



2022-2023 Facilities Master Plan

Summit School District





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Executive Summary

Summit School District launched a Master Facilities Planning update at the end of 2021. The District's objective was to update the master plan that would serve as a roadmap to creating and maintaining high performing learning environments at all school buildings and to study the possibility for district employee housing.

Schools were re-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.

After review the housing availability and pace of construction, the group realized that housing wasn't being built at an adequate pace and school district employees continued to struggle to find housing. It was determined that housing needed to be studied separately to clearly assess the school district needs. Sarah Brown from Western Spaces was hired in the spring of 2023. Sarah conducted a survey and helped determine the district's housing needs.

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: Review 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 for implementation

Throughout the two years of planning there was a need to revisit the planning Guiding Principles to make sure the important values from district leadership were being clearly captured. It was important to reaffirm the commitment to be culturally responsive and inclusive. The Guiding Principles were revisited and finalized at the end of 2023.

The planning process made sure to keep the district's Strategic Plan at the center of decision making. The planning process honored the three pillars of the Strategic Plan; Academic Success, Family and Community Partnerships and an Equity Seeking System.

The Summit School District Operations Team will ensure the successful implementation of the district strategic plan and support for student, staff, and community success by building well-resourced and high-quality infrastructure that enables safe, healthy, equitable learning environments.



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 in Summit School District to prepare caring, courageous, community-minded people who create a better world.

Throughout the 2020-21 school year, 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 the 2021 Strategic Plan and Graduate Profile, which will guide the actions and priorities of the district moving into the future.

Source: Summit School District

Mission Statement:

“Summit School District creates a learning community in which each and every person belongs, grows and thrives.”

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 2022-23, the District's official enrollment was 3,633 PK-12 students. Below are enrollments by grade level as reported to CDE in October 2022:

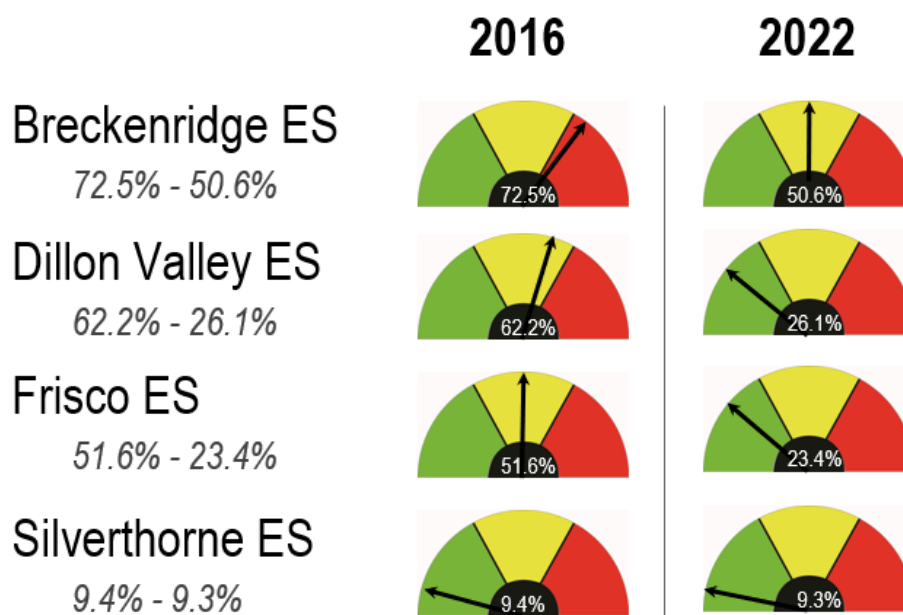
Grade Level	Number of Students
PK	152
K	236
1	288
2	248
3	225
4	237
5	270

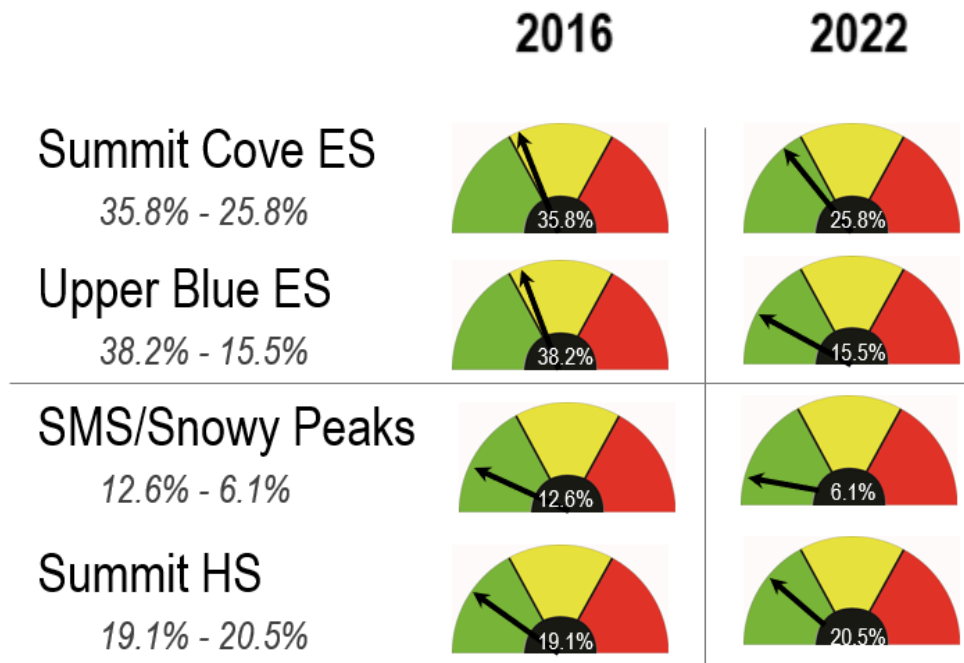
Grade Level	Number of Students
6	254
7	255
8	275
9	318
10	286
11	312
12	277
Total	3,633

Facility Assessment

Summit School District has approximately 676,775 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	Master Plan FCI	Age	Grades	GSF	Capacity Guideline	SF / Student
Breckenridge ES	50.6%	51	K-5	35,467	264	134
Dillon Valley ES	26.1%	44	PK-5	49,630	462	107
Frisco ES	23.4%	45	PK-5	40,177	264	152
Silverthorne ES	9.3%	19	PK-5	62,500	396	158
Summit Cove ES	25.8%	27	PK-5	52,000	330	158
Upper Blue ES	15.5%	27	PK-5	50,000	352	142
Summit MS/Snowy Peaks (SP)	6.1%	55	MS 6-8 SP 7-12	MS 185,568 SP 20,172	MS 1,069 SP 80	MS 174 SP 252
Summit HS	20.5%	26	9-12	233,998	1,417	165

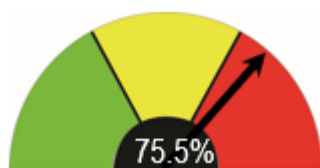




**2022 FCI does not include structural deficiencies*

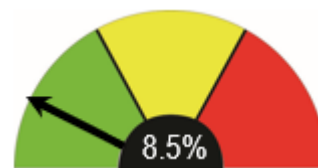
The FCIs for each school illustrate the relative condition of each facility, as those with lower FCIs are the newer buildings, and the higher FCIs are those of the oldest buildings with greater condition deficiencies. The updated percentages show how the district improved most of the buildings with the last bond investments. Apart from Breckenridge Elementary, all schools have a low FCI which indicates a good overall building condition.

The above 2022 FCI doesn't include structural deficiencies due to changes in code for snowloads. Two schools have structural deficiencies, Breckenridge Elementary School and Middle School. These deficiencies are code compliance issues for snow loads that have not been addressed. Breckenridge ES continues to be the highest FCI in the district, 75.5% when including structural deficiencies.



Breckenridge ES

• Including Structural Deficiencies



Summit MS

• Including Structural Deficiencies



Utilization and Capacity

The District is roughly at 84% of ultimate capacity. This does not indicate excessive additional capacity. With a projected enrollment drop of .07-7% over the next ten years it is expected that the district will be able to accommodate students without capacity constraints. There is a calculated student yield of 0.3 per unit of workforce housing. Currently projected housing units are not expected to meaningfully contribute to enrollment growth. In 2023, the District experienced some growth at the high school level but that is not expected to continue.

Future Enrollment

The district commissioned a demographic study by Hazel Reinhardt. The study projected a slight decrease in enrollment over the next 10 years across district schools. It is for this reason that this Facilities Master Plan update (2022-2024) is considering a stable student enrollment planning scenario. Extensive expansion of learning environments from potential enrollment growth is not expected and reduction of learning space or school closures is also not supported by the current data.

Continuous Planning

The need to undertake a Master Plan was sparked by Summit School District's desire to fully understand their evolving facility and community needs, together with district employee housing needs. The District wanted to study needs along with consideration of the strategic plan. Soliciting community input will be needed to develop a comprehensive implementation plan with broad stakeholder support.

For almost 8 years the school district has been improving school facilities with the generous financial assistance from the Summit County tax-payers. 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

Evolving Guiding Principles

As the School District population continues to evolve, the values and the importance of specific community dynamics takes more relevance. In an effort to define what is important today for the school district, the Facilities Committee developed the following to better communicate their commitment:



“Summit School District is committed to creating and maintaining future-forward learning environments through innovation, inclusion, collaboration, and efficiency to support the evolving needs of our students, staff and community.”

Summit School District will:

- ✓ Be good stewards of taxpayer dollars and continue to be fiscally responsible in maintaining schools and facilities.
- ✓ Commit to solutions that are culturally responsive and align with our community’s demographics.
- ✓ Support the operational implications of facility decisions.
- ✓ Operate in an open and transparent manner as we continue to engage all stakeholders in planning and facility operations.
- ✓ Strive to maintain appropriate class sizes and plan for stable enrollment.
- ✓ Value inclusivity and safety for all students, staff, and families.
- ✓ Evaluate land assets for future district use, school building needs, programs, and staff housing.
- ✓ Continue to explore opportunities for land acquisition to meet district needs as required.

Outcomes of this planning effort

The spring of 2024 will be dedicated to projects development and prioritization of projects once the financial capacity has been established. The planning committee continues to discuss projects in the following categories:

Housing – The school district is committed to developing solutions for employee housing. Norris Design was recently hired to help develop a better understanding of the housing development possibilities at the McCain site, Silverthorne site and the High School site. The immediate need has been identified at approximately 100 housing units. See District Housing Study in the Appendix for more information.

Building Condition – Wold Architects and Engineers assessed every school building and documented building deficiencies. Together with the Facilities Department, a comprehensive list of potential projects was consolidated and prioritized following school board’s policy. The prioritization of projects will continue into the spring and it will be important to define the appropriate time and funding to implement such projects. It is important to mention that only two (2) Priority 1 projects were identified. This reflects the dedication of the Facilities Department in attending the most pressing building issues since the last bond investments.

With Breckenridge Elementary being the school with the highest FCI, the facilities committee has had many conversations regarding a path into the future. The district understands that Breck Elementary continues to be a viable school program and community and will be studying potential solutions to address the facility issues, including a full replacement and a full remodel.

Program and Adequacy – This is a project category that developed from a facilities department list of wishes and wants together with interviews to each school principal early in 2023. Notable in this list of projects are restroom remodel at the Middle School and High School and other program deficiencies



including dedicated cafeteria space at Breckenridge Elementary and Frisco Elementary. This list is in the process of being prioritized.

As the committee assessed the adequacy of every school, it was evident that Snowy Peaks High School was the school with the most missing program components. The school doesn't have adequate staff space and it lacks space for physical education and assembly. The school also desires to enhance their hands-on education but the space they currently occupy is very limiting. The planning committee is committed to replacing this school and is considering the possibility of shared CTE space at the High School site.

Pathways and Career and Technical Education (CTE) – The planning committee is committed to supporting an initiative to enhance secondary education programs through industry sector related pathways and CTE offerings. The High School is already offering CTE courses in diverse areas of study but in the second half of 2023, the district initiated a study to determine which industry sectors and related careers provided a variety of opportunities to provide a living wage, are projected to grow at a rate higher than average, and are forecast to be able to accommodate a large incoming workforce. Subsequently a survey was developed to identify community support.

The work on Pathways and CTE will continue but at this stage, it is clear that the pathways that satisfy the above-mentioned requirements are: Computer Science, Health Science, Business, Marketing and Entrepreneurship, Natural Resources, Outdoor Leadership, Engineering, Advanced Manufacturing and Skilled Trades. Since some of these pathways are already being supported at the High School, the next steps are to define location and possible co-location of the programs. Regarding facilities, it is clear that some specialized space will be needed.

Family and Community Services – At the end of 2023, a renewed need was presented to the planning committee related to student and family services. Some of these services already exist in the community but some don't. The district is currently studying in detail what spheres of service could be dealt with operationally and which may require a physical space either in existing buildings or in a new space. Community partners like FIRC will be instrumental in helping with this assessment.

In conclusion, the above project categories were identified throughout the planning process of this Master Planning update. The Wold team assisted with cost estimating of the above needs and it is expected that the spring of 2024 will be the time to develop a specific package of projects to be presented to the school board for a possible 2024 bond election.



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.

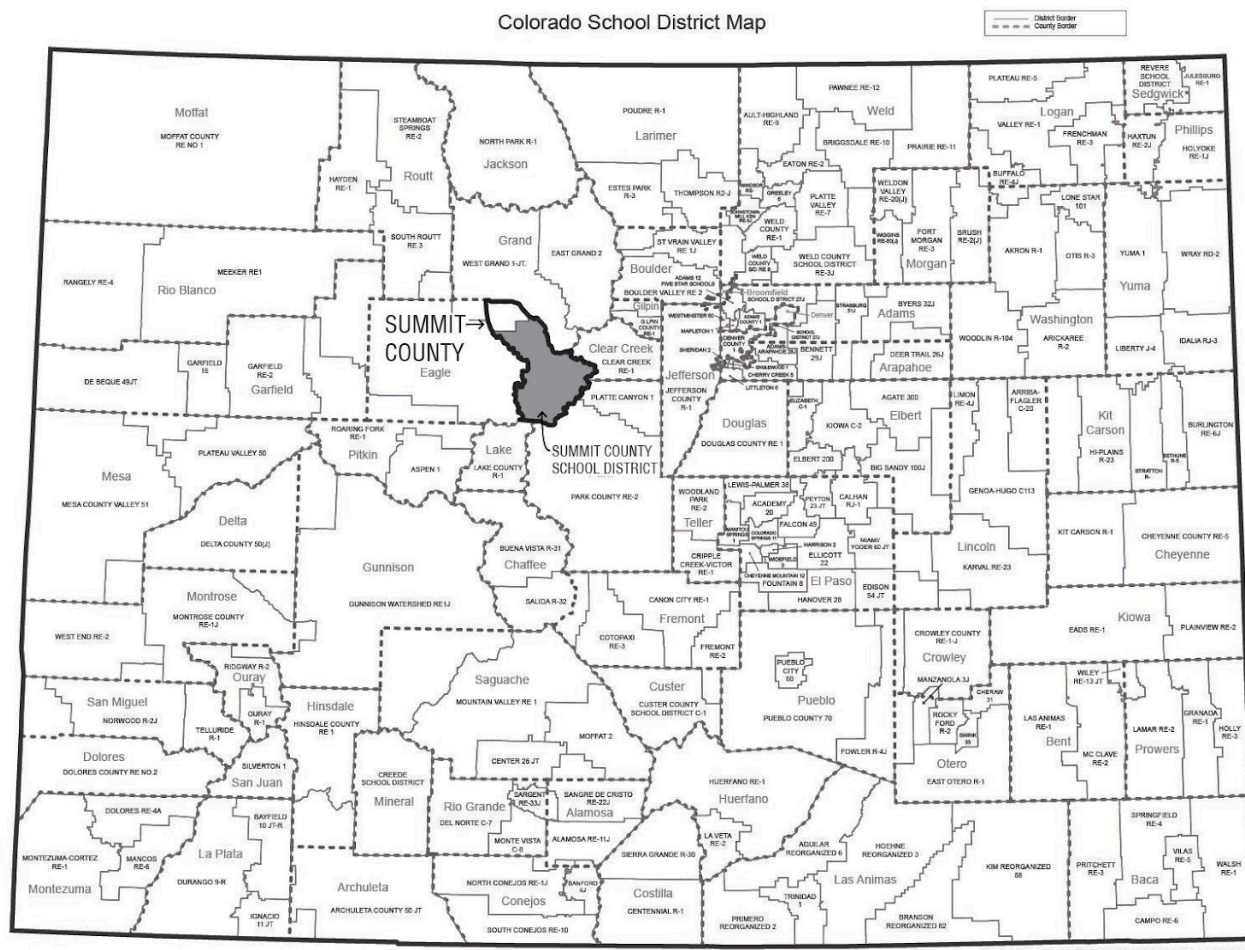
Two previous Master Plan documents (1983, 2001) were reviewed in this study, which provide more recent history of facility development. The 1983 Summit School District master plan noted four elementary schools, one each in Silverthorne, Dillon Valley, Frisco and Breckenridge. Between 1996 and 2004, three 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.

