



Zerger Elementary School Community Meeting



Agenda



**WELCOME AND
INTRODUCTIONS**



WHY ARE WE HERE?



**ROLES &
RESPONSIBILITIES**



**ZERGER ELEMENTARY
INFORMATION**



**SCHOOL DISPOSITION
PROCESS AND
TIMELINE**



**PUBLIC ENGAGEMENT
OPPORTUNITIES**



**CITY PROCESS FOR
POTENTIAL
REDEVELOPMENT**



Q&A



Why are we here?

- Since 2000, Jefferson County has grown by 55,854 residents, but school-aged children has declined by over 29,000
- The District lost more than 5,000 students between 2019 and 2022
- Financial and operational challenges needed to be addressed
- Jeffco has capacity to serve 96,000 students in traditional district-managed schools and we currently serve 69,000 students in these schools.
- Call to action: Regional Opportunities for Thriving Schools



Roles and Responsibilities



Jones Lang LaSalle (“JLL”) is a premier professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate.

JLL has extensive experience working with public school systems and other K-12 educational facilities, offering a range of services such as P3 viability assessments, real estate portfolio review, funding assistance, and facilities management



CRL Associates (“CRL”) is a leading government relations, public affairs and strategic communications firm assisting clients achieve greater levels of success in Colorado and across the country for over 41 years.

CRL has a proven track record designing and managing public involvement and stakeholder engagement processes to create wise, durable, and mutually beneficial solutions to complex issues.



Zerger Elementary Information

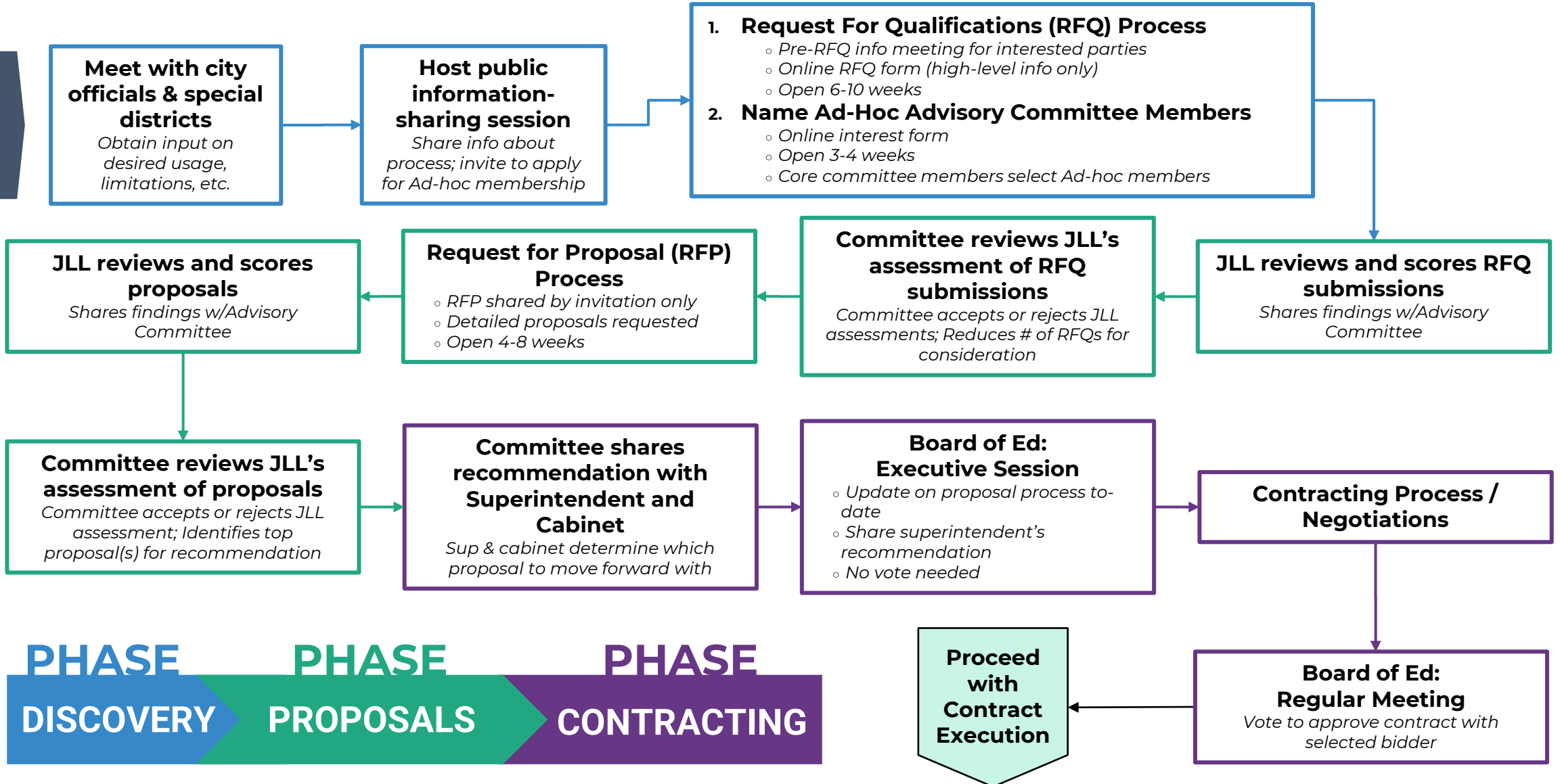
Milestone	Date
Year built	1977
Year closed	2011
Listed for sale	2017
Doral Academy	2018
Board approval of surplus	March 9, 2023
Community meeting	May 31, 2023





Property Disposition Process

Board Votes "Yes" to Surplus
Each surplus property will go through this process



Meet with city officials & special districts
Obtain input on desired usage, limitations, etc.

