

APRIL 27, 2023

# MORE THAN JUST A REPLACEMENT SCHOOL

Inspiring the **NEXT GENERATION**  
at Greeley West High School

**AP | HCM**  
DESIGN-BUILD TEAM



# AIA LEARNING OBJECTIVES

1

Understand how a design-build delivery method can foster a team dynamic to create unique solutions.

2

Utilize virtual collaboration tools to engage owners in a design process when meeting in person is not an option.

3

Identify educational opportunities an on-site construction project can provide students and educators.

4

Understand the relationship of educational vision for the future creates a unique design solution for a diverse community.





# AGENDA

- 01** Introductions
- 02** The Greeley West Story
- 03** Design Build: Why AP | HCM Team
- 04** Programming / DAG Input
- 05** Benefits of Design Build
- 06** Engagement During Construction
- 07** Transformational Spaces for Next Generation
- 08** Q & A

# TODAY'S SPEAKERS



**ADELE WILLSON**

PK-12 Studio Leader  
**Hord Coplan Macht**



**CHRIS MEEK**

Construction Manager  
**Adolfson & Peterson  
Construction**



**JEFF CRANSON**

Principal  
**Greeley West High School**



**KENT HENSON**

Assistant Superintendent of  
Support Services  
**Weld County School District 6**



# WHO WE ARE | HORD COPLAN MACHT



**NATIONALLY  
RECOGNIZED  
LEADERS IN  
EDUCATIONAL  
DESIGN**

## Integrated design practice

Architecture  
Landscape Architecture  
Planning  
Interior Design  
Graphic Design  
Sustainable Design

## K12 expertise

**45+**  
years of K12 experience

**105,000+**  
students educated annually in  
HCM-designed schools

**45+**  
dedicated studio members

# WHO WE ARE | ADOLFSON & PETERSON CONSTRUCTION



**FAMILY-  
OWNED,  
VALUES-  
DRIVEN  
COMPANY**

## Preconstruction & Construction Services

education  
commercial  
healthcare  
hospitality  
industrial  
mission critical  
multifamily  
municipal  
recreation  
senior living market

## Expertise

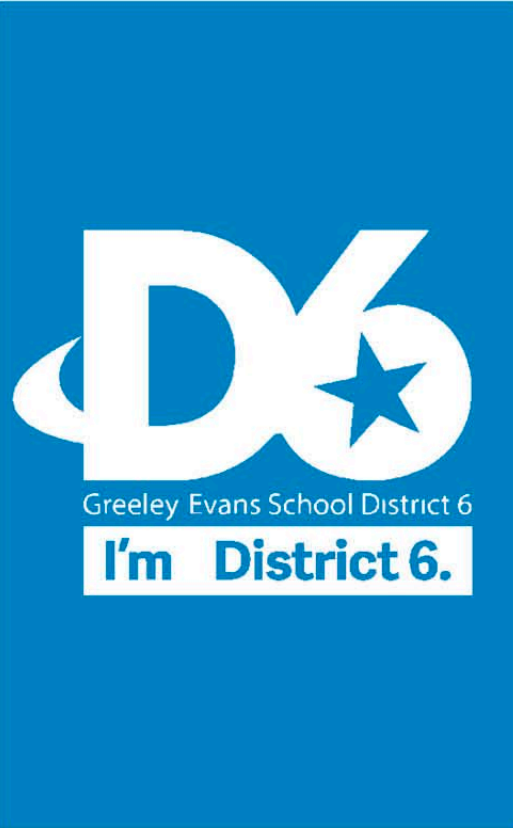
**75+**  
years of experience

**600+**  
team members in five states

**300+**  
team members in colorado



# WHO WE ARE | GREELEY EVANS SCHOOL DISTRICT 6



## Kent Henson, ED. S.

20 years, High School Science Teacher

9 years, High School Principal

4 years, Assistant Superintendent of  
Secondary Schools

5 years, Assistant Superintendent of  
Support Services

- o IT
- o Transportation
- o Custodial
- o Facilities/Grounds
- o BOND

**22,000**  
students

**12th**  
largest school district in colorado

**31**  
school buildings

# WHO WE ARE | GREELEY WEST HIGH SCHOOL



## Greeley West Programs Highlights

IB World School

AVID National Demonstration School

20+ AP Courses

Intensive Autism Program

Colorado's Largest Agriculture Program

Construction Management Program

High School of Business Program

Large English as a Second Language Program

**9-12**  
grades

**1,875+**  
students





# The Greeley West STORY



# THE "OLD" GREELEY WEST HIGH SCHOOL









# THE "OLD" GREELEY WEST HIGH SCHOOL







# GREELEY EVANS SCHOOL DISTRICT 6 SHARED VISION



WE SEE **SUSTAINABLE** DISTRICT FACILITIES THAT UTILIZE **INNOVATIVE DESIGN** TO CREATE FLEXIBLE LEARNING SPACES THAT ENCOURAGE COLLABORATION, CULTURALLY RELEVANT COMMUNITY AREAS, INDOOR/OUTDOOR **INTEGRATED LEARNING**, AND NATURAL LIGHT. WE SEE AN ENVIRONMENT THAT IS ADAPTABLE TO **FUTURE NEEDS**; CREATING AN ENVIRONMENT THAT UTILIZES **PROGRESSIVE TECHNOLOGY** AND MAXIMIZES **SAFETY** AND SECURITY WHILE CAPITALIZING ON COMMUNITY **PARTNERSHIPS** AND RESOURCES AND THAT **CELEBRATES THE DIVERSITY** OF THE COMMUNITY.



# FACILITY MASTER PLANNING PROCESS

Proposed a \$395 Million bond project  
that emphasized:

Safety and Security Upgrades

Reducing the number of portable  
classrooms due to buildings being over  
capacity

Support for career paths and  
workforce development

Promote the use of flexible and multi  
use innovative spaces

Reduce deferred maintenance costs

## 2019 DISTRICT 6 BOND MEASURE 4C



### THE FACTS:

- ✓ District 6 has grown by more than **7,000 students** in the past 20 years.
- ✓ District 6 is currently **5,000 students** over capacity in existing schools.
- ✓ In the next **10 years**, District 6 is expected to grow by nearly **1,400 students**. This is a conservative estimate.
- ✓ Today, over 2,000 District 6 students are being educated in **142 temporary/portable classrooms**, some more than 30 years old.
- ✓ The **last major bond issue** in District 6 was **17 years ago**. No additional school buildings have been added since then, excluding charter schools.
- ✓ A **Facility Needs Study** conducted in the 2018-19 school year showed District 6 has nearly **\$1 billion in facility needs in the next 10 years**.

