



**PROJECT: Platte Canyon School District Master Plan**

**PROJECT NO: 2021-050.00**

**DATE: 01-25-2023**

**ATTENDANCE: see meeting attendance sheet**

**SUBJECT: Planning Advisory Team Meeting #6**

A. Meeting Agenda:

1. Agenda / Attendance Sheet
2. Review Direction Given in Previous PAT Meeting
3. Review Facility Consolidation Steps
4. Discussion
5. Next Steps

B. Ken reviewed the Stepped Consolidation Scenarios that were presented and discussed in PAT Meeting #5. The discussion and outcome of meeting #5 included a new scenario that combined Scenario A and Scenario C. From the combination of these two, the Design Team created Scenario F. Below is a summary of the new Scenario F.

1. Stepped Consolidation Scenario F
  - a. The Preschool is moved into the lower level of the Administration Building.
  - b. Deer Creek ES will move out of the existing building.
  - c. Fitzsimmons MS will be renovated to accommodate K-5 students.
  - d. Platte Canyon HS will be renovated to consolidate MS and HS students.
  - e. The existing administration building is still needed to accommodate District Admin, Athletics, Music, CTE and Pre-K.
2. The idea of moving the Preschool into Fitzsimmons was discussed. The group agreed that this move would create a "roadblock" to moving the ES into Fitzsimmons. An addition to Fitzsimmons would be required to accommodate Pre-k in addition to the K-5 grades.
3. After discussion the group agreed that the approach should include moving the Preschool into the lower level of the administration building.

C. Ken reviewed the sequence required to accommodate the preferred stepped consolidation scenario. The following steps were presented with associated test fit site plans and floor plans.

1. Stepped Consolidation Approach
  - a. Step 1 - Move Preschool into District Administration
    - i. Requires building renovation.
    - ii. Requires construction of new playground
    - iii. Requires updated busing and site drop off strategies.
    - iv. Estimated Annual Operational Savings - \$9,000
  - b. Step 2 – Consolidate Middle School with High School
    - i. Requires minimal building renovation.
    - ii. Requires program/curriculum alignment with space available.
    - iii. Requires Administration Building for Music, PE and Athletics for both HS and MS
    - iv. Lose space for outdoor Middle School activities and play.

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- v. Estimated Annual Operational Savings – \$149,000
  - c. Step 3 - Move Elementary into Fitzsimmons
    - i. Requires reconfiguration of student drop off and site circulation.
    - ii. Requires construction of new K-5 playgrounds
    - iii. Requires building renovation.
    - iv. Requires program/curriculum alignment with space available. 2 ½ round elementary school with consolidated program.
    - v. Estimated Annual Operational Savings – \$300,000
  - d. Step 4 - Build Gym, CTE, Music, District Admin, Pre-K Addition at High School
    - i. Long term step that requires a bond.
  - e. Step 5 – Replace Fitzsimmons with new ES OR Replace Admin Building with new ES
    - i. Extended long-term step that accomplishes the Master Plan
2. In general, the group agreed with this approach. Timing for these defined steps will depend on project costs and available funding. The Design Team will work to provide estimated costs for each of the steps at the next meeting.

D. Next Steps

- 1. Next PAT Meeting will be held on February 10, 2023, at 3:30pm

Attachments: Attendance Sheet  
CC:

REPORTED BY:

