

Weld County School District Re-5J

Facility Master Plan: Demographics, Enrollment Forecasts and School Capacity Assessment

STRATEGIC RESOURCES WEST, INC.

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Why a Facility Master Plan?

- District enrollment continues to change:
 - All schools are affected
 - Significant *long term* growth potential
- Objectively identify needs
- Recommendations

Recent Economic Influences

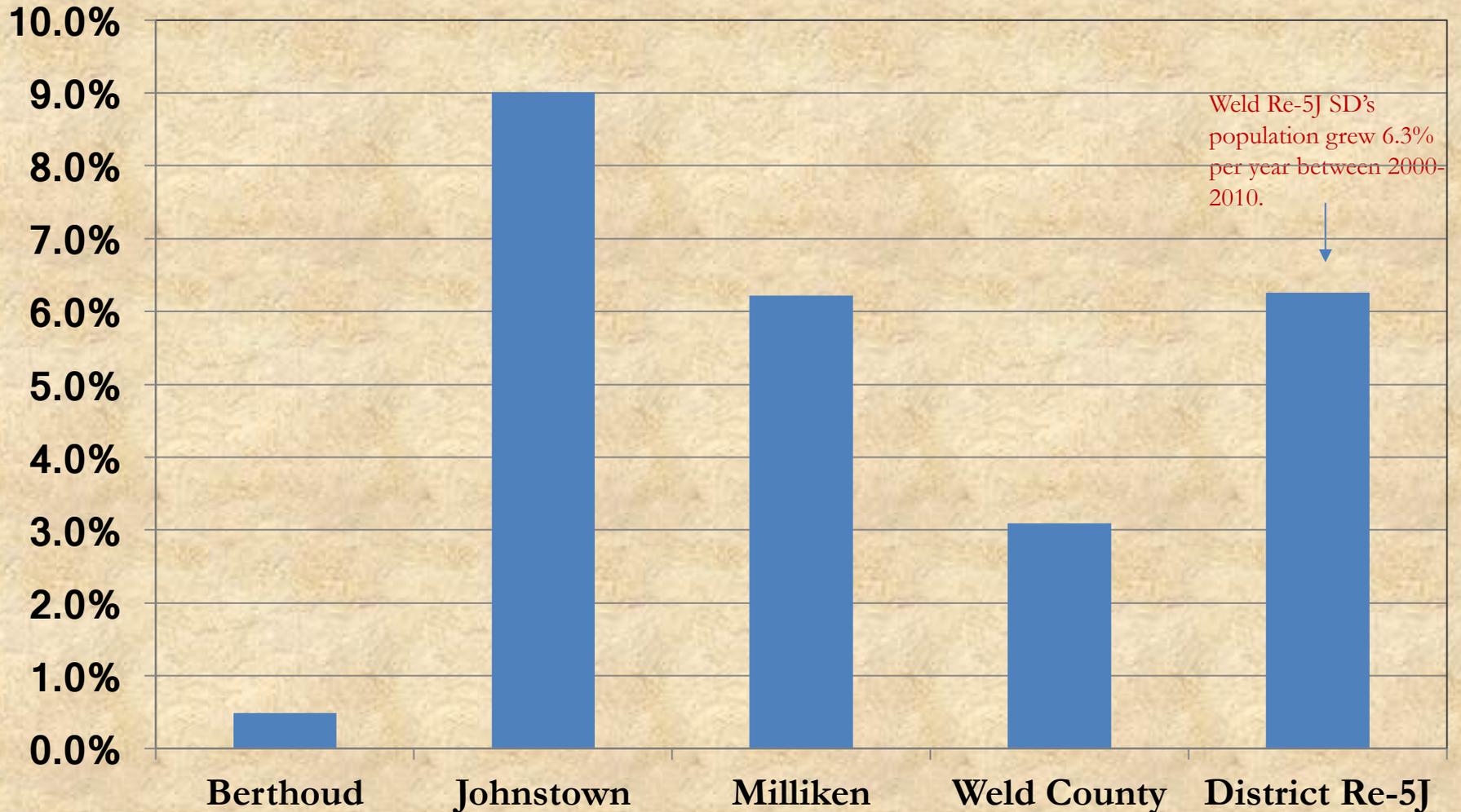
- Area employment increasing steadily
- Recent growth fueled by mining & support
 - Sustain operation & maintenance jobs
 - Area proven to be insulated from changes
- Increasing local opportunities:
 - Industry diversifying
 - Agriculture, manufacturing

Key Demographics

➤ Population & characteristics:

- Growth by area
- Age characteristics, esp. young childbearing females
- Births increasing
- In-migration (net families moving into Re-5J)