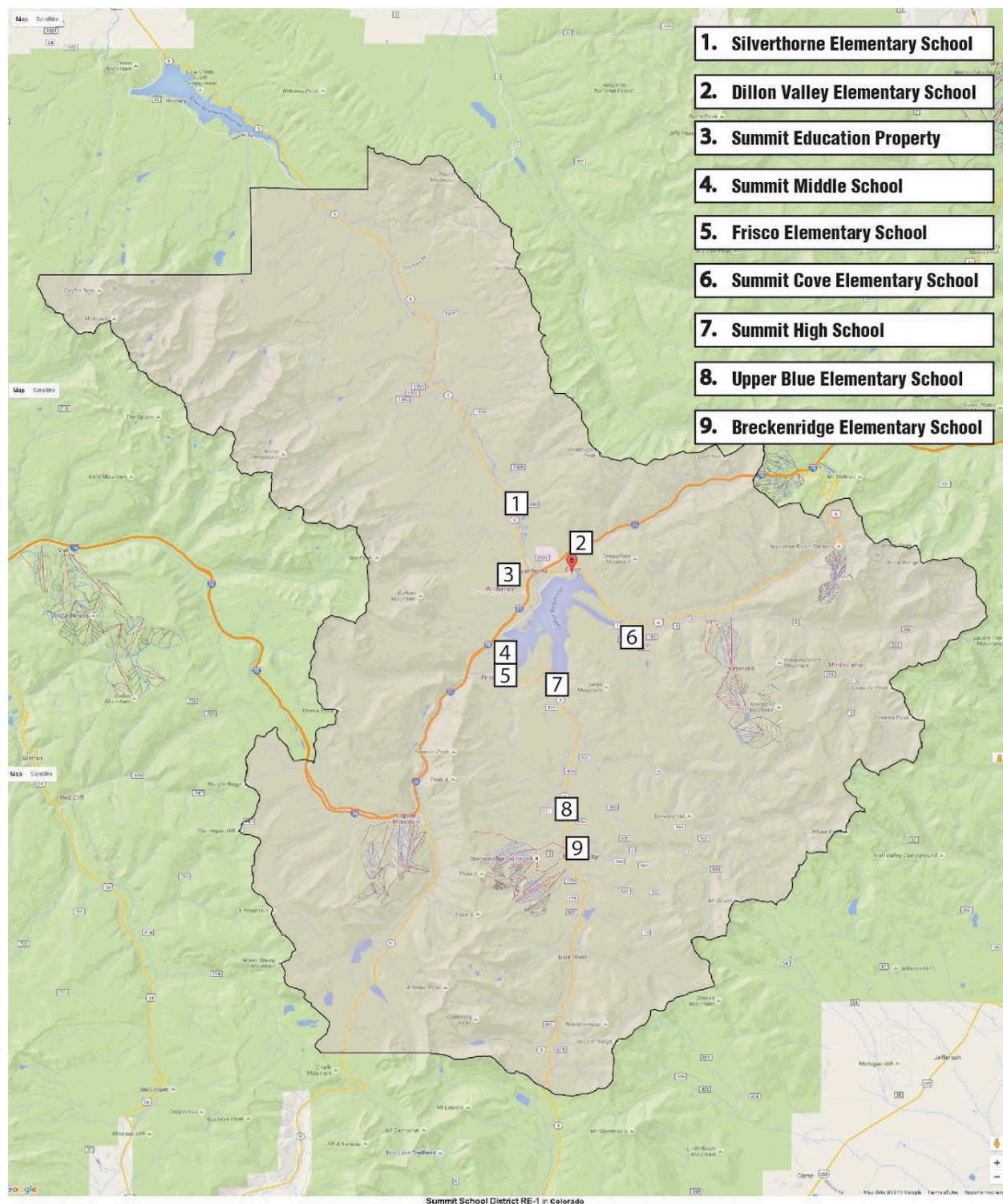
Sources: Summit County; A Report on School District Organization, CDE, 2002; 1983 Facilities Master Plan, Lamar Kelsey Associates; 2001 Facilities Master Plan, RB+B Architects SSD.



Section II - School District Boundaries



Source: CDE / Wold AE



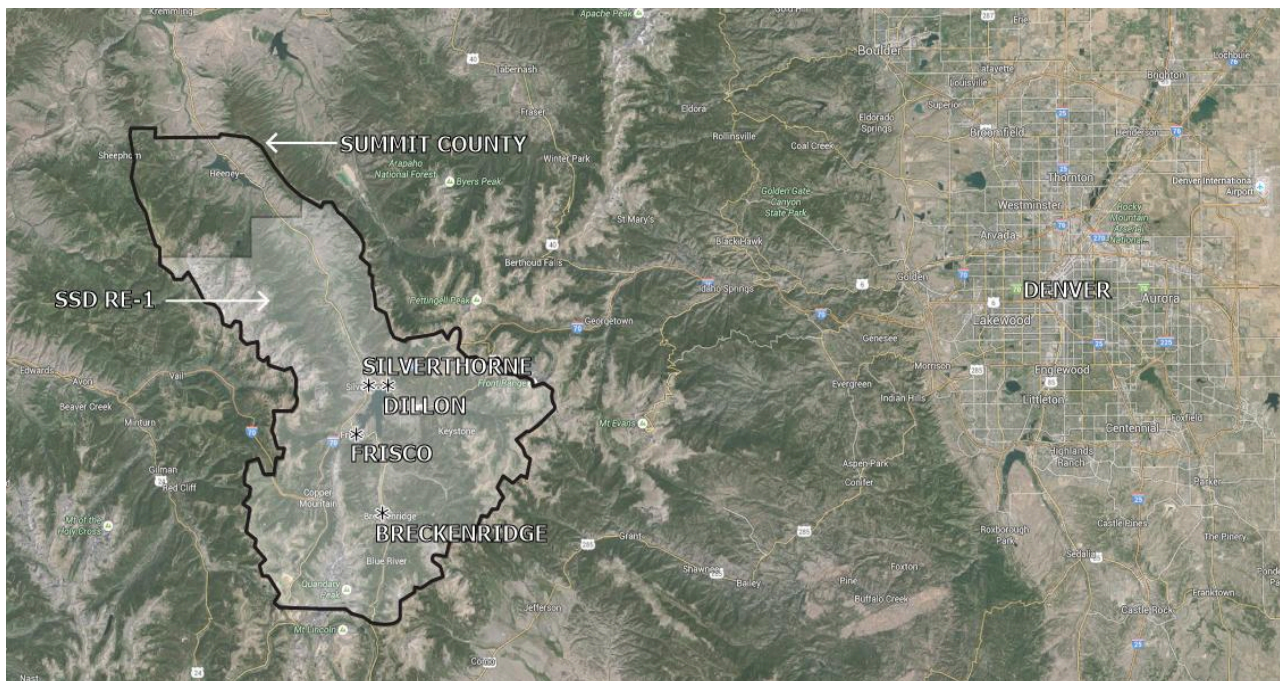
Source: CDE / Wold AE / Google Earth



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). CMC has campus locations in Breckenridge and Dillon, Colorado.

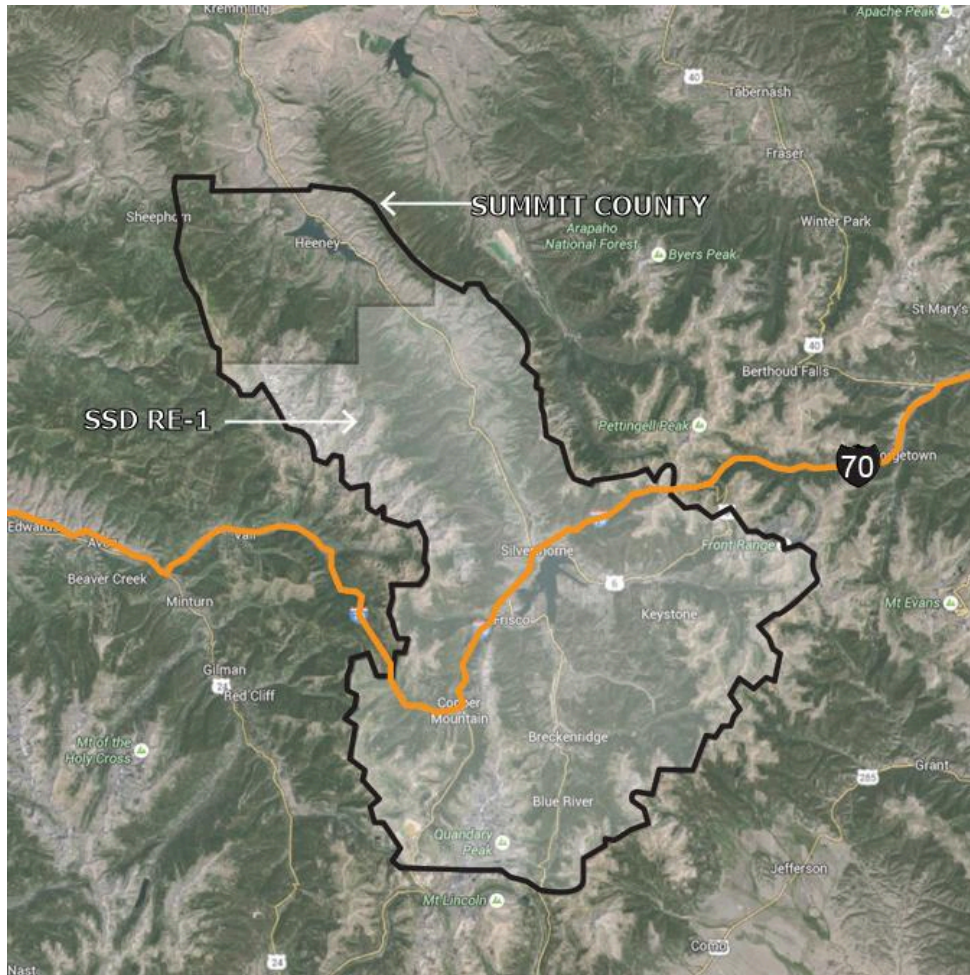


Source: Google Earth, Wold AE

Transportation and Access

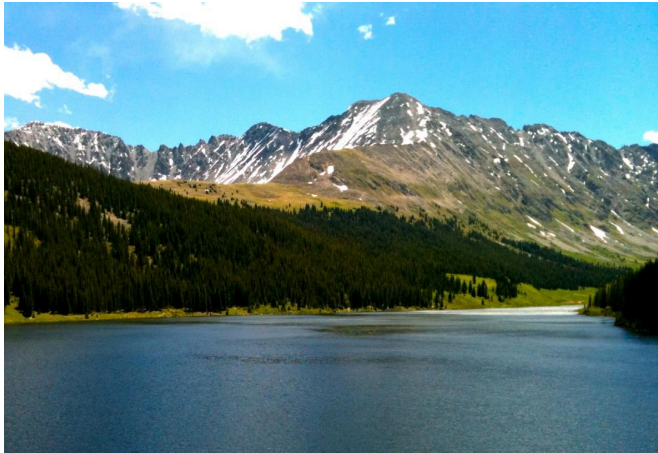
With an exception in the northwest, the boundaries of the Summit School District coincide with the boundaries of Summit County

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 9 on the south.



Source: Google Earth

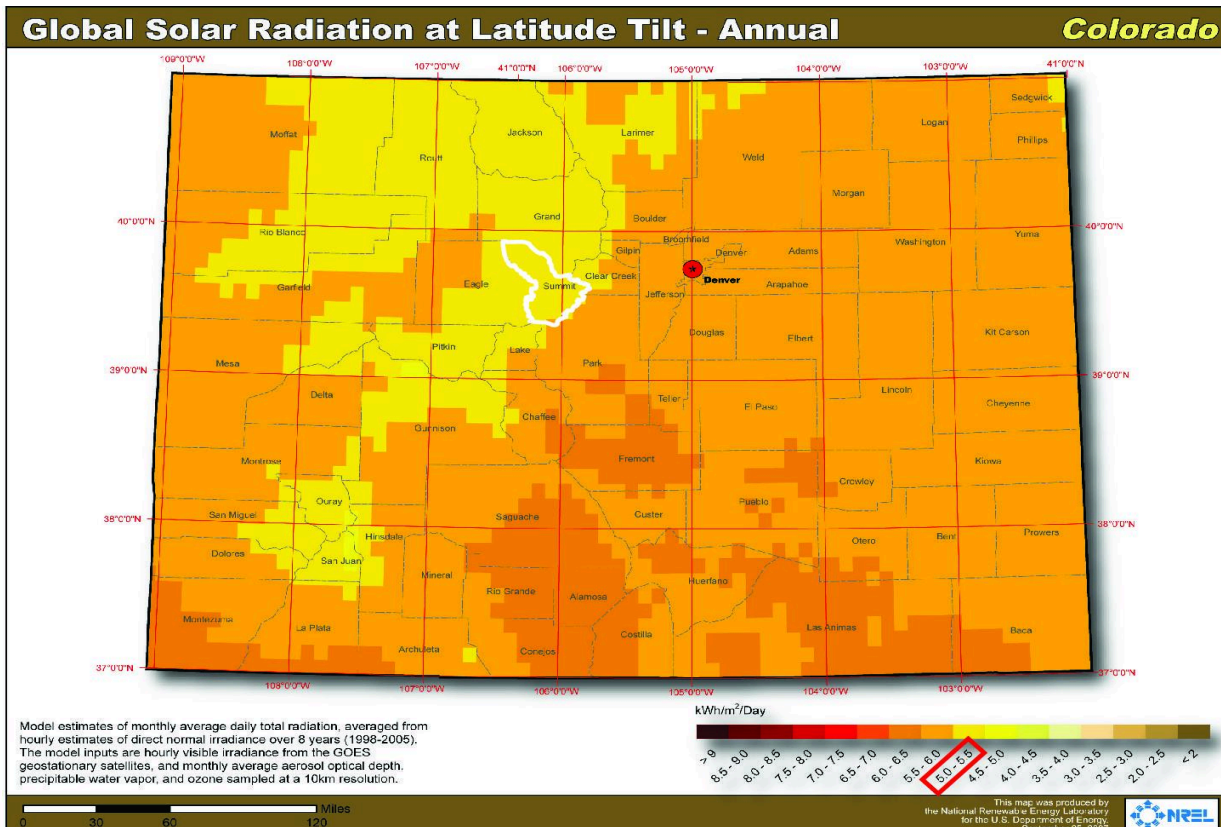
Elevation and Climate



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

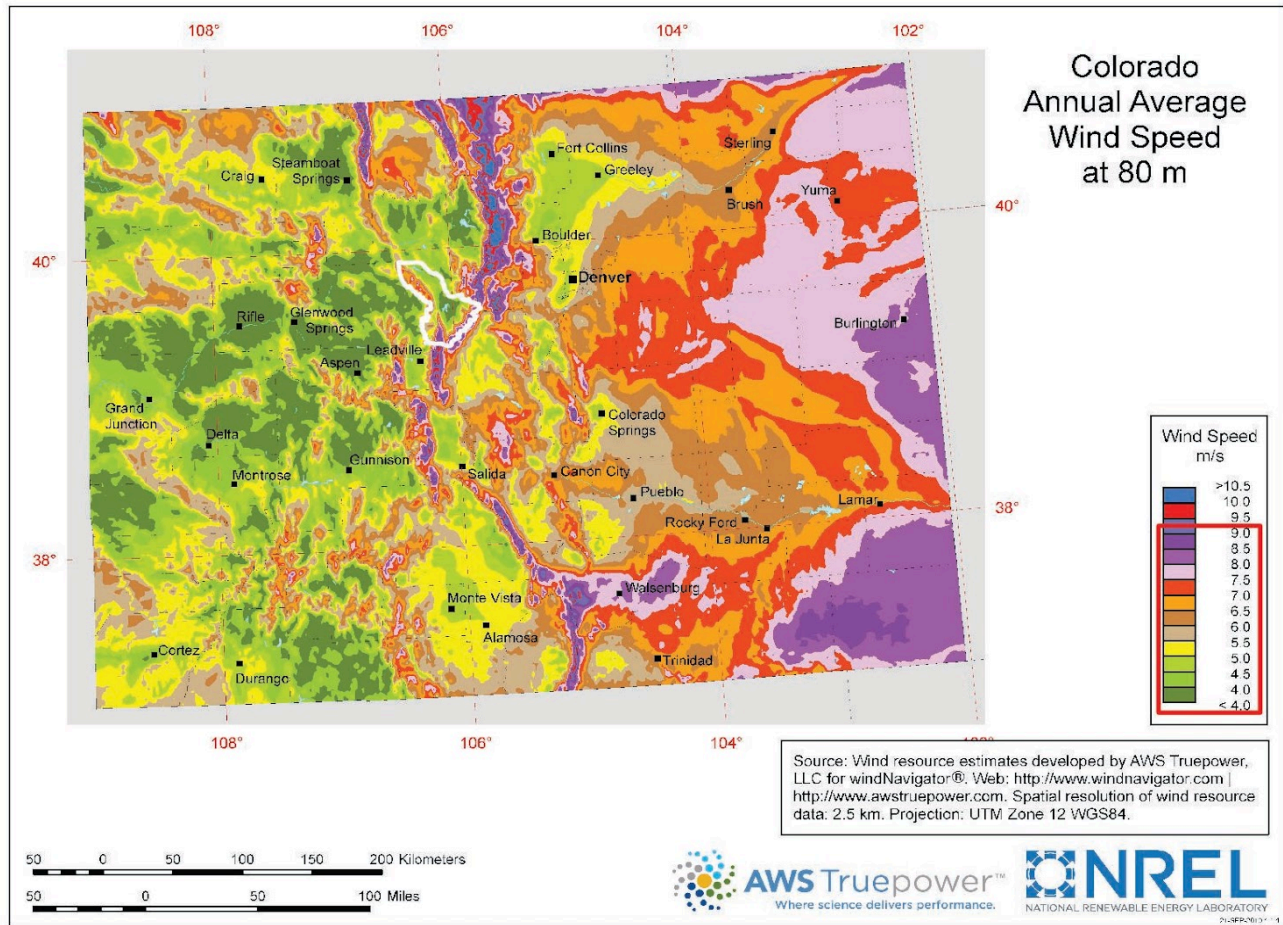
Though there are areas in the State of Colorado which receive more solar radiation, Summit has moderately good solar power potential.



