

Parkglenn Way Property

Board of Education

March 12, 2024

Parkglenn Way Overview



Parkglenn Way Overview

Advantages of the Building and Site

- 23,950 Square Feet - Over twice the size of the new facility planned in the 2023 Bond
- \$4.3M Purchase Price - Significantly less (and a better value) than the allowance for a new 10K square foot facility planned in the 2023 Bond
- Convenient location adjacent to Highway 83, South Parker Rd., between Lincoln Av. and Plaza Dr.
- Constructed in 2004 with capital improvements made
- Improvements made for Educational E Occupancy for a school
- 16 classrooms, offices, over 100 parking spaces with circulation for pick up and drop off
- Basketball play area

Parkglenn Way Overview

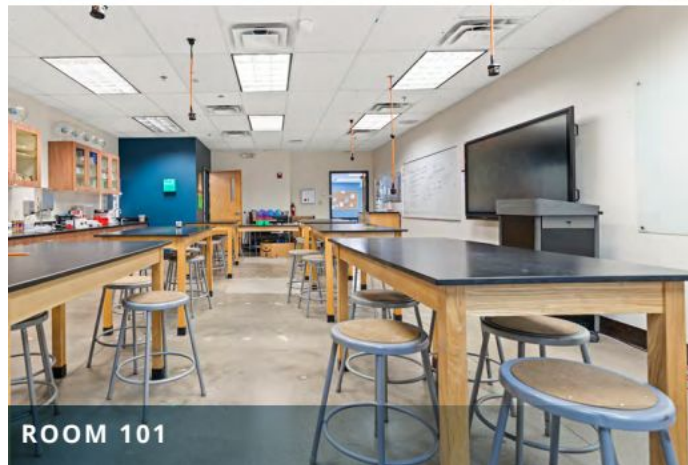
Lower Level



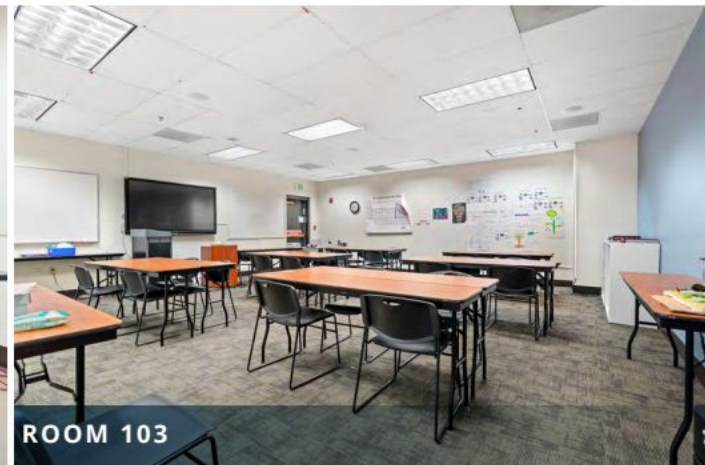
CAFETERIA



KITCHEN



ROOM 101



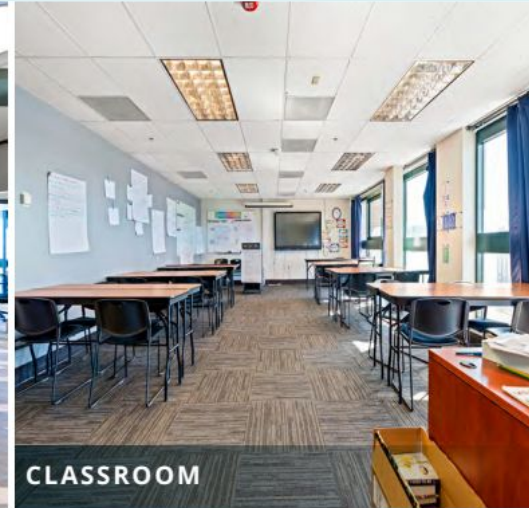
ROOM 103

Parkglenn Way Overview

Main Level



RECEPTION



CLASSROOM



CLASSROOM



FACULTY ROOM

Parkglenn Way Overview

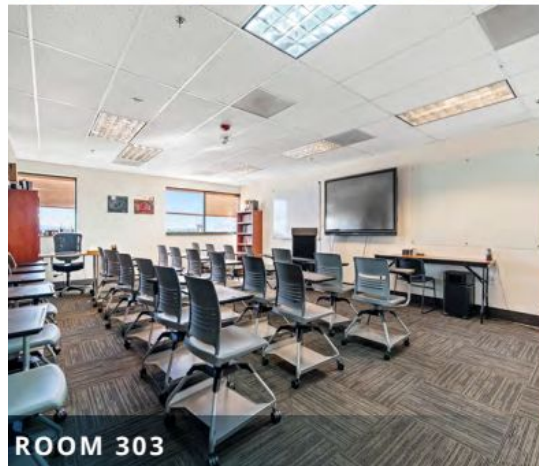
Upper Level



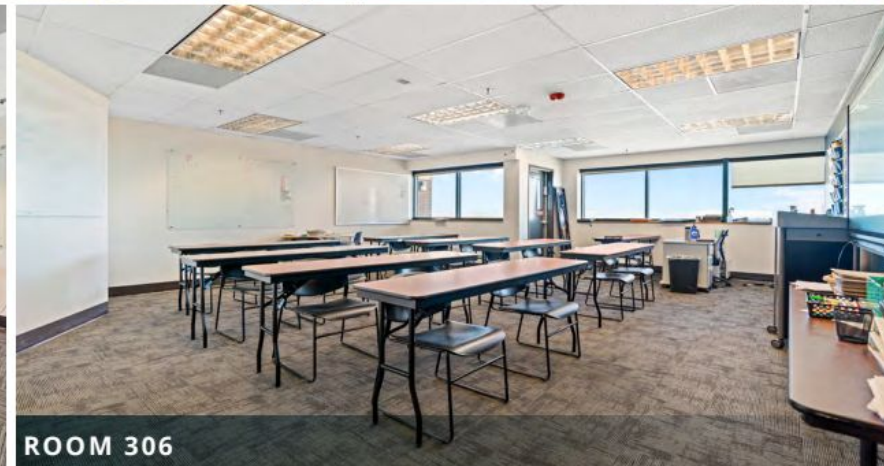
UPPER STAIRWAY



CLASSROOM



ROOM 303



ROOM 306

Parkglenn Way Overview

Upper Level

CEC Parker
Upper Level



7,792 SF

Main Level

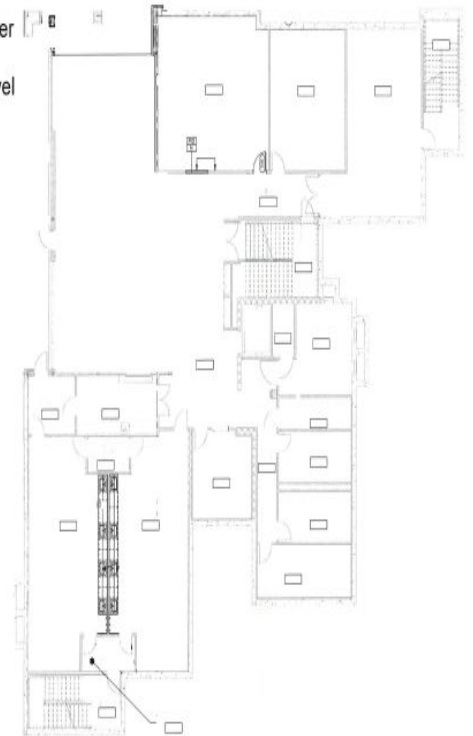
CEC Parker
Main Level



8,079 SF

Lower Level

CEC Parker
Lower Level



8,079 SF

Parker Child Find

In DCSD, one of the first opportunities we have to welcome families to the district is through the Child Find process. Child Find is an obligation to identify children who have disabilities from 3-21, and some of the first identifications are completed prior to the student entering the school system.

Last year, DCSD Child Find teams completed 894 evaluations for students under the age of 5. These evaluations are conducted at sites across the district, and one of the sites is in Parker in a mobile building on Dransfeldt road. **The Dransfeldt Child Find site alone welcomed nearly 300 families in 2023-2024.**

For all families we want this first experience to be welcoming, comforting, and memorable in a positive way. Every touchpoint matters for this experience: from the parking lot, the waiting room, the experiential play/assessment environment, to the meeting space to discuss results. As much work as our teams have done to make the Dransfeldt site a welcoming environment for families, there is room for growth in representing DCSD as a facility for a family's first experience.

In addition to the Child Find office, the lower level of the site is used as office space for five district employees.