### WHAT YOU GET FOR YOUR INVESTMENT

-  **CAREER AND TECHNICAL EDUCATION**  
and instructional spaces at every school to prepare students for career and college
-  **REBUILD GREELEY WEST HIGH SCHOOL**  
for a capacity of 1,800 students (current capacity is 1,050 and 2019 enrollment of 1,700 students)
-  **REBUILD MADISON ELEMENTARY**  
with additional capacity
-  **BUILD A NEW K-8 SCHOOL**  
with capacity of 900 students
-  **SIGNIFICANT ADDITIONS**  
to Chappelow Arts Magnet K-8 School and McAuliffe STEM Academy to address overcrowding
-  **SAFETY AND SECURITY ENHANCEMENTS**  
at every school, including safe and secure entrances and new interior door locks and hardware
-  **NEW PAINT AND CARPET**  
in the most critical areas, including asbestos abatement where needed
-  **HEATING AND COOLING**  
upgrades, where needed
-  **ACCESSIBILITY IMPROVEMENTS**  
as required under the Americans With Disabilities Act (ADA)
-  **CHARTER SCHOOLS**  
will receive money for building repairs, renovations and instructional space improvements



**What is a bond issue?** A bond issue is a way of raising money through an increase in residential and commercial property taxes. That money is used for large, capital projects. A bond issue can only be used for buildings, equipment, furniture and repairs to buildings. It cannot be used for salaries, benefits, programs or other operational costs. Issuing bonds is the only way school districts can build schools, and make major repairs and renovations.

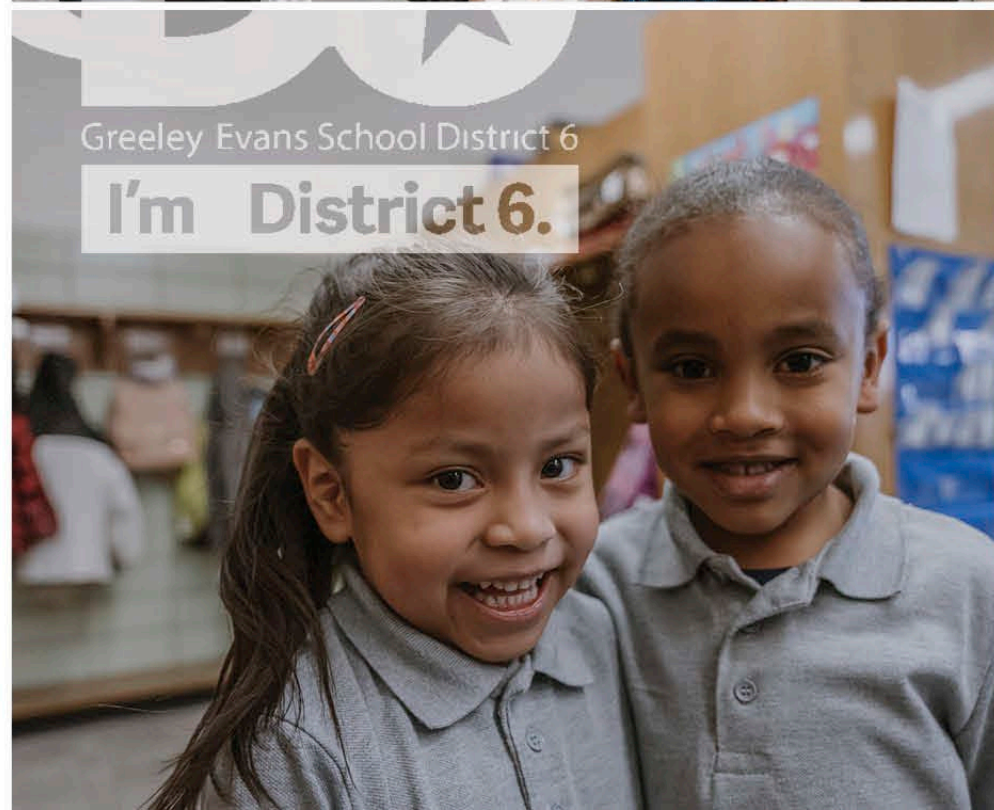
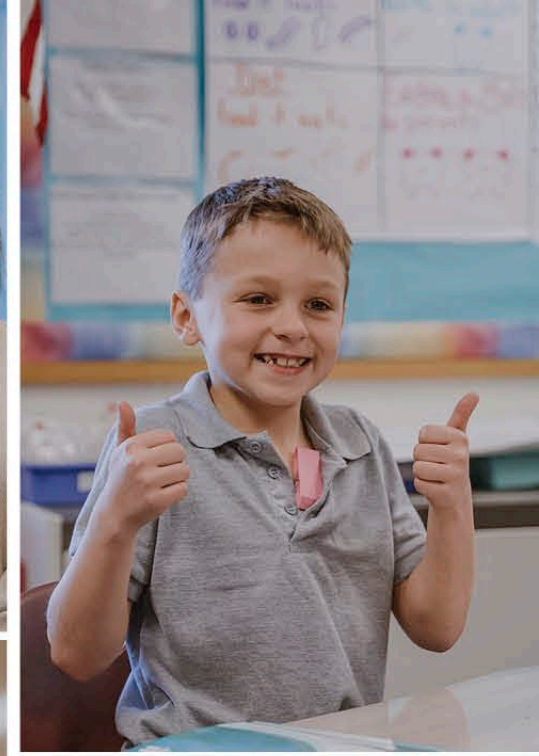


# FACILITY MASTER PLANNING PROCESS

Generated community involvement

Recommended five (5) buildings for  
replacement

Identified \$1 Billion in deferred  
maintenance costs



Greeley Evans School District 6

**I'm District 6.**





# Project Parameters:

- ① The cornerstone of the bond issue was the replacement of the 1800 student Greeley West High School, to be opened in June of 2022!