Source: NREL

Potential Wind Power

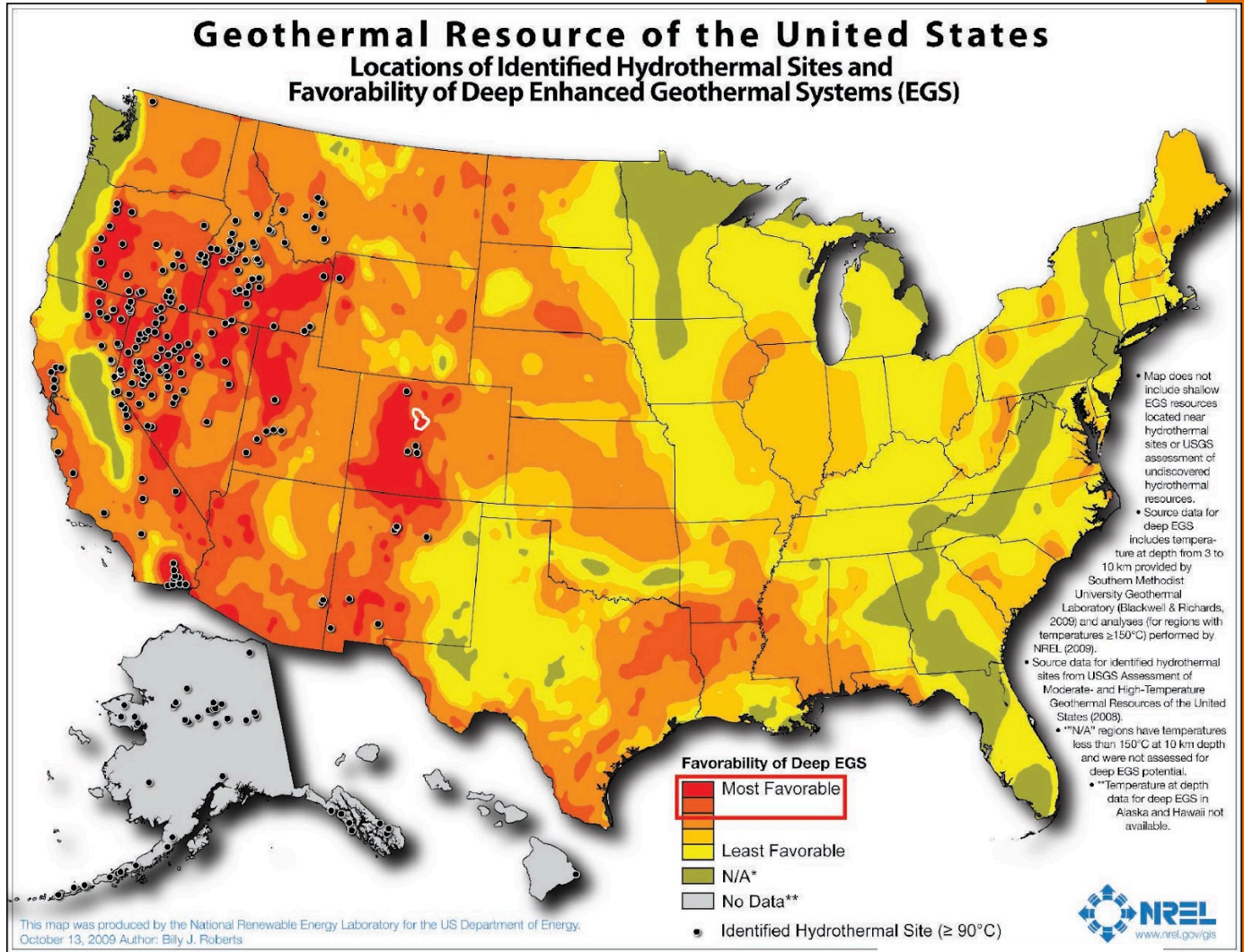
Due to its location in the mountains, Summit does not have optimal wind power potential.



Source: NREL

Potential Geothermal Power

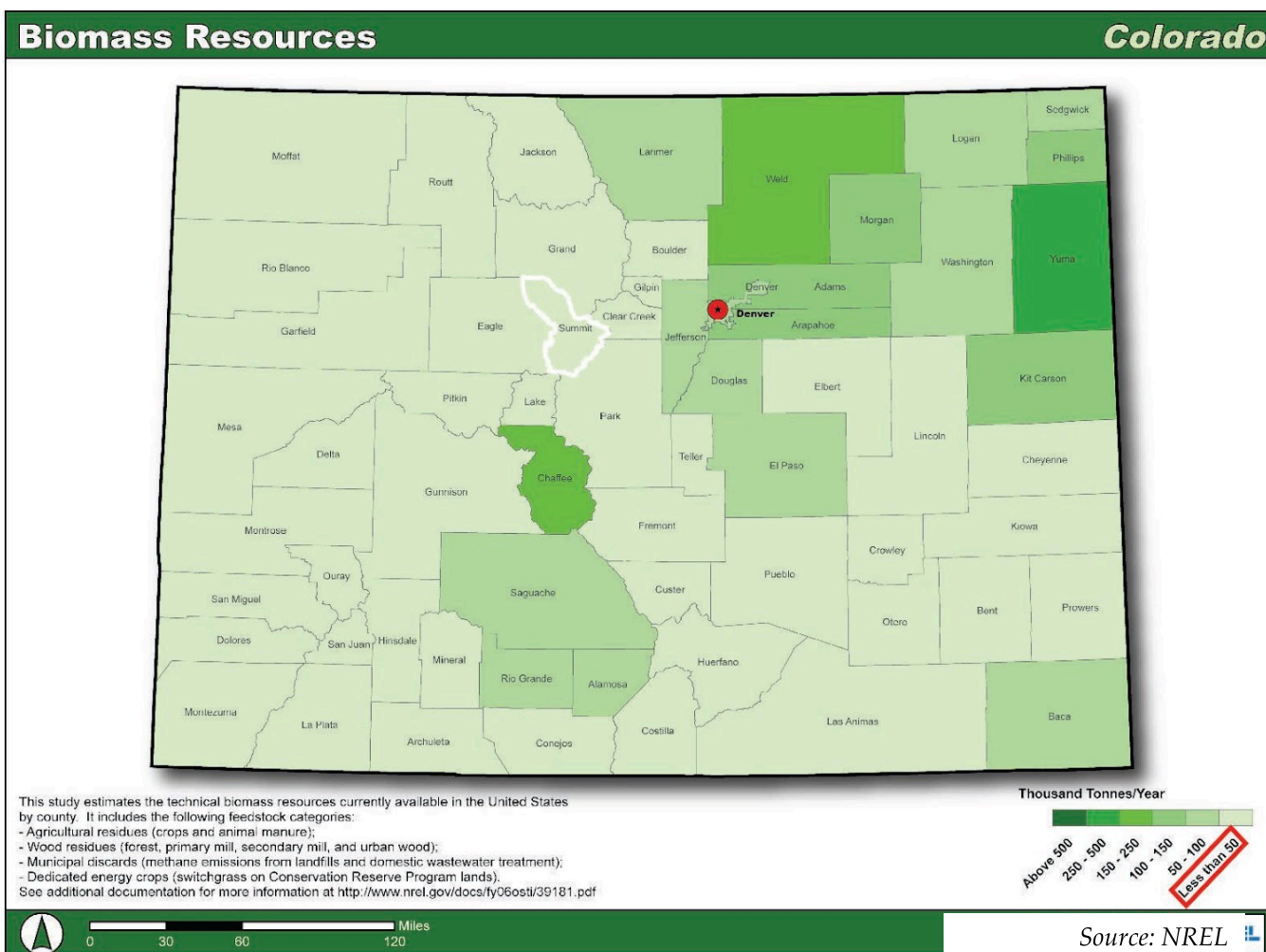
Geothermal power potential is very good in Summit County.



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.





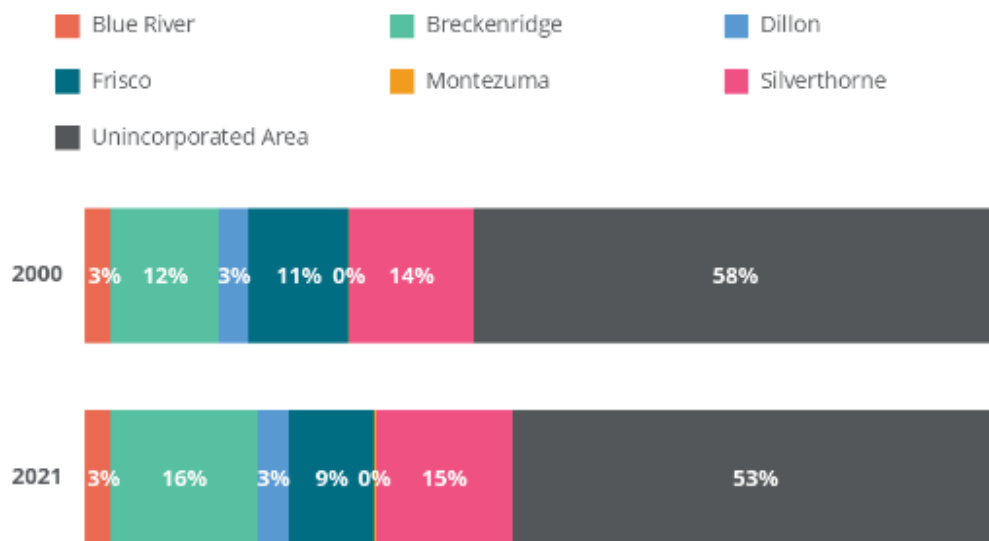
Section III - School District Demographics

Population & Demographics:

Summit County experienced rapid population growth between 1970s and 1990s and at a slower pace till 2018. Since 2018 population has decreased. Between 2019 and 2021, 1% (220 individuals) of permanent residents have moved out of the County. Likely factors to blame for the decrease in population are lack of affordable housing, uptick in short term rental inventory, and second home homeowners selling their homes.

The most recent population estimate released that, as of July 2022, the permanent resident population of Summit County was 30,565. All towns and unincorporated areas within the County have lost population except Silverthorne, which has grown by 10%.

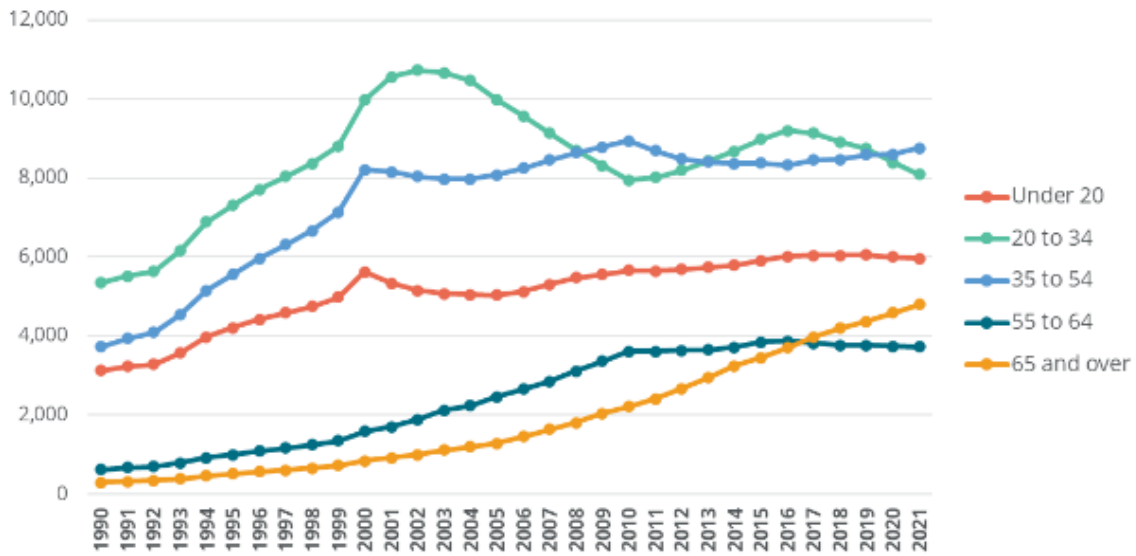
Summit County Population Distribution by Town, 2000 and 2021



(Source: 2023 Summit County Housing Needs Assessment)

The population that grew the most has been those 65 years of age and over, especially those 65 to 74. Other cohorts, including working age individuals, have been mixed. Groups between 25 to 34 grew by 250 but those between 45 to 64 declined. The median age in Summit County is 39.0.

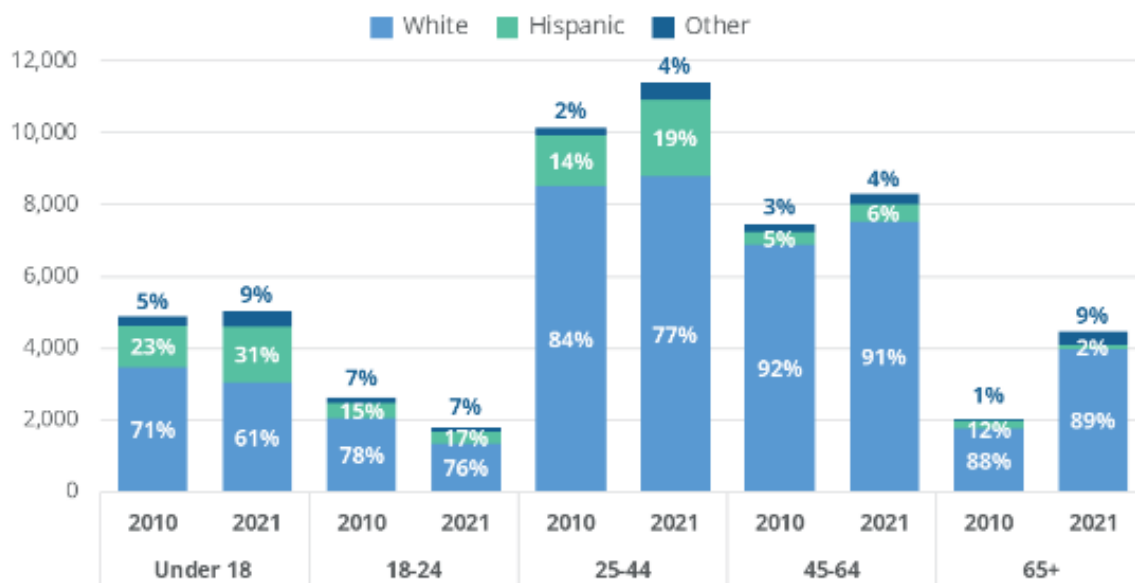
Summit County Population by Age Group, 1990-2021



(Source: 2023 Summit County Housing Needs Assessment)

The largest growth among minorities has been those identifying as Hispanic. This group increased from 13% to 15% of the county's total permanent resident population. Younger cohorts have become more disproportionately diverse than older cohorts. Over time the ethnic diversification of the permanent resident population within the county is expected to continue.

Race and Ethnicity Distribution by Age Groups, 2010 and 2021



Note: White refers to Non-Hispanic White and Hispanic includes Hispanics of any race.

