



Bond Next Steps
January 23, 2024

Thank You to Our Community!



Agenda

- Bond Funding Next Steps: Challenges
- Capital Needs
- Growth
- Charter RFP Proposal
- Next Steps



Bond Next Steps

- We will continue to educate our community.
- We will use reserves and available resources for emergency capital needs. **[Feb 13 Meeting]**
- We will be unable to address overcrowding with new neighborhood schools; creative solutions will be needed (in the near future). **[January 23 Meeting]**
- We will need to go back to the voters at some point.

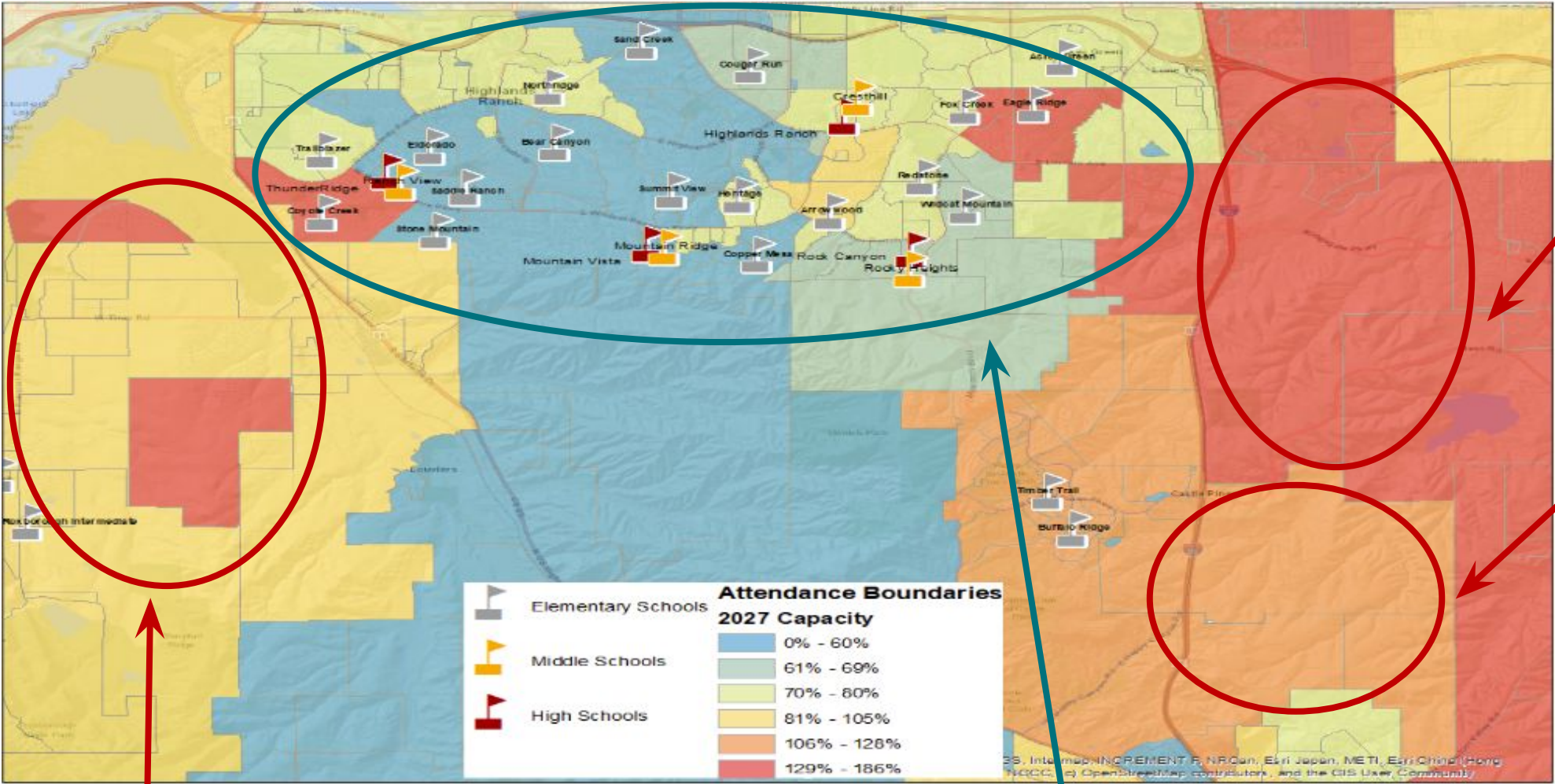


Challenges: Emergency Capital Needs

- Our buildings are continuing to age and capital needs are becoming increasingly urgent.
- The 2018 bond covered the backlog of our most urgent capital needs through 2021; we currently have a significant capital maintenance needs backlog (total is over \$300M just for neighborhood schools).
- We have about \$10 M of immediate capital needs that could cause a school to close
 - Chaparral High School: one boiler is now out of service and the other two are leaking.
 - Soaring Hawk and Frontier Valley: only have one boiler each that is operational, and the second boiler has failed and is being repaired.
- The longer we put off capital maintenance, the more it will cost. Examples:
 - Teddy Lane: HVAC RTU needs to be replaced - it has already failed once and we had to bring in temporary heating and cooling at significant expense.

