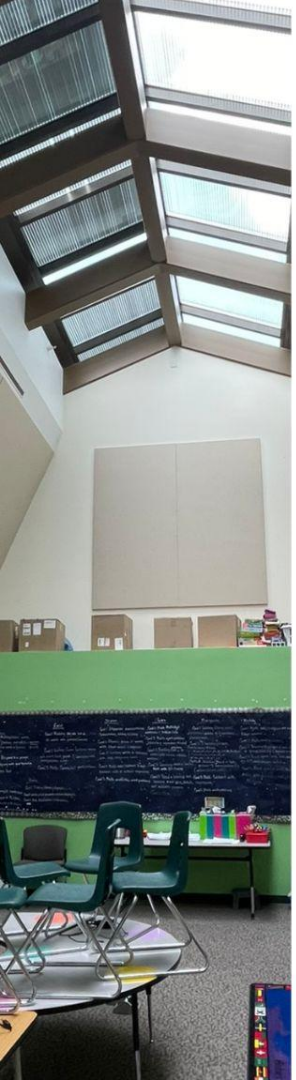


Summit School District
Master Plan 2026

COMMUNITY ENGAGEMENT

SUMMIT
SCHOOL DISTRICT

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AGENDA

01 Goals / Guiding Principles

02 High School

03 Middle School

04 Snowy Peaks

05 Elementary Schools

06 Long-Range Planning

07 Questions, Discussion, Next Steps

GOALS: WHY ARE WE HERE?

- SSD is facing challenges including declining enrollment, aging facilities, and rising operational costs. A proactive, student-focused Master Plan helps avoid larger expenses and difficult decisions later.
- Our Focus is Creating a **10+ Year Master Plan** for Maintaining and Improving School Facilities (Buildings and Grounds)
- We are presenting the research, conclusions and recommendations from the Planning Team and Master Plan Committee from Fall 2025-Winter 2026
- We are **seeking feedback, opinions, alternatives and other reactions to the progress so far**. No formal decisions or plans have been made regarding the future of Summit School Facilities.
- **The Board of Education** will be the ultimate decision-maker following broad community engagement this spring.



SUMMIT SCHOOL DISTRICT

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PROCESS OVERVIEW



We are here

SUMMIT SCHOOL DISTRICT

MASTER PLAN GUIDING PRINCIPLES



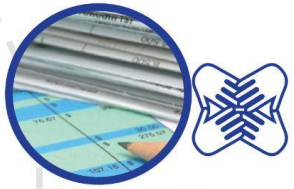
SAFE + INCLUSIVE

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.



HIGH-QUALITY

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



RESPONSIBLE

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



FUTURE-READY

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



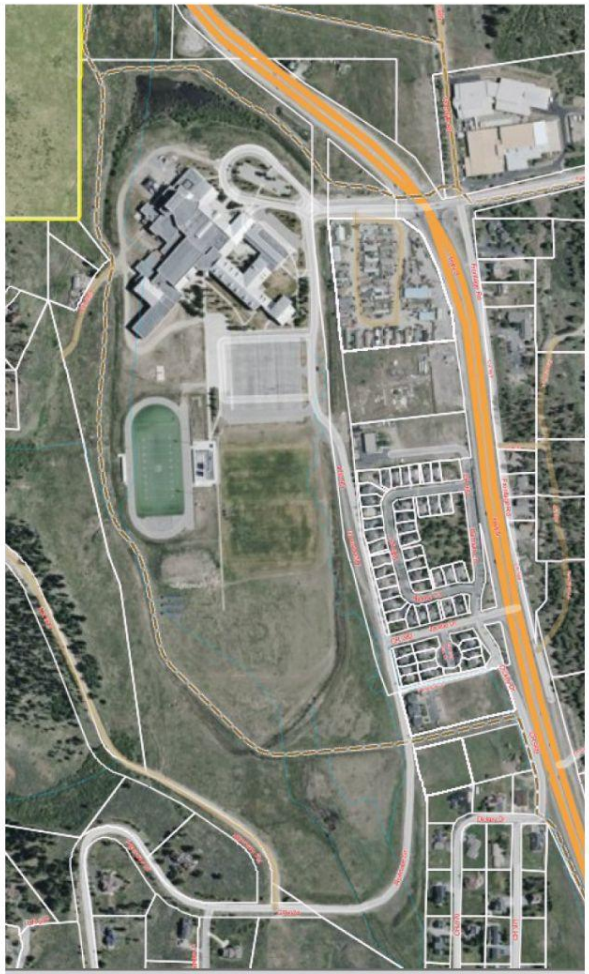
LONG-RANGE

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

SUMMIT HIGH SCHOOL



SUMMIT HIGH SCHOOL

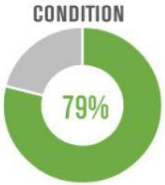


ASSESSMENT GRADE:

B

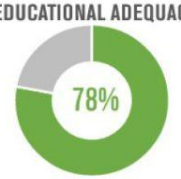
CONDITION:

79.00%



ADEQUACY:

78.00%



UTILIZATION:

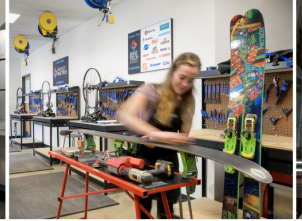
74.52%



SIGNIFICANT CONDITION ITEMS

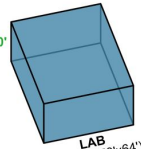
- Auditorium space and AV equipment renovation needed
- Entry Skylight replacement
- Specialized spaces needed for new CTE program offerings
- Locker rooms need renewal
- Athletic upgrades needed including track surface, field turf, lighting & fencing
- Science labs ADA compliance