\_\_\_\_\_  
Signature

Ken Gregg, AIA  
\_\_\_\_\_  
Printed Name



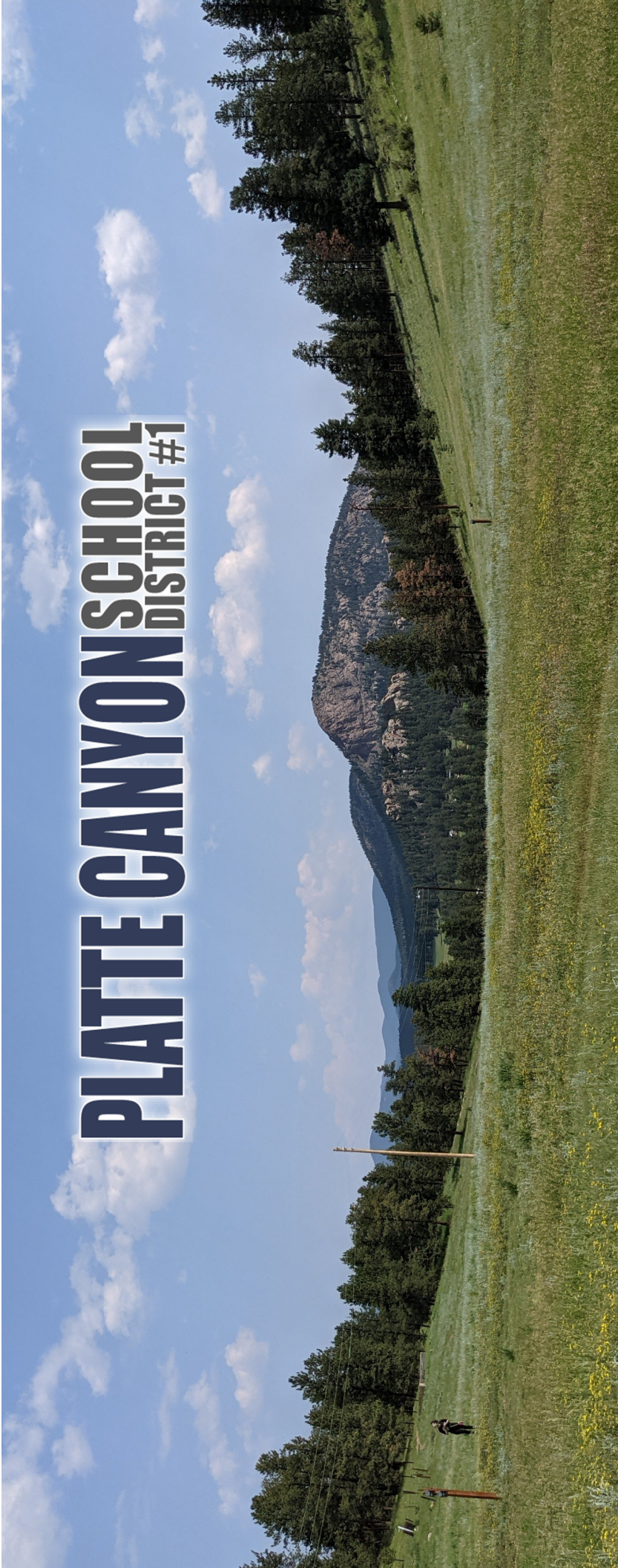
**MEETING ATTENDANCE**  
**Project: Platte Canyon SD Master Plan**  
**Project Number: 2021-050.00**

PAT #1 08/16/21	PAT #2 08/23/21	PAT #3 08/30/21	PAT #4 09/20/21	PAT #5 01/12/23	PAT #6 01/25/23	PAT #7 02/10/23	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X	X				Jolene Durrant	DLES	303-679-7775	<a href="mailto:jdurrant@pcsd12.org">jdurrant@pcsd12.org</a>
X	X	X	X				Heather Prewitt	BOE	303-809-1302	<a href="mailto:hprewitt@pcsd12.org">hprewitt@pcsd12.org</a>
X	X	X	X	X	X		Ashley Stephen	District Office	303-679-7405	<a href="mailto:astephen@pcsd12.org">astephen@pcsd12.org</a>
X	X	X	X	X	X		Matt Flores	PCSD	303-679-7553	<a href="mailto:mflores@pcsd12.org">mflores@pcsd12.org</a>
X	X	X	X	X	X		Mike Schmidt	PCSD	303-678-7411	<a href="mailto:mschmidt@pcsd12.org">mschmidt@pcsd12.org</a>
X	X	X	X				Katie Spodyak	BOE	719-838-0814	<a href="mailto:kspodyak@pcsd12.org">kspodyak@pcsd12.org</a>
X	X	X					Melissa Nieber	Community	804-839-6932	<a href="mailto:melissa@mtncreative.design.com">melissa@mtncreative.design.com</a>
X	X						Jack Hansell	Community	303 324 6282	<a href="mailto: Bearmanjack58@gmail.com">Bearmanjack58@gmail.com</a>
				X			Shelly Carlstrom	D.O. Admin. Edu. Support		<a href="mailto:scarlstrom@pcsd12.org">scarlstrom@pcsd12.org</a>
				X			Kay Genschorck	Director of Inst. Serv.		<a href="mailto:kay-genschorck@hotmail.com">kay-genschorck@hotmail.com</a>
				X	X		Garrison Genschorck	Board Member		<a href="mailto:garrisonpg@hotmail.com">garrisonpg@hotmail.com</a>
				X			Ryan Johnson	Secretary to the BOE/Accountant		<a href="mailto:rjohnson@pcsd12.org">rjohnson@pcsd12.org</a>
				X	X		Johnna Bambrey	PCHS AD/Science Teacher		<a href="mailto:jbambrey@pcsd12.org">jbambrey@pcsd12.org</a>
				X	X		Jessica Bartak	Unit Director, Boys & Girls Club		<a href="mailto:plattecanyon@bgchr.co">plattecanyon@bgchr.co</a>
				X	X		Denise Armbroster	Teaching Assistant, Deer Creek		<a href="mailto:darmbroster@pcsd12.org">darmbroster@pcsd12.org</a>
				X	X		Ladd Hunter	FMS Teacher		<a href="mailto:lhunter@pcsd12.org">lhunter@pcsd12.org</a>
				X	X		Missy Winefelat	BOE Member / Parent		<a href="mailto:Mfrazier_healthfitness@yahoo.com">Mfrazier_healthfitness@yahoo.com</a>
				X	X		Julie Carlson	ECE Director		<a href="mailto:jcarlson@pcsd12.org">jcarlson@pcsd12.org</a>
				X			Jessie Karashinski	Preschool Teacher		<a href="mailto:jkarashinski@pcsd12.org">jkarashinski@pcsd12.org</a>
				X			Kolette Vadasy	ECE Lead Teacher		<a href="mailto:kvadasy@pcsd12.org">kvadasy@pcsd12.org</a>
				X	X		Jenny Bailey	ECE Lead Teacher		<a href="mailto:jbailey@pcsd12.org">jbailey@pcsd12.org</a>