## PROJECT QUICK FACTS


**Budget:** \$124,000,000

**Size:** 280,000 sf

**Capacity:** 1850 students

Occupied Site



A photograph of a construction site. In the foreground, several workers are seen from behind, wearing high-visibility yellow safety vests with reflective orange stripes and blue hard hats. One vest prominently displays the letters 'ap'. They are standing in a doorway of a building that is under construction. The walls are made of large, reddish-brown wooden panels. In the background, another worker in a white hard hat and safety vest is visible, pointing towards the interior of the building. The scene is brightly lit, suggesting an indoor or well-lit outdoor environment.

# Design Build: WHY AP | HCM



# WHY DESIGN BUILD

- Complex project with multiple phases
- Construction on occupied campus
- Fast track project to alleviate capacity issues
- Streamlined procurement and contract process





# MEETING THE SCHEDULE

## FASTRACK SCHEDULE

**Construction Start**  
Summer / Fall 2020

**School Completed**  
Fall 2022

**Site Completed**  
December 2022







JUNE

2020





AUGUST

2020







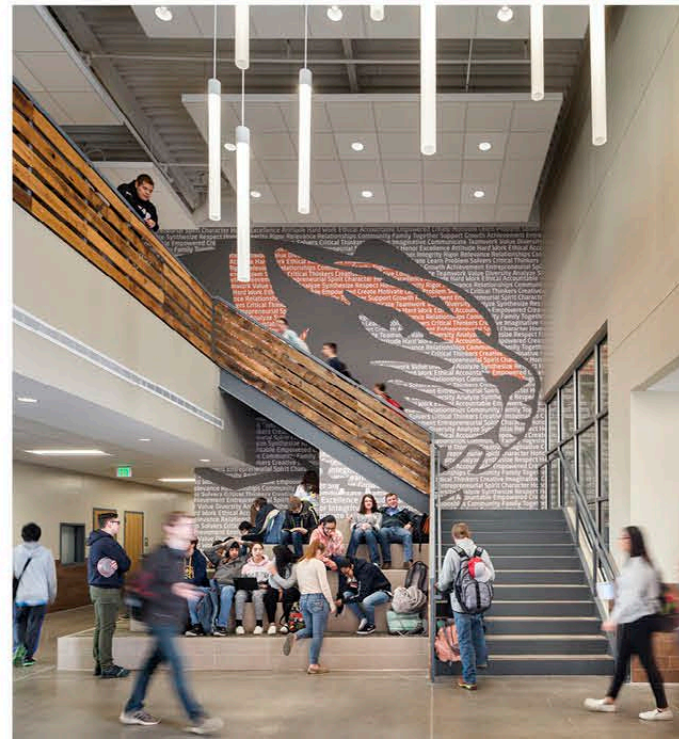


AUGUST  
2021



# WHY HCM + AP

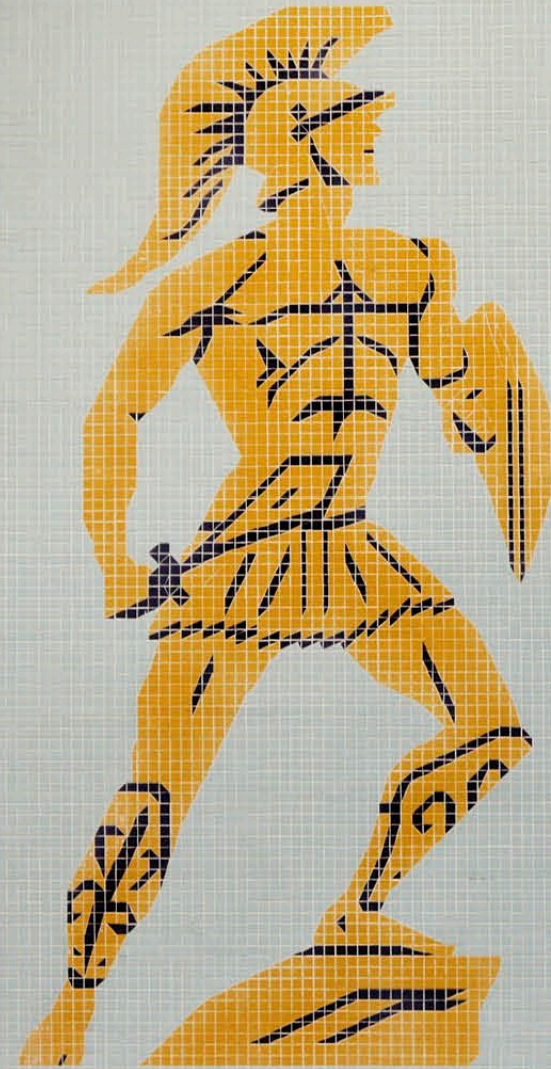
- \$400M+ school projects together
- 54 school districts combined
- Trust
- Community Connections
- People





# GOAL SETTING + TEAM BUILDING

- D6 Vision and Expectations
- Groups and Communication
- Success Strategies
- Scheduled next three (3) months
- Tech Specs
- Celebrate the Wins



