

Summit School District
Master Plan 2025-26

PLANNING COMMITTEE 02

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NOVEMBER 12, 2025



AGENDA

01 **Last Time We Met:** Guiding Principles

02 **Elementary Schools :** Facility Conditions Update

03 **Elementary Schools :** Adequacy + Program Needs

04 **Small Group Discussion 1:** Elementary School Needs

05 **Why Consolidate?** Considerations

06 **Small Group Discussion 2:** Consolidation Criteria / Priority

07 **Consolidation Options**

08 **Q+A / Next Steps**

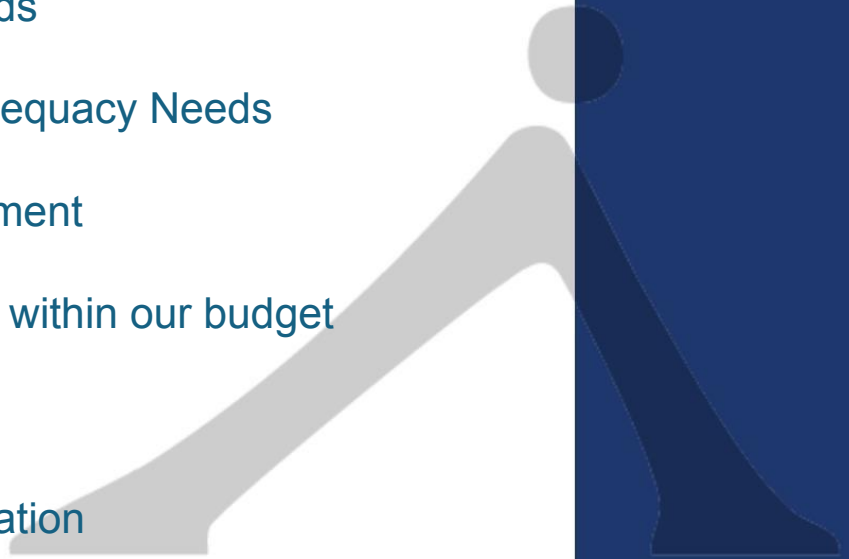


LAST TIME

WHY ARE WE HERE?:

Planning Committee Tasks

- Address School Facility Physical Needs
- Address Educational Program and Adequacy Needs
- Consider Options for Declining Enrollment
- Advise on Priorities / Timeline to work within our budget
- 30,000 foot perspective
- Be A Community Liaison - Communication



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GUIDING PRINCIPLES : Revised

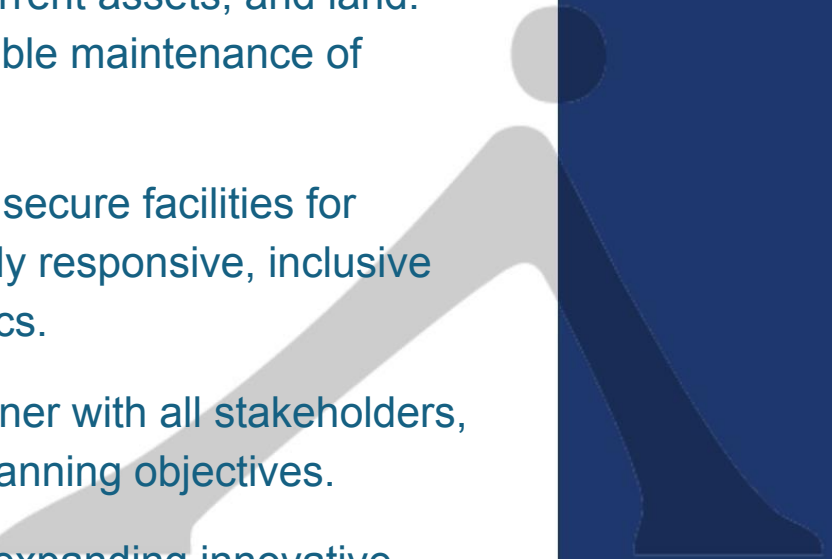
✔ Create the best educational environment for students and staff while maintaining class sizes appropriate to enrollment.

✔ Be good stewards of taxpayer dollars, current assets, and land. Demonstrate fiscal responsibility in sustainable maintenance of schools and facilities.

✔ Commit to solutions that create safe and secure facilities for students, staff and families; that are culturally responsive, inclusive and align with our community's demographics.

✔ Operate in an open and transparent manner with all stakeholders, establishing short- and long-range facility planning objectives.

✔ Support opportunities for *all* students by expanding innovative learning environments including future-ready pathways.



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GUIDING PRINCIPLES : Revised

Comments?



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FACILITY CONDITIONS UPDATE

ELEMENTARY SCHOOLS

Elementary School Composite Grades



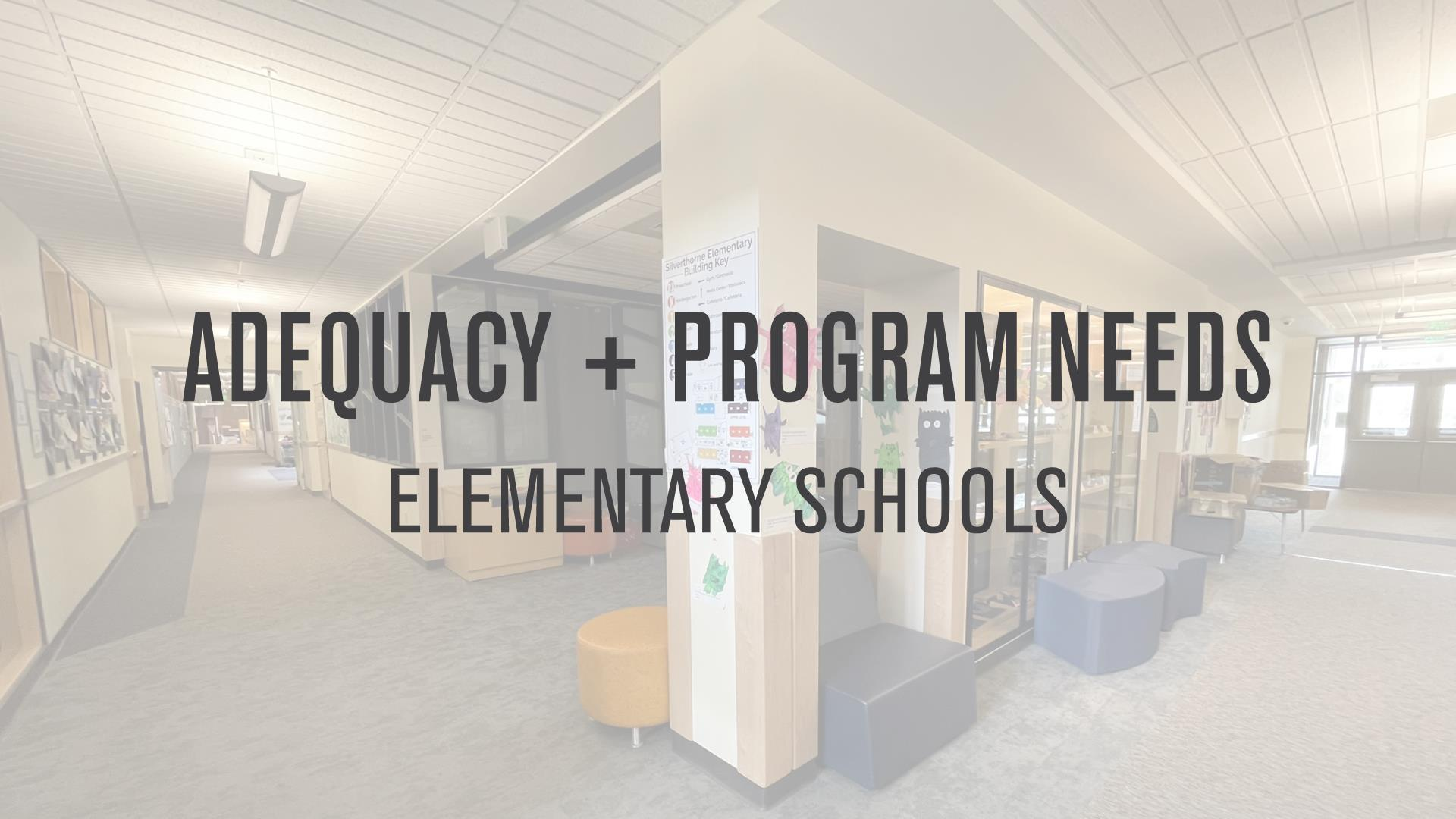
1 FACILITY (SILVERTHORNE ES)

