



## ► Feasibility Evaluation

Woodland Park Middle School  
Shared Space with Merit Academy  
Charter School

April 2022



# WOODLAND PARK MIDDLE SCHOOL

## FEASIBILITY OF SHARED SPACE ~ OVERVIEW

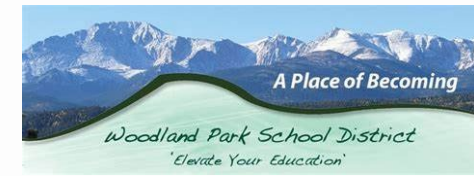


Cooperative Strategies was retained to review the feasibility of Merit Academy Charter School (Merit Academy) sharing space with Woodland Park Middle School (WPMS).

Cooperative Strategies reviewed the information that was made available to Woodland Park School District (WPSD) from Merit Academy. Cooperative Strategies was not able to confirm nor verify assumptions and projections that were provided from Merit Academy.

Cooperative Strategies relied on the information provided by WPSD related to space configuration and use of space by WPMS and proposed space for the charter school.

## ▶ OUTLINE



- 3 Map of Woodland Park Middle School & site information
- 6 Proposed spaces assigned to Woodland Park MS and Merit Academy CS
- 7 Proposed space usage by school
- 10 Identified capital investments for shared spaces

# WOODLAND PARK MIDDLE SCHOOL

## OVERVIEW OF FACILITY AND SITE

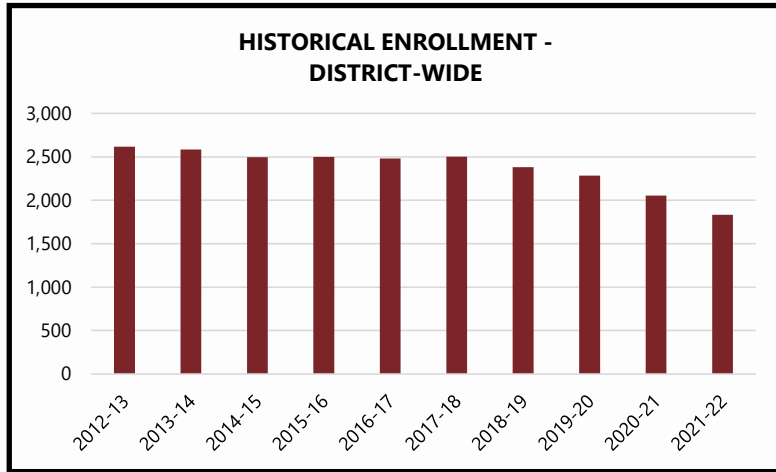
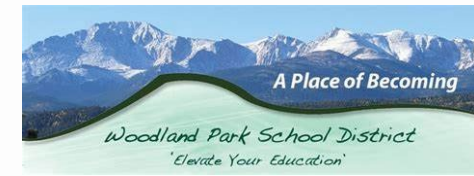


### Facility/Site Details

- Building Gross Square Feet: 117,740
- 23 Acre site
- Original construction: 1995
- Addition ~ 14 classrooms: 2005
- Playground added: 2018
- Functional capacity: 900 students