**ONE FOR ALL**



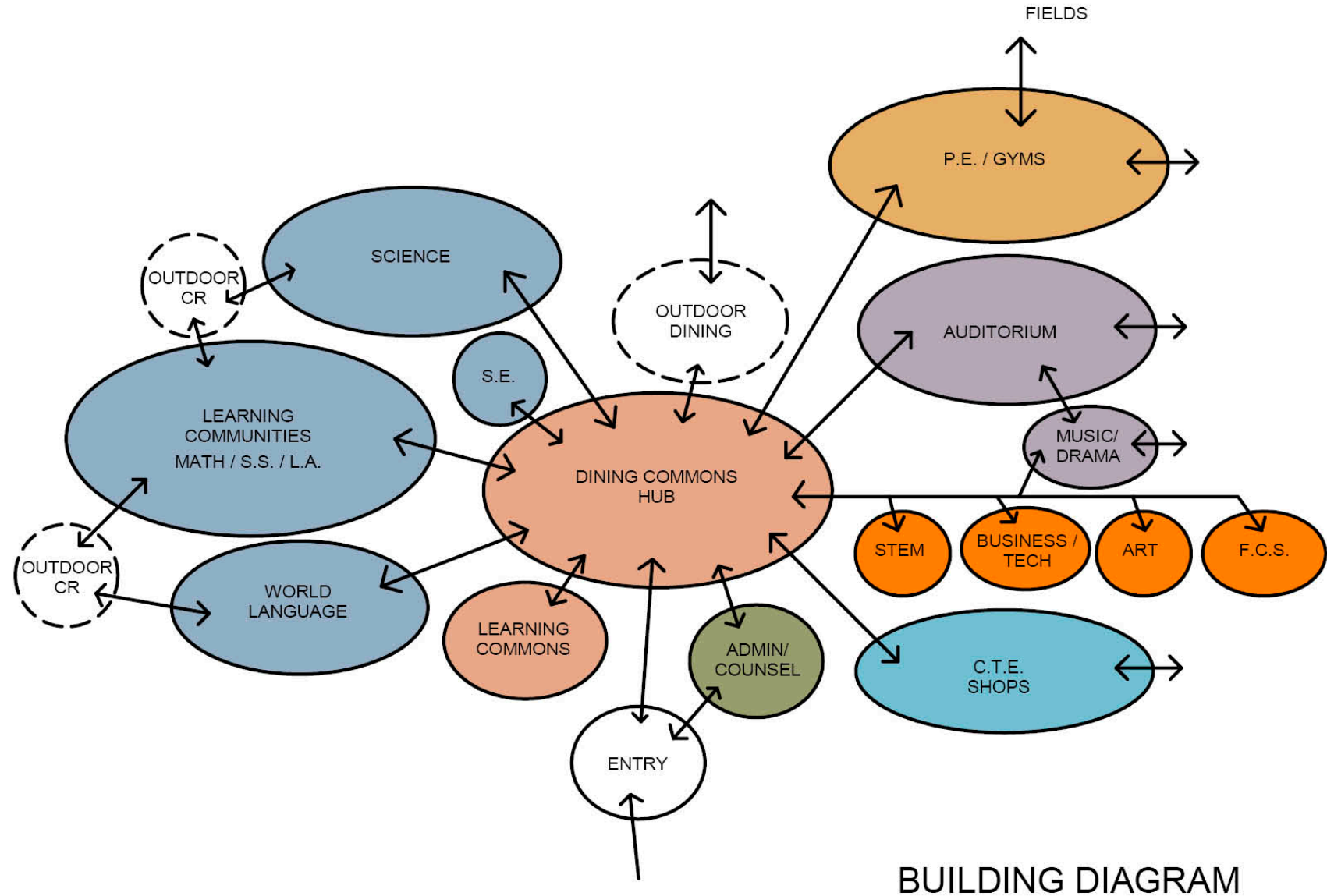


# Programming / DAG INPUT



# PROGRAMMING

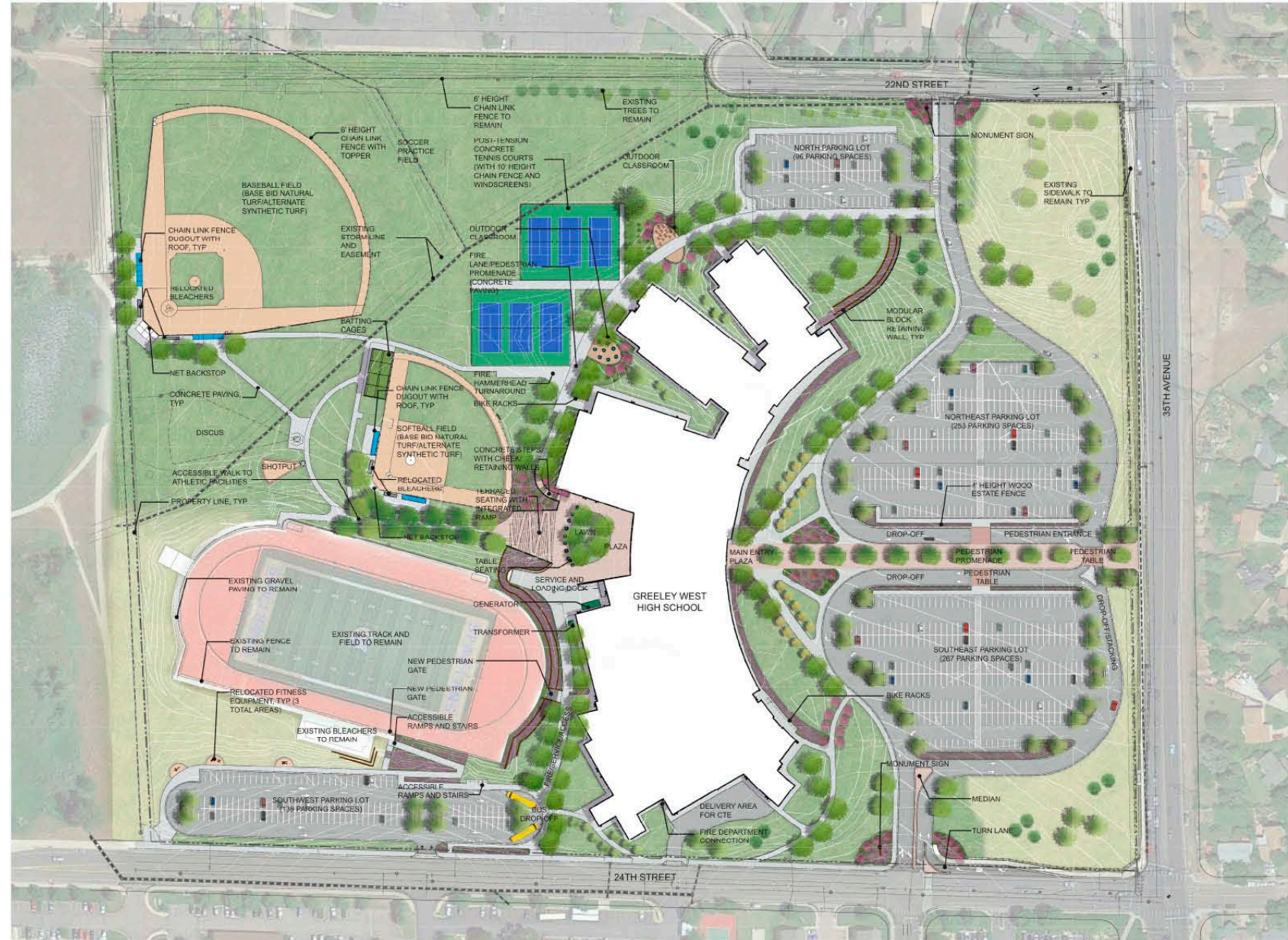
- HUB as focal point of school
- Departmental based learning communities
- Public spaces near main entry