RECOMMENDATION: Allocate \$20M of fund balance for emergency and urgent capital needs to create a bridge to a potential future 5B election. Staff will provide a detailed recommendation and resolution in February.

Challenges: Growth (School Voids)



Ridgegate East
(8,000 future homes)

The Canyons
(5,000 homes, 20% built)

Sterling Ranch/Solstice
(13,000 homes, 16% built)

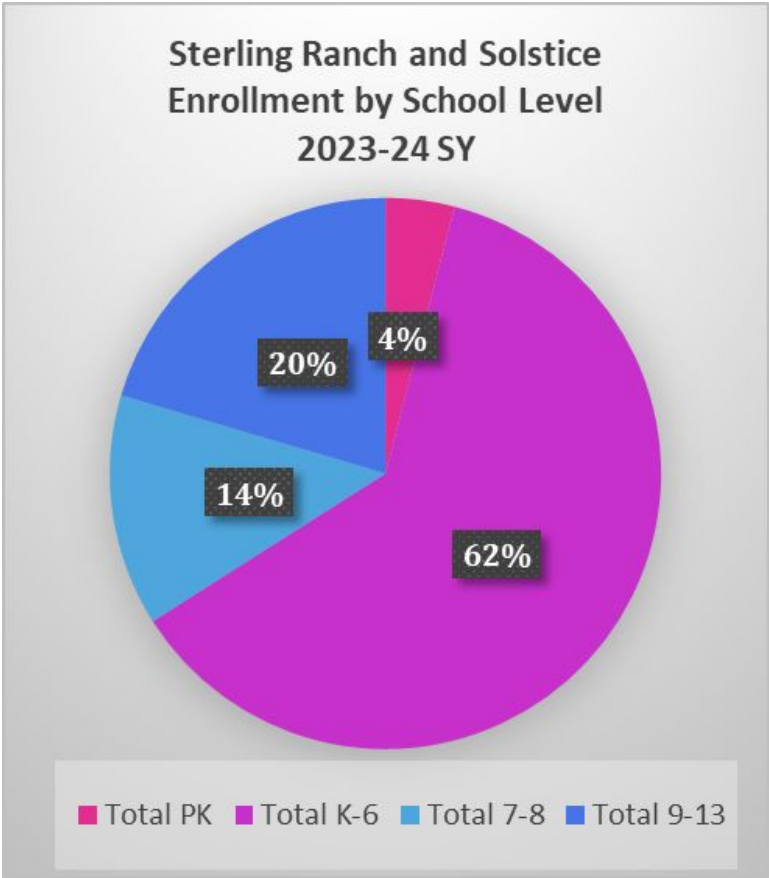
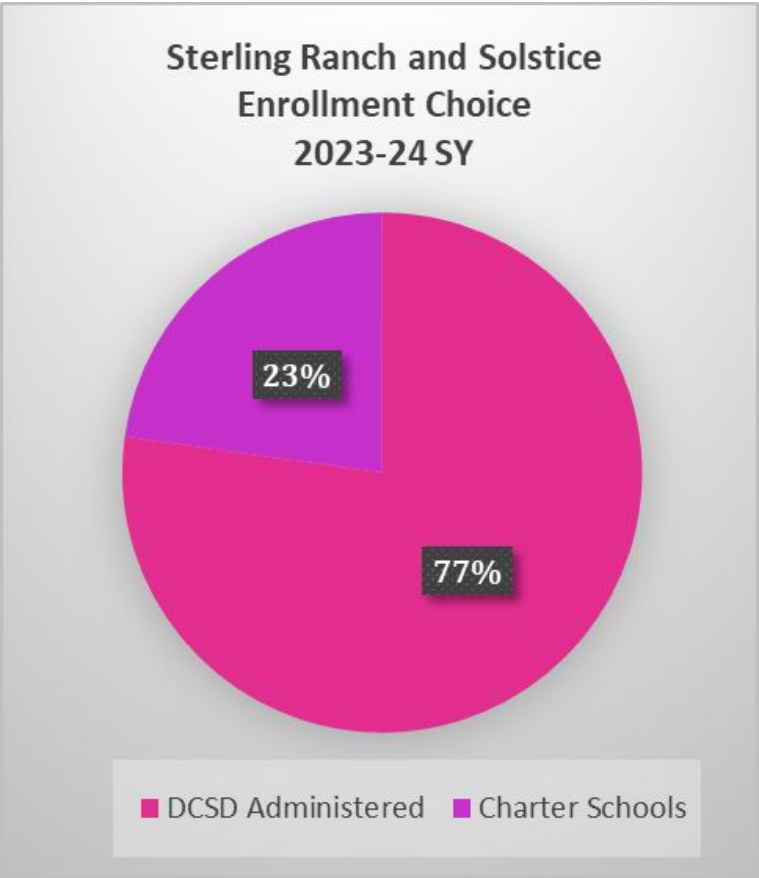
Highlands Ranch
(38,000 homes)

