

## 3.0 Strategic Plan for Implementation

### 3.1 Master Plan Overview

The master plan for the Telluride Mountain School capitalizes upon the three parcels of land and building currently owned by the school. Located between the Town of Telluride and Mountain Village the current location provided convenient access to many areas of the valley. Society Drive provides public access to San Miguel River Road which is a private drive for access to the school parcels and adjacent parcel HI.

Society Drive is located on the south edge of the site and rises from east to west. The TMS property is relatively flat for a mountain site for the east and building parcel with approximately 20 feet of elevation gain east to west. The center lot (F2) and east lot (G) accommodate development of the school needs. Dramatic increases in grade are present on the west parcel which pose challenges for any development, however create advantages for playscape and non-building uses. As Society Drive rises on the south edge a slope and bench is created which allow the roof of the single story to have grade access to the south and west.

Currently the three parcels owned by TMS are separate and distinct parcels. Each parcel is within the Lawson Hill development and contains use, maximum building square foot allowances, and required parking. The master plan has been developed to maintain the internal property boundaries. During the implementation of the master plan the modification or vacation of the internal property boundaries should be evaluated.

Working with the Design Team and the Master Planning Team, a program was developed to assess growth and development based upon short term needs and long-term goals. Short-term is noted as development to occur between 1 and 15 years with long-term development to occur beyond 15 years. The 1-15 year phase of master plan development accommodates near term needs of additional instructional areas, site access and parking, and site play improvements. These needs were assessed based upon current enrollment of 120 students and discussions with the master planning team. Master plan implementation strategies to be accomplished beyond 15 years seek a program capacity of 200 students. To accomplish the increase in enrollment additional educational program area, renovations, and site parking capacity will be needed.

The master plan utilizes the three parcels of land owned by TMS (lot F1, F2, and G) for specific functions. Lot G will be utilized for parking, Lot F1 for interior education and hard surface play, and Lot F2 for exterior education, play area, and natural play. Safe access and intuitive drop off and parking are to be implemented on Lot G. A drop off loop illustrated as a hybrid roundabout should accommodate drop off at the curb and vehicular bypass. Vehicles may exit via the loop or through the surface parking lot to San Miguel River Road. A primary sidewalk and median connect to Society Drive and is the primary pedestrian circulation route. A secondary sidewalk is located on the south edge of the parking lot which also connects to the relocated bus stop. Extended parking spaces are included to accommodate oversized vehicles and bus parking.

Further improvements within the parking area may include cover parking with PV panel integration, ground source geothermal, and future parking structure to accommodate increased enrollment. It is recommended that prep work be incorporated into the initial parking lot development to minimize disturbance of implemented work. This may include the installation of sub-grade conduits for future

electrical routing. If ground source geothermal is thought to be pursued, a thermal conductivity study should be pursued. This could be performed in concert with initial geotechnical explorations as part of the building addition and parking lot design process. The implementation of a parking structure will require disturbance of the surrounding site for foundation and access elements. The final design of the parking lot should consider future location of precast concrete columns as a part of a precast concrete parking structure. A clear span precast structure should be investigated to confirm spacing requirements. Due to limited site area, access to the parking structure should be from Society Drive. The grade change of the adjacent roadway should provide a more direct access to the parking deck.

During the master plan process discussions were underway regarding the potential acquisition of a triangular portion of the adjacent parcel HI. The triangular parcel would be highly beneficial for use as outdoor education storage and excursion prep. A freestanding building is shown to include power and water service. If approved and pursued sleeves or piping should be provided within the initial construction of the drop off loop and parking lot in order to minimize disturbance in the future.

