



PROJECT: Platte Canyon School District Master Plan

PROJECT NO: 2021-050.00

DATE: 02-10-2023

ATTENDANCE: see meeting attendance sheet

SUBJECT: Planning Advisory Team Meeting #7

A. Meeting Agenda:

1. Agenda / Attendance Sheet
2. Review Selected Facility Consolidation Steps
 - a. Plan Graphics
3. Current Construction Market Conditions
4. Master Plan Phased Approach Overview
5. PAT Member Observations
6. PAT Board Recommendations

B. Ken reviewed the selected facility consolidation steps reviewed and approved by the group during PAT meeting #6. No additional discussions occurred.

1. **Step 1** - Move Preschool into Admin
 - a. District estimated operational savings **\$9,000**
 - b. Does not remove existing Deer Creek portables or improvements
2. **Step 2** – Consolidate Middle School with High School
 - a. District estimated operational savings **\$149,000**
 - b. Requires science room improvements and moving expenses
3. **Step 3** – Move Elementary into Fitzsimmons
 - a. District estimated operational savings **\$300,000**
 - b. Does not include revenue from sale of Deer creek property
4. **Step 4** – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms

C. Doug reviewed construction market trends and escalation that has occurred since the beginning of 2021. RTA worked with three school market general contractors to create estimates for projects associated with each of the steps. The following discussion took place.

1. Data from the Colorado Construction Cost Index shows that from the first quarter of 2021 to the 3rd quarter of 2022, there has been a 31% increase in construction costs.
2. Three general contractors were involved in projecting the costs for the consolidation stepped approach noted above. The following costs are associated with each step.
 - a. **Step 1** - Move Preschool into Admin - **Market Cost = \$1.6 – 2.2M**
 - b. **Step 2** – Consolidate Middle School with High School - **Minor Improvements = \$300K**
 - c. **Step 3** – Move Elementary into Fitzsimmons - **Market Cost = \$7 – 10.4M**
 - d. **Step 4** – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms - **Market Cost = \$22 – 25M**

- D. Doug presented 3 scenarios for timing and funding for projects associated with the stepped approach noted above. Scenario A was selected by the group as the most effective way to fund the master plan consolidation approach. Scenario A includes the following:
1. **Step 1** - Move Preschool into Admin
 - a. District Funding – Start construction in the summer of 2023
 2. **Step 2** – Consolidate Middle School with High School
 - a. District Funding – Start planning in the summer of 2023
 3. **Step 3** – Move Elementary into Fitzsimmons
 - a. BOND / BEST Grant – Bond in November, 2023
 4. **Step 4** – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms
 - a. BOND / BEST Grant – 2nd Bond / BEST Grant in future
- E. Next Steps
1. RTA will begin work to implement step one of the district consolidation strategy approved by the group.

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
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X	X	X	X	X	X		Matt Flores	PCSD	303-679-7553	mflores@pcsd12.org
X	X	X	X	X	X		Mike Schmidt	PCSD	303-678-7411	mschmidt@pcsd12.org
X	X	X	X				Katie Spodyak	BOE	719-838-0814	kspodyak@pcsd12.org
X	X	X					Melissa Nieber	Community	804-839-6932	melissa@mtncreative.design.com
X	X						Jack Hansell	Community	303 324 6282	Bearmanjack58@gmail.com
				X			Shelly Carlstrom	D.O. Admin. Edu. Support		scarlstrom@pcsd12.org
				X			Kay Genschorck	Director of Inst. Serv.		kay-genschorck@hotmail.com
				X	X		Garrison Genschorck	Board Member		garrisonpg@hotmail.com
				X			Ryan Johnson	Secretary to the BOE/Accountant		rjohnson@pcsd12.org
				X	X		Johnna Bambrey	PCHS AD/Science Teacher		jbambrey@pcsd12.org
				X	X		Jessica Bartak	Unit Director, Boys & Girls Club		plattecanyon@bgchr.co
				X	X		Denise Armbroster	Teaching Assistant, Deer Creek		darmbroster@pcsd12.org
				X	X		Ladd Hunter	FMS Teacher		lhunter@pcsd12.org
				X	X		Missy Winefelat	BOE Member / Parent		Mfrazier_healthfitness@yahoo.com
				X	X		Julie Carlson	ECE Director		jcarlson@pcsd12.org
				X			Jessie Karashinski	Preschool Teacher		jkarashinski@pcsd12.org
				X			Kolette Vadasy	ECE Lead Teacher		kvadasy@pcsd12.org
				X	X		Jenny Bailey	ECE Lead Teacher		jbailey@pcsd12.org

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									Theresa Flores	SAC			Theresa21105@hotmail.com
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x	x	x	x	x	x	x	x	x	Ken Gregg	RTA	719-867-7049		ken@rtaarchitects.com
x	x	x	x	x	x	x	x	x	Doug Abernethy	RTA	719-471-7566		doug@rtaarchitects.com
x	x	x	x	x	x	x	x	x	Christine Costa	RTA	719-867-7042		christine@rtaarchitects.com

PLATTE CANYON SCHOOL DISTRICT #1



Platte Canyon School District Master Plan
MP Update 2023 - PAT Meeting #7
February 10, 2023

🌐 When poll is active, respond at Pollev.com/rta739 📱

📱 Text **RTA739** to **22333** once to join



Preferred superpower?

Mind reader

Become Invisible with
snap of my fingers

Ability to Fly

Happiness Wizard

I'm good, no
superpower required

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PAT #7 Meeting Agenda:

1. Agenda / Attendance Sheet
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 - A. Plan Graphics
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4. Master Plan Phased Approach Overview
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6. PAT Board Recommendations

	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



Community's highest priority for PCSD?

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Teachers / staff highest priority for PCSD?

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Consolidation Approach

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

- District estimated operational savings **\$9,000**
- Does not remove existing Deer Creek portables or improvements

Step 2 – Consolidate Middle School with High School

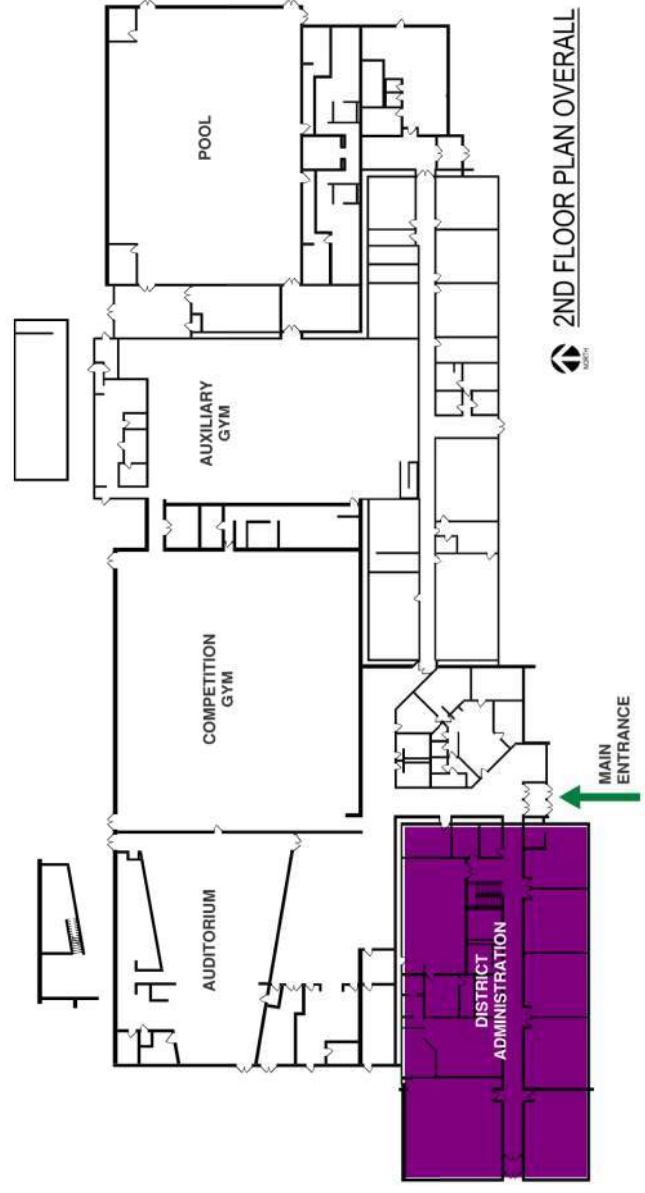
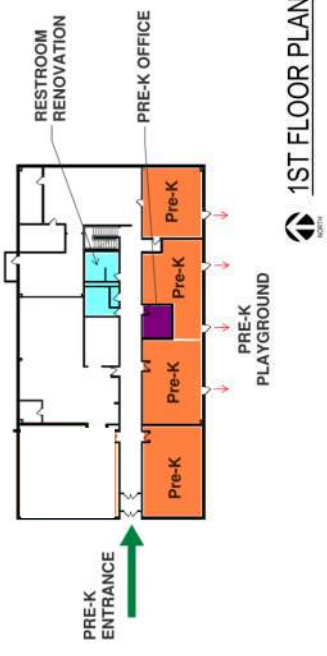
- District estimated operational savings **\$149,000**
- Requires science room improvements and moving expenses

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

- District estimated operational savings **\$300,000**
- Does not include revenue from sale of Deer creek property

Step 4 – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms

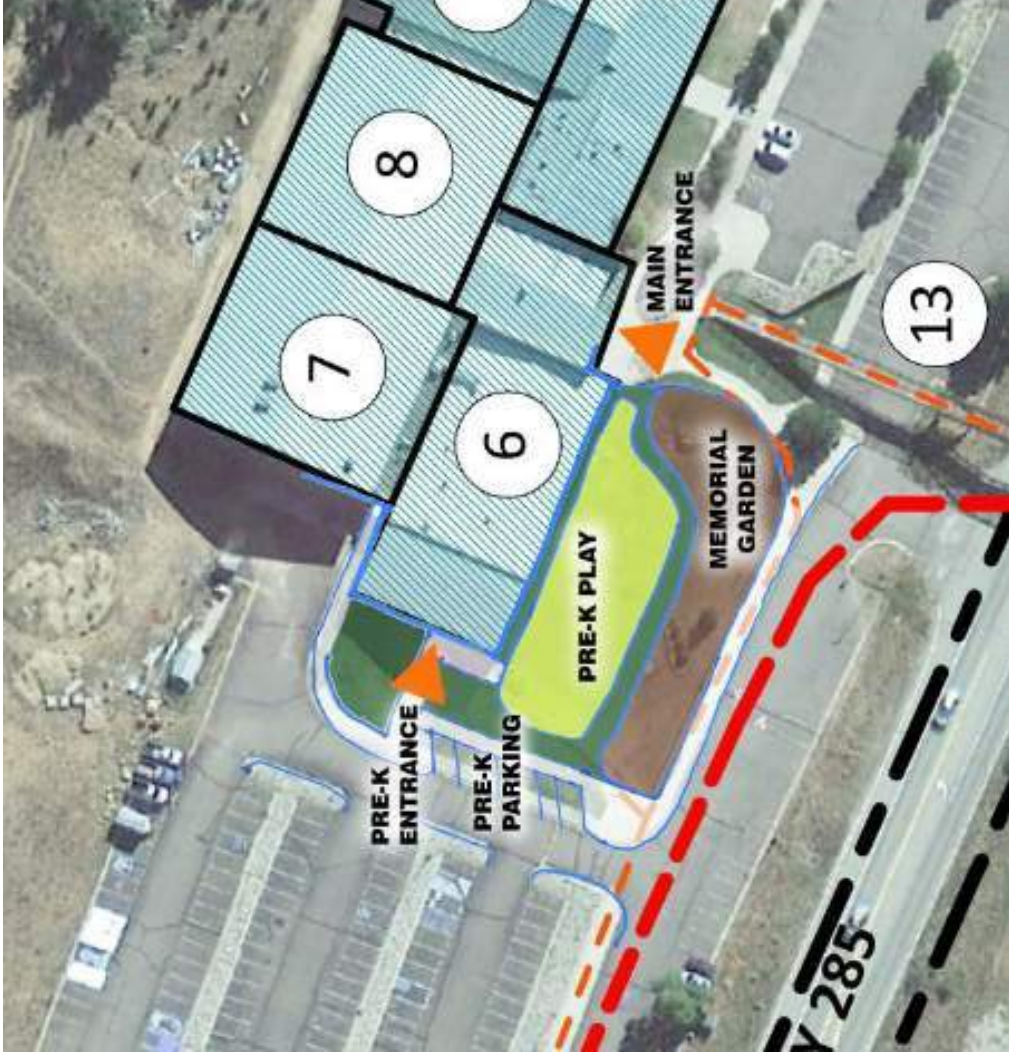
Step 1



Pre-school to District Admin



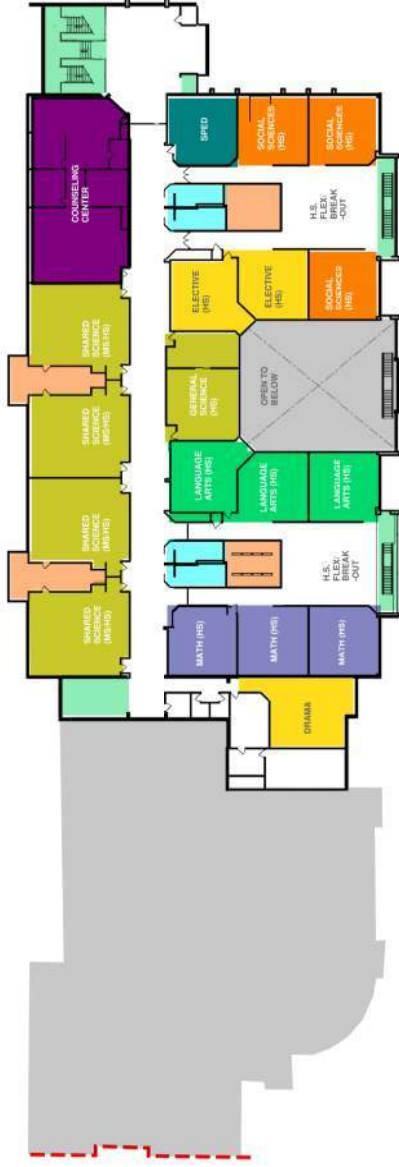
Step 1



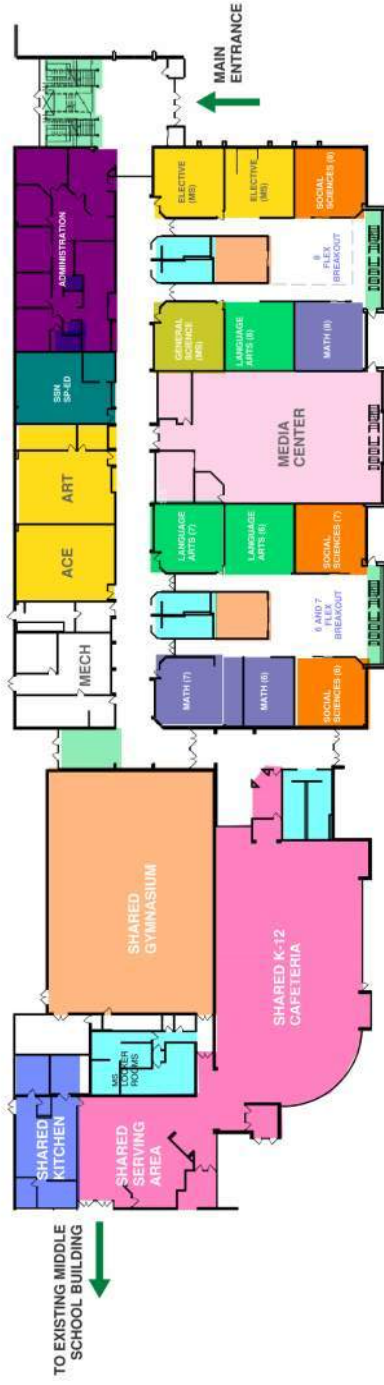
Site Plan Sketch

