Bond Oversight Committee

Summary of Major Capacity & Facility Maintenance Projects

Denver Public Schools

Updated May 2013
## Summary of Major Capacity Projects

<table>
<thead>
<tr>
<th>School</th>
<th>Neighborhood</th>
<th>Project</th>
<th>Completion</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northfield HS</td>
<td>NE: Stapleton</td>
<td>1,000-seat high school</td>
<td>August 2015</td>
<td>$38.5M</td>
</tr>
<tr>
<td>Downtown Campus</td>
<td>Downtown</td>
<td>Relocate Emily Griffith, DDES, DPS Support Services</td>
<td>Phased through 2014</td>
<td>$30.1M</td>
</tr>
<tr>
<td>Hampden Heights Elementary</td>
<td>SE: Hampden South</td>
<td>550-seat elementary</td>
<td>January 2015</td>
<td>$21.3M</td>
</tr>
<tr>
<td>Conservatory Green ES / MS</td>
<td>NE: Stapleton</td>
<td>950-seat elementary &amp; middle, TIF-funded</td>
<td>August 2014</td>
<td>$27.0M</td>
</tr>
<tr>
<td>Byers MS</td>
<td>SE: West Wash Park</td>
<td>900-seat middle &amp; high for DSST</td>
<td>August 2014</td>
<td>$20.0M</td>
</tr>
<tr>
<td>Eastbridge Elementary</td>
<td>NE: Stapleton</td>
<td>650-seat elementary, TIF-funded</td>
<td>August 2014</td>
<td>$19.5M</td>
</tr>
<tr>
<td>Dunkirk Elementary</td>
<td>FNE: Green Valley</td>
<td>550-700 seat elementary school</td>
<td>August 2014</td>
<td>$18.0M</td>
</tr>
<tr>
<td>Colorado Heights Campus</td>
<td>SW: College View</td>
<td>Phase 2 of expansion for DSST HS</td>
<td>August 2014</td>
<td>$13.8M</td>
</tr>
<tr>
<td>Kepner ECE</td>
<td>SW: Westwood</td>
<td>300-seat ECE Center</td>
<td>August 2013</td>
<td>$6.3M</td>
</tr>
<tr>
<td>Slavens K-8</td>
<td>SE: Wellshire</td>
<td>Increased capacity &amp; renovations</td>
<td>August 2014</td>
<td>$4.6M</td>
</tr>
<tr>
<td>McGlone Elementary</td>
<td>FNE: Montbello</td>
<td>8 classroom cottage for ECE growth</td>
<td>August 2013</td>
<td>$3.8M</td>
</tr>
<tr>
<td>Escalante-Biggs Academy</td>
<td>FNE: Montbello</td>
<td>6 classroom addition for ECE expansion</td>
<td>August 2013</td>
<td>$2.5M</td>
</tr>
<tr>
<td>Whiteman (Denver Language)</td>
<td>CE: Hilltop / Lowry</td>
<td>4 classroom cottage for program build-out</td>
<td>August 2013</td>
<td>$2.4M</td>
</tr>
<tr>
<td>Brown International</td>
<td>NW: Sloan Lake</td>
<td>4 classroom addition to the building</td>
<td>August 2013</td>
<td>$1.8M</td>
</tr>
</tbody>
</table>
Major Project Summary: Northfield High School

School features
- Phase 1 will contain learning space for 900 – 1,000 students, but will build common spaces (gym, cafeteria for 2,300 – 2,500 students)
- School will open in August 2015
- Will locate athletic fields on Denver Parks & Rec land, but DPS will have priority access
- 147,450 gross square feet

Core need this facility addresses
- Aging of Stapleton students. Primarily HS capacity needed; additional capacity beyond phase 1 will be needed onsite by about 2018

Key issues
- Balance between what is built in a core building versus what is built in each of the academic buildings (such as special education facilities and admin space)
- What in the core can be sized for full student build-out?

