



# Superintendent Report

## Next Steps for Alternative Education School & Innovation Center

11.09.2021

# Vision: DCSD Master Capital Planning



- **Provide information and recommendation and gain feedback**
- **Student Outcomes and opportunities are a top priority for DCSD**
- **Excellence and sustainability for future success of DCSD**
- **Efficiency and maximize resources**
- **Fiscal responsibility and investing for students and staff**

# *When one door closes another is opened.....*

2018 Voter approved bond for Alternative Education and planning commenced for an increasingly needed Alternative Education School to be constructed on Pine Drive in Parker.

Pine Drive Design for Alt Ed and Innovation Center was halted due to a significant cost overrun of over \$6M dollars. The cost overrun was due to increased costs of construction as well as the realignment of Pine Drive, on-site and off-site traffic improvements, and significant landscaping.

Need to forego and evaluate other viable options to fulfill promise to voters for increased programming for students and prepare our plan and recommendation. We have found options that we believe will exceed our original expectations of the Pine Drive Campus.



# Scenarios - General Overview

## (A) ACC Parker & CU South

- **Programming:** 10+ programs
- **Location:** Central & greater accessibility
- **Useage:** Student Programming, Teacher Professional Learning, Consolidation of Administrative Spaces, Postsecondary Institutions (CU Nursing), Community Events, School Events
- **Total Square Feet:**
  - CU South: 175,000
  - ACC Parker: 22,000
- **Price Per Sq.Ft :**
  - CU South: \$203
  - ACC Parker: \$363
- **One-Time Cost:**
  - CU South: \$10.3M purchase plus \$25M (est. Build Out mid point). Will be phased in
  - ACC Parker: \$8M total (Est) purchase plus Build Out mid point)
- **Annual Operational Cost:**
  - \$1.4M for CU South
  - \$245K for ACC

## (B) Pine Drive

- **Programming:** 7 programs
- **Location:** Eastern DCSD (Parker)
- **Useage:** Student Programming and Community Events
- **Total Square Feet:**
  - Innovation Campus 50,000
  - Alt Ed: 23,000
- **Price Per Sq.Ft :**
  - Innovation Campus: \$474
  - Alternative Education: \$917 (due to all site work for both buildings included in this project)
- **One-Time Cost:**
  - Innovation Campus: \$23.7M
  - Alternative Education: \$21.1M
- **Annual Operational Cost:**
  - \$323K

## (C) Hold On Pine Drive

- **Programming:** 0 programs
- **Location:** None
- **Useage:** None
- **Total Square Feet:** None
- **Price Per Sq.Ft :** None
- **One-Time Cost:** None
- **Annual Operational Cost:** None