Population Growth Rate by Area 2000-10



Female Childbearing Population

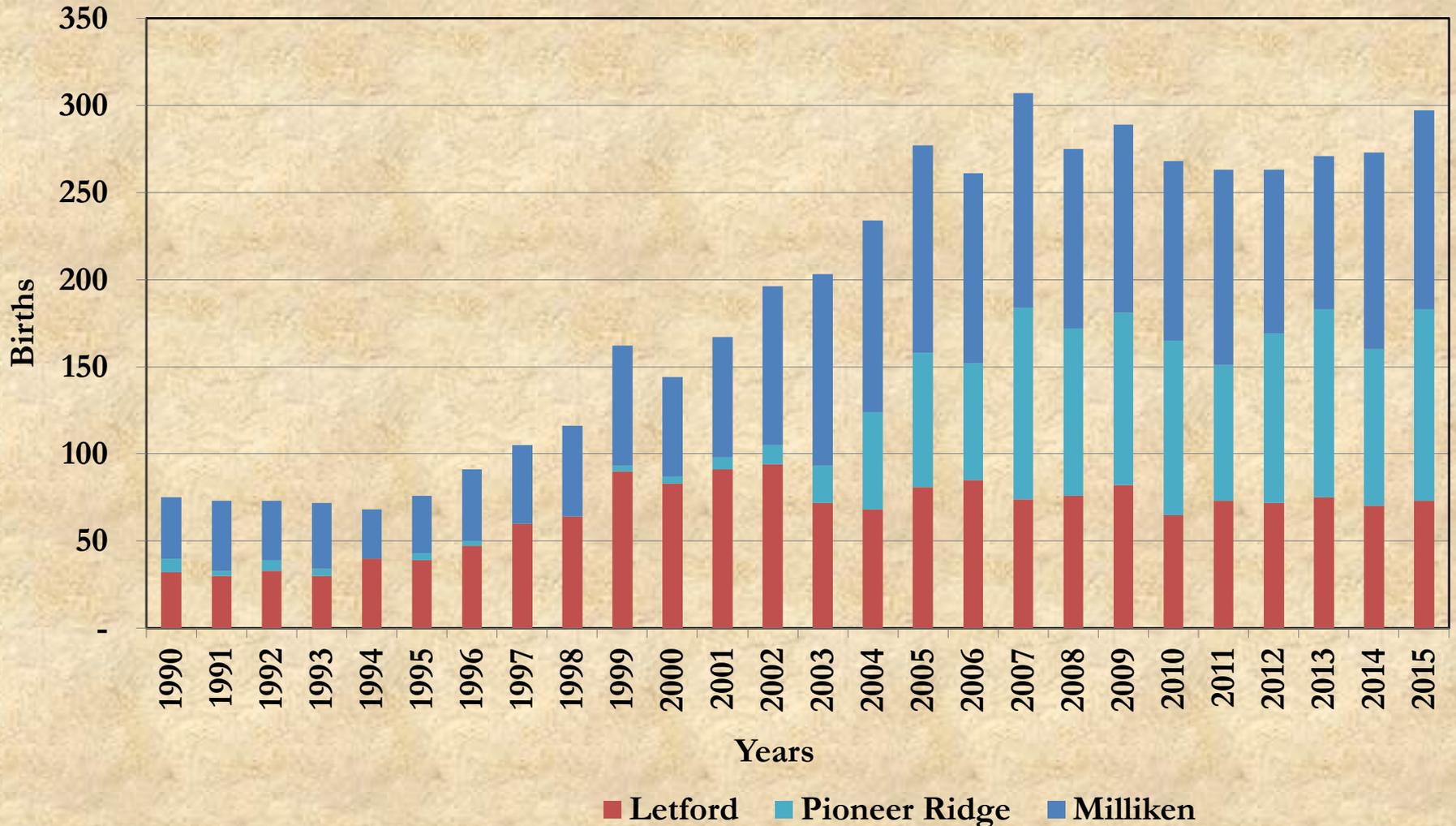
Female Childbearing Population by Age Group

Area	Census Year	15 to 19	20 to 34	35 to 44	Total 15 to 44	Total Population
District Re-5J	2000	295	995	640	1,930	8,485
	2010	506	1,692	1,238	3,436	16,550

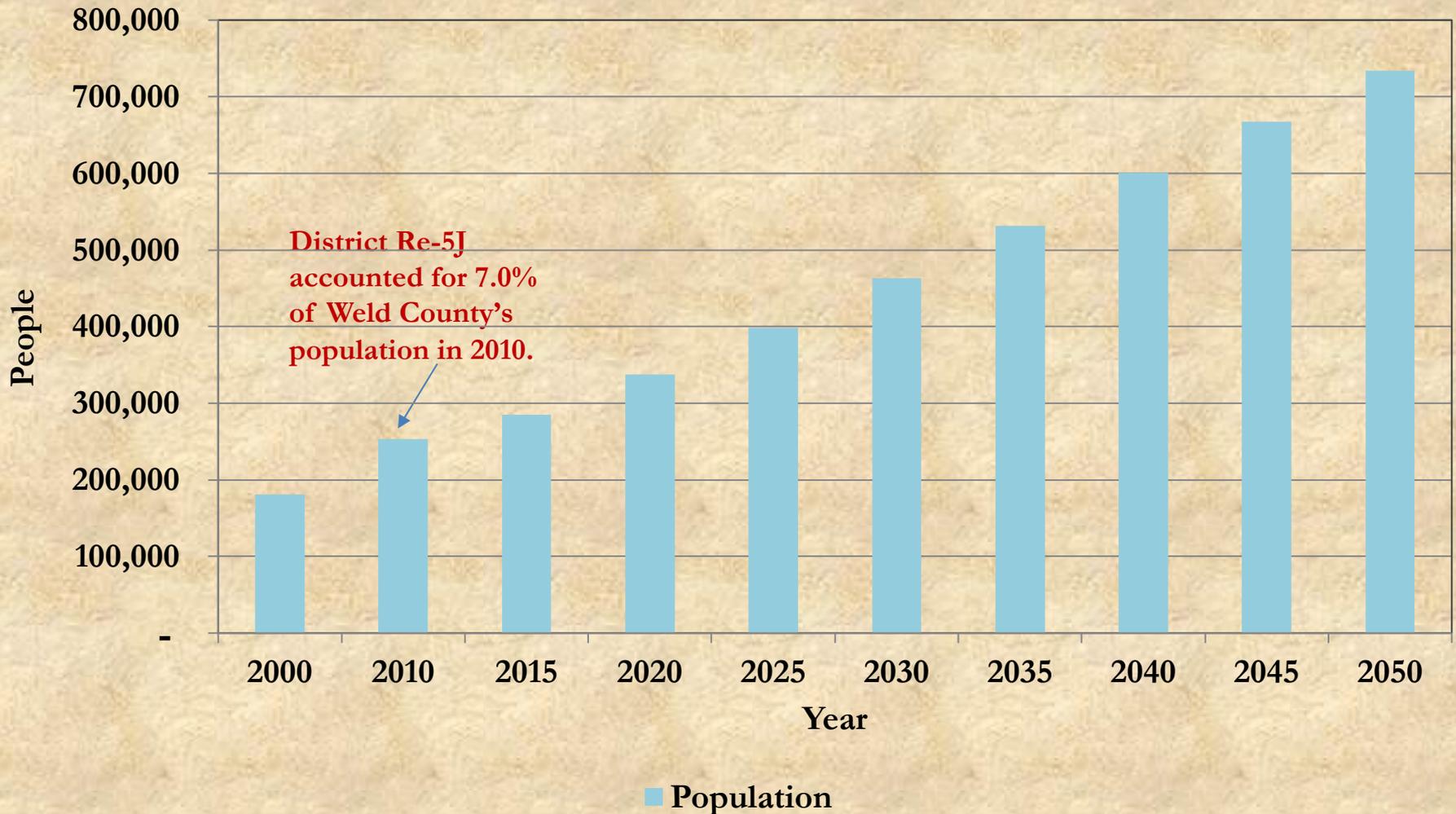
Female Childbearing Popul. **Distribution** by Age Group