# WOODLAND PARK ENROLLMENT

## HISTORIC DISTRICT BY SCHOOL AND POPULATION ESTIMATES 2026



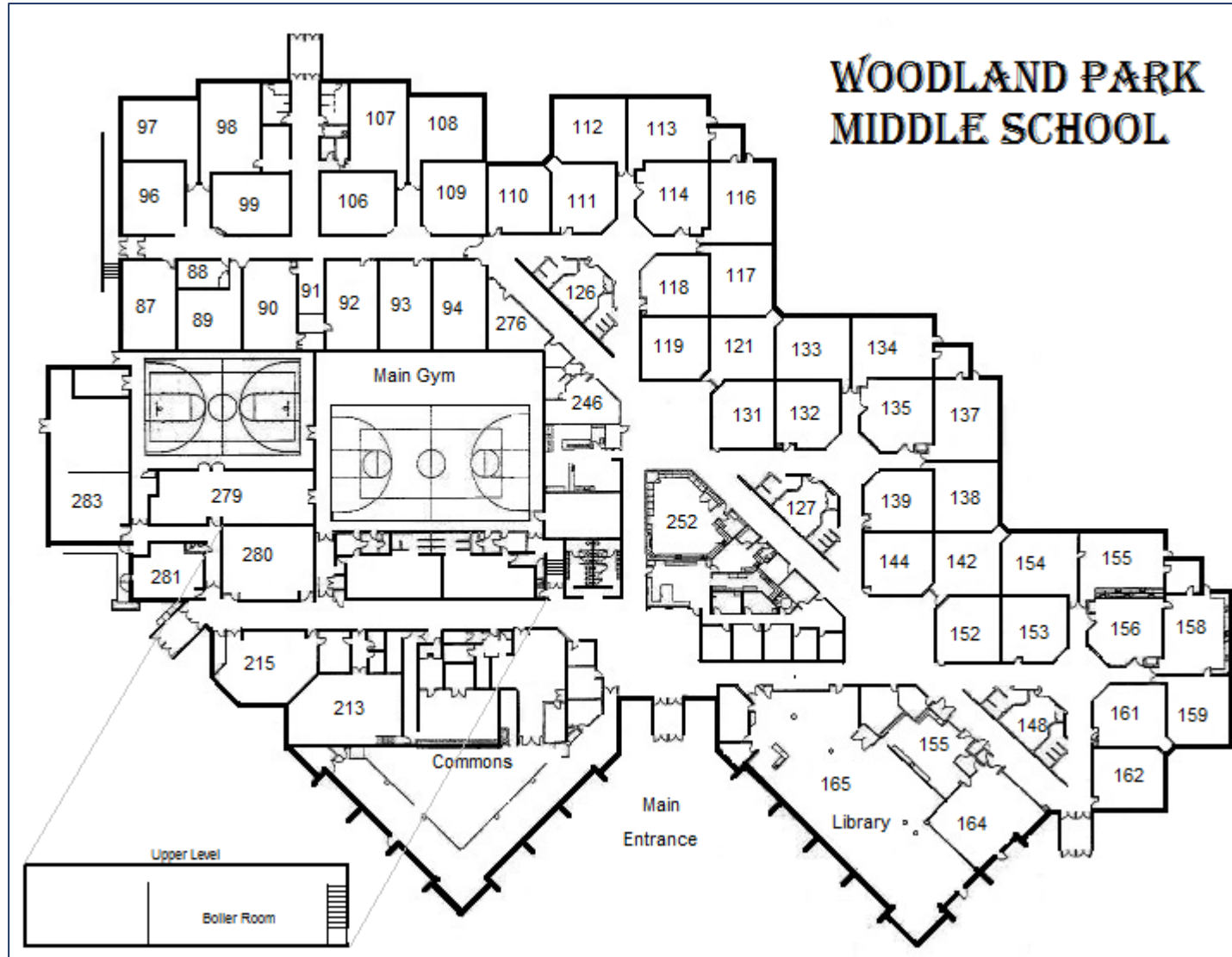
Age Group	2021	2026	Change	% Change
Ages 0-2	612	621	9	1.5%
Ages 3-4	461	468	7	1.5%
Ages 5-10	1,561	1,567	6	0.4%
Ages 11-13	902	881	-21	-2.3%
Ages 14-18	1,416	1,441	25	1.8%
<b>Ages 5-18</b>	<b>3,879</b>	<b>3,889</b>	<b>10</b>	<b>0.3%</b>
<b>Total Population</b>	<b>26,832</b>	<b>28,077</b>	<b>1,245</b>	<b>4.6%</b>

School	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Trend
Columbine Elementary School	361	417	404	443	430	407	370	358	322	260	
Gateway Elementary School	392	381	373	344	320	373	348	345	305	301	
Summit Elementary School	409	343	312	362	390	359	360	353	290	264	
Woodland Park Middle School	592	563	563	567	579	587	540	529	461	406	
Woodland Park High School	863	882	843	782	761	776	762	699	677	601	
<b>Total</b>	<b>2,617</b>	<b>2,586</b>	<b>2,495</b>	<b>2,498</b>	<b>2,480</b>	<b>2,502</b>	<b>2,380</b>	<b>2,284</b>	<b>2,055</b>	<b>1,832</b>	