# SITE DESIGN

- Existing building to remain open
- Maintain football stadium
- Outdoor learning spaces
- CTE yard and delivery access





# DESIGN ADVISORY GROUP MEETINGS

- Dec 2019, Jan, Feb 2020 - in-person
- Teachers, parents, students on DAG





# TRANSITION TO VIRTUAL

- March 2020: moved to virtual

The screenshot shows a virtual meeting interface with a poll window open. The meeting title is "Polls" and the host is sharing poll results. The poll question is "1. How many students at one time should we target to provide seating for?". The poll results are as follows:

Response	Percentage
15 to 20	0%
20 to 25	0%
25 to 30	20%
30 to 35	40%
35 to 40	40%
40 to 45	0%
45 to 50	0%
More than 50	0%

The poll window also includes a "Close" button at the bottom right. In the background, the names of participants are visible: Renee Fine, Anthony Durst, Bob Billings, and Adele Willson. A "Window Help" menu is also visible in the top left corner of the meeting interface.



# TEACHER ENGAGEMENT

- GWHS Staff
- Focus Groups





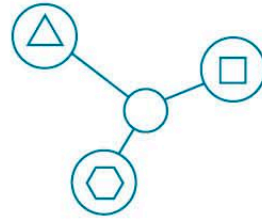
# PROJECT GUIDING PRINCIPLES



Design a School that Honors Tradition, Instills Pride, and Invites The Community.



Plan for the Future with Flexibility Meeting Today's Needs plus Evolving Global Challenges.



Provide a Variety of Student Spaces to Learn, Study, Share Culture, and Grow in Excellence.



Foster a Collaborative, Inclusive Family in a School that is Safe and Sustainable.



Celebrate Diversity.



# DESIGN CONCEPT

International market for learning

Keep school at heart of campus

Importance of HUB



Campus conceptual diagram

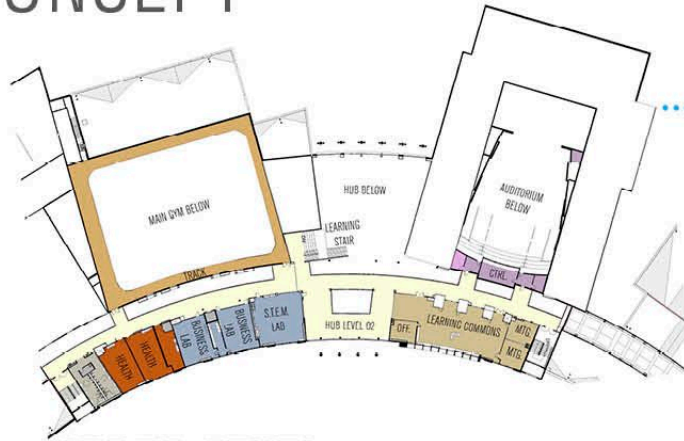


"International Market for Learning:" precedent reference image

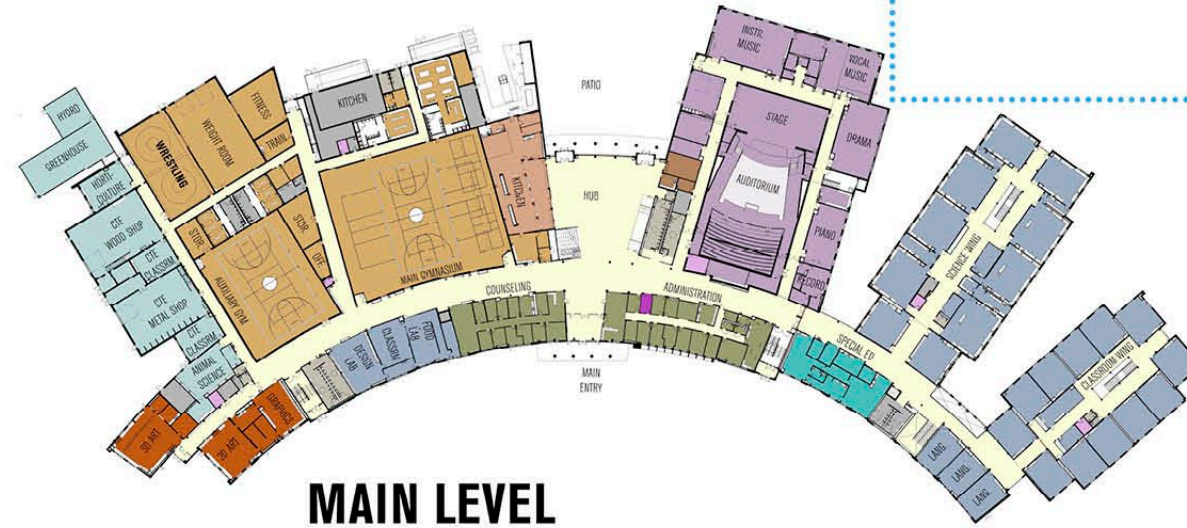


# DESIGN CONCEPT

## FLOOR PLANS



**UPPER LEVEL**



**MAIN LEVEL**



**LOWER LEVEL**

### Department Legend

- ADMINISTRATION
- CAFETERIA
- CIRCULATION
- CLASSROOM
- CTE
- ELECTIVES
- GYMNASIUM
- HUB
- IDF/AV
- MUSIC/DRAMA
- OFFICE
- SPECIAL EDUCATION
- SUPPORT
- TOILET ROOM

SCALE: 0 40 80







GREELEY WEST HIGH SCHOOL

**SCHEMATIC  
DESIGN**





**SCHEMATIC  
DESIGN**





**SCHEMATIC  
DESIGN**





# Benefits of **DESIGN/ BUILD**





# BENEFITS OF DESIGN BUILD

**01**

Speed to market

**02**

Saved money to allow for \$2M+ betterment buy backs

**03**

Locked in equipment & materials early to avoid price escalation & procurement delays

**04**

Collaboration with all stake holders - Community, students, teachers, City, AHJ's, Trade Partners, Designers





# ON-BOARDING

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Evaluation Criteria: The following indicates a breakdown of the RFP/Q evaluation criteria for our Trader Partners.