Area	Census Year	15 to 19	20 to 34	35 to 44	Total 15 to 44
District Re-5J	2000	15.3%	51.6%	33.2%	22.7%
	2010	14.7%	49.2%	36.0%	20.8%

Weld Re-5J Births by Elementary School Area



Weld County Population and Forecasts



Weld Re-5J Actual Value

Year	<u>Change From Prior Year</u>			Bonding
	Actual Value (thousands)	Actual Value (thousands)	Percent	Capacity (6%) (thousands)
2006	\$ 1,302.8	NA		\$ 78.2
2007	1,427.8	\$ 124.9	9.6%	85.7
2008	1,479.7	52.0	3.6%	88.8
2009	1,452.2	(27.6)	-1.9%	87.1
2010	1,389.3	(62.9)	-4.3%	83.4
2011	1,447.3	58.0	4.2%	86.8
2012	1,516.4	69.0	4.8%	91.0
2013	1,553.8	37.5	2.5%	93.2
2014	1,637.1	83.2	5.4%	98.2
2015	1,987.4	350.3	21.4%	119.2
2016	2,038.5	51.1	2.6%	122.3

Weld Re-5J Housing Construction by Decade and Year: 1970 to Present

Year Built	Single Family Detached (SF-d)	Single Family Attached (SF-a)	Medium Density Attached	Mobile/ Manufac- tured Home	Grand Total
Before 1970	794	12	8	-	814
1970 to 1979	392	7	9	3	411
1980 to 1989	146	-	1	4	151
1990 to 1999	1,134	105	7	14	1,260
2000 to 2009	2,854	215	76	10	3,155
2010 to 2016	<u>1,150</u>	<u>19</u>	<u>-</u>	<u>1</u>	<u>1,170</u>
Total	6,470	358	101	32	6,961

Based on Weld County Assessor's data as of Fall 2016. Does not include the 56 units in the Clearview Apartments project on Highway 60 that was completed in November of 2016.

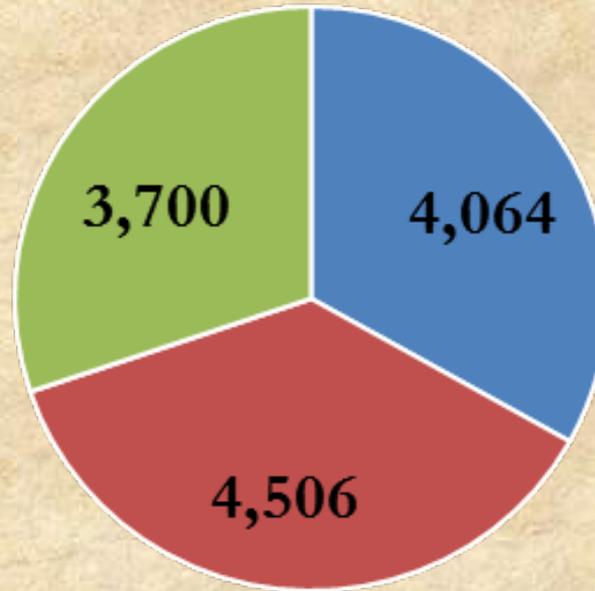
Housing Construction Based Upon Development Expectations: Annual 2017 to 2022 and Project Completion by Entity

Entity	Anticipated Absorption						Total Units	
	17	18	19	20	21	22	Add'l. by 2022	Remain. 2022- buildout
	Berthoud	3	3	3	3	3	4	19
Johnstown	34	68	131	131	96	96	557	3,933
Milliken	128	127	205	210	209	176	1,056	908
Unincorporated	-	-	-	-	-	-	-	-
Total:	165	198	339	345	309	276	1,632	8,841

Based upon interviews with town and county officials and area developers and builders, November and December 2016. Major developments only; excludes recorded exemptions and other small projects.

Planned Development by Area in Weld County School District Re-5J

Total Units Planned by Area



■ Berthoud ■ Johnstown ■ Milliken

Housing Construction Based Upon Development Expectations: Annual 2017 to 2022 and Project Completion by Elementary Area

Area	Anticipated Absorption						Total Units	
	17	18	19	20	21	22	Add'l. by 2022	Remain. 2022- buildout
Letford	-	-	-	-	-	-	-	200
Milliken	128	127	205	210	209	176	1,056	908
Pioneer Ridge	<u>37</u>	<u>71</u>	<u>134</u>	<u>134</u>	<u>99</u>	<u>100</u>	<u>576</u>	<u>7,733</u>
Total:	165	198	339	345	309	276	1,632	8,841

Based upon interviews with town and county officials and area developers and builders, November and December 2016. Major developments only; excludes recorded exemptions and other small projects.

Historical & Projected Enrollment

➤ Enrollment history:

- Historical growth
- By school level

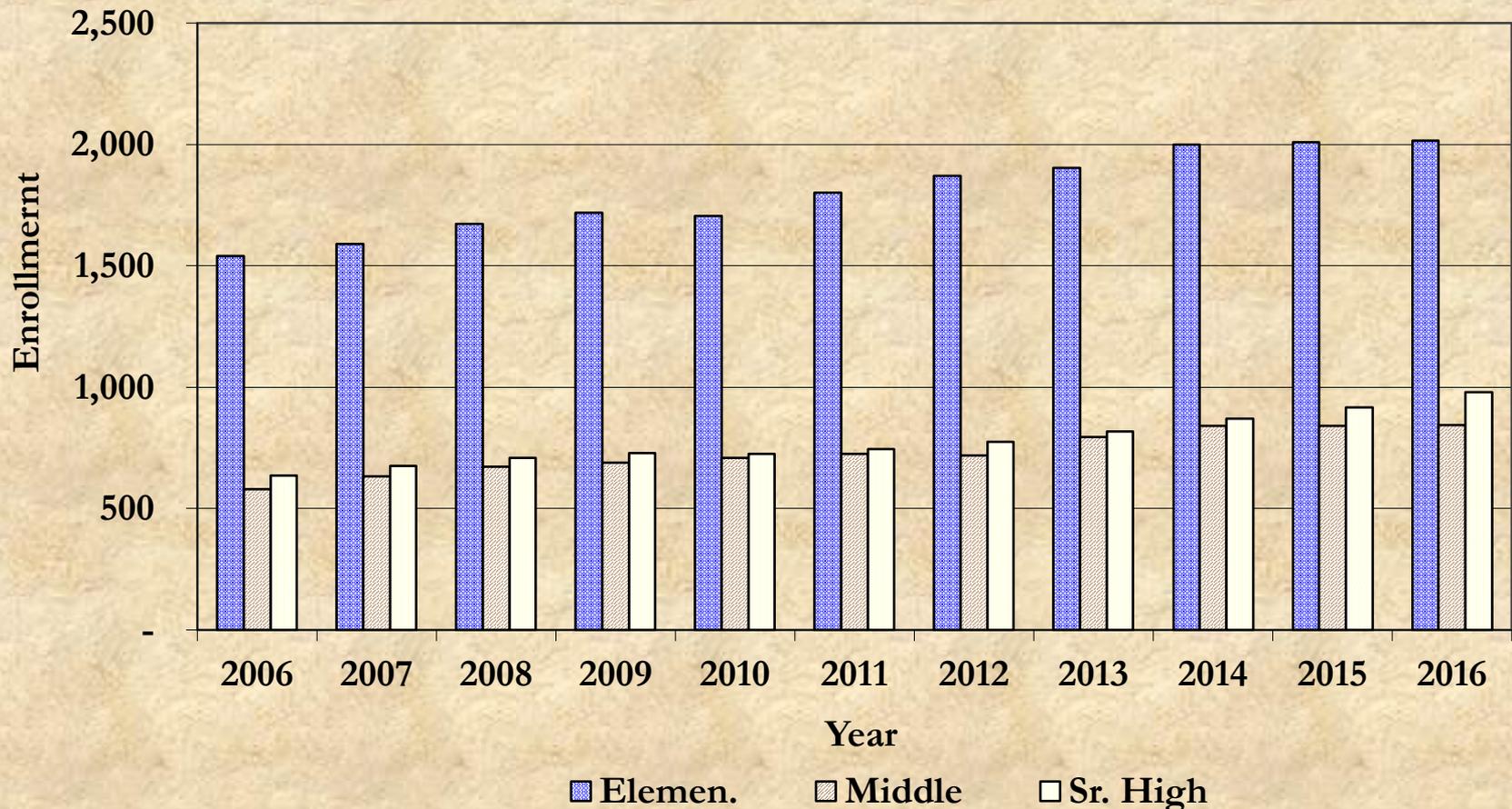
➤ Enrollment forecasts:

- 2017-22
- By individual school
- Based upon known development
- Based upon total buildout

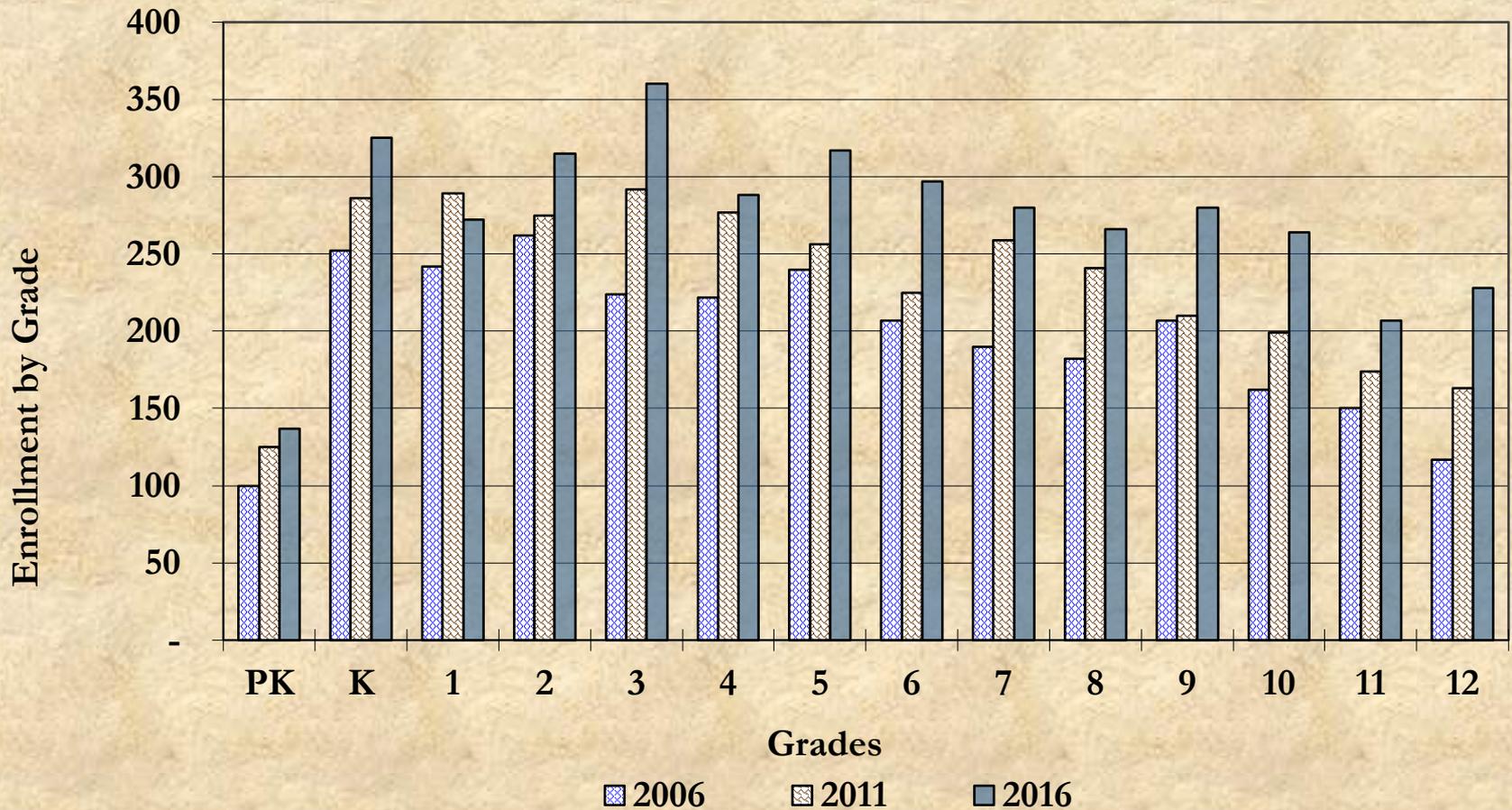
Weld Re-5J Annual Enrollment Change from Prior Year