Source: Colorado Department of Education

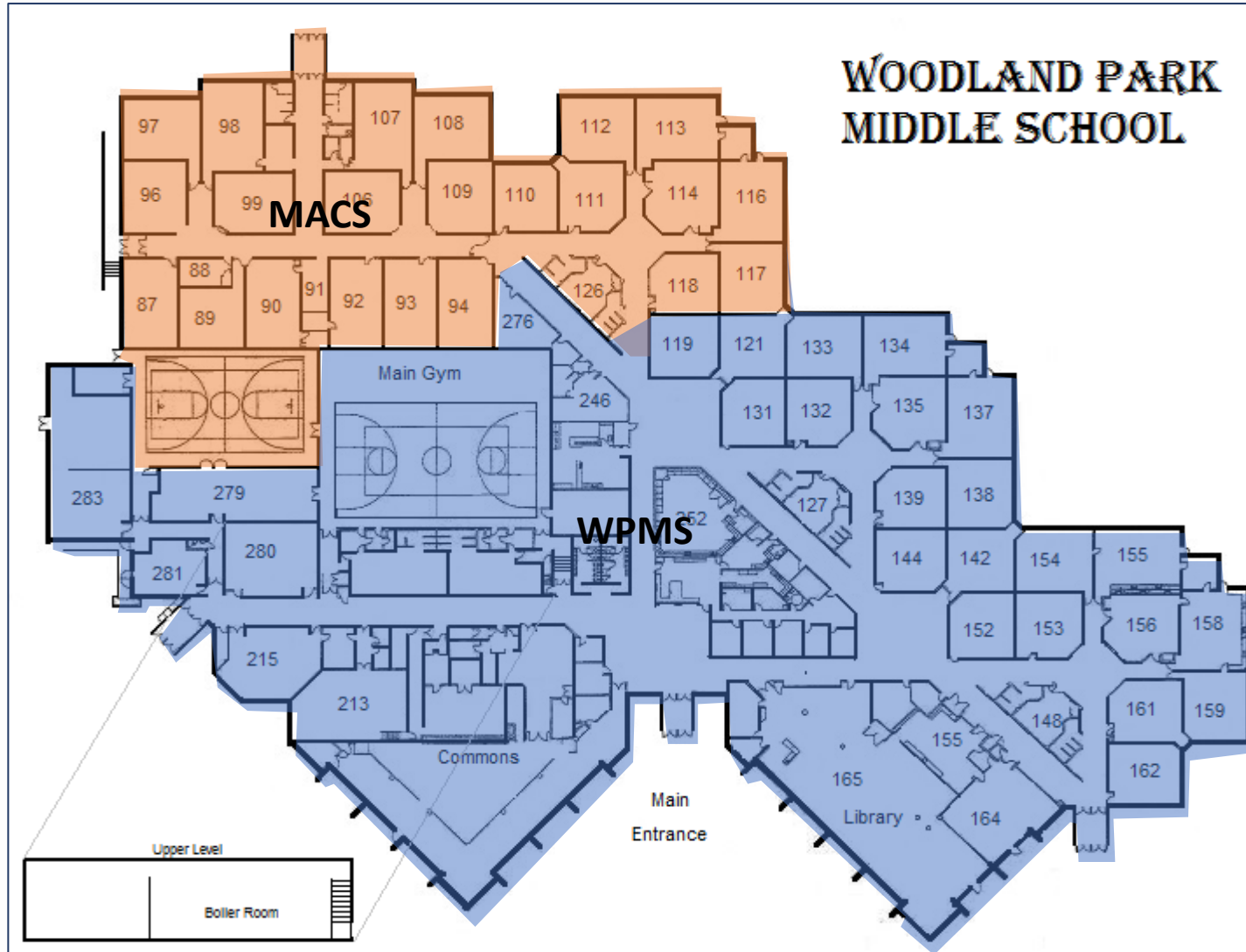
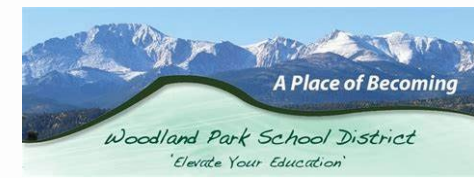
# WOODLAND PARK MIDDLE SCHOOL