**Innovation Campus  
@ CU South for CTE & CE**

## CU Timeline of Events

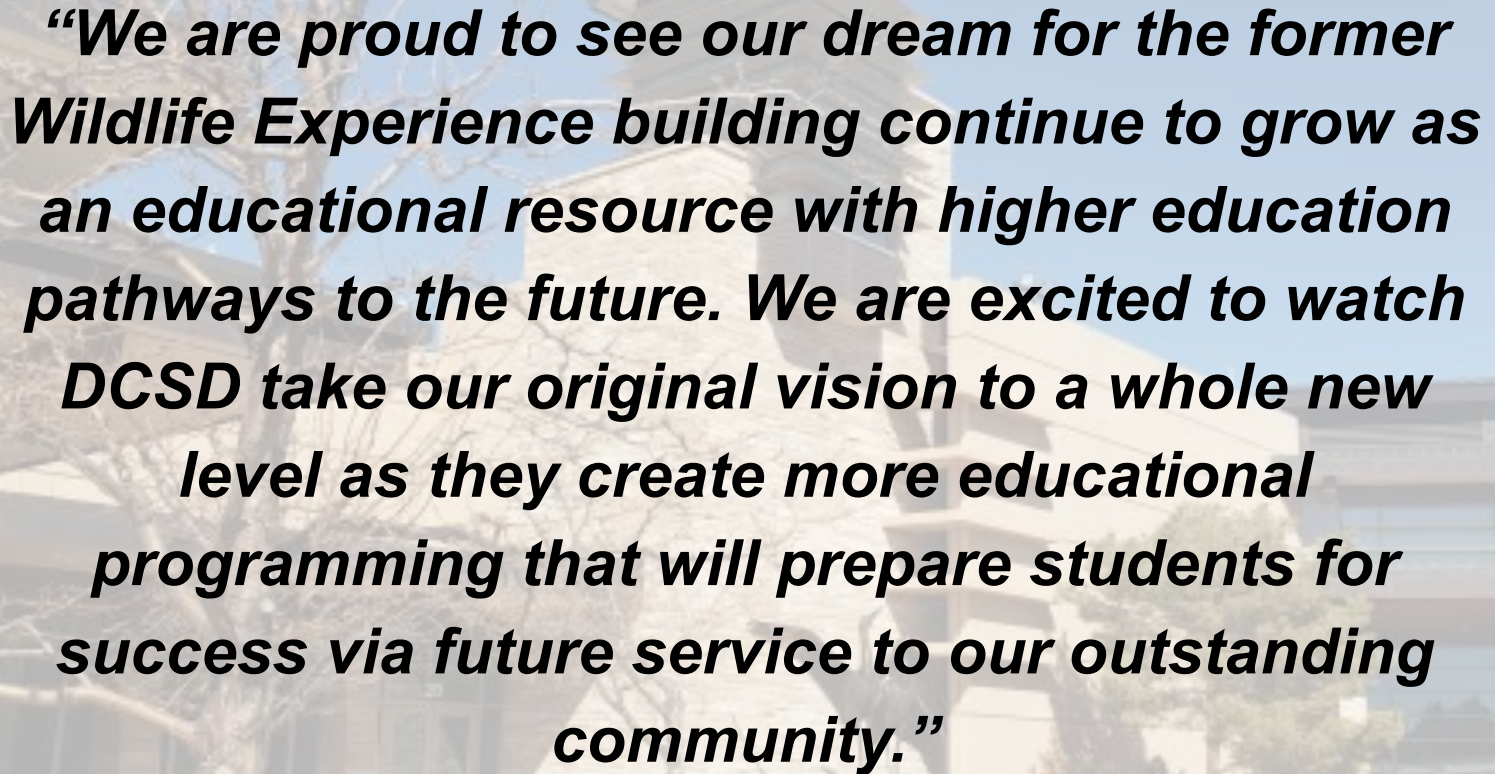
**February - March 2021** - CU South put on the market to sell

**March - April 2021** - DCSD submitted an LOI

**April - June 2021** - LOI not accepted by CU

**July 13th, 2021** - Mr. and Mrs. Liniger initiated a meeting with CU, DU, DCSD to evaluate sale and next steps.

**August - October 2021** - Mr. Liniger worked to purchase CU South for intent of future educational pathways and ensure his dream continues and moves to a different level. He negotiated contract to purchase and transfer for same cost to DCSD to be the primary and continue with Higher Education Partnerships

The background of the slide features a photograph of a large, modern building with a prominent clock tower. The building has a mix of brick and stone textures. In the foreground, there are several trees with bare branches, suggesting a winter or early spring setting. The sky is clear and blue. The overall scene is bright and well-lit.

***“We are proud to see our dream for the former Wildlife Experience building continue to grow as an educational resource with higher education pathways to the future. We are excited to watch DCSD take our original vision to a whole new level as they create more educational programming that will prepare students for success via future service to our outstanding community.”***

***-Dave and Gail Liniger***

# DCSD CTE/CE Higher Education & Industry Partnerships

- ❑ Douglas County Southern corridor is underrepresented with Higher Education.
- ❑ I-25 south has some of the most successful and large corporations for partnership for industry certifications and programs for CTE, CE and higher education.
- ❑ DCSD is the 3rd largest school district in student enrollment with a vast regional dimension.
- ❑ Douglas County will grow by 200,000 people over the next 20 years.
- ❑ DCSD needs to plan for now and the future. This is an ideal location for greater access for students, staff for ongoing professional development, community resources, higher education and industries.