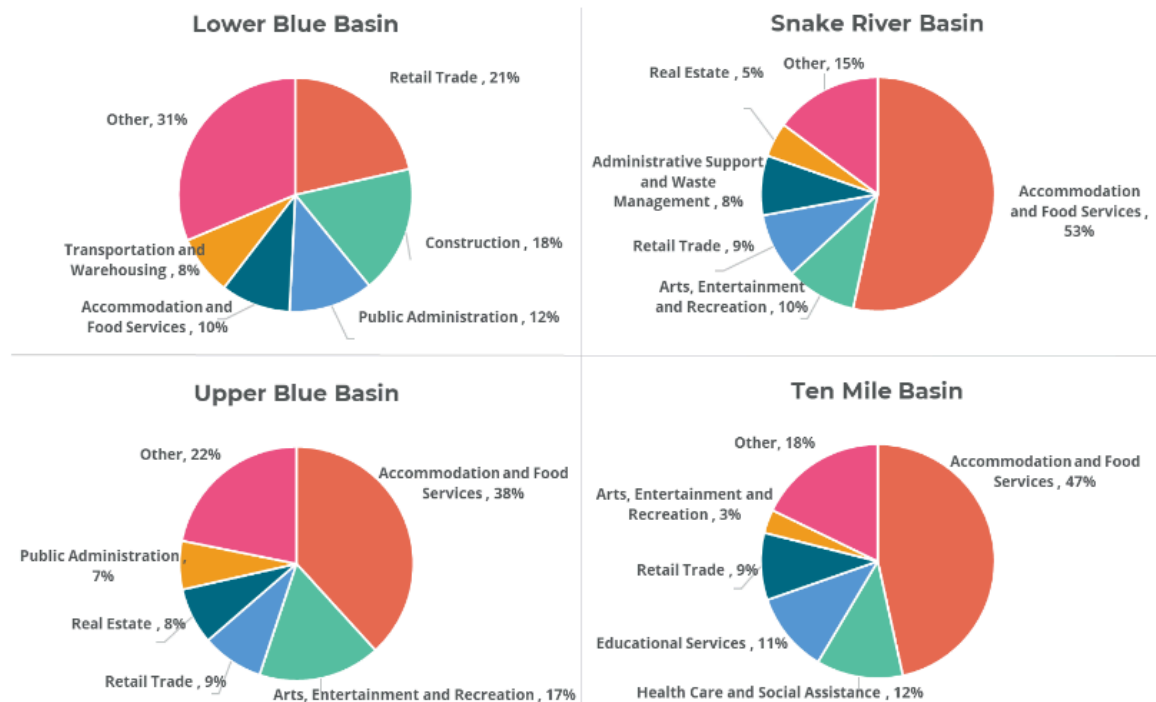
(Source: 2023 Summit County Housing Needs Assessment)

Economy:

The dominant industry in the area continues to be 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. Travel spending in Summit County increased from \$687 million in 2012 to \$1.8 billion in 2021.

The greatest increase in employment growth was in accommodations and food service and arts/entertainment and recreation which combined accounted for 50% of total employment growth in the County while wages in these industries remained the lowest.

Job Distribution by Basin, 2019



(Source: 2023 Summit County Housing Needs Assessment)

Income:

According to the U.S. Department of Housing and Urban Development (HUD), the Area Median Income (AMI) in 2023 for a 4-person household in Summit County was \$128,300. This was up 34% from 2022 and 23% from 2021. Incomes have increased significantly, according to HUD in the last two years, displaying that high income owners can drive up AMI's.



Summit County AMI by Household Size, 2021 and 2022

	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
2021						
1 person	\$20,150	\$33,600	\$40,320	\$53,700	\$67,200	\$80,640
2 person	\$23,000	\$38,400	\$46,080	\$61,400	\$76,800	\$92,160
3 person	\$25,900	\$43,200	\$51,840	\$69,050	\$86,400	\$103,680
4 person	\$28,750	\$47,950	\$57,540	\$76,700	\$95,900	\$115,080
5 person	\$31,050	\$51,800	\$62,160	\$82,850	\$103,600	\$124,320
6 person	\$35,160	\$55,650	\$66,780	\$89,000	\$111,300	\$133,560
7 person	\$39,640	\$59,500	\$71,400	\$95,150	\$119,000	\$142,800
8 person	\$44,120	\$63,300	\$75,960	\$101,250	\$126,600	\$151,920
2022						
1 person	\$22,000	\$36,650	\$43,980	\$58,650	\$73,300	\$87,960
2 person	\$25,150	\$41,900	\$50,280	\$67,000	\$83,800	\$100,560
3 person	\$28,300	\$47,150	\$56,580	\$75,400	\$94,300	\$113,160
4 person	\$31,400	\$52,350	\$62,820	\$83,750	\$104,700	\$125,640
5 person	\$33,950	\$56,550	\$67,860	\$90,450	\$113,100	\$135,720
6 person	\$37,190	\$60,750	\$72,900	\$97,150	\$121,500	\$145,800
7 person	\$41,910	\$64,950	\$77,940	\$103,850	\$129,900	\$155,880
8 person	\$46,630	\$69,150	\$82,980	\$110,550	\$138,300	\$165,960
2023						
1 person	\$23,330	\$38,800	\$46,560	\$62,100	\$77,600	\$93,120
2 person	\$26,600	\$44,350	\$53,220	\$70,950	\$88,700	\$106,440
3 person	\$29,950	\$49,900	\$59,880	\$79,800	\$99,800	\$119,760
4 person	\$33,250	\$55,400	\$66,980	\$88,650	\$128,300	\$153,960
5 person	\$35,950	\$59,850	\$71,820	\$95,750	\$119,700	\$143,640
6 person	\$40,280	\$64,300	\$77,160	\$102,850	\$128,600	\$154,320
7 person	\$45,420	\$68,700	\$82,440	\$109,950	\$137,400	\$164,880
8 person	\$50,560	\$73,150	\$87,780	\$117,050	\$146,300	\$175,560

(Source: 2023 Summit County Housing Needs Assessment)

In addition, HUD data shows that Hispanic households have a median income approximately 40% lower than non-Hispanic households. Hispanic households have also seen slower median income growth, widening the income gap between Hispanic and non-Hispanics households.

**Median Income, 2010 and 2021**

	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
All Households	\$68,750	\$93,505	\$24,755	36%
By Tenure				
Owner	\$81,148	\$108,771	\$27,623	34%
Renter	\$51,152	\$77,710	\$26,558	52%
By Size				
1-person household	\$43,287	\$55,758	\$12,471	29%
2-person household	\$76,787	\$108,349	\$31,562	41%
3-person household	\$89,675	\$120,339	\$30,664	34%
4-person household	\$94,665	\$125,080	\$30,415	32%
5-person household	\$101,250	\$111,750	\$10,500	10%
6-person household	\$80,368	-	-	
By Age				
Householder under 25 years	\$39,129	\$43,967	\$4,838	12%
Householder 25 to 44 years	\$68,518	\$93,359	\$24,841	36%
Householder 45 to 64 years	\$78,514	\$96,474	\$17,960	23%
Householder 65 years and over	\$71,167	\$100,357	\$29,190	41%
By Ethnicity				
Non-Hispanic White	\$72,131	\$98,936	\$26,805	37%
Hispanic	\$50,574	\$61,705	\$11,131	22%

(Source: 2023 Summit County Housing Needs Assessment)

Housing:

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 continues to be greatly experienced throughout the County. According to the 2023 Summit County Housing Needs Assessment, rental costs have continued to rise, with a sharp increase between 2019-2021. In spring of 2023, only 15% of renters could afford the cost of a unit listed as a rental.



Median Rents by Location, Listings and Survey Respondents, and Income Required to Afford, 2023

Location of Listing	Rental Listings	Income needed to Afford	Renters who can Afford	Resident Survey	Income needed to Afford	Renters who can Afford
Breckenridge	\$3,800	\$152,000	9%	\$1,900	\$76,000	53%
Dillon	\$2,500	\$100,000	31%	\$2,200	\$88,000	42%
Frisco	\$3,500	\$140,000	13%	\$2,175	\$87,000	42%
Silverthorne	\$3,500	\$140,000	13%	\$2,000	\$80,000	48%
All Summit County	\$3,400	\$136,000	15%	\$2,000	\$80,000	48%

(Source: 2023 Summit County Housing Needs Assessment)

Additionally, the price to buy a single-family home has risen by 86% since 2018. The median-valued single family detached home requires an income of more than \$450,000 and an apartment unit in a multi-family complex requires more than a \$200,000 annual income.

Income Required to Afford the Median Home Value by Type, 2023

	Single family Detached	Income Needed	Townhome	Income Needed	Du- to Sixplex	Income Needed	Large Multifamily	Income Needed	Manufactured/ Mobile home	Income Needed
Breckenridge	\$2,867,300	\$775,258	\$1,366,850	\$369,567	\$1,962,900	\$530,727	\$893,000	\$241,448		
Dillon	\$1,401,700	\$378,990	\$994,900	\$269,000	\$1,620,000	\$438,014	\$883,200	\$238,799		
Frisco	\$1,830,200	\$494,848	\$1,164,600	\$314,883	\$1,407,600	\$380,585	\$844,600	\$228,362		
Silverthorne	\$1,660,250	\$448,897	\$1,218,200	\$329,376	\$948,500	\$256,454	\$657,500	\$177,774		
Unincorporated County	\$1,504,900	\$406,893	\$1,006,100	\$272,028	\$1,135,400	\$306,988	\$693,100	\$187,400	\$107,600	\$29,093
Summit County	\$1,687,200	\$456,183	\$1,125,200	\$304,230	\$1,248,100	\$337,460	\$768,500	\$207,786	\$107,650	\$29,106
Lower Blue	\$1,519,800	\$410,922	\$993,600	\$268,649	\$1,041,950	\$281,721	\$678,100	\$183,344		
Snake River	\$1,379,950	\$373,109	\$1,088,500	\$294,307	\$1,034,000	\$279,572	\$729,850	\$197,336	\$128,400	\$34,717
Upper Blue	\$1,880,300	\$508,394	\$1,244,100	\$336,378	\$1,817,000	\$491,279	\$871,900	\$235,743	\$85,200	\$23,036
Ten Mile	\$1,859,850	\$502,864	\$1,209,200	\$326,942	\$1,420,550	\$384,087	\$800,850	\$216,533		

(Source: 2023 Summit County Housing Needs Assessment)

In 2017, 21 housing unit developments were projected to start construction throughout the County. The largest proposed is Lake Hill (Frisco) and Block 11(Breckenridge) and were slated to start construction between 2017-2021. Lake Hill has not broken ground as of December 2023. Block 11 were originally single-family homes but were cancelled by Town Council and became apartments instead. This project has not broken ground as of December 2023.



SUMMIT COUNTY HOUSING DEVELOPMENTS BY TOWN 2022

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2- 3+ BR Rental/TH	Low Density: 2- 3+ BR Detached	Unknown at this time	
Silverthorne	Summit Sky Ranch			240		built out
Silverthorne	Neighborhood			50		In construction, WFH
Silverthorne	Angler Mountain				17	95% built out, In construction
Silverthorne	Arrow leaf town homes			42		Planning
Silverthorne	Smith Ranch Commercial				100	EARLY PLANNING
Silverthorne	4th Street North				39	In planning, WFH
Silverthorne	Aidian West	49				Current planning
Silverthorne	Blue River Phase II	30				Current planning
Silverthorne	Parkway South	13				Current planning
Silverthorne	Tree Line Rowhomes		17			Current planning
Silverthorne	Apres Shores	60				In Construction
Silverthorne	Fish Hawk Landing		18			In Construction
Silverthorne	Fourth Street Crossing		33			In Construction
Silverthorne	River West	16				In Construction
Silverthorne	Summit Blue		19			In Construction
Silverthorne	Summit Sky Ranch			50		In Construction
Silverthorne	Wave on the Blue	18		3		In Construction
Total Silverthorne		186	87	385	156	

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2- 3+ BR Rental/TH	Low Density: 2- 3+ BR Detached	Unknown at this time	
Frisco / Summit Co.	Lake Hill - Ph 1	135	21	37		Hasnt broken ground yet. All WFH
Frisco / Summit Co.	Lake Hill - Ph 2	165	64	14		WFH
Frisco	7th and granite	22				WFH
Frisco	602 Galena	34				WFH
Total Frisco		356	85	51	0	

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2- 3+ BR Rental/TH	Low Density: 2- 3+ BR Detached	Unknown at this time	
Dillon	Dillon Gateway		43			Market Rate
Dillon	Dillon Valley Vistas		12			WFH
Total Dillon		0	55	0	0	



LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time	
Keystone	Wintergreen - West		60			
Keystone	Wintergreen - East	196				120 WFH
Total Keystone		196	60	0	0	

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time	
Copper	Copper Point Townhomes		15			WFH
Total Copper		0	15	0	0	

LOCATION	DEVELOPMENT	NUMBER/TYPE OF UNITS				2022 NOTES
		High Density: Apt/Stu 2 BR	Med Density: 2-3+ BR Rental/TH	Low Density: 2-3+ BR Detached	Unknown at this time	
Breckenridge	Stan Miller ph 1 - Sub division		24	22		duplex and single family detached. 22 units are WFH
Breckenridge	Stan Miller ph 2	40	76			duplex, 83 units are WFH
Breckenridge	Block 11 Net Zero Apartments Workforce Housing	27				WFH. 1 BR units
Breckenridge	Block 11 (remaining)				175	Town has about 16 acres left to develop
Breckenridge	Alta Verde I	80				All WFH. expecting families
Breckenridge	Alta Verde II	172				All WFH. expecting families
Breckenridge	Justice Center Employee Housing	52				
Breckenridge	Coto Flats	18				1BD WFH
Breckenridge	Stillson				80	12 acres, 80 unit
Total Breckenridge		389	100	22	255	

LOCATION	DEVELOPMENT	High Density: Apt/Stu 2 BR
Breckenridge	Subdivisions:	<i>TBD Build Out</i>
	<i>Four Seasons</i>	<i>260</i>
	<i>Village</i>	<i>196</i>
	<i>Lincoln Park</i>	<i>32</i>
	<i>Shock Hill</i>	<i>14</i>
	<i>Parkway Center</i>	<i>149</i>
	<i>Sawmill Station Square</i>	<i>30</i>
	<i>Highlands</i>	<i>116</i>
	<i>Fairways</i>	<i>27</i>
	<i>Peak 7 & 8</i>	<i>87.8</i>
	<i>Rodeo Grounds</i>	<i>189</i>
Total Breckenridge Sut		1100.8



PLANNED HOUSING UNITS IN 2022

Location		High Density: Apt/Stu 2 BR	Med Density: 2-3+ BR Rental/T H	Low Density: 2-3+ BR Detached	Unknown at this time	TOTAL UNITS	Workforce housing
Total Silverthorne		186	87	385	156	814	89
Total Frisco		356	85	51	0	492	492
Total Dillon		0	55	0	0	55	12
Total Breckenridge	(sans subdivisions)	389	100	22	255	766	456
TOTAL		931	327	458	411	2127	1049

The Summit County community continues to address the affordable housing problem. The rate of construction is unknown except that it hasn't been happening fast enough to have an impact on school enrollment. Workforce housing units would typically generate more students than Market Rate units. Approximately 49% of planned units in 2022 were workforce housing. Employers in Summit County aren't developing units for families, but rather micro-units designed for single professionals.

***Refer to Summit School District Housing Needs Assessment September 2023 in the Appendix for more information.**

Summit Enrollment Trends

The 2022 October pupil membership is as follows:

Grade Level	Number of Students	Grade Level	Number of Students
PK	152	6	254
K	236	7	255
1	288	8	275
2	248	9	318
3	225	10	286
4	237	11	312
5	270	12	277
		Total	3,633

The student population of Summit School District has declined 1% since 2018. 2021 population declined due to the pandemic, but rebounded in 2022 making the net change from 2018 a decrease of 1%.



The district commissioned a Summit School District Enrollment Projections Report by Hazel Reinhardt, see Appendix. The study projected a slight decrease in enrollment over the next 10 years across district schools. It is for this reason that this Facilities Master Plan update (2022-2024) is planning for a stable student enrollment. Extensive expansion of learning environments from potential enrollment growth is not expected and reduction of learning space or school closures is also not supported by the current data.

The District is roughly at 74% of ultimate capacity. This does not indicate excessive additional capacity. With a projected enrollment stability over the next ten years it is expected that the district will be able to accommodate students without capacity constraints.

***See Appendix for the Summit School District Enrollment Projections for more information.**

**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.

School:	Original Year Built:	Age:
Breckenridge Elementary	1972	51
Dillon Valley Elementary	1979	44
Frisco Elementary	1978	45
Silverthorne Valley Elementary	2004	19
Summit Cove Elementary	1996	27
Upper Blue Elementary	1996	27
Summit Middle School / Snowy Peaks	1968	55
Summit High School	1997	26

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. In the fall of 2020, school board members and district leaders worked with the Colorado Education Initiative (CEI) to facilitate a conversation with parents, students, staff and community members to develop a new strategic plan. The goal was to address organizational clarity, coherence, and alignment in future District goals, measures of progress, and evidence of impact. From this work the plan includes three Focus Areas: Academic & Personal Success for Every Student, Equity Seeking Systems, and Family & Community Partnerships. In addition, the plan includes an updated Vision, and Core Values along with a 5-point Graduate Profile.