## SCHOOL FACILITY FLOOR PLAN



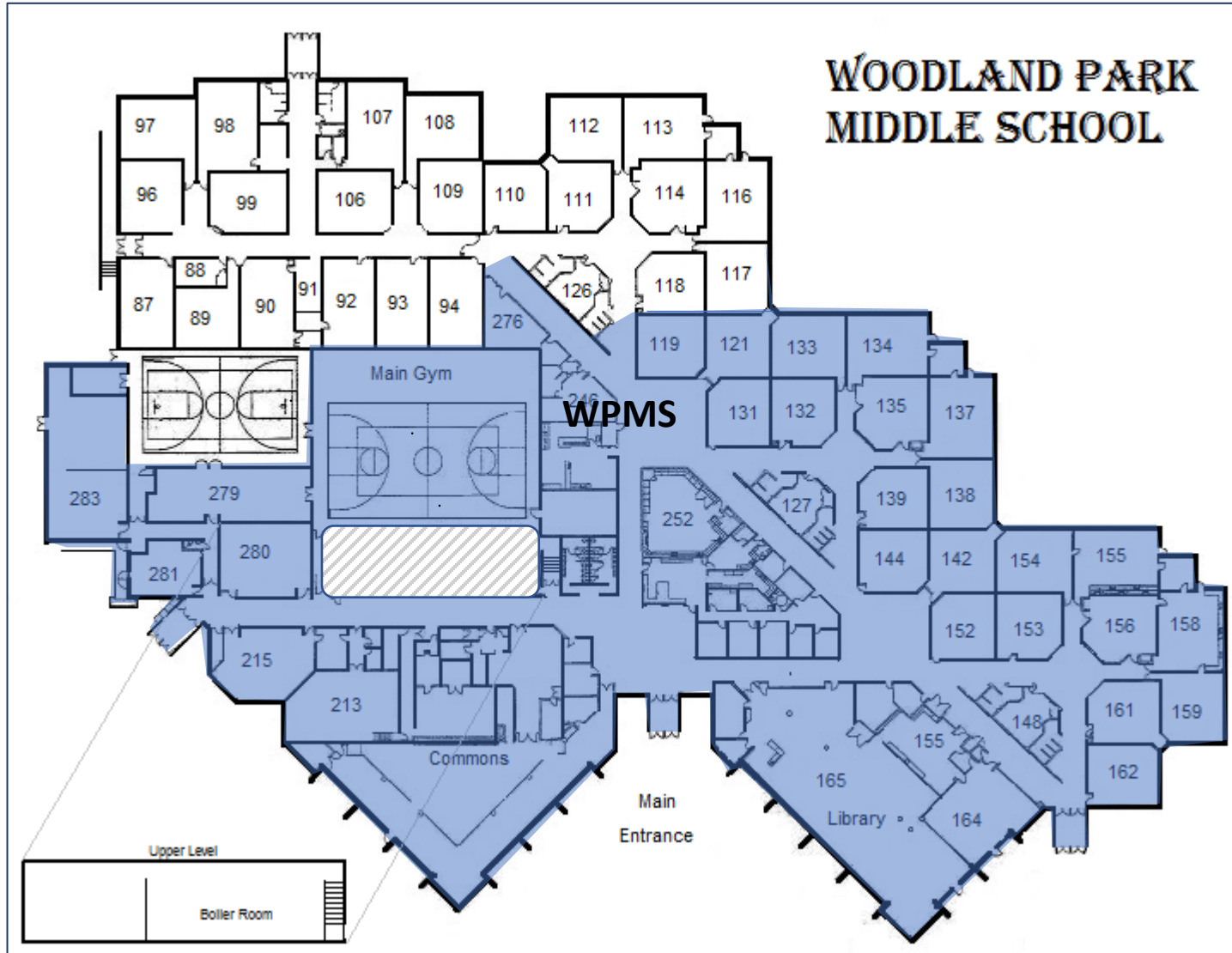
# WOODLAND PARK MIDDLE SCHOOL

## PROPOSED SPACES ASSIGNED TO WOODLAND PARK MS AND MERIT ACADEMY CS



# WOODLAND PARK MIDDLE SCHOOL

## PROPOSED SPACE USAGE BY WOODLAND PARK MIDDLE SCHOOL

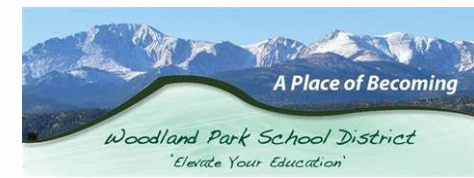


Woodland Park Middle School				
Room No	Room Sq Ft Est	Space Type	Current Load Factor	Max Capacity
119	800	SSN	10	10
121	800	SPED	12	12
131	800	SPED	15	15
132	800	SPED	15	15
133	800	Classroom	24	24
134	800	Science	24	24
135	800	Classroom	24	24
137	800	Science	24	24
138	800	Classroom	24	24
139	700	ELL	15	15
141	800	IEP Conf.	0	0
142	800	Classroom	24	24
152	800	Classroom	24	24
153	800	Classroom	24	24
154	800	Classroom	24	24
155	800	Classroom	24	24
156	700	Science	24	24
158	800	Science	24	24
159	800	Classroom	23	24
161	800	Yoga	0	24
162	800	Classroom	23	24
164	900	Art Room	0	
165	3200	Library	0	
246	600	SPED Apt	5	5
252	850	FAC	0	
282				
215	1000	Choir	0	
213	1200	Band	0	
281	700			
279	950	Weight/Spin	0	
283	1700	Recycle Prog		
280	900	Music	0	
276	800	Resource		
		<b>Total</b>	<b>406</b>	<b>432</b>
		<b>Utilization</b>		<b>94%</b>



# WOODLAND PARK MIDDLE SCHOOL

## MERIT ACADEMY CHARTER SCHOOL – CURRENT STUDENT POPULATION AND OUTLINED NEED



### 2021-22 Enrollment

Merit Academy	
Grade Level	Student Count Oct
Kindergarten	15
1st Grade	19
2nd Grade	22
3rd Grade	18
4th Grade	22
5th Grade	21
6th Grade	22
7th Grade	23
8th Grade	22
<b>Total</b>	<b>184</b>

