

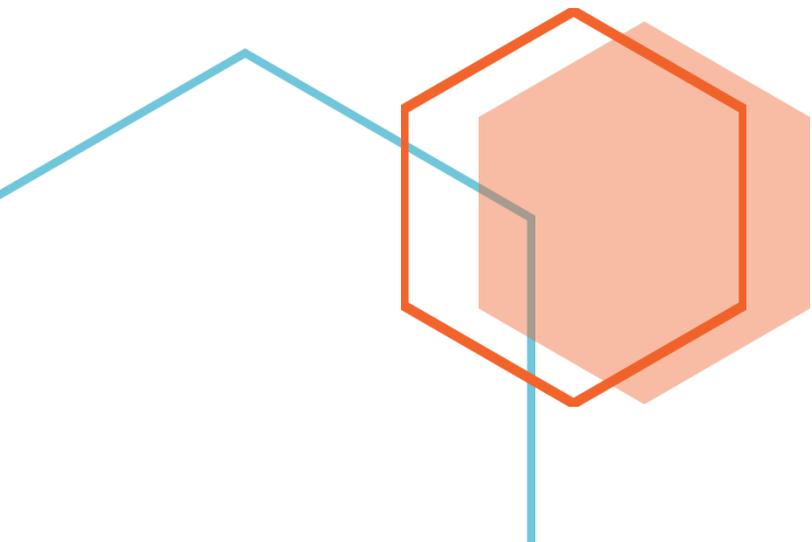


# Long-Range Planning Committee

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**Report to the Board of Education  
August 2018**

This report contains a Master Capital Plan for improvements to district facilities pending a successful bond election. It outlines recommendations for various capital projects and school replacements.





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## Executive Summary

This section contains a summary of the Long-Range Planning Committee's work according to the charge from the Board of Education. It includes a schedule of meetings, what was discussed, and a synopsis of requests from and presentations to the Board of Education. It is intended to show the committee's progress from its inception and how that progress has shaped this report and recommendation.

## Section 1: Scenario 1

Here you will find a breakdown of what is contained in the first potential bond package scenario. It includes new school builds and the communities benefiting as well as districtwide projects.

## Section 2: Scenario 2

This section describes what is contained in the second potential bond package scenario. It includes new school builds and the communities benefiting as well as districtwide projects.

## Section 3: Scenario 3

Details for the third potential bond package scenario are contained in this section, including new school builds and the communities benefiting as well as districtwide projects.

## Recommendation

This section outlines the scenario selected by the committee for recommendation to the Board of Education and the committee's rationale. It also includes the committee's recommendations for ensuring the district leaves a legacy for future generations.



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## Executive Summary

At its February 9, 2017 meeting, the Littleton Public Schools Board of Education approved the charge for the Long-Range Planning Committee (LRPC): “To review the district physical plant, program capacity, enrollment boundaries, transportation routing, and major capital equipment requirements, and determine what improvements to efficiency, sustainability, and infrastructure needs may be required during the next five to ten years.”

The committee is comprised of members representing the following stakeholder groups:

Financial Advisory Committee (FAC), Educational Technology Advisory Committee (ETAC), Citizens' Bond Oversight Committee (CBOC), District Accountability Committee (DAC), PTO Presidents Council (PPC), Special Services Advisory Committee (SSAC), district charter schools, parents, community members, senior community members, Optimists' Club, South Suburban Parks and Recreation District (SSPRD), Littleton YMCA, and the construction industry.

### Meeting Schedule

- April 5, 2017
- May 17, 2017
- June 7, 2017
- June 14, 2017
- August 14, 2017
- September 11, 2017
- September 18, 2017
- October 2, 2017
- October 16, 2017
- November 6, 2017
- December 18, 2017
- January 22, 2018
- February 5, 2018
- February 26, 2018
- March 5, 2018
- March 19, 2018
- April 2, 2018
- April 16, 2018
- May 1, 2018
- May 7, 2018
- May 21, 2018
- June 4, 2018
- June 18, 2018
- July 16, 2018
- July 30, 2018

In early meetings, the committee received baseline information about the district. At the first meeting, this consisted of data about district demographics, including enrollment history and growth outlook, and the geography of the district. The committee heard from the LPS transportation department about how demographics and geography impact everything from routing to traffic considerations. At subsequent meetings, the committee heard from the district's learning services team about educational and support programs currently offered to LPS students, future visions for those programs, and ideal space requirements. Superintendent Brian Ewert spoke to the committee about the important work of the committee: ensuring effective use of resources, providing for the community's needs, and planning a legacy for future generations.

Much of the initial work focused on school start times. The committee discussed research from Dr. Kyla Wahlstrom (University of Minnesota) and Dr. Lisa Meltzer (National Jewish Health), among others. Dr. Meltzer gave several presentations on her research, findings, and recommendations to the LRPC and the Board of Education. These presentations were also open to the public.



Additionally, the LRPC hosted four open houses for community members to learn about the options being considered for school start and end times, review the research driving the committee's work, and provide feedback to the committee.

The committee ultimately felt starting middle and high school students later to more closely align with the natural sleep patterns adolescents experience was the right move for LPS students. Additionally, research shows that younger students generally benefit from beginning their days at an earlier time. The LRPC made a recommendation for new start and end times to the Board of Education, discussing their data-gathering and deliberation processes and their rationale at the Board's meeting on November 16, 2017. The Board approved the committee's recommendation at its December 14, 2017 meeting, and school start and end time changes are slated for implementation during the 2018–2019 school year.

During the course of the committee's work, the LRPC also had the opportunity to review and discuss assessments conducted by various consultants: a furniture assessment completed by MeTEOR, an ADA accessibility assessment conducted by Accessology, potential school consolidation and boundary changes assessment by Western Demographics, and an assessment regarding artificial turf and a possible junior stadium by DLH Architecture.

All the committee's discussions began pointing to the need for additional funding. The district is at a crucial point in its history: the legacy left by past generations has been well cared for but is aging beyond the district's ability to maintain the level of excellence LPS students and community expect and deserve with current funding levels. Per the “Average School Age” table below (courtesy of Western Demographics), the committee recognizes the district will need to replace a building every three years to maintain the current average age. Also, instructional delivery methods are changing, becoming more hands-on, flexible, self-driven, and diverse. Modern, inclusive instruction requires spaces that are designed to meet students' diverse learning needs.

<b>Average School Age Given Various Replacement Schedules</b>				
	<b>2018</b>	<b>2027</b>	<b>2037</b>	<b>2047</b>
1 replacement every year	58	48	30	16
1 replacement every 2 years	58	57	54	52
1 replacement every 3 years	58	60	62	62
1 replacement every 5 years	58	62	67	71
1 replacement every 10 years	58	65	72	79
No replacements	58	67	77	87



The Board of Education requested two viable bond package scenarios with a recommendation for one over the other from the Long-Range Planning Committee. This report seeks to provide information on the projects contained in those scenarios, as well as the committee's rationale for choosing the recommended option.

The committee has heard from district staff that an ideally-sized elementary school would serve approximately 600 students. It would contain four classrooms at each grade level, and the building would have space and funding for robust staffing, including but not limited to: small group instruction, intervention, and other support services; IEP meetings; office staff including a principal and an assistant principal or dean; and various specialists. Additionally, as the committee is recommending the replacement of Newton Middle School in every potential bond scenario, they've heard from district staff that an ideal middle school would serve approximately 750–900 students with a similarly robust staffing and programming model tailored to students' middle school experience.

The Long-Range Planning Committee has worked through several potential bond package scenarios as it seeks to find the solution that best meets the district's goal: "One hundred percent of LPS students will graduate prepared for meaningful post-secondary opportunities." The LRPC has worked to ensure that the recommended bond package scenario will positively impact every student in the district; begin the process of replacing aging facilities with state-of-the-art schools that will serve students and community for future generations; and encouraging efficiencies in programming space, transportation, and infrastructure.

From six different bond package scenarios, the committee was able to narrow the options down to three, which were then evaluated in depth to determine which scenario to recommend the Board of Education pursue. One of the major points the committee examined was the ability to construct a new building on-site during school. Another major focus was the ability to keep communities together when looking at building a new elementary school. The LRPC felt it was prudent to include information for all three of the potential scenarios identified, as the committee's charge implies their work will impact the district beyond one bond initiative. Providing this information to the Board of Education will provide insight on the district's needs beyond what is feasible to accomplish with one bond package as well as the committee's process in arriving at the recommended scenario.

Additional information regarding the committee's work can be found on the district website at [www.littletonpublicschools.net/district/long-range-planning-committee](http://www.littletonpublicschools.net/district/long-range-planning-committee).



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# Scenario 1

## Newton Middle School Replacement

The replacement of Newton Middle School is present in all three potential bond scenarios. As the district begins looking at a replacement schedule for all its aging facilities, Newton rises to the top of the list of candidates.

While it is still structurally safe for students and staff, anyone who has walked the halls at Newton has noticed the uneven flooring. At its worst, the floor falls several inches from one side of the hallway to the other, as shown in Figures 1.1 and 1.2 below.

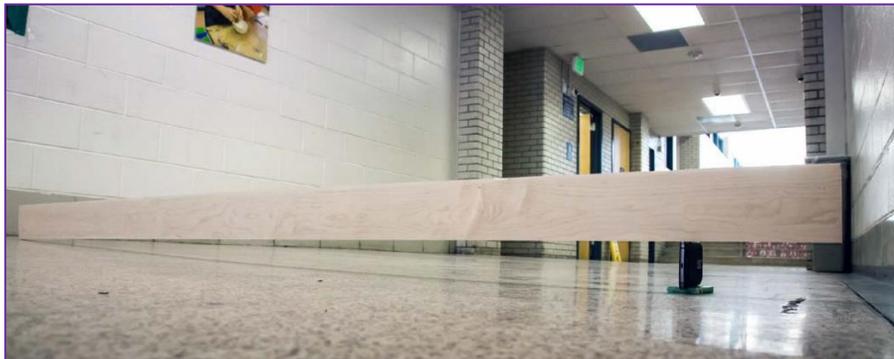


Figure 1.1



Figure 1.2

## Overview



Newton Middle School replacement

Rebuild and reopen Ames Elementary School

New elementary school serving Highland and Franklin communities

Districtwide systemic needs

Overall estimated cost: \$298.8 million



Additionally, Newton is ill-designed to serve anyone with mobility challenges, as ramps are too steep to meet ADA requirements and the school does not have an elevator. Lifts are used but are inefficient in terms of time needed to get from one place to another within the building.

