

Date: November 12, 2025
Time: 6:00 p.m. to 8:00 p.m.

Summit School District Master Planning Committee Meeting Record - 02

Location: Breckenridge Elementary School

Attendees:

Tony Byrd	Summit School District	Superintendent
Matt Porta	Hord Coplan Macht	Principal (Architect)
Lyn Eller	Hord Coplan Macht	Principal (Architect)
Colleen Kaneda	Dynamic Program Management	Principal (Owner's Rep)
Lorna Frey	Community	
Melanie Hilden	Summit Cove and Frisco Elementary	
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
Stan Katz	Summit SD Finance Committee	
Whitney Horner	Summit Cove Elementary	Parent
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
Anna Howden	Summit High School	Parent and CTE Teacher
Stephen Schiel		Former Superintendent
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
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	
Amy Hume	Frisco Elementary	
Britton Fossett	Breckenridge Elementary	
Bethany Springer	Colorado Mountain College	
Robyn Sutherland	Upper Blue Elementary	
Tom Fisher	Town of Frisco	City Manager
Andrea Messick	Summit Cove Elementary	
Jenny Alford	Breckenridge Elementary	
Caroline Hesford	Summit High School	
Todd Kirkendall	Frisco Elementary	Principal
Julie Johnson	Summit Cove Elementary	

Introduction:

Tony Byrd kicked off the meeting, thanking everyone for their time and commitment to the school district.

First time meeting attendees introduced themselves.

01 Last Time We Met: Guiding Principles

Lyn did a quick reminder of the goals of the committee.

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

Lyn presented an updated set of guiding principles based on feedback from the last meeting, the guiding principles were updated and edited and consolidated to 5 Principles.

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.

No comments provided for requested edits.

02 Facility Conditions Update: Elementary Schools

Lyn provided the facility conditions grades for the six elementary schools. This information was provided as part of a hand out.

Elementary School Composite Grades	A	1 FACILITY (SILVERTHORNE ES)
	B	4 FACILITIES (FES, DVES, UBES, SCES)
	C	0 FACILITIES
	D	0 FACILITIES
	F	1 FACILITY (BRECKENRIDGE ES)

03 Adequacy + Program Needs: Elementary Schools

Lyn provided a list of Adequacy + Program needs for the elementary schools, organized into three categories. This information was provided as part of a hand-out.

- Safety and Security Recommendations
- Elementary School Adequacy Needs
- The list of items presented fall under the category of capital expenditures.

04 Small Group Discussion 1: Elementary Schools

The first activity was a small group discussion focusing the following:

For a potential bond election,

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

The following is a summary of feedback provided a spokesperson for each group.

Which Adequacy Program Improvements would include or remove?

- Address HVAC needs
- Address urgent needs
- Kitchen and cafeteria improvements may not be obvious to voters.
- Explaining importance of pathways difficult to make understandable.
- All identified needs are important and hard to prioritize.
- Streamlining systems across the district would make the district more efficient.

What Improvements would voters support?

- Safety and Security
 - Should be a given for the District and the voters
 - Goal is establishing an baseline of excellence for all schools
 - Consensus amongst committee
 - What are the specifics?
 - Playground and field inadequacy could fall under this category
 - Includes installation of fire sprinkler systems in buildings that currently don't have them
 - Technology is integral to safety and security
- Cafeterias and Kitchen adequacy.
 - Relatable and understandable
 - Adequacy is impacted by student population
 - Cafeteria separate from being the gymnasium can be another learning environment when not being used as the cafeteria.
 - Playgrounds and fields are used by the community
- Playgrounds
 - Relatable
- K12 pathways and technology.

- Requires transparency, but be relatable and understandable
 - Be very specific about the program goals and required projects to support those programs
- Grants help voters get behind tax increases
- Sound systems, specifically classroom support systems, that would be consistent district wide allows for streamlining of training and sharing of resources

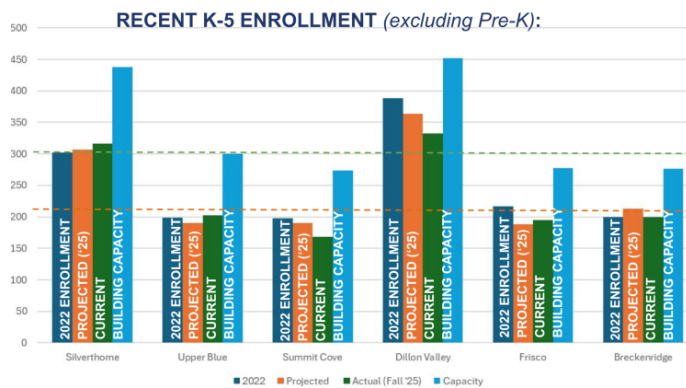
What questions do you have?