Community input
- DAG formed in February and met 8 times to provide input to the architects
- PAC formed in March and met 4 times to provide a recommendation to the Board on a school leader & program
Major Project Summary: Downtown Campus

GOB Budget: $30,146,042
Architect: Slaterpaull
Contractor: PCL
Delivery: Design Build

School features
- Emily Griffith HS and Technical College on first, mezzanine, third, fourth, fifth, and sixth floors
- Emily Griffith will relocate in August 2014; the mechanical programs will be relocated to a TBD facility
- Downtown Denver Expeditionary School (DDES) will be located on the first and second floors
- DDES will launch with grades K, 1, 2 in January 2014
- Multi-purpose room for use by all tenants
- DPS support services will locate on floors 7-14 and will relocate beginning in January 2014
- 349,685 gross square feet / 65,200 square feet parking

Core need this facility addresses
- Critical maintenance needs at Emily Griffith
- Location for new Downtown Denver Expeditionary School
- New location for DPS Support Services

Other considerations
- DPS will pursue the sale of existing facilities to fund the project, including Emily Griffith, DPS Admin (900 Grant St.), CLA (2211 W. 27th Ave.)
Major Project Summary: Conservatory Green

School features
- One building supporting two separate programs (either two K-8 or ES & MS), with up to 950 total students
- Full-size soccer & baseball fields, MS-sized gym and fitness center.
- Scheduled for Fall 2014 opening
- 114,200 gross square feet

Core need this facility addresses
- Stapleton community capacity needs (E-5 school & middle school are the initial planned programs)

Key issues
- Tight schedule

Community input
- DPS is working with Stapleton United Neighbors to provide input to the design process.

TIF Project Budget: $27,000,000
Contractor: TBD
Architect: RB + B
Delivery: TBD

Region: Northeast: Stapleton
Address: Verbena St. & Stoll Pl.
Major Project Summary: Hampden Heights

GOB Budget: $21,308,433
Architect: Anderson Mason Dale
Contractor: TBD
Delivery: TBD

Region
Southeast: Hampden South
Address
Dartmouth & Havana

School features
- School is being designed for grades ECE – 5
- Will accommodate up to 550 students (3 classes per grade)
- 73,378 gross square feet

Core need this facility addresses
- Existing overcrowding and further projected growth in SE Denver at the elementary level

Community input
- Design Advisory Forum meetings being held in April-May 2013 to provide input to the design process
- Bid process will occur in December 2013

Key issues
- Budget is extremely tight due to Site and Building geometry
Major Project Summary: Byers

GOB Budget: $20,053,144  Contractor: TBD
Architects: Eidos Architects  Delivery: Bid

School features
- Capacity for up to 900 students
- Will open in August 2014 with grades 6 & 7
- Middle school on the south end, High school on north end
- Shared spaces in the central portion of the school
- New gymnasium
- 83,807 gross square feet

Core need this facility addresses
- New capacity in the SE region
- Permanent facility for DSST, temporary seeding at a private facility for 2013

Other considerations in construction
- Preservation of historic 1924 school and grounds
- Ground source heat pump system
- Qualified Zone Academy Bonds will add $2,429,711 to the project
- DSST has been involved in the design from concept through the construction documents phases

GOB Budget: $20,053,144
Architects: Eidos Architects
Contractor: TBD
Delivery: Bid

Region: Southeast: West Wash Park
Address: 120 S. Pearl St.
Major Project Summary: Isabella Bird Community School

TIF Project Budget: $19,500,000
Contractor: TBD
Architect: Humphries Poli
Delivery: Hard Bid

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School features
- Designed for ECE-5, but has the ability to expand to ECE-8
- Will open for the 2014-15 school year (school is being seeded at the Samsonite campus for 2013-14)
- Will have the capacity for 650 students in 21 classrooms
- Provides flexible teaching spaces in a flexible pod design
- 89,721 gross square feet

Core need this facility addresses
- Serve the population of the new Eastbridge neighborhood in Stapleton, though Stapleton has an elementary enrollment zone, so school will serve the greater neighborhood plus the ability for choice from surrounding neighborhoods

Community input
- Design advisory group met six times between February and May. Principal Sonny Zinn also hosting community meetings to provide input into the programming.
- Naming committee provided names to the Superintendent and the Board of Education in May 2013.