Another major concern at Newton is the location of the school relative to one of the busiest intersections in the district, Colorado Boulevard and Arapahoe Road, shown in Figure 1.3. There are significant concerns about student safety, traffic, parent drop-off/pick-up, and bus routing.



Figure 1.3

A draft redesign by Yon Tanner Architecture of the Newton property shows what could be accomplished by rebuilding the school (Figure 1.4). It illustrates that it's possible to build a new middle school on-site while school is in session, though some field space would be lost for the duration of construction. Please note, figures 1.4, 1.5, and 1.6 on the following pages are drafts and do not necessarily show the exact design or how construction would progress if it moves forward; it's just a possibility.

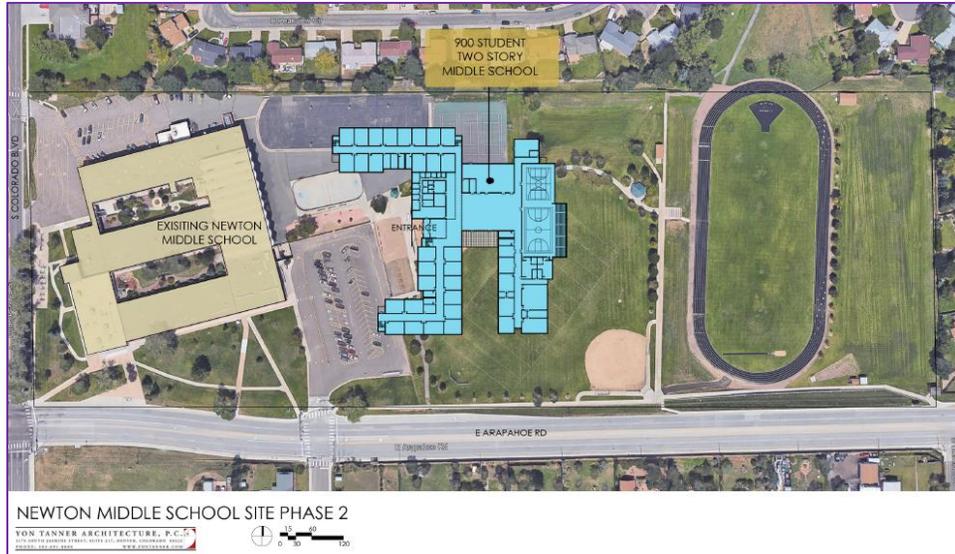


Figure 1.4

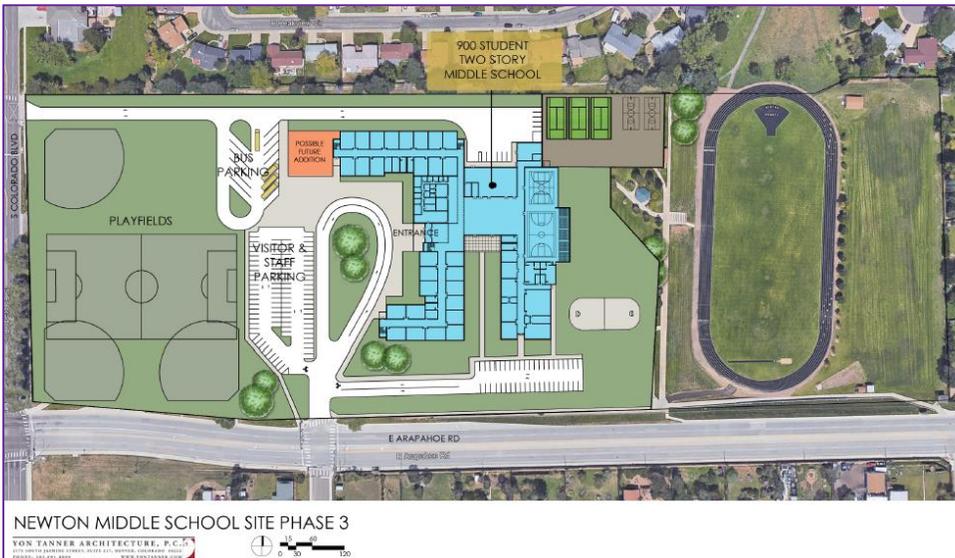


Figure 1.5

The reconstruction of Newton Middle School would include a Junior Stadium for the district (see Figure 1.6). The Littleton community is constantly in need of additional playable surfaces, as our students and families participate in district-sponsored and club sports utilizing field space. This is especially true as the district has adjusted start and end times for schools; it has exacerbated the need for another lighted field where the district can hold varsity and junior varsity sporting events. Other benefits of the Junior Stadium's artificial turf include decreased irrigation costs and a consistently safe surface for district events.



Figure 1.6

The district has also found itself in need of space for professional development. Currently, much of this is done at the Ames Facility; however, two out of three potential bond scenarios include the replacement of that building and reactivating it as an elementary school to serve families in the southeast portion of the district. Additionally, those spaces were not designed with professional development in mind, so while they work, they are not ideal. The design team selected for Newton Middle School's reconstruction would be directed to include designated space for districtwide professional development in the new building. Even if the district does not replace and reactivate Ames, this would greatly improve the space district employees use for professional development, and it would free up space for additional programs or other use at the current Ames Facility.

## Rebuild and Reopen Ames Elementary School

Ames Facility has served the district well since 2008, when it was repurposed from an elementary school to a facility the district could use for many purposes. It currently houses one of the district's sites for The Village Preschool, career and technical education courses (CTE), professional development, and Meals on Wheels. The meeting spaces are used by groups year round for various events.

Rebuilding Ames and reestablishing it as an elementary school will solve many issues the district is facing. One of the biggest is the inefficient busing of students from what would be the



Ames attendance boundary to Franklin, Peabody, Highland, and Lenski elementary schools (see Figure 1.7). The map, courtesy of Western Demographics, shows the district's attendance boundaries for these schools as well as the number of students living within each area circled. The dots indicate individual students, and are color-coded based on which school they attend.

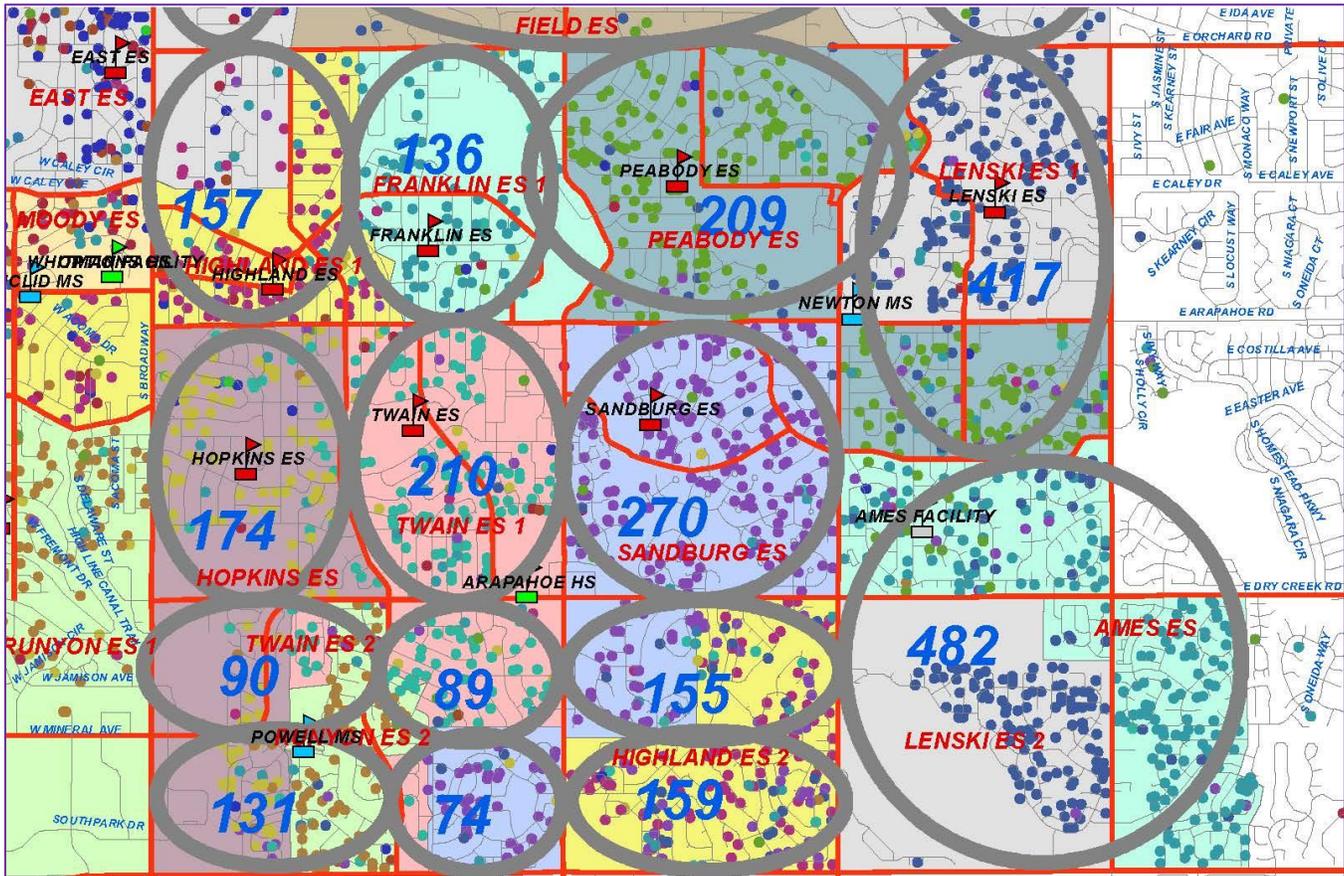


Figure 1.7

Closing Ames as an elementary school in 2008 was necessary because the district was facing budget cuts, and enrollment at Ames had decreased significantly for a number of years; however, the last decade has seen higher turnover of homes in the Ames neighborhood to young families with elementary-age children. As a result, LPS once again has the need for an elementary school in the southeastern corner of the district. Replacing Ames Facility with a new elementary school would allow more families to attend an elementary school in their own neighborhood rather than busing them to an elementary school elsewhere in the district.