- What are Grant opportunities?
 - BEST, GoCo
- What are the specific projects within the category Safety and Security?
- Is adequacy a minimum standard or does it mean all schools have the same?

05 Why Consolidate? Considerations

Five topics related to why the Summit School District should consider school consolidation.

Declining Enrollment: Lyn presented statistics that were included in a report and presentation given by Western Demographics to the school board earlier this year, specifically highlighting the trends in school enrollment.



- Question: What is historic enrollment before 2022?
- Response: The school district has this data, but it is not in the presentation. The report from Western Demographics is in the board report from that meeting and will be uploaded to the Planning Committee page on the website.

Ideal Elementary School Size: Laura Cotsapas presented information related to what is the ideal elementary school size. These benchmarks are specific to Colorado and how schools are funded at a state level.

The 207 student number is specific to the Summit School District operational costs.

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.

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: Kara Drake presented the fixed costs, on average, to run an elementary school in Summit County.

These are operational costs and do not take into account the value of dispensation of the site or realizing the full value on-going utility costs.

School district land is zoned as governmental, which limits the value as compared to a private developer's perspective.

Facility Conditions: Lyn presented a summary of costs related to deferred maintenance. If one of these schools were to close, then the future costs of deferred maintenance could be saved.

**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: Choice of school attendance is required in Colorado, but only up to the capacity of a facility. Re-zoning the school attendance boundaries is an option, but geography is and has been a driver for boundaries to date.

Out of Boundary Attendance

School of Residence	School Attending						Total in Residence	% Attending in Residence
	BRE	FRE	DVE	SCE	SVE	UBE		
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

06 Small Group Discussion 2: Considerations

The second activity was also a small group discussion focusing on establishing what criteria should be considered when evaluating school consolidation options. Each group was provided worksheet that included the topics presented, with space to add additional criteria. The groups were also asked to weight the importance of each criteria, from 1 (low) to 5 (high). Following discussions each group reported out and returned their work sheet.

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)

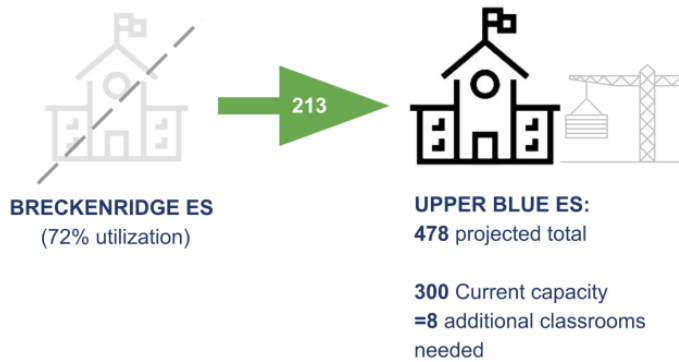
Other consolidation criteria presented:

- Transportation
- Pre-School
- Program Offerings (Dual Language)
- Ideal School size and Financial Savings are one in the same / paired together
- Boundaries and Choice Enrollment
- Financial savings of closing a school is all the same (school to school)
- Disruption related to educational continuity/programming
- Community support
- Equal Size for all schools?
- Declining enrollment is a known and given and perhaps should not be a criteria
- Question: Why is there so much choice?
- Facility Condition is important.
- Impacts on family
- Impacts on remaining school (construction)
- Impacts on faculty and staff
- Equal access to education
- Dual Language

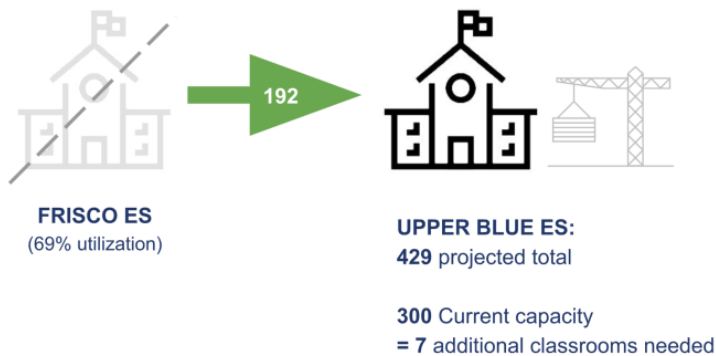
07 Consolidation Options

Lyn presented four consolidation options that have been considered and evaluated.