4 FACILITIES (FES, DVES, UBES, SCES)

0 FACILITIES

0 FACILITIES

1 FACILITY (BRECKENRIDGE ES)



ADEQUACY + PROGRAM NEEDS

ELEMENTARY SCHOOLS

Safety and Security Recommendations

- ✔ Add safety bollards to separate traffic from pedestrian main entries
- ✔ Increase security camera coverage
- ✔ Update access controls
- ✔ Security Alarm - Alerts for doors ajar
- ✔ PA System repair / replacement
- ✔Complete site fencing at all schools and controlled access
- ✔Replace older exterior doors
- ✔Site traffic / striping / sign improvements
- ✔**Other Needs?**



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Elementary School Adequacy Needs

- ✔Safety and Security
- ✔Adequate Cafeterias and Kitchens
- ✔Stage / Sound Systems for Presentations and Performances
- ✔Playgrounds
- ✔”Through-line”: K12 Pathways
- ✔Technology: Both infrastructure and Instructional technology
- ✔**Other Needs?**



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SMALL GROUP DISCUSSION 1

ELEMENTARY SCHOOL NEEDS

For a potential bond election,

- Which Adequacy / Program Improvements would you include or remove?
- What Improvements would voters support?
- What questions do you have?

Group Spokesman- Report out to Committee



WHY CONSOLIDATE?

CONSIDERATIONS

CONSIDERATIONS FOR SCHOOL CONSOLIDATION

- Declining Enrollment
- Ideal Elementary School Size
- Financial Savings
- Facility Conditions
- Cross-Boundary Attendance



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TIMEFRAMES

- Solutions Requiring Construction:

  No Sooner than **Fall 2028**

- Solutions without Construction:

  As Soon As **Fall 2026**



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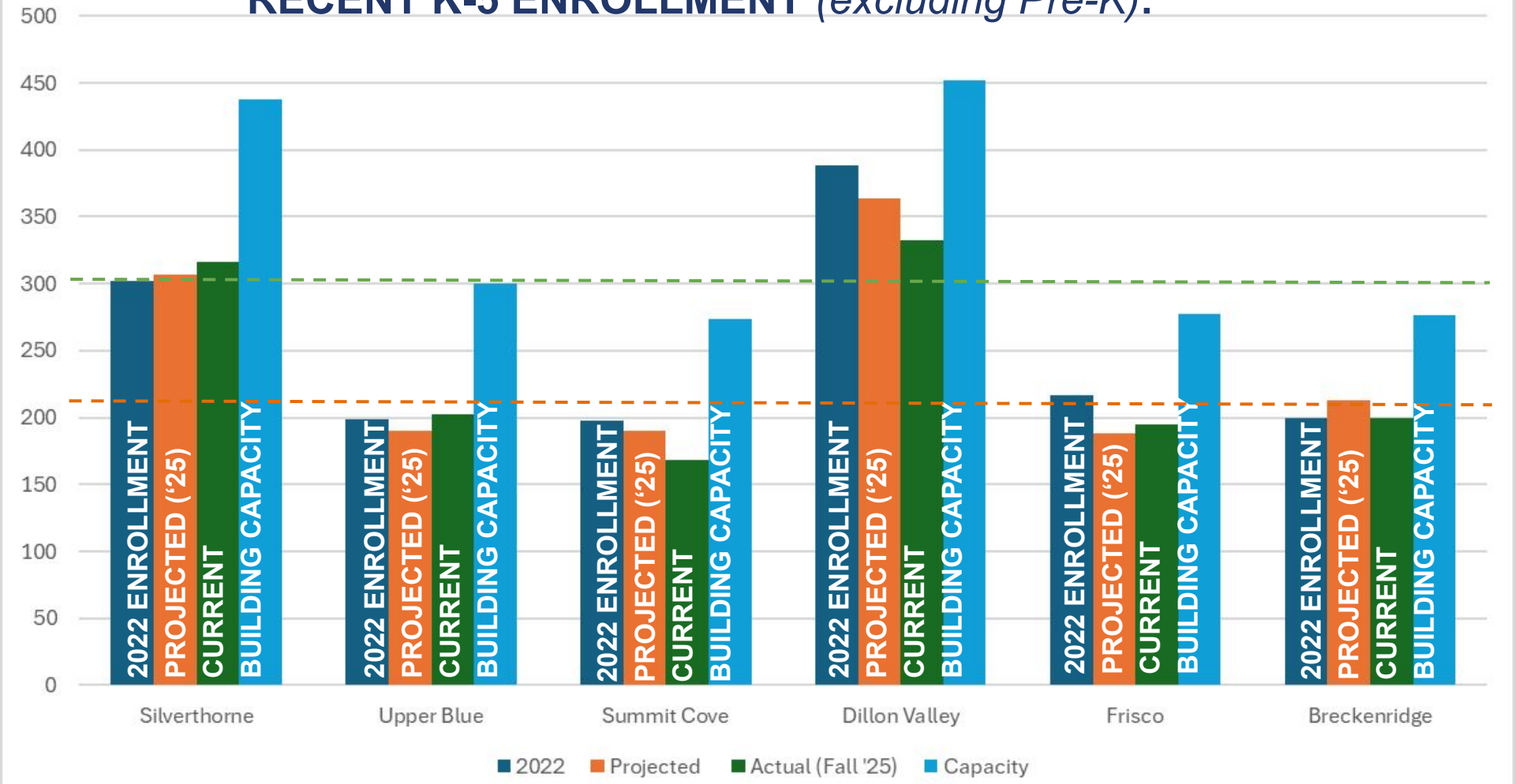
DECLINING ENROLLMENT