Improvements to Lot F1 and F2 focus on interior and exterior education and play areas. A former parking lot is utilized for hard surface play. The asphalt area slopes up to the west cover the majority of the north side of the property and slopes up from east to west. TMS desires this area to be flexible and multi-functional. Multiple sport activities including basketball and hockey occur seasonally while large gatherings and concerts also occur in the large open space. This area should be regraded to maintain a more consistent elevation from east to west while promoting drainage away from the building and directing drainage from lot F2. Surface material for the hard surface and soft surface areas has not been defined, however asphalt and gravel/crusher fines surfaces would be the most cost effective and durable options. Soft surface areas with shade canopies should be incorporated into the north east corner of the property for use as gathering and outdoor education spaces. The location of soft surface areas should accommodate a 20' wide fire truck access lane.

Lot F2 incorporates outdoor education, play areas, and natural areas. Outdoor classroom spaces surrounded by boulder retaining walls step up the slope to the west as the site transitions from formal man made spaces to more natural areas. An accessible pathway leading from the hard surface play area should connect to the roof top Montessori play area. Intermediate stepped stone pathways may provide a short cut between the loop of the pathway. A dedicated age appropriate play area for elementary students is located at the apex of the loop and should incorporate natural play elements. The far west end of the lot should be maintained as natural as possible and allow for students to construct temporary environments.

Site improvements will incorporate new fencing to surround the perimeter of lot F1 and F2 to provide a safe and secure environment. Current fencing is not natural in its appearance and should be replaced with fencing which blends into the natural environment. 4 feet tall fencing may be utilized for the primary fencing around the west end, while 6 feet tall fencing should be provided along the north edge of the hard surface play area. A maintenance gate at the west end should be provided for access from Society Drive. Removable bollards should be included at the fire lane to restrict access to the hard surface play area from the access drive.

Enrollment and programmatic needs are accommodated through a series of planned building additions. The short-term need identifies 2 additional classrooms to be constructed within the former loading dock area. Long-term needs to accommodate increased enrollment will require classroom additions, renovations, and multi-purpose addition. Long-term classroom additions are proposed to be located on the existing roof over the high volume single story portion of the building. The multi-purpose addition is to

be located at the west end of the building. A total of 16,000 square feet of potential building additions combined with the existing building area of 15,850 will provide between 32,000 and 35,000 square feet of education area for TMS. This is within the total square footage allocation of the three parcels which stands as 39,435 square feet allowable.

The initial building addition, approximately 2,000 square feet, should incorporate elements which signify the direction of entry, covered area(s) for equipment storage, exterior landscape elements, and exterior patio elements. The master planning group identified concerns for circulation directly outside of the main floor classrooms. The use of planters and rock elements to direct circulation to the entry vestibule addition should be utilized. An entry vestibule addition serves as an identifiable entry element from the drop off and parking area. Fenestration and composition of the entry should accommodate visibility of the entry, compatibility with the existing building, and create a safe and secure entry point.

Subsequent building additions will require more extensive building modifications and site challenges. It has been conveyed to the Design Team that the existing building can accommodate a rooftop addition. The space above the high-volume single-story section of the building can accommodate program area for the necessary classrooms. Programming and organization of those classroom components has not been analyzed as a part of this master plan. The location of the Montessori program may be modified pending the needs and desires of the program at the time of implementation. The play area currently occupying the rooftop would be relocated to the site area adjacent to the elementary play area or to the roof top of the future multi-purpose addition. A multi-purpose addition would serve as a large gathering space and small indoor gymnasium space. Located at the west end of the building, construction efforts would need to take into consideration the grade changes, utility easements, and internal building connections within the final design.

### 3.2 Existing and Proposed Space Program

A space program was developed based on existing spaces and input from staff. The following space chart includes sizes of existing spaces, 1-15 year proposed space allocations, and a provision for a 15+ expansion for up to 200 students.

