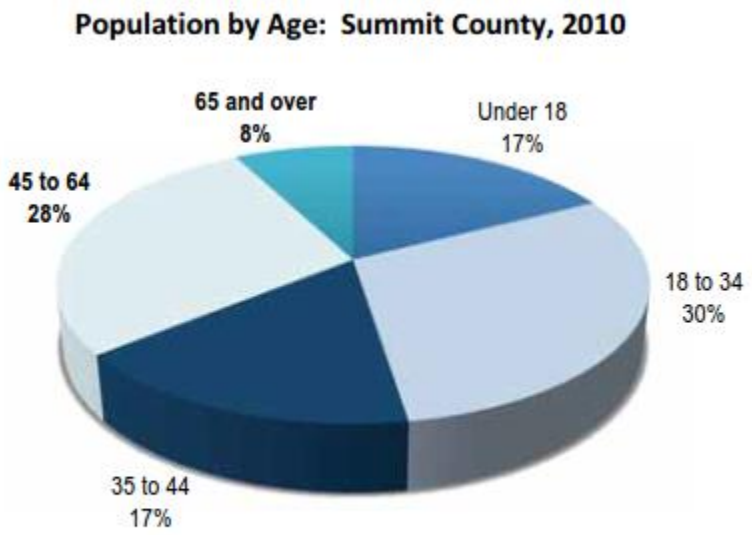
Summit County has recently exceeded a permanent resident population of 28,000. This is a 21.6% increase in full-time residents since 2000, or roughly 1.6% growth in permanent population per year since 2000. Approximately 53% of the permanent residents in the county live in unincorporated areas (properties located outside of town boundaries). The most recent population estimate released that, as of July 2013, the permanent resident population of Summit County was 28,637, with an unincorporated county population of 15,273. This represents a 2.3% increase in permanent residents from the 2010 Census.-Summit County and similar resort communities (including Eagle, Pitkin, Routt, and San Miguel counties) are growing and continue to change more rapidly than the nation as a whole.

Summit County Permanent Resident Population						
Area	1970	1980	1990	2000	2010[1]	2013[2]
Incorporated Areas						
Breckenridge	548	818	1,285	2,408	4,540	4,763
Blue River	8	230	440	685	849	857
Dillon	182	337	553	802	904	914
Frisco	471	1,221	1,601	2,443	2,683	2,753
Montezuma	N/A	N/A	60	42	65	67
Silverthorne	400	989	1,768	3,196	3,887	4,010
Subtotal	1,609	3,595	5,707	9,576	12,928	13,364
Unincorporated Areas						
Lower Blue Basin			2,533	4,592	3,672	3,722
Snake River Basin			1,765	4,187	6,726	6,818
Ten Mile Basin			532	837	1,292	1,310
Upper Blue Basin			2,344	4,356	3,376	3,423
Subtotal	1,056	5,253	7,174	13,972	15,066	15,273
Summit County Total	**2,665**	**8,848**	**12,881**	**23,548**	**27,994**	**28,637**

[1]The 1970 - 2010 population numbers are based on U.S. Census data.

Looking forward 15-20 years, it is almost certain that some amount of population growth will take place in Summit County. According to population projections prepared by the State Demographer, Summit County's population is expected to increase over the next 20 years, although at a lesser rate than experienced during previous decades. According to the projections for population growth from 2010 to 2015, the county's population is expected to grow 9.6% (2,674 residents), with an average annual growth rate of approximately 1.9%. Looking forward to the year 2030, the State Demographer projects that Summit County's permanent resident population will grow by 56% (15,708 residents) between 2010 and 2030, with an average annual growth rate of approximately 2.8% per year. *(Source: Summit County)*

The median age in Summit County is 36.4. According to the 2010 U.S. Census, the county's permanent resident population has aged over the past decade from a median age of 30.8 in 2000.



Source: US Census

Between 2000 and 2010 the Hispanic population increased the most of any demographic by approximately 73% and now comprise 14.25% of the county's total permanent resident population. Over time the ethnic diversification of the permanent resident population within the county is expected to continue. *(Sources: US Census Bureau, Summit County Colorado)*

The dominant industry in the area is recreation-based tourism. Summit County lies within the most travel-dependent region of Colorado, considering all mountain counties of Eagle, Grand, Gunnison, La Plata, Montrose, Pitkin, Routt and San Miguel. Approximately 25% of all 2013 earnings in the County were predicted to be generated from overnight travel.

Accommodations and food service, government, retail trade, health care and social assistance, construction, real estate/rental and leasing, professional technical services, plus arts/entertainment and recreation continue to be significant employment categories in Summit County. Figures released by the Colorado Departments of Labor and Employment list Summit County's 2013 top-five employment categories as measured by total wages paid (public and private sectors) to be:

- 24.6% - Accommodation and food services
- 15.0% - Government
- 11.1% - Retail trade
- 8.5% - Health care and social assistance
- 6.3% - Construction

The majority of the major employment sectors are centered around the Resort Industry in Summit County. The major employment sectors are:

- 29.3% - Professional, scientific, management, administrative, and waste management services
- 17.7% - Arts, entertainment, recreation, accommodation and food services
- 16.3% - Finance, insurance, real estate, and rental and leasing
- 10.2% - Retail trade

(Sources: Analysis of Summit County Economic Activity for 2015 Reappraisal, CityData.com)

The median household income noted in 2012 by the Workforce Housing Needs Assessment was $66,700. The 2012 area median income (AMI) in Summit County, according to the U.S. Department of Housing and Urban Development, was $88,000. This represents the median family income of all households, because the AMI does not incorporate incomes from single and non-family roommate households, which make up 30% of the county's households. The AMI varies by household size, but the 100% AMI rate for a family of four is the standard use for median, or middle, family income estimate of an area.

(Source: 2013 Summit County Workforce Housing Needs Assessment, US Census)

Housing costs have been the subject of a great deal of study and discussion in the past few years in the region, as the affordable housing shortage is experienced throughout the County. According to the 2013 Workforce Housing Needs Assessment, the affordable rents and purchase prices of the average Summit County households are as follows:

Maximum Affordable Housing Costs

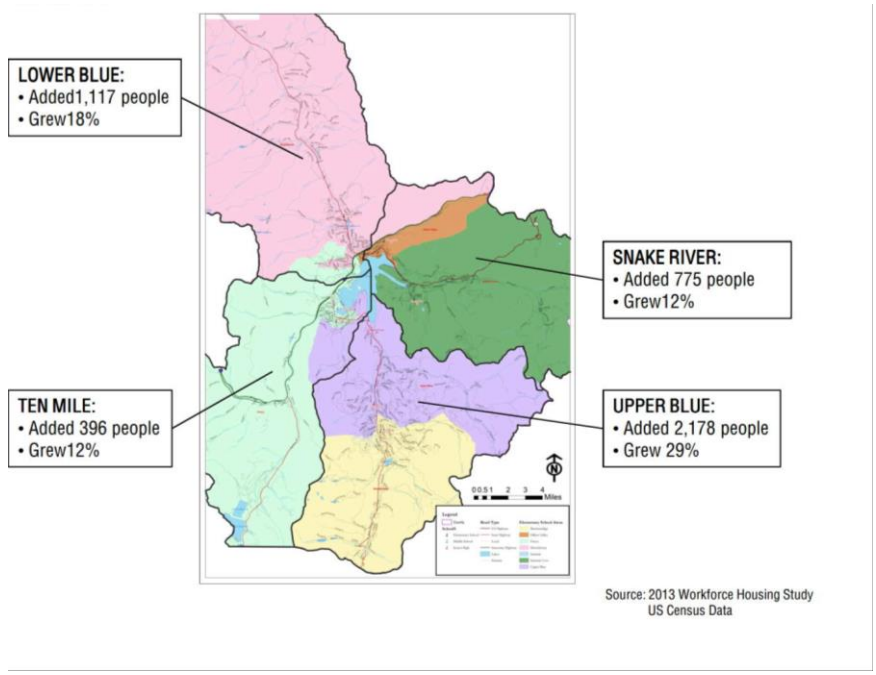
AMI	Household Income	Max Rent	Max Purchase Price*
30%	$22,950	$570	$95,000
50%	$38,200	$960	$159,000
60%	$45,840	$1,145	$190,000
80%	$55,250	$1,380	$229,000
100%	$76,400	$1,910	$317,000
120%	$91,680	$2,290	$381,000
150%	$114,600	$2,865	$476,000

Source: HUD; Consultant team

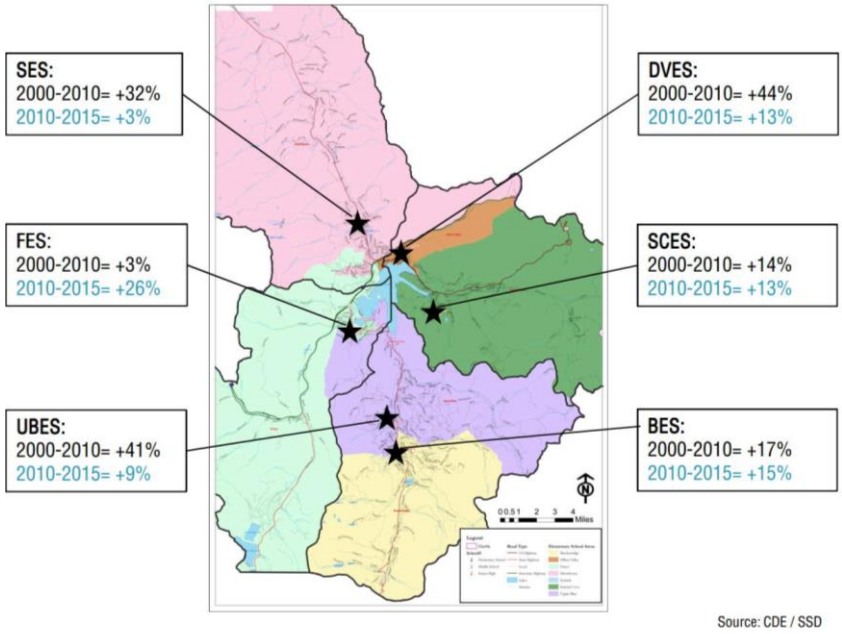
*Assumes 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, insurance and HOA fees.

The 2013 Summit County Workforce Needs Assessment, a study issued jointly by the County and area municipalities, documented changes in population in the County's four regions, or basins, between 2000 and 2010. The images below note the growth in population and enrollment in each area.

2000-2010 Population Growth by Basin:



2000-2010 SSD Enrollment Change:



Summit Enrollment Trends

The 2015 October pupil membership is as follows:

Grade Level	Number of Students
PK	160
K	286
1	279
2	315
3	289
4	286
5	276

Grade Level	Number of Students
6	259
7	233
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9	251
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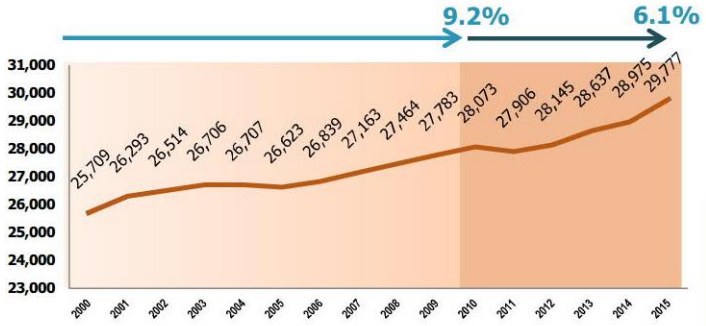
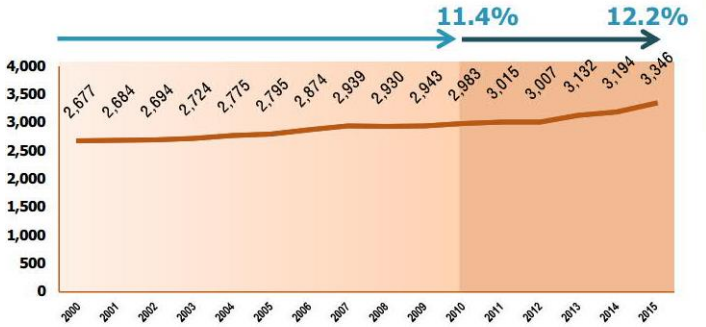
11	222
12	178
Total	3506

The student population of Summit County is increasing, with a greater rate of increase in the past five years than during the previous 10 years. Between 2000 and 2010 the District experienced a 1.4% increase in enrollment annually. In the past 5 years the annual growth was 2.43% and in the last three years the growth was 3.76% on average each year. During the past five years, the District's student population has grown at a greater rate than the county population growth estimates. District enrollment growth in the 2010-2015 period was 12.2% compared to 6.1% growth in the County, according to the State Demographer's population estimates.



Summit County



Summit School District

It is likely that Summit will continue to experience growth due to new housing development currently in planning phases or in construction. Additional information and future enrollment projections are included in Section XV Future Use Analysis.

Sources: CDE, Summit

Below is a summary of enrollment per grade level and average grade-level size in 2007 - 2015 school years. Growing enrollment is apparent in the elementary grade levels, as they are larger than the secondary grades.

Grade	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Avg. Class
Pre K	0	0	0	0	0	0	0	0	0	
K	276	248	285	266	304	275	313	286	286	**282**
1	281	280	254	275	262	293	272	310	279	
2	226	282	267	258	273	259	295	276	315	
3	218	237	280	251	244	264	258	283	289	
4	194	213	225	271	249	237	252	262	286	
5	213	195	208	219	268	252	230	245	276	**234**
Total	1,335	1,455	1,519	1,539	1,600	1,580	1,620	1,662	1,731	
6	202	205	197	211	206	244	242	223	259	
7	210	204	213	189	201	197	257	236	233	
8	243	199	198	212	192	201	204	247	252	**216**
Total	609	608	608	612	599	642	703	706	744	
9	206.0	243.0	201.0	195.5	204.0	194.0	211.0	211.0	247.0	
10	226.5	201.0	230.0	197.0	192.5	201.0	188.0	210.0	217.0	
11	221.5	205.0	192.0	221.5	180.0	180.0	201.0	180.0	203.0	
12	213.5	218.0	193.0	194.0	194.0	169.0	170.0	187.0	165.0	**189**
Total	867.5	867.0	816.0	808.0	770.5	744.0	770.0	788.0	832.0	
Grand Total	2,812	2,930	2,943	2,958	2,970	2,966	3,093	3,156	3,307	

The effect of educational programming on enrollment:

Summit has attracted more students partially as the result of diverse and strong programming that has been implemented and supported by the community. The following is a sampling of programs that SSD offers today:

- Early childhood education in all of its communities
- International Baccalaureate framework at all schools
- One2World technology – a student to device ratio of 1:1
- STEM, dual language, technology and arts-integration programs at the Elementary level
- Facilities supporting personalized and blended learning
- Non-traditional alternative High School
- Large and diverse MS/HS athletics and extracurricular programs
- Pre-collegiate program; concurrent college enrollment; Career-Technical Education

Over the past 10 years, SSD has implemented program changes in the elementary schools to provide greater choices and address enrollment and performance disparities between schools:

- Dillon Valley Elementary (DVE) implemented a dual language program in 2005 available to all students through open enrollment. This brought new students to the school, as well as additional resources to the ESL students who were already attending the school. As a result of this change, student performance has improved, and enrollment has soared. Of all schools in the District, DVE is the closest to capacity. Because areas that were designed to be storage and support spaces are now being utilized as teaching spaces, the perception of the facility by staff and families is that it is "bursting at the seams." The success of the program change suggests a future opportunity to expand through additional space at DVE or expanding the program at other locations.

- Summit Cove Elementary (SCE) implemented a one-to-one technology school before the District implemented One2World. Staff are highly skilled in technology and strive to implement technology into everyday learning. This has brought new students to the school and enrollment has grown as a result.

- Frisco Elementary School (FRE) implemented a STEM program in 2013, which has significantly increased enrollment. 2015 enrollment is almost 40% higher than in 2007.

In addition to SSD-led programs, many community programs use school facilities, including school based health centers, After-School programming, Scouts, Destination Imagination, Math Olympiad, Latina dance group, Cooking Matters, El Grupo, PTSA, Optimist Basketball, film festivals, broadcasting, health fairs, conferences, community band and bike races.

Section IV - Historical Significance

There are no Summit School District facilities associated with any historically significant sites and none of the buildings are registered in the State or National Register of Historic Places. Below is a list of the facilities that are owned by the District, when they were built and current age. In addition to these, SSD owns three support buildings for Administration, Transportation and Facilities, and nine storage buildings at various sites, none of which are more than 50 years of age.

School:	Year Built:	Age:
Breckenridge Elementary	1972	44
Dillon Valley Elementary	1979	37
Frisco Elementary	1978	38
Silverthorne Valley Elementary	2004	12
Summit Cove Elementary	1996	20
Upper Blue Elementary	1996	20
Summit Middle School / Snowy Peaks	1968	48
Summit High School	1997	19

Section V- Educational Programming and Adequacy

> In Summit School District, we educate, elevate and empower students who will help create a better world. Preparing our children for the demands and challenges of the 21st century is perhaps the greatest responsibility we have in public education.
>
> We believe in planning the work and then working the plan. School board members and district leaders worked with parents, students, staff and community members to guide the development of a new strategic plan. The community conversations focused energy and ideas on common goals and priorities. From this work, Summit School District developed VISION2020 - a five-year effort to elevate student achievement through innovative learning models and programs.
>
> *(From Summit website about the strategic plan, VISION2020)*

Summit is proud to be "Accredited with Distinction" by the Colorado Department of Education. In 2009, the Colorado State Board of Education adopted academic standards for ten content areas that support all students in mastering the concepts and skills necessary for college, career and civic life. Below are the performance data for the model content areas that are assessed by the CSAP/TCAP:

CSAP/TCAP

Entity	Name	Subject	2012	2013	2014
District	SUMMIT RE-1	Reading	74.32%	73.32%	74.63%
State	Colorado	Reading	69.32%	69.53%	69.00%

CSAP/TCAP

Entity	Name	Subject	2012	2013	2014
District	SUMMIT RE-1	Writing	59.52%	60.59%	60.93%
State	Colorado	Writing	54.04%	55.03%	54.40%

CSAP/TCAP

Entity	Name	Subject	2012	2013	2014
District	SUMMIT RE-1	Math	65.52%	66.13%	68.14%
State	Colorado	Math	55.80%	56.68%	56.39%

CSAP/TCAP

Entity	Name	Subject	2012	2013	2014
District	SUMMIT RE-1	Science	58.90%	58.22%	
State	Colorado	Science	48.91%	50.44%	

PART 2 - Facility Assessment

Section VI – Approach and Goals

Introduction

The Facility Assessment section of this report includes detailed information for each school facility. Each school's report includes:

- Facility Data: year built, gross square footage and construction type
- Analysis of site, building condition and educational adequacy
- Deficiency Budget and FCI (Facility Condition Index)
- 2015-16 Utilization and Capacity Guidelines

As introduction to the school reports, below is an introduction to the approach and goals of each section.