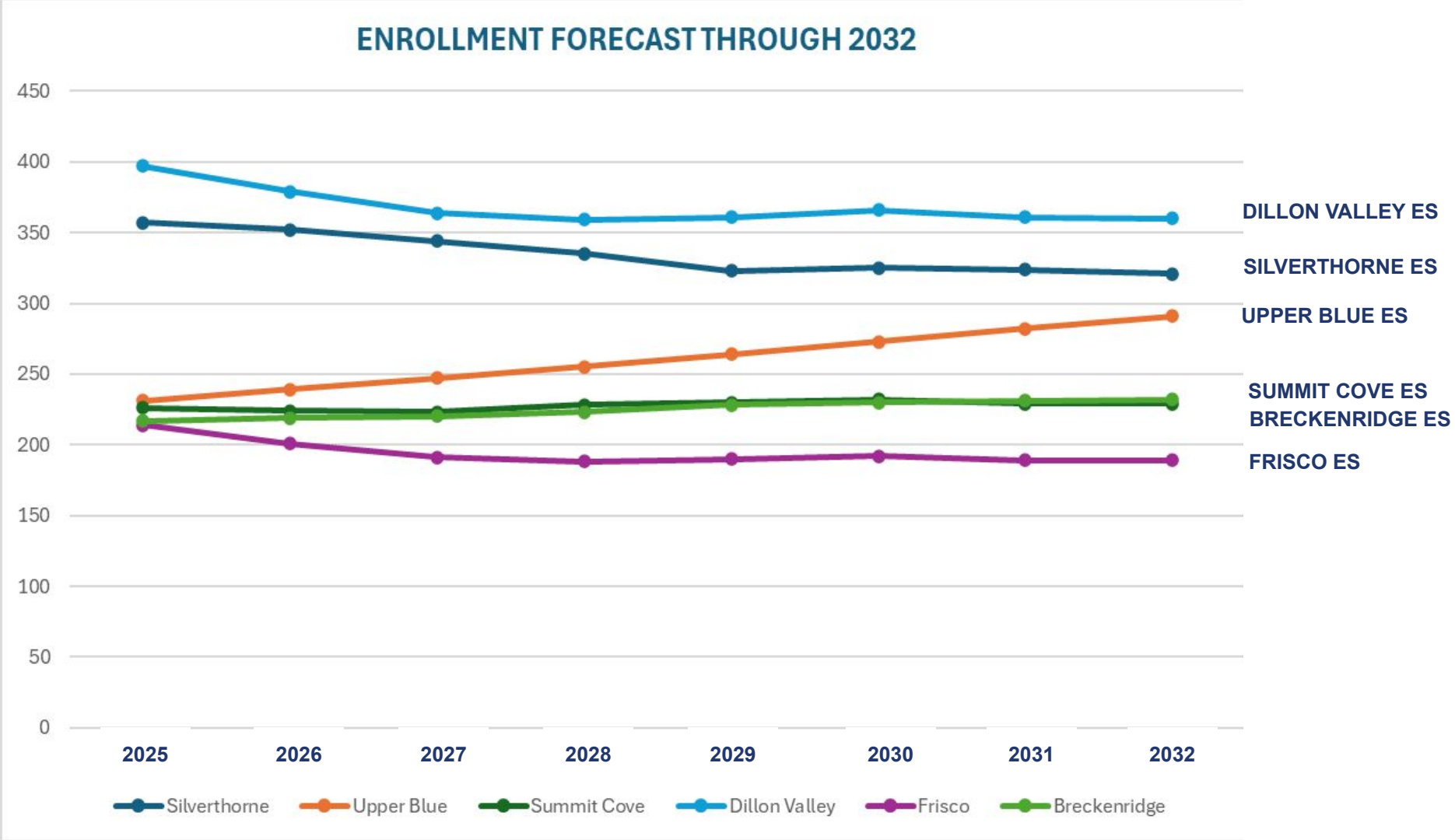
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RECENT K-5 ENROLLMENT *(excluding Pre-K)*:



ENROLLMENT FORECAST THROUGH 2032



IDEAL ELEMENTARY SCHOOL SIZE



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Why We Are Considering Consolidation

Our commitment: Every child deserves access to excellent teachers, specialists, and programs—not just students in our largest schools

Current reality: Some of our elementary schools serve 168-200 students, while others serve more. This creates unequal opportunities for kids

The question we're grappling with: How do we ensure every school can offer the depth of support our students need?

Why School Size Matters

An elementary school needs 207 to 300 students to operate sustainably with the current funding model, but these two numbers represent very different financial situations.

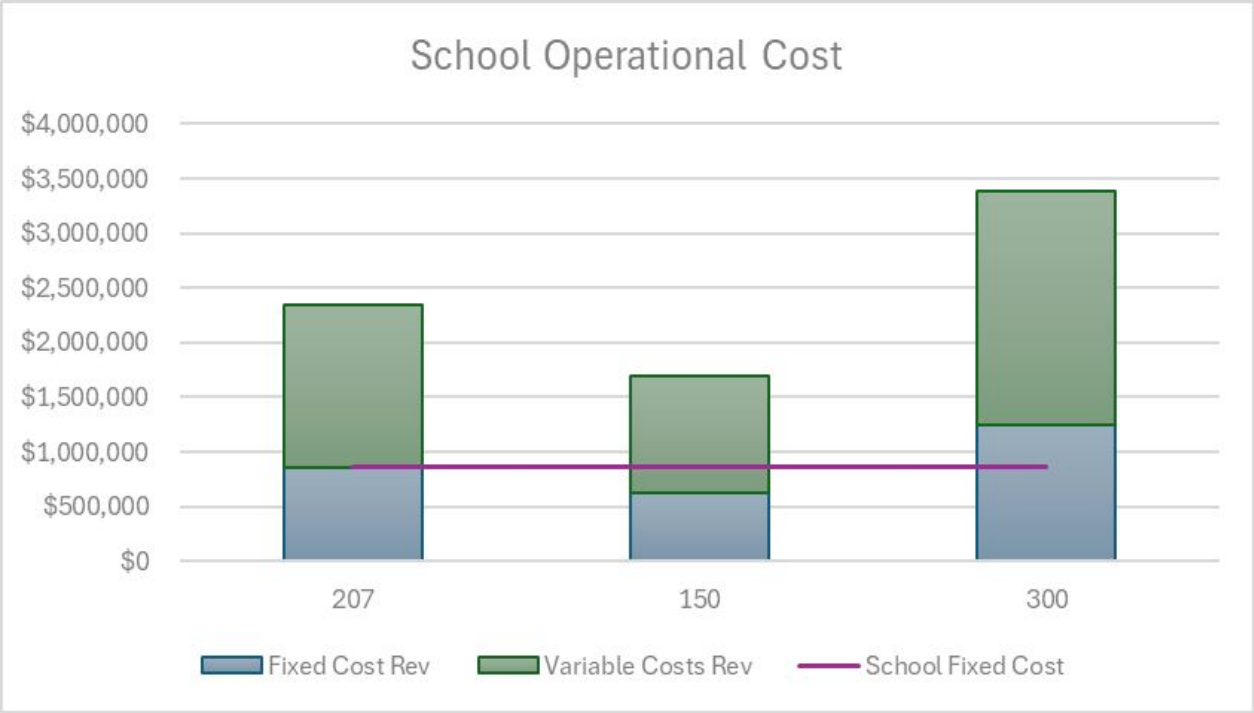
At 207 students, the school barely breaks even. It can only survive by relying heavily on the larger district to share services and administrative expenses.

At 300 students, the school operates more comfortably. It generates a small surplus that allows for emergency expenses and specialized programs.

Bottom line: 207 students is the survival minimum; 300 students is the healthy operating minimum.

The difference? At larger enrollment, we stop spending all our resources on overhead and can invest in instruction.

Hidden Opportunity



Every school needs a principal, an administrative assistant, utilities, building maintenance, regardless of size

At 207 or fewer students, those fixed costs eat up most of the budget

At 300+ students, we spread those costs and free up resources for specialists, interventionists, and programs

What Students Gain: A Vision for 300+ Student Schools

3.5 Additional FTE = Enhanced Programs for Every Student

All Students Potentially Gain:

- Full-time building-based specialists (art, music, library)
- Teachers specializing in core content areas
- Robust library and technology resources

Students Needing Extra Support Could Have:

- Reading intervention: Intensive small-group instruction with manageable caseloads
- Multilingual learners and Special education: Co-teaching models keeping students in core instruction

Bottom Line: 300 students unlocks the staffing capacity to serve every child well—not just students in our largest schools.