#### Building Space Program



#### Telluride Mountain School

#### Preliminary Space Allocation Chart

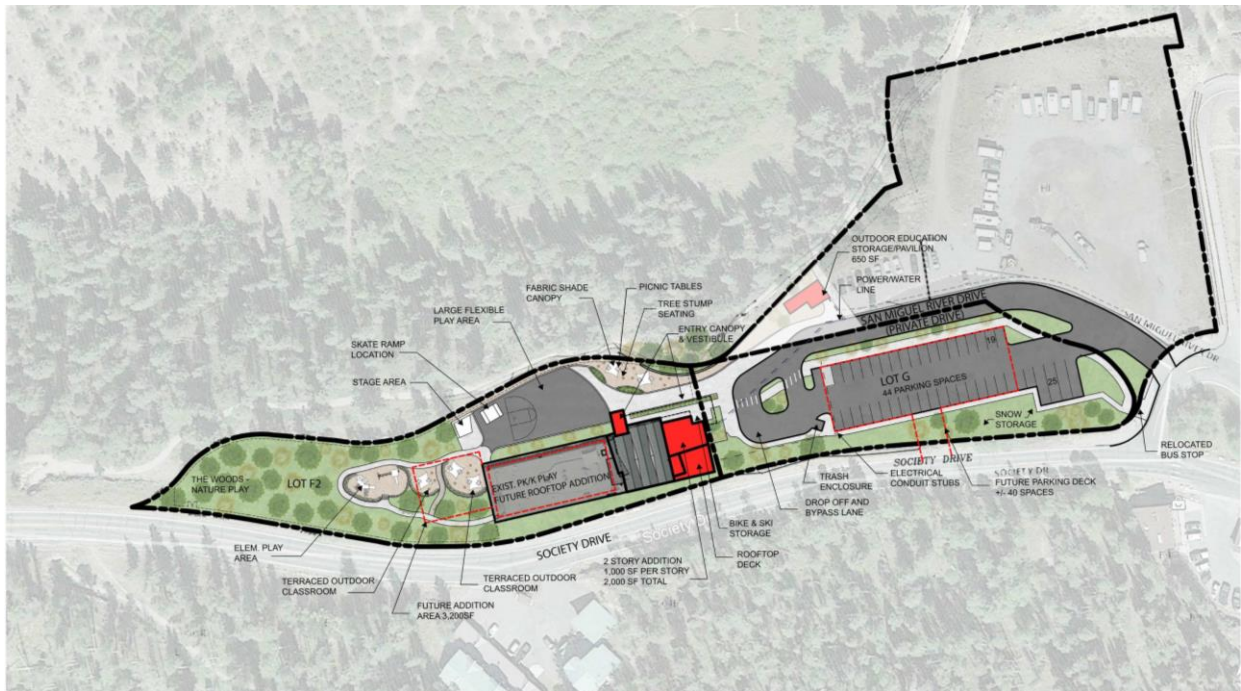
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SPACE CATEGORY ROOM NAME	Space Allocation EXISTING			Space Allocation MP 1-15 years			Space Allocation MP 15+			Remarks
	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	# Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	
<b>AREA A</b>										
<b>Administration</b>										
Reception	1	65	65	1	65	65	1	120	120	
Head of School	1	280	280	1	280	280	1	280	280	Current location - Mezzanine (north side)
Development Office	1	280	280	1	280	280	1	200	200	Current location - Mezzanine (north side)
Teacher Office	2	196	392	2	196	392	2	400	800	Current location - Mezzanine (south side) and 2nd Floor
Business Manager	1	196	196	1	196	196	1	180	180	Current location - Mezzanine (south side)
Montessori Staff Office	2	102	204	2	102	204	2	120	240	Current location - 3rd floor
Break Room/Lounge	1	250	250	1	250	250	1	250	250	
Work Room	1	175	175	1	175	175	1	250	250	
Lower Elementary Principal	1	206	206	1	206	206	1	200	200	
		0	0		0	0		0	0	
		0	0		0	0		0	0	
<b>Administration Subtotals:</b>			<b>2,048</b>			<b>2,048</b>			<b>2,520</b>	
<b>Media / Resource</b>										
Great Room	1	850	850	1	1200	1200	1	1200	1200	Multipurpose space: presentation, indoor PE (light)
Seminar	1	390	390	1	390	390	1	390	390	
Collaborative Meeting Space			0			0	1	700	700	flexible, dividable into 2 small conference spaces, not necessarily equal spaces, also expand to other spaces
Multi-purpose - Physical Activity			0			0	1	2800	2800	
			0			0		0	0	
			0			0		0	0	
<b>Subtotals:</b>			<b>1240</b>			<b>1590</b>			<b>6990</b>	
<b>Exploratory</b>										
Spanish			0			0	1	700	700	
Science	2	475	950	2	475	950	2	700	1400	Current location - 1st floor (north side)
Art - Maker Space	1	565	565	1	565	565	1	1000	1000	Art can flex as additional science. Current location - 1st floor (north side, end of hall)