Facility Data

Facility data was gathered from Summit School District Facilities department and review of as-built drawings.

Site Analysis

Site plans include aerial photos that identify parking, playfields, and other site elements. Each site was assessed for potential for future development. If there is currently open or unused land within the school property boundaries, it is noted as being available for future development. Areas that are noted as being difficult to develop have site constraints such as steep slopes or low, wet drainage areas which would require complex and costly implementation, or would pose maintenance or operational challenges. This land study shows potential for expansion or re-development.

Building Condition

2009 CDE Facility Assessment reports were reviewed by the master plan assessment team and Summit School District Facilities department. The condition of each facility was also independently reviewed for structural, mechanical, electrical, envelope, interior building components and site.

Educational Adequacy

School Principals were interviewed to discuss educational adequacy of their facilities. In addition, District Technology, Security, Early Childhood Education, Transportation & Food Service staff were interviewed.

Deficiency Budget and FCI

The 2009 CDE Assessment reports indicate a budget to replace system components that are not functioning or are beyond their expected life (dollars adjusted each year for inflation). The Facility Condition Index is a measurement of the facility's condition that is the ratio of the cost to correct the deficiencies to the replacement value of the facility. The higher the FCI the poorer the condition of the facility. For this study, the CDE deficiency budgets and FCIs were updated to accurately reflect improvements that the District has made since the 2009 CDE assessment, as well as new deficiencies not previously identified.

Utilization and Capacity

Building utilization diagrams show how each building was used during the 2015-16 school year, and building capacity diagrams show calculated capacity, based on utilization and allocated space. Capacity is based upon how an organization chooses to use space within the building. School buildings have classrooms that are intended to be used as full-time teaching stations, as well as other rooms that may serve different functions from year to year depending on program, budget and enrollment needs. If these "flexible" spaces are allocated as full time teaching stations, they provide increased capacity. If they are used for support functions, special education or as a shared resource space such as a computer lab, instead of as a dedicated teaching station, the student capacity of the building is reduced.

Typical practice for schools is to assign use of space in preparation for each upcoming school year. Therefore each year we can calculate capacity, and each year the capacity may change. This allocation of space dictates what spaces are available to provide capacity.

It is important to note that a capacity calculation does not account for the square footage of each teaching space, so it does not show the "complete picture" of the adequacy of the space. One observation from calculating capacities for many schools is that schools with growing enrollment often are more efficient with space allocation, while declining-enrollment schools often expand to fill space which is otherwise unallocated.

It was the Summit Master Plan Committee's consensus that capacity not be treated as a rigid planning requirement determining when a building is "full". There are many variables affecting the number of students enrolled and the District works hard to accommodate needs as they arise each year. There is strong family interest in and support for smaller class sizes throughout the district as well, which each school seeks to accommodate. As a result, the Committee felt that the capacity calculations should be used as a guideline indicator of how "full" a building might be, with the understanding that the allocation of space can change to fit the needs of each school's population.

The next page illustrates the method for calculating capacity.

SAMPLE EXERCISE

KINDERGARTEN	KINDERGARTEN
K	K

KINDERGARTEN FULL DAY CAPACITY

2 Classrooms x 22 Students/Classroom = 44 Student Capacity

KINDERGARTEN K (AM/PM)	KINDERGARTEN K (AM/PM)

KINDERGARTEN HALF DAY CAPACITY

2 Classrooms x 22 Students/Classroom x 2 Sections/Classroom = 88 Student Capacity

ART	MUSIC	CLASSROOM •	CLASSROOM •

ELEMENTARY CAPACITY

2 Classrooms x 22 Students/Classroom = 44 Student Capacity

CAPACITY CALCULATION: SAMPLE EXERCISE

SCIENCE •	LANG. ARTS •	MATH •	MUSIC •

MIDDLE SCHOOL / HIGH SCHOOL CAPACITY

4 Classrooms x 25 Students/Teaching Station =100 Students

100 Students x 75% Efficiency Factor = 75 Student Capacity *(Middle School/High School facilities can typically be scheduled between 75 and 80% efficiency).*

CAPACITY CALCULATION ASSUMPTIONS

1. 2015-2016 capacity is based on current average utilization
2. Class Size Assumptions
    a. ES = 22 students per class
    b. MS = 25 students per class
    c. HS = 27 students per class

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Section VII – Facilities Evaluation

BRECKENRIDGE ELEMENTARY SCHOOL

Address	312 S. Harris Street Breckenridge, Colorado 80424
Grades Served	Grades K-5
Gross Square Footage	35,476 SF
Year Built	1972
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure.
Additions	Classrooms ('77), Gymnasium ('86), Entrance ('02)

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$9,334,511	$5,686,873	60.92%	$6,769,886	72.53%

The building system deficiencies include but are not limited to:

- Office area and gymnasium difficult to maintain heat
- Heating piping requires continual maintenance
- Ongoing monitoring and occasional removal of snow from roof due to limitations of roof structure design capacity
- Visible cracks in exterior walls

There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: site layout, access control
- Way-finding and access
- Lunch process and flow
- Interior classrooms without windows
- HVAC and fluorescent lighting
- Small front office
- Limited parking capacity

Equipment leak in Mechanical Room

Main entrance vestibule doors and Main Office. The Office is very small and has limited visual access to the building entrance. There is not a secure vestibule to check-in visitors before they enter the school.

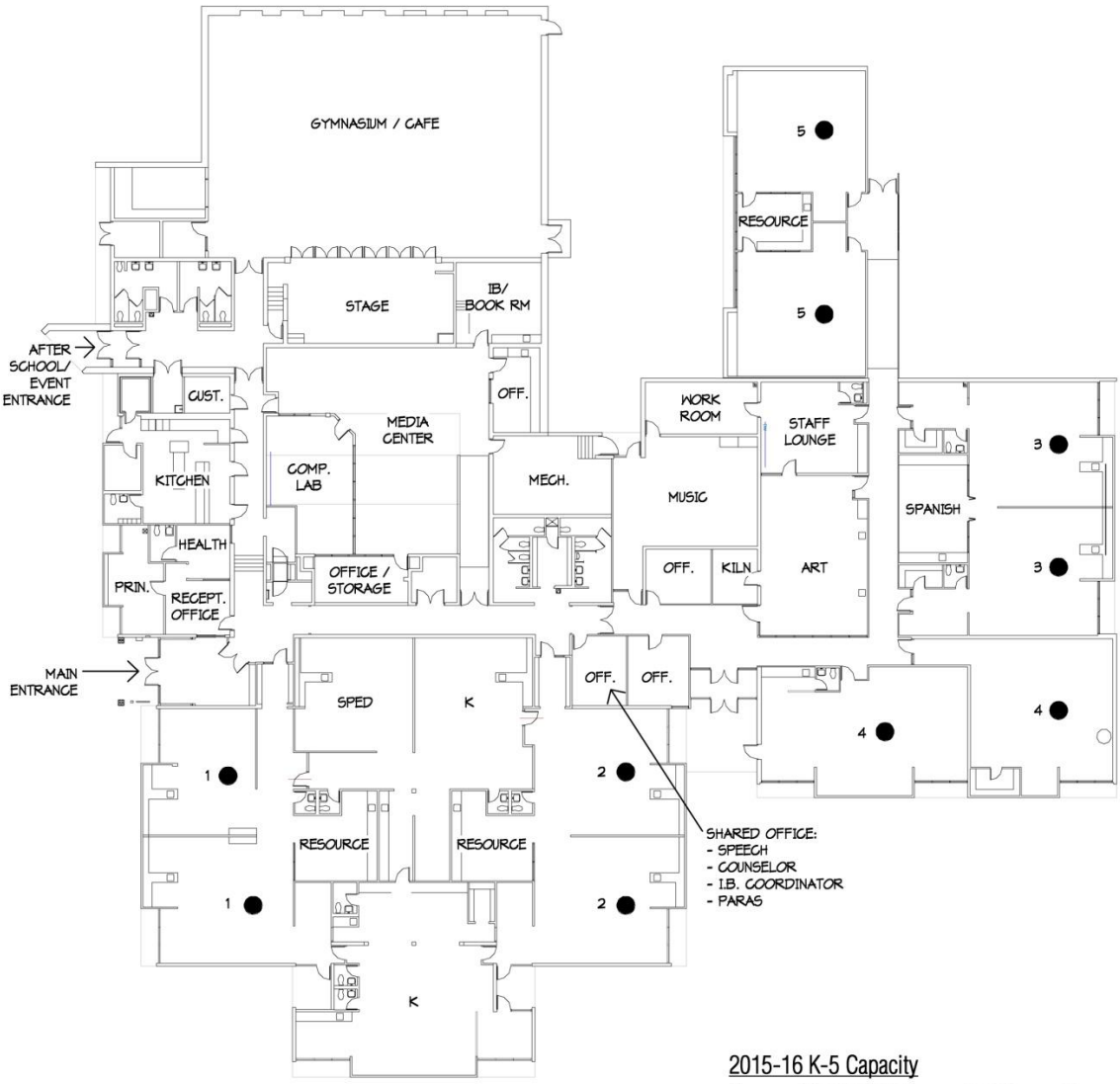
Gymnasium

Playground access on typical winter day

Visible cracking of exterior walls

Mechanical Room

2015 Utilization/Capacity floor plan for Breckenridge Elementary School:



2015-16 K-5 Capacity			
K	Kindergarten:	2 x 22 =	44
●	Classrooms:	10 x 22 =	220
2015-16 K-5 Capacity			264
2015 Oct. Enrollment:			235

Breckenridge E.S. Capacity

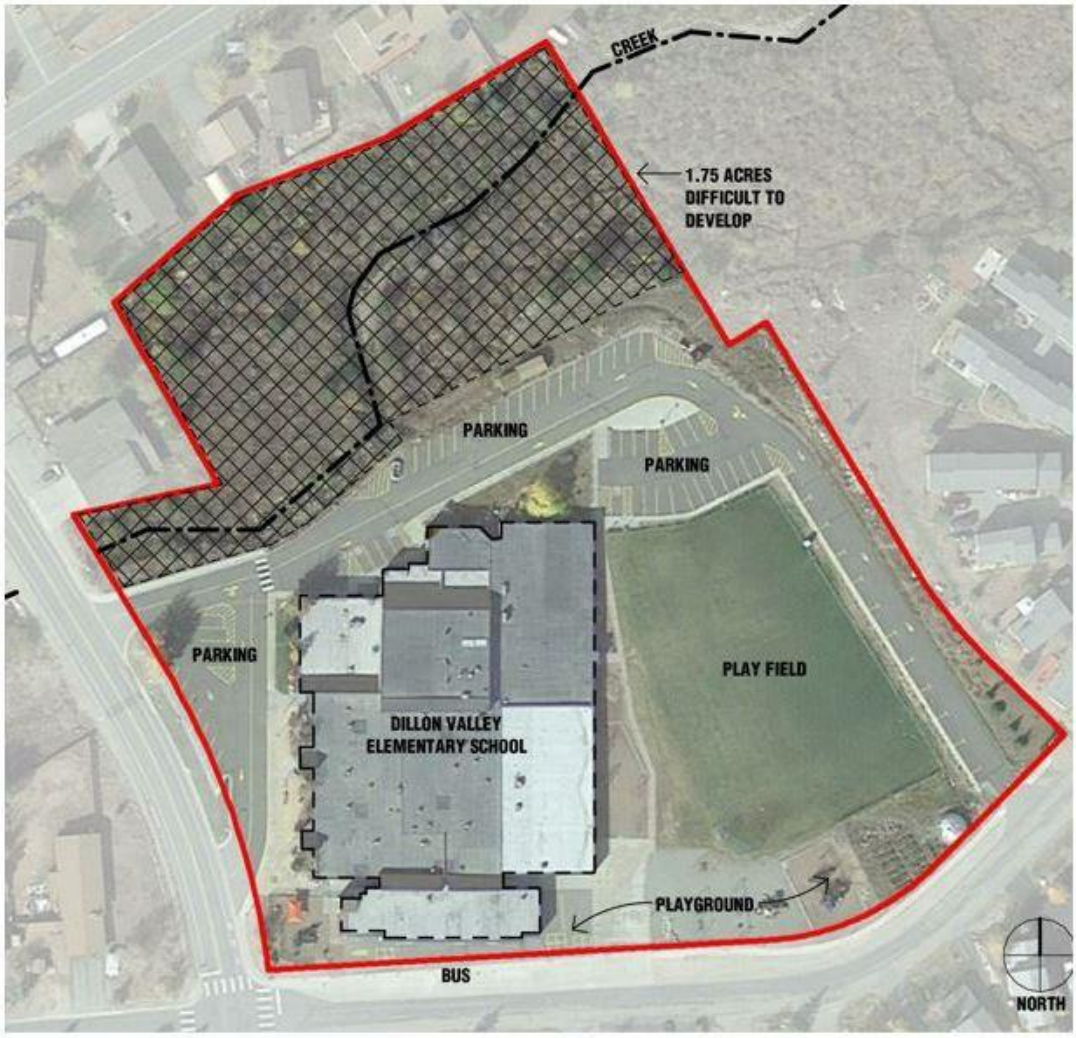
1/32" = 1'-0"

0 24' 48'

Source: Wold AE

DILLON VALLEY ELEMENTARY SCHOOL

Address	108 Deer Path Road Dillon, Colorado 80435
Grades Served	Grades PK-5
Gross Square Footage	48,668 GSF
Year Built	1978
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure
Additions	Classrooms ('86), ('89), ('02), Locking Vestibule ('09)



EXISTING BUILDING

DIFFICULT TO DEVELOP

AVAILABLE FOR POTENTIAL DEVELOPMENT

Total Acreage:	6.01
Difficult to Develop:	- 1.75
Total Useable Acreage:	4.26
Avail. For Potential Development:	0.00

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$12,012,974	$7,474,613	62.22%	$7,529,138	62.68%

Dillon Valley Elementary was built in 1978. The 2014 CDE Assessment reports an FCI of 62.22%. The master plan assessment identifies additional deficiencies which increases the FCI to 62.68%.

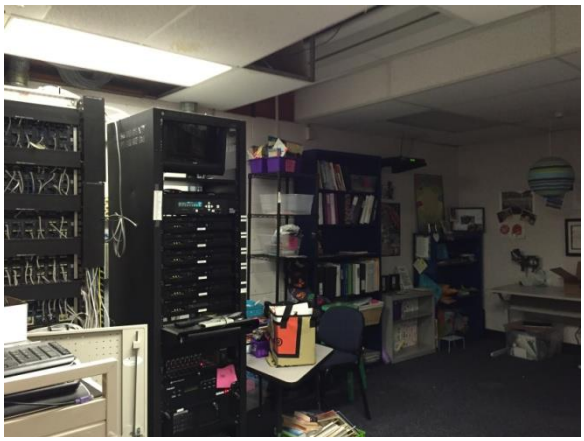
The building systems with deficiencies include but are not limited to:

- Plumbing fixture leaks and continual maintenance needs throughout building
- It is difficult to maintain consistent temperatures throughout building
- Air distribution improvements needed
- Classroom vestibules are not tempered

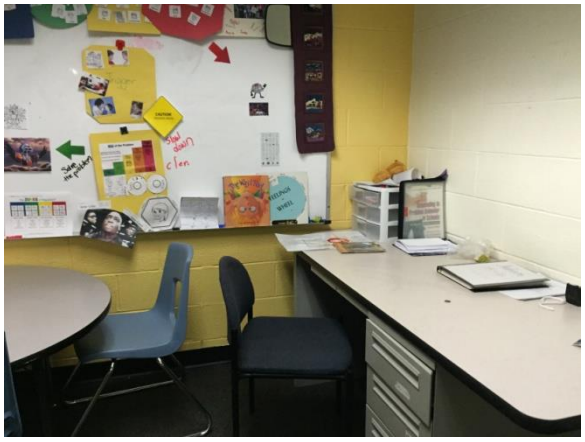
There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: site layout, access control
- Way-finding and access
- Interior classrooms without windows
- Storage has been repurposed for learning spaces
- HVAC and fluorescent lighting
- Technology access/coverage
- Parking capacity

Damage to door frame and floor finishes due to moisture infiltration



Technology equipment in office/teaching space

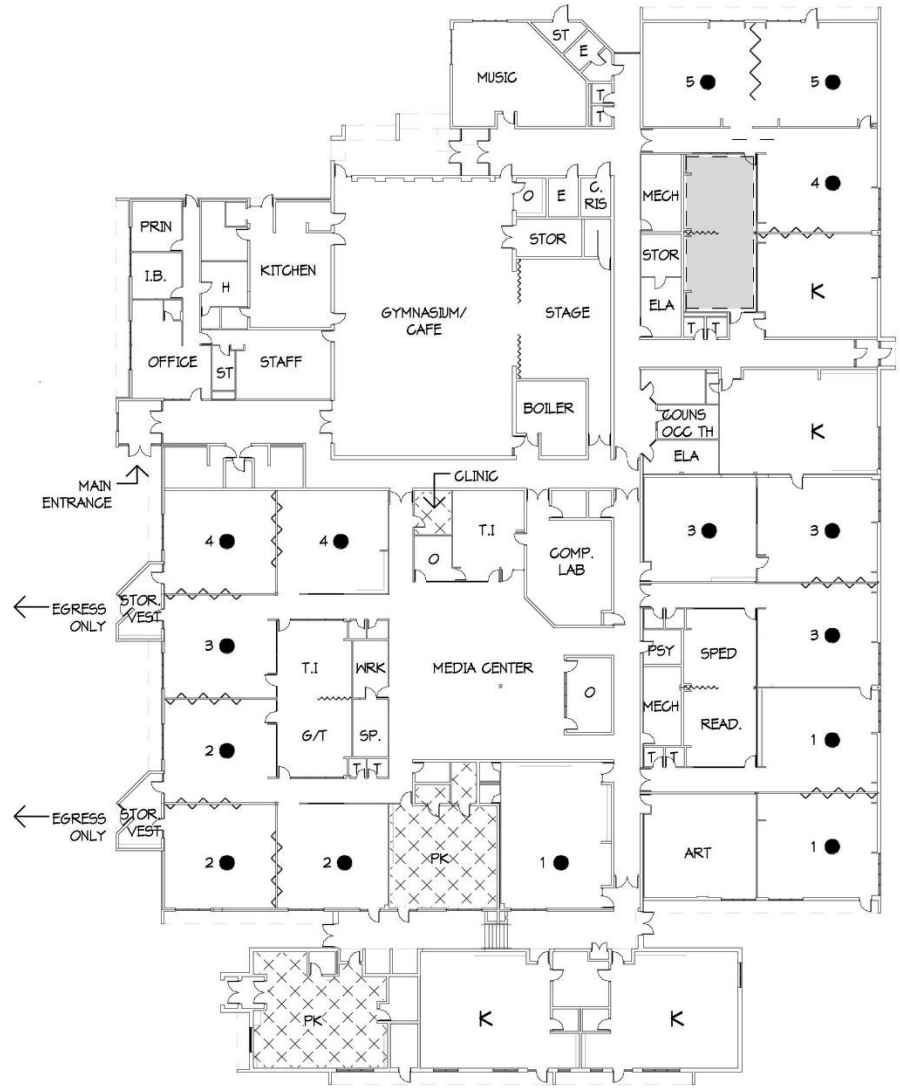


Storage room repurposed for office and teaching

Unheated classroom vestibules are not used for exiting/entry, but coat cubbies are located there

2015

Utilization/Capacity for Dillon Valley Elementary School:



Excluded as teaching station

2015-16 K-5 Capacity			
K	Kindergarten:	4 x 22 =	88
●	Classrooms:	15 x 22 =	330
2015-16 K-5 Capacity			418
2015 Oct. Enrollment:			404

Dillon Valley E.S. Capacity

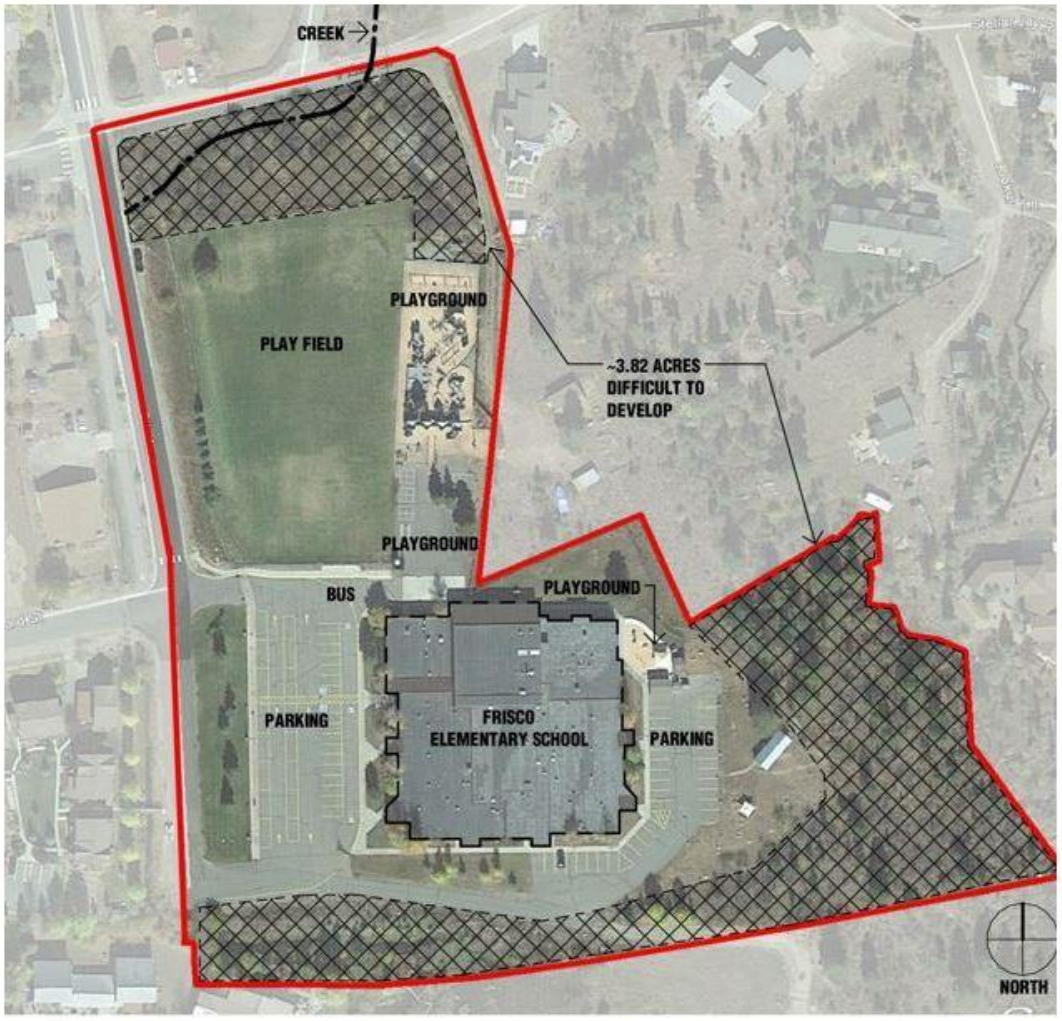
1" = 40'-0"

0 30' 60'

Source: Wold AE

FRISCO ELEMENTARY SCHOOL

Address	800 E. 8th Avenue Frisco, Colorado 80443
Grades Served	Grades PK-5
Gross Square Footage	35,384 GSF
Year Built	1978
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure
Additions	Classrooms ('78) and ('05), Locking Vestibule ('08)



EXISTING BUILDING

DIFFICULT TO DEVELOP

AVAILABLE FOR POTENTIAL DEVELOPMENT

Total Acreage:	8.74
Difficult to Develop:	- 3.82
Total Useable Acreage:	4.92
Avail. For Potential Development:	0.00

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Wold FCI
$9,581,278	$4,190,199	43.73%	$4,950,181	51.67%

Frisco Elementary was built in 1978. The 2014 CDE Assessment reports an FCI of 43.73%. The master plan assessment identifies additional deficiencies which increases the FCI to 51.67%.

The building systems with deficiencies include but are not limited to:

- No cooling in the computer lab
- Only one hot water heater for building
- Shared classroom vestibules do not have heat; great risk for freezing pipes
- Office area difficult to maintain heat

There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: site layout, access control
- Interior classrooms without windows
- Storage has been repurposed for learning spaces
- Technology access/coverage
- Parking capacity

Main Office is adequately sized and has visual access to the building entrance. There is not a secure vestibule to check-in visitors before they enter the school

Parking and combined parent/bus drop-off drive is a safety concern

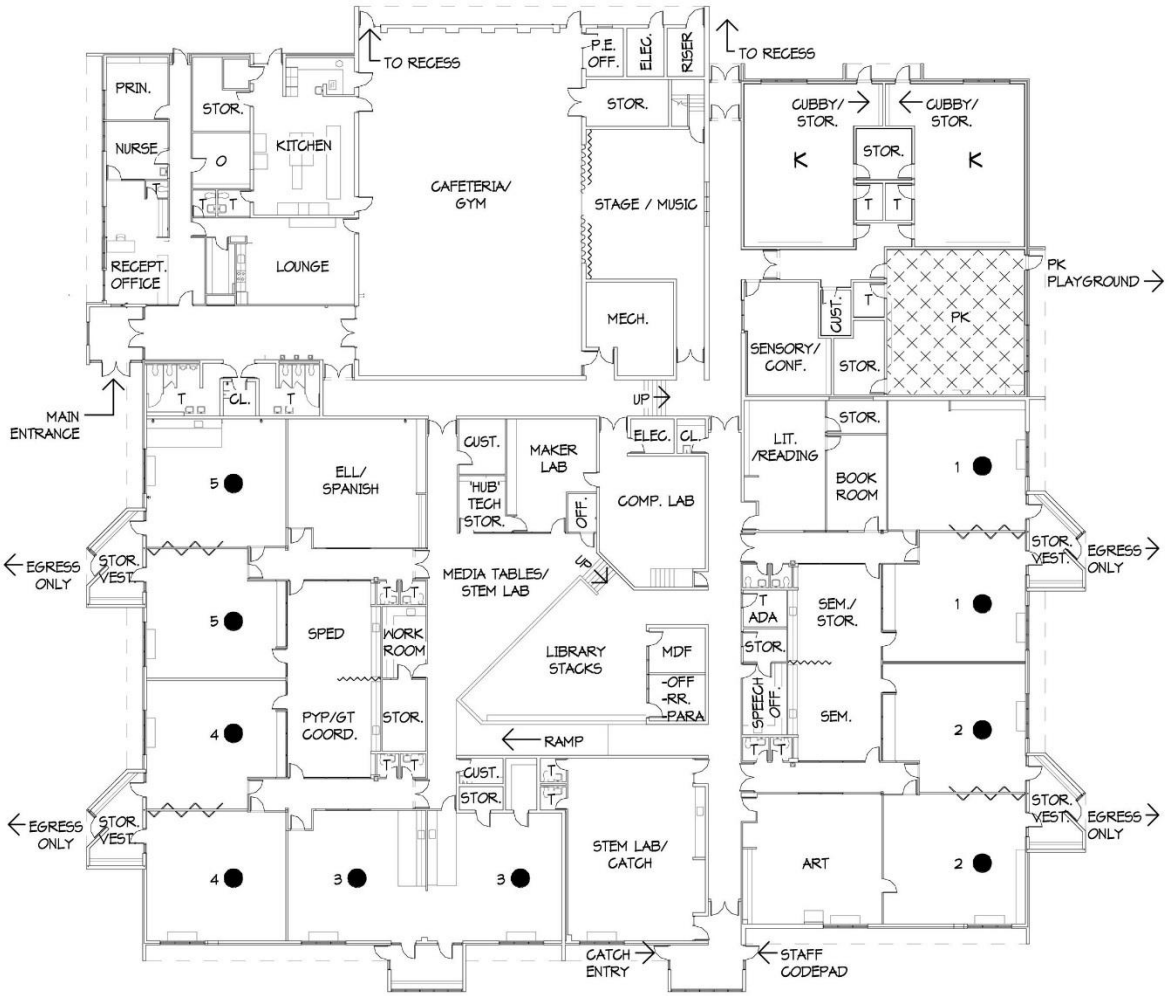
Storage rooms are shared with office/teaching

Interior support spaces without windows are utilized as classrooms

Existing water heater

Storage room repurposed as Project Lab

2015 Utilization/Capacity floor plan for Frisco Elementary School:



2015-16 K-5 Capacity			
K	Kindergarten:	2 x 22 =	44
	Classrooms:	10 x 22 =	220
2015-16 K-5 Capacity			264
2015 Oct. Enrollment:			239

Frisco E.S. Capacity

1/32" = 1'-0"

0 24' 48'

Source: Wold AE

SILVERTHORNE ELEMENTARY SCHOOL

Address	101 Hamilton Creek Drive Silverthorne, CO 80498
Grades Served	Grades PK-5
Gross Square Footage	62,500 GSF
Year Built	2004
Description of Construction	Concrete slab on grade, brick and wood framing. Steel roof structure
Additions	Locking Vestibule ('09)

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$16,438,939	$345,735	2.10%	$1,548,628	9.42%

Silverthorne Elementary was built in 2004. The 2014 CDE Assessment reports an FCI of 2.10%. The master plan assessment identifies additional deficiencies which increases the FCI to 9.42%.

The building systems with deficiencies include but are not limited to:

- Difficult to maintain heat throughout building; possible missing insulation at some areas
- Ongoing sewer smells
- Exterior siding not meeting anticipate life expectancy; some replacement performed
- Leaking skylights

There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: site layout, access control
- HVAC/building issues

Exterior brick veneer and metal panel.

Efflorescence occurring at exterior walls.

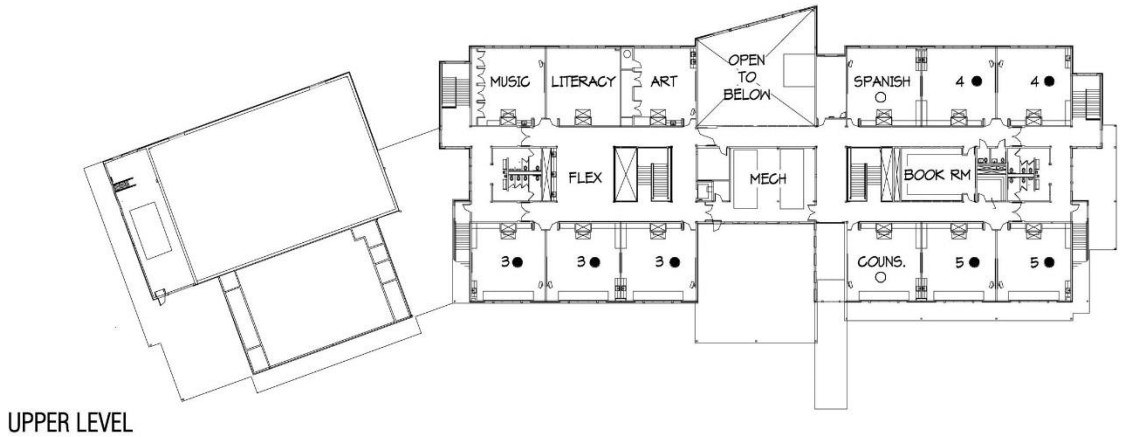
Gymnasium

Multiple skylights have leaked since construction.

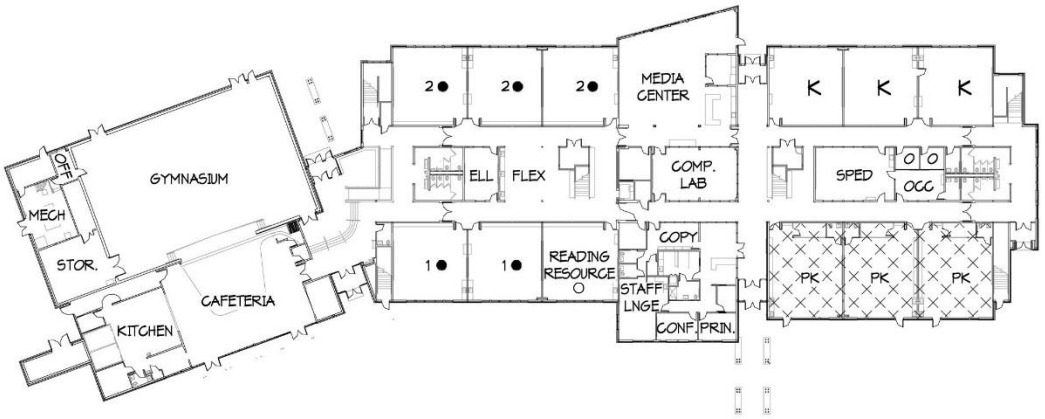
Exterior siding

Media Center

2015 Utilization/Capacity floor plan for Silverthorne Elementary School:



UPPER LEVEL



MAIN LEVEL

PK Capacity	
2x15	= 30
1x15(2)	= 30
Capacity	= 60

2015-16 K-5 Capacity			
K	Kindergarten:	3 x 22 =	66
●	Classrooms:	12 x 22 =	264
2015-16 K-5 Capacity			330

Potential Capacity			
○	Potential CR	3 x 22 =	66
K	Kindergarten:	3 x 22 =	66
●	Classrooms:		264
2015-16 Capacity			396

2015 Oct. Enrollment: 310

Silverthorne E.S. Capacity

1" = 60'-0"

0 45' 90'

Source: Wold AE

SUMMIT COVE ELEMENTARY SCHOOL

Address	727 Cove Boulevard Dillon, Colorado 80435
Grades Served	Grades PK-5
Gross Square Footage	52,500 SF
Year Built	1996
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer
Additions	Locking Vestibule ('09)

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$13,726,843	$5,659,296	41.23%	$4,911,285	35.78%

Summit Cove Elementary was built in 1996. The 2014 CDE Assessment reports an FCI of 41.23%. The master plan assessment identifies that ongoing maintenance has reduced the FCI to 35.78%.

The building systems with deficiencies include but are not limited to:

- Access to playground in Spring impeded by site conditions
- Domestic hot water piping needs replacement; pin-hole leaks are a constant maintenance effort.
- Classroom fan coils require constant maintenance; problems with shared makeup air units, stud dampers and cold classrooms
- Kitchen air handling unit control/maintenance

There are multiple deficiencies that affect the educational adequacy of the building including:

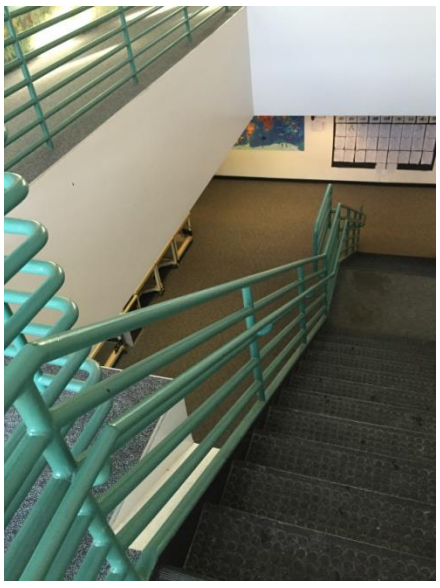
- Safety/Security: site layout, no playground fence, access control
- Student cubbies too few/small
- Media Center steps
- Access to student toilets, layout

Front of school from street

In the Media Center, the sunken story-time area creates a safety concern for tripping/falling

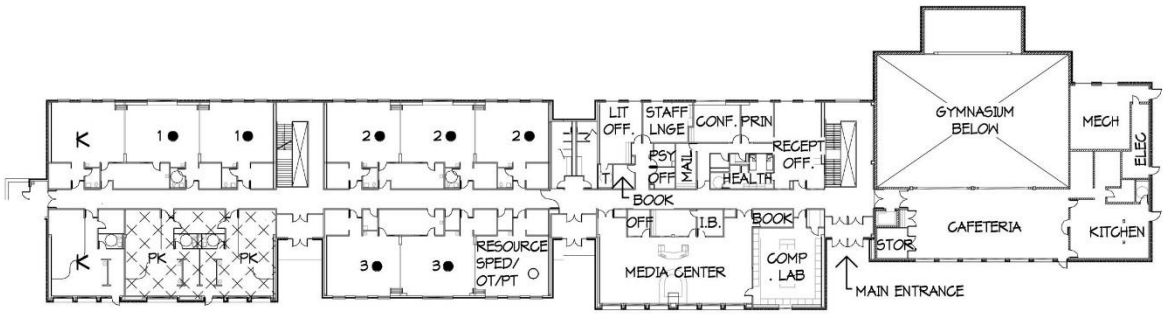
Student cubbies are inadequate in size and quantity

Domestic hot water piping has had pinhole leaks which required sections of the pipes to be replaced. The underlying cause of this has not been determined

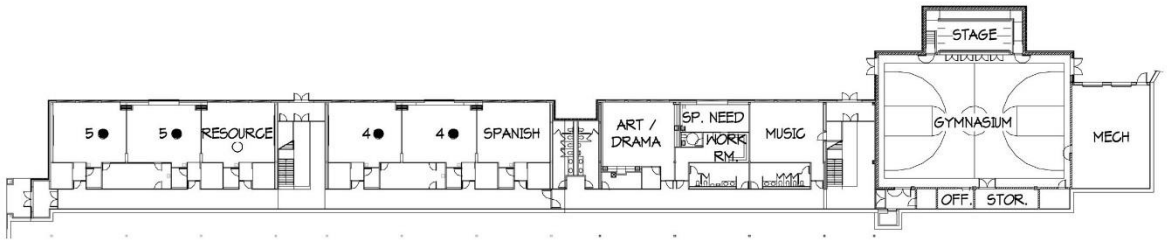


Existing stair railings are not code compliant

2015 Utilization/Capacity floor plan for Summit Cove Elementary School:



MAIN LEVEL



LOWER LEVEL

PK Capacity
2x15 = 30

2015-16 Capacity

K	Kindergarten:	2 x 22 =	44
●	Classrooms:	11 x 22 =	220
2015-16 Capacity			286

2015-16 Potential Capacity

○	Potential CR:	2 x 22 =	44
K	Kindergarten:	2 x 22 =	44
●	Classrooms:	11 x 22 =	242
2015-16 Capacity			330
2015 Oct. Enrollment:			273

Summit Cove E.S. Capacity

1" = 60'-0"

0 45' 90'

Source: Wold AE

UPPER BLUE ELEMENTARY SCHOOL

Address	1200 Airport Road Breckenridge, CO 80424
Grades Served	Grades PK-5
Gross Square Footage	50,000 GSF
Year Built	1996
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer
Additions	None

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$12,238,233	$5,297,885	43.29%	$4,475,677	38.21%

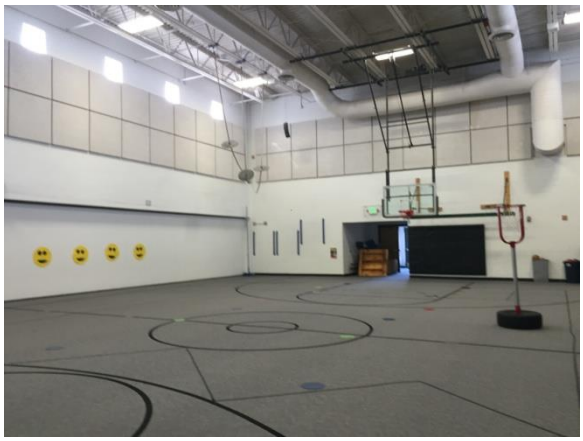
Upper Blue Elementary was built in 1996. The 2014 CDE Assessment reports an FCI of 43.29%. The master plan assessment identifies that ongoing maintenance has reduced the FCI to 38.21%.

The building systems with deficiencies include but are not limited to:

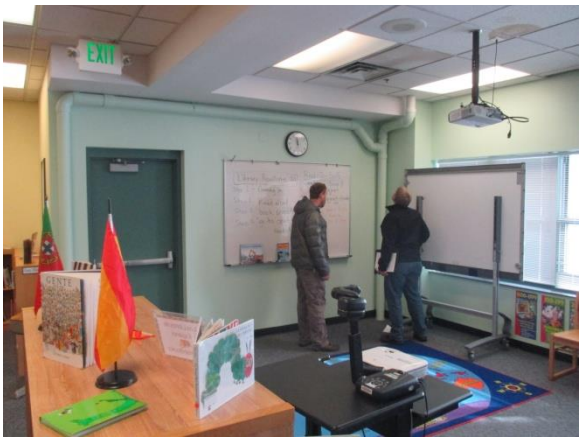
- Original boilers, stuck louvers in boiler room have led to frozen piping in the past; scheduled service summer 2016.
- Gymnasium HVAC is very noisy; shut off switch available but increases radon risks when air is turned off.
- Fan coils, mixed air units (MAU's) in classrooms have issues; may require programming upgrades.
- Radon mitigation

There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: site layout, access control
- Student cubbies too few/small
- Fluorescent lighting
- Parking capacity



Gymnasium

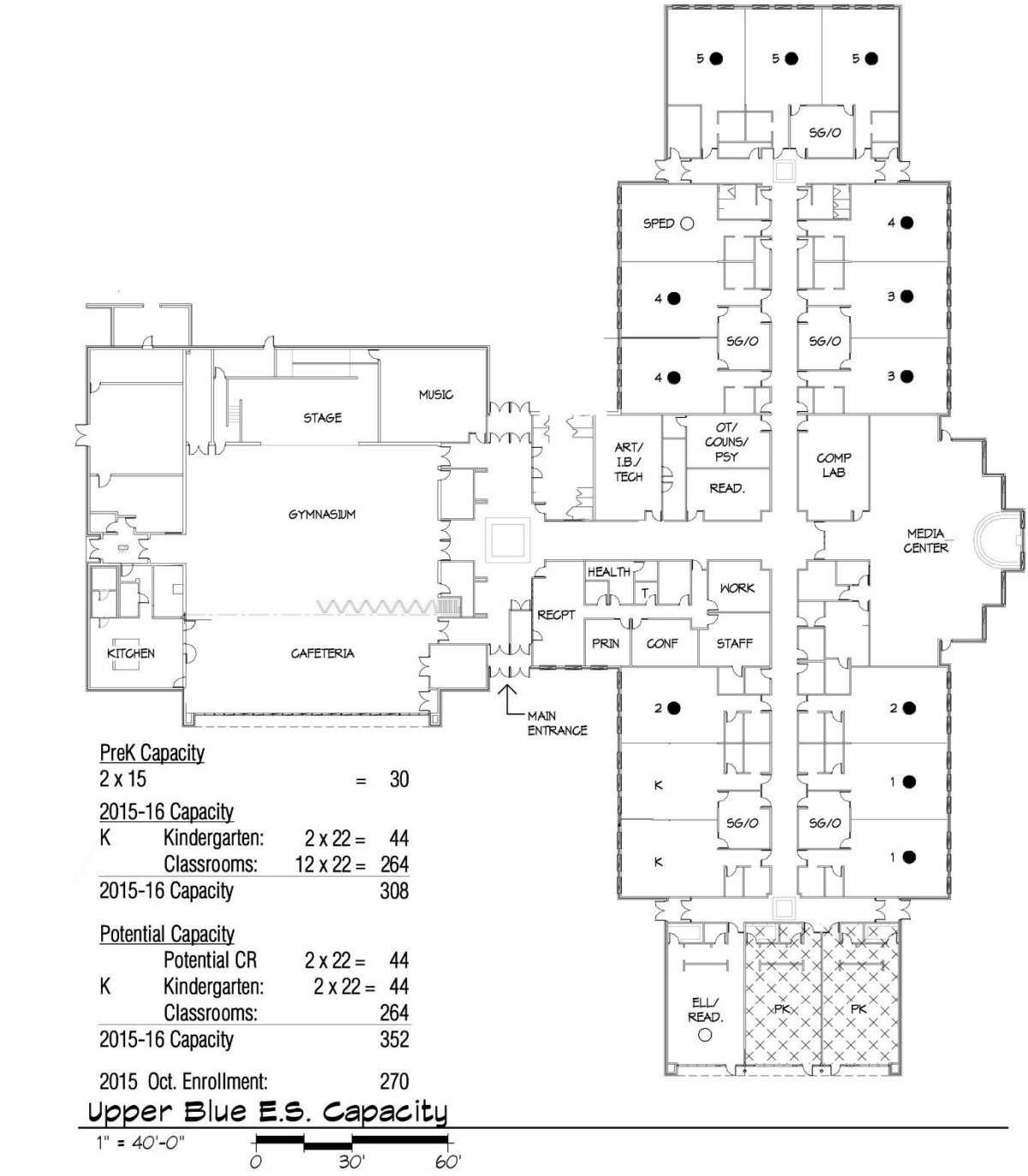


The site has high radon and a radon mitigation system is installed in building

Boilers are original to construction.

Student cubbies are inadequate in size and quantity

2015 Utilization/Capacity floor plan for Upper Blue Elementary School:



Source: Wold AE

SUMMIT MIDDLE SCHOOL / SNOWY PEAKS HIGH SCHOOL

Address	158 School Road Frisco, Colorado 80443
Grades Served	Grades 6-8 / Grades 9-12
Gross Square Footage	180,529 GSF
Year Built	1963
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer.
Additions	Auditorium ('72), Classrooms ('86), Grays & Torreys ('06)

Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$69,789,021	$9,648,221	13.82%	$8,808,455	12.62%

Summit Middle School was originally built in 1963 as Summit High School and had additions in 1972, 1986 and 2006. The 2014 CDE Assessment reports an FCI of 13.82%. The master plan assessment identifies that ongoing maintenance has reduced the FCI to 12.62%.

The building systems with deficiencies include but are not limited to:

- Weight room heat issues
- Computer Lab HVAC noise
- Inadequate office air supply/control
- Difficult to temper music rooms; roof leaks above music
- Continual maintenance on AHU to balance outside air temperature vs. tempered inside air.

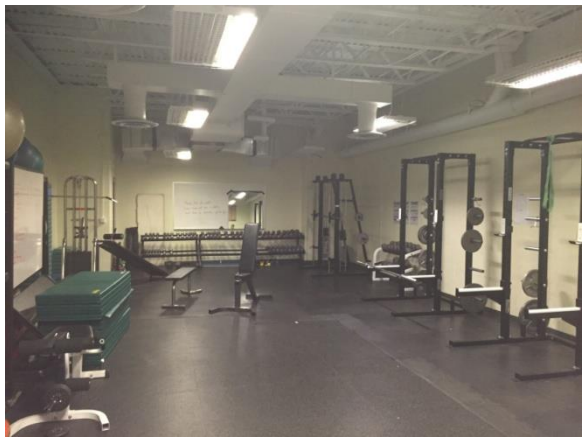
There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: Cameras, emergency communications
- Cafeteria and assembly capacity
- Way-finding for visitors
- Parking capacity, particularly for special events
- Safety/Security: Cameras, emergency communications (Snowy Peaks High School)
- Science Classroom (Snowy Peaks High School)
- Amount of classroom space (Snowy Peaks High School)
- Toilets (Snowy Peaks High School)

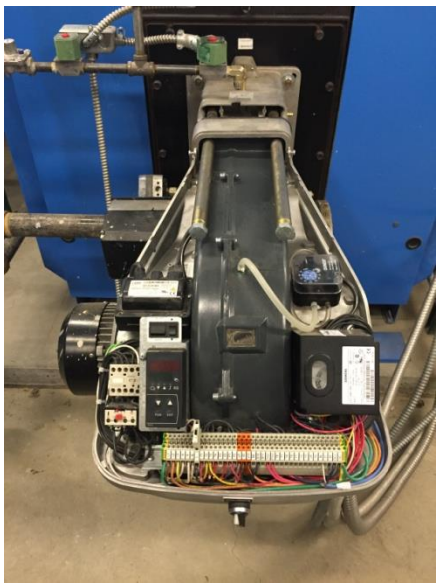
Cafeteria is minimal size for current enrollment

Windows in the 1982 addition are showing signs of rust and deterioration. They are due for replacement

Auditorium



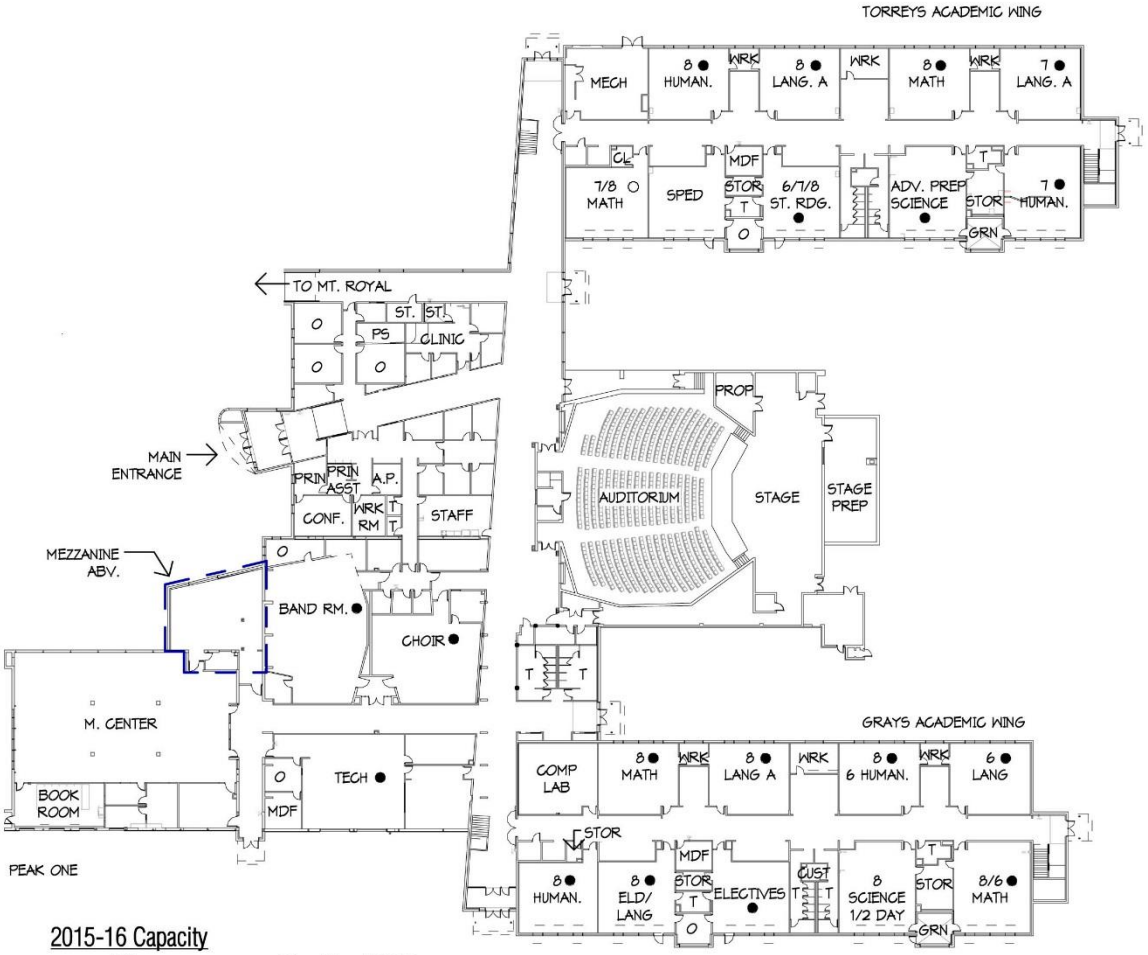
Weight room



Boiler

Existing controls panel

2015 Utilization/Capacity floor plan for Summit Middle School – First Floor, South:



2015-16 Capacity		
● Classrooms:	42 x 25 =	1,050
75% Efficiency Factor:	x	.75
2015-16 Capacity		788

Potential Capacity		
○ Potential CR	3 x 25 =	75
● Classrooms:	42 x 22 =	1,050
75% Efficiency Factor	x	.75
2015-16 Capacity		844

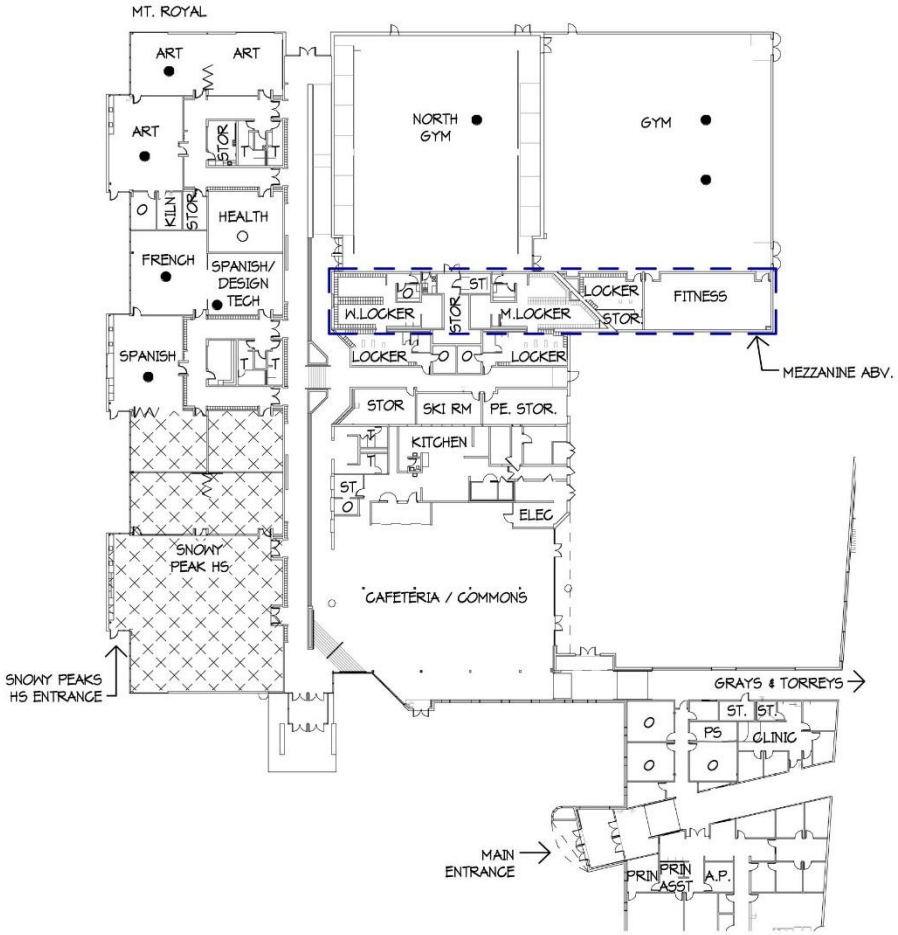
2015 Oct. Enrollment: 744

Summit Middle School Capacity

1" = 60'-0" (0, 45', 90')

Source: Wold AE

2015 Utilization/Capacity floor plan for Summit Middle School – First Floor, North:



Summit Middle School Capacity

1" = 60'-0"

0 45' 90'

Source: Wold AE

2015 Utilization/Capacity floor plan for Summit Middle School – Second Floor, South:

UPPER LEVEL

Summit Middle School Capacity

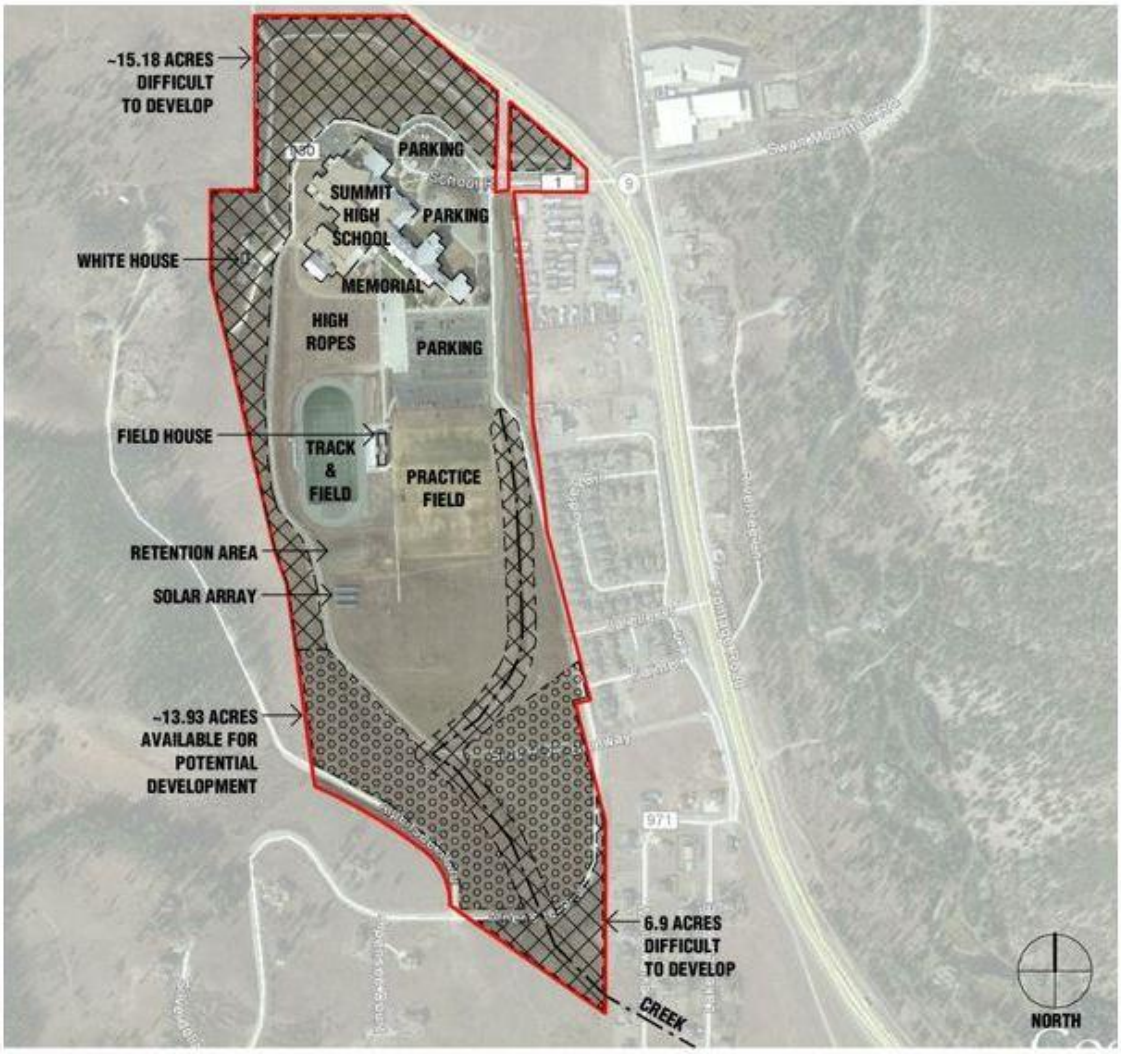
1" = 60'-0"

0 45' 90'

Source: Wold AE

SUMMIT HIGH SCHOOL

Address	16201 CO-09 Breckenridge, Colorado 80424
Grades Served	Grades 9-12
Gross Square Footage	208,341 GSF
Year Built	1996
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer
Additions	Culinary Addition ('06); Student Entrance ('09)



Source: Wold/Google Earth

CDE Replacement Value	CDE Condition Budget	CDE FCI	Revised Master Plan Condition Budget	Master Plan FCI
$71,759,411	$16,806,573	23.42%	$13,701,923	19.09%

Summit High School was built in 1996. The 2014 CDE Assessment reports an FCI of 23.42%. The master plan assessment identifies that ongoing maintenance has reduced the FCI to 19.09%.

The building systems with deficiencies include but are not limited to:

- Large quantity of HVAC equipment needs continual maintenance
- Roof leaks at intersection of classroom wing
- Classroom wing cooling is inadequate
- Ceiling grid condition subsequent to the summer 2015 repair of the existing spray-fireproofing.

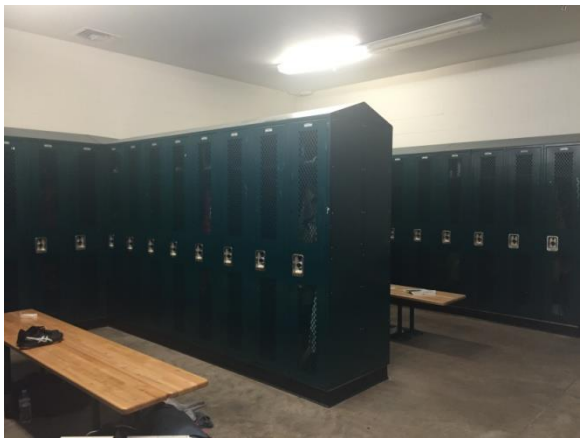
There are multiple deficiencies that affect the educational adequacy of the building including:

- Safety/Security: access control, emergency communications, cameras
- Cafeteria capacity
- Quantity of science labs
- Growing class sizes
- Athletics: indoor space, lockers
- Technology: wireless, cell coverage

Cafeteria is small for student population.

Additional Cafeteria seating in hallway.

Commons

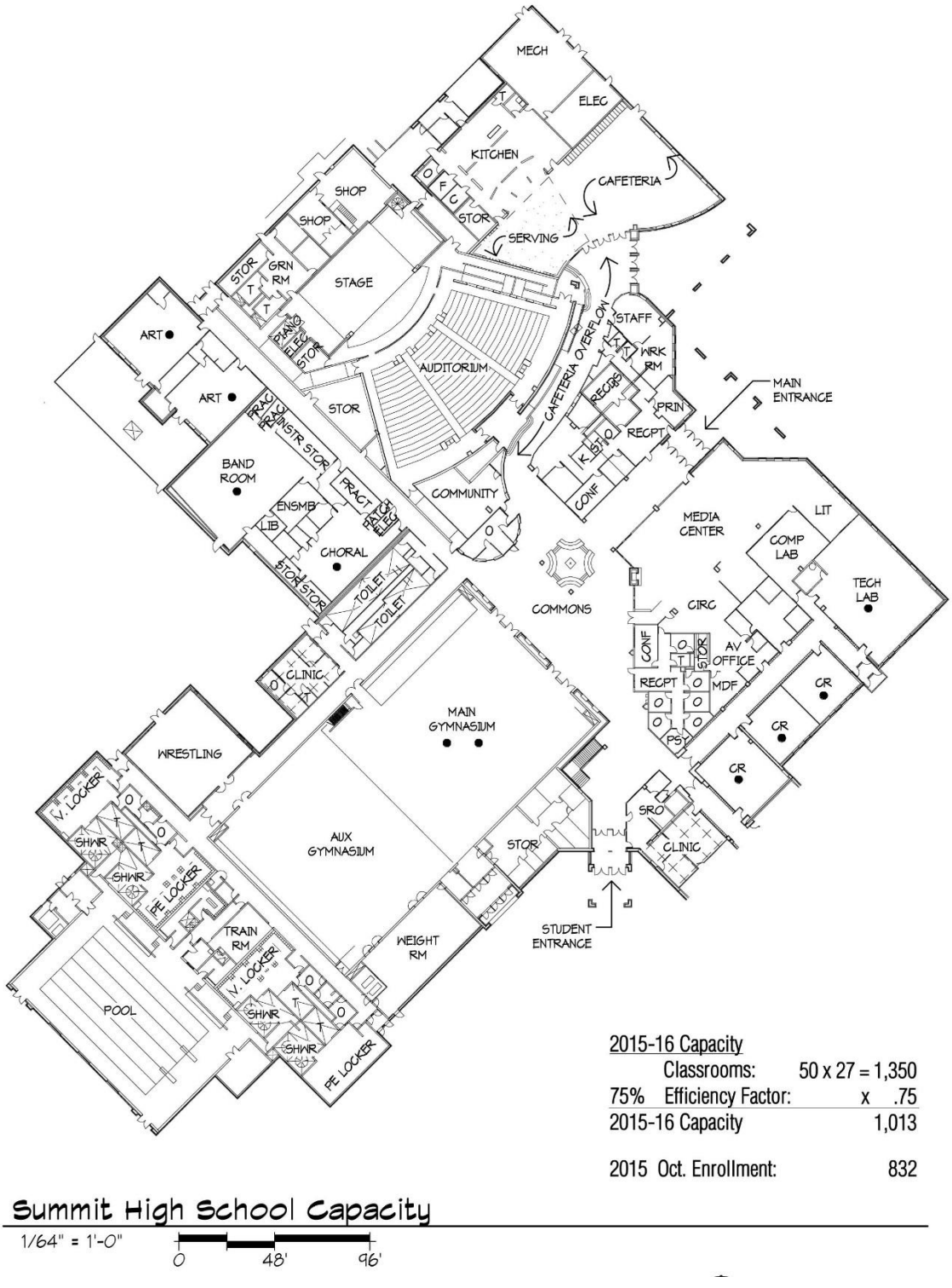


PE Lockers are in poor condition and there is inadequate quantity for student enrollment.

Boiler room

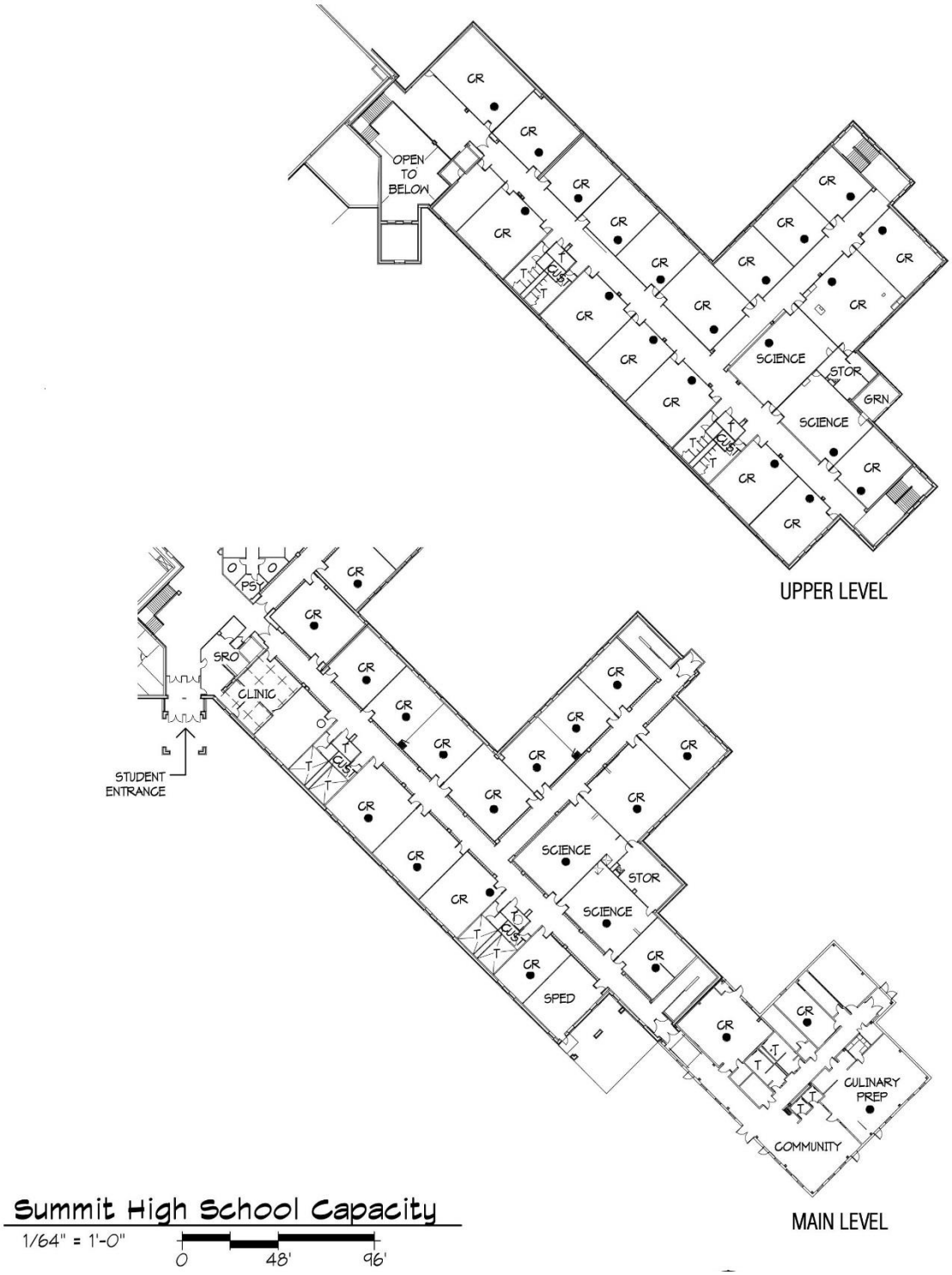
Science Classroom

2015 Utilization/Capacity floor plan for Summit High School – Main Level Floor Plan, North:



Source: Wold AE

2015 Utilization/Capacity floor plan for Summit High School – Main and Upper Level Floor Plan, South:



Source: Wold AE

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SUMMIT EDUCATION SITE (Location of old Silverthorne ES):

EXISTING BUILDING

DIFFICULT TO DEVELOP

AVAILABLE FOR POTENTIAL DEVELOPMENT

Total Acreage:	10.02
Difficult to Develop:	- 0.00
Total Useable Acreage:	10.02
Avail. For Potential Development:	10.02

Source: Wold / Google Earth

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Section VIII
Square Footage Analysis Summary

Below is a summary of square footage per facility, which when coupled with capacity, identifies the remaining capacity of each facility:

School:	Facility SF		Capacity Guideline	SF/Student	2015 K-12 Enrollment	Remainder
Breckenridge ES	35,467		264	134	235	29
Dillon Valley ES	48,668		418	116	404	14
Frisco ES	35,348		264	134	239	25
Silverthorne ES	62,500		396	158	310	86
Summit Cove ES	52,000		330	158	273	57
Upper Blue ES	50,000		352	142	270	82
Summit MS	175,000		844	207	744	100
Summit HS	203,000		1,013	200	832	181
District Total:	661,983		3,881	171	3,307	574

Note, Pre-Kindergarten and Snowy Peaks High School were not included in the capacity study. Space is allocated for these programs in a different manner than other K-12 programs.

Pre-K space is determined per state licensing with a maximum of 16 children per classroom. There are currently a total of 10 Pre-K classrooms located at UBE, FRE, DVE, SCE and SVE.

Program space for Snowy Peaks has been allocated in the past on the basis of program needs, available FTE funding, and available space in District facilities. As this program grows in the future, additional space will be needed.

Source: Wold AE

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Section IX
Technology, Safety and Security

Summit's technology infrastructure was documented through meetings with District Technology and Facilities staff.

Telephone

- SSD's phone system is Shoretel VoIP and is in good condition. It was installed approximately eight years ago (2007) at all District facilities.

Video/Cable TV

- There is a video distribution system at each school with VHS/DVD/Cable TV in classrooms. This equipment is used less than in the past, because more interactive media and student electronic devices are now being used.

Network Typology

- There is a fiber backbone WAN between the Central Office and all facilities except the Middle School and the Transportation/Maintenance buildings. This was installed/connected about a year ago.
- SMS has a 20 Mb connection using ethernet over copper.
- Facilities have 20Mb wireless point to point.
- Each school has a direct internet connection via Comcast, with modem/coax cable at each location.
- General Comcast fiber is used (not dedicated to SD).
- The District is looking at installing fiber between the Central Office and SMS in 2016. 1GB speed is anticipated.
- An upgrade to consider for the future is to have internet access through a dedicated District network.

Network Infrastructure

- Network switches were replaced eight years ago when the Shoretel system was installed. The options are to replace or add to the existing system. The District is currently planning to install approximately 50 new switches next year.
- Each school has an individual network firewall (Sonicwall). Individual firewalls allow content filtering to be customized for each school based on the ages of students and instructional needs.
- Backup recovery is done from Central office (SEP Sesam software). Incremental every night, full every week.
- The District is looking at Cisco Meraki network equipment for future.

Availability of Connectivity

- Connectivity is pretty reliable.
- Schools are limited to 150 Mbs at any one location, but have a fiber backbone already installed if additional connectivity is needed.
- Comcast is the major internet provider in the area, though Centurylink is also available.
- Wireless switches are Extreme Networks and they are working adequately.

System Standards and Specifications

- Current operating systems being used include XP, Vista, Chrome, Apple, Novell.
- Email is Novel Groupwise and Gmail. Currently transitioning to Google apps for education
- District cell phone providers are mostly AT&T and Sprint. All administrative and facilities staff have SSD provided phones.

Educational Technology

- Summit approved implementation of the "One2World" technology plan in 2016, through which all first though 12th grade students will have access to devices. K-1 will have one device per three students.
- SSD has a rotational plan to cycle out older equipment based on a three year life cycle.
- There are several Smart Boards throughout the District, but they are being transitioned out due to software changes.
- Projectors are utilized in all classrooms, with almost all schools except Silverthorne having HDMI for interactive use with Apple TV.
- All staff devices were replaced in the 2015-2016 school year, except for new teachers. The District replaces them about every five years on average.
- Schools are moving away from having Tech Labs. Shared mobile cart systems are more efficient.
- Desktops are still used for assessment, but as schools get more laptops or tablets in the future, the desktops are likely to be phased out.
- There is a desire at MS and HS to have some desktops with specialized software for vocational technology or "maker space" applications.
- SSD has approximately 600-700 iPads that are approximately five years old. There is less interest today in iPads, due to the preference and popularity of using Google apps.

Technology Challenges and Needs

- During the 2015-16 school year, the SHS experienced several occasions of denial service attacks.
- Electrical capacity to support technology has been reviewed as part of the master plan assessment.