Source: CDE, October 2021 Count

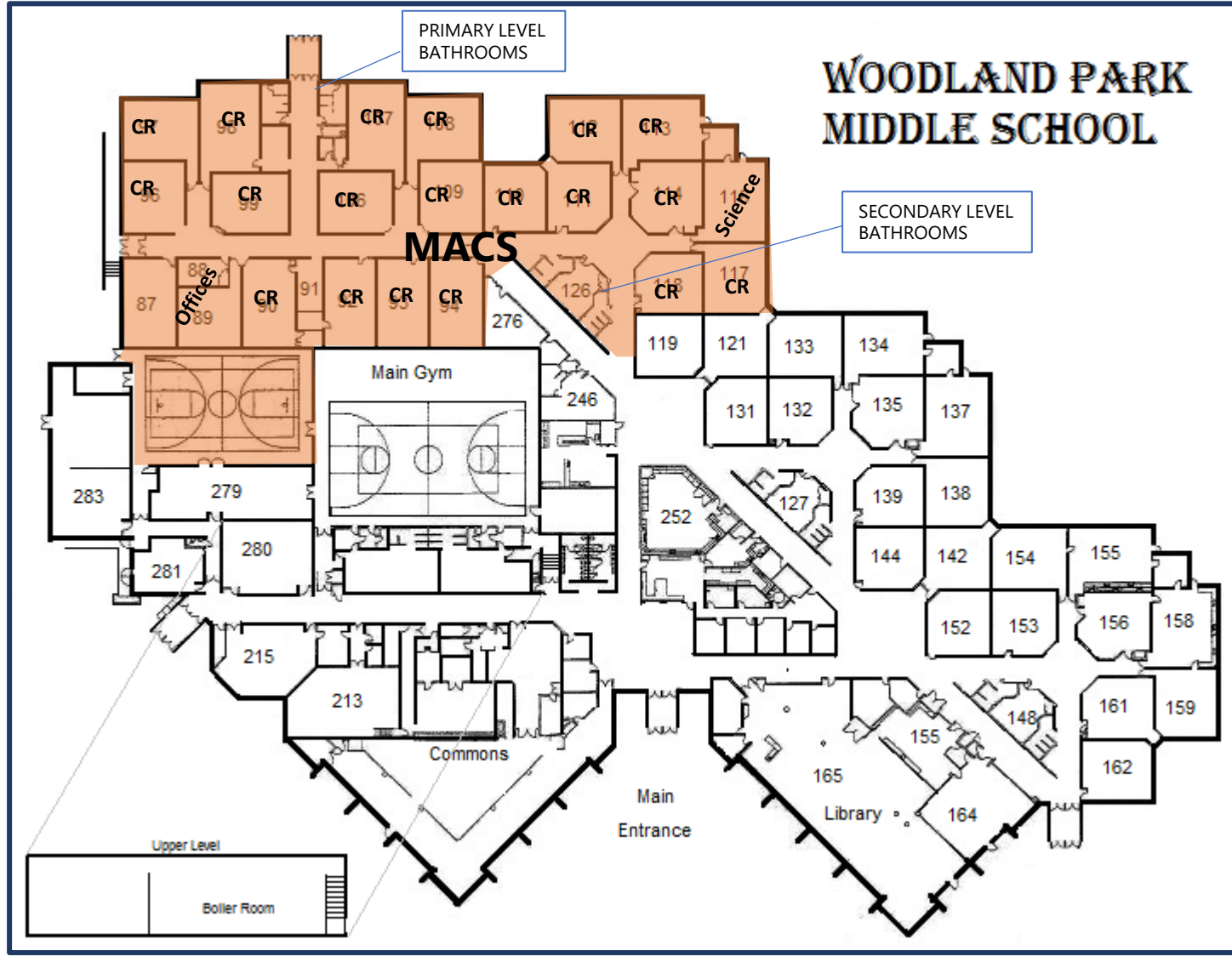
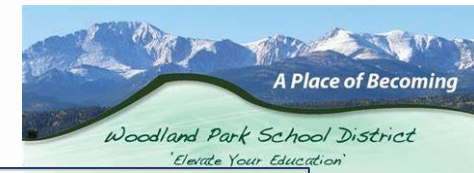
### Merit Academy's Identified Needs, April 2022

- Merit Academy assumes 44% growth for 2022-23 School year, serving 265 full-time students in 2022-23. These projections were adjusted to 311 based on Merit Academy's correspondence to the district of April 8, 2022
- 11 Primary classrooms (K-5): assumes 5 primary grades will require 2 classrooms, 1 class 4th grade
- 5 Secondary classrooms – 4 classrooms to be shared for core curriculum, 1 dedicated science
- 1 Music Room
- 1 Art Room
- 2 Flex classrooms
- Office space for Executive Director / admin offices
- 1 Classroom space for front office needs

*Disclaimer: Cooperative Strategies (CS) received the 2021-22 enrollment for Merit Academy (184 students) and received Merit Academy's projections of 311 students for the 2022-23 school year: CS is simply reporting these projections as received. CS also received