# PLATTE CANYON SCHOOL DISTRICT #1



Platte Canyon School District Master Plan  
MP Update 2023 - PAT Meeting #6  
January 25th, 2023

## **PAT #6 Meeting Agenda:**

1. Agenda / Attendance Sheet
2. Review Direction Given in Previous PAT Meeting
3. Review Facility Consolidation Steps
4. Discussion
5. Next Steps

	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E	Scenario F
Deer Creek Pre-K	Moves into Lower Level of Administration Building	Moves into Fitzsimmons	Moves into Fitzsimmons	Moves into Deer Creek ES Building	Moves into Deer Creek ES	Moves into Lower Level of Administration Building
Existing Deer Creek Elementary School	Complete High Priority Maintenance and Capital Renewal	Complete High Priority Maintenance and Capital Renewal	Move out of Building	Complete High Priority Maintenance and Capital Renewal	Complete Pre K-6 grade Addition and Renovation	Move out of Building
Fitzsimmons Middle School	Move out of Building	Renovation to become Preschool and District Administration	Building Addition and Renovation to accommodate the PK-5	Move out of the Building	Move out of the Building	Building Renovation to accommodate the PK-5
Existing Platte Canyon High School	Consolidate MS and HS	Consolidate MS and High School - Build Smaller Addition with Gym, School Admin, Music, CTE	Consolidate MS and HS	Consolidate MS and High School - Build Addition with Gym, School Admin, Music, CTE and District Administration	Consolidate MS and High School - Renovate for District Admin and CTE	Consolidate MS and HS
Existing Administration Building	Still Needed for District Admin, Athletics, Music - Requires Renovation for Preschool	Move out of the Building	Still Needed for District Admin, Athletics, Music, CTE	Move out of the Building	Still Needed for Gym and Music Spaces - Move District Offices Out	Still Needed for District Admin, Athletics, Music, CTE and Pre-K
Relative Cost Ranking	\$	\$\$\$	\$\$	\$\$\$	\$\$\$\$	
Pros	Able to move out of Fitzsimmons	Able to move out of Admin Bldg	Able to move out of Deer Creek	Able to move out of Fitzsimmons Able to move out of Administration Bldg	Able to move out of Fitzsimmons	Able to move out of Deer Creek
Cons	Students still have to travel to Admin Building for classes and athletics Requires Renovation for Preschool at Admin Maintenance Required at Deer Creek	Requires Fitzsimmons Renovation Requires smaller addition at HS	Poor drop off and pick-up for ES Poor opportunity for playground location	Requires large addition to High School Maintenance Required at Deer Creek	Still have to go to Admin Building for Classes and athletics Requires major renovation at Deer Creek and minor renovation at the HS	Students still have to travel to Admin Building for classes and athletics Poor drop off and pick-up for ES