Host public information-sharing session
Share info about process; invite to apply for Ad-hoc membership

1. Request For Qualifications (RFQ) Process
◦ Pre-RFQ info meeting for interested parties
◦ Online RFQ form (high-level info only)
◦ Open 6-10 weeks
2. Name Ad-Hoc Advisory Committee Members
◦ Online interest form
◦ Open 3-4 weeks
◦ Core committee members select Ad-hoc members

JLL reviews and scores proposals
Shares findings w/Advisory Committee

Request for Proposal (RFP) Process
◦ RFP shared by invitation only
◦ Detailed proposals requested
◦ Open 4-8 weeks

Committee reviews JLL's assessment of RFQ submissions
Committee accepts or rejects JLL assessments; Reduces # of RFQs for consideration

JLL reviews and scores RFQ submissions
Shares findings w/Advisory Committee

Committee reviews JLL's assessment of proposals
Committee accepts or rejects JLL assessment; Identifies top proposal(s) for recommendation

Committee shares recommendation with Superintendent and Cabinet
Sup & cabinet determine which proposal to move forward with

Board of Ed: Executive Session
◦ Update on proposal process to-date
◦ Share superintendent's recommendation
◦ No vote needed

Contracting Process / Negotiations

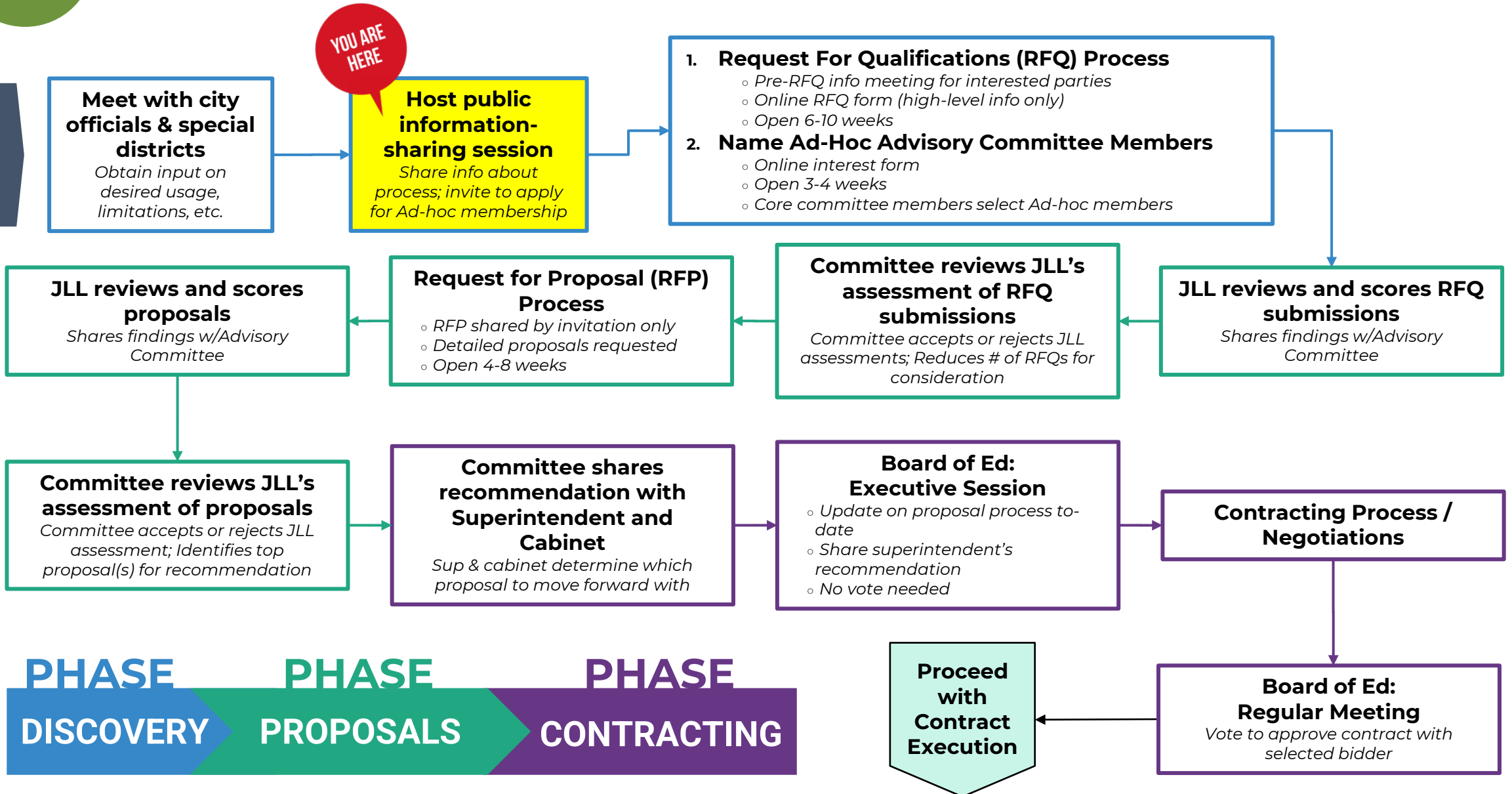
Board of Ed: Regular Meeting
Vote to approve contract with selected bidder

Proceed with Contract Execution



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Public Engagement Opportunities

- Sign up to receive email updates
<https://tinyurl.com/JeffcoEmailUpdate>
- Apply for an Ad-Hoc Advisory Committee opening
<https://tinyurl.com/ZergerAdHoc>
- Submit Property Disposition Community Voice form
<https://tinyurl.com/JeffcoCommentForm>
- Attend a Board meeting





City Process for Redevelopment