(From Summit School District Strategic Plan 2021)



Adequacy and Programming Discussions:

During the fall of 2022 the school district administration took renewed interest in the facility implications of the various programs that had been discussed in previous planning efforts. A series of meetings with core district staff and select principals were held. The following were the initial programs that were discussed at length as to better define the potential facility implications:

Pre-K

Early Childhood services were widely discussed during the last Master Plan. Multiple partners and private centers offer these services throughout the County. Since there isn't expected to be a large increase in pupil enrollment, it was decided that the current PK services are likely the extent of the district's responsibility. It was recognized that this program won't have an impact on facilities at this time.

Dual Language

The discussions regarding the dual-language programs at Dillon and Silverthorne revolved around the data on achievement and efficacy of the program. The program is very popular, but we are conducting a dual language audit to ensure it operates at the highest level. The commitment to this model does not have facility implications.

Career and Technical Education

The meetings showed clear interest in enhancing CTE opportunities for all secondary students. The real-world application and the continued trends nationwide regarding these programs to better engage students in a career pathway were the topics that drove this discussion at the time.

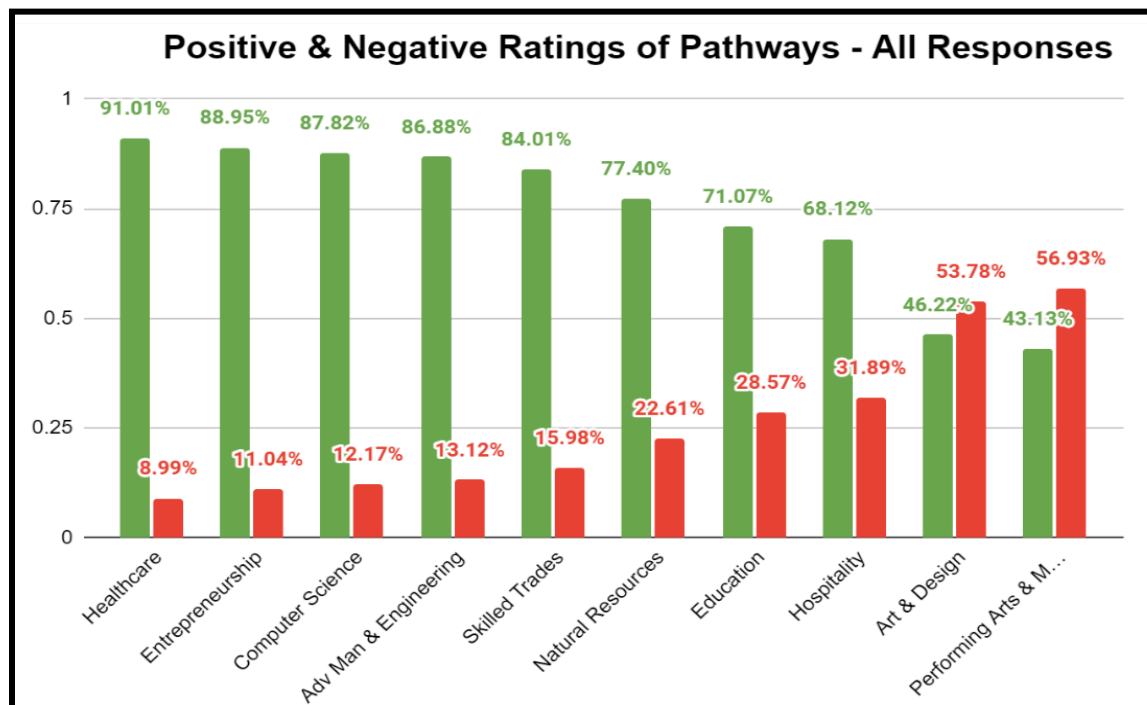
In the summer of 2023, Bill Gilmore was hired to head post-secondary readiness. Bill did some research by first assessing the local job opportunities and reviewing what a "good paying job" would be in Summit County and what were the local needs for these post-secondary employment opportunities.



Industry Sector (Pathway)	State Data		Local Labor Market Data (Summit, Lake, and Eagle Counties)						
	Projected Growth in Colorado	Projected Annual Job Openings	Annual Low Salary (Bottom 10%)	Entry Level Salary	Annual Median Salary	Mean Salary	Experienced Salary	Annual High Salary (Top 10%)	Average number of local job openings (Fall 2023)
Healthcare	30%	23,590	\$64,234	\$73,776	\$118,790	\$128,380	\$155,856	\$168,763	222
Computer Science	24%	47,880	\$63,618	\$68,706	\$99,924	\$104,935	\$123,076	\$146,306	237
Business, Marketing, Entrepreneurship	21%	31,060	\$54,239	\$60,750	\$88,956	\$98,550	\$117,461	\$154,361	133
Engineering & Advanced Manufacturing	19%	7,270	\$59,365	\$62,919	\$89,673	\$92,488	\$107,746	\$130,046	251
Natural Resources & Outdoor Leadership	22%	15,690	\$52,906	\$55,886	\$78,126	\$82,020	\$96,083	\$115,357	151
Skilled Trades	31%	17,340	\$40,776	\$42,814	\$58,105	\$60,338	\$69,090	\$82,795	107

This research showed that Healthcare, Computer Science, Business-Marketing and Entrepreneurship, Advanced Manufacturing and Engineering and Natural Resources had the most consistency in access to a living wage, high demand for opportunities in careers, and high growth for the industry sector for the State, Region, and locally.

By the end of the year, a survey was conducted and rolled out to staff, students, parents, community partners and the community as a whole. The trends regarding which pathways were of interest were relatively similar across the different stakeholders that were surveyed and also showed alignment with the local needs and best potential employment opportunities.





Snowy Peaks

The Snowy Peaks program was discussed separately because of the initial findings regarding space adequacy. The school also currently occupies the section of the Middle School building that still has roof structure snow-load compliance issues. The desire of Snowy Peaks for more hands-on education was also a reason to initiate specific discussions regarding the opportunities to improve the facilities in which this program currently operates.

Despite recent investments in building systems and remodels in this part of the Middle School, the Snowy Peaks program still presents multiple adequacy and equity deficiencies. The following are program spaces that either lack adequate space or are missing:

- Staff workroom, planning space and lounge
- Gymnasium for P.E. - students use the hallway.
- Weight Room, dance, yoga.
- Assembly space.
- Student and staff changing rooms and showers.
- CTE or shops for hands-on education.
- Administration Offices.

The deficiencies laid out above were extensively discussed in the planning meetings and broad support to improve the current situation was expressed, including from the school board.

Family Resources

Late in 2023, Equity Department staff joined the planning committee to evaluate community and family needs. Superintendent Dr. Tony Byrd meets regularly with his Hispanic Advisory group, the "Familias Hispanas." These meetings and a family survey conducted in 2023, have identified the following community and family support needs:

Family support and Access including: housing assistance, Driver's License, Employment, Adult Education and access to community resources for food pantry, laundry and healthcare.

Student support and access including: after school play spaces, access to recreational activities, healthcare and mental health support and counseling.

Currently the planning committee continues to evaluate the facility implications of the above needs. Community partners like FIRC (Family and Intercultural Center) will be crucial in the implementation of new programs and possibly a new approach to the needs that have existed in the community for some time but haven't been comprehensively addressed.



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)
- 2022 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

Building conditions were reviewed by the Summit School District Facilities department team together with the Wold team. The condition of each facility was also independently reviewed for structural, mechanical, electrical, envelope, interior building components and site.

Educational Adequacy

This is a project category that developed from a facilities department list of wishes and wants together with interviews to each school principal early in 2023. Notable in this list of projects are restroom remodel at the Middle School and High School and other program deficiencies including dedicated cafeteria space at Breckenridge Elementary and Frisco Elementary. This list is in the process of being prioritized.

As the committee assessed the adequacy of every school, it was evident that Snowy Peaks High School was the school with the most missing program components. The school doesn't have adequate staff space and it lacks space for physical education and assembly. The school also desires to enhance their hands-on education but the space they currently occupy is very limiting. The planning committee is committed to



replacing this school and is considering the possibility of shared CTE space at the High School site.

Deficiency Budget and FCI

The District/Wold assessment team met to determine a new Facility Condition Index (FCI) calculation for each school. The FCI 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, FCIs were updated to accurately reflect improvements that the District has made with 2016 Bond funding, as well as new deficiencies not previously identified.

Utilization and Capacity

Building utilization diagrams show how each building was used during the 2021-2022 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 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.



This 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

ELEMENTARY CAPACITY

2 Classrooms x 22 Students/Classroom = 44 Student Capacity

CAPACITY CALCULATION: SAMPLE EXERCISE

SCIENCE	LANG. ARTS	MATH	MUSIC
.	.	.	.

MIDDLE 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*).

HIGH SCHOOL CAPACITY

4 Classrooms x 27 Students/Teaching Station = 108 Students

108 Students x 75% Efficiency Factor = 81 Student Capacity (*Middle School/High School facilities can typically be scheduled between 75 and 80% efficiency*).

CAPACITY CALCULATION ASSUMPTIONS

1. 2021-2022 capacity is based on current average utilization
2. Class Size Assumptions – (Not a Board Policy)
 - a. ES = 22 students per class
 - b. MS = 25 students per class
 - c. HS = 27 students per class

Section VII – Facilities Evaluation

BRECKENRIDGE ELEMENTARY SCHOOL

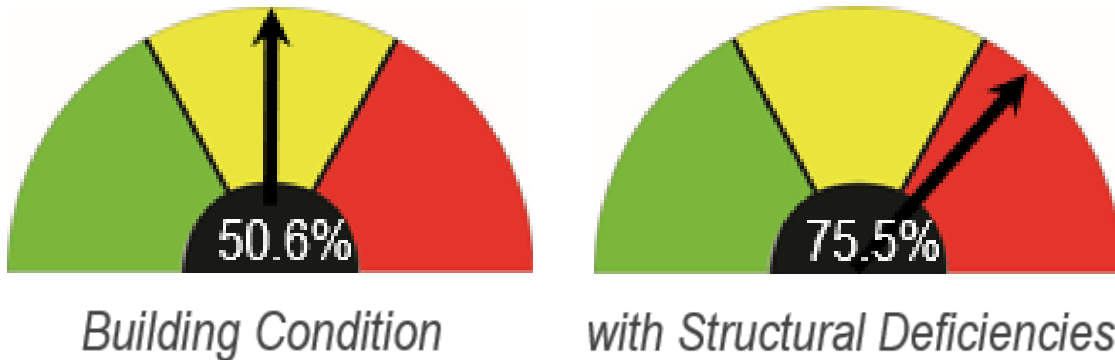
Address	312 S. Harris Street Breckenridge, Colorado 80424.
Grades Served	Grades K-5
Gross Square Footage	35,476 SF
Year Built	1972
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure.
Additions	Classrooms ('77), Gymnasium ('86), Entrance ('02)



Total Acreage: 5.78
Difficult to Develop: - 0.80
 Total Usable Acreage: 4.98

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



The building system deficiencies include but are not limited to:

- Ongoing monitoring and occasional removal of snow from roof due to limitations of roof structure design capacity; replace roof structure with a sloped roof
- Siding replacement and exterior paint
- Install fire sprinkler in entire building
- Asbestos Abatement
- Replace cabinet unit heaters in classrooms
- Carpet replacement

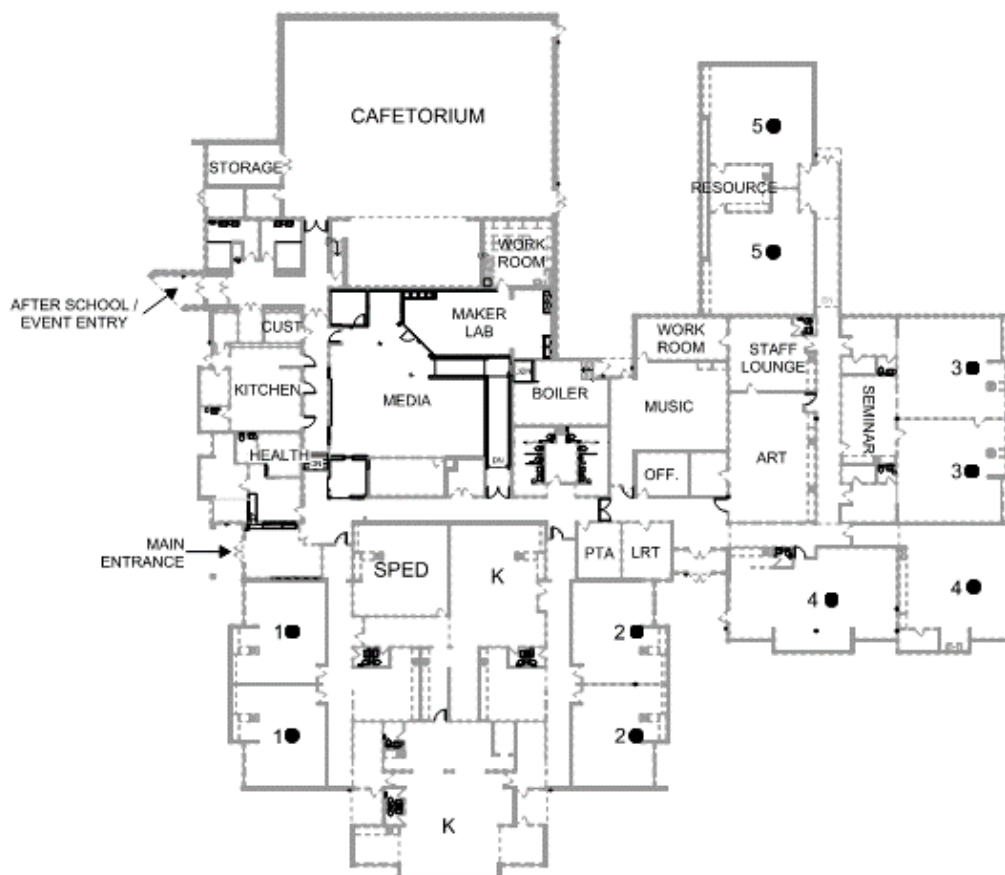
There are multiple deficiencies that affect the adequacy/programming of the building including:

- Classroom size inconsistency
- Need a dedicated cafeteria and larger upgraded kitchen
- Site security
- Parking capacity issues & pick-up/ drop-off problems
- Small front office
- Approximately 10 years of building's life expectancy

Breckenridge ES continues to be the highest FCI in the district 75.5% including structural deficiencies.