Sterling Ranch/Solstice Population: Today

DCSD Students in Sterling Ranch/Solstice

- 552 students in grades K-6; 36 in a DCSD preK
- 891 total K-12 students from these communities attend DCSD Schools

388 K-6
Students in
Neighborhood
Schools
TODAY



Sterling Ranch Population: Future

What We DO Know

- The DCSD student population from 2022 to 2023 grew **39%** (from 652 to 891)
- Housing production in Sterling Ranch has not slowed (based on COs issued)
- Sterling Ranch: 20% completed overall
- Solstice: almost 60% completed overall

Predictive Limitations

- *We do not currently have the models for subdivision-specific modeling.*
- *Neither the cohort retention model nor the district's student generation ratios are appropriate for this type of forecasting*

	2022	2023	Change	%
PK*	29	36	7	24%
K-6	395	552	157	40%
7-8	75	121	46	61%
9-13	143	182	39	27%
Total	642	891	249	39%

**only accounts for students in a DCSD preK; Sterling Ranch has a thriving private preschool located there.*

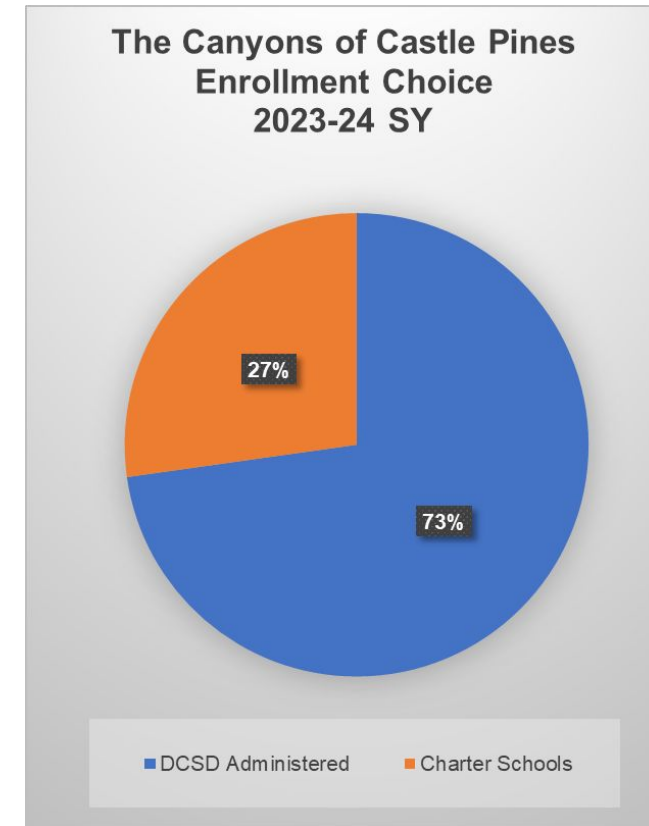
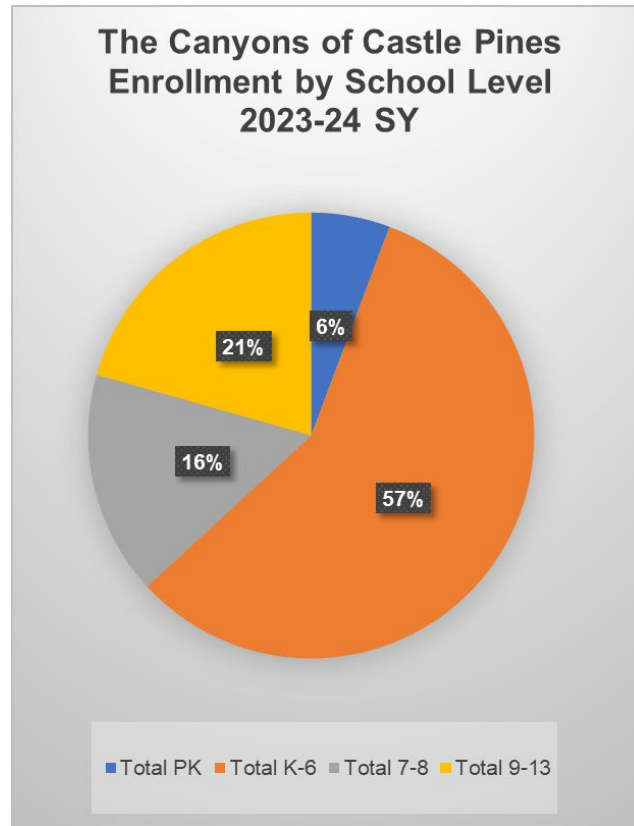
The Canyons Population: Today