FINANCIAL SAVINGS



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School Fixed Cost Analysis

School Totals	Average
Principal	169,690.67
Admin Asst	72,830.00
Fam Liaison	11,126.40
Counselor	113,143.67
Health Clinic	28,521.33
Custodial	152,252.67
Bld Inst Lead	115,681.15
Perm Sub	51,187.00
Tech Support Para	23,374.50
Library Para	31,964.33
Utilities (60% savings)	48,678.80
Maintenance/Cust Supplies	44,822.00
	863,272.51
Additional Transp. (2 drivers)	147,531.98
Net Savings	***715,740.53***

Potential Operational Savings from school closure

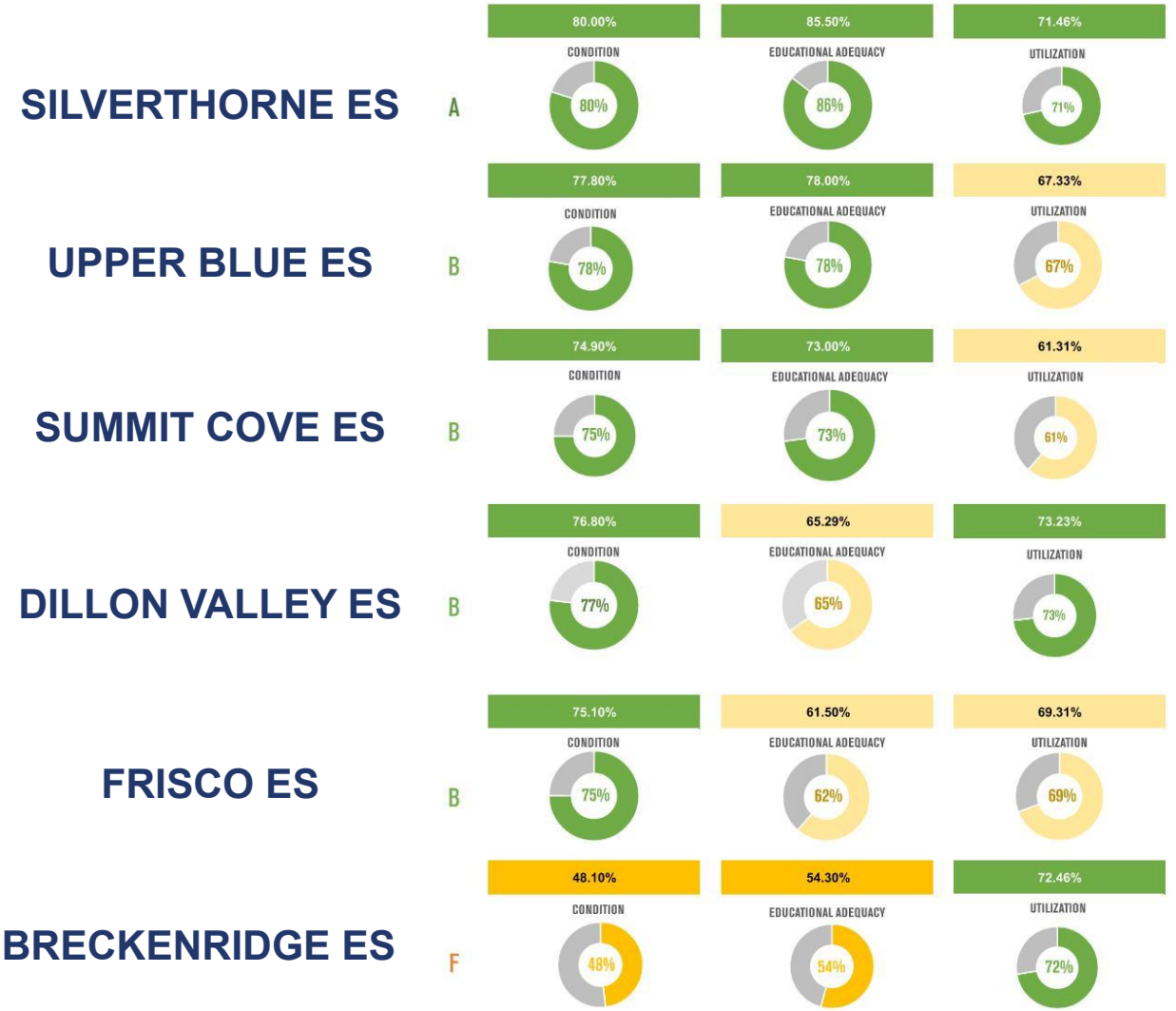
FACILITY CONDITIONS



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DISTRICT ELEMENTARY SCHOOL ASSESSMENTS



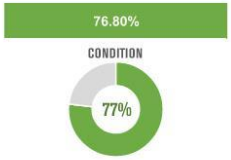
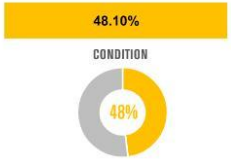
Estimated Deferred Maintenance Cost Summary
(Priorities 1, 2 & 3)

District Wide

School Level	Priorities 1 & 2 0-5 Years	Priority 3 5-15+ Years
Elementaries (6)	$29,210,000	$151,500,000
Middle School	$4,200,000	$13,500,000
High Schools (2)	$9,900,000	$97,100,000
Subtotal	$43,310,000	$262,100,000
TOTAL	**$305,410,000**	

All costs are shown in 2025 dollars

Estimated Deferred Maintenance Costs
(Priorities 1 & 2)

SILVERTHORNE ES	A		$100,000
UPPER BLUE ES	B		$10,000
SUMMIT COVE ES	B		$400,000
DILLON VALLEY ES	B		$0
FRISCO ES	B		$3,300,000
BRECKENRIDGE ES	F		$25,400,000

All costs are shown in 2025 dollars

CROSS-BOUNDARY ATTENDANCE



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Out of Boundary Attendance

	School Attending						Total in	% Attending
School of Residence	BRE	FRE	DVE	SCE	SVE	UBE	**Residence**	**in Residence**
BRE	163	7	21			25	**216**	75.5%
FRE	1	124	12		4	4	**145**	85.5%
DVE		13	205	9	15	4	**246**	83.3%
SCE	1	6	39	169	9	3	**227**	74.4%
SVE	6	58	48	17	320	10	**459**	69.7%
UBE	20	8	27			168	**223**	75.3%
Out of District	9	6	7	3	11	22	**58**	
Total Enrollment	**200**	**222**	**359**	**198**	**359**	**236**	**1,574**	
In Boundary	163	124	205	169	320	168	**1,149**	
Out of Boundary	28	92	147	26	28	46	**367**	
Out of District	9	6	7	3	11	22	**58**	
Total	**200**	**222**	**359**	**198**	**359**	**236**	**1,574**	
In Boundary	81.5%	55.9%	57.1%	85.4%	89.1%	71.2%	**73.0%**	
Out of Boundary	14.0%	41.4%	40.9%	13.1%	7.8%	19.5%	**23.3%**	
Out of District	4.5%	2.7%	1.9%	1.5%	3.1%	9.3%	**3.7%**	
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	

Note: Data as of 10/1/2025



SMALL GROUP DISCUSSION 2

CONSOLIDATION CRITERIA / PRIORITY

What other consolidation criteria should we consider?

- ☐ Declining Enrollment
- ☐ Ideal Elementary School Size
- ☐ Financial Savings
- ☐ Facility Conditions
- ☐ Cross-Boundary Attendance / Location
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

What is the relative importance (weight) of each?