**01**

Proposed Team  
**20 points**

**02**

Company Past Project,  
D/B Experience  
**10 Points**

**03**

Preconstruction/  
Design Services  
**10 Points**

**04**

Project Bonding Capacity  
**10 Points**

**05**

Approach to  
Constructability/Technology  
**5 Points**

**06**

Local Participation  
**5 Points**

**07**

Cost Proposal  
**20 Points**

**08**

(Optional) Oral Interview  
**20 Points**

**TOTAL POINTS**

**100 Points**



Project: Greeley West High School Replacement  
 Owner: Weld County School District 6  
 Owner's Rep: RLH Engineering

5/12/2020

**Betterment and Risk Log**

Systems Cluster	Description	Pending Add	Pending Credit	Accepted	Rejected	Decision Date	Notes
<b>Site</b>							
<b>Betterments</b>	Add athletic field lighting at Baseball Field				\$366,711		
	Add athletic field lighting at Softball Field				\$289,158		
	Add athletic field lighting at Tennis Courts				\$166,921		
	Add synthetic turf infield to Baseball Field				\$349,421		
	Add synthetic turf to Softball Field				\$407,608		
	Add scoreboard to Baseball Field	\$80,931					
	Add scoreboard to Softball Field	\$80,931					
	Add re-route of 36" storm line for tennis courts				\$144,541		
	Add 7th tennis court				\$88,610		
	Add 24th Street Deceleration Lane	\$123,015					
	Add premium netted baseball/softball backstops				\$192,771		
<b>Risk Log</b>	Add equipment storage shed	\$265,831					
	Add moveable gate at service entrance	\$88,610					Includes Electronic Access Control (proximity and/or keypad) and automated operation
	Add Irrigation Pump Station & Pump			\$354,442			
	Reduce 30% planting area to irrigated sod		-\$79,208				
	Deduct tennis court seating				-\$95,750		
	Relocate/Transplant Trees previously assumed to demolish	TBD					CoG comment
	Add bus stop shelter to 24th St	TBD					CoG comment
	Add screen walls to selected roof top mechanical equipment - east units only	TBD					CoG comment
<b>Foundation / Structure</b>							
<b>Betterments</b>	Add CTE mezzanines			\$85,018			



Interior Construction							
<b>Betterments</b>	Add Steel Awnings at Library, STEM	\$50,331					
	Add Decorative Steel Guardrail with 3 Form Panels ILO Standard Steel Rails at select locations	\$92,864					
	Add Glass Railings ILO Standard Steel Rails at select locations	\$275,401					
	Add Storage Container huddle spaces at Library and Hub	\$150,341					
Interior Finish							
<b>Betterments</b>	Add reclaimed gym flooring as caps on occupiable section of stairs.	\$742,522					
	Add solid surface countertops ILO of Plam @ sinks	\$31,014					
	Add built-in display cases with reclaimed gym flooring.	\$20,384					
	Provide "charred" wood wall paneling ILO glazed ceramic wall tile.	\$29,064					
	Add additional 5' High glazed ceramic wall tile at Keynote 23 locations.	\$39,595					
	Painted Graffic on Wall	\$24,939					
	Add glazed ceramic wall tile wainscot at Aux Gym	\$20,085					
	Add Armstrong Woodworks Grille ILO ACT ceiling at main spine	\$28,056					
	High Density Storage at Music Library	\$508,033					
<b>Risk Log</b>	Reduce Casework - Target 10%			-\$199,720			
	Reduce STC rating between classrooms (eliminate layer of drywall)			-\$89,989			
	Utilize painted gyp clouds ILO wood veneer panel clouds at auditorium			-\$129,200			
Mechanical							
<b>Betterments</b>	Add paint booth at CTE				\$427,184		
	Additional In-Floor Radiant Heating per mechanical layouts: 1a - 8a	\$591,920					
Electrical/Low Voltage							
<b>Betterments</b>	Add copper feeders ILO aluminum for panels	\$129,402					
	Add for pedestrian site lighting	\$147,684					
	Audio Visual Equipment Contractor Install Allowance	TBD					
<b>Risk Log</b>	Utilize MC Cable ILO lighting and power branch conduit			-\$84,284			
	Add Access Control/Electronic Door Mag Hold Opens				\$1,181,473		
Section Totals							
		Pending Adds	Pending Credits	Accepted Costs	Rejected Costs		
		\$3,562,304	-\$1,098,534	\$2,624,438	\$6,861,220		
Total SD Cost Model						\$121,997,928	
Accepted Betterments and Risk Log Items						\$2,624,438	
<b>Current Cost Trend (Not Including Construction Contingency)</b>						<b>\$124,622,366</b>	

# REAL TIME COST MODELING





Engagement  
During  
**CONSTRUCTION**



# CONSTRUCTION TOURS





# DASHBOARD UPDATE

Latest Developments:

- Trade Pack 2 Interviews
- Crawl space / Basement Options & Analysis
- Amendment 3 Finalization
- CTE User Group Equipment Review
- Meeting with Dept of Public Health



Two Week Look Ahead:

- (6/15) Fire Alarm Vendor Interviews
- (6/19) 50% DD Check Set Issuance
- (6/22) Page flips with D6 Facilities

Trade Package #3 RFP Trades

- Waterproofing/Dampproofing
- Joint Sealants
- Fireproofing
- Interior Glazing
- Interior Drywall
- Greenhouses
- Rammed Aggregate Piers
- Site Concrete

Ongoing / TBD

- City of Greeley Review Comments
- Modular Classroom Coordination
- BIM360 Model Coordination
- Weekly Discipline Meetings
- 50% DD Check Set