the above inventory of proposed space requirements for Merit Academy via email on April 8, 2022 and used this inventory for the capacity analysis.*

# WOODLAND PARK MIDDLE SCHOOL

## PROPOSED SPACE USAGE FOR MERIT ACADEMY CHARTER SCHOOL



Merit Academy Space Allocation				
Room No	Sq Ft Est	Type	Current Load Factor	Max Capacity
87	800	Front Office		
88		Ex Director Office		
89	800	Shared Offices		
90	800	Classroom	17	24
91		Extra Space		
92	800	Classroom	28	24
93	800	Classroom	18	24
94	800	Classroom	18	24
96	800	Classroom	16	24
97	800	Classroom	16	24
98	800	Classroom	17	24
99	800	Classroom	17	24
106	800	Classroom	17	24
107	800	Classroom	18	24
108	800	Classroom	18	24
109	800	Classroom	0	24
110	800	Classroom	0	24
111	800	Classroom	24	24
112	800	Classroom	28	24
113	800	Classroom	0	24
114	800	Classroom	35	24
116	800	Science Classroom	0	24
117	800	SPED	0	15
118	800	Classroom	24	24
126		Extra Space		
		<b>Total</b>	<b>311</b>	<b>471</b>
		<b>Utilization</b>		<b>66%</b>