- Rate **1** (low) through **5** (high)


CONSOLIDATION OPTIONS

CLOSE BRECKENRIDGE ELEMENTARY

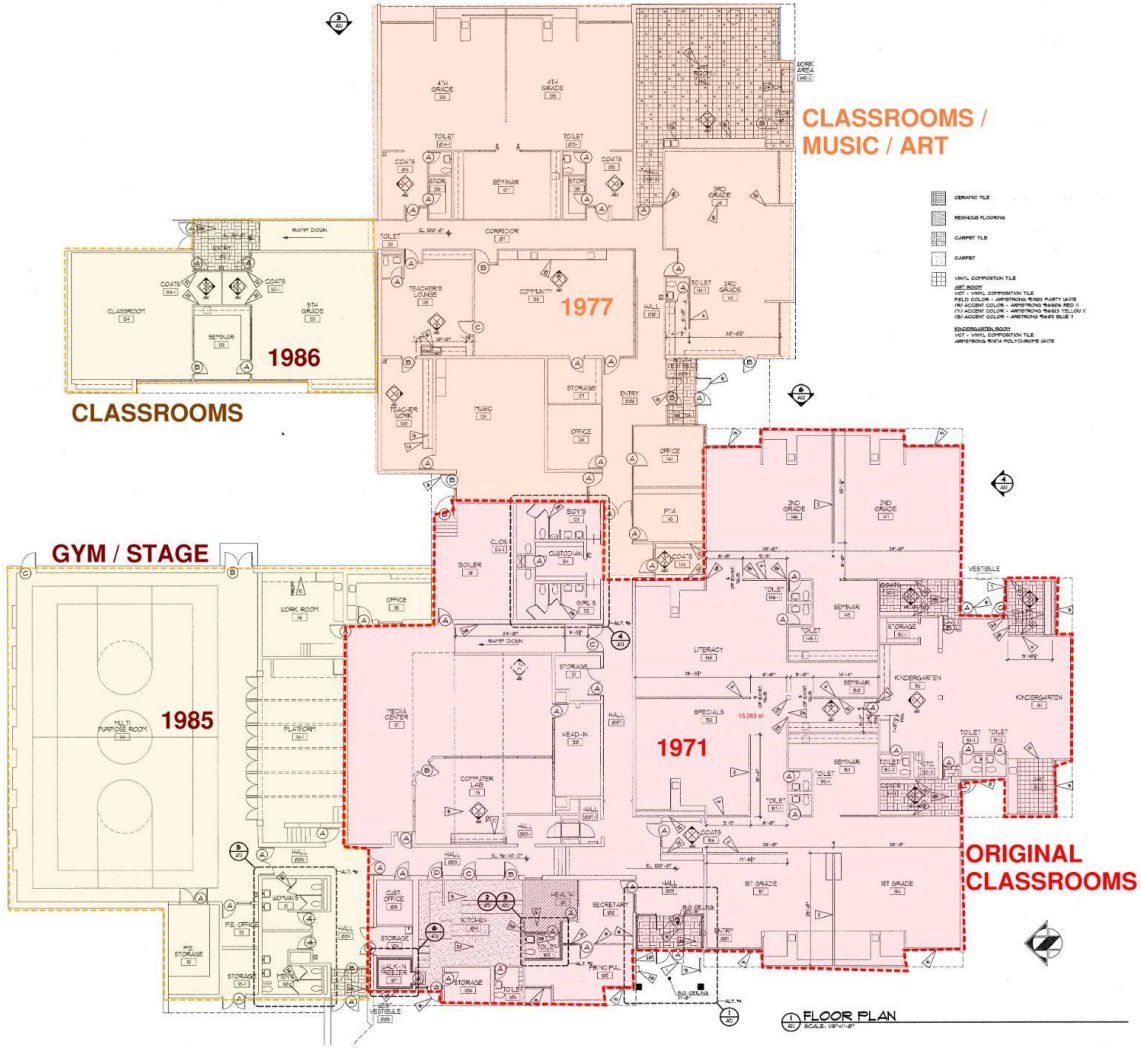
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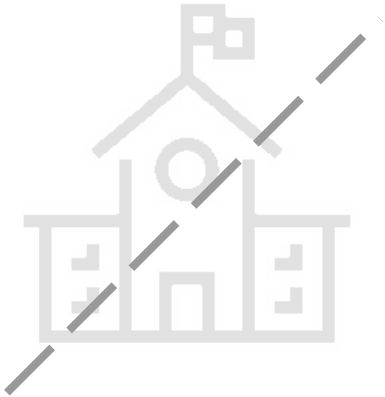


SUMMIT SCHOOL DISTRICT

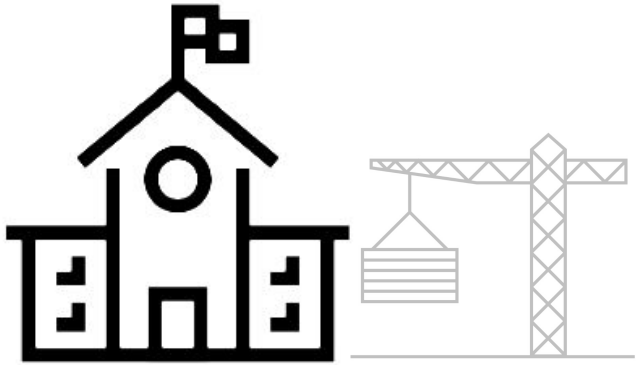
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EXISTING FLOOR PLAN: BRECKENRIDGE ELEMENTARY





213



BRECKENRIDGE ES
(72% utilization)

UPPER BLUE ES:
478 projected total

300 Current capacity
=8 additional classrooms needed

PROPOSED SITE PLAN:
UPPER BLUE ELEMENTARY





PROPOSED FLOOR PLAN:

UPPER BLUE ELEMENTARY

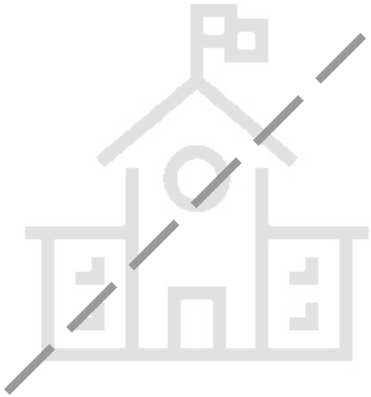
CLOSE FRISCO ELEMENTARY

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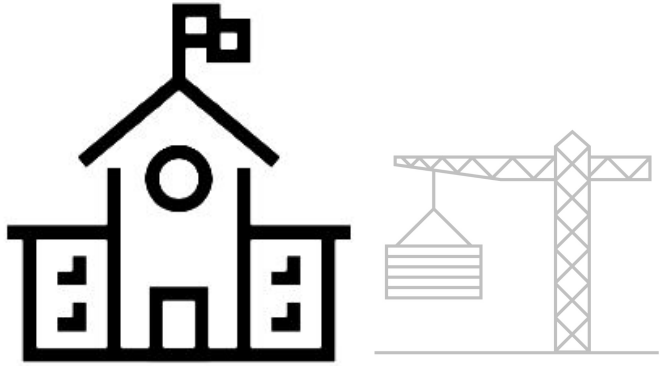


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192



FRISCO ES
(69% utilization)

UPPER BLUE ES:
429 projected total

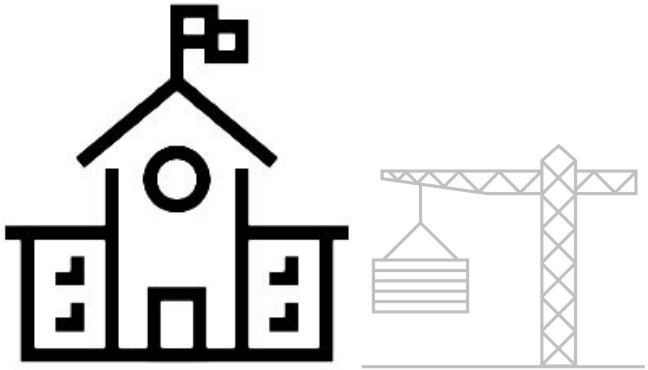
300 Current capacity
= 7 additional classrooms needed

FRISCO ES
(69% utilization)