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for *Breckenridge Elementary School*



2022 K-5 Capacity

K Kindergarten: 2 x 22 = 44

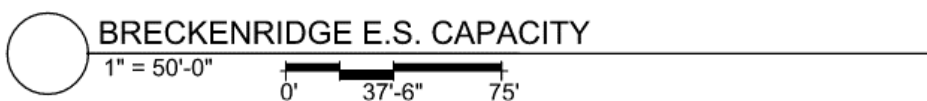
• Classrooms: 10 x 22 = 220

2022 K-5 Capacity: 264

2022 Oct. Enrollment: 200

PK 2022 Enrollment = 0

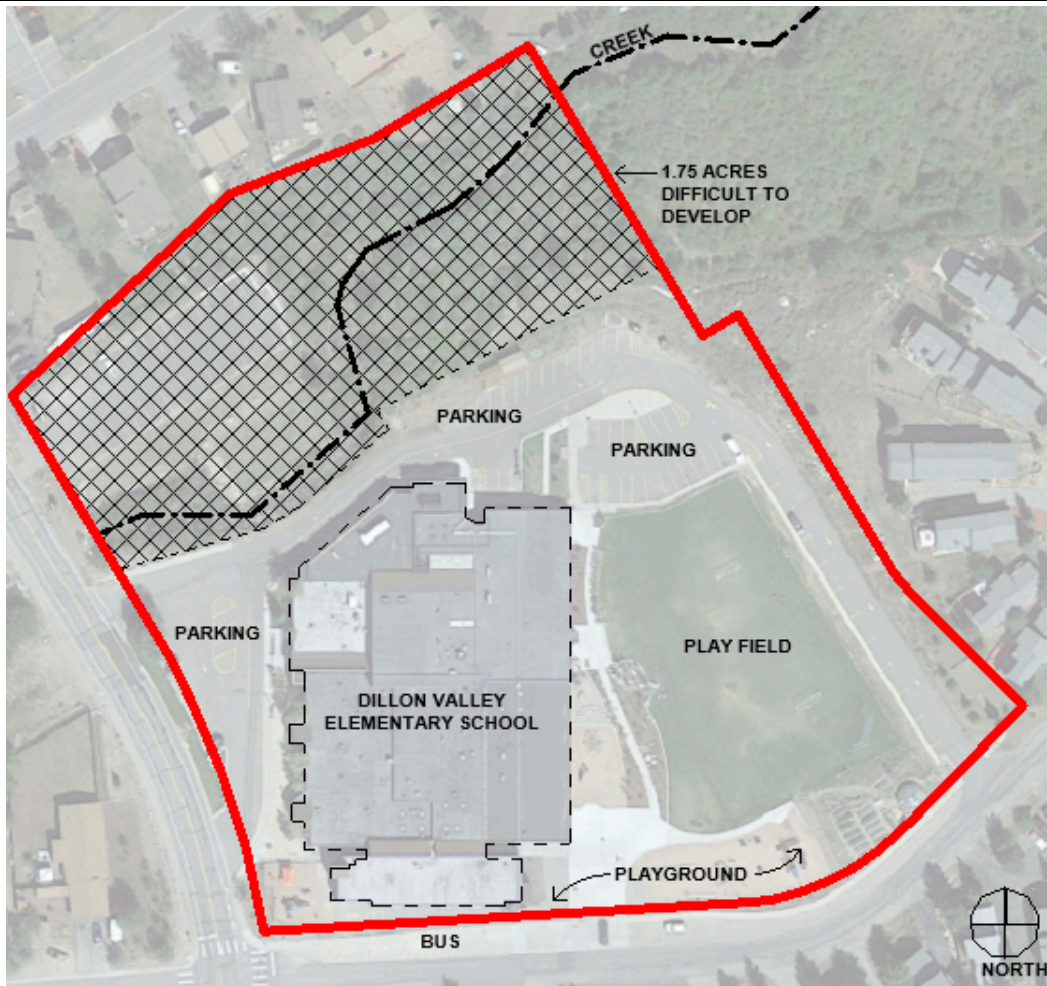
l:



Source: Wold AE

DILLON VALLEY ELEMENTARY SCHOOL

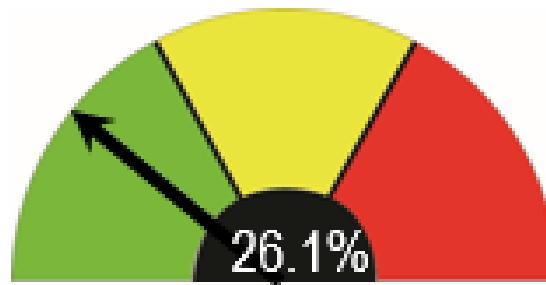
Address	108 Deer Path Road Dillon, Colorado 80435
Grades Served	Grades PK-5
Gross Square Footage	49,630 GSF
Year Built	1978
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure
Additions	Classrooms ('86), ('89), ('02), Locking Vestibule ('09), Cafeteria ('18)



Total Acreage:	11.34
Difficult to Develop:	- 0.00
Total Usable Acreage:	11.34

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



Building Condition

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

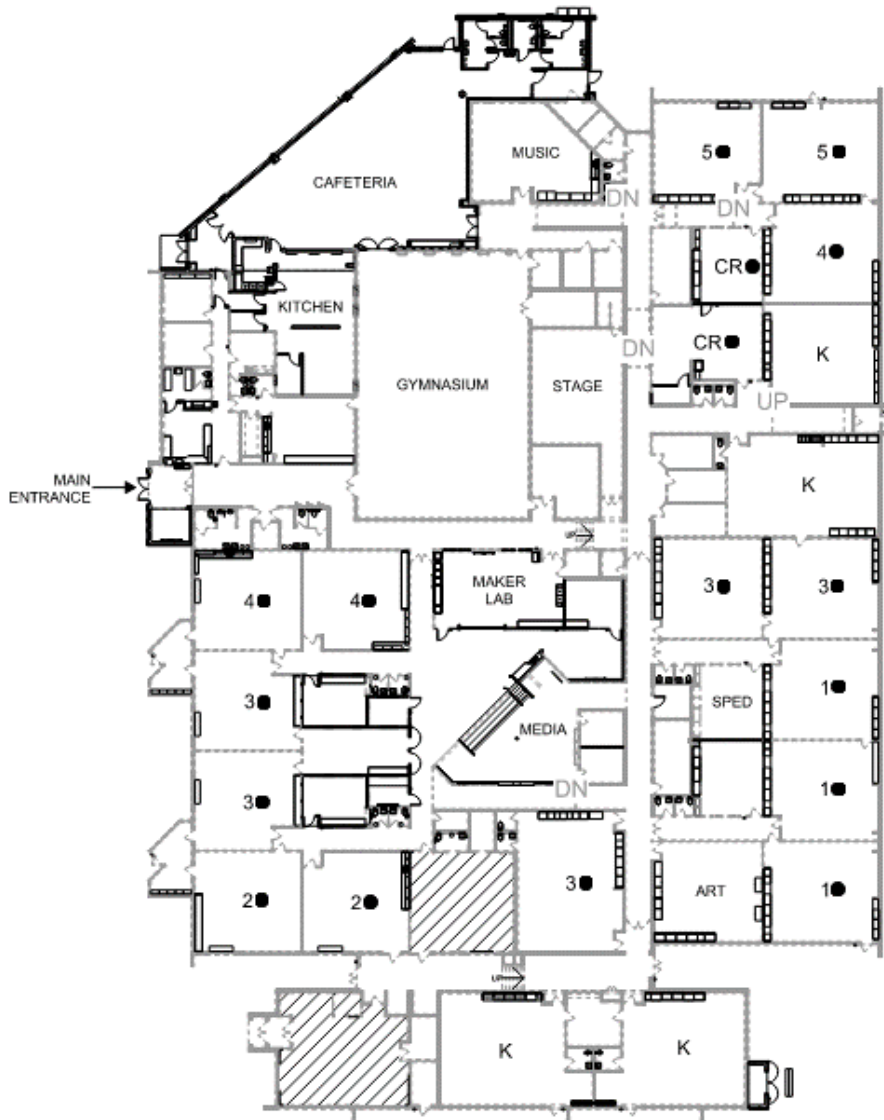
- Replace Gym door & hardware
- Site concrete and asphalt replacement
- Building siding replacement
- Install additional water bottle fillers
- Pre-K playground upgrades
- Replace gym/stage partition
- Clerestory window replacement
- Replace eight classroom reheat coils
- Replace parking lot lighting
- Upgrade some interior finishes – wallpaper removal and paint

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

- Create a staff work room
- Teachers' lounge finish upgrades

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity for *Dillon Valley Elementary School*:



- Excluded

PK 2022 Enrollment = 31

2022 K-5 Capacity

K Kindergarten: 4 x 22 = 88

● Classrooms: 17 x 22 = 374

2022 K-5 Capacity: 462

2022 Oct. Enrollment: 388

1

DILLON VALLEY E.S. CAPACITY

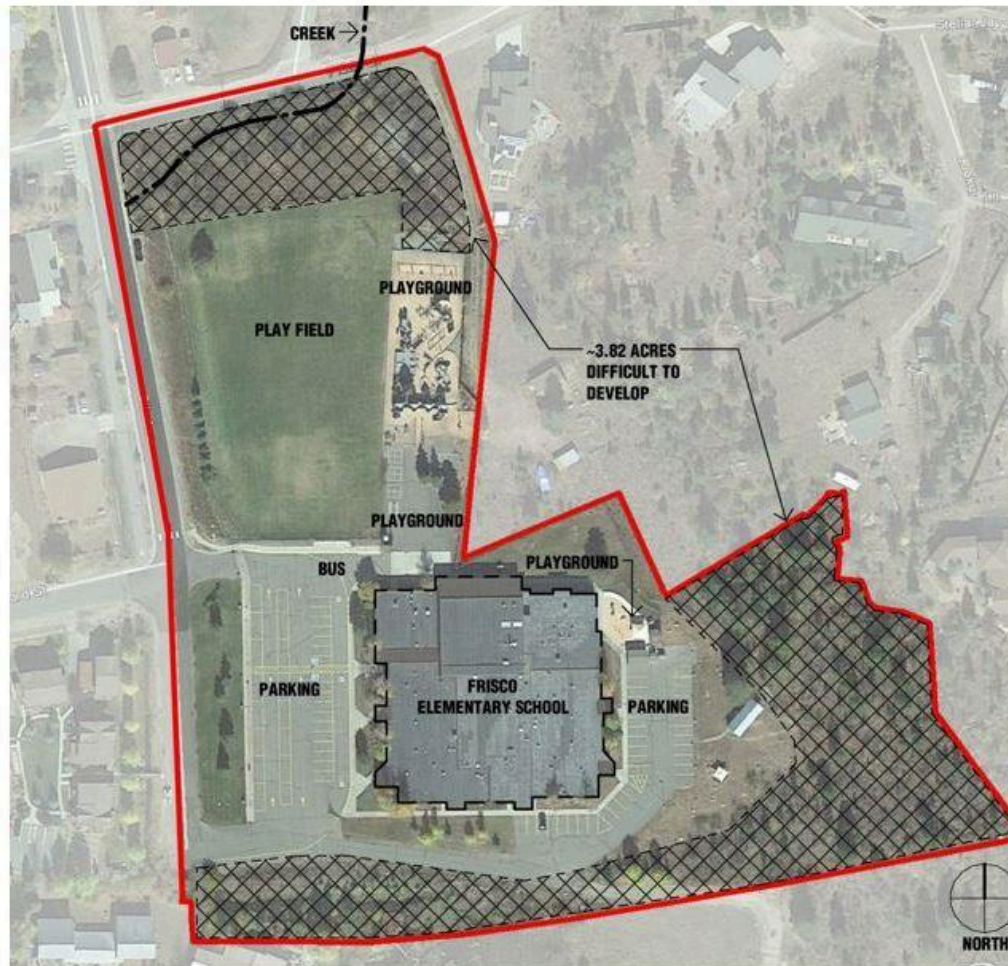
1" = 50'-0"

0 37'-6" 75'

Source: Wold AE

FRISCO ELEMENTARY SCHOOL

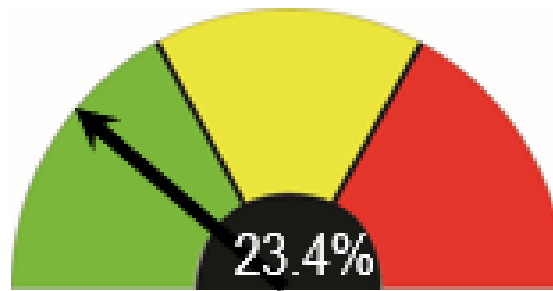
Address	800 E. 8 th Avenue Frisco, Colorado 80443
Grades Served	Grades PK-5
Gross Square Footage	40,177 GSF
Year Built	1978
Description of Construction	Concrete slab on grade and exterior vertical scored CMU. Wood glulam roof structure
Additions	Classrooms ('78) and ('05), Locking Vestibule ('08)



Total Acreage:	8.74
Difficult to Develop:	- 3.82
Total Usable Acreage:	4.92

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



Building Condition

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

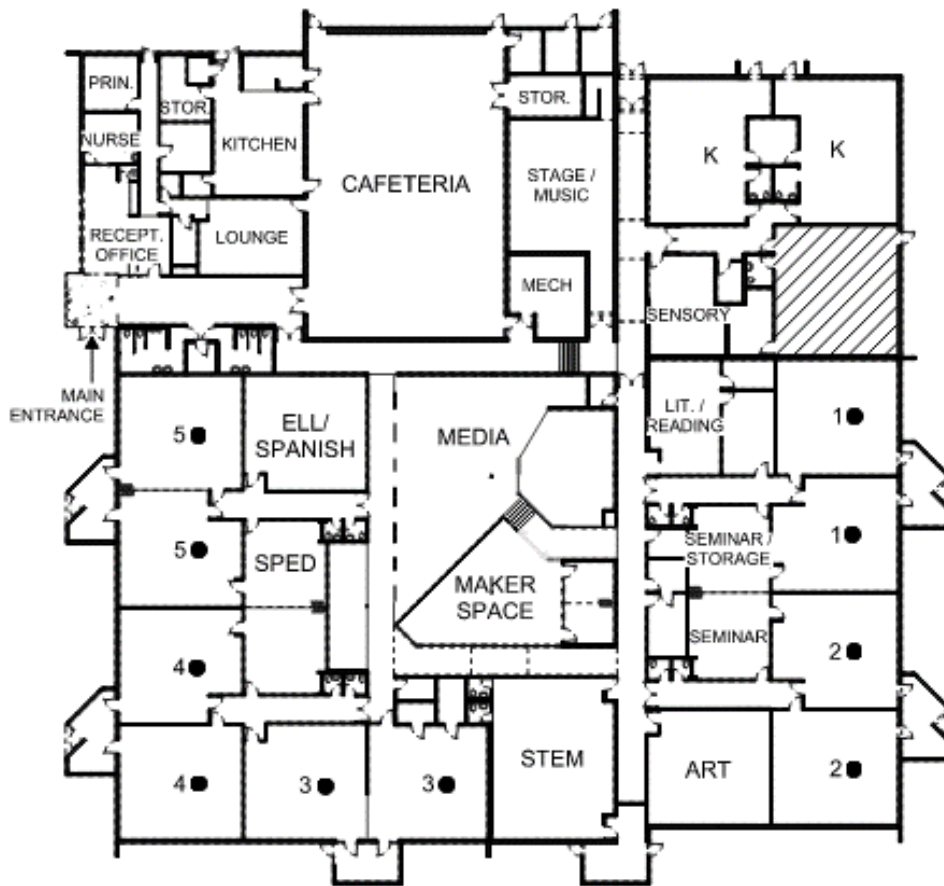
- Pre-K playground replacement
- Replace Gym/café partition
- Gym door hardware replacement
- Replace exterior ramp handrails
- Replace cafeteria tables
- Exterior siding replacement
- Site concrete and asphalt replacement
- Replacement select kitchen equipment
- Address internet connectivity issues

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

- Outdoor learning area
- Media small group rooms
- Remodel Teachers Lounge
- Build raised garden beds
- Needs a dedicated cafeteria space

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for *Frisco Elementary School*:



- Excluded

PK 2022 Enrollment = 15

2022 K-5 Capacity

K Kindergarten: 2 x 22 = 44

● Classrooms: 10 x 22 = 220

2022 K-5 Capacity: 264

2022 Oct. Enrollment: 217

1

FRISCO E.S. CAPACITY

1" = 50'-0"

0 37'-6" 75'

Source: Wold AE

SILVERTHORNE ELEMENTARY SCHOOL

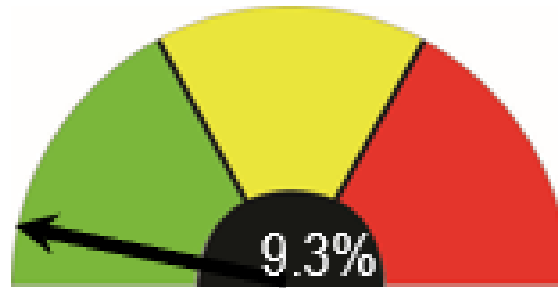
Address	101 Hamilton Creek Drive Silverthorne, CO 80498
Grades Served	Grades PK-5
Gross Square Footage	62,500 GSF
Year Built	2004
Description of Construction	Concrete slab on grade, brick and wood framing. Steel roof structure
Additions	Locking Vestibule ('09)