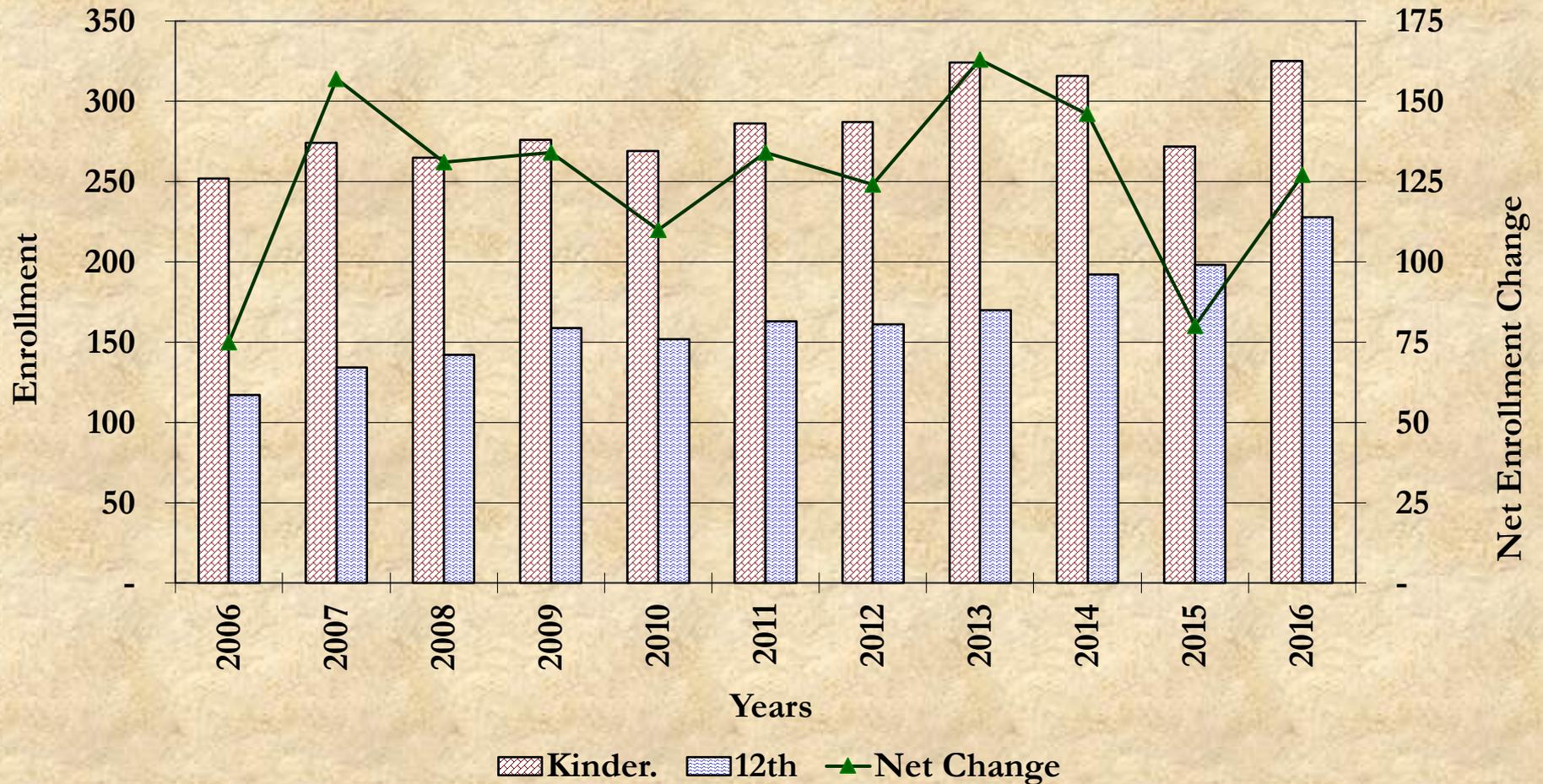
Weld Re-5J Enrollment by School Level: 2006 to 2016