# Stepped Consolidation Scenario



# Stepped Consolidation Approach

Step 1 - Move Preschool into Admin (\$500,000 District budget)

Step 2 – Consolidate Middle School with High School

Step 3 – Move Elementary into Fitzsimmons (\$3,000,000 District budget)

Step 4 – Build Gym, CTE, Music, District Admin, Pre-K Addition at High School (Long term, requires bond)

Step 5 – Replace Fitzsimmons with new ES (Extended long term)

OR

Replace Admin Building with new ES



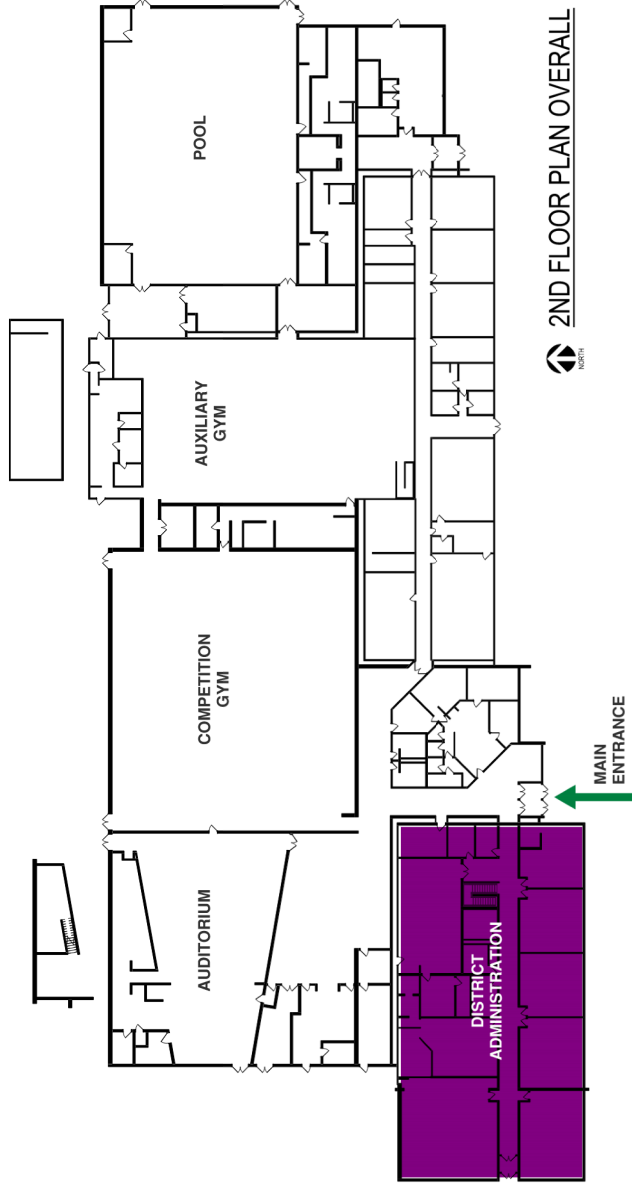
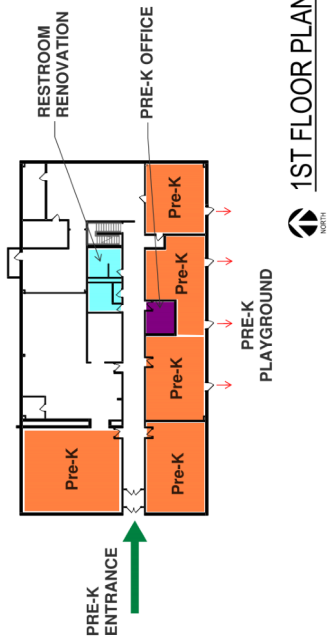
## Step 1

### **Move Preschool into District Administration**

- Requires building renovation
- Requires construction of new playground
- Requires updated busing and site drop off
- Maintenance and Operations relocates from lower level