Safety and Security

During late 2016 and early 2017, a Security Committee was formed and met several times to agree on the degree and method of security the District would implement and fund through the bond. The consensus was "prudent security" is the goal. "Prudent security" consists of the following elements:

- Intrusion proof glazing at interior vestibule doors and framed glass walls
- Secure waiting vestibule which is outside the protected school environment
- Transaction windows and package pass throughs that don't compromise student safety
- Improved sight lines for office personal to recognize a potential threat prior to it reaching school
- Camera monitoring of building perimeter as well as through the entire building entry process
- Two panic buttons in Administration area (panic buttons
- Card access or key fobs for staff entry at main entrances
- Lockdown hardware allowing "hunker in place" and teacher control

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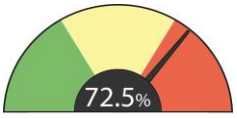
PART 3 – Solutions and Implementation

Section X
Future Use Analysis

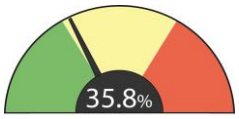
Through the course of the master plan study, key findings were identified that will impact the future plan for facilities pertaining to facility deficiencies, space needs and growing enrollment. These key items will be described in this section.

Facility Deficiencies

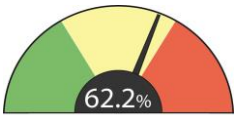
- There is a need to address facility deficiencies and align facilities to support educational programming goals.



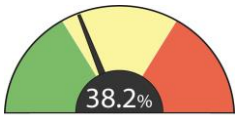
Breckenridge ES



Summit Cove ES

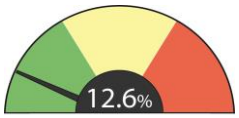


Dillon Valley ES

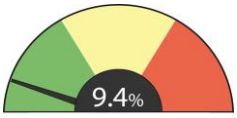


Upper Blue ES

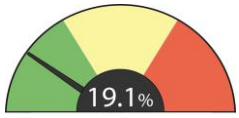
Frisco ES



Summit Middle School



Silverthorne ES



Summit High School

The diagrams above provide an illustration of the updated CDE building deficiency budgets and FCIs for each school facility in Summit. As may be expected, older facilities, BRE, DVE and FRE have the highest FCIs, and the newest facility, SVE has the lowest FCI.

The updated condition deficiency budget is $52,895,173. It is important to note that the CDE condition budget reflects many deficiencies that are not urgent or necessary to address. For example, the CDE budget includes the cost to replace many systems and components that are beyond their expected life, even though those systems or components may be operating well today.

The school district maintains a list of prioritized deficiencies that it deems necessary to address because they impact the safety or operation if they are not addressed. Per SSD Policy, items are tracked as Priority 1, 2, 3 and 4, depending on the urgency and impact on operations. The budget for all building deficiencies is approximately $44 million.

School	CDE FCI	Master Plan FCI	CFI	Facility Age
Breckenridge Elementary	60.92%	72.53%	79.7%	44
Dillon Valley Elementary	62.22%	62.68%	69.3%	37
Frisco Elementary	43.73%	51.67%	53.9%	38
Silverthorne Valley Elementary	2.10%	9.42%	4.2%	12
Summit Cove Elementary	41.23%	35.78%	43.4%	20
Upper Blue Elementary	43.29%	38.21%	47.2%	20
Summit Middle School	13.82%	12.62%	15.5%	48
Summit High School	23.42%	19.09%	38.2%	19

Space Needs

- Some of SSD's elementary schools are close to reaching the capacity guideline, while others have room to accommodate more students.
- Overall capacity in grades K-5 is greater than in grades 6-12.

The capacity study indicates that K-5 facilities are on average at 86% of their capacity guideline. DVE, FRE and BRE are closer to capacity than the other elementary schools. The planning group agreed that it may be beneficial to look at re-distribution of enrollment through the elementary schools through programming decisions, in order to fully utilize all of the elementary facilities. SMS is currently at 88% of capacity and SHS is at 82%.

School Name	Oct 2015 K-12 Enrollment	Gross Square Footage	Current SF/ Student	Capacity Guideline	Capacity Remaining	% of Capacity Guideline
Breckenridge ES	235	35,467	151	264	29	89%
Dillon Valley ES	404	48,668	120	418	14	97%
Frisco ES	239	35,348	148	264	25	91%
Silverthorne ES	310	62,500	202	396	86	78%
Summit Cove ES	273	52,500	192	330	13	83%
Upper Blue ES	270	50,000	185	352	82	77%
Summit MS	744	180,529	243	844	119	88%
Summit HS	832	208,341	250	1013	221	82%
District Total	**3,307**	**673,353**	**186 (avg.)**	**3,881**	**574**	**85%**

ES Avg. 86%

This study revealed that Summit's K-5 facilities have space to support more students per grade than the secondary facilities. On average, the number of students per grade level that facilities have the capacity to support are:

- K-5 = 337 students
- 6-8 = 281 students
- 9-12 = 253 students

The history of enrollment by grade level since 2007 is shown in the table below. It is apparent that the K-5 classes that are moving through the district are larger than the current secondary classes.

Grade	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Avg. Class
Pre K	0	0	0	0	0	0	0	0	0	
K	276	248	285	266	304	275	313	286	286	**282**
1	281	280	254	275	262	293	272	310	279	
2	226	282	267	258	273	259	295	276	315	
3	218	237	280	251	244	264	258	283	289	
4	194	213	225	271	249	237	252	262	286	
5	213	195	208	219	268	252	230	245	276	**234**
Total	1,335	1,455	1,519	1,539	1,600	1,580	1,620	1,662	1,731	
6	202	205	197	211	206	244	242	223	259	
7	210	204	213	189	201	197	257	236	233	
8	243	199	198	212	192	201	204	247	252	**216**
Total	609	608	608	612	599	642	703	706	744	
9	206.0	243.0	201.0	195.5	204.0	194.0	211.0	211.0	247.0	
10	226.5	201.0	230.0	197.0	192.5	201.0	188.0	210.0	217.0	
11	221.5	205.0	192.0	221.5	180.0	180.0	201.0	180.0	203.0	
12	213.5	218.0	193.0	194.0	194.0	169.0	170.0	187.0	165.0	**189**
Total	867.5	867.0	816.0	808.0	770.5	744.0	770.0	788.0	832.0	
Grand Total	2,812	2,930	2,943	2,958	2,970	2,966	3,093	3,156	3,307	

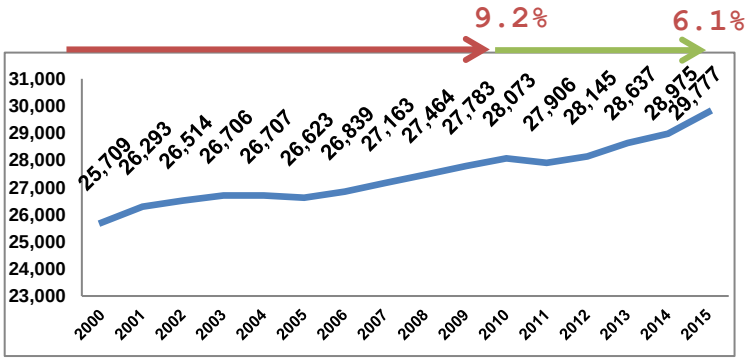
This will present a challenge for the district in the near future, as the current number of elementary students move through to the secondary facilities that have less capacity.

Growing Enrollment

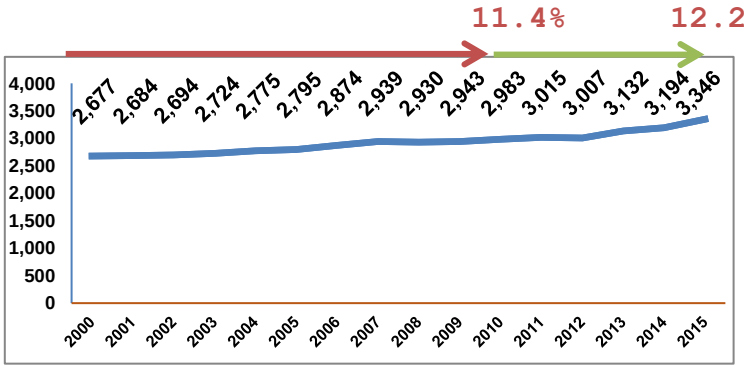
- Enrollment has been increasing and will likely continue to grow in the future.
- There are two factors likely to drive growth: larger class sizes in current elementary grades, and population growth in the County.

History

The history of enrollment and Summit County population was studied and shows that Summit has experienced a faster rate of growth in the past 5 years that during the 2000-2010 period. Enrollment growth from 2014 to 2015 was close to 5%.



Summit County



Summit School District

Preliminary findings:

- **Between 2000-2010, SSD grew slightly faster than the County.**
- **Over the past 5 years, SSD has grown twice as fast as the County.**

Enrollment Projections

The State Demographer's Office is projecting Summit County's population to grow at an average rate of 2.47% each year over the next 10 years.

In this study, enrollment has been projected using a more conservative rate of growth of 2% per year. If school enrollment grows at this rate, it is likely that DVE, FRE and BRE will reach capacity in 2020. If elementary school enrollment could be distributed throughout all primary facilities, projections indicate they would reach capacity in 2022 as a whole.

Looking at the SMS and SHS facilities in particular, it is projected that these buildings will reach capacity within 2-3 years. The committee acknowledges that enrollment can be managed up to about 10% to 20% over capacity guidelines, but planning for additional space should begin at this time.

Pure grade level progression, no growth:

Grades	Capacity Guideline	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
6-8	844	744	768	821	851	890	883	880			
9-12	1,013	832	919	949	991	1,020	1,073	1,100	1,166	1,169	1,169

Pure grade level progression + 2% growth per year:

Grades	Capacity Guideline	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
6-8	844	744	783	854	903	963	975	991			
9-12	1,013	832	937	987	1,052	1,104	1,183	1,250	1,339	1,370	1,397

Housing Development

Along with population growth in Summit County, there is a shortage of affordable workforce housing to meet the needs of current and future residents. The market is responding to the demand for housing. There are many development projects currently in the planning stage and under construction. In order to better understand the type of housing being planned, quantity and timeline for construction, the master planning team spoke with local planners at the County and each municipality, as well as many of the private developers. Information gathered in December 2016 is outlined below, organized by basin.

Summit Housing Developments in Planning or Construction **Updated Jan. 2017**

North Area of County

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				SCHEDULE	NOTES
		High Density: Apt/Stu-2BR	Medium Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time		
Dillon	Dillon Gateway		43			In planning; currently on hold	(29) 2-BR & (14) 3-BR; rental/condo mix, some workforce
Silverthorne	Summit Sky Ranch (South Maryland Creek)			240		30-40 expected complete 2017; Full build-out 2026	1/3 local; 1/3 Denver commuter; 1/3 vacation
Silverthorne	Smith Ranch				180	In early planning	Workforce housing; unit types unknown
Silverthorne	Angler Mountain		127	101		228 units, mostly built-out; 50 remain	Estimate 50% local
Silverthorne	River's Edge Condos		30			Under construction	Market rate condos
Silverthorne	Blue River Flats	10	36			In planning	Market rate condos
Silverthorne	Blue Shores (Silver Trout Estates)		29			Expected complete 2018	
Silverthorne	Tralee Capital Apts				25	In planning	Market rate apartments
Frisco	Lake Hill - Ph 1	135	21	37		Estimated buildout 5-10 years	
Frisco	Lake Hill - Ph 2	165	64	14		Estimated buildout 15-20 years	
Keystone	Wintergreen - West		60			Estimated buildout of 25 in next 3 years	50-60 Townhomes, likely a mix of 2-BR & 3-BR
Keystone	Wintergreen - East	196				Estimated to build 25 in next 3 years	36 2BR apts, Vail Res. empl. priority 160 1BD & 2BD apts, Summit County empl. priority
TOTAL NORTH	**1513**	**506**	**410**	**392**	**205**		

Sources: Planning Departments of Dillon, Silverthorne, Frisco, Summit County

Summit Housing Developments in Planning or Construction Updated Jan. 2017
South Area of County

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				SCHEDULE	NOTES
		High Density: Apt/Stu-2BR	Medium Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time		
Copper	Copper Point Townhomes		15			Construction 2016-17	Workforce housing; all units under contract.
Breckenridge	Huron Landing		26			Construction 2016-17	Workforce housing on 1.7 Acres 15 (2BR/1BA) 11 (2BR/2BA)
Breckenridge	Denison Placer -Phase I	32	45			Construction: Start 2017	Workforce housing/ 14 (1BR TH), 18 (1BR Apt) 9 (3BR TH), 36 (2BR TH)
Breckenridge	Denison Placer - Phase II	30				Construction: 2016	20 (Studios) 10 (1BR Apartments)
Breckenridge	Wellington Lincoln Park				78	Construction: 2016	Likely to have families
Breckenridge	Stan Miller				162	In planning	Mix of deed-restricted, market; rental/owned Likely to have families
Breckenridge	Block 11				250	In planning	Mix of rental/owned, 80% 2 & 3-BR Likely to have families
Breckenridge	McCain				100	In planning	Mix of rental/owned Likely to have families
Breckenridge	Berlin Placer				20	In planning	Townhomes
Breckenridge	Existing Subdivisions: (Shock Hill, Highlands, Timber Trail, Boulder Ridge, etc.)				350	Platted w/ entitlements	Majority vacation/second homes
TOTAL SOUTH	**1108**	**62**	**86**	**0**	**960**		

Sources: Planning Departments of Breckenridge, Summit County

Summit Housing Developments in Planning or Construction, Updated Jan. 2017
Summary County-wide

LOCATION	QUANTITY	NUMBER/TYPE OF UNITS			
		High Density: Apt/Stu-2BR	Medium Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time
NORTH	**1513**	**506**	**410**	**392**	**205**
SOUTH	**1108**	**62**	**86**	**0**	**960**
GRAND TOTAL	**2621**	**568**	**496**	**392**	**1165**

New housing development is expected to occur throughout the entire County, but Frisco, Dillon and Silverthorne areas will likely see a greater increase in population than the Breckenridge area, based on the information gathered to date.

There are conventions to estimate the number of school-age children that may be generated out of a new housing development, which depend on the type of housing unit and development density and can also be impacted by other specific local conditions. One common general rule of thumb for single-family housing is that 0.75 children are produced per housing unit. It's likely that the 0.75 child/unit calculation is less reliable in Summit. In Summit County, there will probably be a greater proportion of single family units occupied by vacationers than would be seen in other areas of Colorado.

Section XI
Strategic Plan for Implementation

The need to undertake a Master Plan was sparked by Summit School District's desire to fully understand their current and future facility needs. The District recognized that a comprehensive study of enrollment growth, educational adequacy, condition of facilities, alignment with strategic plan and community input would be needed to develop a comprehensive plan for the future with broad stakeholder support

A summary of the Master Plan process is as follows:

Step 1: Data-Gathering and Analysis

- Unique past, present and future qualities of the District and community
- Facility condition and educational adequacy
- Past and projected future student enrollment
- Current building utilization and capacity
- Program needs and strategic vision
- Unique local and community values

Step 2: Review of District Values and development of Guiding Principles

Step 3: Propose preliminary Master Plan Outcomes that are supported by the data gathered and the Guiding Principles

Step 4: Review Data, Guiding Principles and Outcomes with Community Stakeholders to gather feedback

Step 5: Develop a plan to implement the Outcomes

A full description of each of these steps follows.

Step 1: Data-Gathering and Analysis:

These findings have been described in sections III through XV of this report.

Step 2: Review of District Values and development of Guiding Principles

Guiding Principles were developed in order to measure multiple options that would be considered. These principles were developed by the Facilities Committee with input from the larger community through public meetings.

MASTER PLAN GUIDING PRINCIPLES

Student-Centered Guiding Principles

- ❑ Summit School District will create 21st Century learning environments in alignment with the district strategic plan, VISION2020, by enhancing and re-designing classrooms and school work spaces for:
  - Blended learning options
  - Personalized learning environments to support student-centered education
  - Outdoor and experiential learning opportunities
  - Authentic, relevant, practical learning opportunities, including in the context of career & technical education real-world experiences
  - Unique programs: STEM, IB, Dual Language, Arts Integration, Early Childhood, etc.
  - Physical and social-emotional health and well-being
- ❑ Schools and district facilities will be physically safe and secure
- ❑ Schools and district facilities will provide the infrastructure to ensure all students have access to global learning via current technology and internet connections
- ❑ Summit School District will provide accessible and inviting schools in each community to promote family engagement, cultural inclusion, and accommodate community organization collaboration, partnerships and use

Management Guiding Principles

- ❑ Summit School District will be good stewards of taxpayer dollars and continue to be fiscally responsible in maintaining schools and facilities
- ❑ Summit School District will prepare for anticipated future enrollment growth by maximizing school building capacities while maintaining appropriate class sizes
- ❑ Summit School District will carefully evaluate land assets for future student enrollment District facility, and school building needs while working cooperatively with local entities to address community needs
- ❑ Summit School District will operate in an open and transparent manner as we continue to engage key stakeholders in master planning and facilities operations

Step 3: Propose preliminary Master Plan Outcomes that are supported by the data gathered and the Guiding Principles.

At the conclusion of reviewing the data, the Committee proposed five key outcomes for the master plan. The first three highlighted outcomes recognize that they are needed at the present time. The fourth and fifth outcomes are longer-range tasks.

1. **There is a need to address High Priority facility issues at this time.**
    - **Priority 1 and 2 should be considered.**

2. **There is an immediate need to increase space for student enrollment at SMS and SHS.**

3. **Learning environment renovations to support VISION2020 could be considered.**

4. A comprehensive plan at the elementary level should be developed to address specific needs in the North and South areas of the district.
    - Programs, distribution of students and facility deficiencies should be considered.

5. Support development of workforce housing in the school district community.

Options to support these Outcomes were developed for consideration, taking the form of projects that would:

1. Address the most urgent and high priority building condition deficiencies at all schools.

2. Add program space at SMS and SHS to accommodate projected enrollment growth.

3. Provide targeted upgrades at each school to address VISION2020 priorities, including improved security, safety and innovative 21st Century learning environments.

Step 4: Review Data, Guiding Principles and Outcomes with Community Stakeholders to gather feedback.

Over the months of May and June 2016, the Committee reviewed all data gathered, Guiding Principles and Outcomes with community stakeholders through a series of meetings held at each school with staff and parent Site Advisory groups.

After these meetings, a survey of school staff and parents was conducted at each school to document feedback and gain an understanding of community needs and priorities.

The costs in the table below were also presented to School Board and community members, to show the deficiency needs at each facility, as well as costs for additions and VISION2020 improvements.