Opening a new elementary school on the Ames Facility campus would allow students currently being bused to Highland and Franklin to attend their new neighborhood school, making both new elementary schools ideally sized. Currently, the combined enrollment of Highland and Franklin is larger than ideal. In this bond scenario, Ames neighborhood families



Figure 1.8

currently being bused to Highland and Franklin could return to an elementary school in their neighborhood, and the new Highland/Franklin elementary school would have appropriate enrollment. This approach would also provide relief to several other area elementary schools and create more space within those buildings for free, full-day kindergarten, which is a high priority for the LPS Board of Education.

There is currently a plan to include a wing on the new Ames Elementary School for The Village Preschool. This way, there is still an early childhood education (ECE) facility to serve the families in the southern part of the district, and it will be designed specifically for ECE.



After seeking input from the Jacobs team, who has successfully managed the district's 2013 bond program and has been available for consultation regarding plans for a potential 2018 bond, it is believed that Ames could be rebuilt while continuing to operate all programs it currently houses. Because of the current building's location on the lot, there is a possibility that the southernmost wing may need to close down at some point, and programs located there would need to be relocated, but that is not yet a definite plan and wouldn't be until actual designs are rendered for the new Ames Elementary School.

The new Ames Elementary School would be constructed on the fields to the southeast of the school, labeled "Ames Park" in Figure 1.8.

## **A New Elementary School to Serve Highland and Franklin**

This potential bond package scenario includes constructing a new elementary school that would serve the current Highland and Franklin communities for years to come. The new elementary school could be constructed on the current campus of Franklin Elementary School. This site was chosen because the campus is large enough to accommodate a new school build while school is in session at both Highland and Franklin (see Figures 1.9 and 1.10 for a draft example of what could be done).

The yellow caption indicates that the new elementary school would potentially serve 650 students in a five-round K–5 elementary school. "Five-round" means five classrooms at every grade level, which would accommodate approximately 650 students. As discussed in the Executive Summary, this is larger than what LPS has determined to be the ideal and desirable size for an elementary school, but for simplicity's sake, this is what was asked of Yon Tanner Architecture. It was understood that including a space for a fifth classroom at every grade level would ensure the building would have enough space within its footprint to facilitate that more robust staffing and programming model the district would like to see at the elementary level. Students would benefit from a larger facility with more usable space for everyday instruction, specials, and small group instruction. There would also be plenty of room for staff to work effectively on planning instruction and administering the building. The ideal student body size for the new elementary school would be approximately 600 students, with four classrooms at each grade level.

Reopening Ames Elementary School would draw families back to their neighborhood school and would allow an ideally sized elementary school to serve the Highland and Franklin communities together in their entirety.

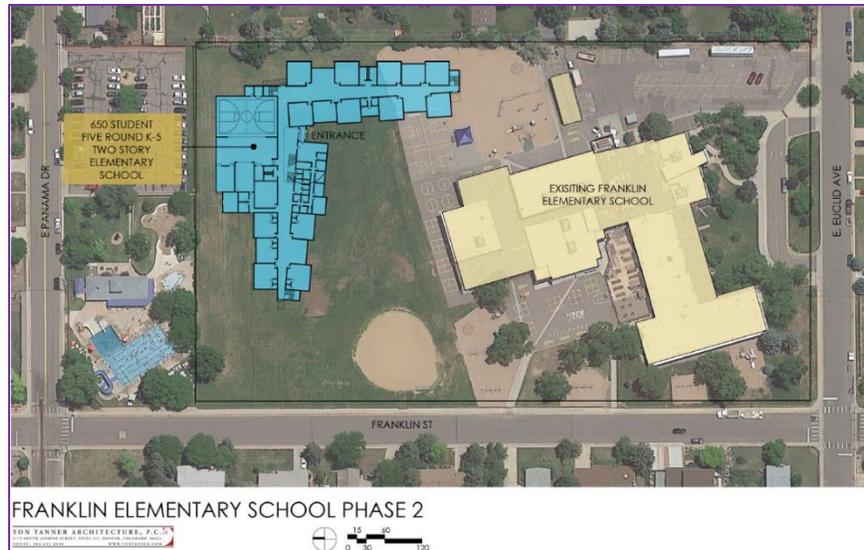


Figure 1.9

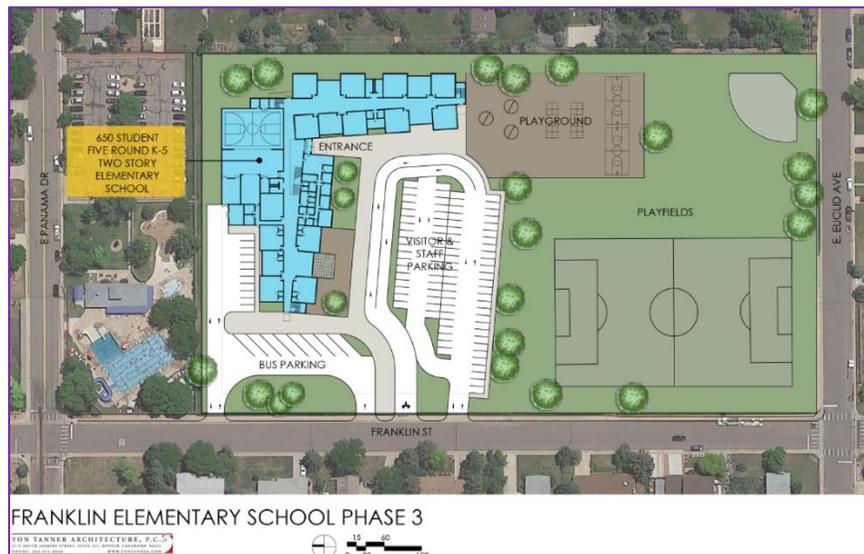


Figure 1.10

Once the current Highland and Franklin students move into their new school, the current Franklin Elementary School would be replaced with playgrounds, playing fields, and parking to serve the school and its community. The current Highland Elementary School would be available to serve LPS in multiple ways. This could include but is not limited to the CTE programs and Meals on Wheels currently located at Ames.

It is possible to include plans for a third ECE center at Highland, as well. Benefits of this include the ability to serve more families with quality preschool programming and the location; the district would have an ECE center serving families in the northern portion of the district, the



southern portion of the district, and the central portion, making preschool that much more accessible.

## **Districtwide Systemic Needs**

The Operations, Maintenance, and Construction department of Littleton Public Schools is diligent and purposeful when it comes to making repairs and upgrades to the district's facilities and infrastructure. However, the needs of aging buildings are outstripping the department's ability to keep up with them at current funding levels. This has resulted in a backlog of projects that aren't considered "health/life safety" priorities but are still important to the district, the schools, and the community. The department maintains a comprehensive list of those projects for annual evaluation, and would take care of many of the most pressing needs with the passage of a bond.

Districtwide systemic needs, found in all three potential scenarios, are a compilation of projects and/or categories of projects that will be accomplished throughout the district to varying degrees, depending on level of need at each site. It is especially important to point out the furniture project, as each school will see a replacement of the outdated furniture with new, dynamic, and inclusive furniture that will facilitate modern instruction while working for students with a variety of needs, benefiting 100 percent of LPS students and staff. The projects that will happen at each school, according to need, include:

- ADA projects
- Artificial turf
- Electrical projects
- Furniture
- Heating, ventilating, and air conditioning (HVAC)
- Irrigation systems and Xeriscape
- Kitchens
- Asphalt and concrete
- Play equipment
- Security
- Lighting projects
- Technology
- Transportation health and safety
- Additional projects
  - This includes a list of minor projects at various locations that don't necessarily fit into one of the larger-scope items above.
  - This also includes any and all projects for the district's charter schools.



## Scenario 1 Summary

Below are cost estimates for the major projects that are included in this potential bond package. Cost estimates are based on the comprehensive list of needs kept by the Operations, Maintenance, and Construction department.

The district acknowledges the need for a site to house the career and technical education (CTE) programs offered to LPS students and has set aside an estimated amount of money generated by this bond to that end; however, it is too early to list any projects, as a site has not yet been obtained for this purpose.

<b>Project/Category</b>	<b>Estimated Cost (millions)</b>
ADA Projects	\$15
Artificial Turf	\$12
Career and Technical Education (CTE)	\$30
Electrical	\$0.3
Ames Reopen and New Elementary Build	\$80
Elementary Repurpose	\$2
Furniture (charters schools included)	\$21.5
HVAC	\$3
Irrigation Systems/Xeriscape	\$5
Junior Stadium (at Newton)	\$8.5
Kitchens	\$5
Newton Middle School Replacement	\$80
Asphalt/Concrete	\$3
Play Equipment	\$2
Security	\$10
Lighting Projects	\$3
Technology	\$7
Transportation Health and Safety	\$1.5
Additional Projects	\$10
<b>Total Estimated Cost of Scenario 1</b>	<b>\$298.8 million</b>

