



MEETING RECORD

PROJECT: Alamosa School District Master Plan

PROJECT NO: 2023-082.00

DATE: November 7, 2023

ATTENDANCE: see attached

SUBJECT: PAT #3

1. Ann Marie Jackson and Brian Calhoun reviewed the current snapshot of the district Conditions Analysis Matrix. See attached PDF of the PowerPoint slides for specific details.
2. Shannon Bingham of Western Demographics, Inc. went over his findings for the demographics in Alamosa and the San Luis Valley. A more detailed report will follow.
 - a. It was shared that 400 students enrolled in other schools in the district, this includes Online and private schools.
 - b. Shannon was asked:
 - i. How does ASD enrollment compare to nearby school districts, such as Pagosa Springs, Salida, Walsenburg, Canon City and Gunnison?
 - ii. Is there more data about trajectory of online school enrollment and what grade levels are drawn to it?
 - iii. Shannon will do some research and report back to the team.
3. Ann Marie reviewed RTA's findings on the capacity of the buildings. All of the buildings have space to grow per current enrollment and CDE guidelines. The high school was tricky, and a review of our numbers with Andrew Lavier, Alamosa High School Principal, will be done to confirm the result. The schedule and size of some classes will affect these numbers.
4. The project priority survey showed that the PAT voted the Transportation Building and the District Office have the greatest need for improvement. The next critical need was the Alamosa Alternative and Online School. The other projects that followed in priority were: Alamosa High School, Ortega Middle School, Career Technology Education, Middle School Fields, Child Care Facility, improvements to the Elementary Schools and finally the Waverly Building.
5. A Variety of master plan options were reviewed, and the PAT voted on which option by project group they liked the best. Refer to the presentation slides for the final results of the projects. RTA will evaluate these choices and propose a more detailed project list for the master plan.
6. The meeting was adjourned. The PAT will meet again November 28, 2023; 11:30 in the morning in the District Office – 403 Santa Fe Avenue.

Attachments: RTA-Alamosa SD PAT#3.pdf
231017 Attendance ASD PAT3.pdf

REPORTED BY:


Signature

Ann Marie Jackson



MEETING ATTENDANCE

Project: ALAMOSA SCHOOL DISTRICT MASTERPLAN
Project Number: 2023-052.00

10.10.2023	10.17.2023	11.7.2023	11.28.23												NAME	REPRESENTING	PHONE	EMAIL ADDRESS
															Abram Juarez			
X		X													Alejandro Lopez	ASD Tech	719-587-6664	aplopez@alamosaschools.org
X		C													Amanda Hensley	Finance	719-587-1600	ahensley@alamosaschools.org
X	C	C													Amy Ortega	OMS	719-480-2119	aortega@alamosaschools.org
		X													Andrew Rice	Community/City		
X	X	X													Andria Gay	BOE, DAC	719-580-6116	andria710@gmail.com
X	X	X													Andy Lavier	H.S. Principal	719-587-6000	alavier@alamosaschools.org
X	X	X													Ann Marie Jackson	RTA	719-471-7566	annmarie@rtaarchitects.com
X	X	X													Brian Calhoun	RTA	719-471-7566	brian@rtaarchitects.com
X															Charlie Jackson	Maintenance Director		
X															Dan Malo			
X	X	X													Daniel Malouff	Parent	719-480-0094	malouffd@aol.com
X	X	X													Diana Jones	Superintendent	719-587-1600	djones@alamosaschools.org
X															Eveline Jacquez	Tracy		
X		X													Gwyn Smith	Child Nutrition Dept	719-587-1693	gwynsmith@alamosaschools.org
	X														Harry Reynolds	City of Alamosa		hreynolds@ci.alamosa.co.us
X	X	X													Hoyt Anderson	Business leader	719-580-2197	hoyt@alamosabuildingsupply.org
X	X	X													Joe Aldrich	District Owner's Rep	719-580-3338	joe@synergyconstructionconcepts.com

X	X	X								Kevin Daniel	Adams State University	719-388-4722	ksdaniel@adams.edu
X	X	X								Levi Rutgers	Transportation	719-588-9839	lrutgers@alamosaschools.org
X		X								Lori Smith	AAS-AOS	719-587-1640	lsmith@alamosaschools.org
X	X	C								Luis Murillo	Assistant Superintendent	719-566-2913	lmurillo@alamosaschools.org
X	X	X								Michelle Rubidoux-Wilson	Principal 3-5	719-587-6658	mwilson@alamosaschools.org
C										Mike Riggs	RTA		mriggs@rtaarchitects.com
X										Paul Reu	RTA	719-471-7566	paul@rtaarchitects.com
C	X	X								Roxy Vigil	K2	719-587-6600	
X		X								Ruth Frye	Child Nutrition Dept	719-587-1693	
X	X	X								Scott Honeycutt	Transportation	719-589-9115	shoneycutt@alamosaschools.org
X										Scott Schweizer	ASD Tech		
										Tracy Vigil	Alamosa School District		tvigil@alamosaschools.org
	X									K Stone	Ortega Middle School		Kstone@alamosaschools.org
	X	X								Kristina Daniel	Valley Wide		
		X								Heidi Richardson	BOE	719-480-3402	
		C								Joellen Boos			
		X								C Lopez			



ALAMOS A

SCHOOL DISTRICT



Alamosa School District Master Plan

November 7, 2023

Today's Agenda

PAT Meeting #3

1. Current Status & Summary Review
2. Review Building Capacity
3. Review Demographics
4. Master Plan Options



August 2023	September 2023	October 2023	November 2023	December 2023 – Nov. 2024
-------------	----------------	--------------	---------------	---------------------------

Phase A – Discovery & Investigation

Gather Information
Existing Facility Assessment & Verification



Phase B - Synthesis

Planning Assistance Team Kickoff Meeting, October 10
Phase Review and Summary Meeting, October 17



Phase C – Master Plan Options

Finalize Options/Cost Models, November 7
Review Preliminary Master Plan, November 7
Finalize Master Plan Meeting, November 28

Phase D – Master Plan Completion

Submit Final FMP to School Board, December 14

Ongoing FMP Support
Best Grant Application: Jan – Feb. 2024
Bond or MLO Support: March – Nov. 2024



Total for Each Facility (includes all ranks)		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 11,206,271
02	Ortega Middle School	\$ 10,693,097
03	Elementary School 3-5	\$ 2,717,564
04	Elementary School K-2	\$ 2,070,211
05	Waverly Bldg (leased to Otero Jr College)	\$ 2,771,750
06	Bus Barn/Maintenance Facility	\$ 1,897,874
07	Alternative & OnLine School	\$ 1,199,500
	(Note: values above include soft costs, but no escalation)	
	Total (All Ranks)	\$ 32,556,266
	5 years of escalation @ 8%/yr	\$ 47,835,836



Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	2,135,655
02	Ortega Middle School	\$	5,519,808
03	Elementary School 3-5	\$	1,304,100
04	Elementary School K-2	\$	609,783
05	Waverly Bldg (leased to Otero Jr College)	\$	1,951,646
06	Bus Barn/Maintenance Facility	\$	1,434,443
07	Alternative & OnLine School	\$	764,800
(Note: values above include soft costs, but no escalation)			
		Total 0-25	\$ 13,720,236
		3 years of escalation @ 8%/yr	\$ 17,283,546

Ranking of 26-50 indicates the item has failed or is still serviceable, but should be replaced in the next 5 years.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	7,998,460
02	Ortega Middle School	\$	4,954,076
03	Elementary School 3-5	\$	550,231
04	Elementary School K-2	\$	595,641
05	Waverly Bldg (leased to Otero Jr College)	\$	761,501
06	Bus Barn/Maintenance Facility	\$	324,948
07	Alternative & OnLine School	\$	411,413
(Note: values above include soft costs, but no escalation)			
		Total 26-50	\$ 15,596,269
		5 years of escalation @ 8%/yr	\$ 22,916,036

Ranking of 51-100 indicates that the item has failed or is still serviceable, but does not affect student achievement.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	582,576
02	Ortega Middle School	\$	219,213
03	Elementary School 3-5	\$	11,644
04	Elementary School K-2	\$	13,196
05	Waverly Bldg (leased to Otero Jr College)	\$	58,602
06	Bus Barn/Maintenance Facility	\$	133,049
07	Alternative & OnLine School	\$	23,288
(Note: values above include soft costs, but no escalation)			
		Total 51-100	\$ 1,041,568
		5 years of escalation @ 8%/yr	\$ 1,530,405

Ranking of greater than 100 indicates that the item requires attention in a long term approach.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	489,581
02	Ortega Middle School	\$	-
03	Elementary School 3-5	\$	851,590
04	Elementary School K-2	\$	851,590
05	Waverly Bldg (leased to Otero Jr College)	\$	-
06	Bus Barn/Maintenance Facility	\$	5,434
07	Alternative & OnLine School	\$	-
(Note: values above include soft costs, but no escalation)			
		Total >100	\$ 2,198,194
		5 years of escalation @8%/yr	\$ 3,229,868

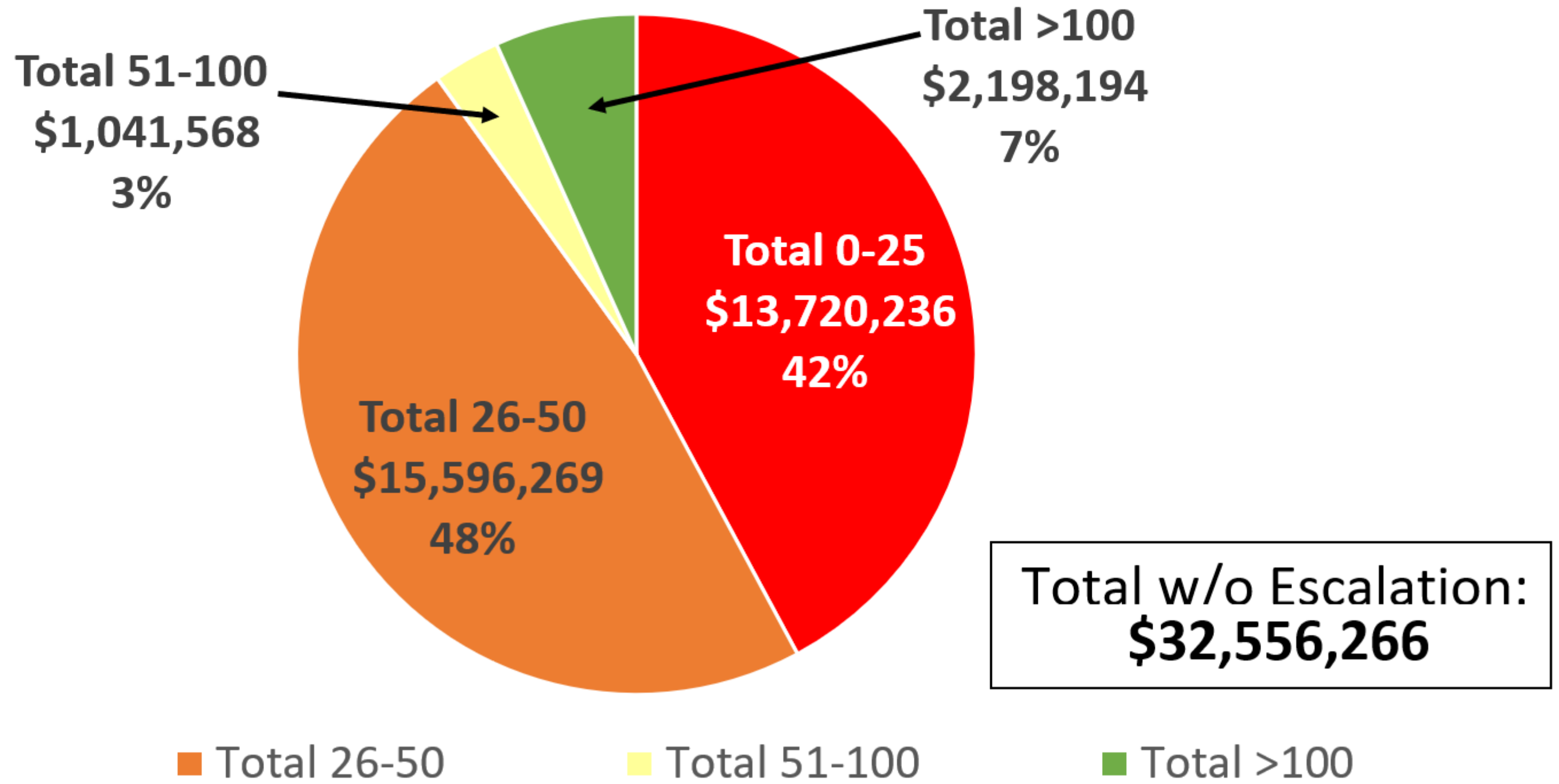
Snapshot on 11.6.2023

Conditions Analysis Matrix





Alamosa School District Deferred Maintenance Ranking (inc. soft cost factor and contingency)

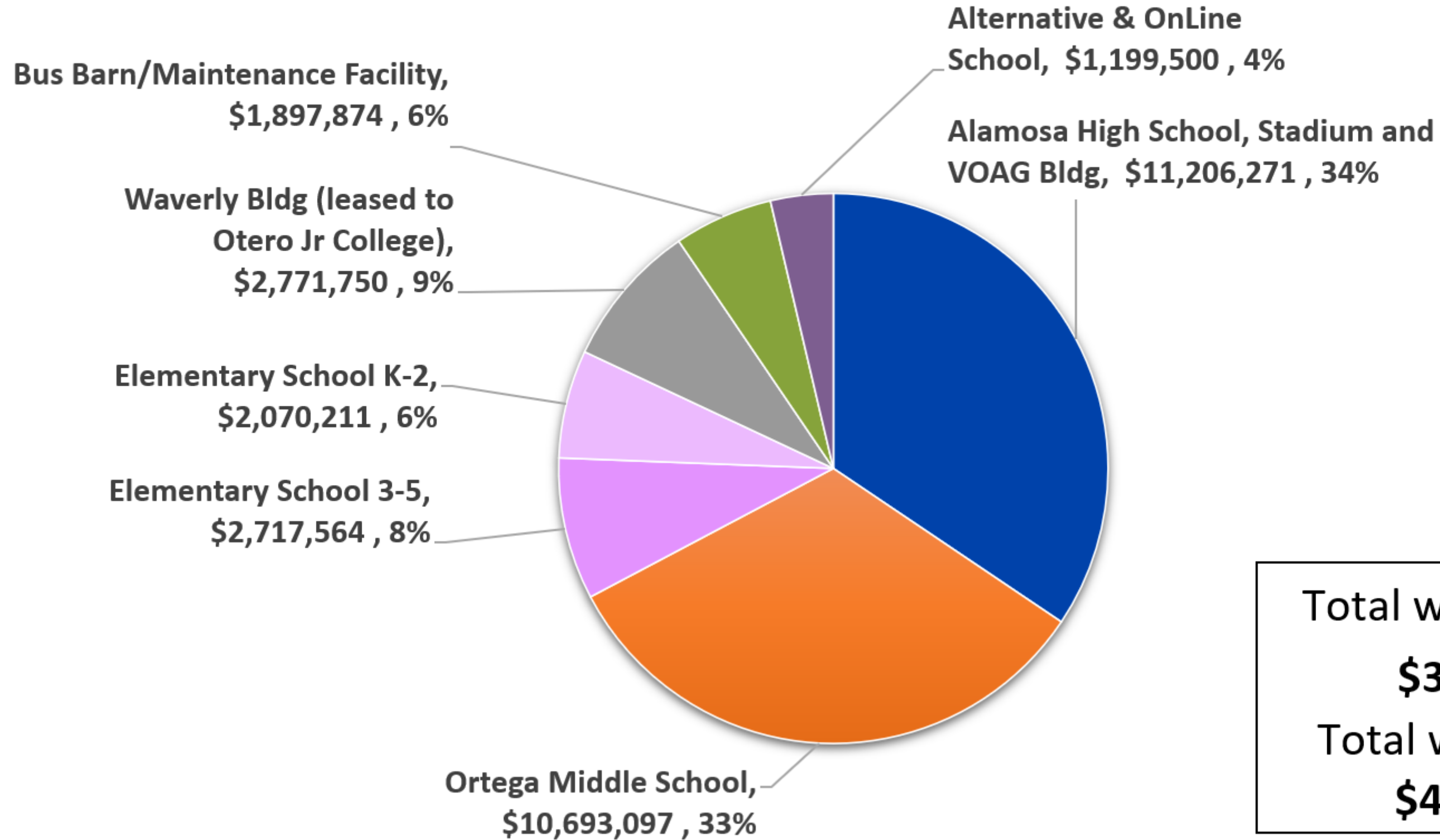


Snapshot on 11.6.2023





Alamosa School District Total Deferred Maintenance (inc. soft cost factor and contingency)



Total w/o Escalation:
\$32,556,266
Total w/ Escalation:
\$47,835,836

Snapshot on 11.6.2023



[B.E.S.T. Building Excellent Schools Today]

What is BEST?

Collaboration by CO legislative leadership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to \$1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dangerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

- 1 BEST Cash Grants [Fund smaller projects]
- 2 BEST Lease Purchase Grants [Fund larger projects]
- 3 BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

**-Safety hazards, health concerns
and security at existing public
school facilities**

-Relieve overcrowding in public
school facilities

-Incorporating technology into the
educational environment

-All other projects

FY23-24 MCS Match: **29%**

Bonding Capacity: **30M**



Alamosa School District - Demographics - Introduction



Shannon L. Bingham

11/6/23

Basic Demographics



Populations and People

Total Population

15,324

P1 | 2020 Decennial Census



Employment

Employment Rate

57.0%

DP03 | 2021 American Community Survey



Families and Living Arrangements

Total Households

5,605

DP02 | 2021 American Community Survey



Income and Poverty

Median Household Income

\$45,124

S1901 | 2021 American Community Survey



Housing

Total Housing Units

6,528

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

7,440

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher

25.1%

S1501 | 2021 American Community Survey



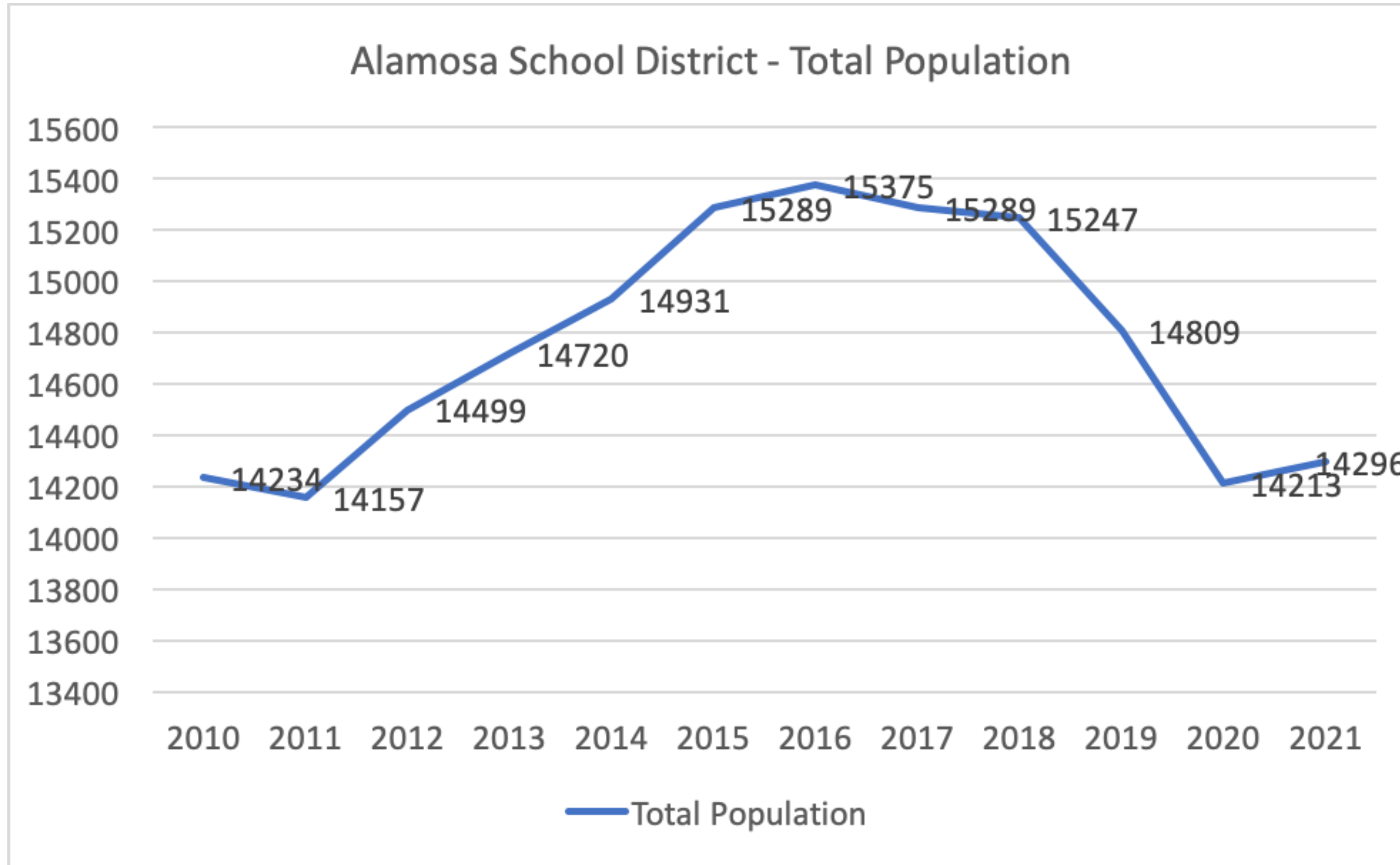
Health

Without Health Care Coverage

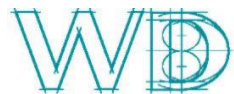
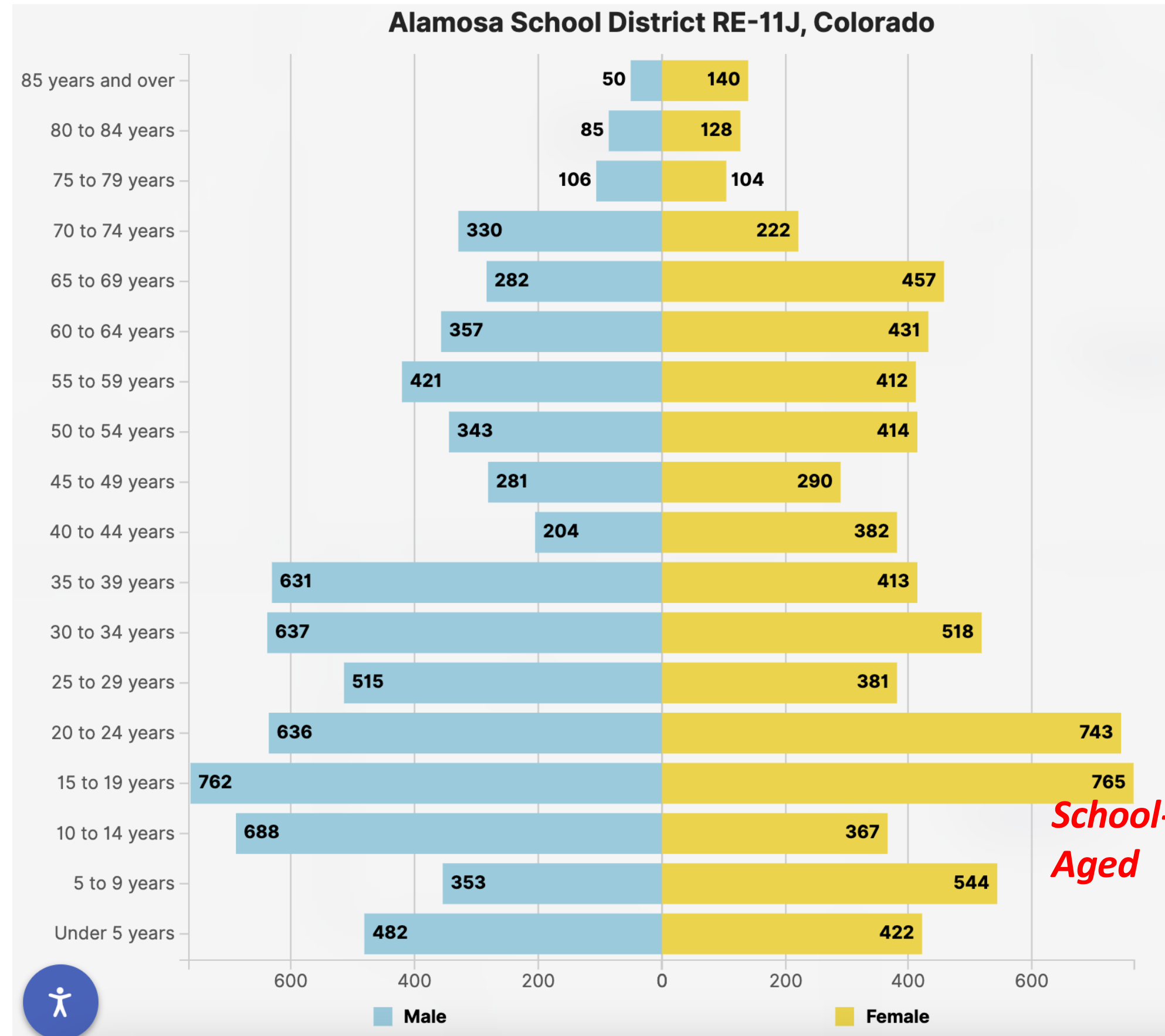
10.1%

S2701 | 2021 American Community Survey

Total Population



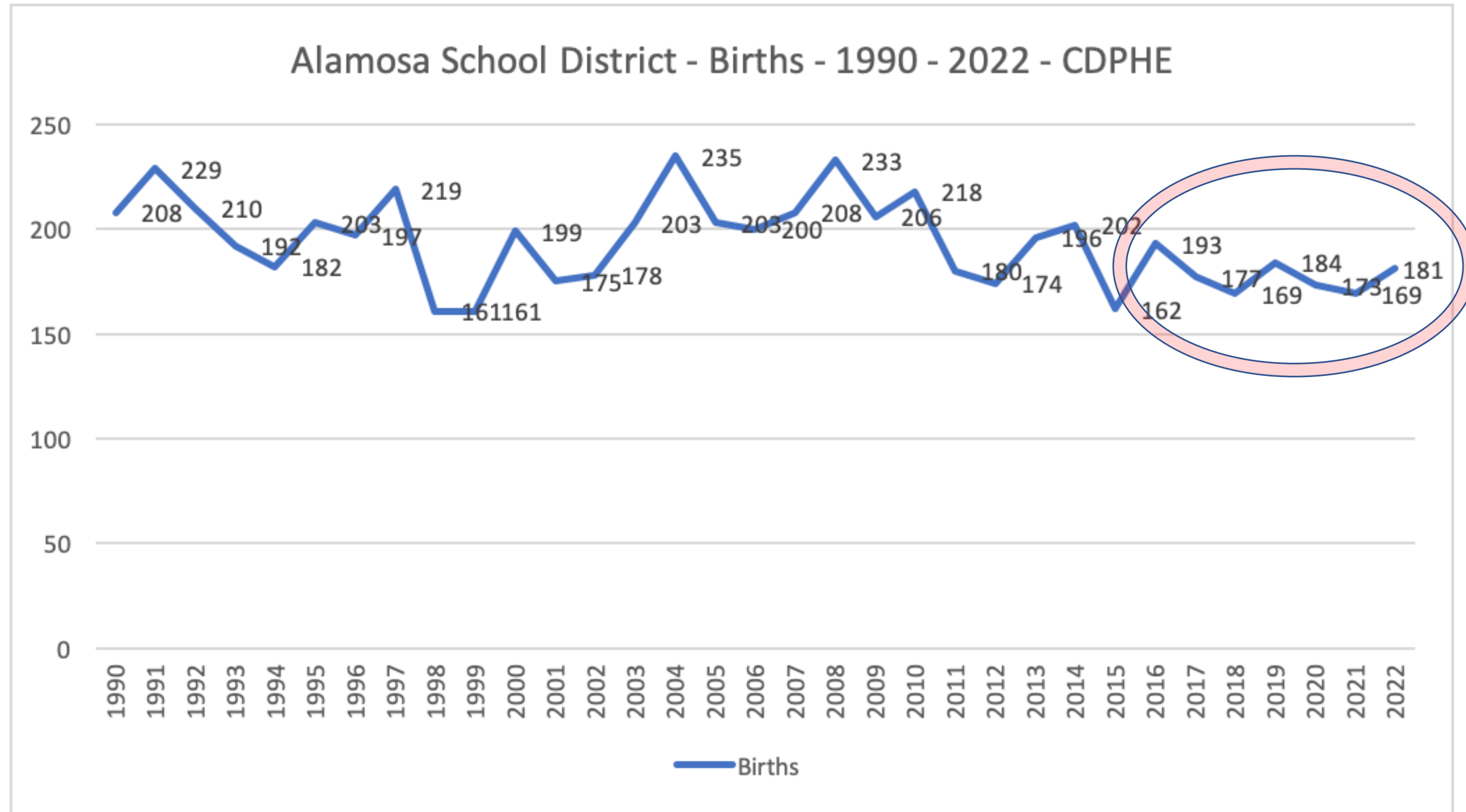
5-year Age Cohorts



New Housing



Births – Colorado Department of Health



Historical Enrollment Trends

Historical Enrollment by Grade														Totals by School Type				
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	Net Change
2018	171	167	203	212	206	192	169	181	182	208	142	150	150	1151	532	650	2333	
2019	190	168	169	197	206	212	181	162	184	207	156	129	137	1142	527	629	2298	-35
2020	145	183	156	160	190	194	191	172	173	195	173	121	123	1028	536	612	2176	-122
2021	151	143	180	158	169	187	189	195	173	236	151	141	115	988	557	643	2188	12
2022	136	154	143	183	151	170	178	174	195	217	149	138	128	937	547	632	2116	-72
2023	139	150	158	149	181	148	157	175	174	219	135	140	129	925	506	623	2054	-62

Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
18-19	19	-3	2	-6	-6	6	-11	-7	3	25	-52	-13	-13	12	-15	-53	-56
19-20	-45	-7	-12	-9	-7	-12	-21	-9	11	11	-34	-35	-6	-92	-19	-64	-175
20-21	6	-2	-3	2	9	-3	-5	4	1	63	-44	-32	-6	9	0	-19	-10
21-22	-15	3	0	3	-7	1	-9	-15	0	44	-87	-13	-13	-15	-24	-69	-108
22-23	3	14	4	6	-2	-3	-13	-3	0	24	-82	-9	-9	22	-16	-76	-70

Average Annual																	
Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
Last 5	-6	1	-2	-1	-3	-2	-12	-6	3	33	-60	-20	-9	-13	-15	-56	-84
5 Year Trimmed	-2	-1	0	0	-5	-2	-11	-6	1	31	-59	-19	-9	-10	-16	-57	-83
Last 3	-2	5	0	4	0	-2	-9	-5	0	44	-71	-18	-9	5	-13	-55	-63
3 Year Wt	-3	8	2	4	-2	-2	-10	-6	0	37	-77	-14	-10	8	-16	-64	-73
Last 2	-6	9	2	5	-5	-1	-11	-9	0	34	-85	-11	-11	4	-20	-73	-89
Last 1	3	14	4	6	-2	-3	-13	-3	0	24	-82	-9	-9	22	-16	-76	-70

Preliminary Observations

- Stable population, demographics, economy
- Limited new housing
- Slight decline in birth rates
- Preliminary enrollment expectations
 - Stable elementary enrollment
 - Slight decline in middle school
 - Decline in high school

Educational Dept. Legend

- Administration
- Breakout
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{447}{522}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{447}{607}$$



Educational Dept. Legend

- Administration
- Breakout
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



Enrollment
ASD Capacity = **478**
556

Enrollment
CDE Capacity = **478**
651



Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



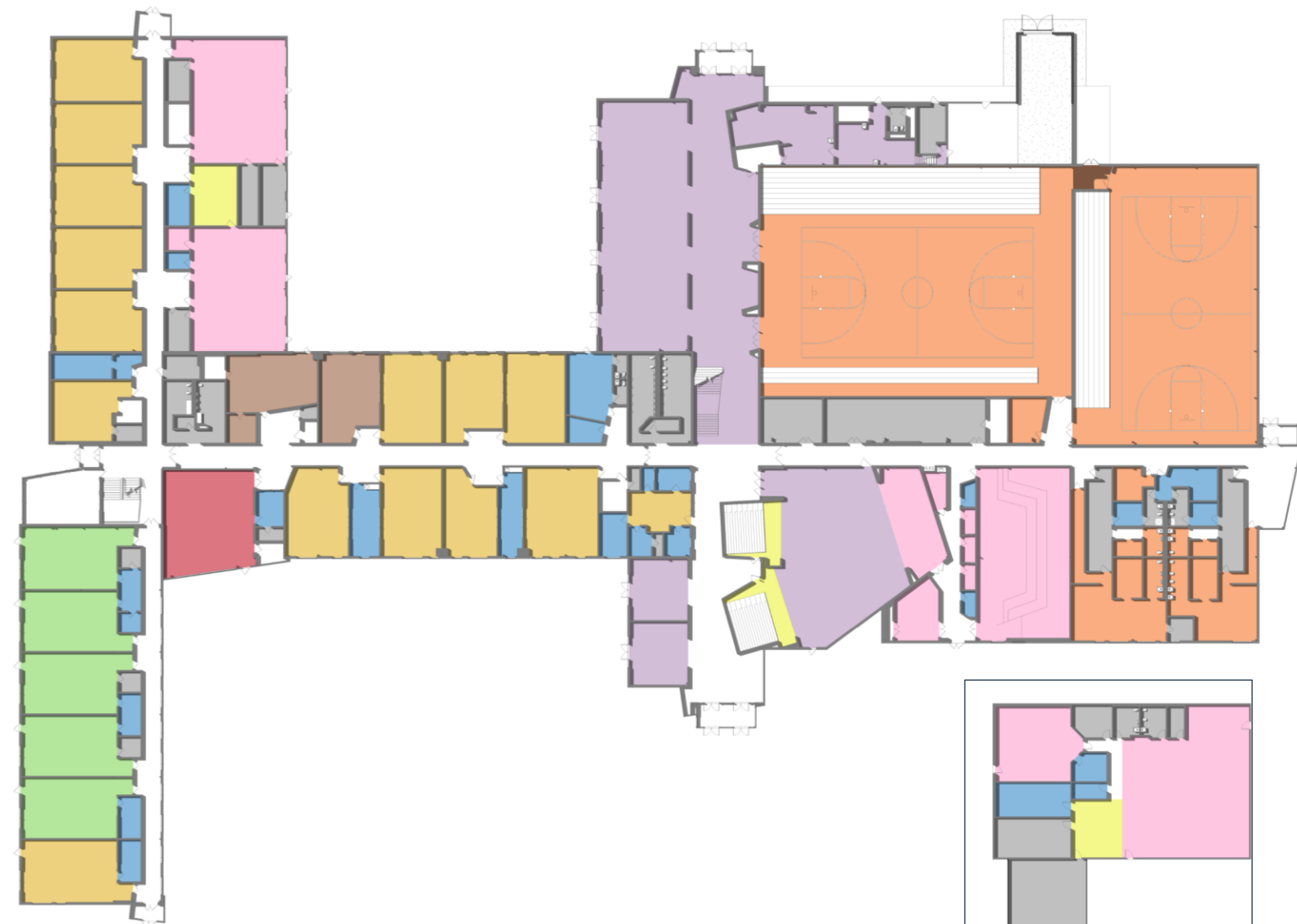
$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{506}{712}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{506}{801}$$



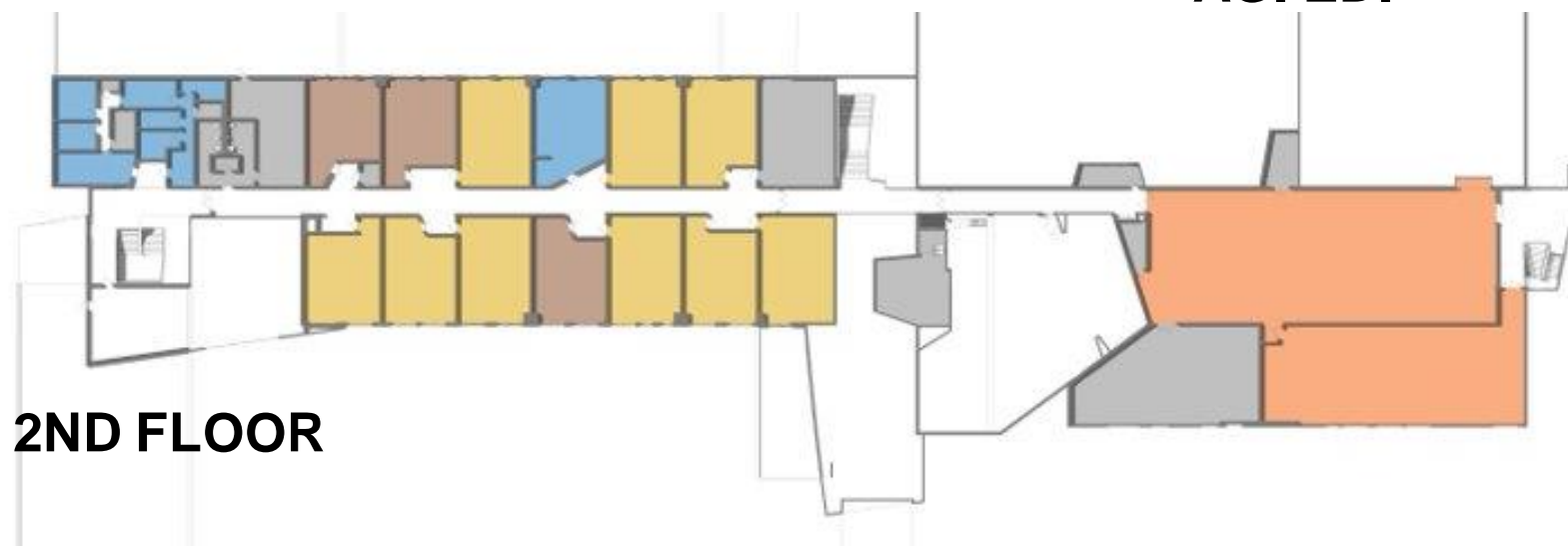
Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



1ST FLOOR

AG. ED.



2ND FLOOR

$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{623}{780}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{623}{912}$$



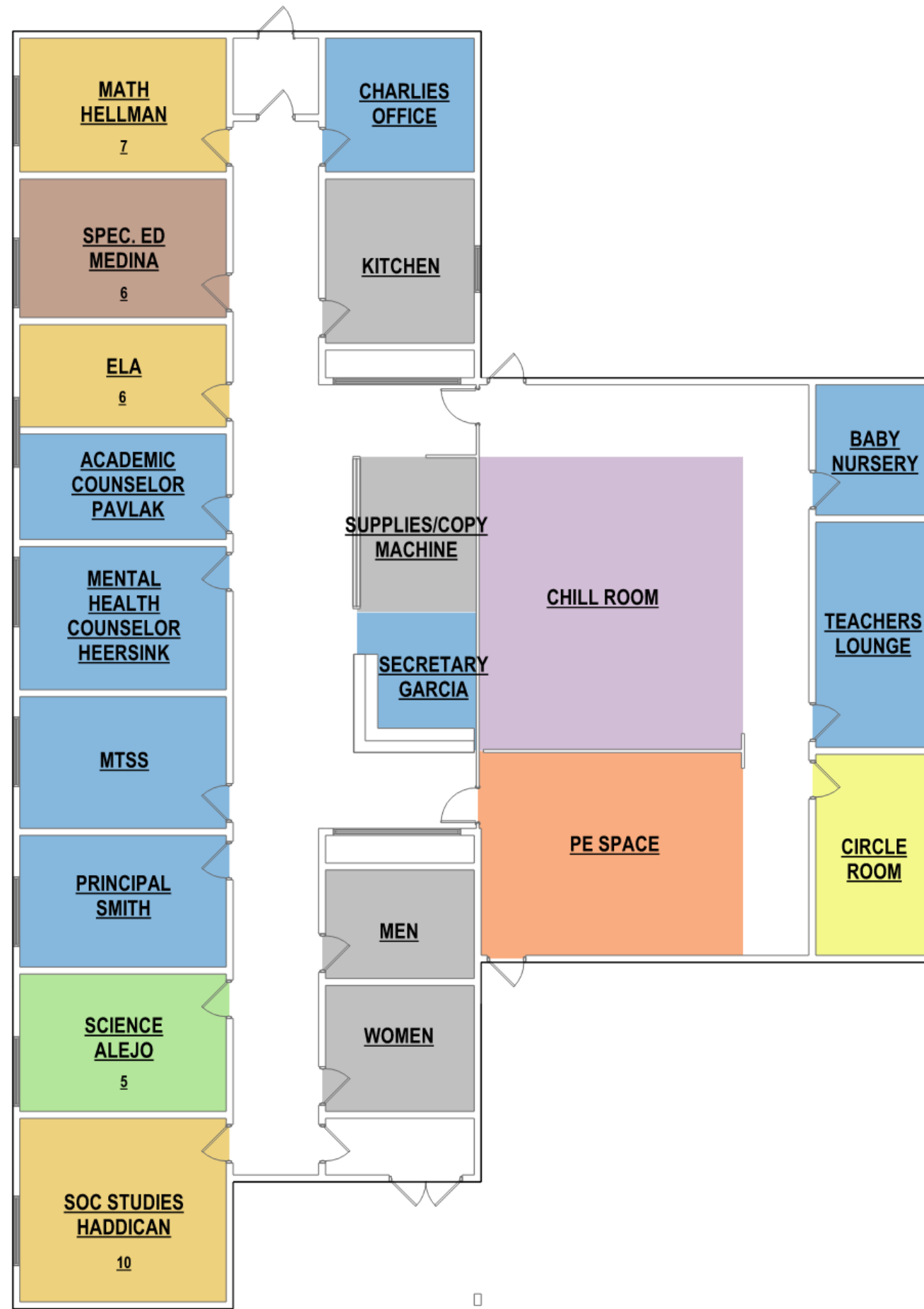
Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- PE / Athletics
- Special Education
- Support

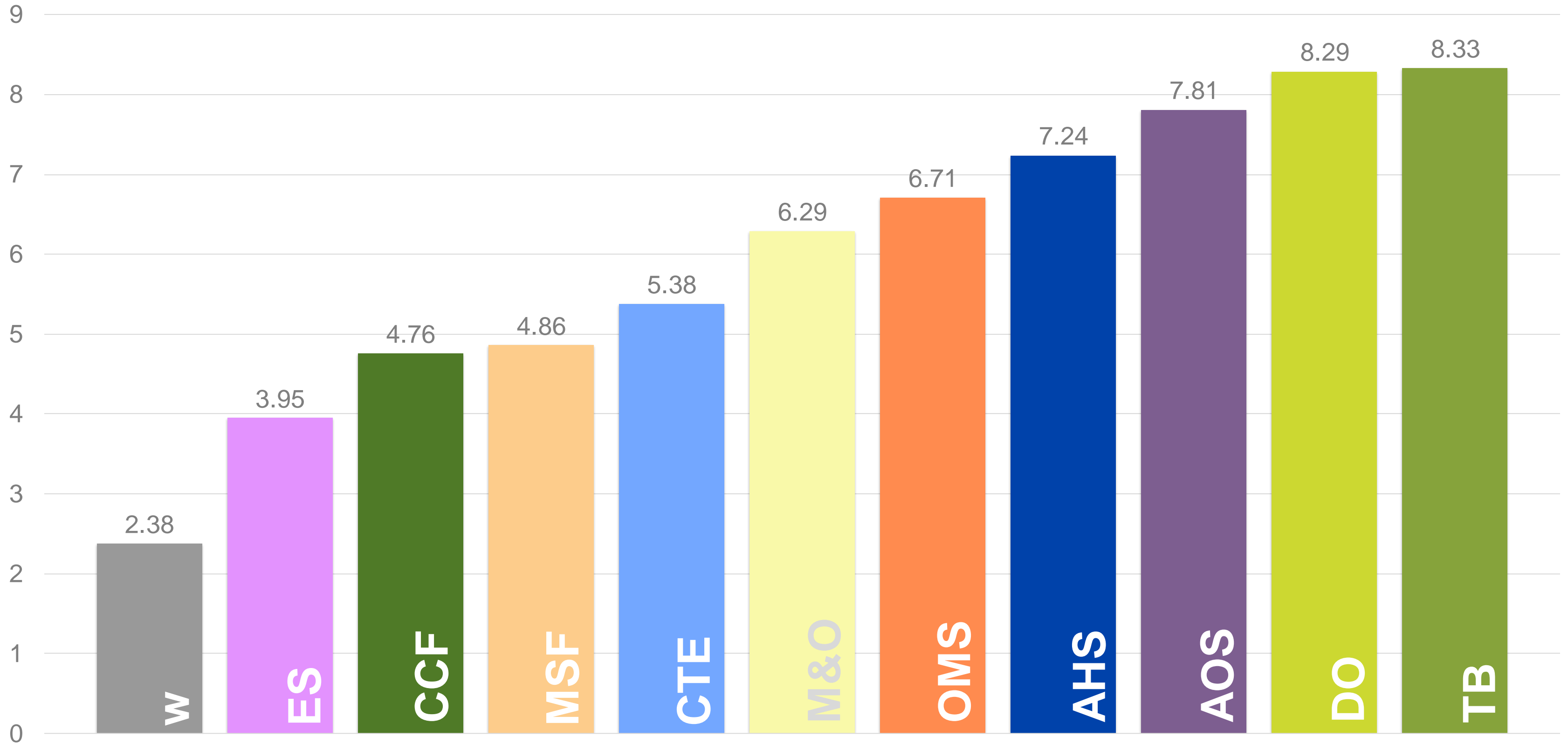
Enrollment
Capacity

=

45
34



1. AS YOU RANKED THE PROJECTS, LEAST PRIORITY TO HIGHEST



DO
2.1

BUILD NEW
\$7 to 9M

AOS
2.1

BUILD NEW
\$10 to 12M

TB
2.1

BUILD NEW
\$9 to 12M

\$\$\$\$\$



NOTES

DO
More centrally located

AOS
Create an appropriately sized building with room to grow on site
Centrally located in town but away from Middle School

TB
Create a more functional and usable building



DO
1.0

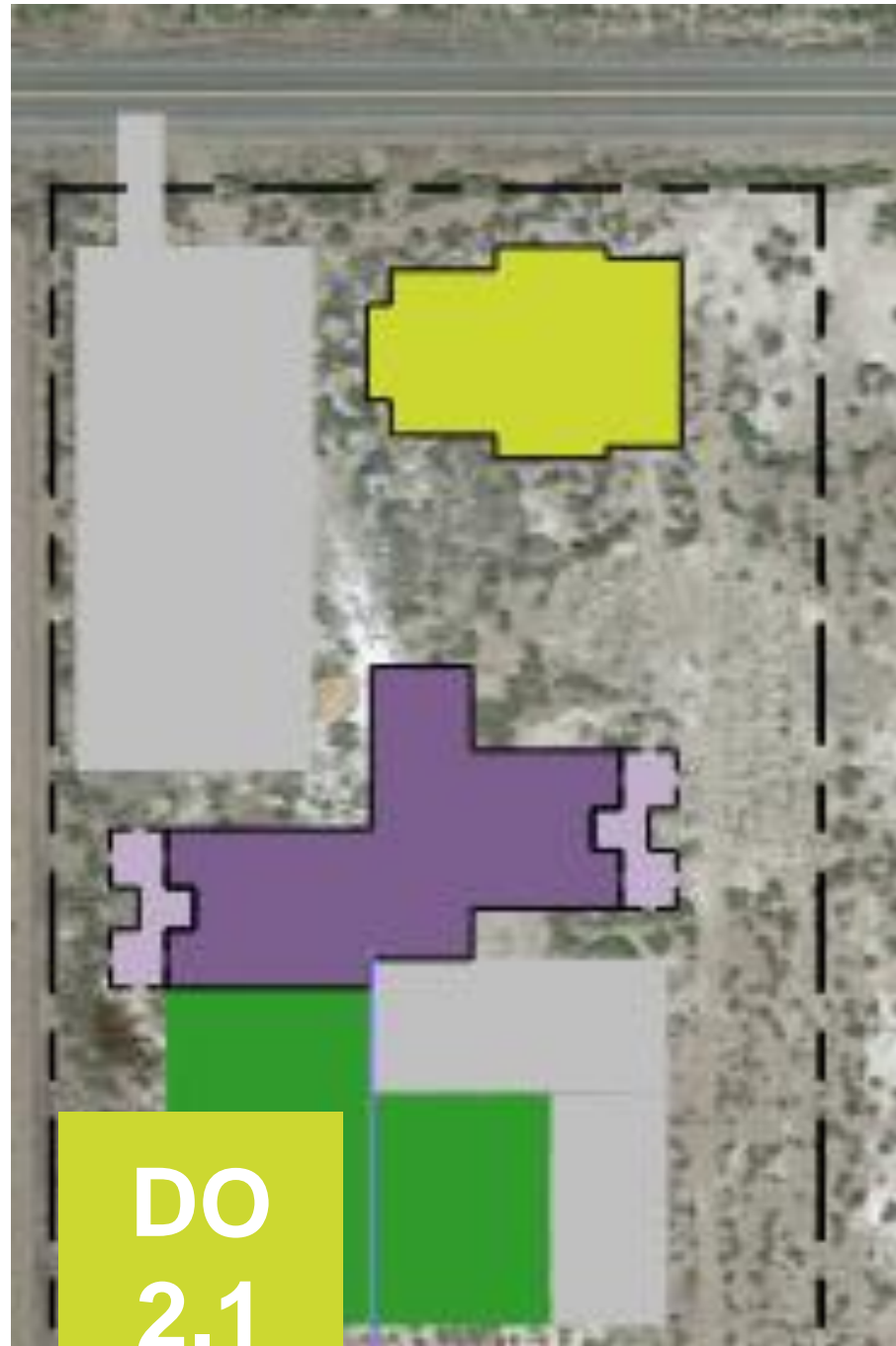
LEASE PROPERTY
COST VARIES

DO
2.1

BUILD NEW @10TH
\$7 to 9M

DO
2.2

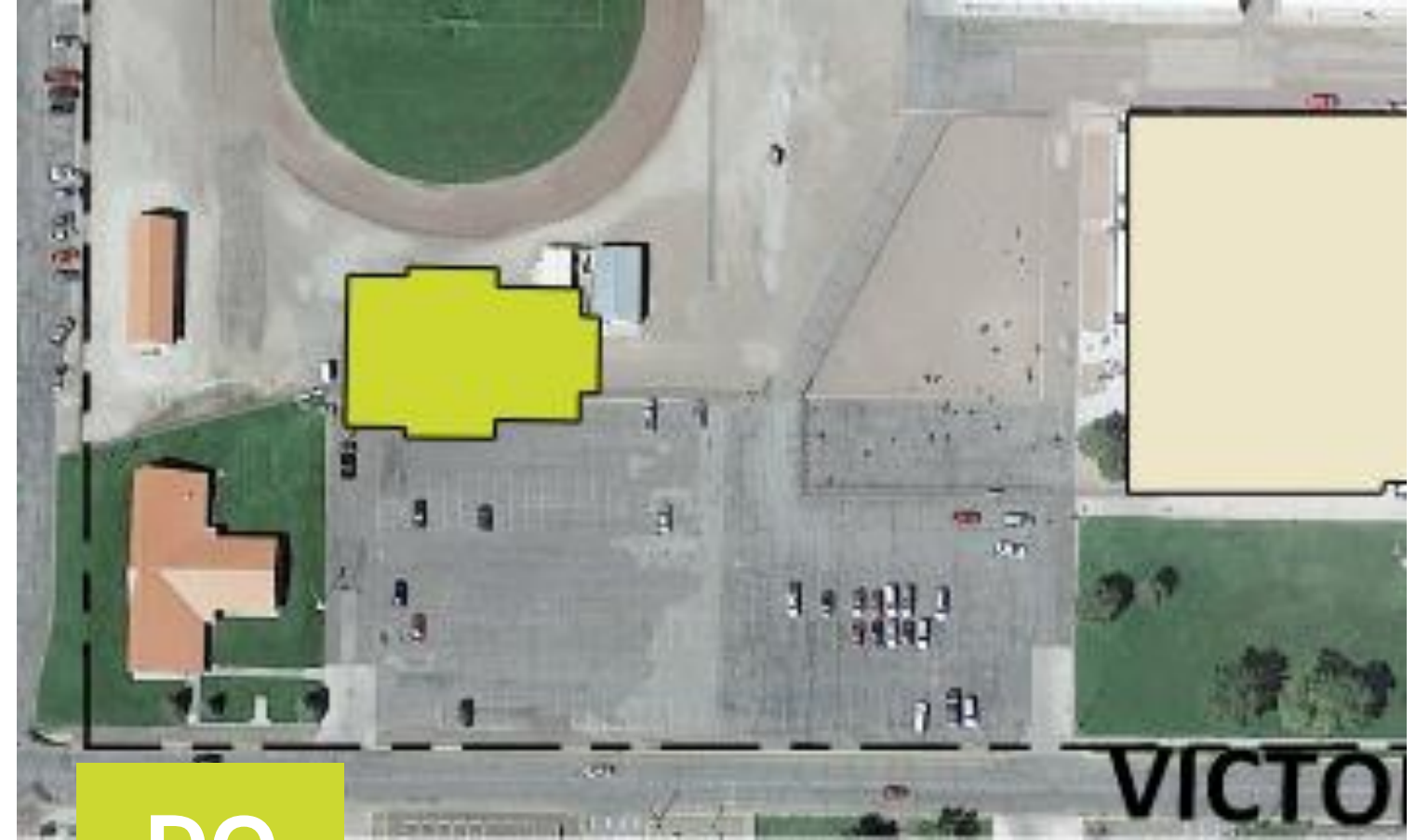
BUILD NEW @OMS
\$7 to 9M



DO
2.1

NOTES

More centrally located
Own Property – long-term stability



DO
2.2

NOTES

More centrally located
Some Synergy with School Site
Own Property – long-term stability

DO
2.3

**OTHER SITE IN
DISTRICT OR TOWN?**



**DO
3.0**

**A|R ORIGINAL
DISTRICT OFFICE**

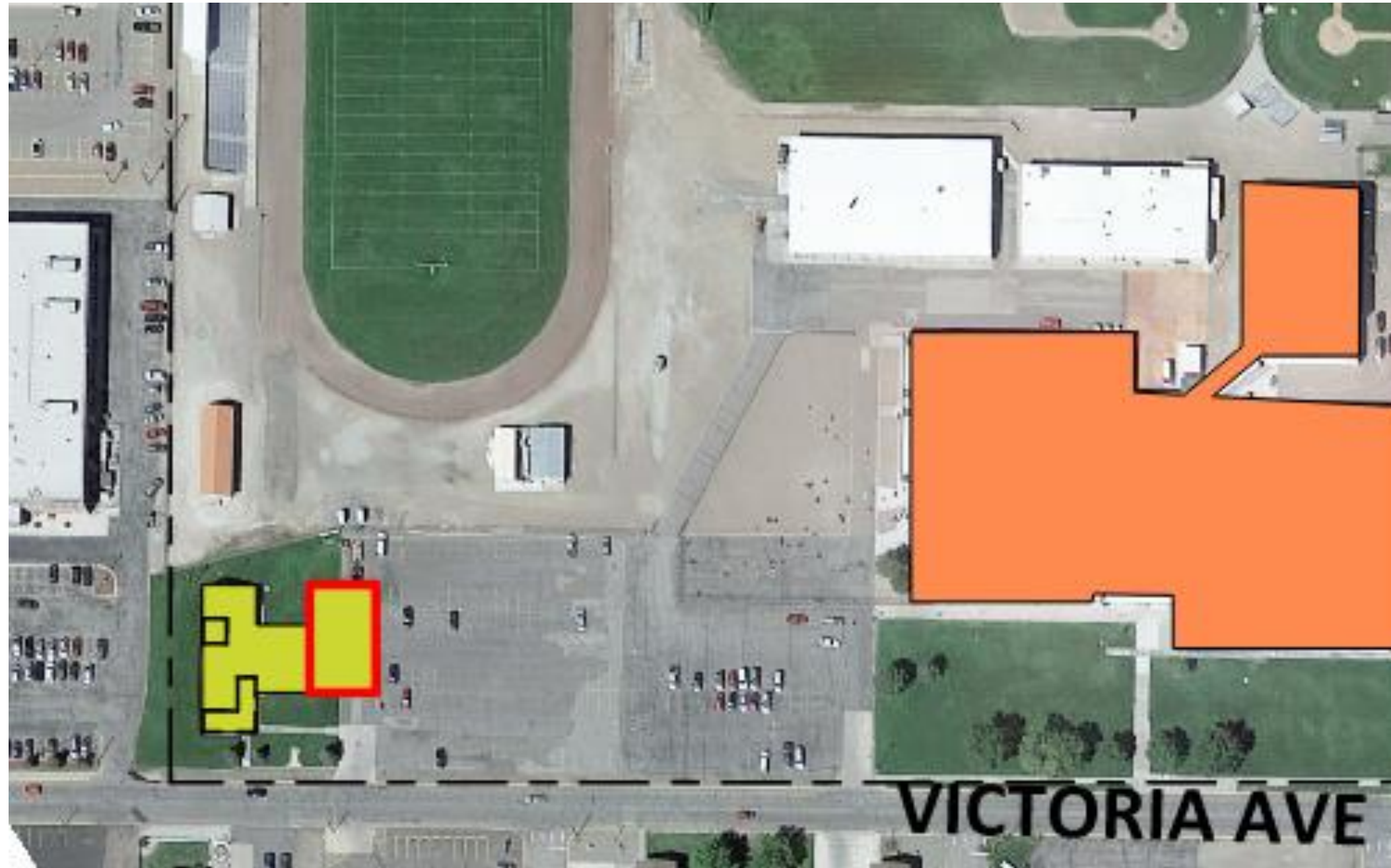
4,025 SF ADD

1,000 SF MAJ R

5,545 MIN R

10,570 TOTAL SF

\$4 to 6M



NOTES

More centrally located

Some Synergy with School Site

Own Property – long-term stability

Utilizes existing building, less expensive than new build



**DO
1.0**

**LEASE PROPERTY
COST VARIES**

**DO
2.1**

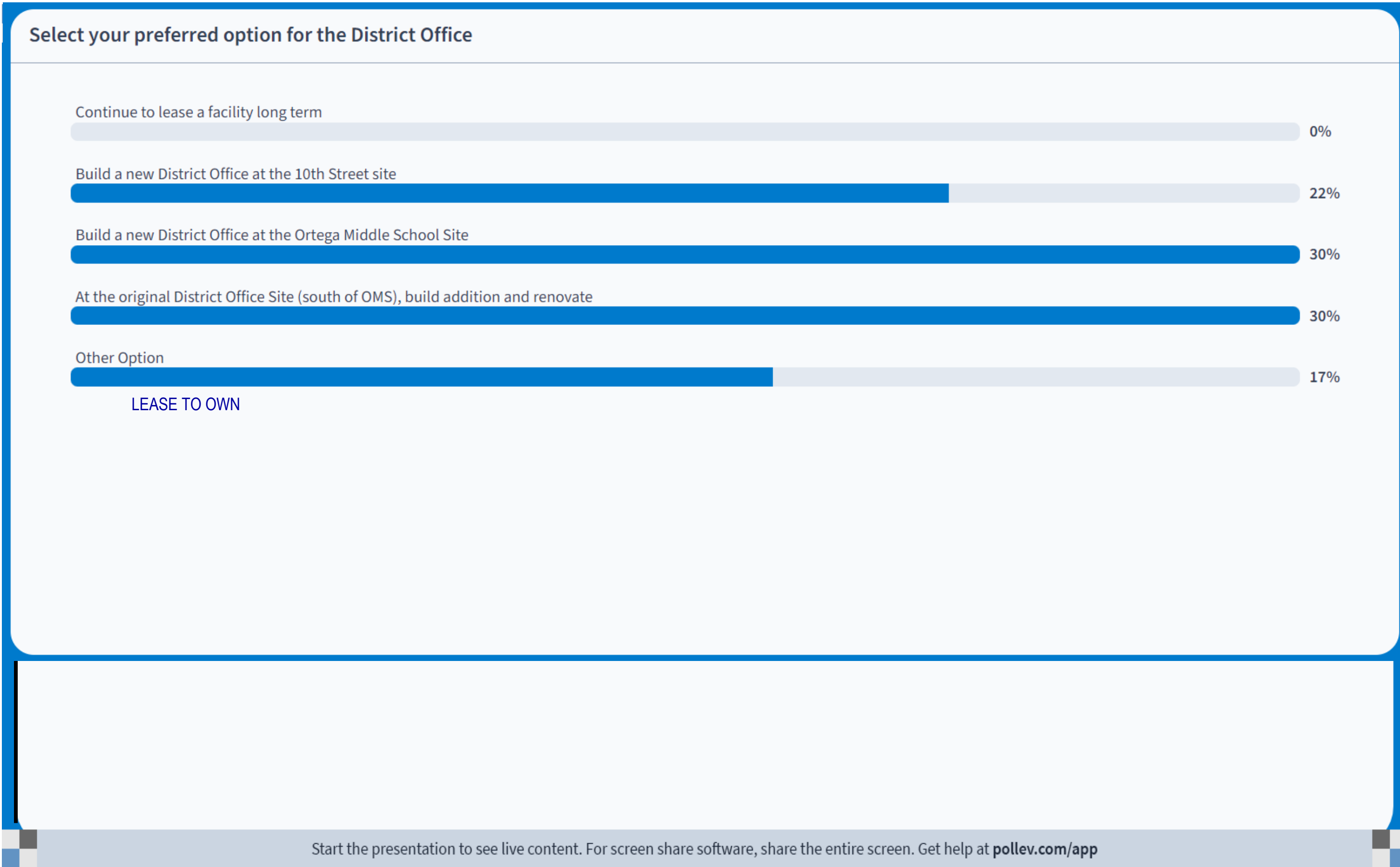
**BUILD NEW @10TH
\$7 to 9M**

**DO
2.2**

**BUILD NEW @OMS
\$7 to 9M**

**DO
3.0**

**AJR ORIGINAL DO
\$4 to 6M**



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**TB
1.0**

AIR @ CURRENT SITE
\$4 to 7M

**TB
2.1**

BUILD NEW @10TH
\$10 to 12M

**TB
2.2**

BUILD NEW @AHS
\$10 to 12M

\$\$\$\$\$



**TB
1.0**

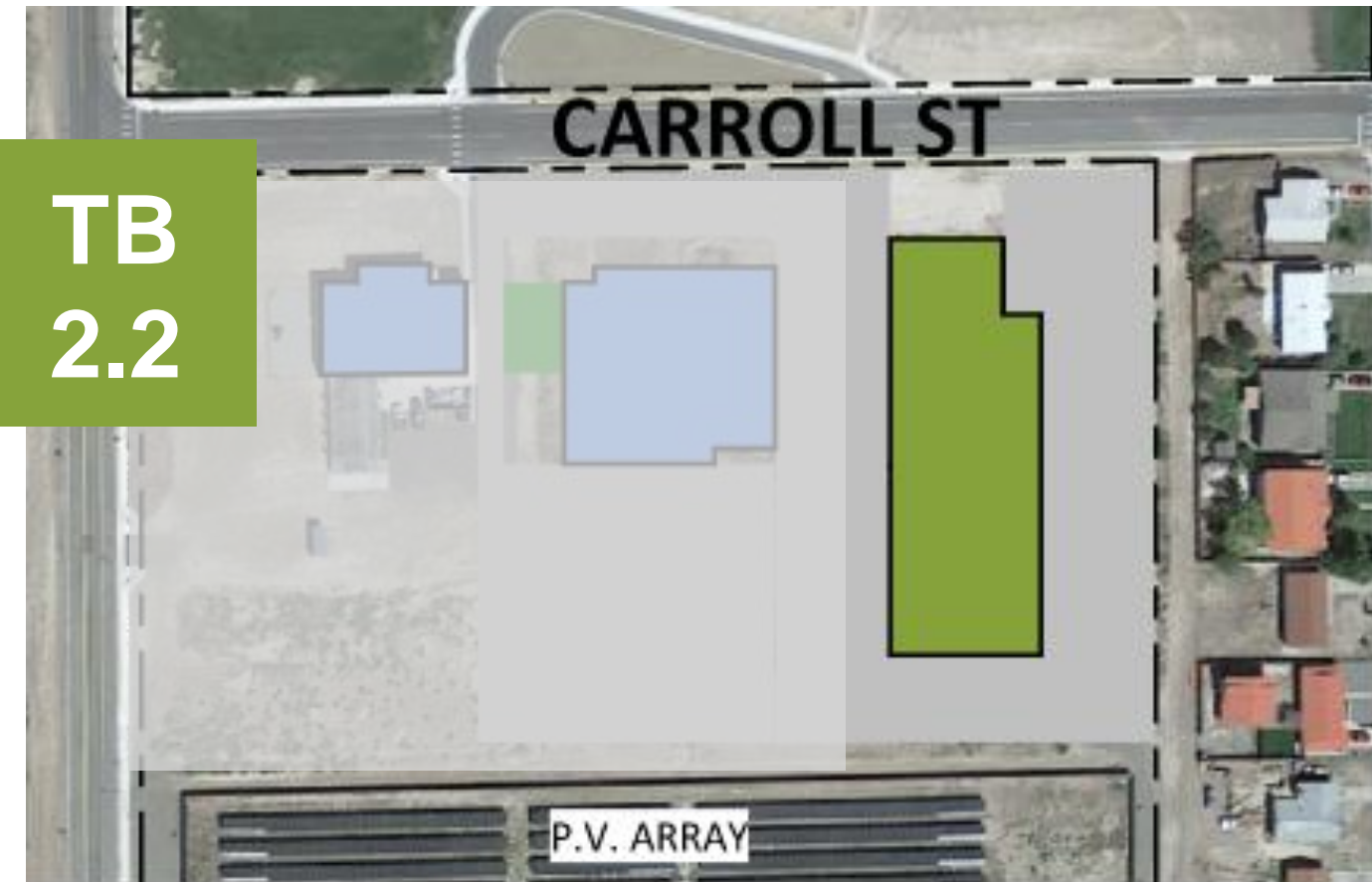
NOTES

TB 1.0 = 3,750 SF ADD; 22,500 SF RENO
Will need to adjust during construction
Site has space constraints
Additional paving will be required for testing/training pad

TB 2.0 = 26,250 SF
Metal building construction
More central locations
Paving will be required for testing/training pad



**TB
2.1**



**TB
2.2**



**TB
1.0**

AIR @ CURRENT SITE
\$4 to 7M

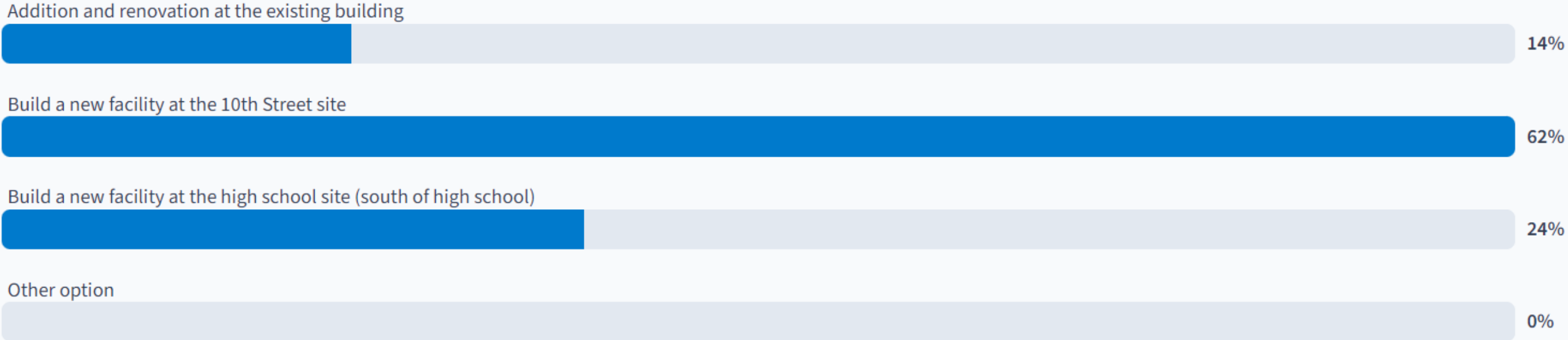
**TB
2.1**

BUILD NEW @10TH
\$10 to 12M

**TB
2.2**

BUILD NEW @AHS
\$10 to 12M

Select your preferred option for the Transportation Building



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



M&O
1.0

**MOVE TO
TRANSPORTATION
FACILITY**

\$0 to 2M
(maintenance costs)



NOTES

Won't require renovation

A lot of M&O functions are already on this site

If TB moves out, a good utilization of this property

\$ - \$\$



**AOS
1.0**

AJR TO EXISTING
\$5 to 8M

**AOS
2.1**

BUILD NEW @10th
\$10 to 12M

**AOS
2.2**

**BUILD NEW
ADJACENT TO HS**
\$10 to 12M

\$\$\$\$\$

**AOS
1.0**



NOTES Good option for BEST grant award

Remodel existing location and build addition to accommodate required growth

1.0 – utilizes existing building
Limits future growth

AJR
6,500 SF MAJ R; 9,405 SF ADD

**AOS
2.1**



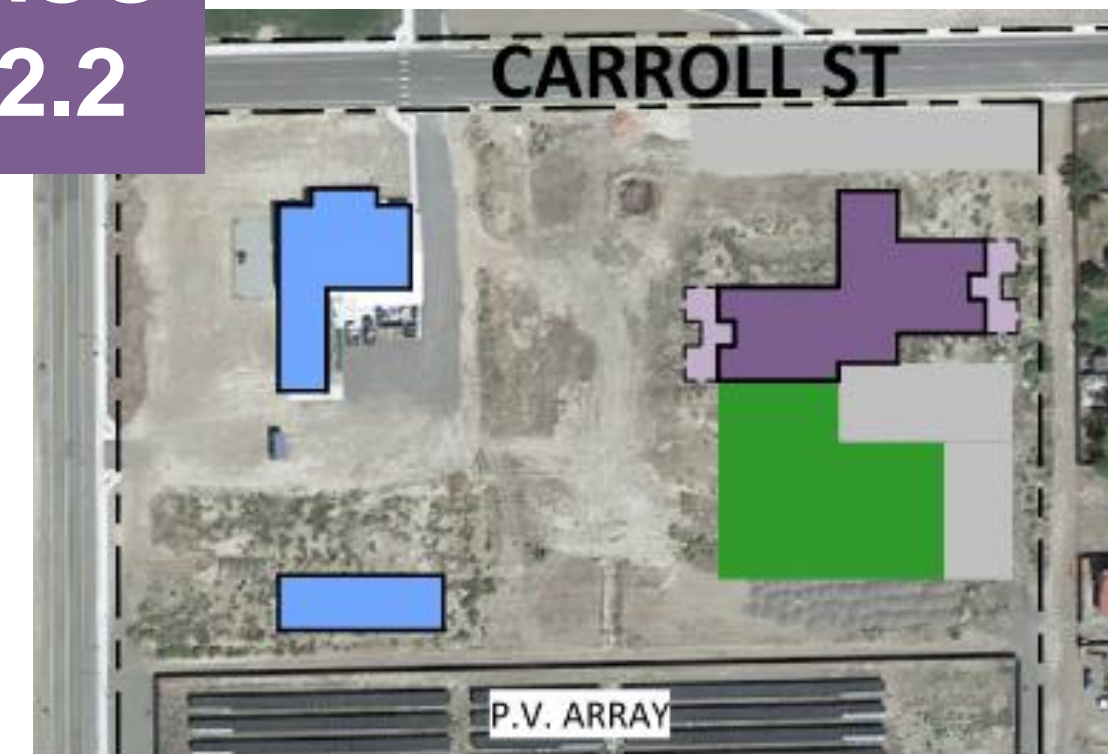
NOTES Good option for BEST grant award
Create new building to accommodate need for 6-12 students safely and comfortably

2.1 – Building on 10th will provide a unique campus
Plenty of space for growth

2.2 – Create synergy with high school and CTE
Established site
Limited growth space

NEW
15,300 SF

**AOS
2.2**



**AOS
1.0**

AJR TO EXISTING
\$5 to 8M

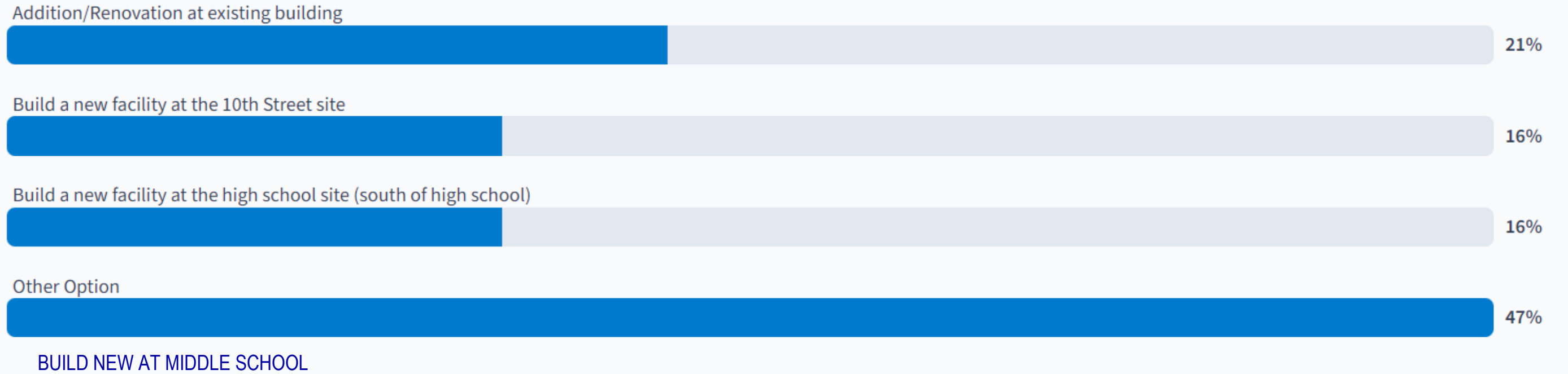
**AOS
2.1**

BUILD NEW @10th
\$10 to 12M

**AOS
2.2**

BUILD NEW @HS
\$10 to 12M

Select your preferred option for the Alternative school



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**AHS
1.0**

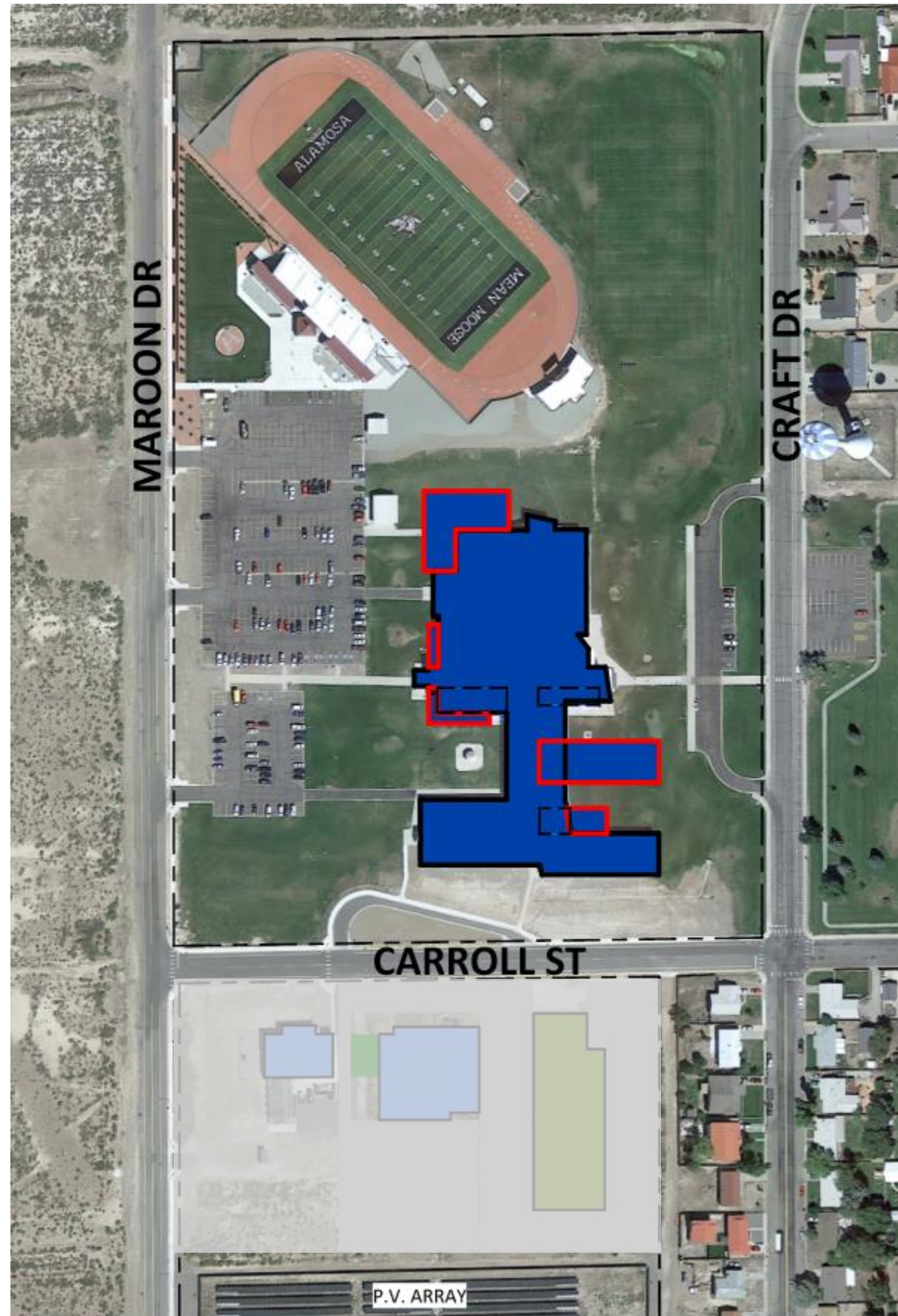
MAINTENANCE
\$2 to 11.2M

**AHS
2.0**

A|R

23,640 SF ADD
3,730 SF MAJ R
12,540 MIN R
39,910 TOTAL SF
\$19 to 21M

\$\$\$



NOTES

Costs for CTE are listed in a different category
Additions include:

- Move wrestling /weight room to first floor; recover existing spaces for other programs, i.e. ROTC or CTE options
- Expand Cafeteria and Kitchen to feed entire school lunch
- Improve learning environment with more collaborative spaces and North/South Classrooms

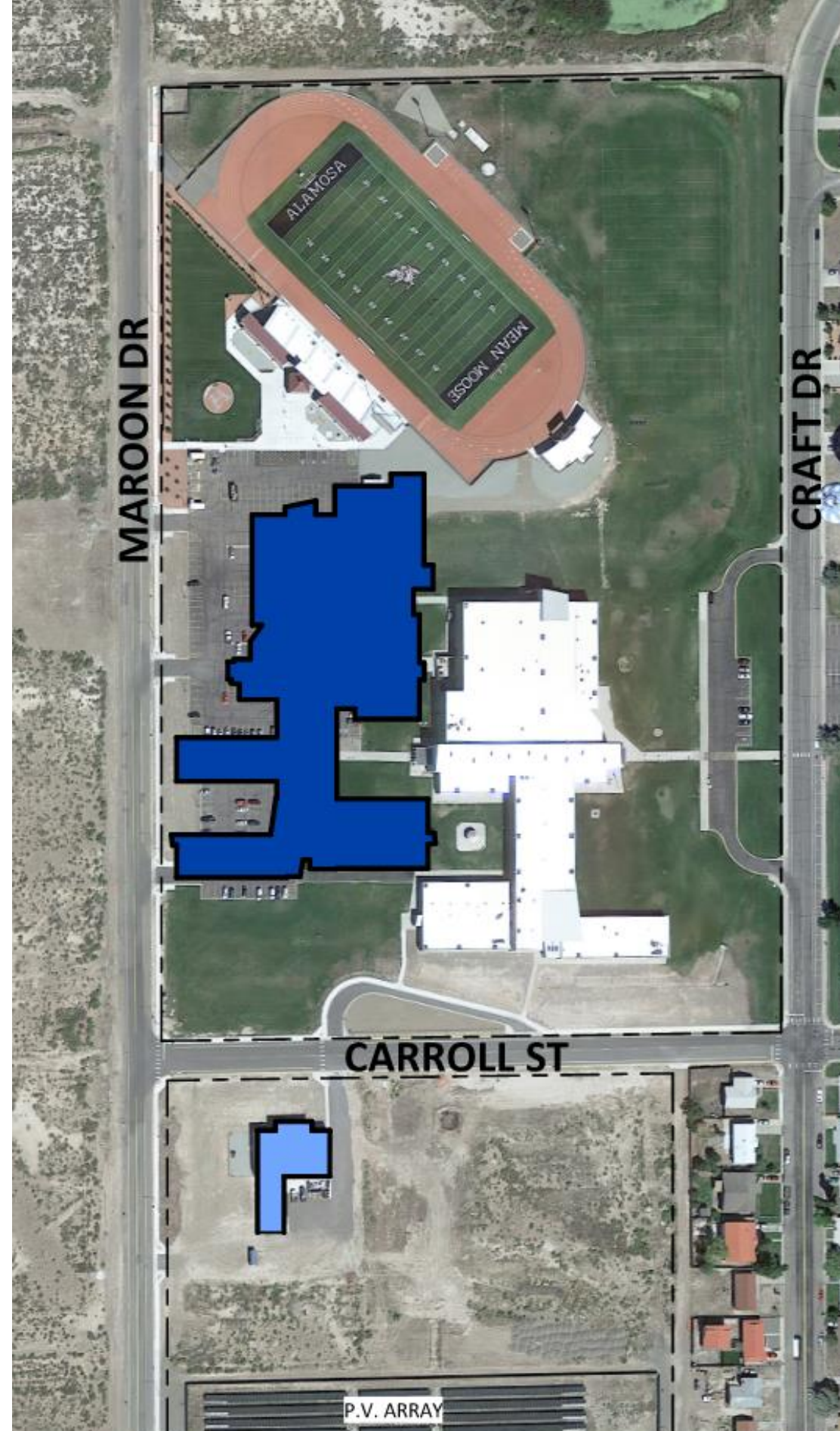


**AHS
3.0**

**REPLACEMENT
SCHOOL**

\$100 to 120M

\$\$\$\$\$\$



NOTES

- Costs for CTE are listed in a different category
- Relocate parking at east side of site
- Not likely a BEST Funded project



**AHS
1.0**

MAINTENANCE
\$2 to 11.2M

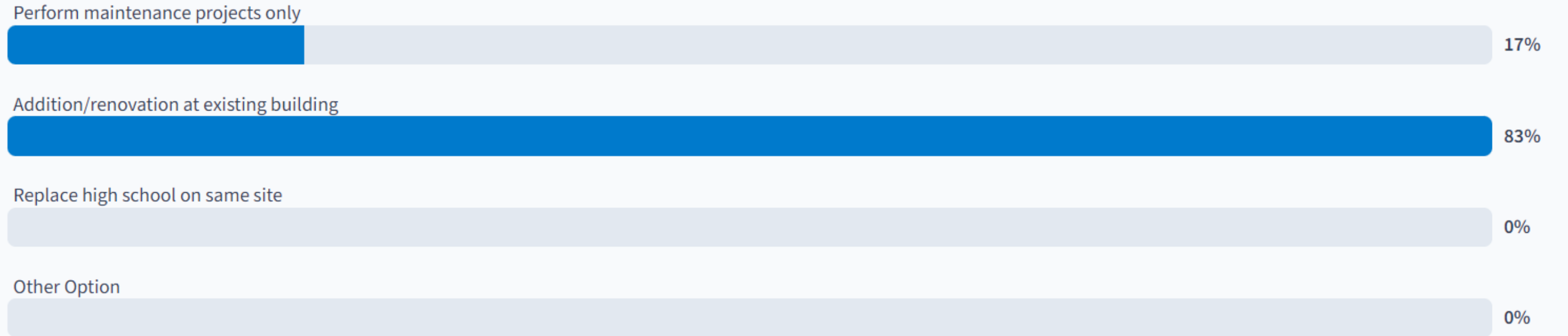
**AHS
2.0**

AJR
\$19 to 21M

**AHS
3.0**

**REPLACEMENT
SCHOOL**
\$100 to 120M

Select your preferred option for the high school



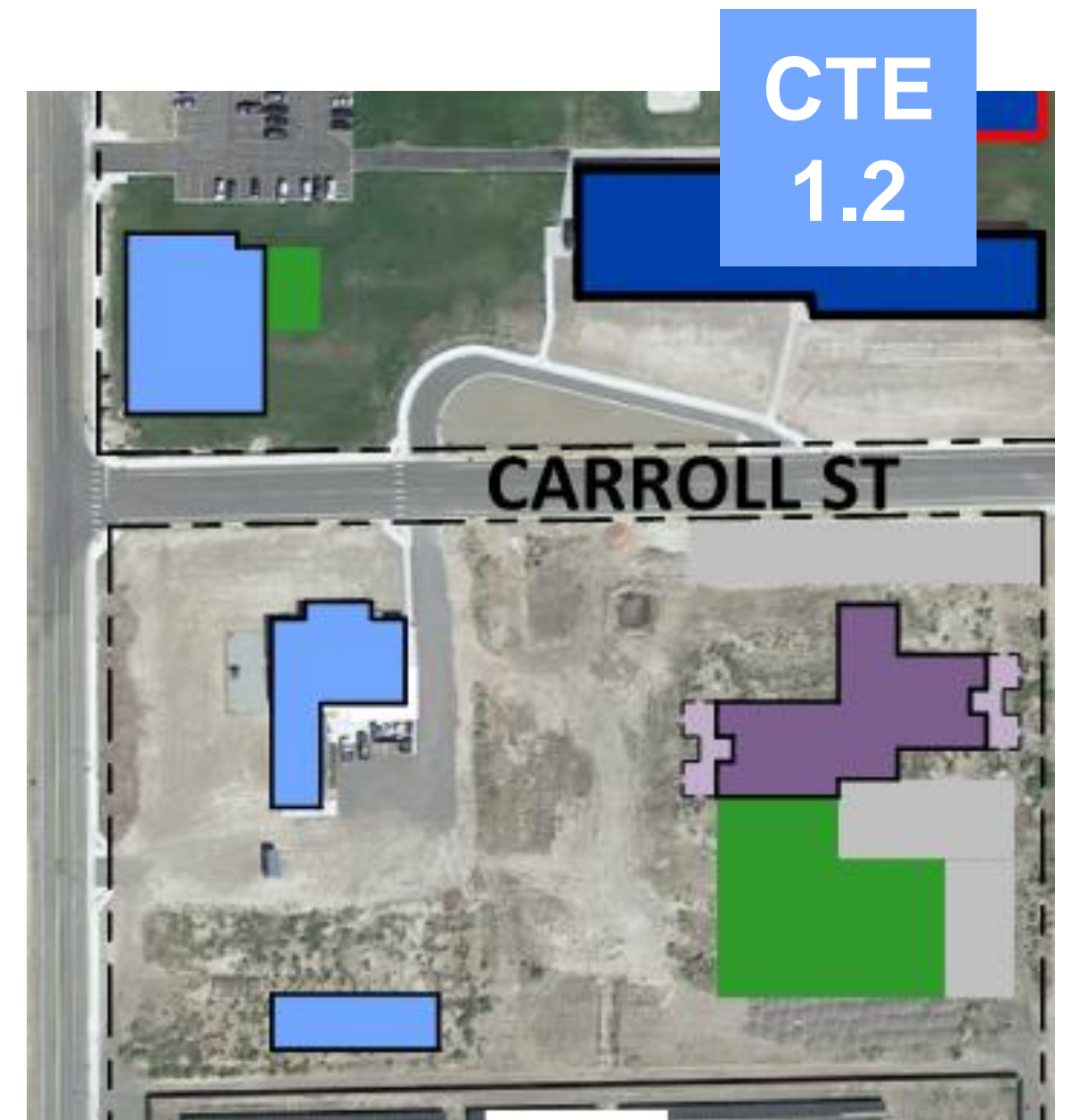
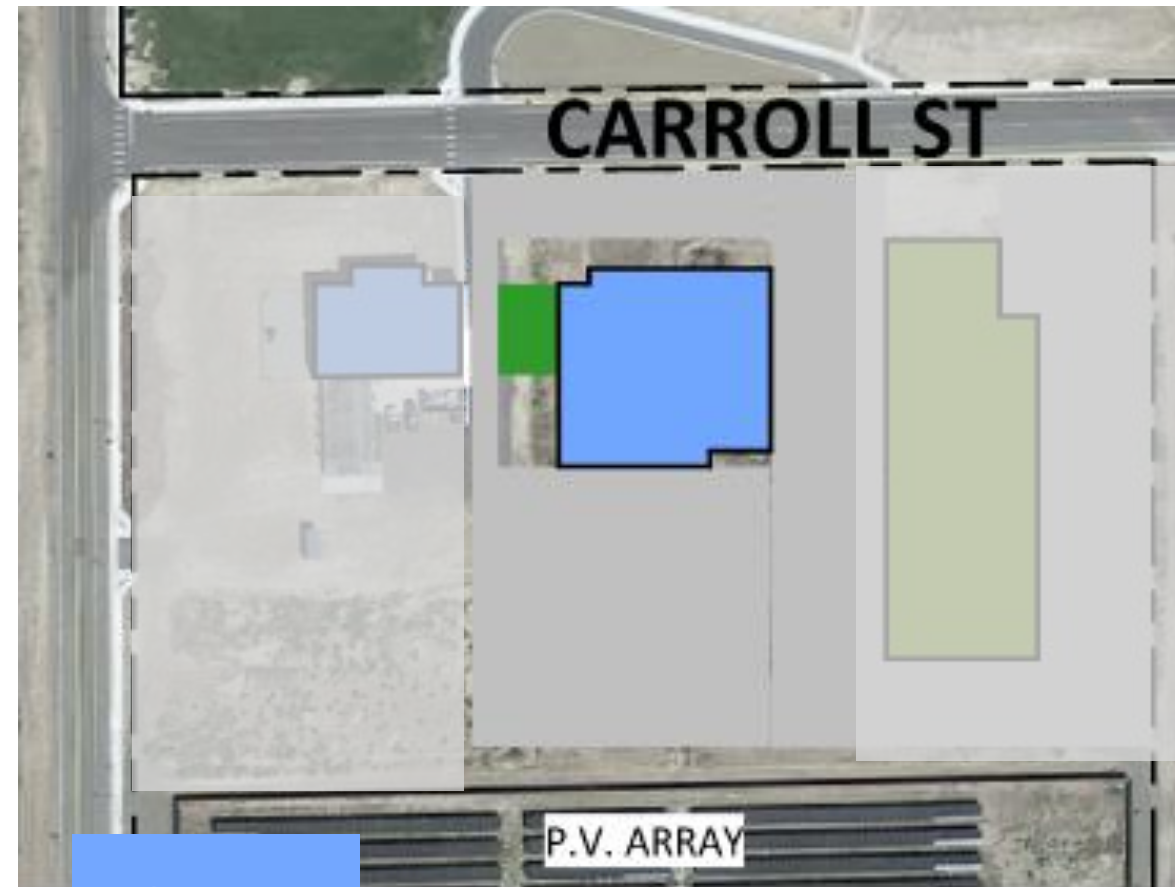
Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



NOTES

- 1.0 – Metal Building construction
If TB is near, could be part of CTE; but site is crowded
- 1.2 – Metal Building construction
Options shows building w/o auto shop; could put adjacent to Ag Shop for synergy of programs



**CTE
1.1**

BUILD NEW @AG
\$10 to 13M

**CTE
1.2**

BUILD NEW @AHS
\$10 to 13M

**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING**
INTEGRATED INTO
CTE – no add. cost

\$\$\$\$\$

**CTE
1.0**

**CCF
1.0**

**TB
2.2**

BUILD NEW @AHS
\$10 to 13M

CTE PROGRAMS
Auto Shop
Consumer & Family
Health Professions
Business (remain in HS)

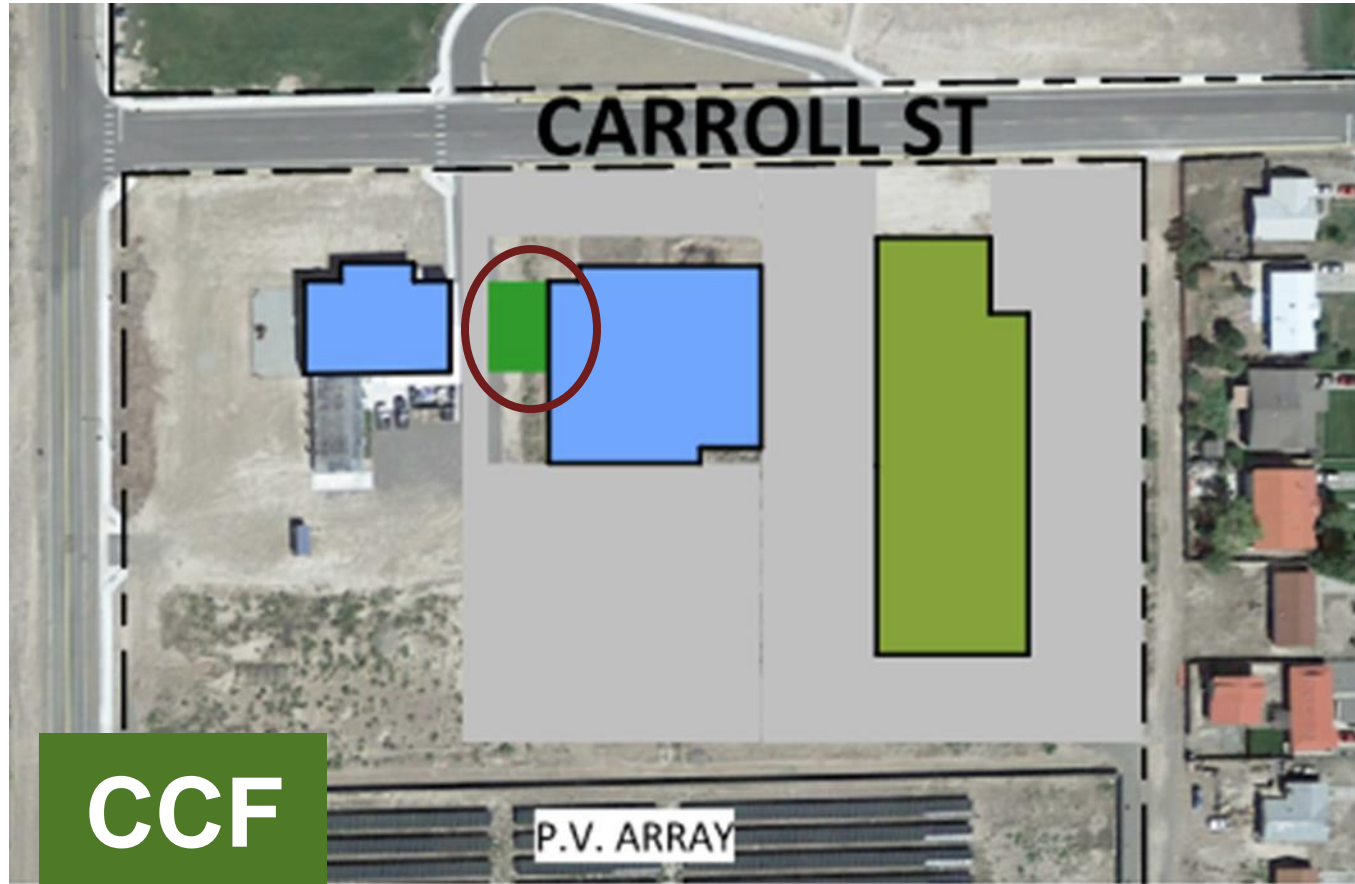


**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING
INTEGRATED INTO
CTE – no add. cost**

**CCF
2.0**

**MOVE INTO OLD
ADMIN
\$2 to 4M**

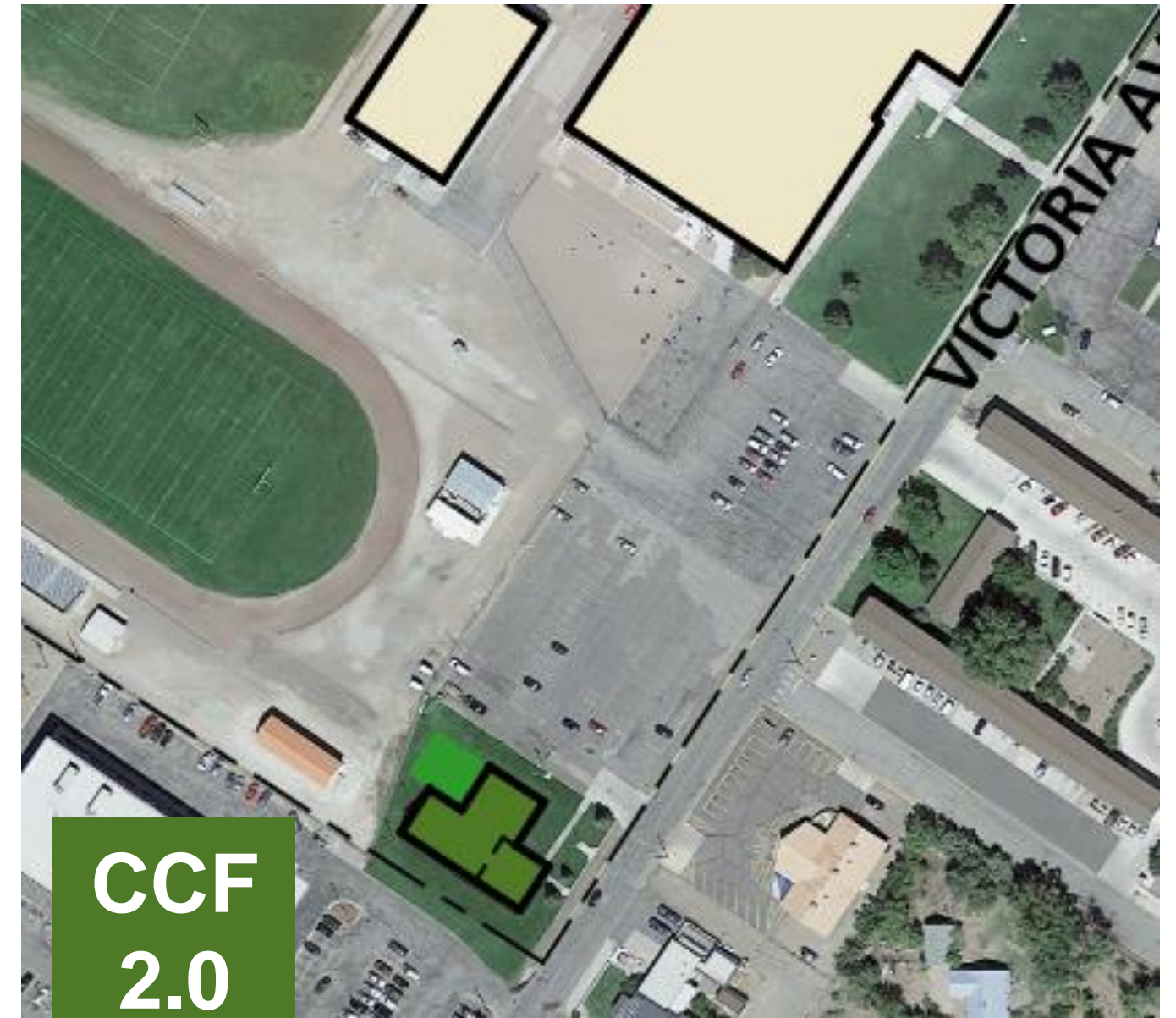


**CCF
1.0**

NOTES

○ Integrated into new CTE Building
Centrally located within the district

\$\$\$\$\$



**CCF
2.0**

NOTES

Some renovation will be required for licensing; if valid option, these numbers may be modified
Will need to add a fenced playfield
Central location amongst schools and town



**CTE
1.1**

BUILD NEW @AG
\$10 to 13M

**CTE
1.2**

BUILD NEW @AHS
\$10 to 13M

Select your preferred option for CTE (Career Technical Education)



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING**

**INTEGRATED INTO
CTE BUILDING –**

no additional cost if new
CTE building built

**CCF
2.0**

**MOVE INTO OLD
ADMIN**

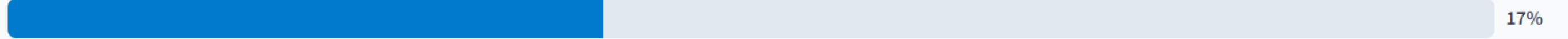
\$2 to 4M

Select your preferred option for the Staff Childcare Facility

Build space integrated into a new CTE Building



Move into old Administration Building (Alt school) and renovate



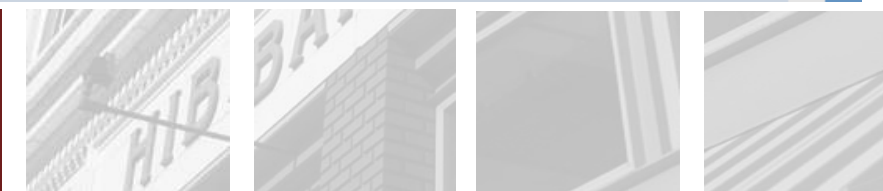
Other Option:



PART OF DISTRICT OFFICE LEASE TO OWN
BUILD WITH DISTRICT OFFICE - AT OMS SITE

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**OMS
1.0**

MAINTENANCE
\$5 to 11M

**OMS
2.0**

A|R EXISTING BLDG.
5,350 SF ADD
12,850 SF MAJ R
115,500 MIN R
133,700 TOTAL SF
\$30 to 38M

\$\$\$\$\$



**OMS
2.0**

NOTES

- Costs include out buildings
- Refresh entire building (which some has been done)
- Move elements, like toilets to center of building and classrooms out to utilize daylight
- Upgrade gymnasium lockers and restroom



**OMS
3.0**

**REPLACEMENT
SCHOOL**

\$80 to 90M

**MSF
1.0**

**NEW CONCESSIONS
& RESTROOMS**

\$3 to 4M

\$\$\$\$\$\$



NOTES

Size of new building does not include second gymnasium or auditorium
Multi-use space would have to be considered or build new school and incorporate gyms and auditorium

**MSF
1.0**

NOTES

New toilets, concession and locker room with toilet and shower
Location TBD based on other choices with Master Plan



**OMS
1.0**

MAINTENANCE
\$5 to 11M

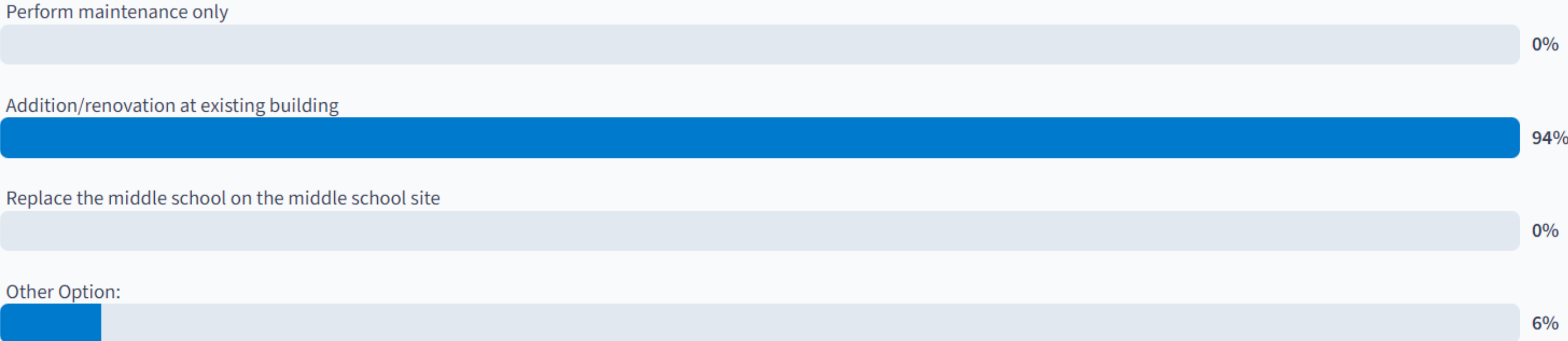
**OMS
2.0**

A|R EXISTING BLDG.
\$30 to 38M

**OMS
3.0**

**REPLACEMENT
SCHOOL**
\$80 to 90M

Select your preferred option for Ortega Middle School



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



ES
1.0

**REQUIRED
MAINTENANCE**

\$1 to 5.5M

PRICE = COMBINED
COSTS FOR BOTH
SCHOOLS

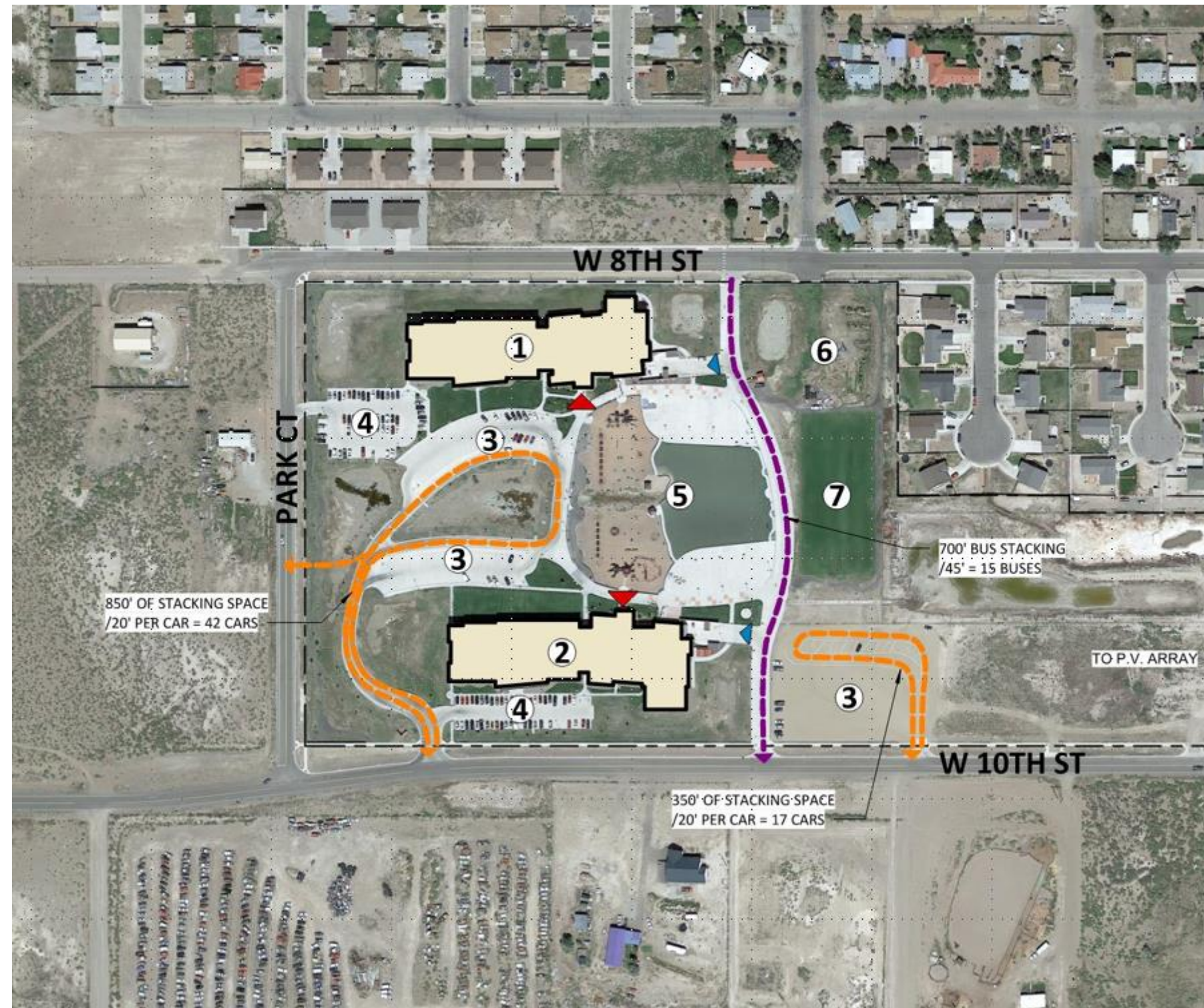
ES
2.0

SITE IMPROVEMENTS

\$500,000 or less

PAVE SIDE LOT

\$\$\$\$\$



NOTES



W
1.0

SELL PROPERTY
+++

W
2.0

**MAINTENANCE +
LEASE**
\$1 to 1.5M

W
3.0

OTHER
???

\$\$\$



NOTES





Questions?





ALAMOSAS

SCHOOL DISTRICT



Alamosa School District Master Plan

November 7, 2023

Today's Agenda

PAT Meeting #3

1. Current Status & Summary Review
2. Review Building Capacity
3. Review Demographics
4. Master Plan Options



August 2023	September 2023	October 2023	November 2023	December 2023 – Nov. 2024
-------------	----------------	--------------	---------------	---------------------------

Phase A – Discovery & Investigation



Gather Information
Existing Facility Assessment & Verification

Phase B - Synthesis



Planning Assistance Team Kickoff Meeting, October 10
Phase Review and Summary Meeting, October 17

Phase C – Master Plan Options

Finalize Options/Cost Models, November 7
Review Preliminary Master Plan, November 7
Finalize Master Plan Meeting, November 28

Phase D – