



Weld County School District RE-5J

Johnstown-Milliken

www.weldre5j.k12.co.us

listen@weldre5j.org

May 8, 2018 Board Meeting Presentation

May 8, 2018 MEETING AGENDA

- ➔ District context setting (Dr. Foster)
 - Task Force recommendations (Chris Cross, Dee Anne Menzies, Andrew Wehage)
 - DAC recommendations (Katie Demetriades)
 - Project scope and renderings (TreanorHL)
 - Project costs and timeline (A&P)
 - Tax impact and bonding capacity (RBC)
 - Board's Next Steps

POTENTIAL PROJECT PACKAGE **CONTEXT**

- In January 2017, **Strategic Resources West** produced a facility master plan for Weld RE-5J that included district demographics, enrollment forecasts and school capacity assessments.
- During the spring of 2017, **TreanorHL** conducted an independent school facility assessment of Weld RE-5J facilities and identified a total of \$116.6 million in recommended maintenance and repairs, \$38 million of which were classified as “high priority.”
- In the spring of 2017, Weld RE-5J conducted a **survey** to ask district stakeholders for their perceptions and received 915 responses; results pointed to community desire to update/renovate, replace, and/or relieve capacity at the district’s middle school and high school.
- Taking feedback, facility needs, and the **district’s bonding capacity** into consideration, the district developed three potential bond and mill levy override (MLO) packages for further evaluation.
- In December 2017, the district launched the **Facility Improvements Task Force**; the Task Force was charged with making recommendations on a future bond to the Board of Education in May 2018.

**A Facility
Improvements Task
Force will form in Fall
2017 to examine the
district's facility issues.**



Task Force Members

- Letford Elementary School: Connor Barrett, Jessica Sanchez
- Milliken Elementary School: Rebecca Clark, Sonya Coslet
- Pioneer Ridge Elementary School: Chris Cross, Lindsay Hartson
- Milliken Middle School: Lance Walker, Andrew Wehage
- Roosevelt High School: Scott Kenyon, Michael Strickland
- Knowledge Quest Academy: Julio Garcia, Shaye Waller
- Community Members: John Anderson, Vaughn Griswold
Dee Anne Menzies, Richard Price

Weld RE-5J Principals:

- Tucker Willard, Milliken Elementary School
- Ron Hruby, Milliken Middle School
- Trevor Long, Roosevelt High School
- Linda Spreitzer, Knowledge Quest Academy Charter

Weld RE-5J School Board:

- Peggy Wakeman

Superintendent:

- Marty Foster

FACILITY IMPROVEMENTS TASK FORCE **CHARGE**

Evaluate three potential bond/mill levy override packages at the request of the Weld RE-5J administration and school board.

Become informed on the district's facility issues.

Provide input and recommendations related to potential project "packages" that the Board of Education will consider referring to voters in November 2018.

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May 2018 Facility Improvements Task Force Presentation

FACILITY IMPROVEMENTS TASK FORCE MEETINGS

- **December 6, 2017:** Project context and overview, architecture and design presentation
- **January 16, 2018:** Survey question review and outreach planning, SmartLab presentation
- **March 14, 2018:** Review/discuss survey results, vote on package recommendation
- **April 18, 2018:** Finalize Task Force recommendations

Task Force Discussion Questions

In the existing High School would the gym, lunchroom/commons and auditorium have to be expanded if an addition to the school was the direction taken or could they encompass an expansion?

What is the cost of the middle school renovation?

Does the school district have any funds, besides passing of the bond and MLO, to assist with the proposed projects?

Is it possible for the Task Force to make a new package by picking select items out of the options?

With the recent Town of Johnstown purchase of land across from the town hall and police department for the rec center, how many homes are to be built on the same land? Will this increase student enrollment?

These were questions asked and answered during Task Force meetings.

FACILITY IMPROVEMENTS TASK FORCE **RECOMMENDATIONS**

Due to survey results, the Task Force eliminated Package 3 (critical maintenance only) from consideration. Given the options of Package 1 (new school), Package 2 (high school addition/middle school renovations), and none of the packages, **a majority of Task Force members voted to recommend Package 2** because it:

- Impacts the greatest number of schools
- Provides flexibility related to bonding capacity and funding projects in the future

Note: The Task Force defers to the Board of Education on determining specific projects to be funded and the total funding amount.

Additionally the Task Force recommended that:

- Package 2 should be amended to include construction projects for the elementary schools
- Funding should be used to create equitable physical environments among the district's schools
- Project renderings should be produced to generate excitement
- A detailed spending plan be shared with the community

FACILITY IMPROVEMENTS TASK FORCE **RECOMMENDATIONS**

Task Force members expressed caution related to the following:

- Sticker shock — total package amount and individual tax impact
- Uncertainty around potential growth and development in the community and the potential for new construction/renovations to meet district needs into the future; recommendations are based on what we know now
- A singular focus on parents; other members of the community (seniors, people without children) must be engaged

Package 1 Cautions:

- Potential for the location of a new high school to be divisive; the district does not currently own property for a future high school
- Inefficiency of an abundance of capacity; an addition could meet the district's needs for the next 5+ years
- Utilizing all bonding capacity; not having room to solve other short-and-long-term issues (e.g., new elementary school)
- Does not fund major projects at other schools

FACILITY IMPROVEMENTS TASK FORCE **RECOMMENDATIONS**

Package 2 Cautions:

- Projected growth and development in the community is uncertain. Can package 2 sufficiently meet the needs of the community for the next 5-10+ years?

Package 3 Cautions:

- Does not address capacity issues at RHS
- Maintenance only; no major renovation projects addressed

FACILITY IMPROVEMENTS TASK FORCE **RECOMMENDATIONS**

Task Force members encourage the school board to prioritize the following:

- Solutions that will resolve the district's capacity issues for at least the next 10 years
- Projects that unite the community, increase school pride, and complement the district's educational goals
- Transparency of project costs; competitive bid process that results in the best deal for taxpayers
- Efficiencies and cost savings that can be gained from new buildings and equipment
- Keeping the tax impact within the range of that stakeholders say they are willing to pay

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May 2018 DAC Presentation

MILL LEVY OVERRIDE FUNDING PROJECTS **EVALUATION**

Safety and security enhancements

Additional funding would improve communication systems within schools, and establish interior and exterior video surveillance and detection systems to improve the safety and security of campuses.

Class size relief districtwide

Additional funding would allow the district to hire more teachers and/or paraprofessionals to decrease class sizes and/or increase educator to student ratios in schools.

STEAM Smart Labs districtwide

Additional funding would allow students districtwide to explore STEAM and media arts in a fully-integrated learning environment where everything from the furniture and technology to curriculum and assessment work together to support hands-on, minds-on learning.

Increased opportunities to earn college credit in high school

Roosevelt High School currently offers students opportunities to gain exposure to college academics and earn free transcribed college credit through concurrent enrollment and Advanced Placement courses. Additional funding would allow the district to increase the number and diversity of these opportunities, and provide them to more students.

DISTRICT ACCOUNTABILITY COMMITTEE MLO **RECOMMENDATIONS**

\$3M MLO package:

- \$500,000: Operational Costs (includes 6 FTE)
- \$603,000: Districtwide STEAM implementation and technology (*2-year phased approach to implementation*) (includes 3 FTE)
- \$711,000: Class-size relief/personalized learning (includes 10 FTE)
- \$100,000: Increasing college/career opportunities
- \$300,000: Ongoing maintenance
- \$486,000: Safety and security
- \$300,000: Charter School

DISTRICT ACCOUNTABILITY COMMITTEE **MLO RECOMMENDATIONS**

\$3M MLO PACKAGE

Projected spending plan

\$500,000: Operational Costs (includes 6 FTE)

- 6 recurring teacher FTE: \$426,000
- Utilities: \$74,000

\$603,000: Districtwide STEAM implementation and technology (2-year phased approach to implementation) (includes 3 FTE)

- Elementary SmartLabs investments include curriculum, hardware, software, furniture, kits, equipment, professional development
- High School and Middle School SmartLabs upgrades include curriculum, hardware, software, furniture, kits, equipment, professional development
- All schools receive professional development and ongoing support that includes technical training and support, facilitator development conference, access to mentorship program, ongoing curriculum updates

DISTRICT ACCOUNTABILITY COMMITTEE **MLO RECOMMENDATIONS**

\$711,000: Class-size relief/personalized learning (includes 10 FTE)

- Increasing the teacher/student ratio to provide more personalized support and learning; based on average salary and benefits
- FTE for interventionists for differentiated program support and growth in student population

\$100,000: Increasing college/career opportunities

- Increase the number of RHS college credit-bearing courses taught at RHS by college-approved high school teachers (e.g., dual credit program UNC)
- Increase opportunities for RHS students to earn both college and high school credit while attending classes taught on a college campus (e.g., Aims, concurrent enrollment)

\$300,000: Ongoing maintenance

- The initial cost of construction of a building accounts for only 10% of the facility's lifetime cost, the remaining 90% must be funded so the building can serve students and educators as intended. Typically, school buildings deteriorate at a rate of approximately 2% per year.

DISTRICT ACCOUNTABILITY COMMITTEE **MLO RECOMMENDATIONS**

\$486,000: Safety and Security

- Adding additional security personnel
- Adding a position for a mental health specialist in partnership with North Range Behavioral Health
- Additional security equipment/upgrades (priority 1: cameras)

\$300,000: Charter School

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STAY FOCUSED

ATTENDANCE IS CRITICAL

BE OPEN-MINDED

HONEST

DO NOT HOLD BACK

BE CREATIVE

LISTEN WELL

BE DECISIVE

DO NOT TAKE IT PERSONALLY

HAVE FUN!!!



Levels of Communication



DLT Worksessions



Master Plan High Priorities



MMS Highest Priorities – Hopes and Dreams

- Secure Entrance
- Administration Flow and Functionality
- Improve Front Image of the School
- Teacher Planning Center
- Encore Suite Renovation (Music, Art, Shop, Smart Lab, Film)
- All Weather Track (Sprint, Long Jump, etc)

RHS Highest Priorities – Hopes and Dreams

- Secured Main Entry
- RHS is at Capacity – Need to Add Classroom Space
- Additional Special Education Classroom
- Music Program is stressed and needs Instrumental Classroom
- Art Program needs another Studio(s)
- Library - Transition into more technology – student focus
- Career & Innovation : STEAM / Classrooms / Labs
- Improve Athletics: Locker Rooms, Weight Room and General Flow
- Improve Cafeteria Commons (size and offerings) *
- Improve Parking Layout and Capacity
- Track and Field

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Facilities Assessments - High Priority Items:

Hard Construction Costs

	HIGH
ROOSEVELT HIGH SCHOOL	\$ 12,794,287.20
LETFORD ELEMENTARY SCHOOL	\$ 7,747,896.00
PIONEER RIDGE ELEMENTARY SCHOOL	\$ 62,916.00
TRANSPORTATION CENTER	\$ -
MILLIKEN ELEMENTARY SCHOOL	\$ 7,454,838.00
EARLY LEARNING CENTER	\$ 474,387.60
MILLIKEN MIDDLE SCHOOL	\$ 9,420,817.20
HIGH PRIORITY TOTAL	\$ 37,955,142.00

Roosevelt High School



Select High Priority Items:

- New Roof
 - Summer of 2020
- Improve Roof drainage
 - Summer of 2020
- New Fire Sprinkler System (@ Main Building & Ag Shop)
 - Summer 2020
- New HVAC Equipment
 - Summer 2020
- New HVAC Controls
 - Summer 2020
- Ventilation Upgrades
 - Summer 2020
- New Emergency Generator
 - Summer 2020
- Fire Alarm System Upgrades
 - Summer 2020
- Security System Upgrades
 - Summer 2019

High Priority Costs: +/- \$12,800,000

Letford Elementary School

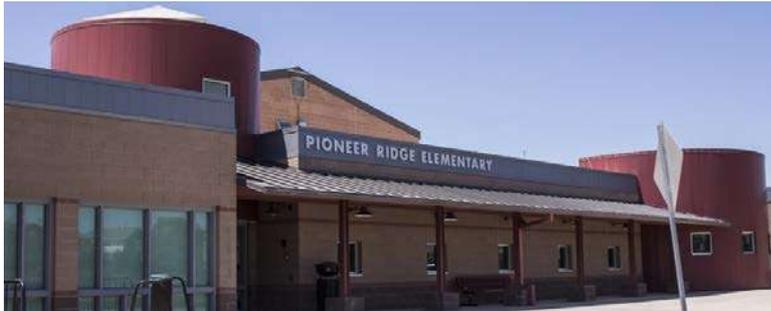


Select of High Priority Items:

- New roof
 - Summer of 2019
- Improve roof drainage
 - Summer of 2019
- Repair Water Infiltration Issues
 - Summer of 2019
- New Fire Sprinkler System
 - Summer of 2019
- Fire Alarm System Upgrades
 - Summer of 2019
- Egress Lighting Upgrades
 - Summer of 2019
- ADA Upgrades
 - Summer of 2019
- Security System Upgrades
 - Summer of 2019

High Priority Costs: +/- \$7,800,000

Pioneer Ridge Elementary School



Select of High Priority Items:

- Repair Water Infiltration issues
 - Summer of 2019
- Mitigate exterior drainage issues
 - Summer of 2019



High Priority Costs: +/- \$63,000

District Transportation Building

Select of High Priority Items:

- Building Replacement

Fall 2019 – Summer 2020



High Priority Costs (New Building): +/- \$3,300,000

Milliken Elementary School



Select of High Priority Items:

- Improve Roof Drainage
 - Summer 2020
- New Roof
 - Summer 2020
- Playground Equipment Upgrades
 - Summer 2020
- Playground Play Surface Upgrade
 - Summer 2020
- New Fire Sprinkler System
 - Summer 2020
- ADA Upgrades
 - Summer 2020
- Repair Water Infiltration Issues
 - Summer 2020
- HVAC Upgrades
 - Summer 2020
- Fire Alarm System Upgrades
 - Summer 2020
- Egress Lighting Upgrades
 - Summer 2020
- Security System Upgrades
 - Summer 2020

High Priority Costs: +/- \$7,500,000

Early Learning Center



Select of High Priority Items:

- Playground Surface Upgrades
 - Summer 2020
- New Fire Sprinkler System
 - Summer 2020
- Improve Roof Drainage
 - Summer 2020



High Priority Costs: +/- \$475,000

Milliken Middle School



Select of High Priority Items:

- New Roof
 - Summer 2019
- Improve Roof Drainage
 - Summer 2019
- New Fire Sprinklers
 - Summer 2019
- HVAC System Upgrades
 - Summer 2019
- Egress Lighting Upgrades
 - Summer 2019
- Fire Alarm System Upgrades
 - Summer 2019

High Priority Costs: +/- \$9,500,000

PROJECT COST ESTIMATES PROVIDED TO WELD RE-5J BY ADOLFSON & PETERSON INC: MILLIKEN MIDDLE SCHOOL

Secure Vestibule / Admin Area

Renovation \$973,200.00

Addition \$1,486,680.00

Canopy \$420,000.00

Nanawall \$71,400.00

Sitework northwest corner of the building \$792,000.00

Exterior Skin at Gym "west & north side" \$601,524.00

Lockers at existing locker room - 100 ea \$105,000.00

Encore Suite Renovation \$2,248,950.00

Sitework for (Sprint, Long Jump, shot put) \$344,736.00

Cosmetics \$1,000,000.00

Total \$8,043,490.00

PROJECT COST ESTIMATES PROVIDED TO WELD RE-5J BY ADOLFSON & PETERSON INC: ROOSEVELT HIGH SCHOOL

Music Addition	\$2,064,960.00
<i>Athletics Area</i>	
Renovation	\$1,933,800.00
Addition	\$1,821,120.00
Locker rooms	\$2,228,700.00
New Track & Field	\$2,400,000.00
<i>STEAM Area</i>	
Addition - Includes Art Classrooms	\$13,565,160.00
Mechanical & Electrical Room	\$2,000,000.00
Sitework	\$3,325,800.00
Cosmetics	\$1,500,000.00
Secured Vestibule	\$1,121,760.00
Total	\$31,961,300.00

PROJECT COST ESTIMATES PROVIDED TO WELD RE-5J BY ADOLFSON & PETERSON INC: OTHER ITEMS

Milliken Elementary Cosmetics \$1,000,000.00

Letford Elementary Cosmetics \$1,000,000.00

Transportation Building \$5,000,000.00

Critical Maintenance \$38,000,000.00

Charter School \$1,000,000.00

Total \$46,000,000.00

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WELD RE-5J SCHOOL DISTRICT CITIZEN TAX BILL

- Most school districts primarily fund capital facility needs through the issuance of debt, or bond(s) – mostly General Obligation Bonds (GO). This allows for the issuance of debt and creates a separate source of repayment (property taxes) for the repayment of that debt.
- Schools may increase the funding to the general fund through a mill levy override. These funds are typically used for ongoing operating needs and must stay separate from the bond fund.
- Colorado school districts, in order to issue GO's (municipal debt) must receive authorization from it's voters in order to issue bonds or approve overrides. The district must submit two distinctly separate questions for bond and override funding. Example: 3A (override) and 3B (bond).
- Voter authorization is presented to voters in November.
- **What about Marijuana and other proposed revenue increases?** Marijuana revenues for to the State's capital assistance fund and is distributed through a competitive grant program called BEST (Building Excellent Schools Today). There is potential for statewide ballot questions to increase funding to schools, but it is unclear where that money will be directed.

WELD RE-5J SCHOOL DISTRICT CITIZEN TAX BILL



Oil and gas accounts for **43%** of total assessed value and is offsetting the residential tax burden.

Residential property accounts for **36%** of total assessed value.



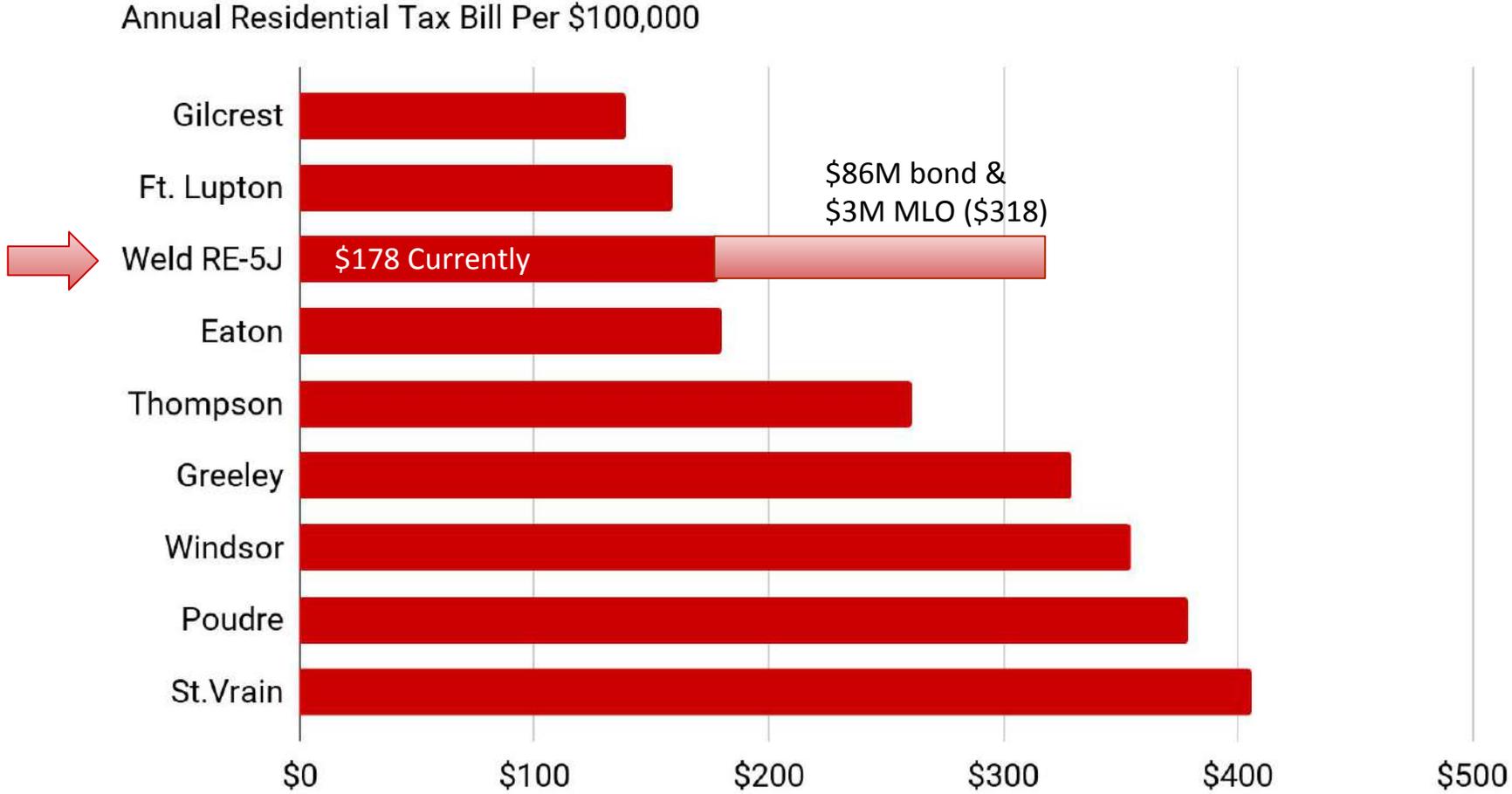
- Once sold, bond debt is an obligation of taxpayers and will be repaid
- The biggest risk is a significant decline in oil and gas production, in which case more of the tax burden would be shifted to residential property owners

WELD RE-5J SCHOOL DISTRICT **CITIZEN TAX BILL**

\$86M Bond and \$3M MLO				
Home Value	Current Tax Bill	Tax Increase for Bond	Tax Increase for MLO	Total Tax
\$100,000	\$178/yr \$15/month	\$88/yr \$7/month	\$53/yr \$4/month	\$319/yr \$27/month
\$200,000	\$355/yr \$30/month	\$176/yr \$15/month	\$106/yr \$9/month	\$637/yr \$53/month
\$300,000	\$533/yr \$44/month	\$263/yr \$22/month	\$160/yr \$13/month	\$956/yr \$80/month
\$400,000	\$711/yr \$59/month	\$351/yr \$29/month	\$213/yr \$18/month	\$1,275/yr \$106/month

Commercial impact is approximately 4 times higher than residential tax impact

WELD RE-5J SCHOOL DISTRICT CITIZEN TAX BILL



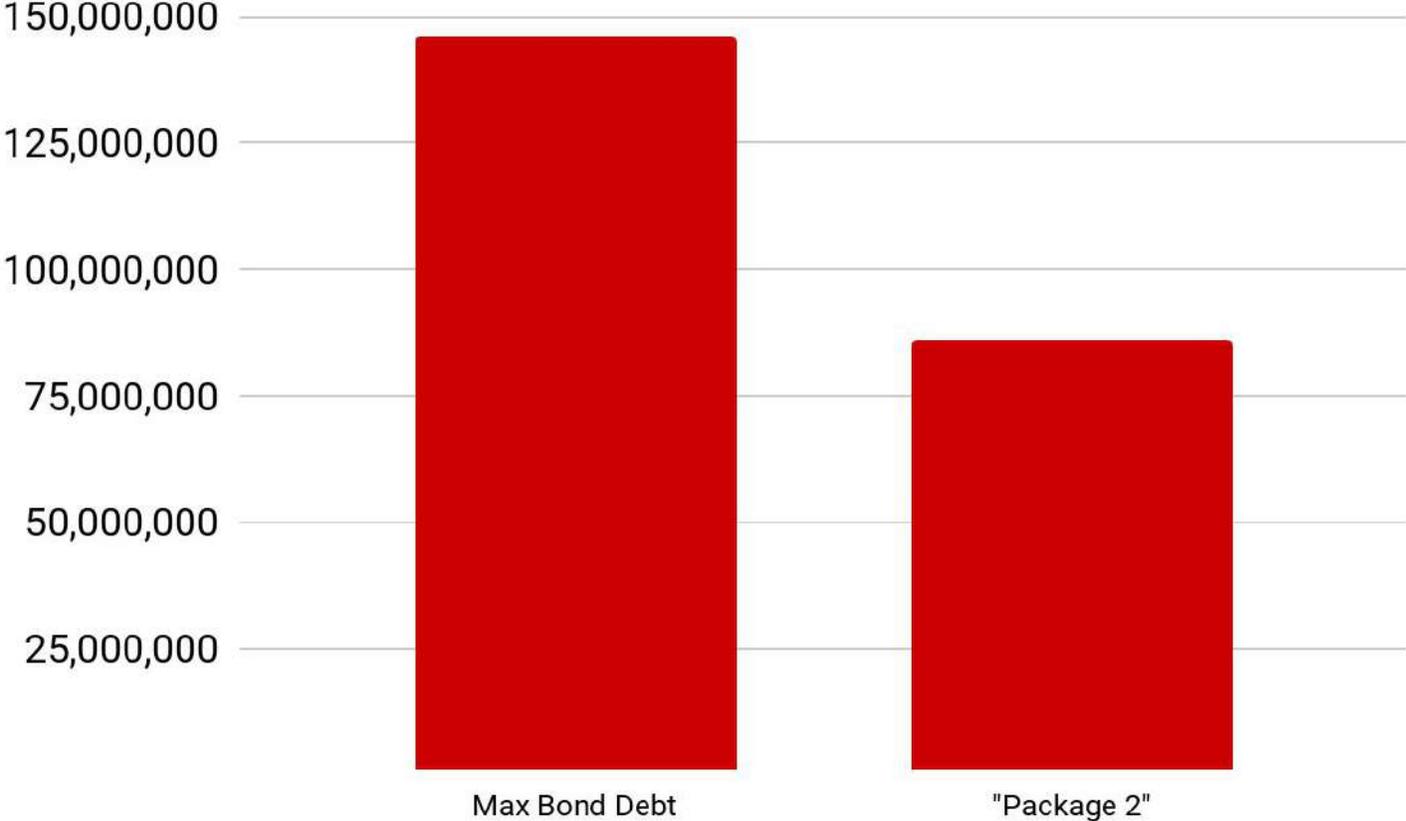
WELD RE-5J SCHOOL DISTRICT BONDING CAPACITY



\$154M MAXIMUM BONDING CAPACITY
based on 6% actual value*

Current bonded debt
~\$9M

The most bond debt
RE-5J can incur **\$146M**



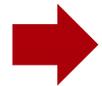
**Preliminary actual value (and existing bond principal reduction) to be finalized in late November*

WELD RE-5J SCHOOL DISTRICT **KEY DATES**

- July 26 - Last Day to Notify Counties Clerk & Recorder of Intent To Participate In A Coordinated November Election
- September 10 - Last Day To Certify Ballot Question With County Clerk & Recorder
- Week of October 8th- ballots are mailed to electorate
- November 6 - General Election Day

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Board's Next Steps

BOARD OF EDUCATION **NEXT STEPS**

- **May 8:** Receive presentations from the Task Force and District Accountability Committee
- **May 24:** Work session to review/discussion recommendations
- **June 20:** Provide district with informal direction



THANK YOU

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