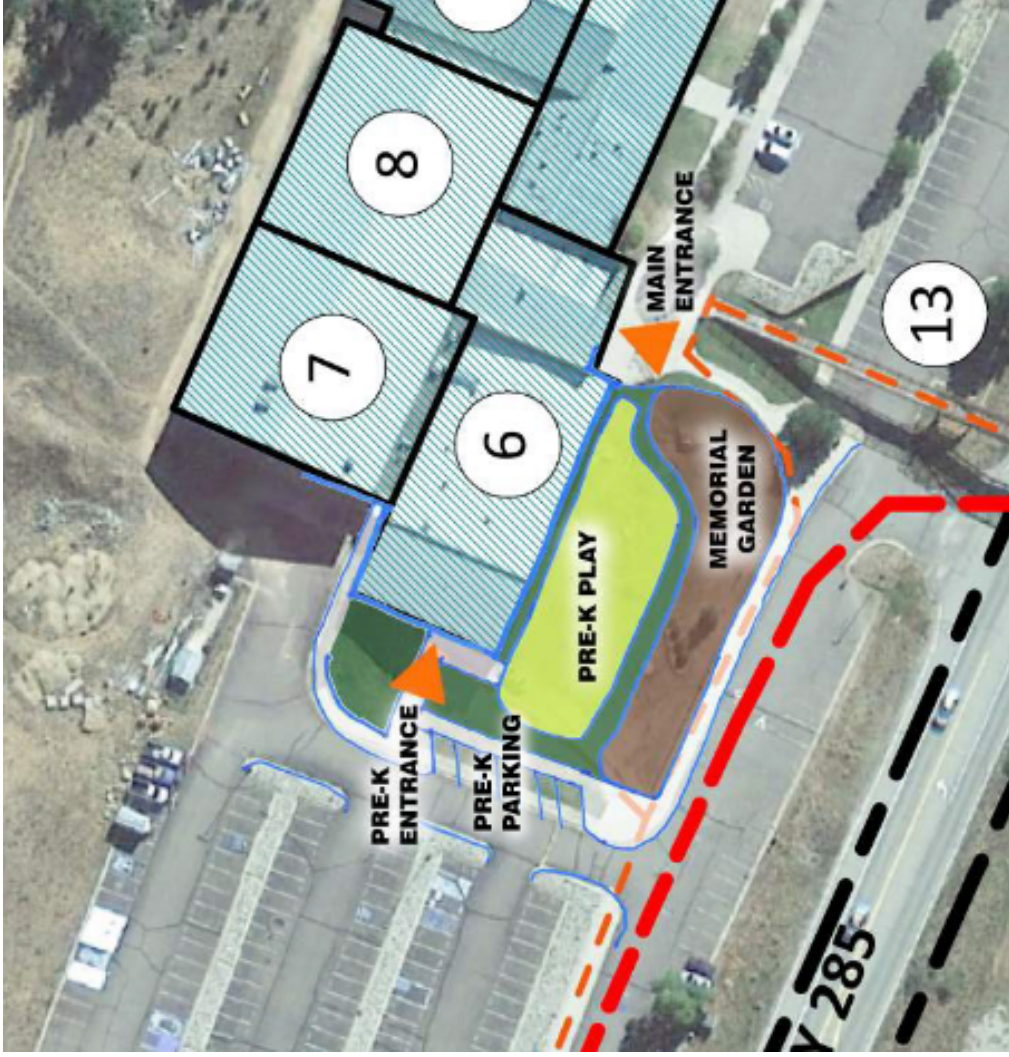
**Estimated Annual Operational Savings – \$9,000**

# Step 1



# Stepped Consolidation Scenario

# Step 1



# Site Plan Sketch

# Stepped Consolidation Scenario

## Step 2

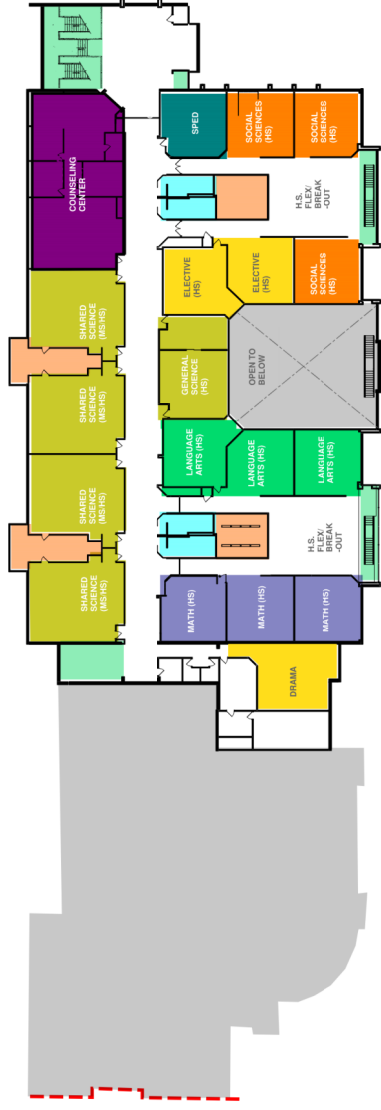
### **Consolidate Middle School with High School**