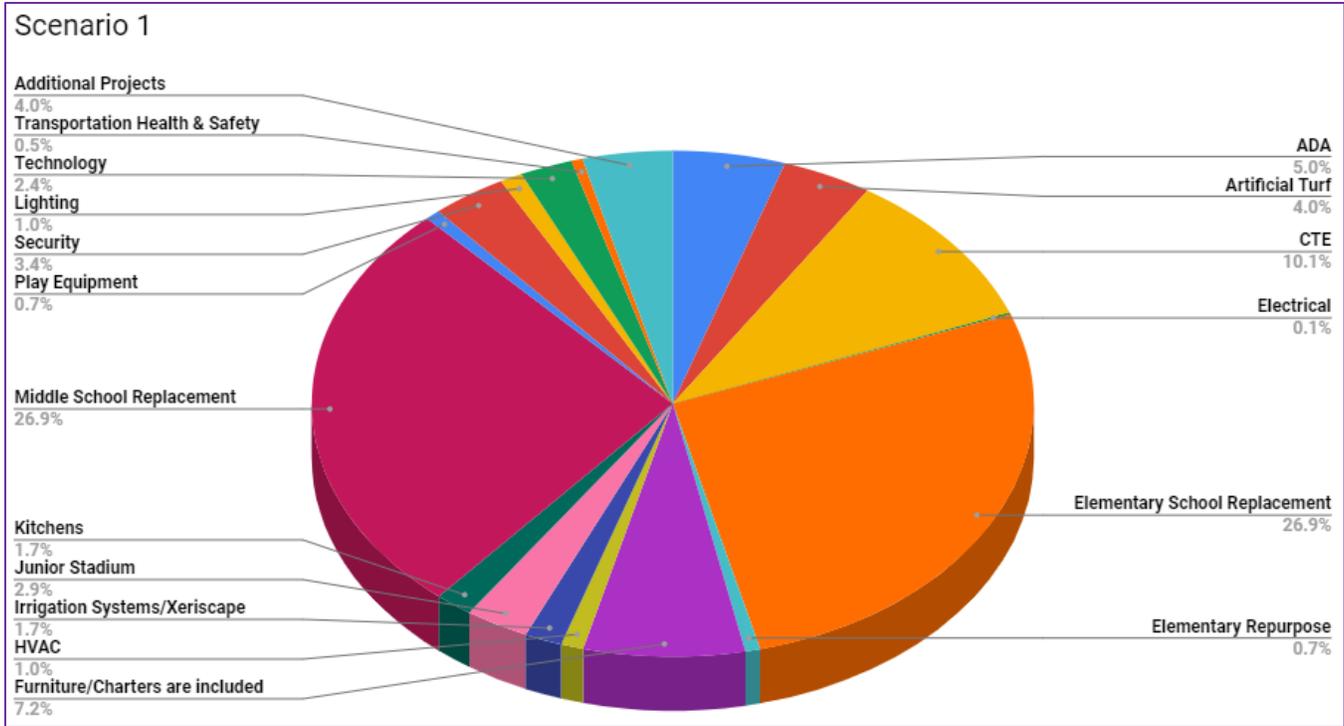


Figure 1.11



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## Scenario 2

### Newton Middle School Replacement

The replacement of Newton Middle School is present in all three potential bond scenarios. As the district begins looking at a replacement schedule for all its aging facilities, Newton rises to the top of the list of candidates.

While it is still structurally safe for students and staff, anyone who has walked the halls at Newton has noticed the uneven flooring. At its worst, the floor falls several inches from one side of the hallway to the other, as shown in Figures 2.1 and 2.2 below.

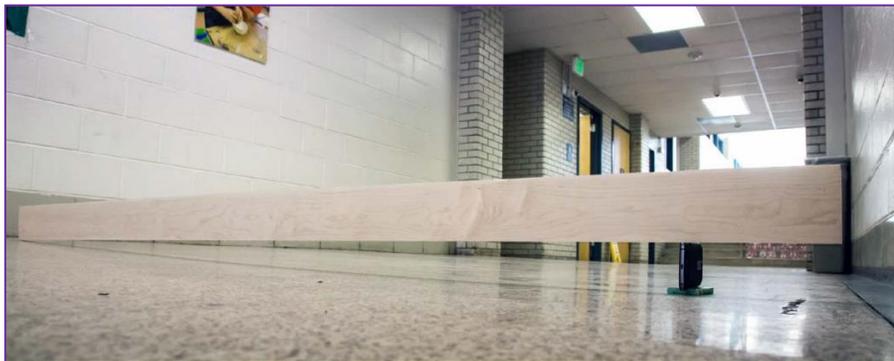


Figure 2.1



Figure 2.2

## Overview



Newton Middle School replacement

Rebuild and reopen Ames Elementary School

New elementary school serving Twain and Hopkins communities

Districtwide systemic needs

Overall estimated cost: \$298.8 million



Additionally, Newton is ill-designed to serve anyone with mobility challenges, as ramps are too steep to meet ADA requirements and the school does not have an elevator. Lifts are used but are inefficient in terms of time needed to get from one place to another within the building.

Another major concern at Newton is the location of the school relative to one of the busiest intersections in the district, Colorado Boulevard and Arapahoe Road, shown in Figure 2.3. There are significant concerns about student safety, traffic, parent drop-off/pick-up, and bus routing.



Figure 2.3

A draft redesign by Yon Tanner Architecture of the Newton property shows what could be accomplished by rebuilding the school (Figure 2.4). It illustrates that it's possible to build a new middle school on-site while school is in session, though field space would be lost for the duration of construction. Please note, figures 2.4, 2.5, and 2.6 on the following pages are drafts and do not necessarily show the exact design or how construction would progress if it moves forward; it's just a possibility.

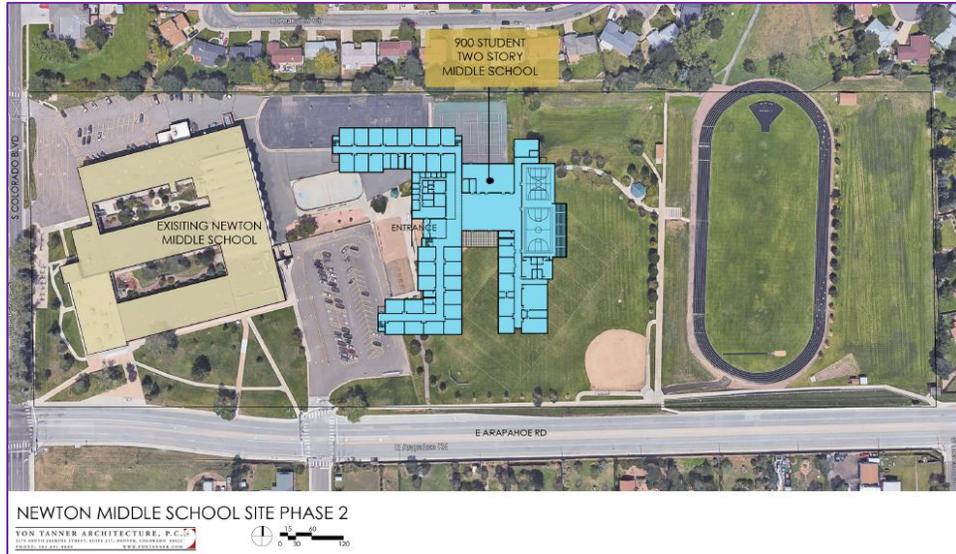


Figure 2.4



Figure 2.5

The reconstruction of Newton Middle School would include a Junior Stadium for the district (see Figure 2.6). The Littleton community is constantly in need of additional playable surfaces, as our students and families participate in district-sponsored and club sports utilizing field space. This is especially true as the district has adjusted start and end times for schools; it has exacerbated the need for another lighted field where the district can hold varsity and junior varsity sporting events. Other benefits of the Junior Stadium's artificial turf include decreased irrigation costs and a consistently safe surface for district events.



Figure 2.6

The district has also found itself in need of space for professional development. Currently, much of this is done at the Ames Facility; however, two out of three potential bond scenarios include the replacement of that building and reactivating it as an elementary school to serve families in the southeast portion of the district. Additionally, those spaces were not designed with professional development in mind, so while they work, they are not ideal. The design team selected for Newton Middle School's reconstruction would be directed to include designated space for districtwide professional development in the new building. Even if the district does not replace and reactivate Ames, this would greatly improve the space district employees use for professional development, and it would free up space for additional programs or other use at the current Ames Facility.

## Rebuild and Reopen Ames Elementary School

Ames Facility has served the district well since 2008, when it was repurposed from an elementary school to a facility the district could use for many purposes. It currently houses one of the district's sites for The Village Preschool, career and technical education courses (CTE), professional development, and Meals on Wheels. The meeting spaces are used by groups year round for various events.

Rebuilding Ames and reestablishing it as an elementary school will solve many issues the district is facing. One of the biggest is the inefficient busing of students from what would be the



Ames attendance boundary to Franklin, Peabody, Highland, and Lenski elementary schools (see Figure 2.7). The map, courtesy of Western Demographics, shows the district's attendance boundaries for these schools as well as the number of students living within each area circled. The dots indicate individual students, and are color-coded based on which school they attend.