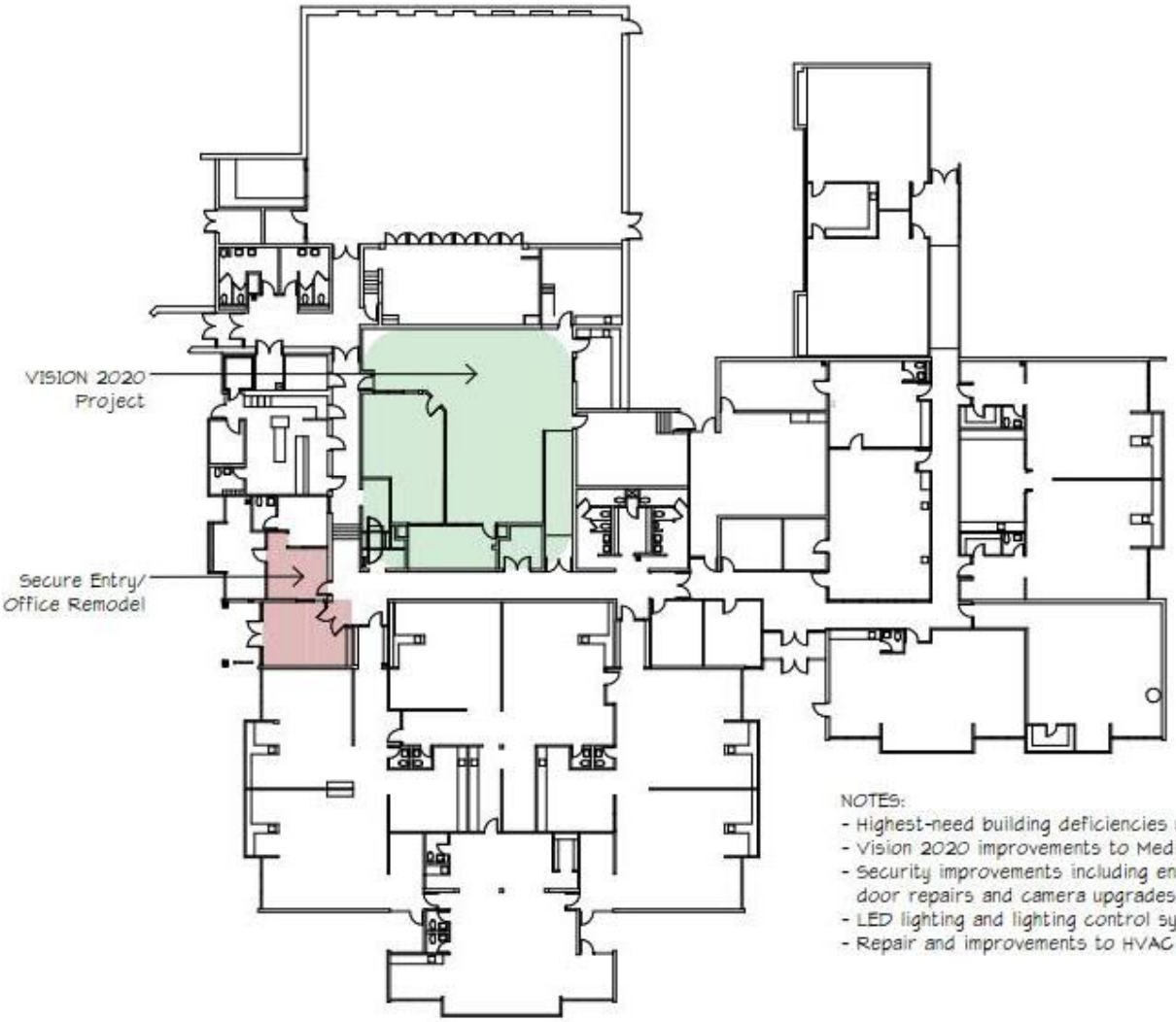
	Identified District Needs					
Facility	**Urgent Priorities**	**High Priorities**	**Other Needs**	**VISION2020**	**Growth**	**TOTAL**
BRE	$ 849,825	$ 148,500	$ 140,490	$ 250,000	$ -	$ 1,388,815
DVE	$ 1,831,275	$ 1,815,750	$ 1,962,453	$ 250,000	$ -	$ 5,859,478
FRE	$ 1,527,862	$ 1,258,200	$ 2,728,000	$ 250,000	$ -	$ 5,764,062
SVE	$ 1,900,125	$ 1,002,361	$ 1,173,649	$ 250,000	$ -	$ 4,326,135
SCE	$ 1,486,687	$ 1,107,000	$ 1,271,868	$ 250,000	$ -	$ 4,115,555
UBE	$ 2,334,825	$ 1,390,500	$ 2,106,000	$ 250,000	$ -	$ 6,081,325
SMS	$ 2,687,512	$ 1,917,000	$ 2,484,099	$ 500,000	$ 15,657,648	$ 23,246,259
SHS	$ 1,369,575	$ 5,834,743	$ 4,816,652	$ 750,000	$ 20,407,086	$ 33,178,056
School Facility Total	$ 13,987,686	$ 14,474,054	$ 16,683,211	$ 2,750,000	$ 36,064,734	$ 83,959,685
Central Admin. Bldg	$ 856,575	$ 337,500	$ 406,350	$ -	$ -	$ 1,600,425
Facilities Bldg	$ 27,000	$ 40,500	$ 519,750	$ -	$ -	$ 587,250
Transportation Bldg	$ -	$ 344,250	$ 884,250	$ -	$ -	$ 1,228,500
Other Facilities Total	$ 883,575	$ 722,250	$ 1,810,350	$ -	$ -	$ 3,416,175
Total All Facilities	$ 14,871,261	$ 15,196,304	$ 18,493,561	$ 2,750,000	$ 36,064,734	$ 87,375,860

Notes:

1. Urgent Priorities are items that, if not addressed in the next 1-2 years, could cause a failure of a system that could cause a school to close.
2. High Priorities are items that will become Urgent Priorities in 3-5 years.

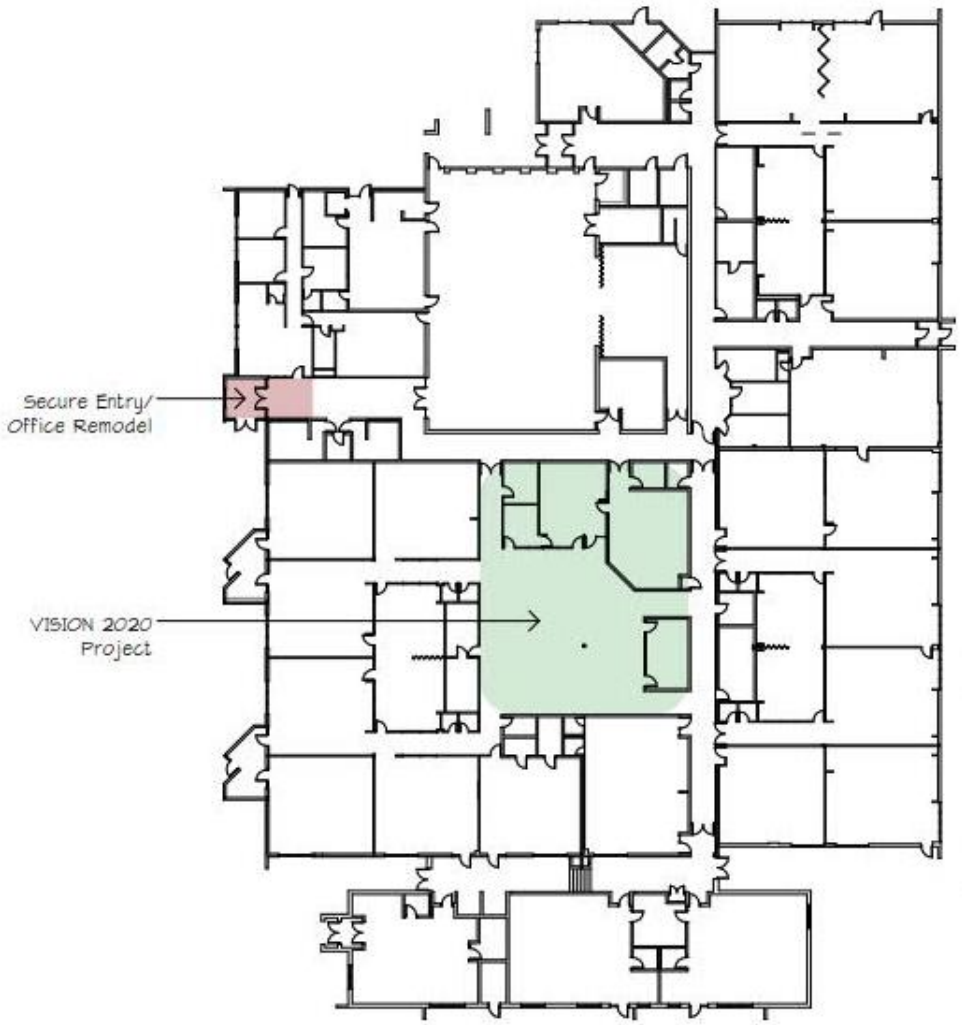
Step 5: Develop a plan to implement the Outcomes.

The Facilities Committee made a recommendation to the School Board in July 2016 to seek stakeholder support through bond and mill levy ballot issue measures. A proposed bond of $68.9 million will provide for the most urgent building deficiencies, growth needs and VISION2020 improvements, and a mill levy increase will provide ongoing support for technology and a capital budget for facility needs. The diagrams on the following pages illustrate proposed improvements in the bond package.



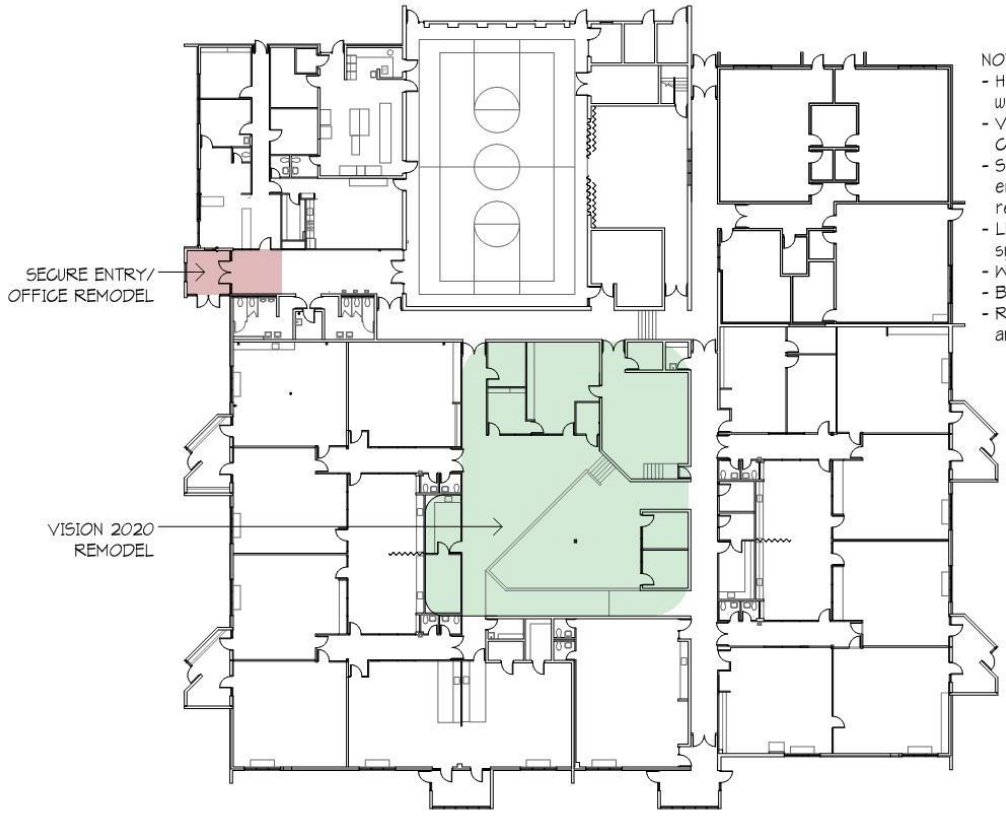
NOTES:
- Highest-need building deficiencies will be addressed.
- Vision 2020 improvements to Media Center.
- Security improvements including entry remodel, exterior door repairs and camera upgrades.
- LED lighting and lighting control system.
- Repair and improvements to HVAC and electrical systems.

Breckenridge Elementary School

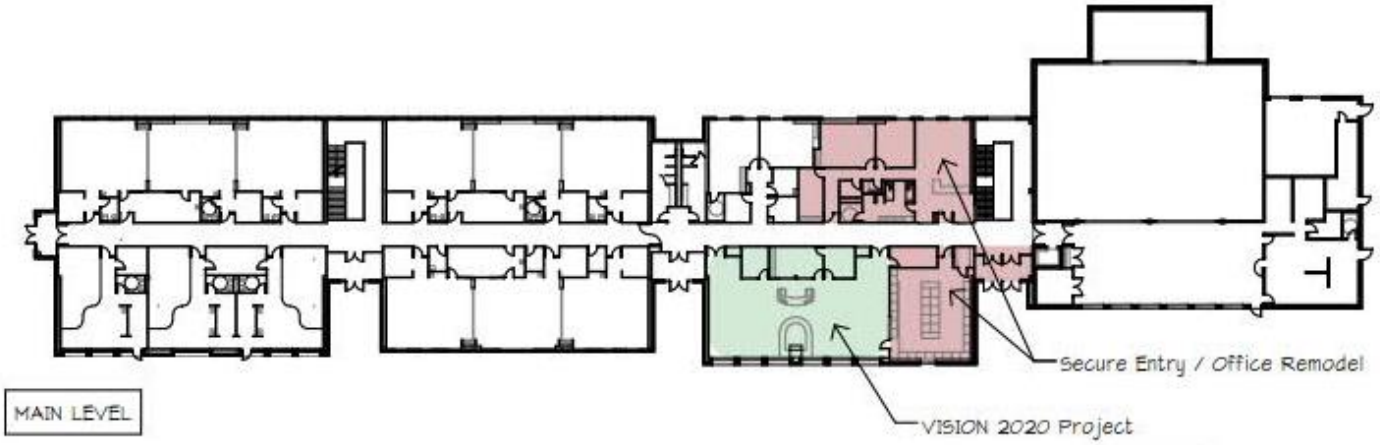


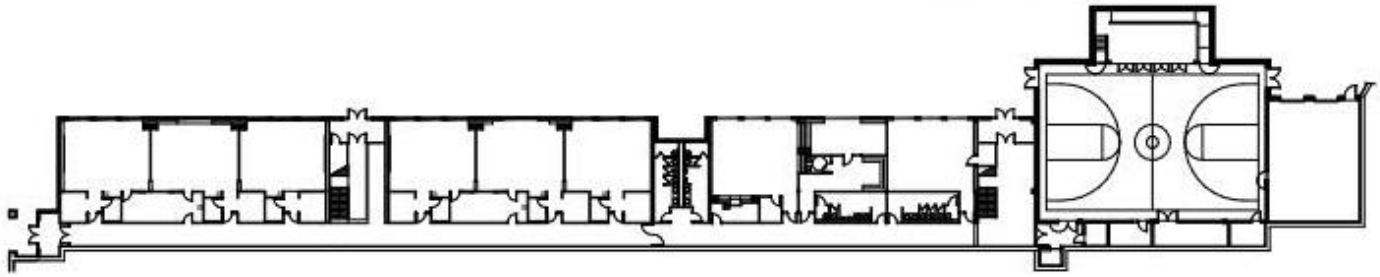
NOTES:
- Highest-need building deficiencies will be addressed.
- Vision 2020 improvements to Media Center.
- Security improvements including entry remodel, exterior door repair and camera upgrades.
- LED lighting and lighting control system.
- Window repair.
- Bathroom improvements.
- Repair and improvements to HVAC and plumbing.