192

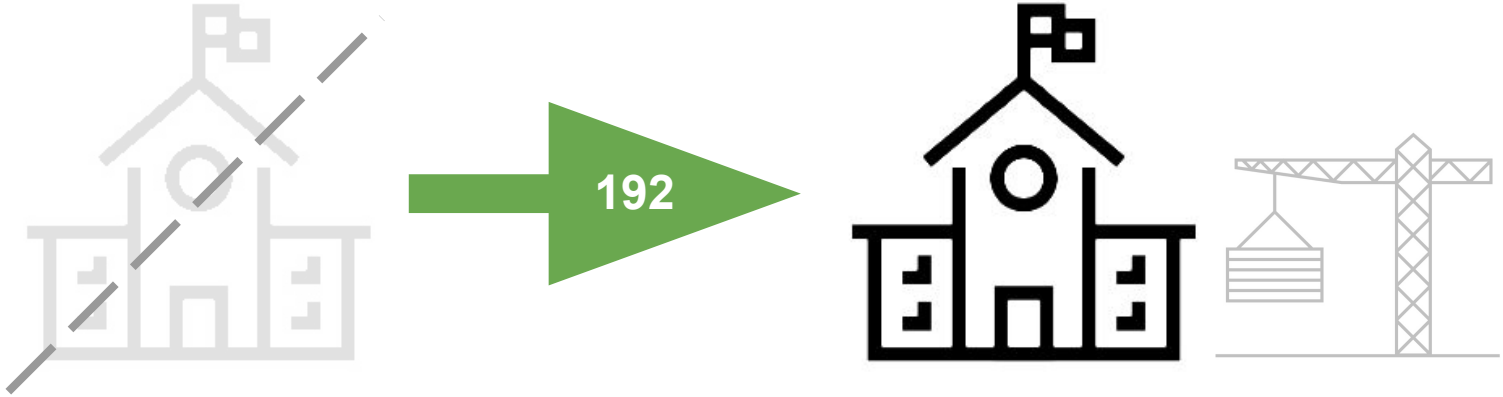
BRECKENRIDGE ES
(72% utilization)

200



UPPER BLUE ES:
644 projected total

300 Current capacity
= 16 additional classrooms needed



FRISCO ES
(69% utilization)

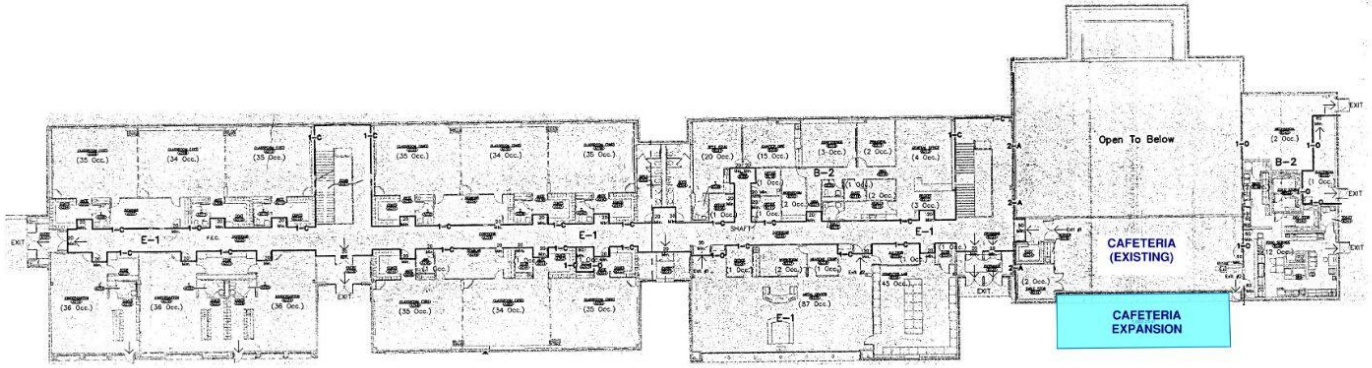
SUMMIT COVE ES:
338 projected total

274 Current capacity
= 3-5 additional classrooms needed

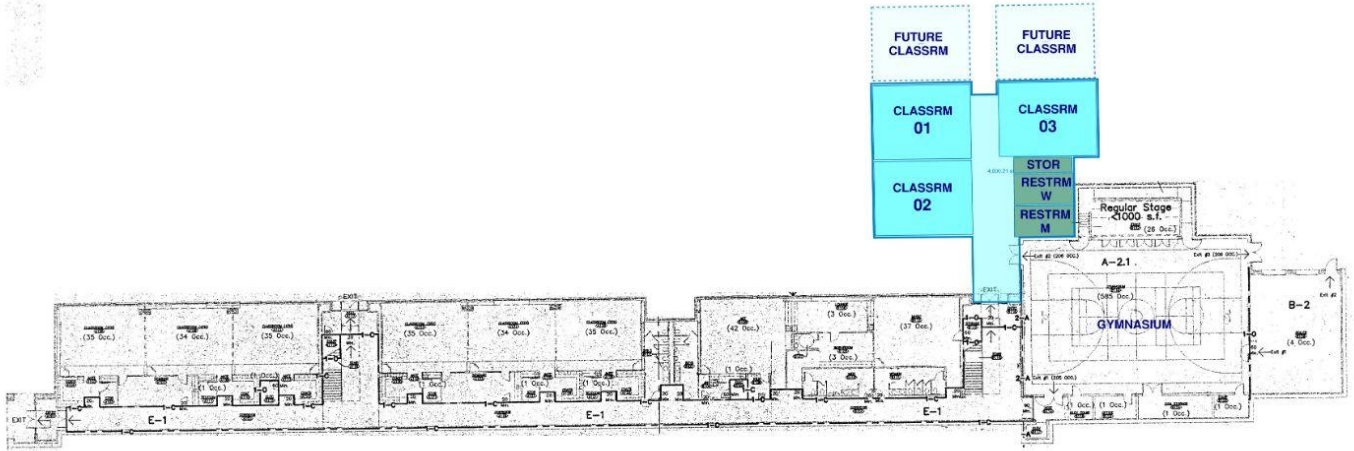


PROPOSED SITE PLAN:
SUMMIT COVE ELEMENTARY

PROPOSED FLOOR PLANS:
SUMMIT COVE ELEMENTARY



UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

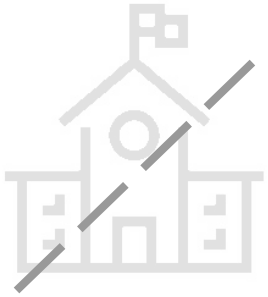
03

CLOSE SUMMIT COVE ELEMENTARY



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SUMMIT COVE ES

(61% utilization)

40

100

28

No Construction Needed:



DILLON VALLEY:
334 total
(452 capacity)



FRISCO:
267 total
(277 capacity)



SILVERTHORNE:
305 total
(333 capacity)



NEXT STEPS / HOMEWORK

Consider Options

Community Engagement

December: Secondary Schools

THANK YOU

PLANNING COMMITTEE MEETINGS

OCTOBER 8

INTRODUCTIONS

BACKGROUND INFO

SMALL GROUP DISCUSSION: GOAL-SETTING AND PRIORITIZATION

INITIAL IDEAS

COMMUNITY ENEGAGEMENT STRATEGY



NOVEMBER 12

REVIEW MTG 1 RESULTS

PRESENT ES OPTION STUDIES + COST EST

SMALL GROUP DISCUSSION / ACTIVITY

PRIORITIZE OPTIONS / POTENTIAL BOND PACKAGES

COMMUNITY ENEGAGEMENT STRATEGY



DECEMBER 17

REVIEW MTG 2 RESULTS

COMMUNITY ENGAGEMENT INPUT

PRESENT HS OPTION STUDIES

SMALL GROUP DISCUSSION / ACTIVITY

CONSIDER OPTION / POTENTIAL BOND PACKAGE

JANUARY

REVIEW MTG 3 RESULTS

PRESENT OPTION STUDIES (FURTHER DETAIL + COST EST)