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Region: Northeast: Stapleton
Address: 26th Avenue & Kingston St.
Major Project Summary: Dunkirk Elementary

GOB Budget: $17,999,621  Contractor: TBD  Delivery: Hard Bid
Architect: Slaterpaull

Region: Far Northeast: Green Valley Ranch
Address: Dunkirk & Maxwell

School features
- Designed for grades ECE - 5
- Will open for the 2014-15 school year
- Programming will be determined in June 2013 by the Board
- 31 classrooms (525-700 students)
- Can tightly fit 4 classrooms per grade (650 students); Optimally Designed for 3 classrooms per grade (500) + augmented ECE and Kinder
- 76,842 gross square feet.

Core need this facility addresses
- Growth from 1,000 additional units in GVR/Singletree

Community input
- Design advisory group providing input to the project team and Program advisory committee (PAC) providing input to the Board on school leader/programming in May 2013
Major Project Summary: Colorado Heights Campus

GOB Budget: $13,828,874  Contractor: Palace Construction
Architect: MOA Architecture  Delivery: CMGC

**School features**
- Phase 1 was funded through the 2008 bond and added capacity for a middle school on the lower portion and will open in October 2013 with DSST grades 6 & 7
- 2012 bond focuses on phase 2: high school on the higher portion of the facility and will be completed in August 2014
- Gym for shared use by DSST and CHU
- Shared dining, library, performance facilities with CHU
- Construction started February 2013

**Core need this facility addresses**
- New capacity in the SW region
- Will house build-out of DSST

**Input process**
- DSST has been involved in the design from the conceptual phase through construction documents and construction

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**Region** Southwest: College View
**Address** 3001 S. Federal St.
Major Project Summary: Pascual LeDoux Academy

GOB Budget: $6,297,875  Contractor: Palace  Deliver: Design Build
Architect: MOA

**School features**
- Will open for the 2013-14 school year
- 14 classrooms (288 students)
- All students will be pre-K 3 and 4, with a mix of full-day and half-day classrooms
- 26,328 gross square feet.

**Core need this facility addresses**
- Support the expansion of ECE programs as a result of additional funding from the mill levy
- Relieve overcrowding pressure from surrounding schools (CMS, Castro, Munroe)

**Other considerations in construction**
- Two dedicated playgrounds for ECE students that are fenced off from Kepner MS to ensure safety
- Larger SF in the classrooms compared with the previous ECE building based on teacher feedback

**Community input:**
- Naming committee provided suggestions to the superintendent and the Board of Education

**Timeline**

- **Scope Definition**
- **D/B Team Awards**
- **DAG/PAC Meetings**
- **Procurement**
- **Build (1/10/13)**
- **Substantially Complete (8/22/13)**
- **School Start**

**Region** Southwest: Westwood
**Address** Mississippi Ave & Hazel Ct.
Major Project Summary: Slavens, Phase II

GOB Budget: $4,607,909
Architect: Bennett Wagner & Grody
Contractor: GH Phipps
Delivery: CM/GC

School features
- Addition of 9,700 gross square feet
- New K-8 Gymnasium
- New Art Room and Computer Lab
- Renovated Science Labs
- Will open for the August 2014 school year

Core need this facility addresses
- Address growing K-8 student population & program needs

Region: SE: Wellshire
Address: 3000 S Clayton St
Major Project Summary: McGlone

Project Budget: $3,796,913
Architects: DLH Architecture
Contractor: Krische Construction Inc.
Delivery: Hard Bid

Region
FNE: Montbello
Address
4500 Crown Blvd.