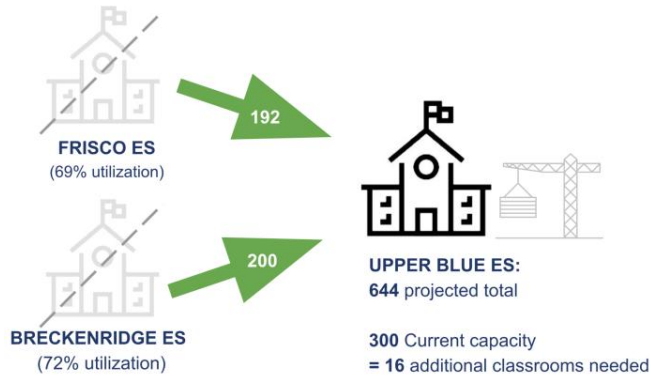
01: Close Breckenridge Elementary: Close Breckenridge ES and move students to be part of the Upper Blue elementary attendance area. Building additions to house required additional classrooms and to expand the cafeteria would be required to be constructed at Upper Blue ES to accommodate the additional students.



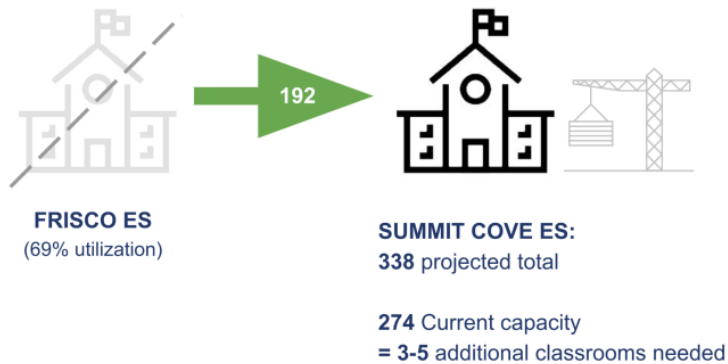
02: Close Frisco Elementary: Close Frisco ES and move students to be part of the Upper Blue elementary attendance area. Building additions to house required additional classrooms and to expand the cafeteria would be required to be constructed at Upper Blue ES to accommodate the additional students.



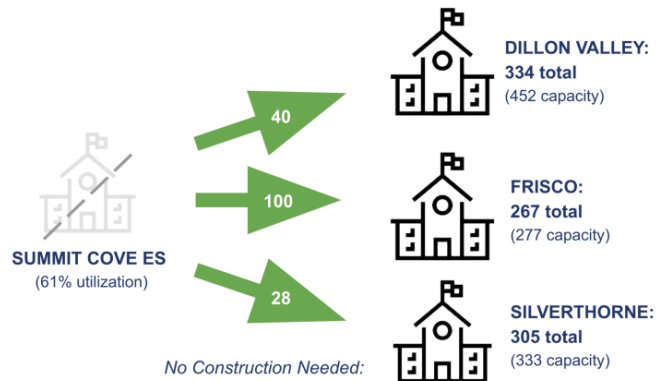
02: Close Frisco Elementary and Breckenridge Elementary: Close Frisco ES and Breckenridge ES and move students to be part of the Upper Blue elementary attendance area. Building additions to house required additional classrooms and to expand the cafeteria would be required to be constructed at Upper Blue ES to accommodate the additional students.



02: Close Frisco Elementary: Close Frisco ES and move students to be part of the Summit Cove elementary attendance area. Building addition(s) to house required additional classrooms would be required to be constructed at Summit Cove ES to accommodate the additional students.



03: Close Summit Cove Elementary: Close Summit ES and move students to be part of the Dillon Valley, Frisco, and Silverthorne elementary attendance areas. There is capacity at each of these schools and no construction would be required.



Summary of comments and conversations:

- In the scenario where Summit Cove students move to three different schools, how to you prioritize choice?
 - Everyone would get assigned a home school
 - How would that be determined?
- What other improvements would Upper Blue need to have the existing school be on the same time table as the new additions.
- How do we find data related to how parents would chose to enroll their students?

08 Q+A / Next Steps

- Next meeting is scheduled for December 17th and will be conducted at Summit High School. The focus of this meeting will be on the secondary schools.
- Homework: Consider the consolidation options presented.

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 - Hord Coplan Macht