# DCSD: CTE - CE - WBL Demand

|                                   | 2017/2018   | 2018/2019   | 2019/2020   | 2020/2021<br><i>*Pandemic</i>                                  |
|-----------------------------------|-------------|-------------|-------------|--|
| CE Total Enrollment               | 4,148       | 4,750       | 6,314       | 6,179  |
| CTE Total Enrollment              | 5,648       | 9,179       | 4,398       | 8,384  |
| WBL Total Enrollment*             | 404         | 511         | 556         | 563  |
| CE Dollars Saved                  | \$1,863,677 | \$2,275,960 | \$3,116,820 | \$3,076,402<br><i>(2022 Projections \$3.3M)</i>                |
| CTE Total Programs                | 71          | 74          | 86          | 65**   |
| CE Total Courses Offered          | 199         | 219         | 202         | 99<br><i>(Minimal CE Offerings offered in remote learning)</i> |
| Total Industry Certificate Earned | 216         | 457         | 465         | 405  |

# CU South Facility

175,000 gross square feet, in comparison to 50,000 square feet for the Innovation Center as designed for the Pine Drive. In evaluating the cost per square foot, the cost per square is 60% less per square foot at the CU South facility versus the Pine Drive Campus:

- The proposed uses fit well in the existing building, and there will be several spaces left over to accommodate additional uses.
- The existing building and equipment at CU South would enable the Innovation Center programming to expand to include a culinary program, something not in the current plans at Pine Drive.
- High bay volume space exists that could be readily adapted to become the Innovation Center Fab Lab, Big Build Lab, and other spaces.
- Existing office space and training areas could be repurposed with little expense into the Professional Development Center.
- Unique amenities that could serve the entire District, partners and the community include a 300 seat IMAX theater, large and well-appointed banquet hall, well-equipped commercial kitchens, and abundant basement storage.



# CU South Facility



Serving 11-12 grade students from DCSD and neighboring districts.

Proposed programming and service for undergraduate and community college students.

Industry Certification Programs - which demonstrate a competitive advantage in the world of work, military, technical and trade schools, colleges and additional postsecondary opportunities.

Career fields ranging from construction to architectural engineering to health science to hospitality management and entrepreneurship

Increased Industry partnerships

Program Outcomes for all students

- Organized and Prepared
- Self-Advocates
- Creative
- Collaborative
- Passionate and Goal-Oriented
- Inquiry-Based Learners

# CU South Facility

DCSD will continue to partner and provide students with advanced Career and Technical Education and Concurrent Enrollment opportunities in our neighborhood high schools, while also providing them additional supplemental Career and Technical Education and Concurrent Enrollment programming at The CU South Campus. Students who access the collaborative campus will be provided the opportunity to develop 2 +2 +2 pathways while earning industry certificates, high school and college credits, potential associate degrees and college diplomas.

This Lone Tree location will provide a Central and accessible location for industry. 35% of the largest and most successful industries are south of I-225. This central hub allows students across the Front Range access to high level college and career ready programming. DCSD students will have a competitive advantage as they will learn from esteemed faculty who have a passion for education, college and career readiness, and their craft.



# CU South Programming Opportunities



**Phase 1** (Tentative - Postsecondary and industry partners may impact potential programming)

- Nursing
  - Certified Nursing Assistant
- Allied Health
  - Phlebotomy, Physical Therapy Assistant, Medical Assistant, etc.)
- Hospitality and Catering
  - ProStart 3 & 4,
  - Entrepreneurship and Business Management
- Robotics
- Solidworks
- Renewable Energy
- Additional concurrent enrollment opportunities
- Students will earn stackable industry certifications and be provide work based learning experiences.

