hord | coplan | macht

Date: October 08, 2025
Time: 6:00 p.m. to 8:00 p.m.

# Summit School District Master Planning Committee Meeting Record - 01

Location: Summit School District Professional Development Building

**Attendees:**

| | | |
|---|---|---|
| Tony Byrd | Summit School District | Superintendent |
| Matt Porta | Hord Coplan Macht | Principal (Architect) |
| Lyn Eller | Hord Coplan Macht | Principal (Architect) |
| Chad Novak | Treaner | Principal (Architect) |
| Patrick Johnson | Treaner | Principal (Architect) |
| Colleen Kaneda | Dynamic Program Management | Principal (Owner's Rep) |
| Tyler Adams | Summit School District | Director of Facilities |
| Ann Mari Westerhoff | Breckenridge Elementary | Principal |
| Ned Esber | Summit School District | Maintenance Manager |
| Lorna Wolf | Summit School District | Teacher |
| Julie Johnson | Summit Cove Elementary | Principal |
| Steve Gerard | Breckenridge Town Council | Council Member |
| Marika Page | Breckenridge Town Council | Council Member |
| Stan Katz | Summit SD Finance Committee | |
| Whitney Horner | Summit Cove Elementary | Parent |
| Tyson Horner | Summit Cove Elementary | Parent |
| Kim Dyer | | Retired Counselor |
| Lisa Webster | Summit School District Board | Vice President |
| Laura Cotsapas | Summit School District | Chief Transformation Officer |
| Doug Blake | Summit High School | Co-Principal |
| Kristin Sposato | Summit High School | Early Childhood Coordinator |
| Ellen Clark | Summit School District | Special Education Coordinator |
| Kendra Carpenter | Dillon Valley Elementary | Principal |
| Anna Howden | Summit High School | Parent and CTE Teacher |
| Stephen Schiel | | Former Superintendent |
| Joanna Snyder | | Teacher |
| Jessica Graft | SCEA | |

| | | |
|---|---|---|
| Annie Moss | Silverthorne Elementary | Co-President PTA |
| Leslie Herman | Summit Cove Elementary | Parent |
| Neil Stoltz | | Parent |
| Naomi McMann | Summit Middle School | Attendance Secretary |
| Lindsey Kummer | Summit Cove Elementary | Parent |
| Nathaniel Thomas | Summit Cove Elementary | Parent |
| Kelli Fox | | Parent |
| Chris Guarino | Summit School District Board | Member |
| Kara Drake | Summit School District | Chief Financial Officer |
| Kerstin Anderson | Summit School District | Director of Communications |
| Lynn Ryckman | Vail Resorts | |
| Jamilee Coen | | Parent |

**Introduction:**

Tony Byrd kicked off the meeting, thanking everyone for their time and commitment to the school district and asked the professionals from Dynamic Program Management, Hord Coplan Macht and Treaner to introduce themselves.

These introductions were followed by having everyone in attendance introduce themselves and share what they hoped to contribute to this effort. The following is summary of the responses to that question.

- Here for the kids.
- Financial responsibility.
- Share their stakeholder perspective, whether that is as a parent, a teacher, community member, or administrator.
- Help set the District up for future success.

**Why are We Here?:**

Lyn presented the tasks the master planning committee will be taking on and reiterated the need to have a broad view and be looking at the District has a whole.



## Time Line and Process

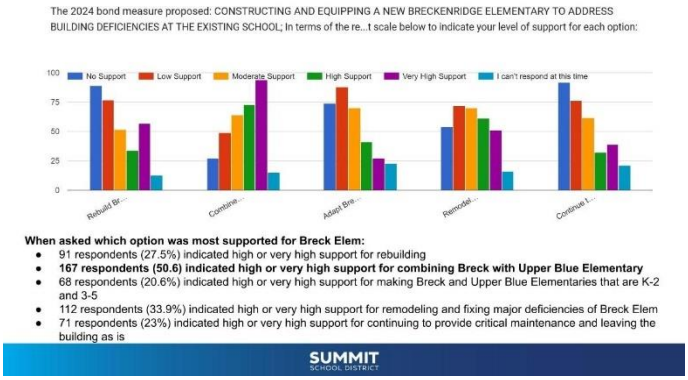
Lyn summarized the overall time line and process and highlighted the work that has been completed or in progress since last November's bond election.

- District completed post bond polling.
- HCM completed physical assessments of each school.
- Lyn spent half a day at each school to meet with teachers, staff and leadership.
- Input gathered from school district departments.