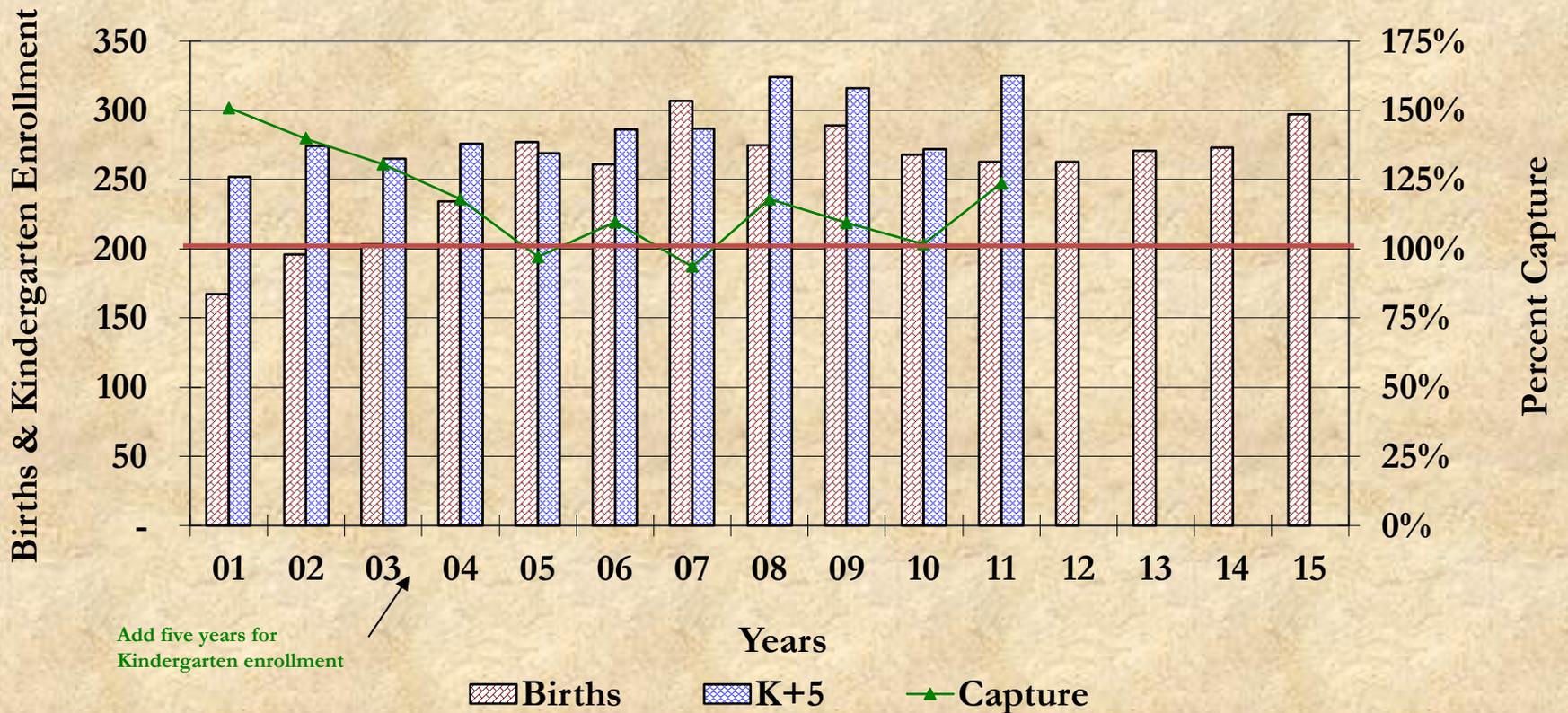
Weld Re-5J Enrollment Trends by Grade: 2006; 2011 & 2016



Weld Re-5J School District Kindergarten vs. Twelfth Grade Enrollment



Weld Re-5J School District Births, Kindergarten, and Kindergarten Capture: 1996 to 2016



Weld Re-5J Open Enrollment Effects: 2005 to 2015

<u>District, Entity or School</u>	<u>Students Open Enrolling</u>					
	<u>2005</u>		<u>2010</u>		<u>2015</u>	
	IN from	OUT to	IN from	OUT to	IN from	OUT to
Greeley 6	17	53	55	19	65	79
St. Vrain Valley Re-1J	2	21	1	50	9	91
Thompson R2-J	6	66	12	102	11	203
Weld County Re-4	-	34	2	53	2	84
All Others	<u>5</u>	<u>43</u>	<u>30</u>	<u>100</u>	<u>31</u>	<u>94</u>
Total	30	217	100	324	118	551

Potential Enrollment Based Upon Development Expectations: Annual 2017 to 2022 and Project Completion

By School Level	Additional Students Forecast by Year						2022-Proj. Comp.	Proj. Comp.
	17	18	19	20	21	22		
<u>Elementary (K-5):</u>								
Letford	-	-	-	-	-	-	60	60
Milliken	34	34	50	52	52	44	264	530
Pioneer Ridge	<u>11</u>	<u>21</u>	<u>40</u>	<u>40</u>	<u>30</u>	<u>30</u>	<u>2,330</u>	<u>2,503</u>
Total	45	55	91	93	82	74	2,654	3,094
<u>Middle (6-8):</u>								
Milliken	<u>22</u>	<u>27</u>	<u>45</u>	<u>46</u>	<u>40</u>	<u>36</u>	<u>1,308</u>	<u>1,524</u>
Total	22	27	45	46	40	36	1,308	1,524
<u>Sr. High (9-12):</u>								
Roosevelt High	<u>26</u>	<u>32</u>	<u>53</u>	<u>54</u>	<u>47</u>	<u>42</u>	<u>1,501</u>	<u>1,754</u>
Total	26	32	53	54	47	42	1,501	1,754
K-12 Total:	93	114	188	192	169	153	5,463	6,372