## ▶ WPMS CAPITAL NEEDS

### IDENTIFIED CAPITAL INVESTMENTS FOR SHARED SPACES AND IDENTIFIED REPAIRS



### Capital Expenditures Identified by the School District to accommodate Merit Academy and WPMS:

- Addition of 2 crash doors between the two schools **\$15K - \$25K**
- Cameras added to NEW AN Room **\$3K - \$7K**
- Build refocus room for the AN and SSN programs (2) **\$10K - \$25K**
- NEW Stem Lab in Room 280 **\$20K - \$50K**
- Relocation of the Recycling Center **~\$5K**
- PE curtain for the main gym **\$30K - \$40K**
- Adjustments to the PA system **\$5K - \$15K**
- Reconfiguration of the phone system **\$5K - \$15K**
- Reconfiguration of one set of restrooms for Merit Academy elementary **\$5K - \$20K**
- Add a wall into the staff lounge separating the server from the lounge and ensure heating into the space **\$5K - \$10K**
- Clear signage on all major entries (WPMS Main Office, WPMS Athletic Entrance, Merit Main Office) **\$4K - \$7K**
- Storage and moving costs **\$5K - \$10K**
- **Total Cost Impact (estimated): \$112K - \$229K**

### Capital Expenditures Identified by the Facilities Condition Assessments (next 2-years):

- VCT Flooring (Original) **~\$65K**
- Broadloom Carpeting (Original) **~\$245K**
- Chain Link Fencing **~\$7K**
- Storefront Door Assemblies (Original) **~\$46K**

# WOODLAND PARK MIDDLE SCHOOL

## SHARED USE FEASIBILITY



### Considerations

- WPMS was designed for 900 students
- Capacity in alignment with primary school calculations
- Merit Academy's projected 2022-23 enrollment is 311, allocated program capacity is 471 maximum enrollment
- Woodland Park Middle School's 2022-23 projected enrollment is 406 students (based on current enrollment), allocated capacity is 432 maximum enrollment
- Combined enrollment for 2022-23 is 717, 183 below program capacity of 900, for an approximate overall utilization of the facility of 80%

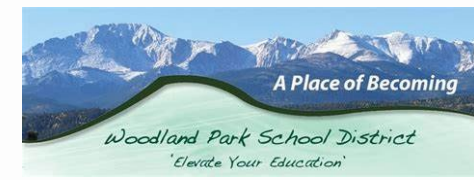
School	Program Capacity	Current Load Factor	Utilization
Merit Academy	471	311	66%
Woodland Park MS	432	406	94%

### Feasibility

- The two schools may operate as outlined by program needs and projected enrollment within designated areas
- Detailed expenses related to shared spaces are included on p. 10 of this document
  - Total Cost Impact (estimated): \$112K - \$229K

# WOODLAND PARK MIDDLE SCHOOL

## SHARED USE FEASIBILITY (CONTINUED)



### Unresolved Matters

- Uncertainty regarding financial impact to WPSD
  - Lack of signed contract with defined terms and financial commitments
  - Lack of signed lease agreement with defined
  - Shared costs for the move of WPMS classrooms: FF&E and upgrades to classroom(s) to serve WPMS students in re-designed space
- Uncertainty of timeline to address needed upgrades and shared costs of required capital expenditures
  - Design and construction
  - Permit requirements (fire, health and safety)
- Uncertainty of shared moving costs
  - Moving and storage of furniture and equipment due to compressed timeline
- Uncertainty related to the impact to WPMS students' learning due to fewer teacher-student contact days and losses due to pandemic quarantines and interventions to address COVID learning loss