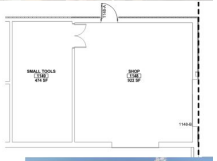














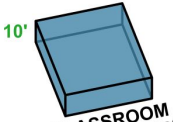
Flooring: CONCRETE
Special Equipment: YES
Flexible: NO
MEP Requirements: YES



Skilled Trades

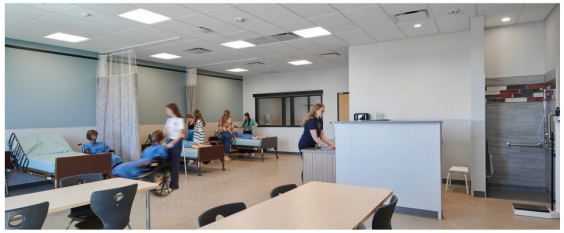
Health Science







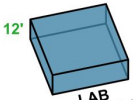
Flooring: CLEANABLE
Special Equipment: YES
Flexible: POSSIBLE
MEP Requirements: NO





Engineering & Advanced Manufacturing









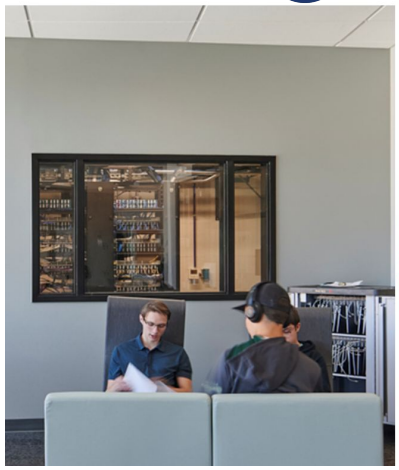


Flooring: CONCRETE
Special Equipment: YES
Flexible: NO
MEP Requirements: YES





Computer Science





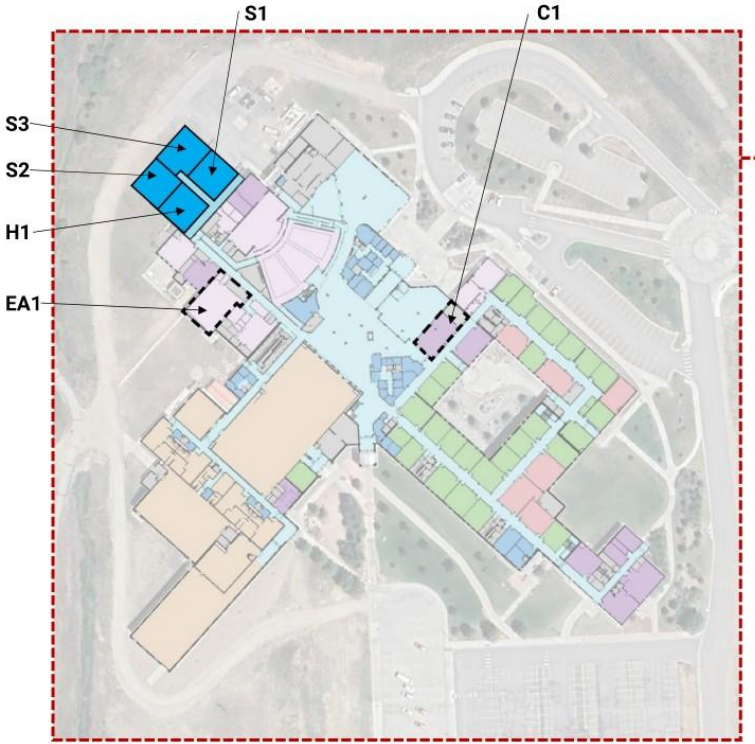


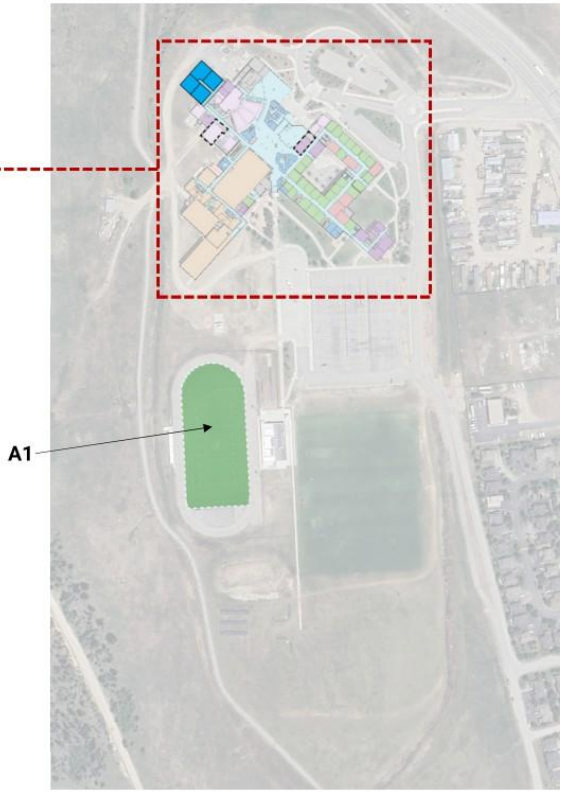


SUMMIT HIGH SCHOOL WORK

RECOMMENDED FOR PHASE 1: 2026-2030

HIGH-QUALITY FUTURE-READY LONG-RANGE





- **Skilled Trades multi-use space** (S4)[1]
  - **Construction** (S1)
  - **Welding** (S3)
  - **Adv. Manuf./Flex/High bay** (EA1 & S2)
  - **Health Science EMR** (H1)
- **Computer Science** (C1)
- **Athletics Turf/Track (A1)**