Music (Rock and Roll) - two practice rooms included	1	530	530	1	530	530	1	800	800	Current location - 1st floor (south side, end of hall)
			0			0		0	0	
			0			0		0	0	
<b>Exploratory Subtotals:</b>			<b>2,045</b>			<b>2,045</b>			<b>3,900</b>	
<b>Montessori - PK/K</b>										
PK - K	2	665	1330	2	665	1330	3	800	2400	Current location - 3rd floor
			0			0		0	0	
			0			0		0	0	
			0			0		0	0	
<b>#REF!</b>			<b>1,330</b>			<b>1,330</b>			<b>2,400</b>	
<b>Lower School - 1-5</b>										
Grade 1-2	1	670	670	1	670	670	2	800	1600	Current location - 2nd floor
Grade 3-4	1	740	740	1	740	740	2	800	1600	Better Sound Pavilion within space. Current location - 1st floor (across from great room)
Flex / Resource			0	1	800	800	1	800	800	Flex classroom/small group room
			0			0		0	0	
			0			0		0	0	
<b>Lower School - 1-5 Subtotals:</b>			<b>1,410</b>			<b>2,210</b>			<b>4,000</b>	
<b>Upper School - 6-12</b>										
Grade 5-6	1	360	360	1	360	360	1	800	800	need sink, counter, larger home room space, lunch, flexibility. Current location - 1st floor (north side)
Upper School	3	357	1071	3	357	1071	2	500	1000	2 larger classrooms and 1 smaller - Current location - 1st floor
Upper School - Large Rooms			0	1	800	800	2	800	1600	
			0			0		0	0	
			0			0		0	0	
<b>Upper School - 6-12 Subtotals:</b>			<b>1,431</b>			<b>2,231</b>			<b>3,400</b>	
<b>Support</b>										
Kitchenette			0			0	1	150	150	
Outdoor Education Storage	1	115	115			0	1	300	300	Can be separated. Possibly contiguous with maker space. Could be stand alone storage. Combined with outdoor classroom, bike storage, maintenance storage.
			0			0		0	0	
			0			0		0	0	
<b>Support Subtotals:</b>			<b>115</b>			<b>0</b>			<b>450</b>	
<b>AREA A TOTALS:</b>			<b>9,619</b>			<b>11,454</b>			<b>21,760</b>	
<b>BUILDING TOTALS</b>										
Total Assignable Area		61%	9,619		66%	11,454		68%	21,760	
Non-As Non-assignable Support Space (Hallways, restrooms, Custodial Space, Mech/Elec., Walls, Stairs & Storage)		39%	6,231		34%	5,946		32%	10,240	
<b>Total Gross Area</b>			<b>15,850</b>			<b>17,400</b>			<b>32,000</b>	