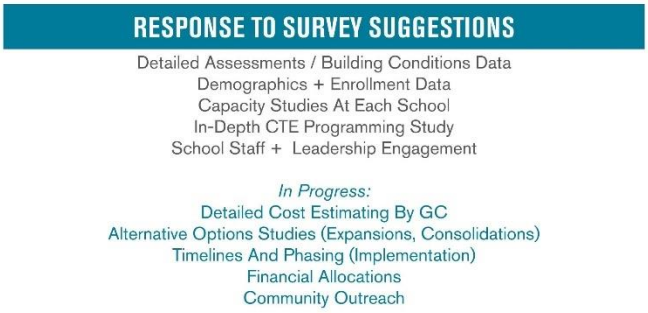



## Background Information

Lyn shared some data from December 2024 polling completed by the School District.



The feedback from the survey has shaped the next steps the District has taken or is in process of taking.




## Summit High School – Programmatic Development

Patrick Johnson provided the work completed by Treanor related to their work with the programming development and verification with the High School and CTE programs.




Raising the bar for CTE programming and opportunities is very important statewide.

Based on the perspective that the last bond was too big, Treanor took another look at how the goals of the District's pathways could fit in the existing high school and what new space is needed. A new program was developed that was smaller in total square footage as compared to the 2024 bond program.

**Question:** What was the programmed square footage in the last bond?

**Answer:** The 2024 bond included new additions totaling between 22,000 and 30,000 square feet as well as 5,000 square feet of interior renovation of existing space.

Conceptual fit study plans were presented to show how this new program could fit within the school and school site.

Paired with the programming piece there is also the need for additional staff to teach these pathways. This new program would require 3.65 FTE to teach these programs.

**Question:** Are these new positions are would these be filled with current staff.

**Answer:** Doug Blake, co-principal of the Summit High School, provided a perspective on what a Pathway program means for Summit High School and the District. It is critical that core content and career pathways are working in tandem.

**Question:** What happens when kids join new programs, what happens to the classes or programs they are not taking.

**Answer:** Doug provided a perspective that school is tailoring classes to assure students are maximizing opportunities with class offerings and to allow for concurrent enrollment

**Demographics Overview**

Lyn provided a summary of the study that was completed Western Demographics.

ENROLLMENT FORECAST

| | Year | (PK-5) | (6-8) | (9-12) | (PK-12) |
|---|---|---|---|---|---|
| 2017 | SY17_18 | 1806 | 801 | 985 | 3592 |
| | SY18_19 | 1745 | 818 | 1014 | 3577 |
| | SY19_20 | 1724 | 848 | 1010 | 3582 |
| | SY20_21 | 1606 | 823 | 1025 | 3454 |
| | SY21_22 | 1671 | 844 | 1105 | 3620 |
| | SY22_23 | 1656 | 784 | 1193 | 3633 |
| | SY23_24 | 1612 | 777 | 1183 | 3572 |
| | SY24_25 | 1597 | 759 | 1119 | 3475 |
| 2025 | SY25_26 | 1640 | 715 | 1094 | 3449 |
| | SY26_27 | 1624 | 711 | 1046 | 3381 |
| | SY27_28 | 1581 | 744 | 1012 | 3337 |
| | SY28_29 | 1596 | 762 | 969 | 3326 |
| | SY29_30 | 1610 | 736 | 966 | 3311 |
| | SY30_31 | 1637 | 676 | 981 | 3294 |
| | SY31_32 | 1622 | 700 | 970 | 3292 |
| 2032 | SY32_33 | 1621 | 709 | 987 | 3316 |

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- Summary: Enrollment District Wide is Declining.

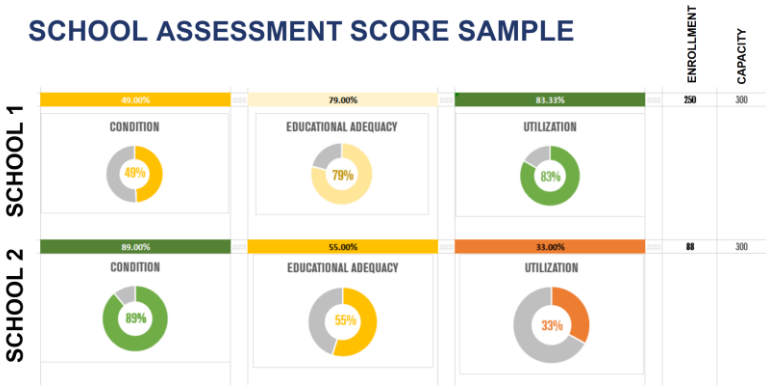
**Question:** Can the demographic methodology be shared.