**Phase 2** (Tentative - Postsecondary and industry partners may impact potential programming)

- Construction
- Architecture
- Advanced Manufacturing

## Pathway Development:

### Nursing - Allied and Professional Health

| Pathways                                | Sub Pathways   | College Degree and Potential Course Offerings  | Industry Certifications   |
|---|--|--|---|
| <b>Healthcare Science</b>               | <b>Nurse Aide (CNA), Dental Assistant, Occupational Therapy (OT), Physical Therapy (PT), Medical Assistant (MA), Pharmacy Technician, Athletic Training, Phlebotomy Technician</b>   | <b>CU: <a href="#">Accelerated Nursing Bachelor's Program</a></b><br><b>CU: <a href="#">Allied and Professional Health</a></b> | <b>CU: <a href="#">Allied and Professional Health</a></b><br><b>Secondary: <a href="#">Certified Clinical Medical Assistant (CCMA), Physical Therapy Aide, Certified Nursing Assistant (CNA), Certified Dental Assistant (CDA), Certified Pharmacy Technician (CPhT), Certified Phlebotomy Technician (CPT)</a></b> |
| <b>Potential Programming Narrative:</b> | Students who enter this pathway would be provided the opportunity to earn their Associates Degree in nursing and/or industry certifications and/or licenses in the healthcare field. Students could continue in the healthcare pathway at an undergraduate level through the CU allied health pathway. |  |   |

## Pathway Development: Catering - Hospitality- Entrepreneurship

| Pathways                        | Sub Pathways   | College Degree and Potential Course Offerings   | Industry Certifications   |
|---------------------------------|--|---|---|
| Hospitality and Food Production | ProStart (3&4)<br>ProStart Business Economics,<br>ProStart II, Lodging and Management,<br>ProStart III, ProStart IV, ProStart Youth Apprenticeship | DU: <a href="#"><u>Hospitality Management</u></a><br><br>RRCC: <a href="#"><u>Culinary Arts Program</u></a>   | Secondary: <a href="#"><u>ProStart National Certificate of Achievement</u></a> ,<br><a href="#"><u>ServSuccess Certified Restaurant Professional</u></a> ,<br><a href="#"><u>ServSafe Manager Certification</u></a> |
| Entrepreneurship                |  | CU: <a href="#"><u>Entrepreneurship Suite of Options</u></a><br><br>CU: <a href="#"><u>Entrepreneurial Studies</u></a><br><br>DU: <a href="#"><u>Entrepreneurship Certificate/Minor</u></a> | DU: <a href="#"><u>Entrepreneurship Certificate</u></a>   |

**Potential Programming Narrative:** Students will be provided the opportunity to develop culinary and hospitality management skills to potentially enter the workforce as a chef, restaurant and hotel management, business management, and/or other entrepreneurial based careers.