SUMMIT HIGH SCHOOL WORK







RECOMMENDED FOR PHASE 1: 2026-2030

- **Priority 1 Maintenance Items**
- **Safety and Security Items**
- **Priority 2 Maintenance Items**

- **CTE Addition / Renovations**
  - Skilled Trades
  - Health Sciences
  - Computer Sciences
  - Engineering / Adv. Manuf.

- **Athletic Turf / Track Replacement**

PHASE 2: 2030-2034

- **Maintenance Items as required**

PHASE 3: 2034-2038

- **Priority 3 Maintenance Items**

- **Athletics Locker Room Building**



SUMMIT MIDDLE SCHOOL

SUMMIT MIDDLE SCHOOL

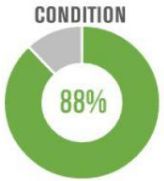


ASSESSMENT GRADE:

A

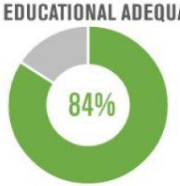
CONDITION:

88.00%



ADEQUACY:

84.18%



UTILIZATION:

57.79%



SIGNIFICANT CONDITION ITEMS :

- Site paving /drainage issues
- Snowmelt redundant boiler nearing end of life
- Locker rooms need renewal
- STEM Lab upgrades
- Counseling suite privacy
- Additional staff offices needed

SUMMIT MIDDLE SCHOOL WORK







RECOMMENDED FOR PHASE 1: 2026-2030

- Priority 1 Maintenance Items
- Safety and Security Items
- Priority 2 Maintenance Items

PHASE 2: 2030-2034

- Educational Adequacy:
  - Shop / STEM Upgrades
  - Counseling enhancements
  - Athletics-Track Upgrade

PHASE 3: 2034-2038

- Priority 3 Maintenance Items



SNOWY PEAKS

SNOWY PEAKS JH/HS



ASSESSMENT GRADE:

C

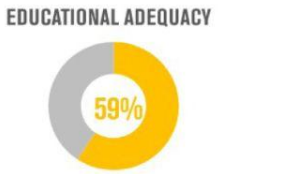
CONDITION:

77.50%



ADEQUACY:

59.40%



UTILIZATION:

44.00%



SIGNIFICANT CONDITION ITEMS :

- Replace older exterior doors
- HVAC Needs (temperature control)
- Science lab hood deficient
- Interior finishes (carpet)
- No space for PE
- CTE Shop - not fire code compliant
- No designated lunch room

SNOWY PEAKS WORK



RECOMMENDED FOR PHASE 1: 2026-2030

- Priority 1 Maintenance Items
- Safety and Security Items
- Priority 2 Maintenance Items

PHASE 2: 2030-2034

- Educational Adequacy / Safety:
  - Makerspace Shop relocation / upgrades

PHASE 3: 2034-2038

- Educational Adequacy:
  - Multipurpose Room Addition for PE / Commons / Assembly



ELEMENTARY SCHOOLS

ELEMENTARY SCHOOL FACILITY NEEDS



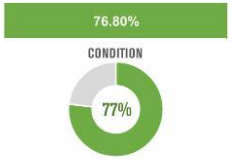
SUMMIT SCHOOL DISTRICT

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FACILITY CONDITIONS

Estimated Deferred Maintenance Costs
(Priorities 1 & 2)

All costs are shown in 2025 dollars

SILVERTHORNE ES	A		$100,000
UPPER BLUE ES	B		$700,000
SUMMIT COVE ES	B		$500,000
DILLON VALLEY ES	B		$400,000
FRISCO ES	B		$3,300,000
BRECKENRIDGE ES	F		$24,700,000

Elementary School Adequacy Needs

✔STEM Lab and Makerspace Enhancements bridging to CTE

✔Classroom Environment: Technology, Acoustics, Storage Improvements

✔Classrooms: Flexible Collaboration Areas

✔Stage / Sound / AV Systems for Presentations and Performances

✔Playground Updates







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ELEMENTARY SCHOOLS WORK



RECOMMENDED FOR PHASE 1: 2026-2030

- Priority 1 Maintenance Items
- Safety and Security Items
- Priority 2 Maintenance Items

- Additions and / or Renovations if needed for Consolidation

PHASE 2: 2030-2034

- Educational Adequacy:
  - Add small group collaboration spaces
  - Add STEM spaces
  - Tech + Audio-Visual Upgrades