School features
- New 8 classroom cottage to address growing enrollment and facilitate ECE program expansion
- Scheduled to open August 2013
- Integrates 21st century learning environment design principles
- 12,900 gross square feet

Core need this facility addresses
- New mechanical upgrades to the existing building
- New Kitchen Makeup Air Unit (MAU)

School Start

- 14 -
Major Project Summary: Escalante-Biggs ECE

Project Budget: $2,459,595  Contractor: Golden Constructors  Architect: Sandstrom  Delivery: Design Bid Build

School features
- Addition of 6 full-size classrooms and a multipurpose room located with the existing 14 classrooms in the facility
- Will be open for the 2013-14 school year
- 12,400 square feet addition.

Core need this facility addresses
- Support the expansion of ECE programs as a result of additional funding from the mill levy
- Relieve overcrowding pressure from surrounding schools in the FNE

Other considerations in construction
- Larger classrooms than the previous ECE model based on teacher feedback

Region  FNE: Montbello  Address  5300 Crown Boulevard
Major Project Summary: Whiteman

GOB Budget: $2,391,500
Architect: Sy-Bazz
Contractor: Golden Triangle
Delivery: Design Bid Build

School features
- Current programming on this campus the Denver Language School
- 4 Classroom + Multipurpose space Addition in 6,800 square feet
- Will be opened in August for the 2013-14 school year

Core need this facility addresses
- New Fire Alarm Panel
- Heat mitigation / improved ventilation
- Program requires additional classrooms to allow for fill-out of K-5

Other considerations in construction
- Site is very narrow, this limited where the addition could be located.
- Relocation of transformer working with Xcel since December, Finally on the same page moving forward; we should meet our schedule for powering up the addition.
- Conducted a traffic study to address community concerns
- We are three to four days behind schedule due to weather we will make this up and finish on time
- DFD required fire hydrate not part of original scope or budget.

GOB Budget: $2,391,500
Architect: Sy-Bazz
Contractor: Golden Triangle
Delivery: Design Bid Build

Region
Central: Hilltop / Lowry
Address
451 Newport St.
## Major Project Summary: Brown International Academy

**Project Budget:** $1,846,313  
**Architect:** Lantz-Boggio  
**Contractor:** Basset and Assoc.  
**Delivery:** Design/Bid/Build

### School features
- 2 story, 4 classroom addition to the existing facility (roughly 100 seat addition)
- No program change; existing Brown program will remain
- Will be completed for the 2013-14 school year
- Includes 21st century learning environment design principles

### Project highlights:
- 2 story, 4 classroom addition (8,125 SF)
- Renovation to 4 classrooms
- Increase thermal comfort level in the existing building by making basic changes to the existing building mechanical equipment
- Addressed ADA issues
- New HC ramps and signage at R.O.W.
- Provided DDC (controls) on new/existing mechanical equipment
- Relocated ECE/K Playground
- Upgraded the FA graphic panel
- Remove/install new roofs
- Remove incinerator and refinish room.
- Provided new signage for the entire building

### Timeline:
- **Assign PM**
- **A/E Team Awards**
- **Scope Definition**
- **Design (11/6/13)**
- **Build (4/6/13)**
- **Substantially Complete (8/5/13)**
- **School Start**

**Region:** NW: Sloan Lake  
**Address:** 2550 Lowell Blvd.
Major Project Summary: Open Plan Classrooms

**Background**
- Popular in the 1970’s, open plan classrooms were built on the idea of having a large group of students with several teachers would increase educational effectiveness.
- DPS has moved away from that thinking, but 9 schools still have classrooms built for that model.
- This design makes it difficult for students to focus on their individual teacher due to surrounding noise from temporary walls.

**Solution:**
- Install permanent walls between the classrooms to reduce noise and alleviate safety concerns.
- Renovations vary in scope, but often will require programs to relocate during the renovation process due to the length of time needed to complete.