**Answer:** HCM to reach out to Shannon Bingham to get a summary on methodology.

## School Facility Conditions

Lyn presented a summary of the facility assessments for each school. The assessments take into account three distinct categories.

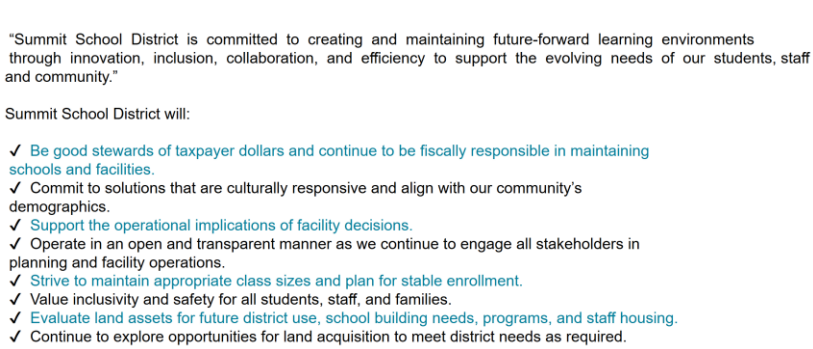
1. Physical condition of the school; which is based on physical assessments completed by HCM paired with data from the CDE assessments.
2. Educational adequacy; which is based on a combination of site walks completed by HCM and meetings between HCM and school administration, teachers, and staff.
3. Utilization; which is the simple mathematic equation of current enrollment divided by capacity.




One elementary school theme from teachers was the struggle they have with the cubby/mudroom area being hard to supervise and is space that cannot be easily used for education.

## Guiding Principles

Principles presented were part of the last master plan.



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.

Task: At each table, discuss what would you Add, Change, or Remove?

Summary of Conversation:

- Land acquisition likely not a priority.
- Maintain class sizes appropriate to enrollment.
- First item is important, need to be able to be both good stewards and demonstrate.
- Maybe add to first point, responsible budgeting and adequate financial reserves.
- Need to communicate better what CTE means and what it can offer students
- Strive to maintain… Focus on what is best for students and staff versus class size.
- Understand current land assets and what value they can provide the District.
- Better understanding and communication of the current financial landscape.
- First check mark is critical.
- How do we build trust? You know last year you asked for $200, now you are asking for less, defend it.
- Communicate impact of declining enrollment to operations.
- Being transparent on what operational expenses are and what a reduction explicitly means?
- Add: Specific input from families impacted by potential changes at schools.
- Define time frames / bookends and time frames for the plan.

Next Steps: HCM to propose revised guiding principles to the committee at the next meeting based on the feedback from today.

## Prioritization of Facility Improvement Categories

The next exercise, everyone was asked to prioritize the facility improvement categories utilizing a QR code and a Menti poll.




### Results:




## Next Steps

Next Meeting 2 = November 12th

- Detail information on the assessments.
- Discussion on potential consolidation.

## Questions / Open Discussion

**Question:** Can the conditions assessments be shared?
**Answer:** Yes, the assessments are still in progress, but when completed, will be part of the master plan deliverable and available to the public.

**Question:** What is the relationship of building conditions to the overall lifespan of the building?
**Answer:** The assessments are based on each building system and the life span of those systems and not necessarily able to consolidate into a single building lifespan.

**Question:** Is there an existing spreadsheet of the building system lifespans?
**Answer:** The district does maintain a planned maintenance report and the facility assessment does include expected lifespans for building systems.

**Question:** If you could not complete both additions at the High School in phase I, what is the impact to the CTE programming?
**Answer:** It reiterates the importance of prioritizing CTE programming by the District to assure the most needed programs can be part of the first phase of construction.

**Question:** How can the District make sure CTE programs will continue to be relevant?
**Response:**

- Importance of flexible spaces.
- Focus on the profile of a learner to have graduates that are critical thinkers.
- Need to feel good about the investments into the programs.

Other comments by the committee:

- This committee is here to make a recommendation to the board.
- Presentations will be posted on the District Web Site.

These meeting notes were prepared by Hord Coplan Macht, Inc for the purpose of recording the information covered during this meeting. Should anyone object to any statement or interpretation contained herein, please inform Hord Coplan Macht, Inc. within seven days or the meeting notes shall stand as written.



Issued by Matt Porta