Pre-school site plan

Step 2



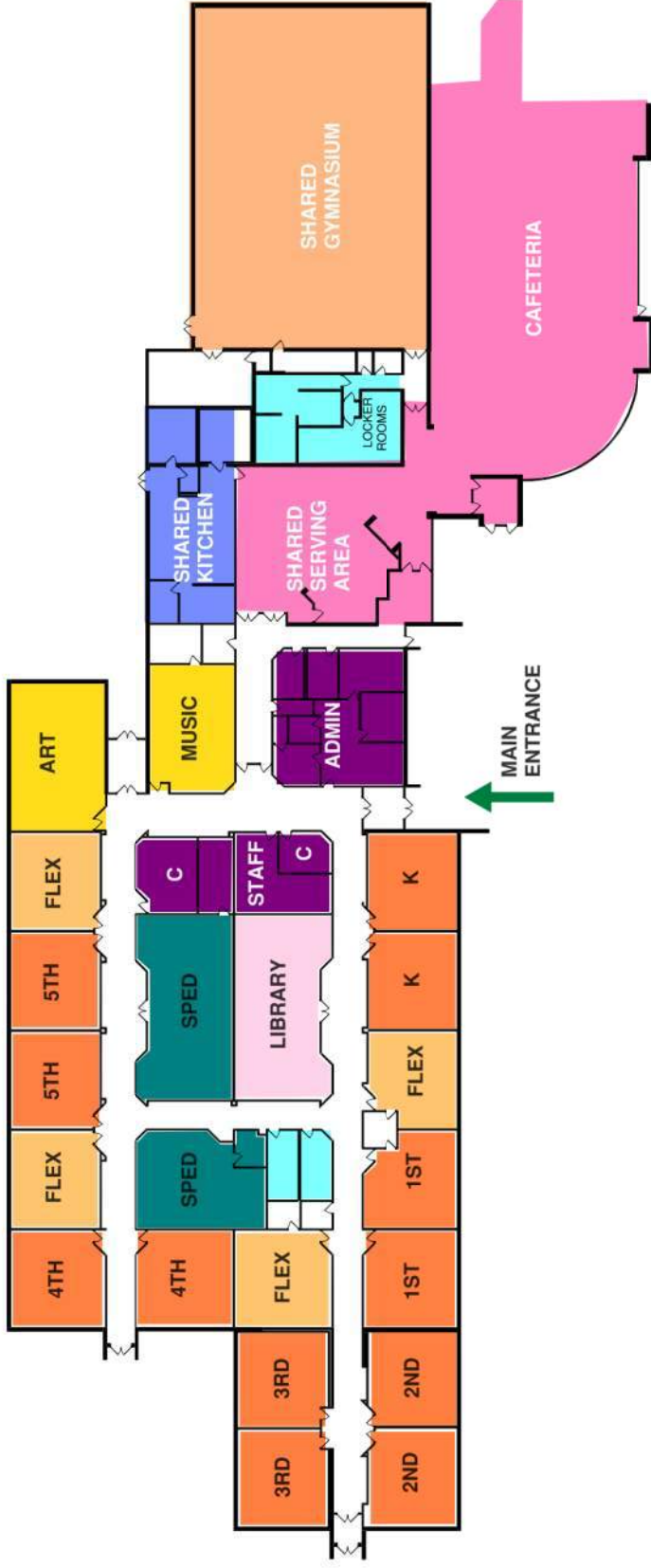
2ND FLOOR PLAN OVERALL



1ST FLOOR PLAN OVERALL

Stepped Consolidation Scenario

Step 3



1ST FLOOR PLAN OVERALL



Step 3



Site Plan Sketch

Elementary to Fitzsimmons

Step 4



Site Plan Sketch

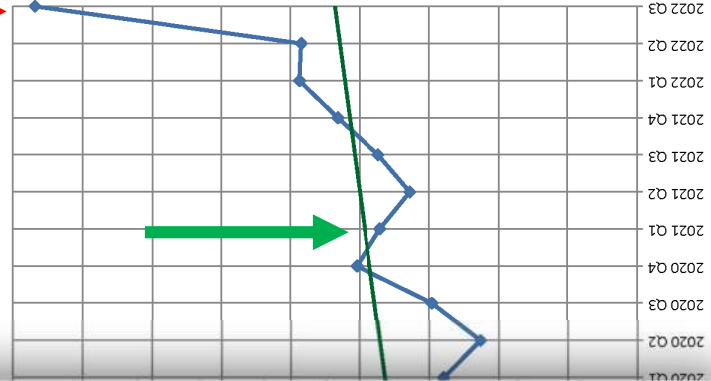
Middle / High School Addition

Construction Market Conditions

Colorado CCI - Quarterly Data, Cumulative Assuming 2012 Q1 = 1.0000

Year	Escalation	Compound Inflation	Esc * 100	B
2011	1.69%	1.69%	\$215,481	
2012	3.26%	5.01%	\$53,238	
2013	0.78%	5.82%	\$163,710	
2014	2.38%	8.34%	(\$28,169)	
2015	-0.40%	7.91%	\$275,655	
2016	3.93%	12.15%	\$108,617	
2017	1.49%	13.82%	\$316,651	
2018	4.28%	18.69%	\$393,467	
2019	5.10%	24.75%	\$105,410	
2020	1.30%	26.37%	\$1,116,270	
2021	13.59%	43.54%	\$933,018	
2022	10.00%	57.90%		