PHASE 3: 2034-2038

- Priority 3/4 Maintenance Items

- Educational Adequacy:
  - Playground upgrades

DECLINING ENROLLMENT



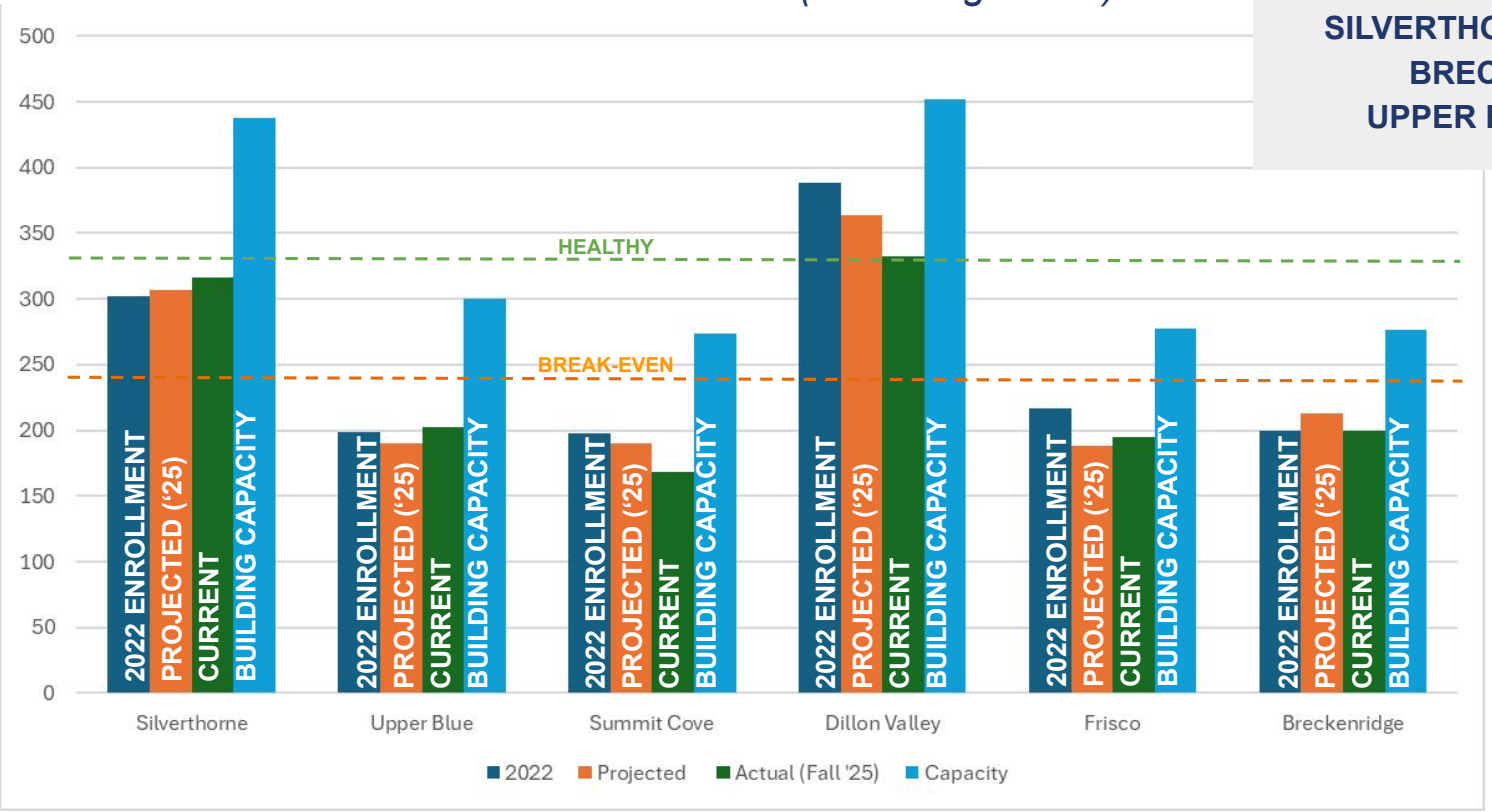
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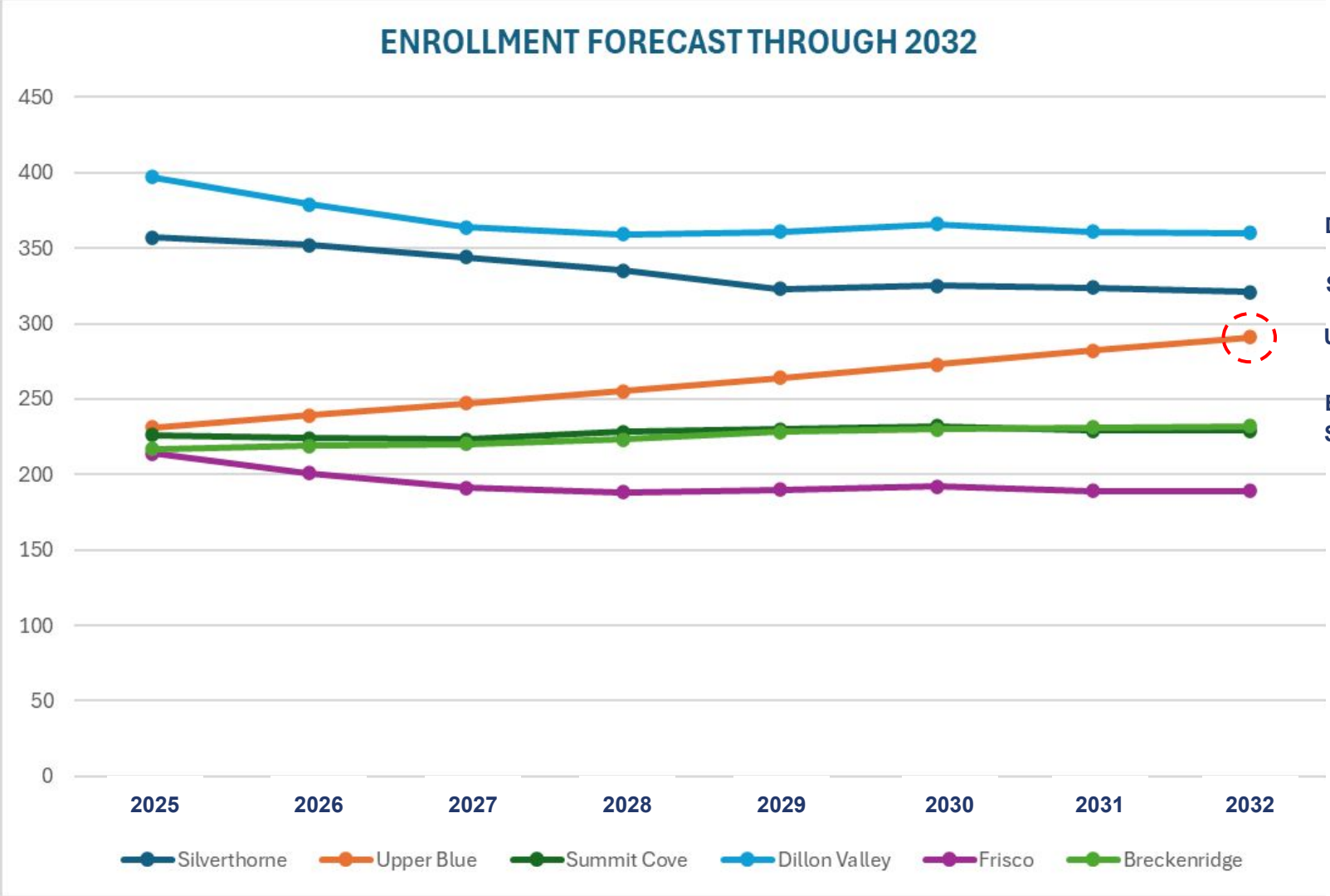
CURRENT ENROLLMENT:

SUMMIT COVE:	LOSS
DILLON VALLEY:	HEALTHY
FRISCO ES:	LOSS
SILVERTHORNE:	HEALTHY
BRECK EL:	LOSS
UPPER BLUE:	LOSS

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



ENROLLMENT FORECAST THROUGH 2032



DILLON VALLEY ES

SILVERTHORNE ES

UPPER BLUE ES

BRECKENRIDGE ES
SUMMIT COVE ES

FRISCO ES

IDEAL SCHOOL SIZE: 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.

FINANCIAL SAVINGS

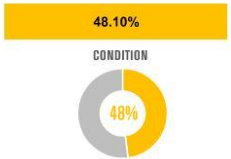
School Fixed Cost Analysis	
School Totals	**Average**
Principal	169,690.67
Admin Asst	72,830.00
Fam Liaison	11,126.40
Counselor	113,143.67
Health Clinic	28,521.33
Custodial	152,252.67
Bld Inst Lead	115,681.15
Perm Sub	51,187.00
Tech Support Para	23,374.50
Library Para	31,964.33
Utilities (60% savings)	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

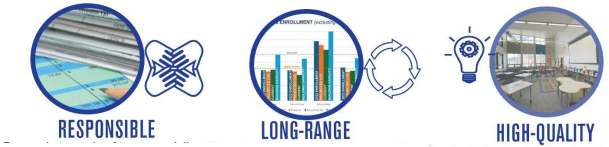
FACILITY CONDITIONS

Estimated Deferred Maintenance Costs
(Priorities 1 & 2)

All costs are shown in 2025 dollars

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UPPER BLUE ES	B		$700,000	
SUMMIT COVE ES	B		$500,000	
DILLON VALLEY ES	B		$400,000	
FRISCO ES	B		(SAVINGS IF CONSOLIDATED)	$3,300,000
BRECKENRIDGE ES	F		(SAVINGS IF CONSOLIDATED)	$24,700,000

CONSOLIDATION STRATEGIES



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OPTION

01



CLOSE BRECKENRIDGE ELEMENTARY

OPTION

02



CLOSE FRISCO ELEMENTARY

OPTION

03



CLOSE SUMMIT COVE ELEMENTARY

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OPTION

01

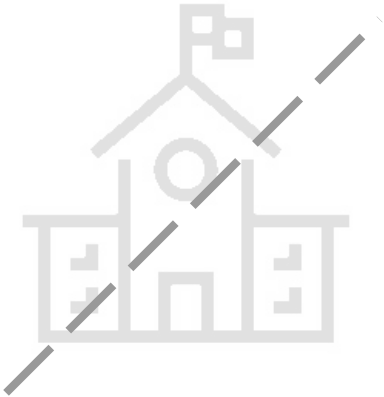
CLOSE BRECKENRIDGE ELEMENTARY



01

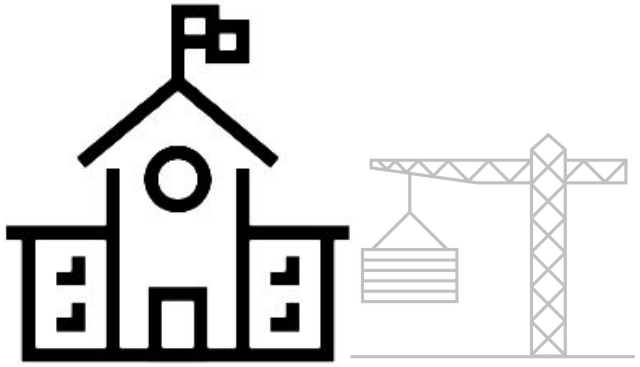
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RELOCATING STUDENTS:

150



CLOSE BRECKENRIDGE

(72% utilization)

49

TO OTHER SCHOOLS

UPPER BLUE:

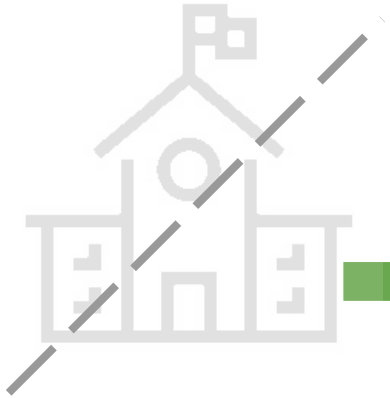
150+200+75 (growth) =
425 projected total/
300 Current capacity

- **7-8** additional classrooms needed
- 2+ year timeline

ENROLLMENT RESULTS:

SUMMIT COVE:	LOSS
DILLON VALLEY:	HEALTHY
FRISCO:	LOSS
SILVERTHORNE:	HEALTHY
BRECKENRIDGE:	(CLOSED)
UPPER BLUE:	HEALTHY

MOVE ALL STUDENTS TO HOME BOUNDARIES



CLOSE BRECKENRIDGE
(72% utilization)

RELOCATING STUDENTS:

219



UPPER BLUE:
219+214 =
433 projected total/
300 Current capacity

- Move PreK Out **AND**
- Move Boundary to Coyne Valley Rd
- No future growth considered

ENROLLMENT RESULTS:

SUMMIT COVE:	LOSS
DILLON VALLEY:	break-even
FRISCO:	LOSS
SILVERTHORNE:	HEALTHY
BRECKENRIDGE:	(CLOSED)
UPPER BLUE:	HEALTHY

This option requires significant programming impacts that would make alignment to our existing instructional model challenging.

OPTION

02

CLOSE FRISCO ELEMENTARY



02

SUMMIT SCHOOL DISTRICT

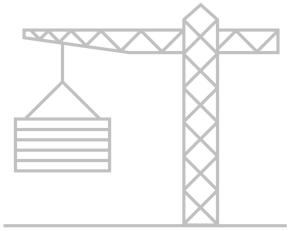
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RELOCATING STUDENTS:

101





CLOSE FRISCO

(69% utilization)

92

TO OTHER SCHOOLS

UPPER BLUE:

101+201+45 (Growth)=

347 projected total/

300 Current capacity

- **3-5** additional classrooms needed
- +2 PreK to DVES
- 2+ year timeline

ENROLLMENT RESULTS:

SUMMIT COVE:	LOSS
DILLON VALLEY:	HEALTHY
FRISCO:	CLOSED
SILVERTHORNE:	HEALTHY
BRECKENRIDGE:	LOSS
UPPER BLUE:	HEALTHY

MOVE ALL STUDENTS TO HOME BOUNDARIES



CLOSE FRISCO
(69% utilization)

RELOCATING STUDENTS:

136



UPPER BLUE:
136+214 =
350 projected total/
300 Current capacity.

- Minimal Renovations.
- Increase Class Sizes to 26.
- +1 Prek to UBE, +1 PreK to DVE.

ENROLLMENT RESULTS:

SUMMIT COVE:	LOSS (200)
DILLON VALLEY:	break-even
FRISCO:	CLOSED
SILVERTHORNE:	HEALTHY
BRECKENRIDGE:	break-even
UPPER BLUE:	break-even

OPTION

03

CLOSE SUMMIT COVE ELEMENTARY



03

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CLOSE SUMMIT COVE
(61% utilization)

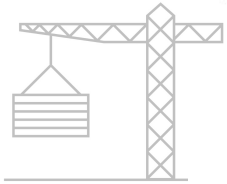
RELOCATING STUDENTS:

50

66

58

TO OTHER SCHOOLS





DILLON VALLEY:
50+332-37 (decline)
=345 total
(452 capacity)



FRISCO:
66+195-25 (decline)
=236 total
(277 capacity)

- +1 PK at FRE / +1 PK at DVE.

ENROLLMENT RESULTS:

SUMMIT COVE:	CLOSED
DILLON VALLEY:	HEALTHY
FRISCO:	break-even
SILVERTHORNE:	HEALTHY
BRECKENRIDGE:	LOSS
UPPER BLUE:	LOSS

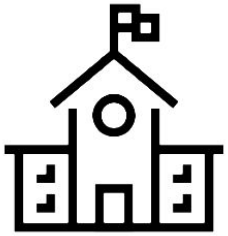
MOVE ALL STUDENTS TO HOME BOUNDARIES



CLOSE SUMMIT COVE
(61% utilization)

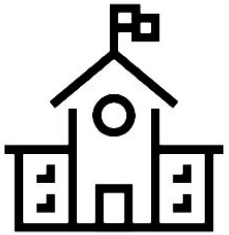
RELOCATING STUDENTS:

100



DILLON VALLEY:
226+100 =
336 total
(452 capacity)

100



FRISCO:
136 +100=
236 total
(277 capacity)

- Minimal Renovations
- +1 PK at FRE / +1 PK at DVE

ENROLLMENT RESULTS:

SUMMIT COVE:	**CLOSED**
DILLON VALLEY:	**HEALTHY**
FRISCO:	**break-even**
SILVERTHORNE:	**HEALTHY**
BRECKENRIDGE:	**break-even**
UPPER BLUE:	**break-even**