Total SD Cost Model	\$121,997,928
Accepted Betterments and Risk Log Items	\$2,409,268
Eliminate all design/estimate/escalation contingencies	-\$5,130,244
Current Cost Trend (Not Including Construction Contingency)	\$119,276,952
Added Design Contingency	\$2,385,539
Construction Contingency	\$3,041,562
<b>Remaining design/estimate/escalation contingencies</b>	<b>\$124,704,054</b>
Total Allocated Budget	\$123,000,000
Amount needed from owner contingency or other owner budgets	\$1,704,054





# COMMUNITY TOURS



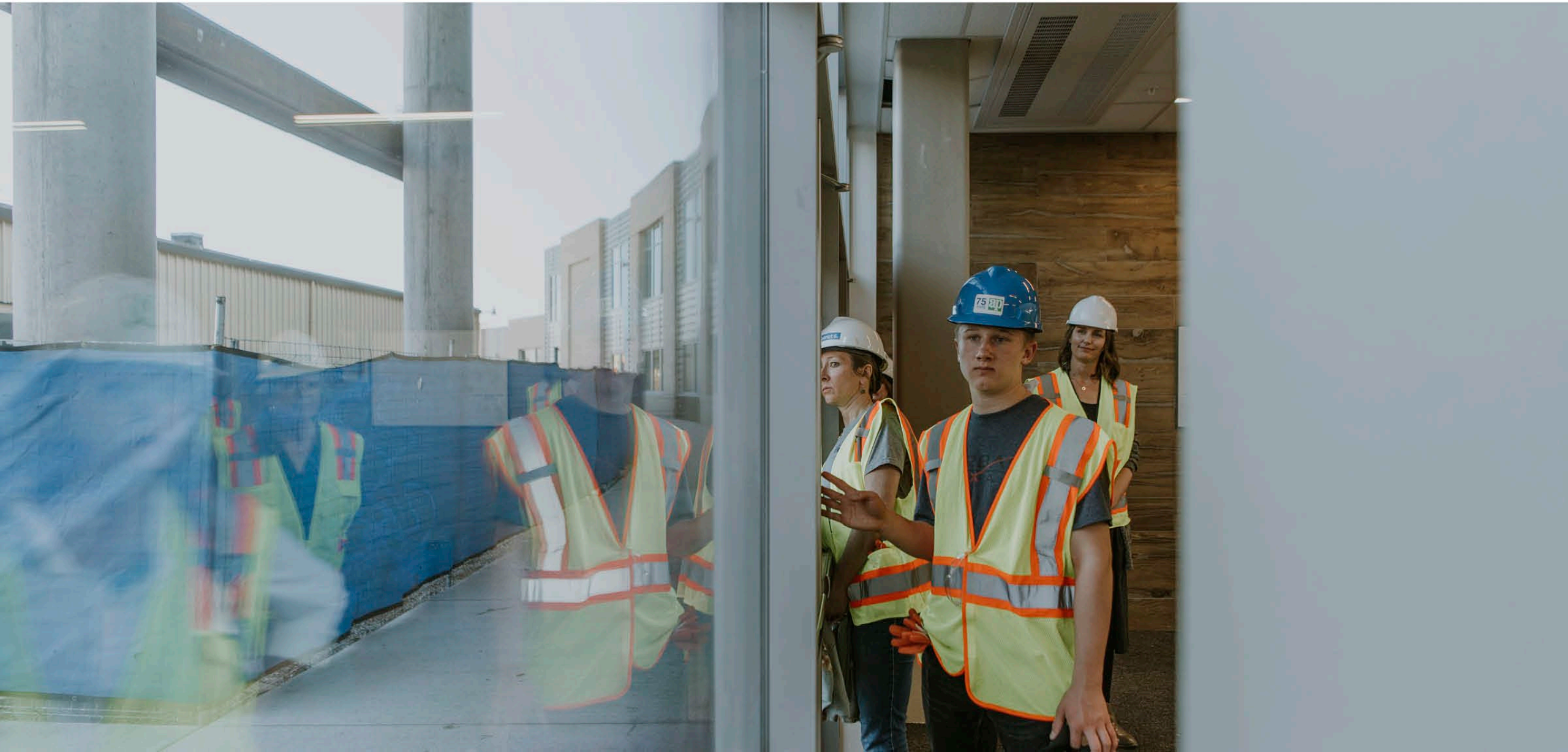


# STAFF TOURS





# STUDENT TOURS







# Transformational Spaces for Next **GENERATION**





RELACION  
NACIONES & KNOWLEDGE  
SHIPS & EQUILIBRAD  
DETERMINATIO  
ELECTIV  
MUNICAD  
GREELEY WEST  
HIGH SCHOOL  
COMUNICANDO  
MUNICATORS  
OPEN  
MINDED  
RISK  
THINKERS