SMALL GROUP DISCUSSION / ACTIVITY

FINALIZE PREFERRED OPTION / POTENTIAL BOND PACKAGE

FINALIZE COMMITTEE RECOMMENDATIONS TO BOARD

Example School Assessment

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Assessment Summary

District:	Summit School District
Facility:	Upper Blue Elementary School
Address:	1200 Airport Road
City:	Breckenridge, CO
Site Area (AC):	20
Gross Building Area (SF):	50,000.00
Number of Stories:	1
Years Constructed / Renovated:	1996 / 2017 / 2018
Total Replacement Value:	$46,155,375.00
Total Condition Budget:	$10,228,242.24
Facility Condition Score:	77.8%
Educational Adequacy Score :	78%
Students Enrolled:	221
Capacity:	300
Utilization (% Capacity):	74%



Deficiencies Summary by System

System	Replacement Value	Condition Budget	System FCI	Notes
Site	$4,368,000.00	$1,819,636.34	0.42	
Roofing	$1,066,800.00	$58,020.69	0.05	
Exterior Envelope	$4,830,000.00	$42,587.75	0.01	
Structure	$11,424,000.00	$0.00	0.00	
Interior	$7,308,000.00	$4,019,203.38	0.55	
Life and Fire Safety	$588,000.00	$68,250.00	0.12	
Mechanical	$7,350,000.00	$2,511,510.54	0.34	
Electrical	$3,675,000.00	$708,422.40	0.19	
Plumbing	$2,625,000.00	$111,520.50	0.04	
Technology	$1,041,600.00	$654,658.20	0.63	
Conveyances	$0.00	$0.00	#DIV/0!	
Specialties	$1,878,975.00	$234,432.45	0.12	
Total	**$46,155,375.00**	**$10,228,242.24**	0.22	= Facility Condition Index

Deficiencies Summary by Category

System	Condition Budget
Life Safety / Fire Safety	$325,474.80
Health Safety / Hazards	$0.00
Accessibility / ADA	$4,019,203.38
Security	$406,305.90
Utilities Efficiency	$1,519,931.70
Maintenance	$3,206,247.82
Interior Environment	$0.00
Cosmetic	$0.00
Total	**$9,477,163.59**

Deficiencies Summary by Priority

Priority	Condition Budget
1	$0.00
2	$16,652.83
3	$10,211,589.41
4	$0.00
5	$0.00
6	$0.00
7	$0.00
8	$0.00
9	$0.00
10	$0.00
Total	**$10,228,242.24**

Category Item Est. Cost

EXTERIOR					Upper Blue Elementary School					
IDENTIFICATION					DETAIL				SCOPE	
Image / Photo	Item ID #	Facility	Location	Category	Priority	Deficiency and Solution Description	Qty.	Unit	Unit Cost	Construction Cost, PV
	EX1	MAIN BLDG	EXTERIOR OVERFLOW DRAINS	M	2	Deficiency: There are several overflow drains with lambs tongues that were observed actively draining without concrete splashblocks below them to direct the water away from the foundation. **Solution: Recommend providing concrete splashblocks where missing to properly direct the water away from the foundation.**	8	EA	$260.00	$2,080.00
	EX2	MAIN BLDG	EXTERIOR WALL - MASONRY VENEER B2010	M	2	Deficiency: Minor areas of brick have broken apart, defined as cracks within the joint, spalling, holes in the brick, or missing pieces. **Solution: Replace cracked bricks or add mortar joint at cracked brick, and repoint damaged areas.**	40	SF	$81.25	$3,250.00
	EX3	MAIN BLDG	EXTERIOR BUILDING CAULKING	M	3	Deficiency: Cracking or missing building perimeter joint caulking for 50% of building perimeter. **Solution: Recommend replacement of building perimeter sealant/caulking where insuficient.**	2000	LF	$6.50	$13,000.00
	EX4	MAIN BLDG	EXTERIOR COLUMNS B2010	M	2	Deficiency: Exterior Steel columns have rusted at the bottom of the column most likely due to the salt from deicing of the sidewalks. **Solution: Sand or remove excess rust, apply rust concealer and primer to protect the damaged area and apply high performance paint to column.**	48	LF	$205.83	$9,879.84

Example Adequacy Assessment

EDUCATIONAL ADEQUACY ASSESSMENT

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	ITEM	SCORE (1-10)
	Item Not Applicable? Enter Zero for both Score and Weight	
	LEARNING ENVIRONMENT	
1	Variety of Learning Spaces (Small Group, Breakout, Individual and Project based Learning support)	10
2	Clear wayfinding	9
3	Welcoming scale and atmosphere	9
4	Suitable Separation of Age groups	9
5	General Flexibility and Adaptability in and between Learning Spaces	9
	GENERAL CLASSROOM SPACES (Including all general classrooms for core subjects, and non-specialized spaces)	
6	Size	6
7	Adequate Ventilation/Room comfort	7
8	Natural light/Views	9
9	Appropriate lighting and controls	8
10	Suitable Furniture, Equipment, Casework and Technology	6
11	Adequate Power, Data and Wireless Internet Access	7
12	Room Acoustics	7
	PRESCHOOL / ECE CLASSROOM SPACES	
13	Size	8
14	Direct Restroom Access and Licensure Compliance	10
15	Adequate Ventilation/Room comfort	8
16	Natural light/Views	9
17	Appropriate lighting and controls	8
18	Suitable Furniture, Equipment, Casework and Technology	6
19	Adequate Power, Data and Wireless Internet Access	7
20	Room Acoustics	7
	SCIENCE SPACES	
21	Size	0
22	Adequate Ventilation/Room comfort	0
23	Natural light/Views	0
24	Appropriate lighting and controls	0
25	Suitable Furniture, Equipment, Casework and Technology	0
26	Adequate Power, Data and Wireless Internet Access	0
27	Room Acoustics	0
28	Appropriate Durable Finishes	0

SILVERTHORNE ELEMENTARY

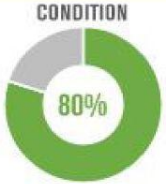


ASSESSMENT GRADE:

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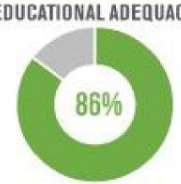
CONDITION:

80.00%



ADEQUACY:

85.50%



UTILIZATION:

71.46%



SIGNIFICANT CONDITION ITEMS:

- Some masonry repair needed
- Minor roof / window leaks
- Playground upgrades
- Additional small group rooms needed

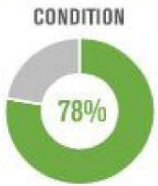
UPPER BLUE ELEMENTARY

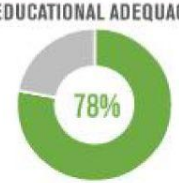


ASSESSMENT GRADE:

B

CONDITION:	ADEQUACY:	UTILIZATION:
77.80%	78.00%	67.33%



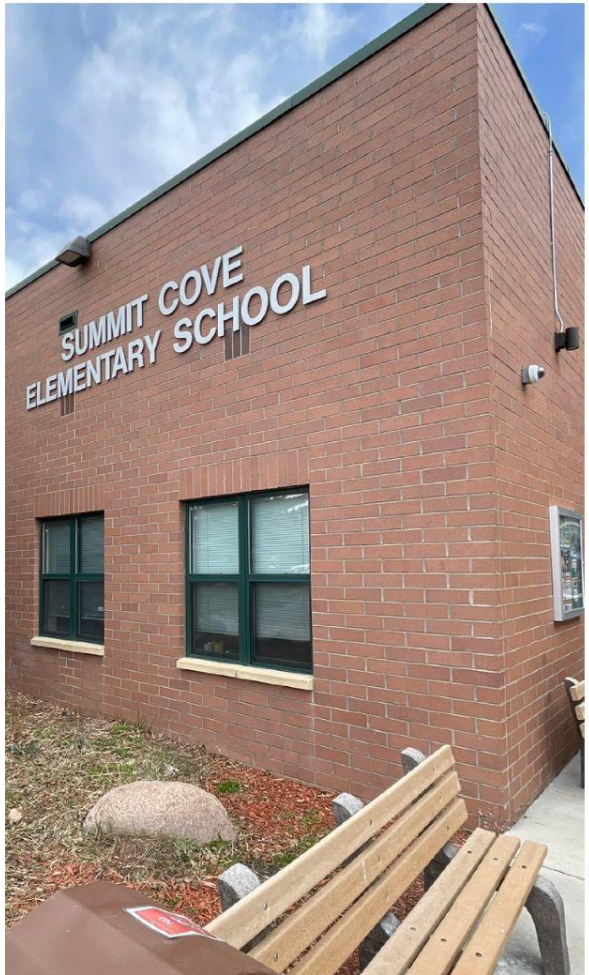




SIGNIFICANT CONDITION ITEMS:

- Limited brick cracking
- High energy use /utility cost
- Need new boilers
- Coat /Cubby alcove supervision
- Casework outdated
- Playground updates needed

SUMMIT COVE ELEMENTARY



ASSESSMENT GRADE:

B

CONDITION:

74.90%

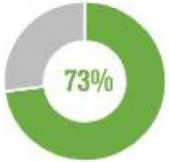
CONDITION



ADEQUACY:

73.00%

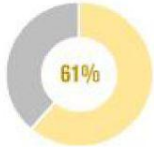
EDUCATIONAL ADEQUACY



UTILIZATION:

61.31%

UTILIZATION



SIGNIFICANT CONDITION ITEMS:

- Ext. Paving, Concrete, Ramps
- Playground upgrades
- Exterior Doors need replacement
- Boilers need replacement
- New classroom furniture
- Coat /Cubby alcove supervision

DILLON VALLEY ELEMENTARY



ASSESSMENT GRADE:

B

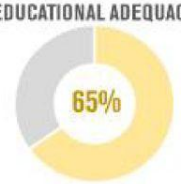
CONDITION:

76.80%



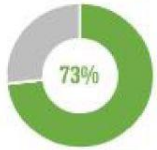
ADEQUACY:

65.29%



UTILIZATION:

73.23%



SIGNIFICANT CONDITION ITEMS:

- Replace older exterior doors
- HVAC / Electrical Needs
- Classrooms need sinks
- Very small school site
- SPED spaces need power / data
- Add artificial turf at field due to demand

FRISCO ELEMENTARY



ASSESSMENT GRADE:

B

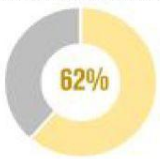
CONDITION:

75.10%



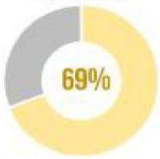
ADEQUACY:

61.50%



UTILIZATION:

69.31%



SIGNIFICANT CONDITION ITEMS:

- Ext. Paving, Concrete
- HVAC / Electrical Needs
- Exterior Paint needed
- Pre-K Play Expansion needed
- Very small school site
- No separate cafeteria
- Coat /Cubby alcove supervision

BRECKENRIDGE ELEMENTARY



ASSESSMENT GRADE:

F

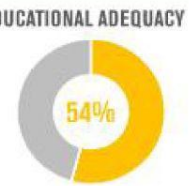
CONDITION:

48.10%



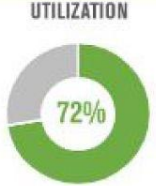
ADEQUACY:

54.30%



UTILIZATION:

72.46%

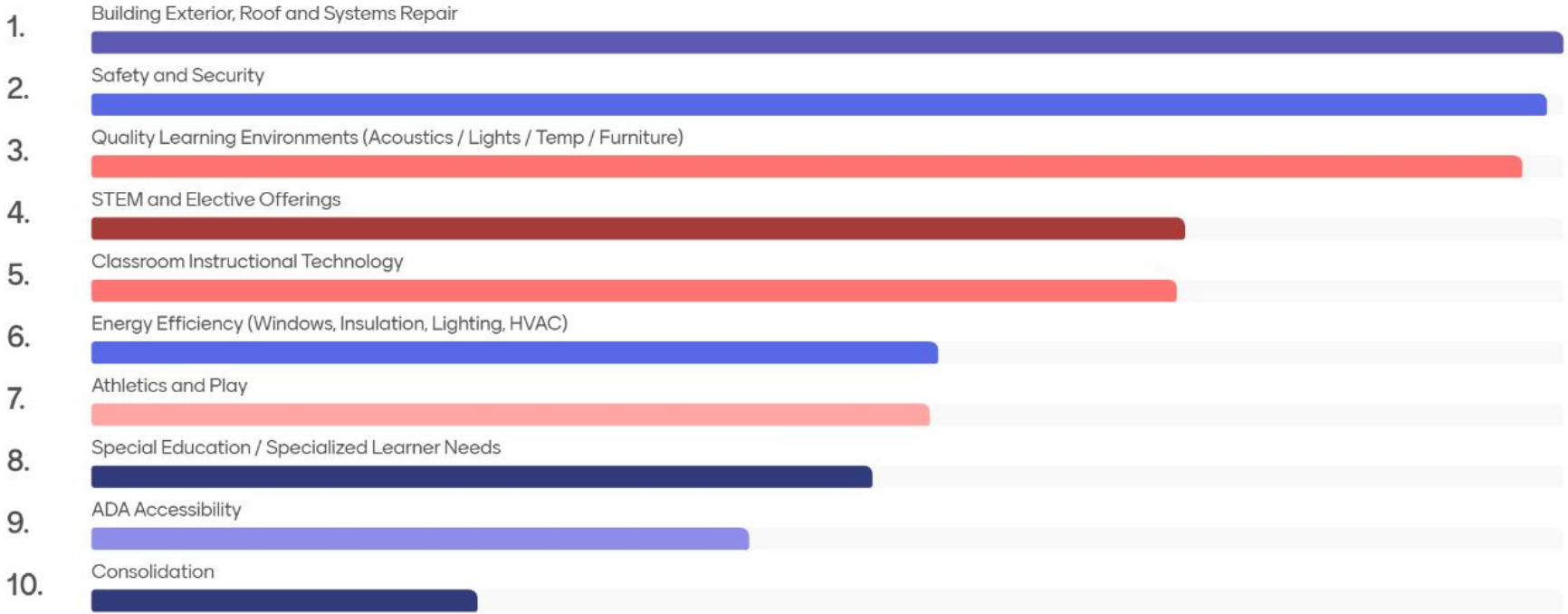


SIGNIFICANT CONDITION ITEMS:

- Only partial fire sprinkler system
- Roof: low Snow load capacity
- Need Taller Perimeter Fence
- Asbestos
- Small school site / traffic safety
- No separate cafeteria
- Coat /Cubby alcove supervision
- Odd variety of classroom sizes

October 2025 / PC 01:

Prioritize District Facility Goals



October 2025 / PC 01:

Summit School District will:

✔ Be good stewards of taxpayer dollars and demonstrate fiscal responsibility in maintaining schools and facilities.

✔ Commit to solutions that are culturally responsive and align with our community's demographics.

✔ Define and Communicate the operational implications of facility decisions, including declining enrollment solutions.

✔ Operate in an open and transparent manner as we continue to engage all stakeholders in planning and facility operations.

✔ Maintain class sizes appropriate to enrollment, while optimizing education for students and teachers.

✔ Expand career pathways and support opportunities for all students.

✔ Value inclusivity and safety for all students, staff, and families.

✔ Understand the value of current land assets for future district use, school building needs, programs, and staff housing.

✔ Continue to explore opportunities for land acquisition to meet long-range district needs.

✔ Establish a timeframe for both short- and long-term facility solutions.

✔ Understand the value of current land assets for future district use, school building needs, programs, and staff housing. Explore opportunities for meeting long-range district needs.

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