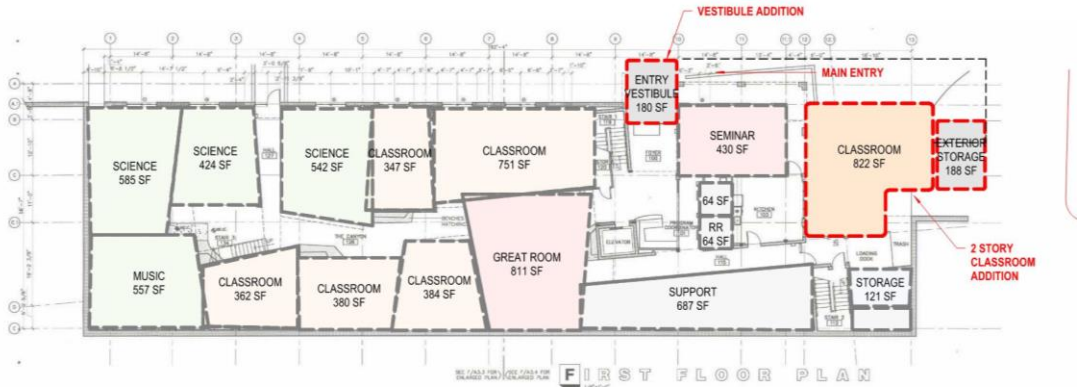
### 3.3 Master Plan Diagrams

Below is the preferred option site master plan and phase 1 concept floor plans. This design concept is intended to represent the general project intent, required spaces, space adjacencies and overall function. This design is not considered to be the final project design, but rather a working concept that illustrates how the improvements could fit on the site and how the overall spaces could relate to each other. This design concept was the basis for the cost model that was prepared for the project.

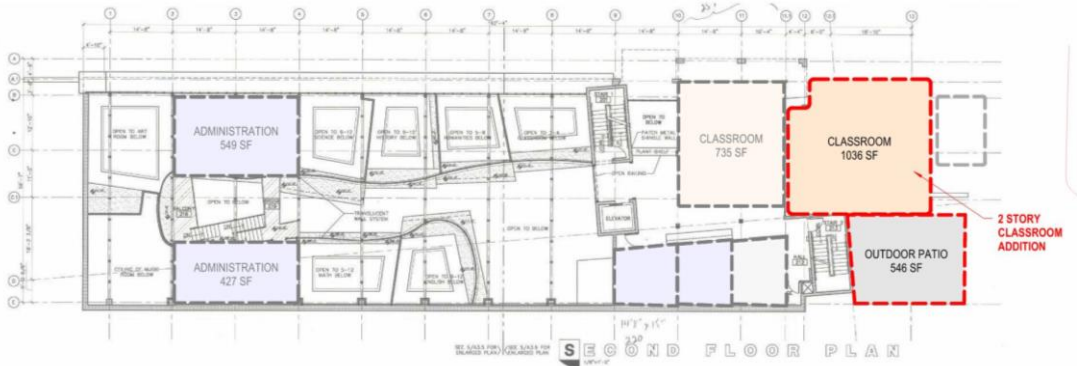
#### Site Plan



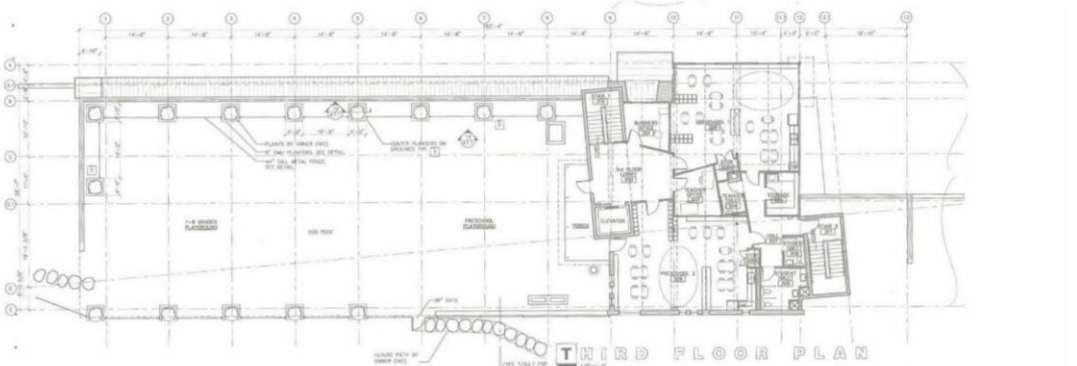
Main Level Floor Plan (Phase 1)