Parker Child Find

Advantages

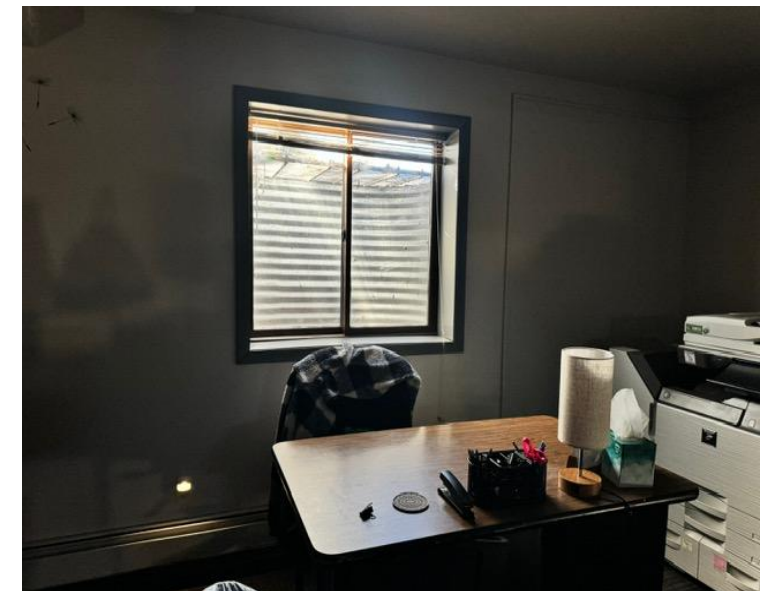
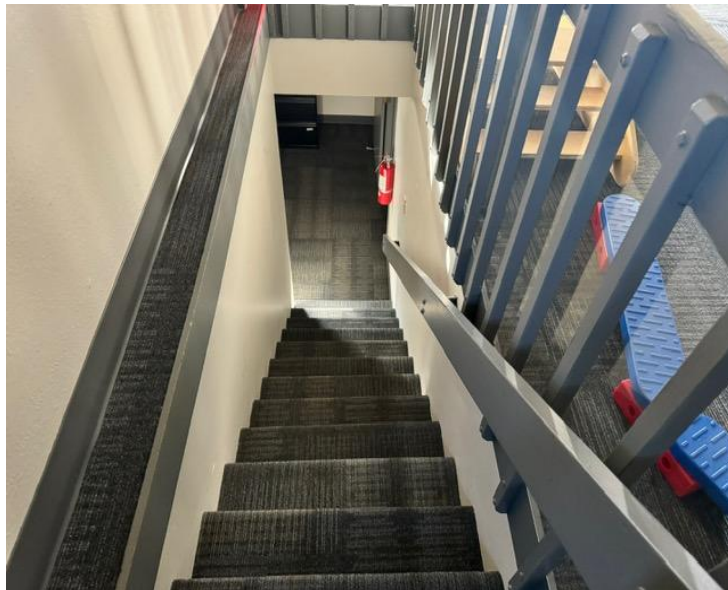
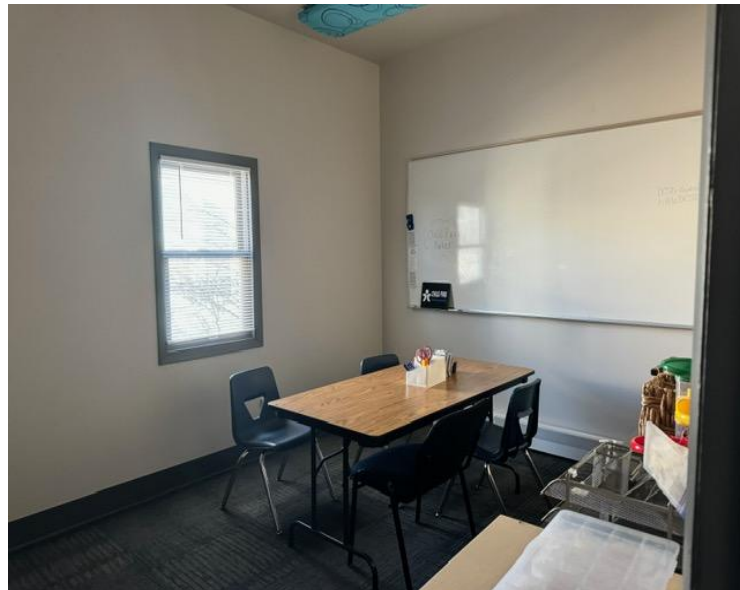
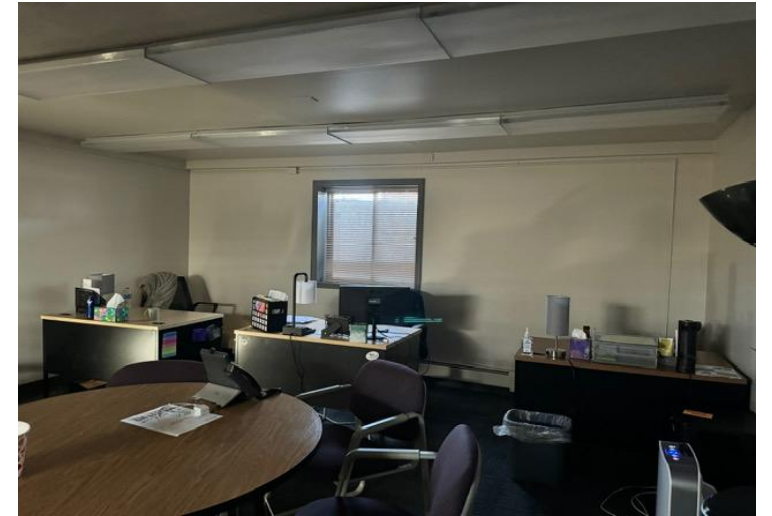
Moving to the new site would allow for:

- A secure building
- A welcoming environment for a families' first introduction to DCSD
- Ability to hold more evaluations with a waiting area and multiple rooms
- A formal meeting space to hold IEP meetings
- A way to welcome and greet families as the assessment team is working with another family
- A convenient location with accessible parking
- Opportunities to enhance Early Childhood programming options

Configurations

The first floor of the building has a welcome desk and can accommodate a waiting area as families and children are assisted with the process. The classrooms located behind the front desk can accommodate assessment rooms, meeting and office space.

Current Parker Child Find



Parker Bridge Program

MISSION

Strive for Independence

VISION

We facilitate the transition from school to the adult world through meaningful learning opportunities within the classroom and community. We provide services to support students and families in gaining knowledge and access to support post-secondary outcomes.

For some of our students, the final learning experience in DCSD is with our transition program, Bridge. We currently have 5 sites and serve 148 students with disabilities. Of these sites, one is in a mobile building adjacent to the Child Find mobile on Dransfeldt St in Parker. Thirty-two students attend this program and are supported by seven staff members.

Parker Bridge Program

Advantages

Moving to the new site would allow for:

- A secure building
- An ability to serve multiple Bridge programs together
- A formal meeting space to hold IEP meetings
- A way to welcome and greet families
- A convenient location with accessible parking
- Ability to expand program and recreational/community offerings
- Opportunities to enhance special education programming options

Configurations

Families and students would enter on the main level and then have access to either an accessible elevator or a large staircase to access the lower level of the building. This area has multiple classrooms, a dedicated cafeteria area that can also be a large group meeting area, and access to outside seating.

Current Parker Bridge Program



Next Steps and Timeline

- On March 8, 2024, DCSD entered into a non-binding Letter of Intent with Aurora Charter School BC (“Seller”) to purchase the property for \$4,300,000 with a closing date on or before June 30, 2024.
- A closing date on or before June 30, 2024 is critical to having the property operational for the start of the 2024-2025 school year.
- DCSD and Seller have twenty days, through March 28, 2024, to negotiate and enter into a Purchase and Sale Agreement that incorporates the terms of the Letter of Intent and other standard terms and conditions. A special board meeting is needed to meet this date.
- Upon mutual execution of the Purchase and Sale Agreement, the School District must deposit \$50,000 as earnest money, which will be applied toward the purchase price at closing.

Next Steps and Timeline

- DCSD will have sixty days from the date of the mutual execution of the Purchase and Sale Agreement to conduct due diligence on the property, including reviewing title and survey and conducting physical inspections and tests of the property. During the due diligence period, DCSD may terminate the agreement with a full refund of earnest money if it is dissatisfied with the property for any reason or no reason. DCSD has already initiated its due diligence on the property with the intent of waiving the due diligence deadline prior to the sixty-day period if it is satisfied with the title, survey, and the physical condition of the property.
- The property is subject to a deed of trust, which pledges the property as collateral for the repayment of bonds. If DCSD accepts the property during the due diligence period, then the Seller has a sixty-day period to redeem the bonds, after which the closing will occur, ideally on or before June 30, 2024. Though Seller believes that it will be able to complete the bond redemption well within the sixty-day period, the Seller has agreed to enter into a mutually acceptable early possession agreement allowing DCSD to occupy the property prior to closing if bond redemption delays closing beyond the June 30, 2024 closing date.

A photograph of four young children playing in a large red and blue sensory bin filled with sand. The children are engaged in various activities, such as digging and playing with small toys. The scene is set in a classroom or play area with a patterned rug and other educational materials visible in the background.

Questions