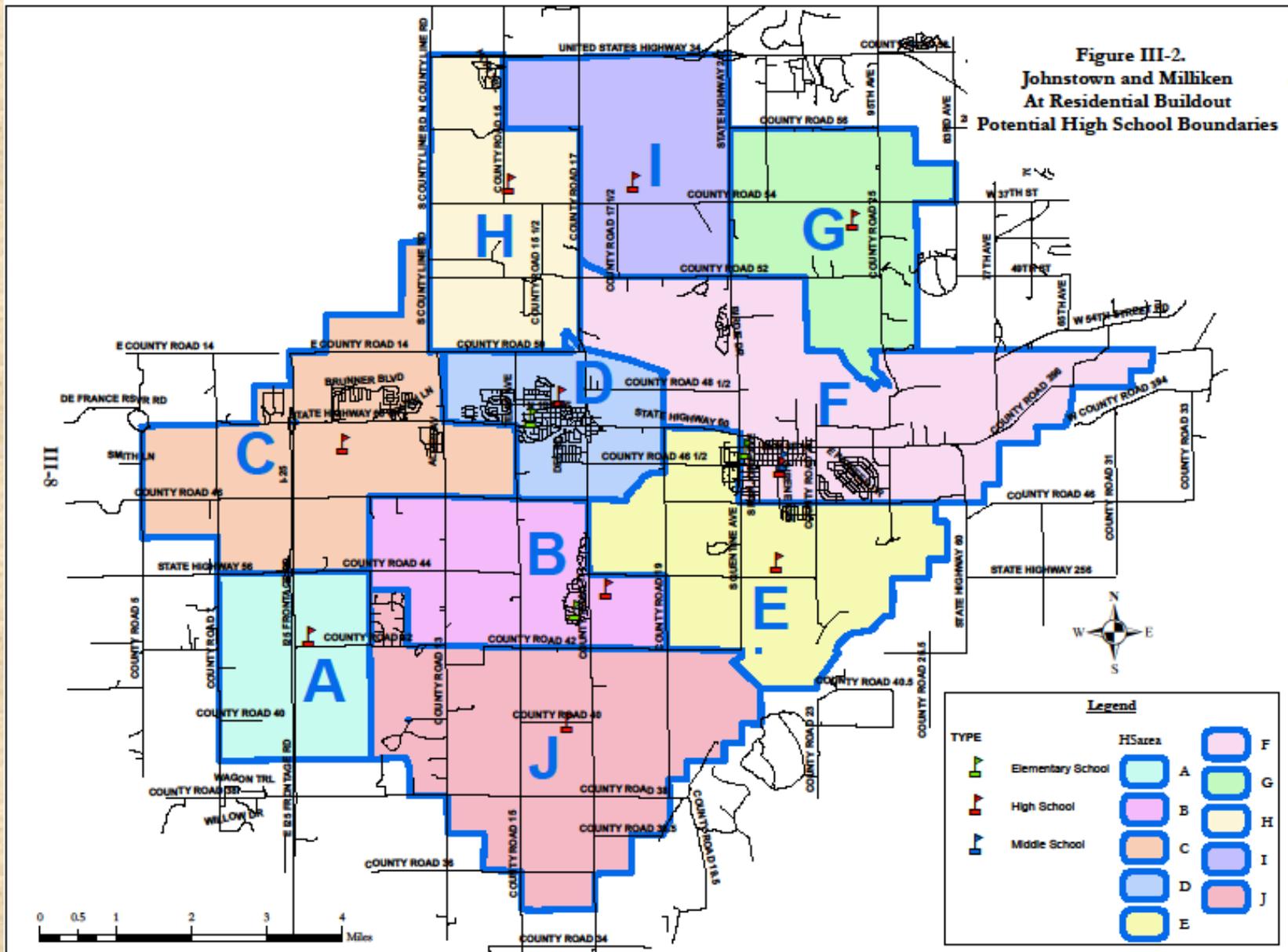
Based upon interviews with town and county officials and area developers and builders, November and December 2016. Major developments only; excludes recorded exemptions and other small projects.

Potential Enrollment Based Upon Total Buildout: Lower Density

Potential HS Area	Elementary (K-5)	Middle (6-8)	Sr. High (9-12)	Total
A	2,335	1,149	1,320	4,804
B	2,652	1,305	1,499	5,456
C	2,226	1,095	1,256	4,577
D	2,182	1,071	1,231	4,484
E	2,842	1,397	1,605	5,844
F	2,269	1,120	1,283	4,672
G	2,465	1,210	1,392	5,067
H	2,176	1,071	1,229	4,476
I	3,007	1,478	1,697	6,182
J	<u>2,067</u>	<u>1,014</u>	<u>1,168</u>	<u>4,249</u>
Total	24,221	11,910	13,680	49,811

Potential High School Attendance Areas Based Upon Total Buildout

Figure III-2.
Johnstown and Milliken
At Residential Buildout
Potential High School Boundaries



Enrollment Projections by Scenario 2017 to 2022

Year	SCENARIO											
	LOW -- 5 Year Cohort				MIDDLE -- 3 Year Cohort				HIGH -- 5 Year Percent Change			
	Elemen. (PK-5)	Middle (6-8)	Sr. High (9-12)	Total	Elemen. (PK-5)	Middle (6-8)	Sr. High (9-12)	Total	Elemen. (PK-5)	Middle (6-8)	Sr. High (9-12)	Total
2016 Actual					2,014	843	979	3,836				
PROJECTED:												
2017	2,005	884	991	3,880	2,014	875	1,001	3,890	2,058	885	987	3,930
2018	2,033	892	1,041	3,966	2,050	876	1,060	3,986	2,147	892	1,031	4,070
2019	1,991	958	1,056	4,005	2,020	934	1,076	4,030	2,188	959	1,044	4,191
2020	2,019	955	1,077	4,051	2,057	931	1,093	4,082	2,307	957	1,064	4,328
2021	2,084	950	1,090	4,124	2,138	924	1,098	4,160	2,474	948	1,076	4,499
2022	2,094	934	1,169	4,197	2,170	909	1,166	4,245	2,598	935	1,149	4,683

*Includes enrollment in other programs including Online, Transition, CBOCES and Off Site.

Enrollment Forecast Summary

by School: 2017 to 2022

Schools	Actual 2016	2017	2018	2019	2020	2021	2022	Avg. Ann. % Change
<u>Elementary Schools:</u>								
Knowledge Quest	276	276	281	279	277	277	276	0.0%
Letford	551	560	562	545	544	566	567	0.5%
Milliken	572	545	562	570	575	611	622	1.4%
Pioneer Ridge	<u>613</u>	<u>635</u>	<u>670</u>	<u>651</u>	<u>680</u>	<u>702</u>	<u>718</u>	2.7%
Total PK-5	2,012	2,015	2,075	2,045	2,076	2,155	2,183	1.4%
<u>Middle Schools:</u>								
Knowledge Quest	126	131	125	126	128	128	128	0.3%
Milliken Middle	<u>715</u>	<u>737</u>	<u>743</u>	<u>807</u>	<u>819</u>	<u>815</u>	<u>803</u>	2.0%
Total 6-8	841	868	868	933	947	943	931	1.7%
<u>High School:</u>								
Roosevelt High	927	951	1,002	1,019	1,033	1,043	1,113	3.1%
Other Programs	<u>52</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	-0.7%
	979	1,001	1,052	1,069	1,083	1,093	1,163	
Total PK-12	3,832	3,884	3,995	4,047	4,106	4,192	4,277	1.8%

Based upon final October 1 enrollment count data. *Excludes enrollment in other programs including Online, Transition, CBOCES and Off Site.