Total Acreage:	8.83
Difficult to Develop:	- 0.40
Total Usable Acreage:	8.43

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



Building Condition

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

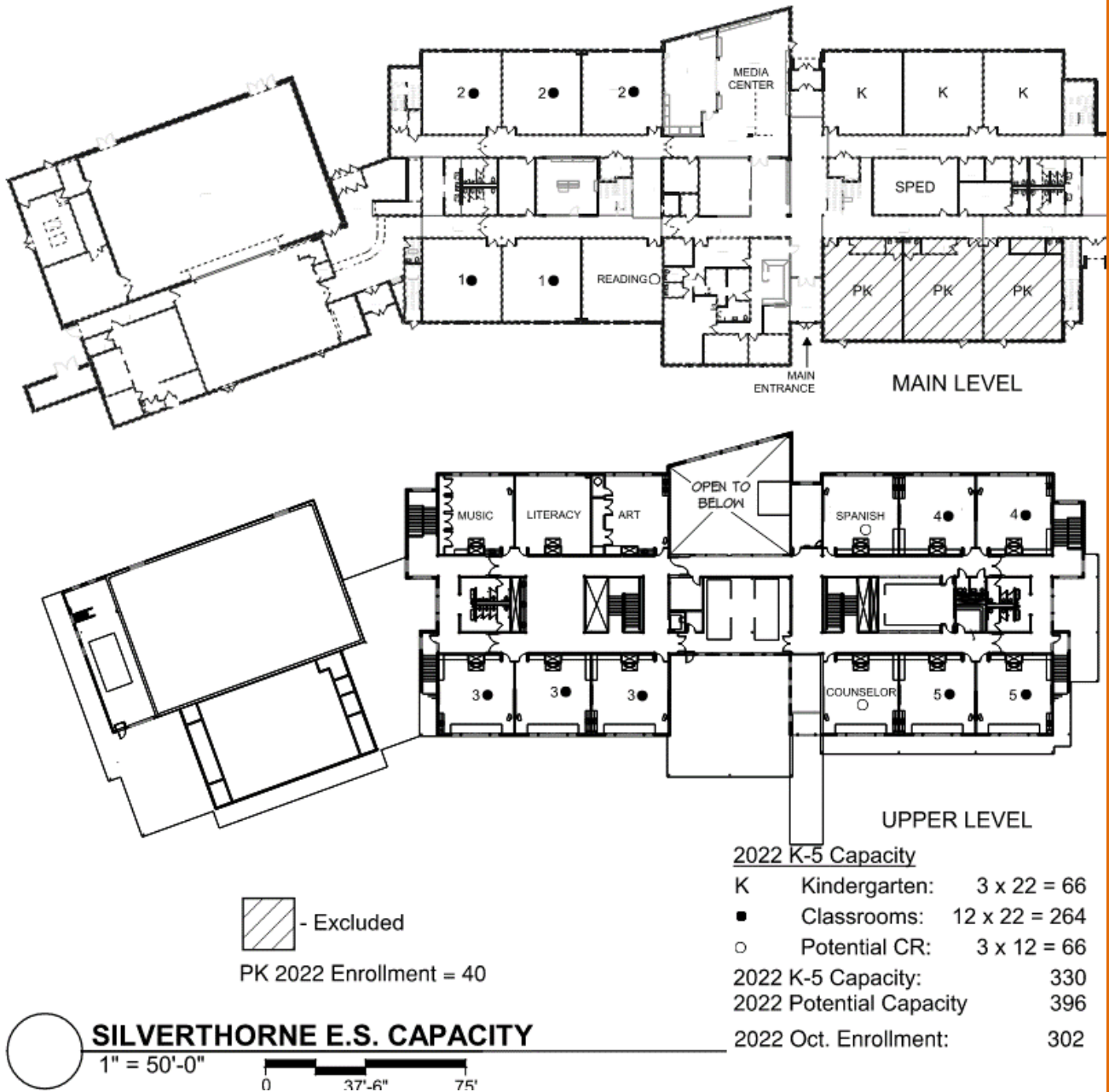
- Playground upgrades
- Replace Gym/café partition
- Re-paint Gym flooring
- Exterior siding replacement
- Site concrete and asphalt replacement
- Parking lot paving
- Install card-reader and camera at PK play exit
- Address internet connectivity issues
- Replacement select kitchen equipment
- Replace restroom group sinks

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

- Outdoor learning area
- Remodel Teachers Lounge

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for *Silverthorne Elementary School*:



Source: Wold AE

SUMMIT COVE ELEMENTARY SCHOOL

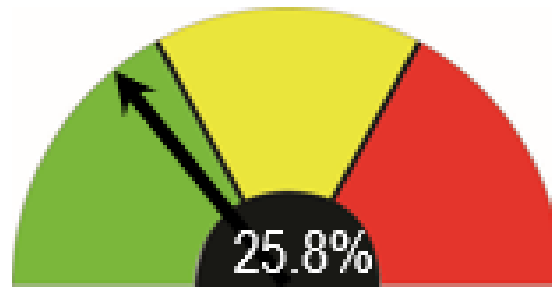
Address	727 Cove Boulevard Dillon, Colorado 80435
Grades Served	Grades PK-5
Gross Square Footage	52,500 SF
Year Built	1996
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer
Additions	Locking Vestibule ('09)



Total Acreage:	8.20
Difficult to Develop:	- 1.90
Total Usable Acreage:	6.30

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



Building Condition

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

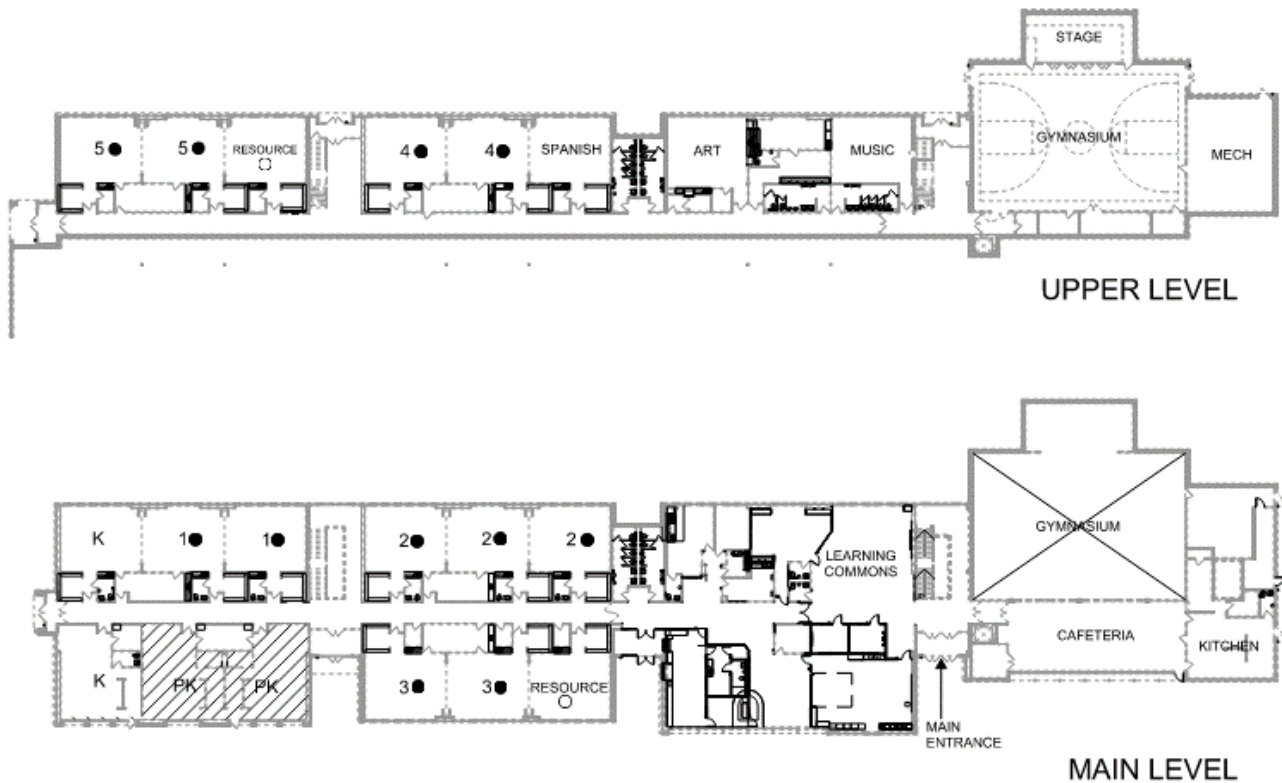
- Boiler replacement
- Site concrete and asphalt replacement
- ADA ramp replacement

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

- Playground equipment replacement and expansion
- Playground re-surfacing replacement

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

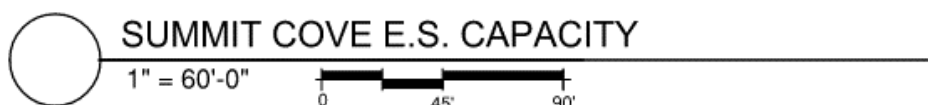
2022 Utilization/Capacity floor plan for *Summit Cove Elementary School*:



- Excluded
PK 2022 Enrollment = 28

2022 K-5 Capacity

K	Kindergarten:	2 x 22 = 44
●	Classrooms:	11 x 22 = 220
○	Potential CR:	2 x 22 = 44
2022 K-5 Capacity:		286
2022 Potential Capacity:		330
2022 Oct. Enrollment:		198



Source: Wold AE

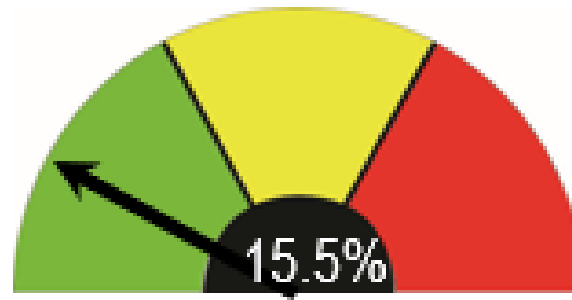
UPPER BLUE ELEMENTARY SCHOOL

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



Total Acreage: 11.34
 Difficult to Develop: - 0.00
 Total Usable Acreage: 11.34

Avail. For Potential Development: 0.00



Building Condition

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

- Boiler replacement
- Add plowable speed bump in drive lane
- Site concrete and asphalt replacement
- Replace select kitchen equipment
- Playground upgrades and expansion
- Build exterior storage shed
- Replace existing casework
- Address overheating in electrical rooms

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

- Remodel Teachers Lounge

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for *Upper Blue Elementary School*:



- Excluded

PK 2022 Enrollment = 38

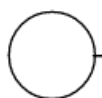
2022 K-5 Capacity

K	Kindergarten:	2 x 22 = 44
●	Classrooms:	12 x 22 = 264
○	Potential CR:	2 x 22 = 44

2022 K-5 Capacity: 308

2022 Potential Capacity: 352

2022 Oct. Enrollment: 199



UPPER BLUE E.S. CAPACITY

1" = 50'-0"

0 37'-6" 75'

SUMMIT MIDDLE SCHOOL / SNOWY PEAKS

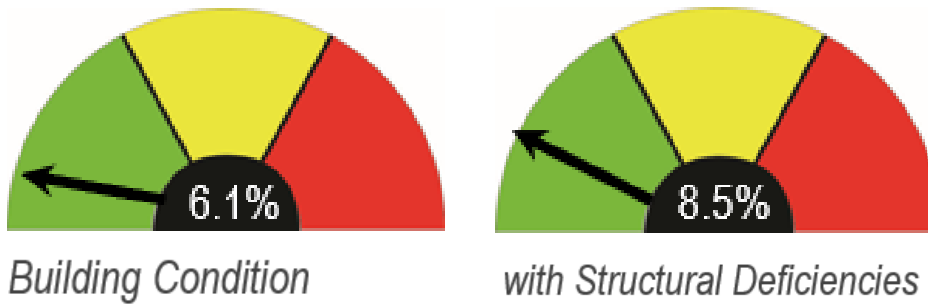
Address	158 School Road Frisco, Colorado 80443
Grades Served	Grades 6-8 / Grades 7-12
Gross Square Footage	205,740 GSF (MS- 185,568GSF SP – 20,172GSF)
Year Built	1963
Description of Construction	Concrete slab on grade, exterior masonry load bearing walls with brick veneer.
Additions	Auditorium ('72), Classrooms ('86), Grays & Torreys ('06), Classroom Additions ('17)



Total Acreage:	48.12
Difficult to Develop:	- 4.17
Total Usable Acreage:	43.95

Avail. For Potential Development: 0.00

Source: Wold/Google Earth



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

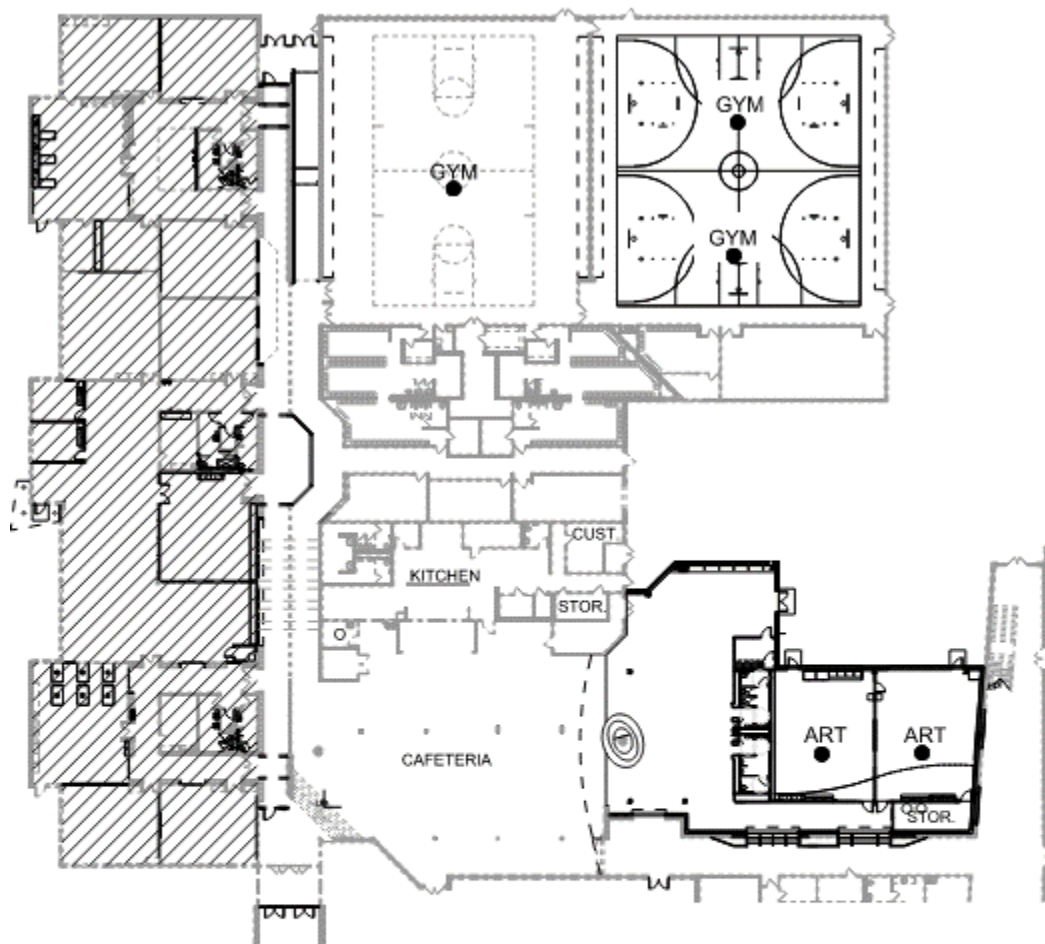
- Site concrete and asphalt replacement
- Add walls to sound proof ducting in Choir room
- Refinish west Gym floor and re-paint striping
- Replace Gym wall pads
- New food service cashiers station
- Replace select kitchen equipment
- Replace one air handling unit
- Address heating issues in Media Center & Art rooms
- Replace three boilers (two boilers are at critical level replacement)
- More snow melt needed at high traffic areas
- Expand camera coverage on east side of school
- Auditorium emergency lighting and PA systems upgrade

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

- Health Clinic remodel
- Restroom remodel
- Locker room remodel
- Address Snowy Peaks space inadequacies with a separate building

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for *Summit Middle School – First Floor*:



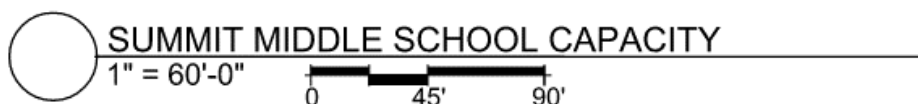
- Snowy Peaks Excluded

2022 6-8 Capacity

● Classrooms: $57 \times 25 = 1,425$
75% Efficiency $\times 0.75$

2022 6-8 Capacity: 1,069

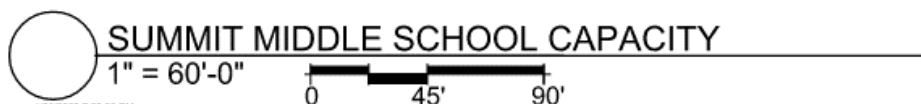
2022 Oct. Enrollment: 764



Source: Wold AE

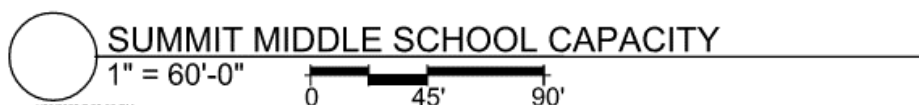
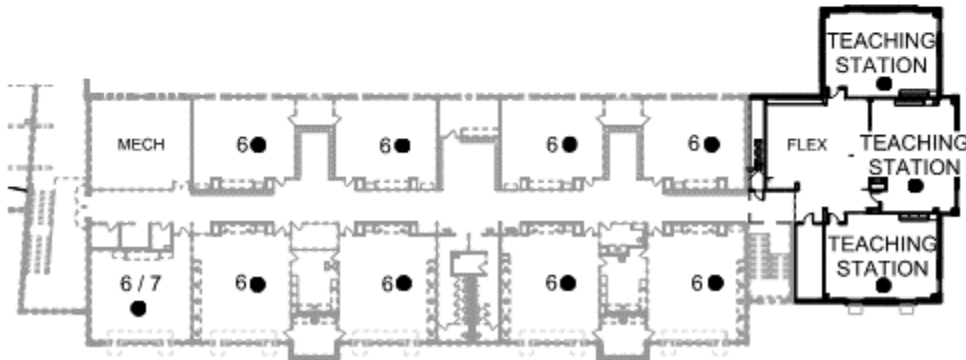
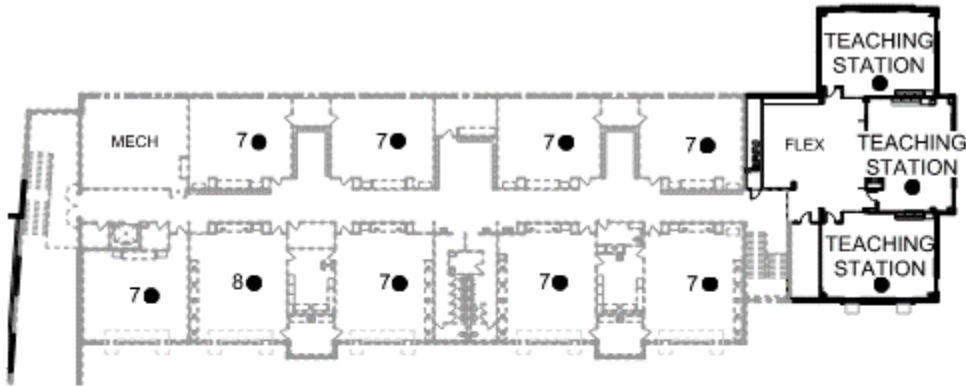