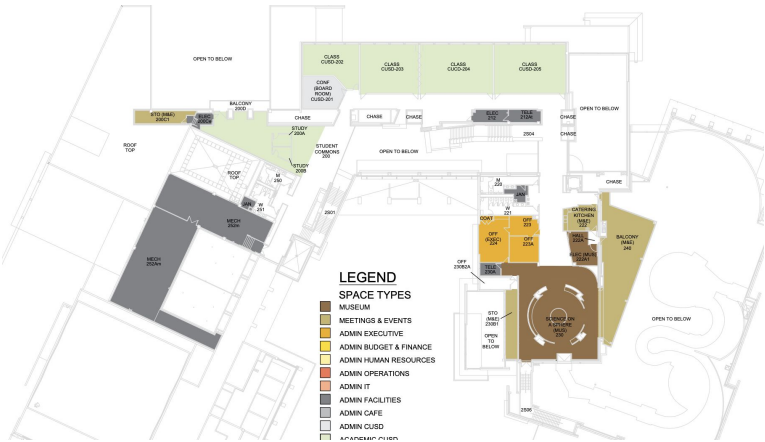
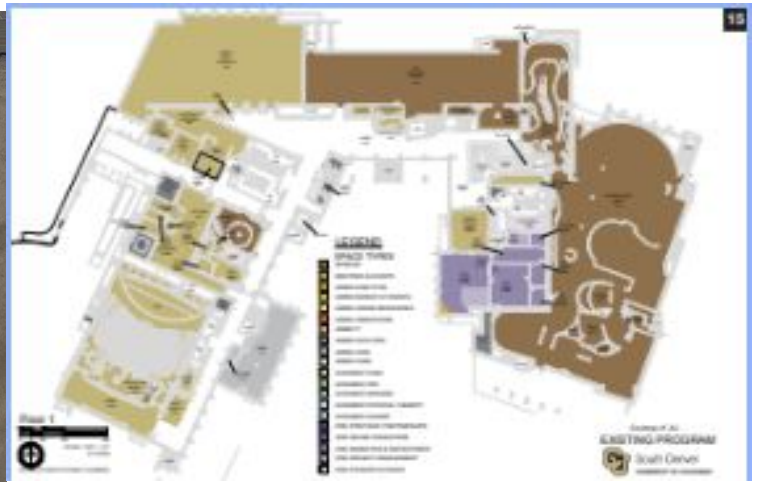
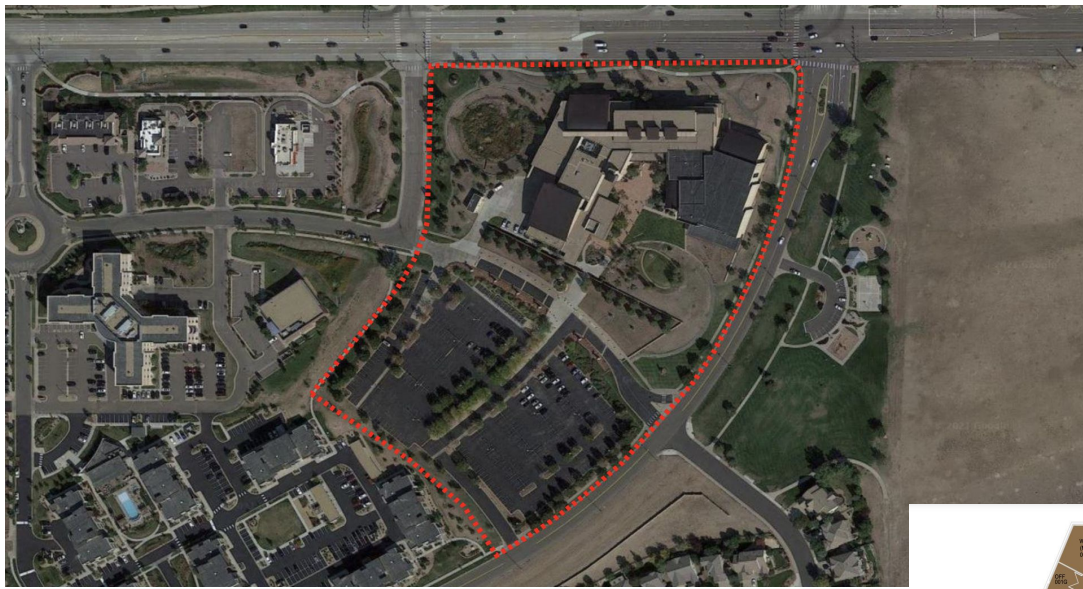
## Pathway Development:

Architectural Engineering - Industrial Arts, Design, and Technology - Advanced  
Manufacturing - Renewable Energy