Enrollment Forecasts vis-à-vis Permanent Facility Capacity

Schools	Perman. Facility Capacity	Enrollment							Permanent Facility Capacity Less Enrollment		
		Actual									
		2016	2017	2018	2019	2020	2021	2022	2016	2019	2022
Elementary Schools:											
Letford	624	551	560	562	545	544	566	567	73	79	57
Milliken	676	572	545	562	570	575	611	622	104	106	54
Pioneer Ridge	728	613	635	670	651	680	702	718	115	77	10
Total Elementary	2,028	1,736	1,739	1,794	1,766	1,799	1,879	1,907	292	262	121
Middle Schools:											
Milliken Middle	928	715	737	743	807	819	815	803	213	121	125
Total Middle	928	715	737	743	807	819	815	803	213	121	125
High Schools:											
Roosevelt HS	976	927	951	1,002	1,019	1,033	1,043	1,113	49	(43)	(137)
Other Programs	NA	52	50	50	50	50	50	50	NA	NA	NA
Total Sr. High	976	979	1,001	1,052	1,069	1,083	1,093	1,163			
Total Traditional School PK-12		3,430	3,477	3,589	3,642	3,701	3,787	3,873			
Charter Schools											
Knowledge Quest ES	276	276	276	281	279	277	277	276	-	(3)	-
Knowledge Quest MS	134	126	131	125	126	128	128	128	8	8	6
Charter Total	410	402	407	406	405	404	405	404	8	5	6
Grand Total		3,832	3,884	3,995	4,047	4,106	4,192	4,277			

Note: School capacities are for permanent facilities only, excluding portables.

*Excludes enrollment in other programs including Online, Transition, CBOCES and Off Site.

Facility Utilization and Efficiency

Schools	Perman. Facility Capacity	Student Enrollment			Utilization Rate		
		2016	2019	2022	2016	2019	2022
Based Upon Total Enrollment							
<u>Elementary Schools:</u>							
Knowledge Quest	276	276	279	276	100.0%	101.1%	100.0%
Letford	624	551	545	567	88.3%	87.4%	90.8%
Milliken	676	572	570	622	84.6%	84.3%	92.1%
Pioneer Ridge	728	613	651	718	84.2%	89.4%	98.6%
Total Elementary	2,304	2,012	2,045	2,183	87.3%	88.8%	94.8%
<u>Middle Schools:</u>							
Knowledge Quest	134	126	126	128	94.0%	94.1%	95.7%
Milliken Middle	928	715	807	803	77.0%	87.0%	86.5%
Total Middle	1,062	841	933	931	79.2%	87.9%	87.7%
<u>High Schools:</u>							
Roosevelt HS	976	927	1,019	1,113	95.0%	104.4%	114.0%
Sr. High Total	976	927	1,019	1,113	95.0%	104.4%	114.0%

Note: School capacities are for permanent facilities only, excluding portables.

School Capacities & System Balance

<u>School Type</u>	<u>Student Capacity</u>	<u>Capacity per Grade</u>	<u>Schools to Fill</u>
Elemen. (K-5)*	640	107	
Middle (6 - 8)	928	309	2.9
High (9-12)	976	244	0.8

*: Excludes pre-school.

Example for Balancing

<u>School Type</u>	<u>Student Capacity</u>	<u>Capacity per Grade</u>	<u>Schools to Fill</u>
Elemen. (K-5)	600	100	
Middle (6 - 8)	900	300	3.0
High (9-12)	1,200	300	1.0

Senior High School Build Out Planning

Possible Attendance Area	High School Students			Number of High Schools Needed at Zoning Potential with Student		
	Existing	Known Projects	Zoning Potential	976	1,200	1,600
Out of District	104	-	-			
A	1	684	1,320			
B	129	71	1,499			
C	208	261	1,256			
D	231	433	1,231			
E	86	108	1,605			
F	180	112	1,283			
G	2	-	1,392			
H	3	-	1,229			
I	4	85	1,697			
J	15	-	1,168			
Total	963	1,754	13,680	14.0	11.4	8.6
Middle School capacity needed if paired w/ High Schools:				732	900	1,200
Or two middles schools of:				366	450	600

Middle School Build Out Planning

Possible Attendance Area	Middle School Students			Number of Middle Schools Needed at Zoning Potential with Student		
	Existing	Known Projects	Zoning Potential	928	900	1,200
Out of District	91	-	-			
A	3	597	1,149			
B	111	62	1,305			
C	173	227	1,095			
D	192	377	1,071			
E	100	90	1,397			
F	148	97	1,120			
G	1	-	1,210			
H	6	-	1,071			
I	2	74	1,478			
J	9	-	1,014			
Total	836	1,524	11,910	12.8	13.2	9.9

Elementary School Build Out Planning

Possible Attendance Area	Elementary School Students			Number of Elementary Schools Needed at Zoning Potential with Student		
	Existing	Known Projects	Zoning Potential	640	600	728
Out of District	216					
A	9	1,211	2,335	3.6	3.9	3.2
B	272	125	2,652	4.1	4.4	3.6
C	397	461	2,226	3.5	3.7	3.1
D	441	766	2,182	3.4	3.6	3.0
E	211	184	2,842	4.4	4.7	3.9
F	382	196	2,269	3.5	3.8	3.1
G	1	-	2,465	3.9	4.1	3.4
H	15	-	2,176	3.4	3.6	3.0
I	5	151	3,007	4.7	5.0	4.1
J	15	-	2,067	3.2	3.4	2.8
Total	1,964	3,094	24,221	37.8	40.4	33.3

Key Observations

- **Housing market is rebounding**
 - Low building activity in recent years;
 - Construction likely to pick up within 2-5 years
- **Modest residential growth expected thru 2022**
- **Enrollment potential**
 - Substantial potential exists
 - Near-term forecasts relatively stable
 - Out-of-district enrollment a concern
- **Longer-term issues**
 - Capacity at Pioneer Ridge & Roosevelt HS
 - System-wide capacity imbalances

Capacity Planning Recommendations

- Near-term concerns (next three to four years) can be accommodated by interim measures, e.g. mobiles
- Interim planning (four to 10 years) should include preparation for a new elementary school and a new high school
- A new elementary school should open the fall that enrollment will exceed the existing capacity by 25 percent or more
- A new high school should open the fall that enrollment will exceed the existing capacity by 20 percent or more
- Given the large long-term growth potential, SRW strongly recommends establishing capacity standards that will apply for multiple feeder systems, beginning with existing schools