Second Level Floor Plan (Phase 1)



Third Level Floor Plan (Phase 1)



### 3.4 Conceptual Building Design

The phase 1 building addition and site masterplan intend to incorporate compatible forms and materials that integrate with the existing building and the general aesthetic common to the Telluride community. The conceptual images below provide a beginning to a design conversation and illustrate the general intent for how the improvements integrate with the existing building. Massing, fenestration, shading, entry, canopy and many other details were discussed as a part of the initial image development and will require further discussion and development as part of a formal design process.

Exterior materials are yet to be determined at this point, but a preference has been given by the school to use durable long-lasting materials that require little ongoing maintenance. Windows will be operable aluminum or UV resistant fiberglass with insulated glazing the low-e coatings. Entrances will be storefront or similar and interior doors will be solid core wood doors.

Main Entry – Approach from East looking west



Phase 1 Addition – from Society Drive looking northwest



Main Entry – from multi-purpose play looking southeast





Main Entry – from multi-purpose play looking southeast



Multi-purpose Play West End



Play Areas and Outdoor Classrooms – from trail looking north



### 3.5 Site Element Character

While the selection of specific site and play elements will occur over time the master planning team discussed general character of elements as a basis for further development.

The inclusion of PV on the site is desired as a long term sustainability strategy. Given the limited amount of site area and reserving rooftop area for future building development a potential option for PV is covered parking. PV integration into parking canopies is not uncommon and can be incorporated in many ways. To maintain the character of the site a glue-laminated wood structure could be utilized.



Outdoor education is a key component of the TMS culture. Integrating areas for education in the natural environment can range from structured to scattered and informal. Outdoor classrooms at TMS should seek to incorporate structured gathering areas which utilize natural components to integrate into the surrounding landscape. These spaces may also aid in the transition from hard surfaces to the natural surroundings. Incorporating elements for instruction, such as chalk or marker boards, can aid in the functionality of the outdoor classrooms.



Play structures should be age appropriate and maintain the natural character of the site. The use of logs for structures and climbing elements resonated with the mater planning group.



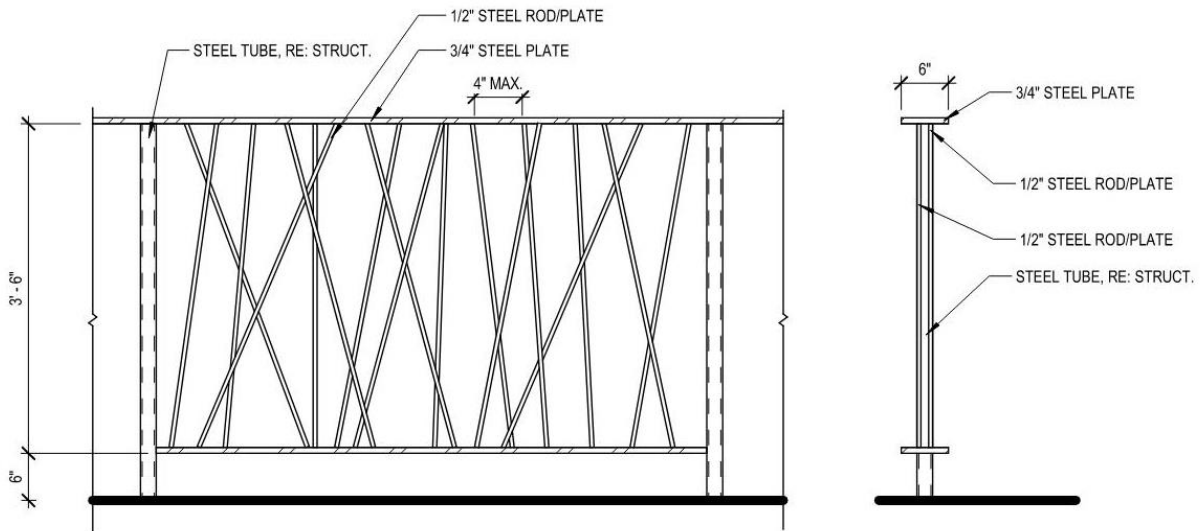
The wooded character of the west end of the site is intended to be maintained while allowing for informal play which can evolve and change overtime. Ropes courses and student led hut projects could be incorporated.