Dillon Valley Elementary School



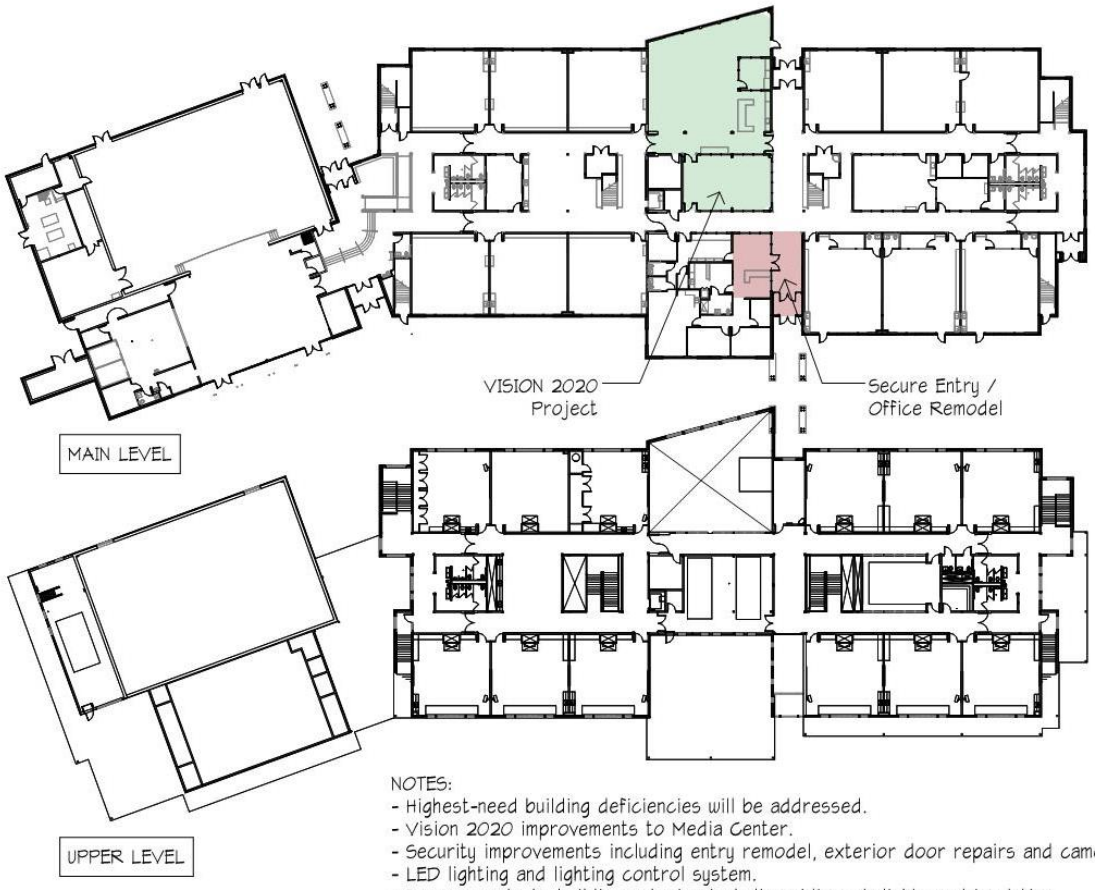
Frisco Elementary School





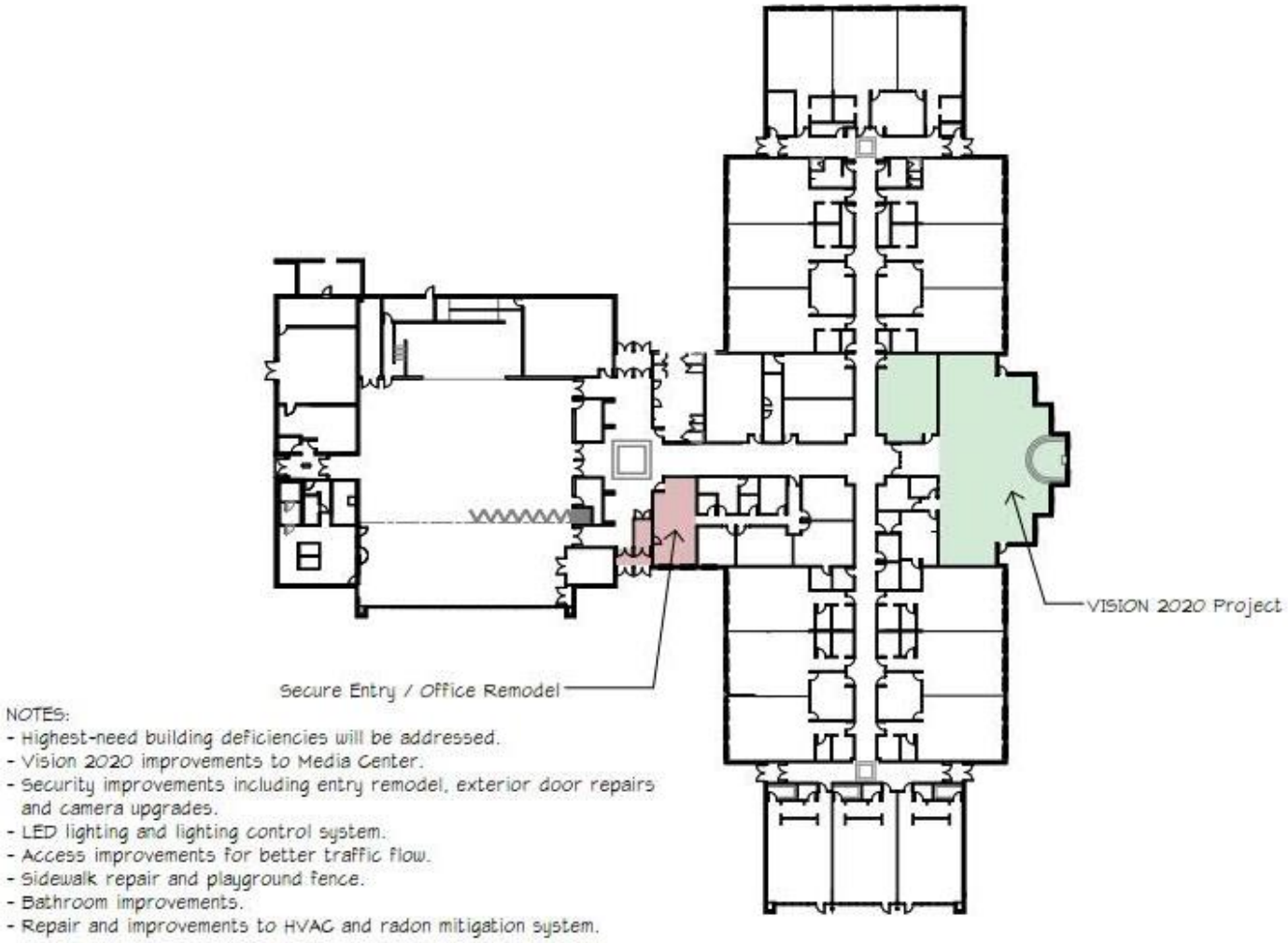
NOTES:
- Highest-need building deficiencies will be addressed.
- Vision 2020 improvements to Media Center.
- Security improvements including entry remodel, exterior door repairs and camera upgrades.
- LED lighting and lighting control system.
- Sidewalk repair and playground fence.
- Bathroom improvements.
- Repair and improvements to HVAC and plumbing.

Summit Cove Elementary School

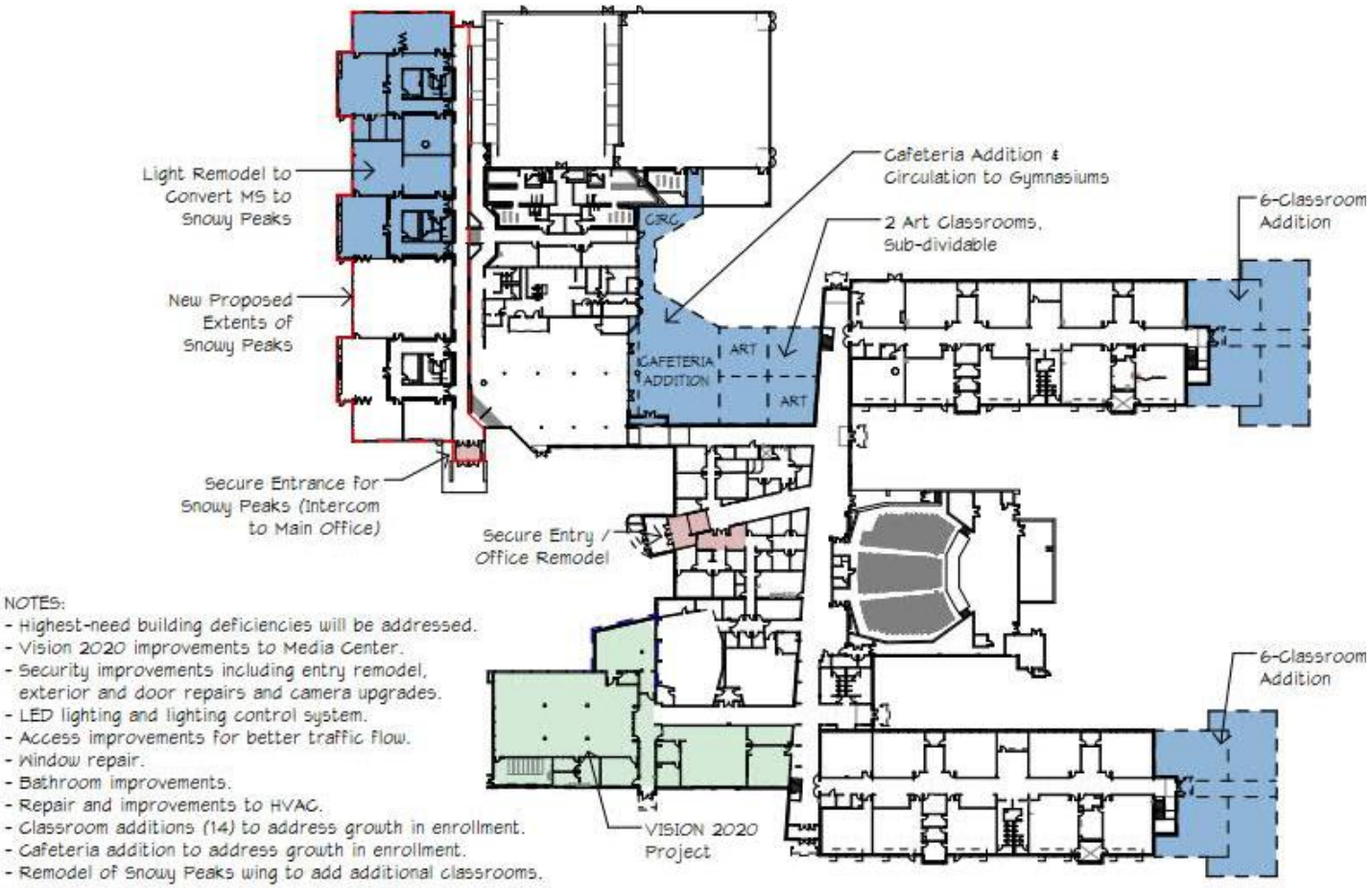


NOTES:
- Highest-need building deficiencies will be addressed.
- Vision 2020 improvements to Media Center.
- Security improvements including entry remodel, exterior door repairs and camera upgrades.
- LED lighting and lighting control system.
- Improvements to building exterior including siding, skylights and insulation.
- Repairs and improvements to HVAC and plumbing.

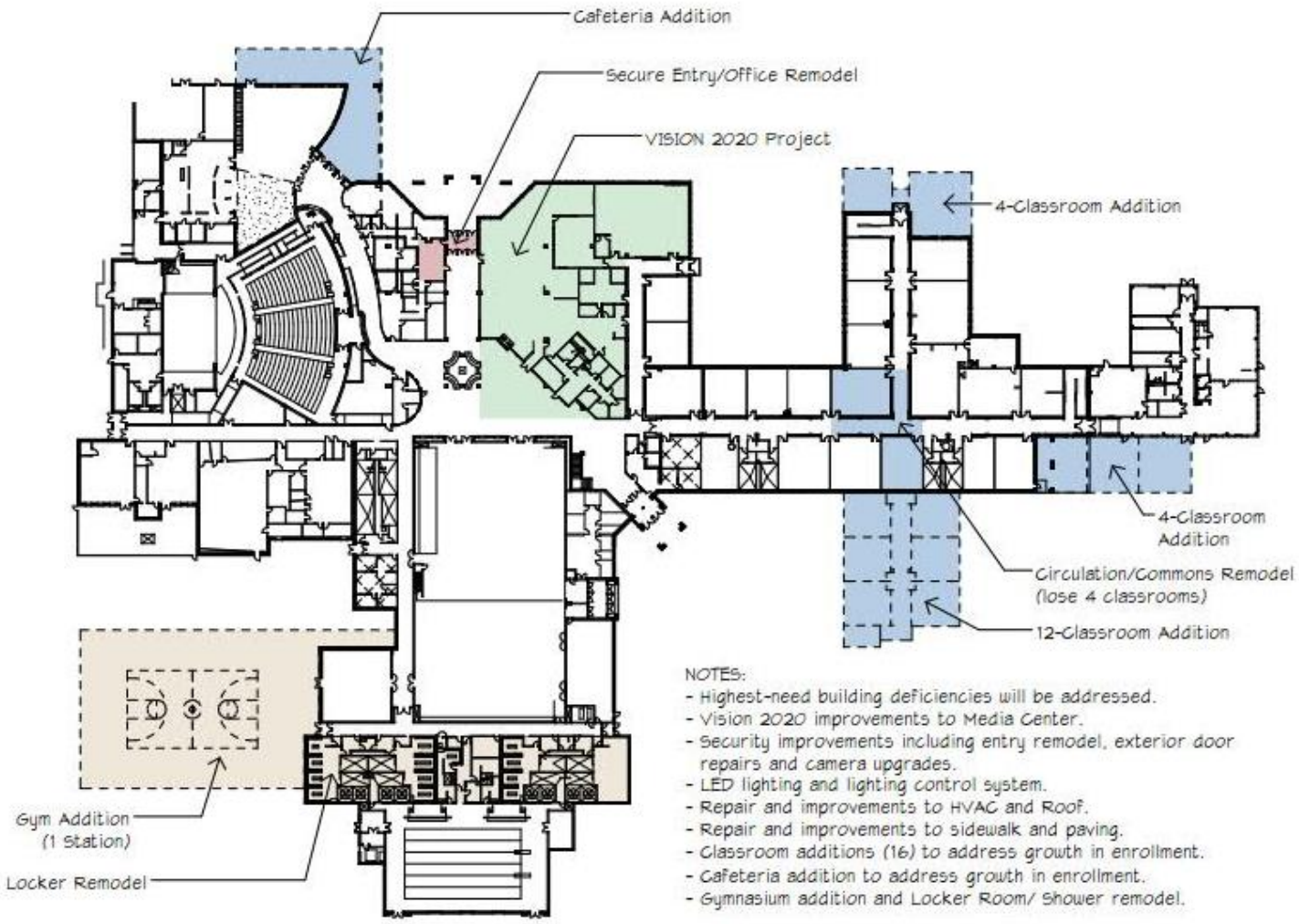
Silverthorne Elementary School



Upper Blue Elementary School



Summit Middle School



Summit High School

High Performance Objectives

The Committee recognizes the value of high-performance, energy efficient facilities. There is a growing awareness and interest in this objective in the greater community as well.

It is anticipated that design and planning for future facilities projects will include discussions about high performance objectives, in the context of the guiding principle to be a good steward of taxpayer dollars and continue to be fiscally responsible in maintaining schools and facilities.

Funding

Funding options available to Summit School District include mill levy override and issuance of bonds, both of which would require voter support in an election. As a result of the master planning process, the school district is seeking taxpayer support of a bond and mill levy override in 2016.

There are other funding sources that can provide assistance to capital projects, such as grants through GOCO and the State of Colorado's Building Excellent Schools Today (BEST) program. The District has been fortunate to have been a recipient of GOCO grant funds in the past, and sources such as these will continue to be sought in the future.

Capital Renewal

Summit School District has historically set aside a small amount of funds in each year's budget for capital renewal. In 2016, a mill levy override is proposed in order to provide a larger, consistent funding source for Capital Improvements.

Summit Facilities department maintains a prioritized list of building deficiencies which is updated on an ongoing basis. This allows the District to prioritize projects each year and address the most urgent projects with capital renewal funds.

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Section XII
Phase II Recommendations/Conclusion

Master Facilities Planning Process – Phase II - NORTH END ADVISORY Next Steps

Continuing with Phase II of the District Facilities Master Plan, the School District formed two district advisory groups to provide input and guidance to the Master Plan Committee for the elementary schools to address increasing student enrollment, school facility age and deficiencies, instructional programming and land use. After months of thoughtful discussions and recognizing the complexity of the issues at hand, the North End Advisory Committee forwarded their considerations to the Master Facilities Planning Committee. The Master Facilities Planning Committee developed these recommendations to forward to the Board of Education based on the North End Advisory Committee's feedback.

1. **Expand and Renovate Dillon Valley Elementary**

   Given the strong dependency of local residents on a neighborhood school and playground, the Committee believes it is in the best interest of Summit School District to expand and renovate the current school to accommodate increasing student enrollment and prolong the life of the building. The North End Advisory Committee suggests deeper investigation of these options:

   a. Acquire additional land around the current school for expansion;
   b. Add a gymnasium or cafeteria to the existing facility by reducing the size of the field;
   c. Complete internal classroom renovations to maximize space

2. **Explore an Early Childhood Education Center with Community Partners**

   The advantages for a centralized preschool at the north end of Summit County outweigh the drawbacks. The School District is currently working with local community partners on the development of a universal "Summit County Preschool Program" that would provide a model for offering preschool to *all* local 4-year-old children. The North End Advisory Committee suggests working with community partners to determine next steps in this process. Additionally, the Committee believes it is appropriate to hold the Summit Education Center (SEC) parcel for an early childhood center until the universal preschool group finalizes its recommendations.

3. **Launch Instructional Programming Work Group to explore next steps for Silverthorne Elementary**

   The North End Advisory Committee believes the District should determine the best instructional programming model for Silverthorne Elementary. This work group should take time to involve staff and parents at Silverthorne Elementary and those who are choosing other schools but reside in Silverthorne's enrollment boundaries.

4. **Evaluate Land Use with Community Partners at Summit High School**

   Opportunities for workforce housing, an early childhood center or an athletic field house at the SHS parcel should be further discussed with the County, towns and other local partners.

Master Facilities Planning Process – Phase II - SOUTH END ADVISORY Next Steps

Through a similar thorough process of discussion and identification, the South End Advisory Committee forwarded their considerations to the Master Facilities Planning Committee. The Master Facilities Planning Committee developed these recommendations to forward to the Board of Education based on the South End Advisory Committee's feedback.

1. **Continue operating both Breckenridge and Upper Blue Elementary Schools as they are for 1-2 more years. Complete all renovations and critical deficiency repairs as currently scheduled.**

   Given the challenges of forecasting student enrollment impacts due to new workforce housing developments, the South End Advisory Committee believes the District needs to wait 1-2 years to determine the best next steps for each of these schools. Next steps may include:

   - Maintaining both buildings in their current locations; or
   - Scraping and rebuilding Breckenridge Elementary on the current site; or
   - Building an elementary school campus on the Upper Blue/Block 11 parcel and repurposing the Breckenridge Elementary building/land.

2. **Continue with site-based preschool at Upper Blue Elementary without adding a site-based program at Breckenridge Elementary. Consider feasibility and location of a center-based Early Childhood Education (ECE) facility/program at the conclusion of the community Universal PreSchool work group pilot.**

   The Town of Breckenridge does a great deal to support families with a variety of early childhood education tuition and program options. The School District is currently working with local community partners on the development of a universal "Summit County Preschool Program" that would provide a model for offering preschool to *all* local 4-year-old children. Like the North End Advisory Committee, the South End Advisory Committee suggests working with community partners to determine next steps in this process.

3. **Take 1-2 years to evaluate land use options on Block 11 parcel. This includes:**

   - Working with Town of Breckenridge (TOB) on the development of their new master plan; and
   - Working with Summit County Government and TOB on land dedication guidelines for building future schools; and
   - Studying Block 11 easements for possible future building on the site.

   Summit School District has been invited by the TOB to participate in their new master planning process for the Block 11 parcel.

4. **Evaluate Land Use with Community Partners at Summit High School.**

   Opportunities for workforce housing, an early childhood center or an athletic field house at the SHS parcel should be further discussed with the County, towns and other local partners.

Acknowledgements

Master Plan Committee Members

Dr. Heidi Pace, Superintendent of Schools through June 30, 2016
Margaret Carlson, Summit BOE President
Sue Wilcox, Summit BOE Vice-President
Kerry Buhler, Upper Blue ES Principal through June 2016; Superintendent of Schools as of July 1, 2016
Woody Bates, Summit Facilities Manager
Kara Drake, Summit Director Business Services
Julie McCluskie, Summit Director of Communications
Drew Adkins, SHS Principal
Gretchen Nies, SHS Asst. Principal

Master Plan Committee Meeting Dates

December 10, 2015
January 21, 2016
January 28, 2016
February 18, 2016
March 2, 2016
March 14, 2016
April 6, 2016
April 18, 2016
June 22, 2016
July 11, 2016
September 12, 2016

Master Plan Team Members Involved and Their Roles

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Aimee LaLone, Wold Architects and Engineers
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Ben Nash, ME Group
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