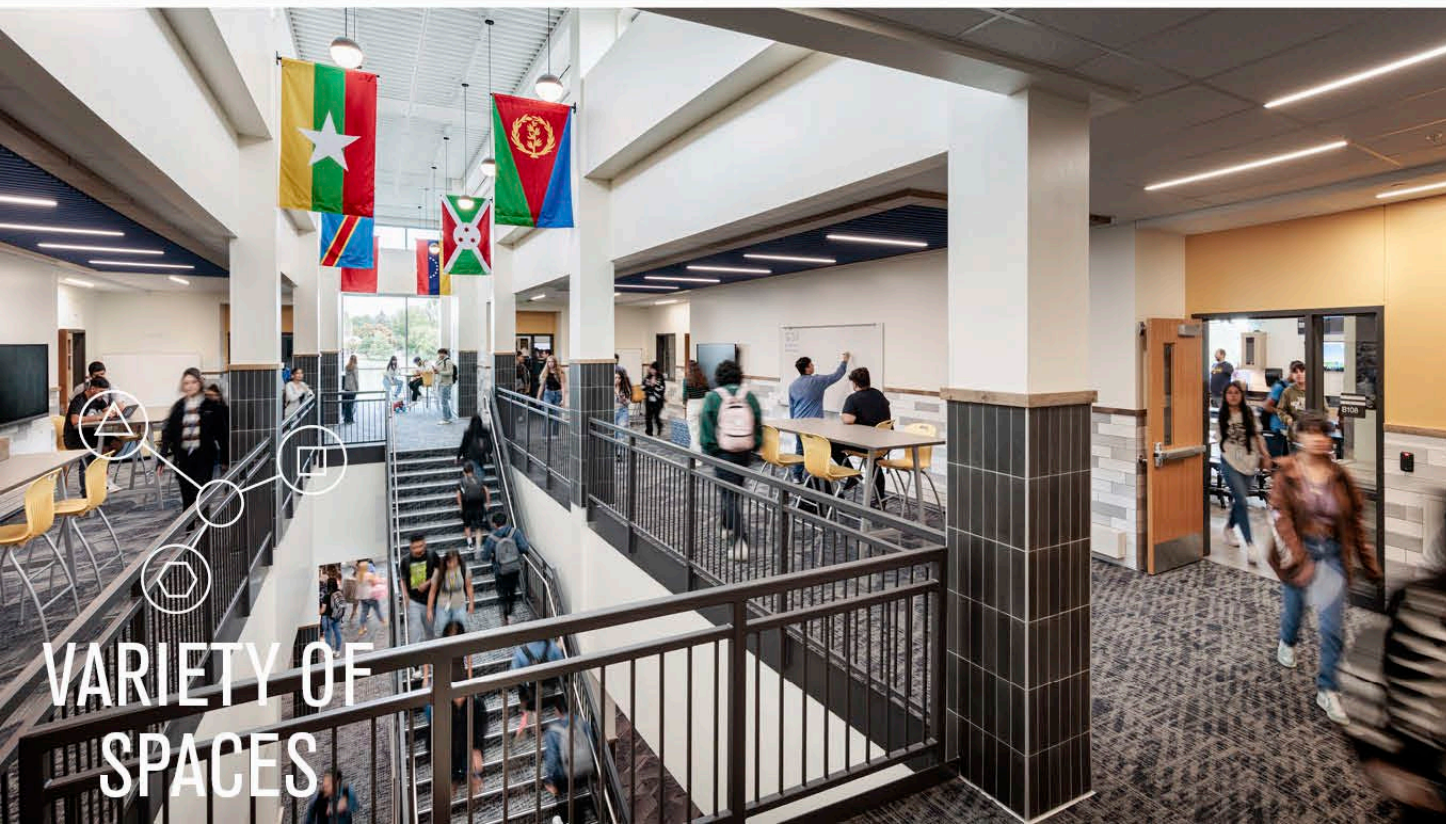
THE HUB





BEFORE

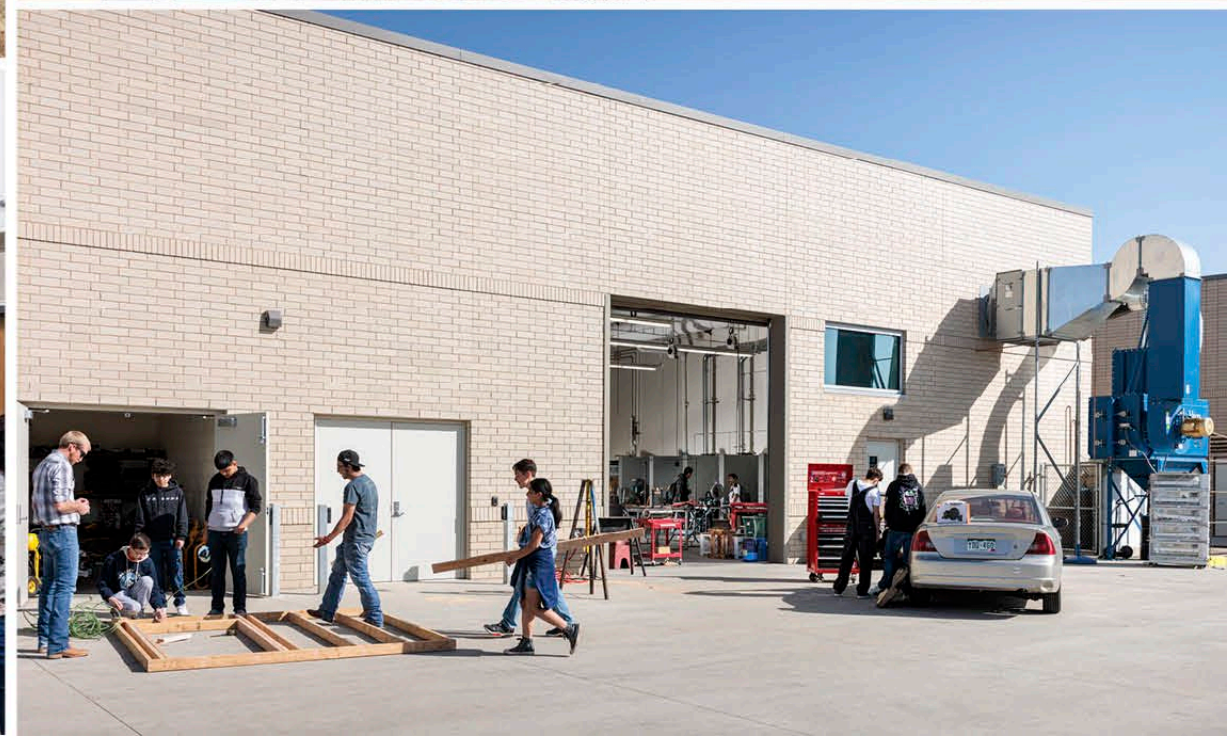












CTE SPACE





Aidan Datteri  
Vice President  
2021-22







## Winter Family Survey: School Safety

- ① Greeley West saw their overall perceptions of student safety move above the national average for positive responses after the first semester in the new building.
- ② We saw an increase in positive perceptions in responses of school climate, school fit, and family engagement.





# Spring Student Survey

- 1 Greeley West saw increases in positive responses around questions about social awareness, emotional regulation, and self-efficacy after the first semester in the new building.





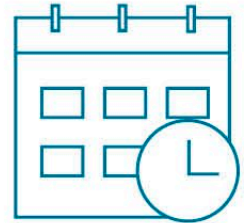




# TAKEAWAYS



Integration of staff/community in design & construction.



Design/Build benefits in fast track project.



Transformational spaces for Next Generation learners.



# CONTACT INFORMATION



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