| Pathways *   | Sub Pathways   | College Degree and Potential Course Offerings  | Industry Certifications  |
|--|--|--|--|
| Architecture/<br>Engineering<br>( <i>Drafting &amp; Design</i> ) | Architecture and Construction - Pre-Construction Design  | CU: <a href="#">Architecture</a>   | Secondary: <a href="#">Apprentice Drafter Certification</a>  |
| Industrial Arts Design and Technology<br>( <i>Construction</i> ) | Construction, Electrical, HVAC, Plumbing, Masonry, Woodworking, Property Maintenance                                       | RRCC: <a href="#">HVAC</a> , <a href="#">Carpentry</a> , <a href="#">Electrical</a> , <a href="#">Woodworking</a> , <a href="#">Plumbing</a> | Secondary: <a href="#">EPA Certification</a> , <a href="#">HBI Certifications</a> , <a href="#">ICE Certification</a> , <a href="#">NCCER</a>  |
| Entrepreneurship Engineering ( <i>STEM</i> )                     | Engineering & Technology   | CU: <a href="#">Engineering Entrepreneurship</a><br><br>RRCC: <a href="#">Engineering Transfer Program</a>                                   | DU: <a href="#">Entrepreneurship Certificate</a><br><br>CU: <a href="#">Entrepreneurial Studies</a><br><br>Secondary: <a href="#">Autodesk Certified Professional (ACP)</a> , <a href="#">Revit</a> , <a href="#">Solidworks</a> |
| Advanced Manufacturing<br>( <i>Manufacturing</i> )               | Manufacturing Production, Furniture Manufacturing, Industrial Manufacturing, Manufacturing Graphics, Mechatronics, Welding | RRCC: <a href="#">Advanced Manufacturing</a>   | Secondary: <a href="#">Certified Production Technician (CPT)</a> , <a href="#">Certified Logistics Technician</a>  |
| Renewable Energy<br>( <i>Energy</i> )                            | Energy   | Red Rocks: <a href="#">Renewable Energy Technology</a><br><br>Lamar: <a href="#">Renewable Energy</a>  | Secondary: <a href="#">Energy Industry Fundamentals (EIF)</a>  |









# Additional Usage Opportunities @ CU South


## Additional Usage Opportunities

- Community Events (Potential Rental Income)
- DCSD Board Meetings
- Booster Club and PTO Auction Events
- District Art Show
- Homecoming & Prom Events
- District Leadership Meetings
  - District Leadership Team
  - Level Meetings & AP/Dean Meetings
  - Cabinet Meetings
  - Department Meetings
- DCSD Professional Learning and Development
  - DCSD would be able to provide a central location to provide in-person and blended (due to the current room set up for virtual learning) learning opportunities.

- Central Administrative office space and consolidation of office space usage
- Steering Committee with CEO's, community resources, Higher Education, Arapahoe Douglas Works
- Central County & DCSD Mental Health Services

## Potential Partnerships

- Postsecondary Institutions (i.e. CU Nursing Program)
- Industry & Business Partners
- County Office Space



# **Alternative Education Campus: Explore ACC Parker**

# ACC Parker Facility for Alternative Education

We have started conversations, meetings, planning and timeline of next steps with ACC.

Facility (background photo) in great condition and located conveniently adjacent to Chaparral High School, with close access to RTD, Lightrail and adequate parking. 2 Story building with raised and vaulted ceiling with lots of natural light.

22,000 Square Feet allowing 10 existing classrooms and 2 science labs as well as existing offices and common spaces for students and staff. Pine Drive Alternative Education Plan was 23,000 Square Feet however approximately 6 Million more to build.

Pine Drive Cost Estimate was \$21 million. DCSD Appraisal and separate ACC Appraisal to determine contract development.

This facility has the ability to pull rental income in from surrounding community. Currently there are classes for electricians held in the evening.

This facility would be able to open at the same time as the originally planned Pine Drive Alternative Education School in 2023. Educational programming and visioning is being collaboratively developed.

# ACC Parker Facility-Alternative Education Experience

## Desired Outcome:

**Grades:** 9-12

**School Size:** ~150 Students (Small class and school size will allow us to dig deeply into all aspects of a student's academic, social, and emotional learning).

**Programming:** Half Day and Full Day Programming.

**Alternative Education Experience-** This is not a school solely for "At Risk" students. The "Alternative" designation refers to a unique learning experience for students of Douglas County School District.



# BoE Committee Feedback

**On November 4th, a special joint meeting of the LRPC, MBOC and FOC was held to update committee members and gather feedback.**

LRPC Members: “This seems to be a no brainer”. “I am fully behind this proposal for a number of reasons!”

MBOC Member: “In terms of bang-for-the-buck, and the immediacy of the solution, it's hard to beat the two newly proposed facilities in comparison to Pine Drive. Best of luck to the District in carrying this out.”

A scenic view of a town with mountains in the background under a cloudy sky. The town is in the foreground, and the mountains are in the distance. The sky is filled with large, grey clouds, with some light breaking through near the horizon.

# Questions and Feedback