- Requires minimal building renovation
- Requires program/curriculum alignment with space available
- Requires Administration Building for Music, PE and Athletics for both HS and MS
- Loose space for outdoor Middle School activities/play

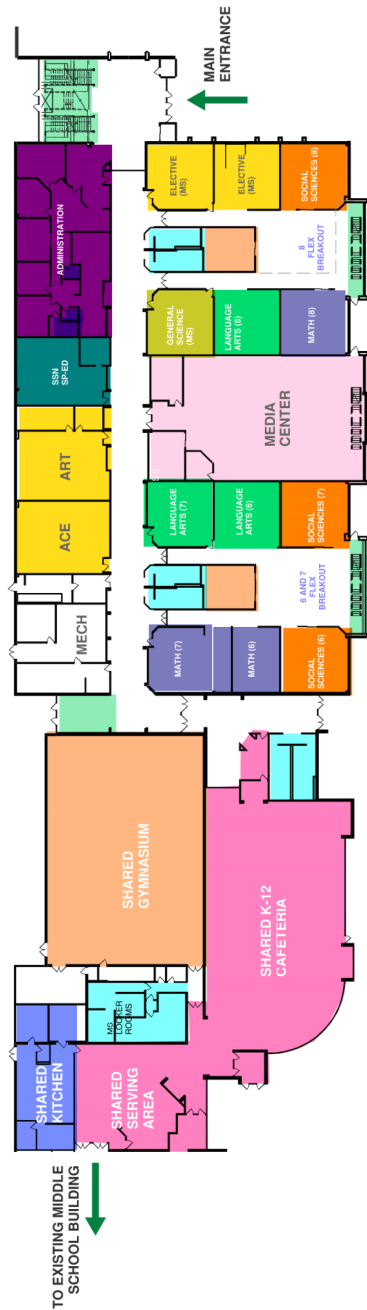
**Estimated Annual Operational Savings – \$149,000**



