

Colorado Early Colleges Aurora High School

Project Narrative

This project will consist of renovating the existing building located at 1400 South Abilene Street, Aurora, Colorado, from its present use as a higher education facility into a high school.

The existing building is a 1-story building of approximately 90,000 square feet. CEC Aurora High School will occupy approximately 63,000 SF of the building. The remainder of the building is currently occupied by Spider Monkey Trampoline Park; there will be no change with this tenant as part of this project.

The building was originally constructed in 1986 as a Pace Membership Warehouse. It has undergone many renovations, most recently becoming Ecotech Institute (higher education facility) in 2010. All existing structural systems will be evaluated for compliance as outlined in the 2015 Existing Building Code. There will be no modifications to the exterior appearance of the building as part of this project.

The only site work proposed with this project includes the addition of two exterior outlets to power the engine block heaters for the schools two busses. There will be no changes to the existing site, landscaping and drainage on the site.

Interior renovations include the addition of a kitchen and cafeteria, science labs, a clinic, and reconfigured administrative spaces to support CEC's programming. There will be a total of 27 classrooms in this school after project completion.

Colorado Early Colleges Aurora High School serves students in grades 9 – 12. The school's charter is capped at 600 students. CEC Aurora is served by 35 staff members.

Enrollment projections are as follows:

- 2019/20 school year 350 students
- 2020/21 school year 425 students
- 2021/22 school year 450 students
- 2023/24 school year 475 students
- 2024/25 school year 500 students
- 2025/26 school year 550 students
- 2026/27 school year 600 students

After year 2021, it is expected that 30% of students would be off campus for college classes.

Students who travel off campus for college courses are given a bus/RTD pass.

CEC intends to utilize 2 busses to transport students to this school.

The school calendar year starts in early August and ends at the end of May.

The daily school schedule is as follows:

- Monday – Thursday: 8:00 AM – 3:30 PM
- Friday: 8:00 AM – 1:40 PM
- Night and weekend schedules will be minimal

Parking Space Analysis

- Parking Spaces Required – 600 Students + 35 employees = 635 / 1 Spaces per 4 Persons = 159 spaces required
- Existing Parking Spaces Provided - 183 spaces (7 ADA)

Parking Management

During drop off and pick up times staff will be on site directing cars to the designated pick up and drop off areas. This will allow the fire lanes to be clear during these time periods. It is anticipated these periods will last for approximately 15-20 minutes in the morning (7:40am-8:00am) and again in the afternoon (3:00pm-3:20pm).