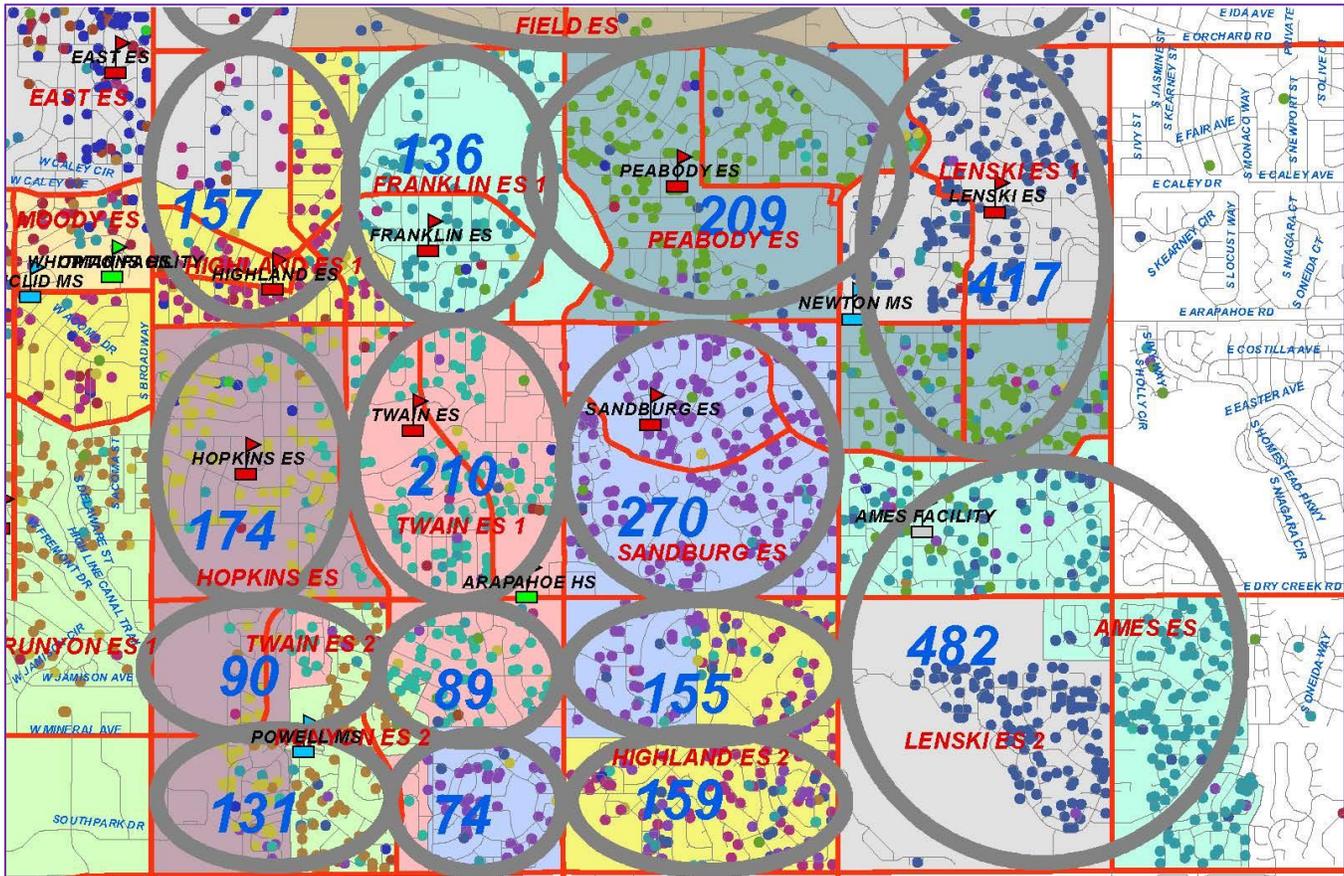


Figure 2.7

Closing Ames as an elementary school in 2008 was necessary because the district was facing budget cuts, and enrollment at Ames had decreased significantly for a number of years; however, the last decade has seen higher turnover of homes in the Ames neighborhood to young families with elementary-age children. As a result, LPS once again has the need for an elementary school in the southeastern corner of the district. Replacing Ames Facility with a new elementary school would allow more families to attend an elementary school in their own neighborhood rather than busing them to an elementary school elsewhere in the district. This approach would also provide relief to several other area elementary schools and create more space within those buildings for free, full-day kindergarten, which is a high priority for the LPS Board of Education.



Figure 2.8

There is currently a plan to include a wing on the new Ames Elementary School for The Village Preschool. This way, there is still an early childhood education (ECE) facility to serve the families in the southern part of the district, and it will be designed specifically for ECE.

After seeking input from the Jacobs team, who has successfully managed the district's 2013 bond program and has been available for consultation regarding plans for a potential 2018 bond, it is believed that Ames could be rebuilt while continuing to operate all programs it currently houses. Because of the current building's location on the lot, there is a possibility that the southernmost wing may need to close down at some point, and programs locate there would need to be relocated, but that is not yet a definite plan and wouldn't be until actual designs are rendered for the new Ames Elementary School.

The new Ames Elementary School would be constructed on the fields to the southeast of the school, labeled "Ames Park" in Figure 2.8.



## A New Elementary School to Serve Twain and Hopkins

Scenario 2 includes constructing a new elementary school that would serve the current Twain and Hopkins communities for years to come. The new elementary school could be constructed on the current campus of Hopkins Elementary School. This site was chosen because the campus is large enough to accommodate a new school build while school is in session at both Twain and Hopkins (see Figure 2.9). With the streets surrounding the property, there are also a couple options for the design team to consider when it comes to routing traffic, such as buses and parent drop-off/pick-up, which made this particular campus more desirable for the new school's location.



Figure 2.9

Combining the Twain and Hopkins populations would facilitate that more robust staffing and programming model the district would like to see at the elementary level. Students would benefit from a larger facility with more usable space for everyday instruction, specials, and



small group instruction. There would also be plenty of room for staff to work effectively on planning instruction and administering the building.

Once the Twain and Hopkins students move into their new school, the current Hopkins Elementary School would be replaced with playgrounds, playing fields, and parking to serve the school and its community. The current Twain Elementary School would be available to serve LPS in multiple ways. This could include but is not limited to the CTE programs and Meals on Wheels currently located at Ames.

It is possible to include plans for a third ECE center at Twain, as well. Benefits of this include the ability to serve more families with quality preschool programming and the location; the district would have an ECE center serving families in the northern portion of the district, the southern portion of the district, and the central portion, making preschool that much more accessible.

## **Districtwide Systemic Needs**

The Operations, Maintenance, and Construction department of Littleton Public Schools is diligent and purposeful when it comes to making repairs and upgrades to the district's facilities and infrastructure. However, the needs of aging buildings are outstripping the department's ability to keep up with them at current funding levels. This has resulted in a backlog of projects that aren't considered "health/life safety" priorities but are still important to the district, the schools, and the community. The department maintains a comprehensive list of those projects for annual evaluation, and would take care of many of the most pressing needs with the passage of a bond.

Districtwide systemic needs, found in all three potential scenarios, are a compilation of projects and/or categories of projects that will be accomplished throughout the district to varying degrees, depending on level of need at each site. It is especially important to point out the furniture project, as each school will see a replacement of the outdated furniture with new, dynamic, and inclusive furniture that will facilitate modern instruction while working for students with a variety of needs, benefiting 100 percent of LPS students and staff. The projects that will happen at each school, according to need, include:

- ADA projects
- Artificial turf
- Electrical projects
- Furniture
- Heating, ventilating, and air conditioning (HVAC)
- Irrigation systems and Xeriscape
- Kitchens
- Asphalt and concrete
- Play equipment



- Security
- Lighting projects
- Technology
- Transportation health and safety
- Additional projects
  - This includes a list of minor projects at various locations that don't necessarily fit into one of the larger-scope items above.
  - This also includes any and all projects for the district's charter schools.

## Scenario 2 Summary

Below are cost estimates for the major projects that are included in this potential bond package. Cost estimates are based on the comprehensive list of needs kept by the Operations, Maintenance, and Construction department.

The district acknowledges the need for a site to house the career and technical education (CTE) programs offered to LPS students and has set aside an estimated amount of money generated by this bond to that end; however, it is too early to list any projects, as a site has not yet been obtained for this purpose.

<b>Project/Category</b>	<b>Estimated Cost (millions)</b>
ADA Projects	\$15
Artificial Turf	\$12
Career and Technical Education (CTE)	\$30
Electrical	\$0.3
Ames Reopen and New Elementary Build	\$80
Elementary Repurpose	\$2
Furniture (charters schools included)	\$21.5
HVAC	\$3
Irrigation Systems/Xeriscape	\$5
Junior Stadium (at Newton)	\$8.5
Kitchens	\$5
Newton Middle School Replacement	\$80
Asphalt/Concrete	\$3
Play Equipment	\$2
Security	\$10
Lighting Projects	\$3
Technology	\$7
Transportation Health and Safety	\$1.5
Additional Projects	\$10
<b>Total Estimated Cost of Scenario 2</b>	<b>\$298.8 million</b>

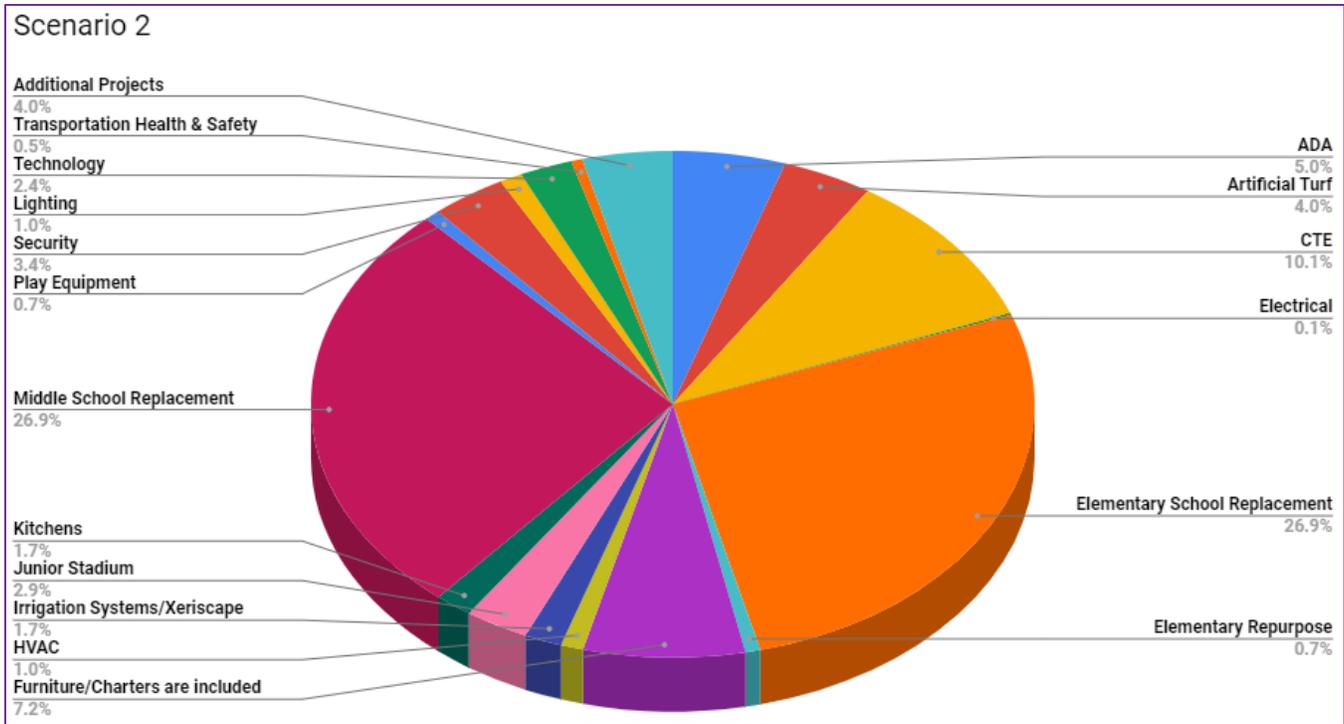


Figure 2.10



## Scenario 3

### Newton Middle School Replacement

The replacement of Newton Middle School is present in all three potential bond scenarios. As the district begins looking at a replacement schedule for all its aging facilities, Newton rises to the top of the list of candidates.

While it is still structurally safe for students and staff, anyone who has walked the halls at Newton has noticed the uneven flooring. At its worst, the floor falls several inches from one side of the hallway to the other, as shown in Figures 3.1 and 3.2 below.

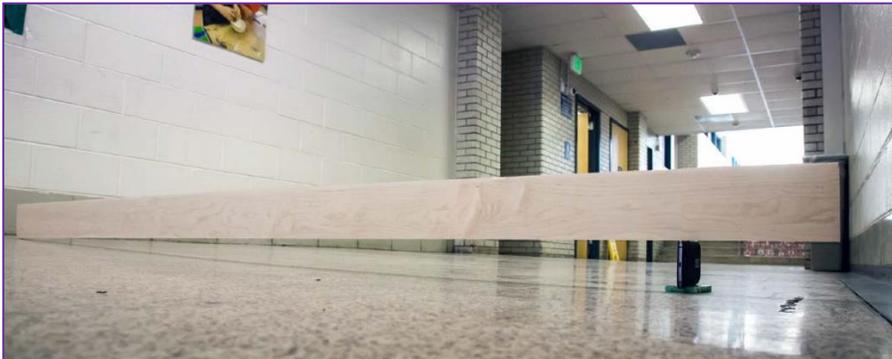


Figure 3.1



Figure 3.2

## Overview



Newton Middle School replacement

Rebuild and reopen Ames Elementary School

New elementary school serving Highland and Franklin communities

New elementary school serving Twain and Hopkins communities

Districtwide systemic needs

Overall estimated cost: \$300.8 million



Additionally, Newton is ill-designed to serve anyone with mobility challenges, as ramps are too steep to meet ADA requirements and the school does not have an elevator. Lifts are used but are inefficient in terms of time needed to get from one place to another within the building.

Another major concern at Newton is the location of the school relative to one of the busiest intersections in the district, Colorado Boulevard and Arapahoe Road, shown in Figure 3.3. There are significant concerns about student safety, traffic, parent drop-off/pick-up, and bus routing.



Figure 3.3

A draft redesign by Yon Tanner Architecture of the Newton property shows what could be accomplished by rebuilding the school (Figure 3.4). It illustrates that it's possible to build a new middle school on-site while school is in session, though field space would be lost for the duration of construction. Please note, figures 3.4, 3.5, and 3.6 on the following pages are drafts and do not necessarily show the exact design or how construction would progress if it moves forward; it's just a possibility.

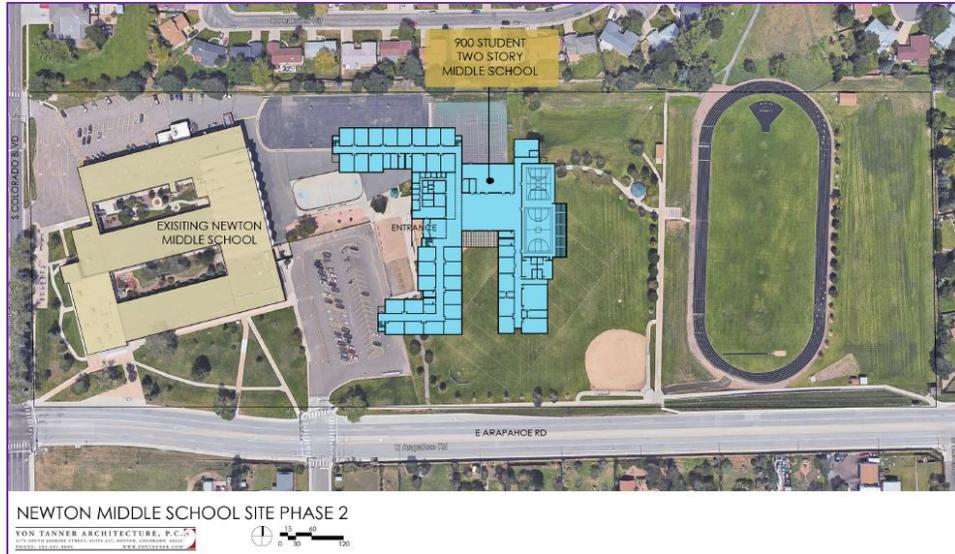


Figure 3.4

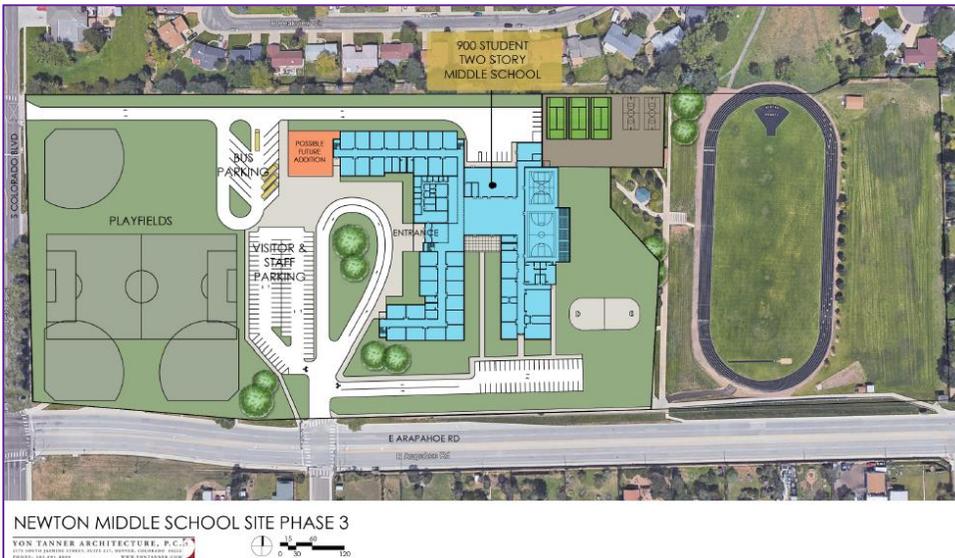


Figure 3.5

The reconstruction of Newton Middle School would include a Junior Stadium for the district (see Figure 3.6). The Littleton community is constantly in need of additional playable surfaces, as our students and families participate in district-sponsored and club sports utilizing field space. This is especially true as the district has adjusted start and end times for schools; it has exacerbated the need for another lighted field where the district can hold varsity and junior varsity sporting events. Other benefits of the Junior Stadium's artificial turf include decreased irrigation costs and a consistently safe surface for district events.



Figure 3.6

The district has also found itself in need of space for professional development. Currently, much of this is done at the Ames Facility; however, two out of three potential bond scenarios include the replacement of that building and reactivating it as an elementary school to serve families in the southeast portion of the district. Additionally, those spaces were not designed with professional development in mind, so while they work, they are not ideal. The design team selected for Newton Middle School's reconstruction would be directed to include designated space for districtwide professional development in the new building. Even if the district does not replace and reactivate Ames, this would greatly improve the space district employees use for professional development, and it would free up space for additional programs or other use at the current Ames Facility.

## A New Elementary School to Serve Highland and Franklin

This potential bond package scenario includes constructing a new elementary school that would serve the current Highland and Franklin communities for years to come. The new elementary school could be constructed on the current campus of Franklin Elementary School. This site was chosen because the campus is large enough to accommodate a new school build while school is in session at both Highland and Franklin (see Figures 3.7 and 3.8 for a draft example of what could be done).



The yellow caption indicates that the new elementary school would potentially serve 650 students in a five-round K–5 elementary school. “Five-round” means five classrooms at every grade level, which would accommodate approximately 650 students. As discussed in the Executive Summary, this is larger than what LPS has determined to be the ideal and desirable size for an elementary school, but for simplicity’s sake, this is what was asked of Yon Tanner Architecture. It was understood that including a space for a fifth classroom at every grade level would ensure the building would have enough space within its footprint to facilitate that more robust staffing and programming model the district would like to see at the elementary level. Students would benefit from a larger facility with more usable space for everyday instruction, specials, and small group instruction. There would also be plenty of room for staff to work effectively on planning instruction and administering the building. The ideal student body size for the new elementary school would be approximately 600 students, with four classrooms at each grade level.

Reopening Ames Elementary School would draw families back to their neighborhood school and would allow an ideally sized elementary school to serve the Highland and Franklin communities together in their entirety.

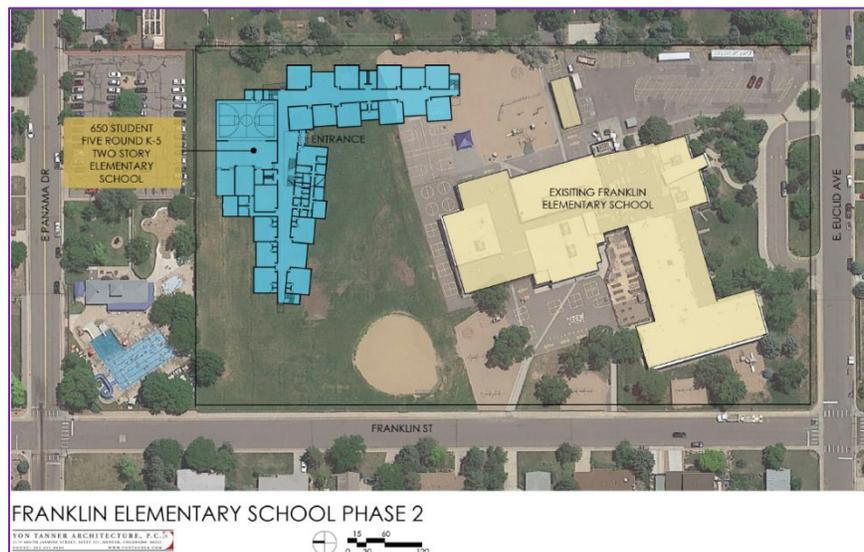


Figure 3.7

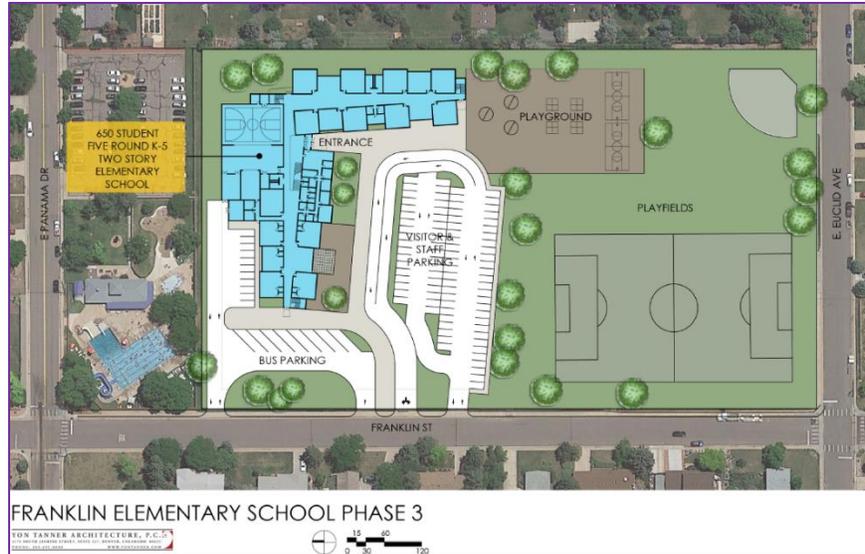


Figure 3.8

Once the current Highland and Franklin students move into their new school, the current Franklin Elementary School would be replaced with playgrounds, playing fields, and parking to serve the school and its community. The current Highland Elementary School would be available to serve LPS in multiple ways.

### **A New Elementary School to Serve Twain and Hopkins**

Scenario 3 includes constructing a new elementary school that would serve the current Twain and Hopkins communities for years to come. The new elementary school could be constructed on the current campus of Hopkins Elementary School. This site was chosen because the campus is large enough to accommodate a new school build while school is in session at both Twain and Hopkins (see Figure 3.9). With the streets surrounding the property, there are also a couple options for the design team to consider when it comes to routing traffic, such as buses and parent drop-off/pick-up, which made this particular campus more desirable for the new school's location.



Figure 3.9

Combining the Twain and Hopkins populations would facilitate that more robust staffing and programming model the district would like to see at the elementary level. Students would benefit from a larger facility with more usable space for everyday instruction, specials, and small group instruction. There would also be plenty of room for staff to work effectively on planning instruction and administering the building.

Once the Twain and Hopkins students move into their new school, the current Hopkins Elementary School would be replaced with playgrounds, playing fields, and parking to serve the school and its community. The current Twain Elementary School would be available to serve LPS in multiple ways.

It is possible to include plans for a third ECE center at either Highland or Twain, as well. Benefits of this include the ability to serve more families with quality preschool programming and the location; the district would have an ECE center serving families in the northern portion of the



district, the southern portion of the district, and the central portion, making preschool that much more accessible.

## Districtwide Systemic Needs

The Operations, Maintenance, and Construction department of Littleton Public Schools is diligent and purposeful when it comes to making repairs and upgrades to the district's facilities and infrastructure. However, the needs of aging buildings are outstripping the department's ability to keep up with them at current funding levels. This has resulted in a backlog of projects that aren't considered "health/life safety" priorities but are still important to the district, the schools, and the community. The department maintains a comprehensive list of those projects for annual evaluation, and would take care of many of the most pressing needs with the passage of a bond.

Districtwide systemic needs, found in all three potential scenarios, are a compilation of projects and/or categories of projects that will be accomplished throughout the district to varying degrees, depending on level of need at each site. It is especially important to point out the furniture project, as each school will see a replacement of the outdated furniture with new, dynamic, and inclusive furniture that will facilitate modern instruction while working for students with a variety of needs, benefiting 100 percent of LPS students and staff. The projects that will happen at each school, according to need, include:

- ADA projects
- Artificial turf
- Electrical projects
- Furniture
- Heating, ventilating, and air conditioning (HVAC)
- Irrigation systems and Xeriscape
- Kitchens
- Asphalt and concrete
- Play equipment
- Security
- Lighting projects
- Technology
- Transportation health and safety
- Additional projects
  - This includes a list of minor projects at various locations that don't necessarily fit into one of the larger-scope items above.
  - This also includes any and all projects for the district's charter schools.



## Scenario 3 Summary

Below are cost estimates for the major projects that are included in this potential bond package. Cost estimates are based on the comprehensive list of needs kept by the Operations, Maintenance, and Construction department.

The district acknowledges the need for a site to house the career and technical education (CTE) programs offered to LPS students and has set aside an estimated amount of money generated by this bond to that end; however, it is too early to list any projects, as a site has not yet been obtained for this purpose.

The total estimated cost for this scenario is \$2 million more than the other scenarios because the district would be repurposing two elementary schools after students are consolidated into the newly built elementary schools, whereas in the other two scenarios, the district would only be repurposing one elementary school.

<b>Project/Category</b>	<b>Estimated Cost (millions)</b>
ADA Projects	\$15
Artificial Turf	\$12
Career and Technical Education (CTE)	\$30
Electrical	\$0.3
Franklin and Hopkins Elementary Schools	\$80
Elementary Repurpose	\$4
Furniture (charters schools included)	\$21.5
HVAC	\$3
Irrigation Systems/Xeriscape	\$5
Junior Stadium (at Newton)	\$8.5
Kitchens	\$5
Newton Middle School Replacement	\$80
Asphalt/Concrete	\$3
Play Equipment	\$2
Security	\$10
Lighting Projects	\$3
Technology	\$7
Transportation Health and Safety	\$1.5
Additional Projects	\$10
<b>Total Estimated Cost of Scenario 3</b>	<b>\$300.8 million</b>

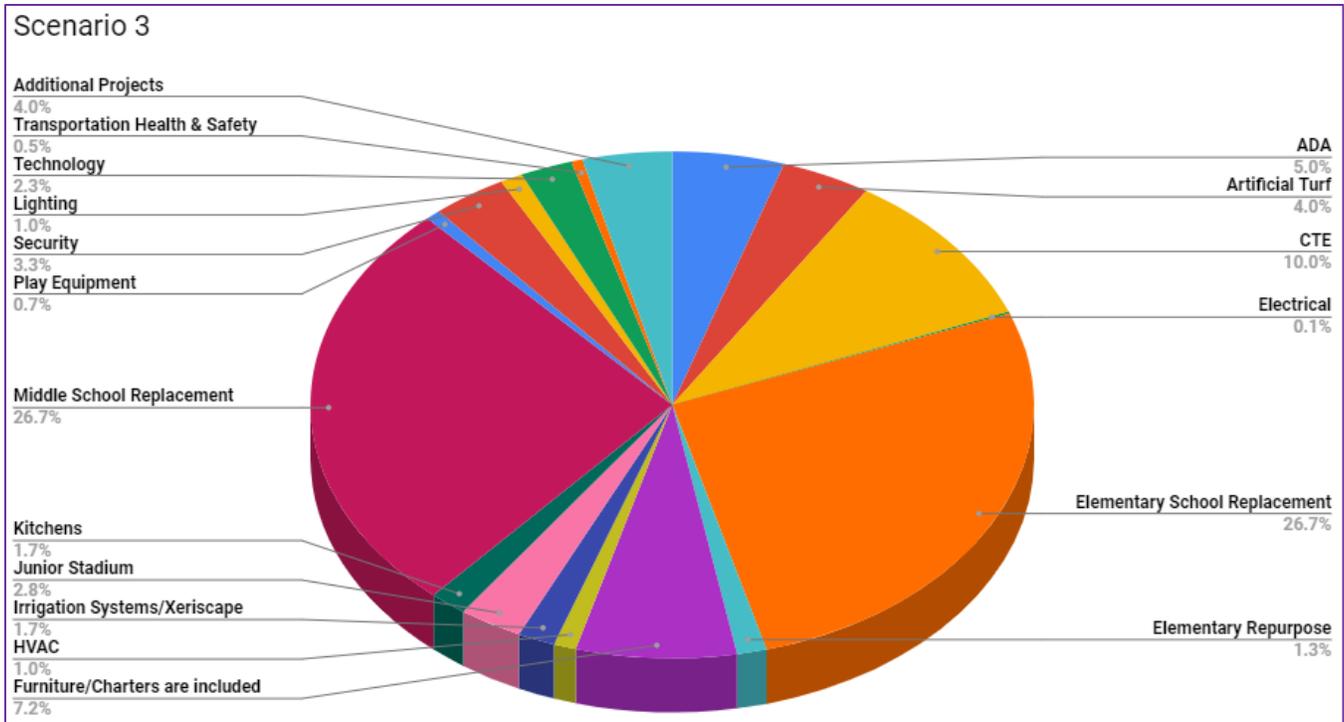


Figure 3.10



# Recommendation

## Recommended Scenario

The Long-Range Planning Committee recommends the Littleton Public Schools Board of Education pursue Scenario 1 as the course of action the district takes pending the community's approval of a bond program.

The LRPC selected Scenario 1 because it not only provides for new schools to serve district students and the community with brand new, efficient facilities, but it also assuages some of the issues the district is faced with in terms of attendance boundaries and transportation efficiencies.

The LRPC advises the Board of Education to consider Scenario 2 as the second viable option requested; however, the committee sees this option as less desirable because it does not account for the enrollment shift from Highland and Franklin that would happen with the opening of an elementary school on the Ames campus.

The committee includes Scenario 3 in this report for informational purposes only but not as a viable option; while it would serve central LPS with two new elementary schools, it does nothing to solve the need for a neighborhood school in the southeastern corner. Additionally, it would make it difficult to combine the Franklin and Highland communities as a whole; some of these students would need to become part of the new Twain/Hopkins. It was important to the committee to keep communities together wherever possible.

## Overview



Recommended Scenario

Site Logistics for Building New School

Next Steps



## Site Logistics for Building New School

To build a new facility on an existing school site while school is in session, there are many factors to consider in order to ensure the safety of the students, staff, parents, and community. It is also important to be a good neighbor with minimal disruptions during the relatively short construction process. Prior to any mobilization and construction activities, a comprehensive safety plan must be created that addresses all safety issues. This would be developed through a collaborative effort by the contractor with the district's Operations, Maintenance, and Construction staff; the program manager; and the school's appointed staff.

During construction, safe plans of action (SPAs) must be created to heighten awareness and plan for executing each task in a safe manner. In creating the safety plan, a few key components to consider are as follows:

- A safe and secure barrier to separate all construction activities from the active school site.
- A safe entry to the school, parking lot, playgrounds, and fields.
- A safe bus drop-off zone.
- A safe area for staff and public parking.
- Clear access for first responders, police, and fire departments.
- Adverse weather and lock-down procedures in alignment with the school's/district's procedures (LPS Security would be consulted on this).
- Planning for school programs and field access.
- Planning for school deliveries.
- A rigorous plan for conducting hazard activity analyses and awareness.
- Training to orient all site-based personnel.
- Construction worker background checks and badging.
- Parking for construction workers.
- Construction site access, including traffic through the community.
- Planning for construction deliveries to avoid school drop-off and pick-up times and other school activities.
- Safe and secure construction storage area.
- Keeping the construction site clean.
- All other logistical and safety concerns.

In addition to creating and maintaining a safe and secure construction site to protect students, staff, parents, and the community, it is also critical to respect the neighbors by keeping them informed during the construction process, addressing any concerns they may have, and adhering to noise ordinances.



## Next Steps

Upon passage of the bond, the Long-Range Planning Committee recommends the district closely examine its current attendance boundaries. Knowing which schools and communities will be directly affected by the bond package scenario the Board of Education chooses will enable a study of how current boundaries will naturally shift, and the study will need to consider traffic and transportation in addition to proximity to neighborhood schools.

A new Citizens' Bond Oversight Committee will need to be charged to oversee the 2018 bond program and ensure Littleton Public Schools continues to be a good steward of taxpayer dollars and representative of community values.

Additionally, the LRPC would like the Board of Education and the LPS community to have a shared goal to replace at least one facility every three years in order to maintain the average age of facilities and to serve future generations with upgraded, efficient, and innovative buildings that invite 100 percent of LPS students to invest in their learning and discover and pursue their passions.



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# Appendix

## Districtwide Bond Estimated Costs

This spreadsheet outlines very early, pre-design cost estimates for major projects. The amounts are subject to change, but reflect the current estimates of the following district departments: Operations, Maintenance, and Construction; Information Technology Services; and Security.

## Additional Projects

This spreadsheet breaks out specifics for the “Additional Projects” section of the Districtwide Bond Estimated Costs, as there are a lot of varying types of projects in this section. This breakout is intended to provide the Board of Education and the LPS community with additional information.

## Overview



Districtwide Bond  
Estimated Costs

Additional Projects



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DISTRICTWIDE BOND ESTIMATED COSTS	ADA	Artificial Turf (one lit. one unit field at high schools, one unit field at middle schools)	CTE (location not yet determined)	Electrical	Furniture	HVAC	Irrigation Systems/Xeriscape (xeriscape estimates not in yet)	Junior Stadium	Kitchens (locations not yet determined)	Play Equipment (locations not yet determined)	Security (specifics not yet determined)	Lighting (conversion to LEDs)	Technology (specifics not yet determined)	Transportation Health & Safety (seat belts on all buses)	Additional Projects (broken out on separate spreadsheet)	School Totals	New Newton/New Ames/New Elementary/Elementary Repurpose	Totals with Newton/Ames/New Elementary/Repurpose	5% Contingency	TOTAL PACKAGE COST FOR SCENARIOS 1 AND 2
Acoma Building						\$170,000						\$60,000				\$230,000				
Arapahoe High School		\$2,614,550		\$75,000	\$2,840,530	\$200,000	\$450,000					\$400,000			\$612,800	\$7,192,880				
Centennial Elementary School				\$12,000	\$559,314	\$40,000	\$45,000					\$80,000			\$293,650	\$1,029,964				
East Elementary School					\$314,976	\$100,000	\$40,000					\$80,000			\$23,850	\$558,826				
Education Services Center					\$885,333	\$50,000	\$75,000					\$350,000			\$192,800	\$1,553,133				
Euclid Middle School		\$1,282,981		\$50,000	\$888,166	\$80,000	\$175,000					\$250,000				\$2,726,147				
Field Elementary School				\$32,000	\$324,240	\$120,000	\$45,000					\$80,000				\$601,240				
Franklin Elementary School*				\$15,000	\$653,112	\$60,000	\$55,000					\$80,000			\$128,000	\$991,112				
Goddard Middle School		\$1,454,093		\$15,000	\$884,455	\$40,000	\$230,000					\$250,000			\$873,000	\$3,746,548				
Heritage High School		\$2,759,150			\$2,094,400	\$85,000	\$500,000					\$400,000			\$406,625	\$6,245,175				
Highland Elementary School					\$340,452	\$20,000	\$125,000					\$80,000			\$290,000	\$855,452				
Hopkins Elementary School*				\$25,000	\$290,658	\$54,000	\$20,000					\$80,000			\$13,625	\$483,283				
Lenski Elementary School					\$597,528	\$20,000	\$50,000					\$80,000			\$14,000	\$761,528				
Littleton Academy					\$546,375										\$5,000,000	\$5,546,375				
Littleton High School		\$2,225,917		\$49,000	\$1,523,676	\$1,220,000	\$500,000					\$400,000			\$395,000	\$6,313,593				
Littleton Preparatory					\$663,875										\$796,000	\$1,459,875				
Moody Elementary School					\$385,614	\$13,000	\$75,000					\$80,000			\$16,000	\$569,614				
Newton Middle School					\$745,911			\$8,326,208								\$9,072,119				
North (The Village)					\$337,225		\$25,000					\$80,000			\$27,000	\$469,225				
Options Secondary					\$49,350	\$60,000						\$80,000			\$87,228	\$276,578				
Peabody Elementary School				\$65,000	\$444,672	\$75,000						\$80,000			\$226,000	\$890,672				
Powell Middle School		\$1,341,844			\$1,187,520		\$300,000					\$250,000				\$3,079,364				
Runyon Elementary School					\$508,362		\$75,000								\$84,000	\$667,362				
Sandburg Elementary school					\$508,362	\$75,000						\$80,000			\$34,000	\$697,362				
Stadium				\$15,000								\$10,000			\$10,000	\$35,000				
Transportation Services Center				\$15,000												\$15,000				
Twain Elementary School				\$15,000	\$339,294	\$365,000	\$75,000					\$80,000			\$28,000	\$902,294				
Wilder Elementary School					\$678,588		\$75,000					\$80,000			\$5,000	\$838,588				
Districtwide Totals	\$15,000,000	\$12,000,000	\$30,000,000	\$383,000	\$18,591,988	\$2,847,000	\$2,935,000	\$8,326,208	\$5,000,000	\$2,000,000	\$10,000,000	\$3,490,000	\$7,000,000	\$1,500,000	\$9,556,578	\$128,629,774	\$162,000,000	\$290,629,774	\$14,531,489	\$305,161,263

ADDITIONAL PROJECTS	Arapahoe	Centennial	East	ESC	Franklin	Goddard	Heritage	Highland	Hopkins	Lenski	Littleton	Littleton Academy	Littleton Prep	Moody	North (The Village)	Options Secondary	Peabody	Runyon	Sandburg	Stadium	Twain	Wilder	Districtwide
Replace forum seating	\$75,000																						\$75,000
Title IX softball	\$400,000																						\$400,000
Interior hardware/doors/ADA/health&safety/security	\$67,800	\$43,650	\$23,850	\$67,800	\$38,000	\$73,000	\$6,625	\$40,000	\$13,625	\$14,000	\$150,000			\$16,000	\$27,000	\$30,000	\$226,000	\$24,000	\$29,000		\$28,000	\$5,000	\$923,350
Main gym seats on north side refinished	\$70,000																						\$70,000
Relocate main office		\$250,000						\$250,000															\$500,000
ADA-compliant restrooms				\$125,000	\$90,000		\$280,000																\$495,000
Remodel front entrance exterior						\$250,000																	\$250,000
Install new stairway from fields to track						\$50,000																	\$50,000
Additional parking for visitors						\$500,000																	\$500,000
Reconfigure student lot for ADA parking and ramp to baseball field							\$60,000																\$60,000
Replace benches used for seating on the permanent bleachers in the main gym							\$20,000																\$20,000
Walk-in freezer							\$40,000																\$40,000
ADA ramp to baseball field											\$125,000												\$125,000
Repair stucco and paint building											\$45,000												\$45,000
New theatre chairs in forum											\$75,000												\$75,000
Replace carpet in gym with new surfacing																\$40,000							\$40,000
Nursery expansion																\$17,228							\$17,228
Exterior doors and frames																		\$60,000					\$60,000
Kitchen exhaust hood and fire suppression system																			\$5,000				\$5,000
ADA ramp to team rooms																					\$10,000		\$10,000
Interior space remodel											\$5,000,000												\$5,000,000
Roof middle section												\$690,000											\$690,000
Parking lot drainage and safety issues												\$60,000											\$60,000
Correct sidewalk drainage at front entry												\$5,000											\$5,000
Turf/rubber/concrete on part of the ECE playground												\$6,000											\$6,000
Expand front covering (awning)												\$35,000											
<b>Totals</b>	\$612,800	\$293,650	\$23,850	\$192,800	\$128,000	\$873,000	\$406,625	\$290,000	\$13,625	\$14,000	\$395,000	\$5,000,000	\$796,000	\$16,000	\$27,000	\$87,228	\$226,000	\$84,000	\$34,000	\$10,000	\$28,000	\$5,000	\$9,556,578