# Step 2



2ND FLOOR PLAN OVERALL



1ST FLOOR PLAN OVERALL

# Stepped Consolidation Scenario

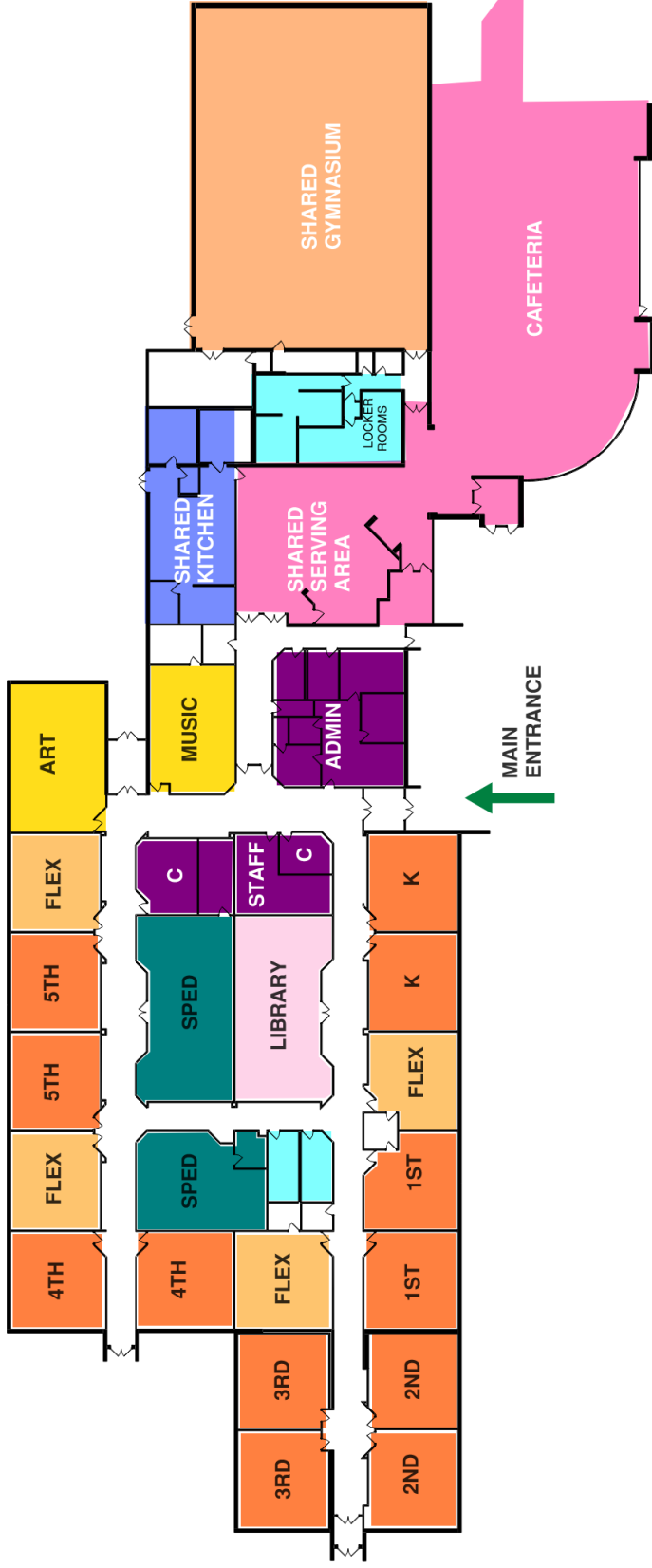
## Step 3

### Move Elementary into Fitzsimmons

- Requires reconfiguration of drop off and site circulation
- Requires construction of new playgrounds
- Requires minor renovation
- Requires program/curriculum alignment with space available.  
2 ½ round elementary school with consolidated program
- Where does the bus barn and bus parking go?

**Estimated Annual Operational Savings – \$300,000**

# Step 3



## 1ST FLOOR PLAN OVERALL

# Stepped Consolidation Scenario

# Step 3



Site Plan Sketch

# Initial Stepped Consolidation Scenarios

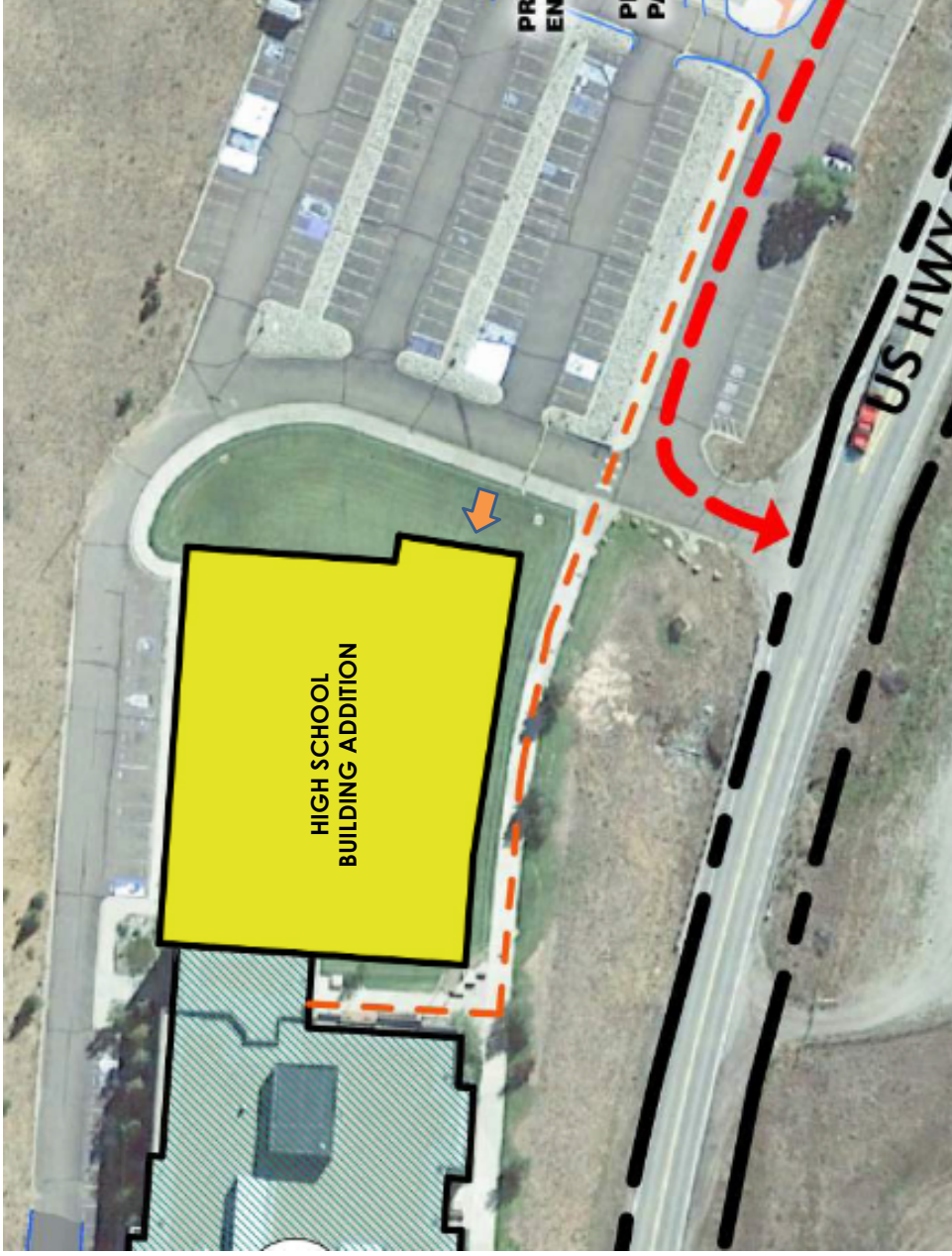
## Step 4

### **Build Gymnasium / CTE / Music / Admin / Preschool Addition at the High School (Long Term, Requires Bond)**

- Move out of the Administration Building
- Does this addition include Preschool and playground?



# Step 4



## Site Plan Sketch

# Initial Stepped Consolidation Scenarios

## Step 5

### Phase 5 (Extended Long Term)

- Replace Fitzsimmons with new Elementary School?
- OR
- Replace the Administration Building with new Elementary School?

# Funding

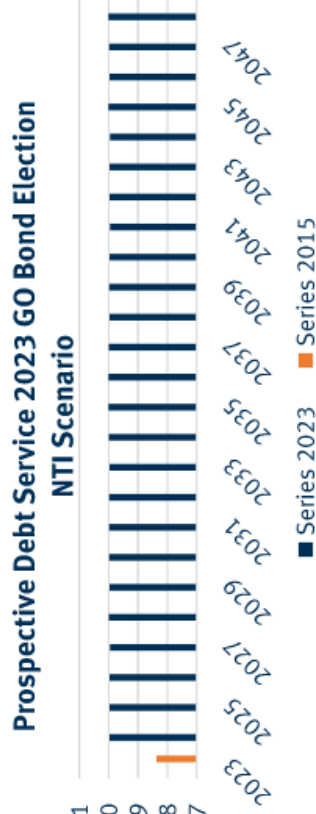
## No Increase in Taxes

### Prospective 2023 GO Bond Election – No Tax Increase Election

The following scenario issues \$13.9 million of bonds with a 25-year term while keeping annual debt service under \$1.045 million

#### Assumptions:

- **Issue Date:** December 2023
- **Par Amount:** \$13.9 million
- **Coupons:** Market coupons of 5% and 5.25%
- **Interest Rates:** Assumes current market rates
- **Term Evaluated:** 25-year
- **Optional Redemption:** 10-year par call



Prospective 2022 Election Bonds - NO TAX INCREASE SCENARIO (1)	
Par Amount	13,910,000
Financing Term	25 Years
Project Fund	15,196,287
Total Debt Service	24,933,288
<b>Maximum Annual Debt Service</b>	<b>999,875</b>
True Interest Cost	4.28%
Estimated Bond Mill Levy Increase in 2023	1.63
Annual Increase per \$100K of Home Value	\$37.49
Annual Increase per \$100K of Commercial Value	\$160.70



# PAT Schedule

Monthly Meetings

5:00pm – 6:30pm

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01/12	<b>PAT #5</b> Review MP Update
1/25	<b>PAT #6</b> Review Consolidation Strategies
2/8	<b>PAT #7</b> Review of Draft Master Plan Recommendations
?/??	<b>PAT #8</b> If Needed