31% increase



Calendar Year - Quarter



Construction Market Conditions



Eagles or Chiefs?

Eagles!

Chiefs!

Who cares!

Commercials and
food! What game?

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Consolidation Approach – Construction Market Considerations

Step 1 - Move Preschool into Admin (\$500,000 District budget) (Market Cost = \$1.6 – 2.2M)

- District estimated operational savings **\$9,000**
- Does not remove existing Deer Creek portables or improvements

Step 2 – Consolidate Middle School with High School (Minor Improvements = \$300K)

- District estimated operational savings **\$149,000**
- Requires science room improvements and moving expenses

Step 3 – Move Elementary into Fitzsimmons (\$3,000,000 District budget) (Market Cost = \$7 – 10.4M)

- District estimated operational savings **\$300,000**
- Does not include revenue from sale of Deer creek property
- Consider phased approach: mechanical unit replacement, roofing upgrades

Step 4 – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms District Admin (Market Cost = \$22 – 25M)

MP Scenario A

Start Summer 2023

Step 1 - Move Preschool into Admin (Market Cost = \$1.6 – 2.2M) DISTRICT

- District estimated operational savings **\$9,000**
- Does not remove existing Deer Creek portables or improvements

Step 2 – Consolidate Middle School with High School (Minor Improvements = \$300K) DISTRICT

- District estimated operational savings **\$149,000**
- Requires science room improvements and moving expenses

Step 3 – Move Elementary into Fitzsimmons (Market Cost = 10.4M) BOND / BEST – Nov 2023

- District estimated operational savings **\$300,000**
- Does not include revenue from sale of Deer creek property

Step 4 – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms District Admin 2nd BOND / BEST (Market Cost = \$22 – 25M)

MP Scenario B

Start Summer 2024

Step 1 - Move Preschool into Admin (Market Cost = \$1.6 – 2.2M) **BEST MATCH**

- District estimated operational savings **\$9,000**
- Does not remove existing Deer Creek portables or improvements

Step 2 – Consolidate Middle School with High School (Minor Improvements = \$300K) **BEST MATCH**

- District estimated operational savings **\$149,000**
- Requires science room improvements and moving expenses

Step 3 – Move Elementary into Fitzsimmons (Market Cost = \$7M) **BEST MATCH**

- District estimated operational savings **\$300,000**
- Does not include revenue from sale of Deer creek property

Step 4 – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms District Admin **BOND – Nov 2024** (Market Cost = \$20 – 25M) – Tax Increase

MP Scenario C

Start Summer 2023

Step 1 - Move Preschool into Admin (Market Cost = \$1.6 – 2.2M) DISTRICT

- District estimated operational savings **\$9,000**
- Does not remove existing Deer Creek portables or improvements

Step 2 – Consolidate Middle School with High School (Minor Improvements = \$300K) DISTRICT

- District estimated operational savings **\$149,000**
- Requires science room improvements and moving expenses

Step 3 – Move Elementary into Fitzsimmons (Market Cost = \$10M) - BOND / BEST – Bond 2024

- District estimated operational savings **\$300,000**
- Does not include revenue from sale of Deer creek property

Step 4 – Build Gym, CTE, Music, Stage, Fitness Area, Locker rooms , Complete Elementary

(Market Cost = \$20– 25M) – Tax Increase **BOND / BEST – Bond 2024**

Rank the three MP options

MP Scenario
A

MP Scenario
B

MP Scenario
C

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PAT Schedule

01/12 **PAT #5**
Review MP Update

1/25 **PAT #6**
Review Consolidation Strategies

2/10 **PAT #7**
Review of Draft Master Plan Recommendations

?/?? **Community Meeting?**