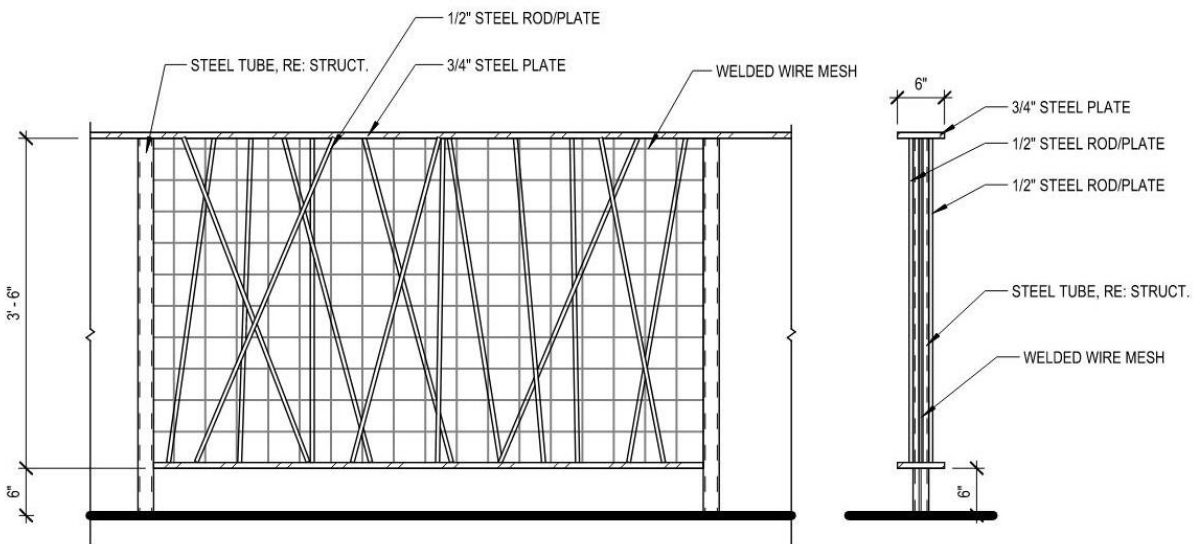
### 3.6 Site Fencing

Site fencing which surrounds portions of the site and the rooftop play area is vinyl coated chain-link which is not compatible with the natural landscape or Lawson Hill HOA requests. The master planning group desires a fencing solution which blends with the natural environment and is easy to maintain while meeting the safety and security needs of the site. It has been discussed that three distinct areas require fencing solutions; rooftop play, west play area, and multi-purpose hard surface play. The fencing diagrams below illustrate a steel fence option that is compatible in subtle variations for each of the three locations.