**Locations / Schedule**
- Bromwell – 2014
- Cheltenham – 2014
- Valdez - 2014
- Centennial - TBD
- Eagleton – TBD
- Kaiser – TBD
- Samuels – TBD
- Southmoor – TBD
- Swansea - TBD

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**Current Open Plan Layout**

**After Renovation**

**Location**
- 9 schools

**Budget**
- $13.4 Million
Major Project Summary: Safety & Security

### Overview of Investment

- Integrated access control (card reader installation) at 88 schools and 5 non-school facilities
- Video surveillance replacement of roughly 575 analog cameras including data storage needs

### Benefits of Investment

#### Safety
- Increased security and access verification
- Flexible access while not compromising safety
- Immediate lockdown and automated notification to school staff and security operations

#### Efficiency / Effectiveness
- Centralized system with local customization
- Ability to print a photo or visitor ID at the school
- Web-based applications
- Camera quality improvements result in more coverage and increased investigation results

#### Financial Savings
- Evaluating solutions that can operate across multiple platforms, including existing ones, to increase cost savings while maximizing effectiveness and integrity
- Active directory integration to reduce admin time
- With limited key distribution, exterior door re-key requirements due to lost keys will be minimized

### Summary Timeline of Implementation

**Year 1 – Estimated Completion – February 1, 2014**
- All DPS-owned school facilities will receive three card readers at high traffic doors
- Emergency lockdown installation in office area
- Video surveillance cameras will be added to all card reader entry doors
- Access and visitor policy/procedures implemented

**Year 2**
- Site assessments to identify additional card reader needs
- Replace analog cameras with Digital IP technology
- Identify additional bandwidth and other tech needs
- Identify areas where system needs to be modified or resources are needed

**Year 3**
- Evaluate system implementation and staffing needs
- Continue with repair and replacement plan of security assets according to schedule

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**Location**: 150+ schools  
**Budget**: $5.9 Million
### Background

- 88 school facilities within DPS are either non-air conditioned or have only partial air-conditioning. (55 ES, 14 HS, 10 MS, 9 Other). **All school facilities currently without air-conditioning will be addressed as a part of the 2012 bond program.**
- Facility Management staff implemented procedures to lessen the heat impact by training building occupants, ensuring ventilation system functionality, fan placement, duct cleaning where needed, etc.
- Facility Management has collaborated with experts and evaluated various existing/emerging technologies that could improve comfort at a cost lower than traditional air conditioning.
- Pilot program was conducted at Greenlee Elementary School. Further refinements and adjustments will be made based on the success of this pilot.

### Solution: Air Cooling

**Description:** Installation of whole building supply and/or exhaust fans, evaporative cooling for existing air handling systems, operable window programs, or similar measures to increase thermal comfort for the facility. (solutions will vary by building)

### Locations Receiving Solution

| Location       | Asbury | A Lincoln | Ash Grove | Ashley | Barrett | Beach Court | Bradley | Brown | Bryant Webster | Carson | CLA | Cole | Columbine | Cory | Cowell | Crofton | DCIS | Denison | Doull | East | Ebert (Polaris at) | Edison | Ellis | Emily Griffith | Tech | Fairmont | Fairview | Fallis | Force | Garden Place | Gilpin | Godsman |
|----------------|--------|-----------|-----------|--------|---------|-------------|---------|-------|---------------|--------|-----|------|-----------|------|--------|----------|-----|---------|--------|------|--------|---------|-------|-------|-----------|-------|--------|------------|------|---------|-----------|-------|--------|------------|-------|--------|
| Location       | Rishel | Sabin | Schenck (CMS) | Schmitt | Skinner | Slavens | Smedley | Smiley | Smith | South | Steck | Stedman | Steele | Teller | Traylor | University Park | Valverde | Washington | West | Whiteman |

- 88 schools
- $25.5 Million