

February 26, 2025

Conner Bailey
Case Manager
Office of Development Assistance
City of Aurora

Subject: CCSD Laredo Middle School (#1853090), Letter of Introduction

Mr. Bailey:

Cherry Creek School District has evaluated their existing Laredo Middle School, located at 5000 S Laredo St., and has determined that it is past its useful life. Originally constructed in 1973, the building maintenance and repairs have been exorbitant. Not only that, the building does not meet current 21st-century learning environments. CCSD will be using portions of the most recently passed 2024 bond money to help fund the replacement of Laredo Middle School.

Hord Coplan Macht has been hired by Cherry Creek School District to design the replacement of the existing Laredo Middle School. The new school will be constructed on the existing 16.9 acre school site that is immediately south of Smoky Hill High School. The new building will be constructed on the existing play fields while the existing building remains open during the school year.

The new Laredo Middle School is to be designed to accommodate 900 students with 155,000 SF. It will be Type IIB Construction, E Occupancy. Overall dimensions are about 532'x316'.

Adolfson and Peterson has been hired as the general contractor. The construction of the school will begin in the Fall of 2025 and will be completed for the start of the 2027-28 school year. This project will be permitted through the City of Aurora for the building permit, planning, and civil construction documents.

Building massing, including overhangs and wall heights, building finishes and textures, will create visual interest and be neighborhood appropriate. The building will be of high quality design, and the architectural details and materials will continue on all 4 sides of the building. Exterior materials will include multiple brick colors, wood-look metal panel, and aluminum storefront.

The new site layout has the Parent drop-off on the west side of the school, which loops around a parent parking lot off of Laredo St. The parking and drive lane on the northwest side of the school will accommodate staff parking and bus drop-off. Approximately 186 off-street parking spaces will be provided. Upon being dropped off, students will congregate by the door nearest their classroom until school begins. From there, they will enter the building via an entrance closest to their classroom. A new track and play field will be provided west of the new building where the current school

is located once it has been demolished. At the south side of the site, a large water quality /detention pond will be provided to supplement the existing detention pond to the east. Parking phasing has been addressed in the attached phasing document provided by Adolfson and Peterson.

Below is a list of property owner and project consultants.

Owner:

Cherry Creek School District
David Henderson, Deputy Chief of Operations
720-554-4455

Owner's Representative:

CBRE
Audra Johnson, Senior Project Manager
312-636-6986

Architect:

Hord Coplan Macht
Ragan Ferrara, Project Manager
303-222-2173
1800 Wazee St., Suite 450
Denver, CO 80202

Landscape:

Design Concepts
Lisa Langer, Project Manager
720-573-6574
211 N Public Rd, suite 200
Lafayette, CO 80026

Civil:

Collins Engineers, Inc.
Bryan Frantz, Project Manager
720-262-5527
455 Sherman St., Suite 160
Denver, CO 80203

Mechanical:

Maxson Engineering
Brendan Moon, Project Manager
303-933-2700 x129
8307 Shaffer Parkway, Suite 200

Littleton, CO 80127

Plumbing:

Maxson Engineering
George Martinez, Project Manager
303-933-2700 x142
8307 Shaffer Parkway, Suite 200
Littleton, CO 80127

Electrical:

Maxson Engineering
James Jones, Project Manager
303-933-2700 x235
8307 Shaffer Parkway, Suite 200
Littleton, CO 80127

Technology:

Maxson Engineering
Nichole Whitley, Project Manager
303-933-2700 x110
8307 Shaffer Parkway, Suite 200
Littleton, CO 80127

Food Service:

Young Caruso
Marcin Zmiejko, Project Manager
303-649-1600 x204
8055 East Tufts Ave., Suite 1320
Denver, CO 80237

Sincerely,



David Henderson
Cherry Creek School District



Ragan Ferrara, AIA
Hord Coplan Macht