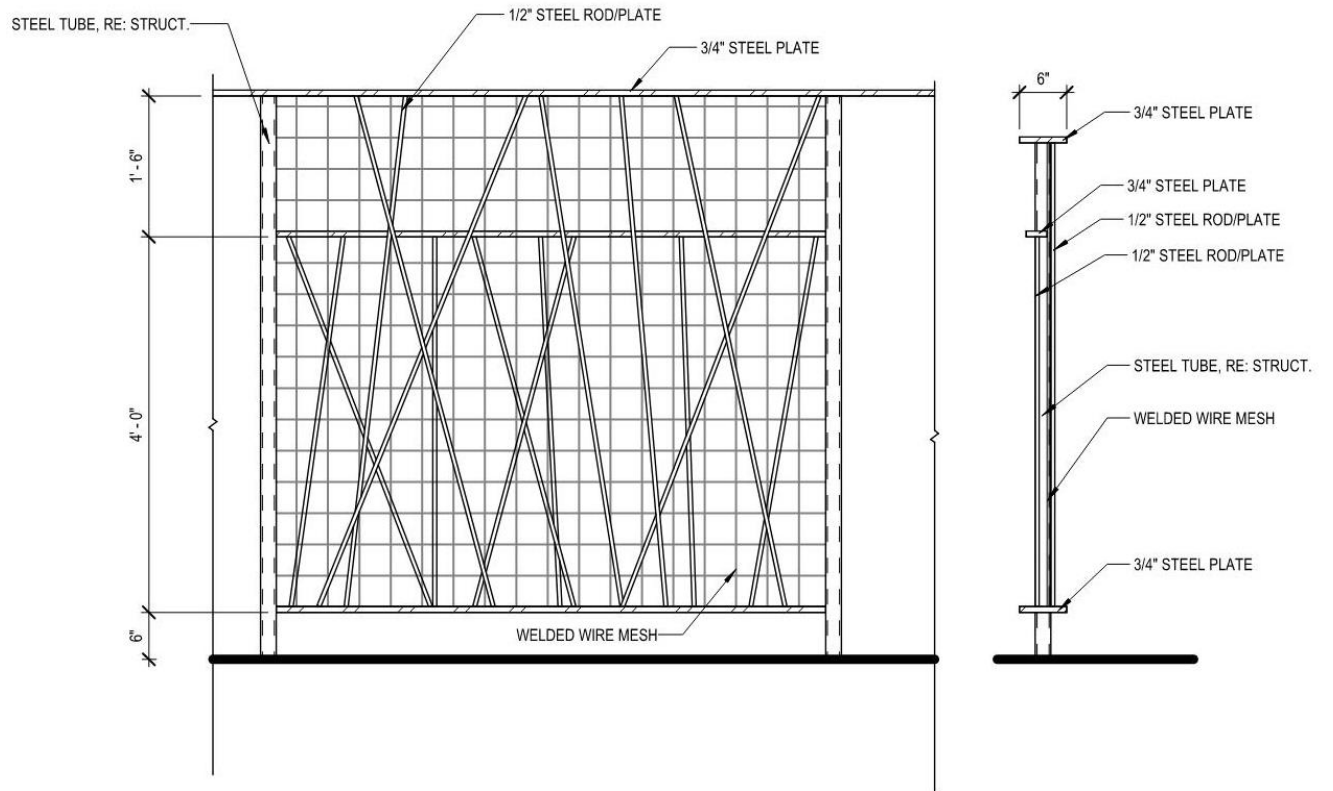
#### Rooftop Play Area



#### Nature Play Area



# Multi-Purpose Hard-surface Play



### 3.7 Summary of Cost Opinion

The cost opinion for this project was prepared by RTA based on the conceptual site plan, anticipated program areas, and the general material expectations for the short-term (phase 1) master plan. The costs of construction vary greatly across the state of Colorado and each mountain community experiences individual cost micro-climates. RTA has made every effort to adjust for cost aspects of mountain communities, however a construction cost estimate should be pursued prior to establishing a formal project budget. The following is a summary of the design teams anticipated cost opinion. Refer to the appendix in this report for detailed cost opinions and summary of soft costs for the project.

#### Building Addition:

Construction Opinion:	\$1,516,486	\$541 / sf
Soft Cost Opinion:	\$ 364,165	\$130 / sf
Total Cost Opinion for the Project:	\$1,880,652	\$671 / sf

#### Site Improvements:

Construction Opinion:	\$1,594,033
Soft Cost Opinion:	\$ 381,583
Total Cost Opinion for the Project:	\$1,975,616