LONG-RANGE PLANNING

Scopes Primarily Supported for Phase 1:

Priority 1 + 2 Deferred Maintenance across all schools **(92%)**

High School Pathways Center (Construction, Manuf. / High Bay , Health Science) **(67%)**

High School Pathways **Computer Science Renovation (83%)**

High School Track / Field Replacement **(100%)**

Consolidate BRE and Build at UBE (67%)
or
Consolidate BRE and UBE schools and move Boundaries as Contingency Plan

Consolidate Summit Cove, (contingency),w/ boundary change **(33% Ph1 / 33% Ph2)**

Scopes Primarily Supported for Phase 2:

Snowy Peaks **Shop Renovation (50%)**

Snowy Peaks **MultiPurpose Room Addition (33% Ph 1 / 33% Ph2)**

High School Pathways **Welding (50% Ph 1 / 50% Ph2)**

Elementary Schools **Educational Adequacy (50% Ph 1 / 50% Ph2)**

Middle School Athletics Maintenance **(50%)**

Scopes Primarily Supported for Phase 3:

Priority 3 Deferred Maintenance across all schools **(67-83%)**

High School **Locker Room Building (83%)**

Scopes Primarily NOT Supported :

Consolidation of FRE, with or without boundary change

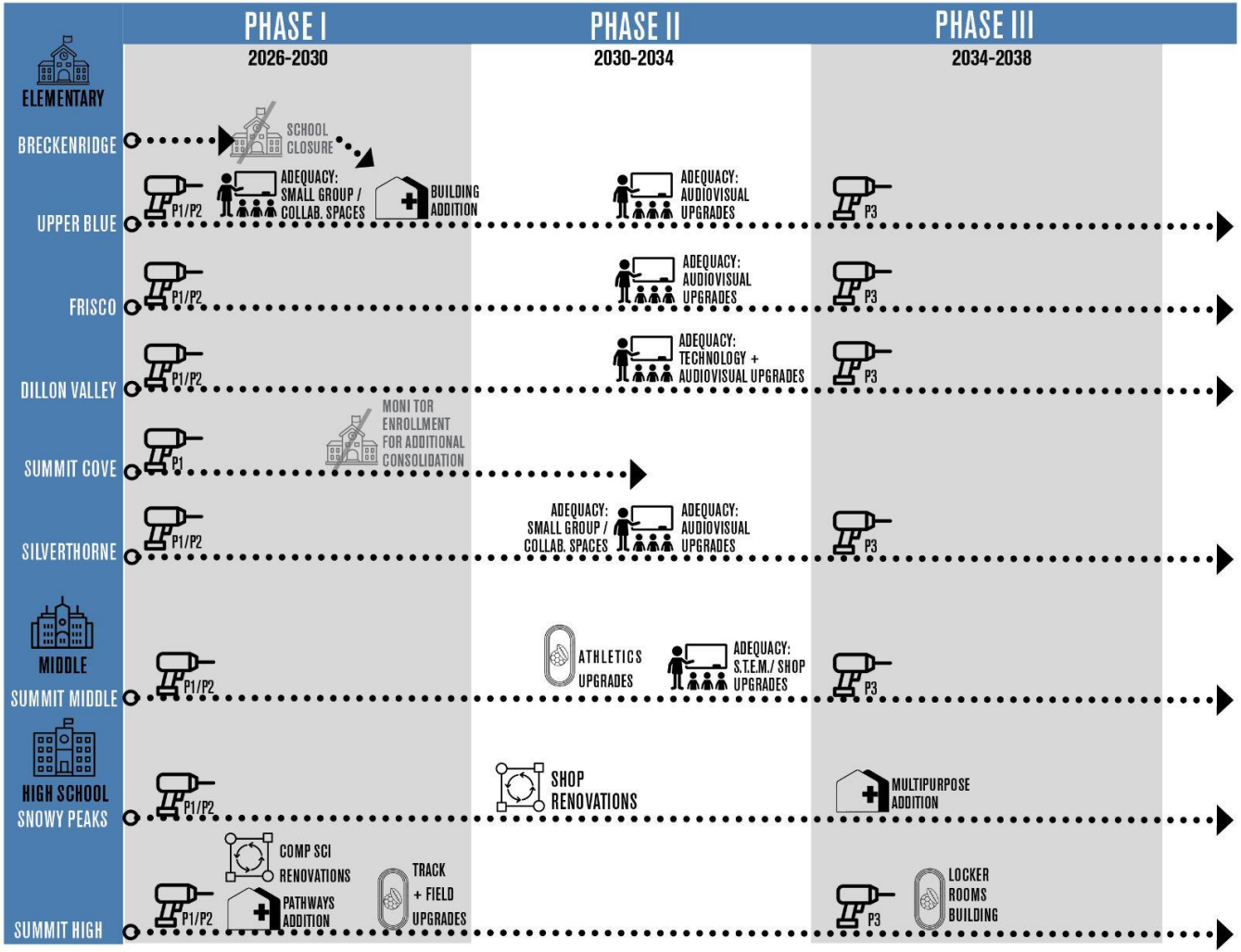


MASTER PLAN COMMITTEE

Master Plan Timeline (a)