2022 Utilization/Capacity floor plan for *Summit Middle School – First Floor*:



Source: Wold AE

2022 Utilization/Capacity floor plan for *Summit Middle School – Second Floor*:



Source: Wold AE



SUMMIT HIGH SCHOOL

Address	16201 CO-09 Breckenridge, Colorado 80424
Grades Served	Grades 9-12
Gross Square Footage	233,998 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), Classroom & Gym Addition ('18)



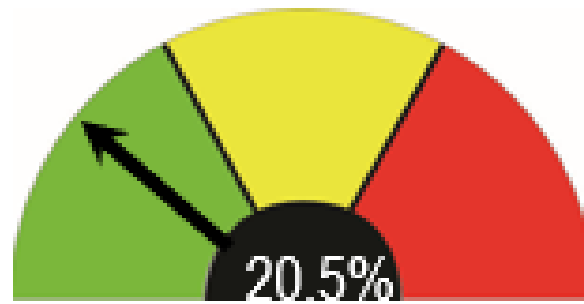
	EXISTING BUILDING
	DIFFICULT TO DEVELOP
	AVAILABLE FOR POTENTIAL DEVELOPMENT

Total Acreage:	44.05
Difficult to Develop:	- 17.54
Total Usable Acreage:	26.51

Avail. For Potential Development: 11.89

Source: Wold/Google Earth





Building Condition

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

- Site concrete and asphalt replacement
- Track asphalt replacement
- Replace jump pits
- Replace polycarbonate skylights
- Elevator upgrade
- Major pool overhaul
- Replace Gym audio system
- Culinary classroom appliance replacement and electrical upgrades
- Sound system & lighting upgrades
- Replace Stadium audio/PA system
- Restroom remodel
- Replace select kitchen equipment
- Replace BAS controls at Field House
- Replace boiler pumps
- Ski tech classroom ventilation upgrades
- Counseling HVAC upgrades
- Replace Auditorium smoke dampers
- Electrical upgrades
- Address internet connectivity issues

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

- Expand Field House to add locker rooms for visiting teams
- Restroom remodel
- Health Clinic addition and remodel
- Music studios in room 1157
- Locker room remodel

See Appendix for Summit School District 2024 Bond Projects (Deficiencies List) for more information.

2022 Utilization/Capacity floor plan for **Summit High School – Main Level Floor Plan, North:**



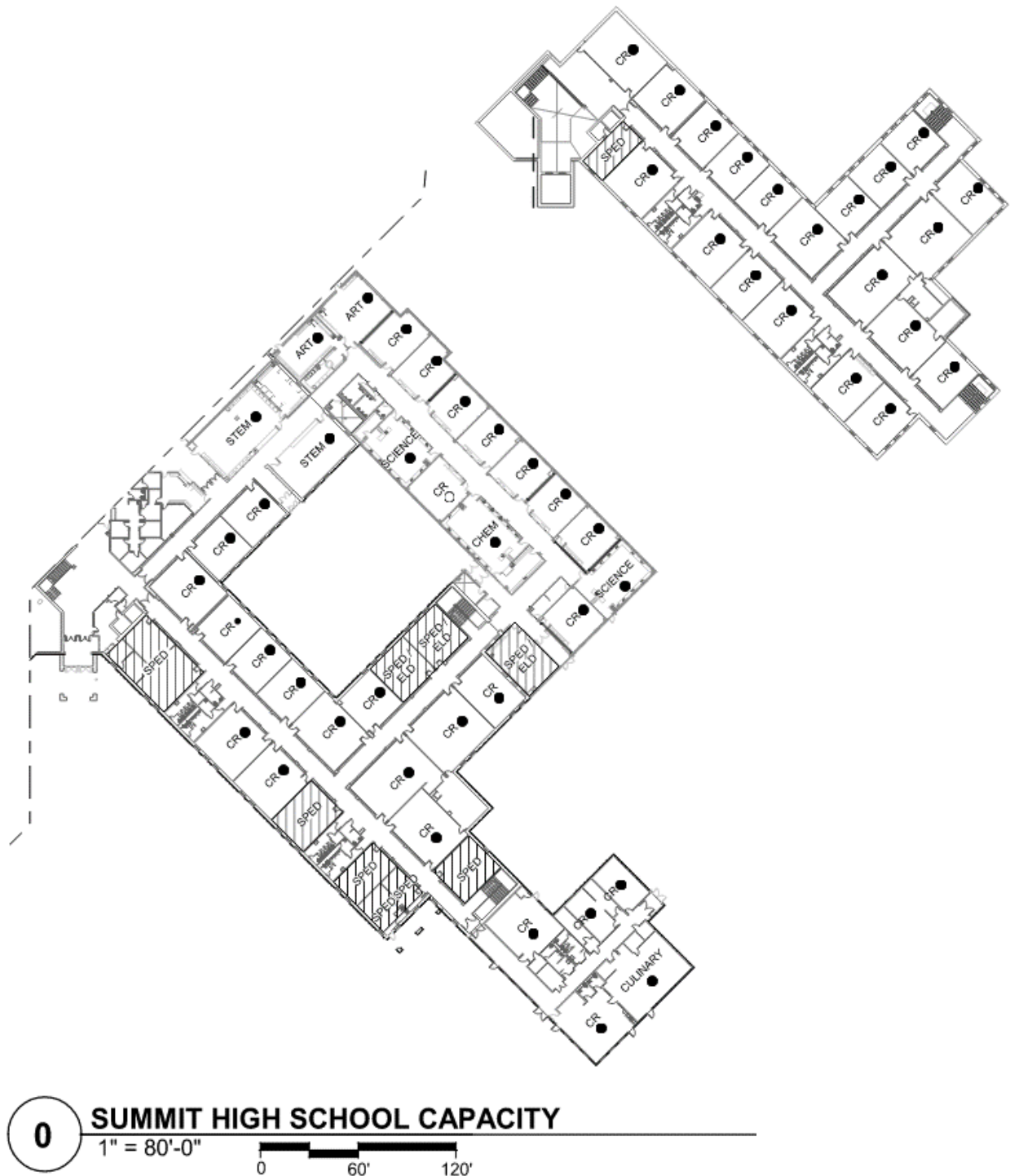
1 SUMMIT HIGH SCHOOL CAPACITY

1" = 80'-0"

0 60' 120'

Source: Wold AE

2022 Utilization/Capacity floor plan for *Summit High School – Main and Upper Level Floor Plan, South:*



Source: Wold AE

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 Usable Acreage:	10.02

Avail. For Potential Development: 10.02



MCCAIN (Location in Breckenridge, CO):



	EXISTING BUILDING
	DIFFICULT TO DEVELOP
	AVAILABLE FOR POTENTIAL DEVELOPMENT

Total Acreage:	10.00
Difficult to Develop:	- 0.00
Total Usable Acreage:	10.00

Avail. For Potential Development: 10.00

**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	K-12 Capacity Guideline	SF/Student	2022 Pre-K Enrollment	2022 K-12 Enrollment	Remainder
Breckenridge ES	35,467	264	134	0	200	64
Dillon Valley ES	49,630	462	107	31	388	74
Frisco ES	40,177	264	152	15	217	47
Silverthorne ES	62,500	396	158	40	302	94
Summit Cove ES	52,500	330	158	28	198	132
Upper Blue ES	50,000	352	142	38	199	153
Summit MS	185,568	1,069	144	0	764	305
Summit HS	233,998	1,417	165	0	1,132	285
Snowy Peaks	20,172	80	252	0	81	-1
District Total:	676,775	4,634	146	152	3,481	1,153

Source: Wold AE, Summit School District

Note, Pre-Kindergarten 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 15 children per classroom. There are currently a total of 10 Pre-K classrooms located at UBE, FRE, DVE, SCE and SVE.



Section IX - District-Wide Adequacy

Interviews included security, technology, food services staff. The following items were found to be the greatest district-wide needs:

- Secure vestibules at all schools - The summer of 2023, the last secure vestibule was constructed at Snowy Peaks.
- Security system upgrades and additional cameras.
- Select door hardware upgrades.
- Fiber assessment and nodes for all locations are needed for internet reliability.
- Network cabling replacement.
- Equipment (switches, etc.) replacements as needed
- Kitchen equipment upgrades are needed



PART 3 – Areas of Focus for Project Development

Section X - Facility Needs and 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, educational programming, adequacy and space needs. The key findings are described in this section.

Housing – The school district is committed to developing solutions for employee housing. Norris Design was recently hired to help develop a better understanding of the housing development possibilities at the McCain site, Silverthorne site and the High School site. The immediate need has been identified at approximately 100 housing units with approximately 70 more units needed by 2028.

Building Condition – Wold Architects and Engineers assessed every school building and documented building deficiencies. Together with the Facilities Department, a comprehensive list of potential projects was consolidated and prioritized following the school board's policy. The prioritization of projects will continue into the spring and it will be important to define the appropriate time and funding to implement such projects. It is important to mention that only two (2) Priority 1 projects were identified. This reflects the dedication of the Facilities Department in attending the most pressing building issues since the last bond investments.

With Breckenridge Elementary being the school with the highest FCI, the facilities committee has had many conversations regarding a path into the future. The district understands that Breck Elementary continues to be a viable school program and community and will be studying potential solutions to address the facility issues, including a full replacement and a full remodel.

Program and Adequacy – This is a project category that developed from a facilities department list of wishes and wants together with interviews to each school principal early in 2023. Notable in this list of projects are restroom remodels at the Middle School and High School and other program deficiencies including dedicated cafeteria space at Breckenridge Elementary and Frisco Elementary. This list is in the process of being prioritized.

As the committee assessed the adequacy of every school, it was evident that Snowy Peaks High School was the school with the most missing program components. The school doesn't have adequate staff space and it lacks space for physical education and assembly. The school also desires to enhance their hands-on education but the space they currently occupy is very limiting. The planning committee is committed to replacing this school and is considering the possibility of shared CTE space at the High School site.

Career and Technical Education – The planning committee is committed to supporting an initiative to enhance secondary education programs through CTE offerings. The High School is already offering CTE courses in diverse areas of study but in the second half of 2023, the district initiated a study to determine which career paths carried a local need and paid good wages. Subsequently a survey was developed to identify stakeholder support.



The work on Pathways will continue but at this stage, it is clear that the trending pathways are: Healthcare, Business/Mktg/Entrep, Computer Science, Adv Manuf and Eng., Skilled Trades, Natural Resources and Outdoor Education. Since some of these pathways are already offered at the High School, the next steps are to define location and possible co-location of the programs. Regarding facilities, it is clear that some specialized space will be needed.

If Snowy Peaks is determined to be replaced, the group has been considering the option of a shared CTE campus concept where some of the pathways could be located with the Snowy Peaks program and the others with the High School. This will need further study in the project development phase.

Family Services – At the end of 2023, a renewed need was presented to the planning committee related to student and family services. Some of these services already exist in the community but some don't. The district is currently studying in detail what spheres of service could be dealt with operationally and which may require a physical space either in existing buildings or in a new space. Community partners like FIRC will be instrumental in helping with this assessment.

In conclusion, the above project categories were identified throughout the planning process of this Master Planning update. The Wold team and FCI Construction assisted with cost estimating of the above needs and it is expected that the spring of 2024 will be the time to develop a specific package of projects to be presented to the school board for a possible 2024 bond election.

Section XI - Next Steps

The above project categories were identified throughout the planning process of this Master Planning update. The Wold team and FCI Construction assisted with cost estimating of the above needs and it is expected that the spring of 2024 will be the time to develop a specific package of projects to be presented to the school board for a possible November 2024 bond election.

Financial capacity will also need to be studied as project magnitude and costs are being studied. Todd Snidow, Managing Director of Public Finance with RBC Capital Markets has been engaged to help assess the tax impact and assist with finance models as the district determines which critical needs will need to be addressed.

Community Engagement

The Facilities Committee has briefly discussed the strategy for community meetings in the spring and early summer to first solicit input and then inform of the decisions made regarding the potential upcoming investments. The rollout of information will be planned with school district leadership and the Board of Education.



Development of Guiding Principles

Guiding Principles were developed in order to measure multiple options that would be considered. These principles were developed by the planning committee and evolved over the course of two years. The following are the final planning principles that will guide the reasoning for the proposed investments.

Facilities Planning - 2023 Guiding Principles

Summit School District is committed to creating and maintaining future-forward learning environments through innovation, inclusion, collaboration, and efficiency to support the evolving needs of our students, staff and community.

Summit School District will:

- ✓ Be good stewards of taxpayer dollars and continue to be fiscally responsible in maintaining schools and facilities.
- ✓ Commit to solutions that are culturally responsive and align with our community's demographics.
- ✓ Support the operational implications of facility decisions.
- ✓ Operate in an open and transparent manner as we continue to engage all stakeholders in planning and facility operations.
- ✓ Strive to maintain appropriate class sizes and plan for stable enrollment.
- ✓ Value inclusivity and safety for all students, staff, and families.
- ✓ Evaluate land assets for future district use, school building needs, programs, and staff housing.
- ✓ Continue to explore opportunities for land acquisition to meet district needs as required.

Student-centered Guiding Principles:

- Schools and district facilities will be welcoming, healthy, safe, and secure.
- Summit School District will continue to create engaging environments in alignment with the district's Strategic Plan Pathways and Graduate Profile to support:
 - Academic and personal success of every student;
 - Equity seeking systems;
 - Family and Community partnerships.
- Summit School District will continue to enhance spaces to support the physical and social-emotional health and well-being of students.
- Schools and district facilities will provide equitable infrastructure to ensure all students have access to multiple pathways of learning via current and future technology and modern learning environments.
- Schools and district facilities will provide guaranteed and viable programming that is equitable while recognizing each school's unique learning culture.
- Schools and district facilities will reflect the background and culture of students.



Staff-centered Guiding Principles:

- Summit School District will strive to attract and retain diverse and quality staff that reflects its community.
- Summit School District will consider the impact of facility investment on staffs' quality of life and their instructional environments.
- Summit School District will shape opportunities that provide attainable, cost-effective, and secure living solutions for employees.



Acknowledgements

Master Plan Committee Members

Dr. Tony Byrd, Superintendent of Schools
Kara Drake, Summit SD Chief Financial Officer
Woody Bates, Summit SD Facilities Manager
Todd Kirkendall, Summit SD Frisco Elementary Principal
Ned Esber, Summit SD Facilities
Ann-Mari Westerhoff, Summit SD Breckenridge Elementary Principal
Brandon Smith, Summit SD Director of Emergency Prep, Safety , and Transportation
Doug Blake, Summit SD SHS Principal
Jim Smith, Summit SD Snowy Peaks Principal
Laura Cotsapas, Summit SD
Mikki Grebetz, Summit SD
Lana Huizar, Summit SD
Bill Gilmore, Summit SD
Chris Guarino, Summit Board of Education Member

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Role: Assessment and Coordination. Ph. 303.928.8800

Kerri Stewart, Wold Architects and Engineers
Role: Assessment and Coordination. Ph. 303.928.8800

Cody Knoblock, Wold Architects and Engineers
Role: Assessment, Cost Estimating and Coordination. Ph. 303.928.8800

Separate Planning Efforts informing this Master Plan:

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Sarah Brown McClain, Western Spaces, LLC
Role: Housing Needs Assessment Ph. 970.275.3154

Kate Berg, AICP, Norris Design
Role: Housing Master Planning. Ph. 970.368.7068

Megan Testin, Norris Design
Role: Housing Master Planning. Ph. 970.368.7068

Acknowledgements



Appendix

1. Summit School District Housing Needs Assessment September 2023
2. Summit School District Enrollment Projections Dated: 3/8/2022
3. Summit School District 2024 Bond Projects (Deficiencies List)
4. Master Plan Meeting Minutes