DCSD Students in the Canyons

- 251 students in grades K-6; 25 in a DCSD preK
- 437 total PK-12 students from these communities attend DCSD Schools

163 PK-6 Students in
Neighborhood Schools

CONCLUSION: Growth
is an issue, but not as
urgent as Sterling Ranch



Proposal: Charter RFP for Sterling Ranch

- The District is addressing growth in the area with overflow schools
 - Transportation challenges will continue
 - Overcrowding will continue to escalate
 - Mobile classroom use will continue to increase
- Building a charter school (with conditions from the RFP) will create a local school for present and future Sterling Ranch students
- The District would conduct its normal charter application process consistent with years past, and identified in policy LBD-R-1; additionally, the District would issue a Request for Proposals
- Using an RFP process allows the District to identify specific conditions and criteria based on the needs of the District

RFP Overview

- This RFP addresses the need for an elementary school in the newly developed Sterling Ranch Community whose growth supports the need for this school as soon as possible
- The need for this RFP comes only after voters rejected bond questions in November, 2022, and November, 2023
- A unimproved dedicated school site located in Sterling Ranch Filing 1, Tract P exists in the Sterling Ranch Community
- The District has determined it would be appropriate to lease this school site to a charter school at nominal expense, and this would address
 - Needed general capacity relief, and
 - Needed center-based special education programming

RFP Overview

- If a charter school commits to open a school on this location, the charter school must construct a school building to include, at its expense:
 - Two center-based special education program classrooms for District use, and
 - One office space for District use
- The school must show evidence of demand within the Sterling Ranch/Solstice community.
- Additionally, the school must commit to other requirements as outlined in the RFP.
- If these conditions are met and an applicant is selected, the District would
 - Agree to lease a dedicated school site to the charter school at a nominal expense

RFP Details: Conditions and Criteria

- The charter school will construct its school on the identified site, which will include the 2 center-based special education classrooms and office space for District use
- The charter school will weight its lottery system to address DCSD's need for general capacity relief
- The charter school would serve students in grades PK - 6 or K-6 in a public school
- The charter school will enter into a charter contract or an amended contract containing the same terms, or substantially the same terms, that exist within the current charter contract and the District
- The District reserves the right to cancel this RFP at any time, without penalty
- The District reserves the right to reject any or all proposals

RFP Details: Eligibility

Eligibility to Respond to this RFP

- The charter school must have been operating within DCSD and authorized by DCSD for at least 4 years
- During that 4 year period, the charter school must have met or exceeded standards in the applicable performance indicators for the grades served
- The charter school must have an operational governing board which has authorized submission of a proposal in response to this RFP

RFP Process and Timeline

	<i>Responsibility</i>	<i>Due Date</i>
RFP Released	DCSD Administration	Feb. 1, 2024
Pre-Proposal Submission Meeting	Choice Programming Office *Mandatory for Charters Intending to Submit Proposals*	Feb. 12, 2024
Questions from Charter Schools Intending to Submit Proposals Deadline	Charter Schools Intending to Submit Proposals;	Feb. 19, 2024 at 4:00pm
	Responses Facilitated by Choice Programming Office	Feb. 26, 2024 at 4:00pm
Proposal Submission Deadline	Responding Charter School	April 1, 2024 at 4:00pm
Interviews with RFP/CART Team	DCSD RFP/CART Review Team	April 23, 2024
DCSD Board Consideration	DCSD Staff to present to DCSD BOE	May 28, 2024
Contract Finalization if Board Approves		No later than August 15, 2024

Conclusion: 5B Next Steps

- **BOE Approval of the RFP [January 23]**
 - Will be released on February 1
 - Staff recommendation May 28
- **Capital Needs Proposal [February 13]**
 - Immediate capital needs
 - Strategy to “build a bridge” to another election
 - Cost of continuing to put off 5B
 - Staff recommendation regarding setting aside fund balance
- **Steps to Prepare for Returning to the Voters in the Future [February 13]**
 - Polling and Analysis of 5B (including assessing voter priorities and dollar amounts and working through education and communication strategies for a stand-alone bond)



Questions?