Committee Consensus

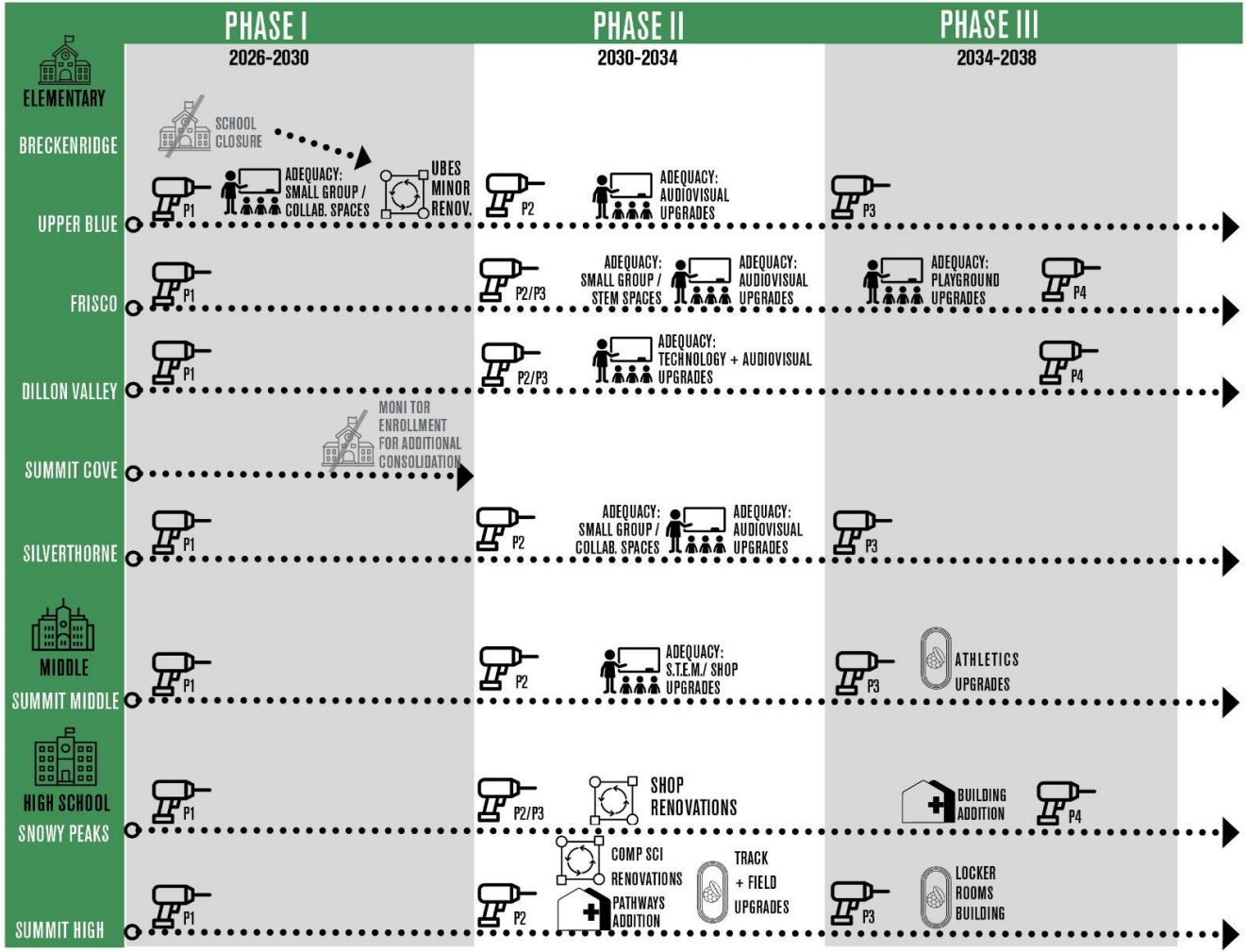
- Represents scope supported by most groups
- Wide support for High School Improvements in Phase 1
- Wide support for Priority 1+2 Deferred Maintenance in Phase 1 (all schools)
- Support Consolidation of BRE and open to PH1 Consolidation of SCE if needed



Master Plan Timeline (b)

Contingency Recommendation

- Approach: If there is no bond in PH1?
- Funds limited to Priority 1 improvements, PH1
- Limited renovations at UBE and boundary shifts to close BRE
- Older school needs will compile in PH2
- HS Pathway offerings will be delayed



QUESTIONS, DISCUSSION + NEXT STEPS

2026: Remaining Timeline

FEBRUARY

MASTER PLAN CONCLUSION

BOE Presentation by HCM - outlook 10+ years

Community Engagement

MARCH

BOE: NEXT STEPS

Consolidation - with and without construction: Pros/Cons discussion (boundaries, PreK, cost)

Bond and / or MLO 2026: Support or No Support

Community Engagement

APRIL

BOND CONSIDERATION

If Bond is considered - packages presented for review; if no bond is being considered, then discuss options with 'no construction'

MAY

SCOPE

Straw poll (unofficial vote) on favored bond package. Announce closure if consolidation is the BOE action - with or without a bond; scope should be well **defined** for a bond package by May

MP Refines Pricing

JUNE

CAMPAIGN COMMITTEE

June - If bond and/or MLO - campaign committee forms; SSD can start factual information

AUGUST

FORMALIZE

Formally vote to proceed with a bond and adopt ballot language by end of the month - bond and/or MLO

NOVEMBER

BOND VOTE

Pass - design / construction: 2027 - 2028 (earliest consolidation fall 2028)

Fail - Possibly consolidate with no construction for fall 2027 school year


THANK YOU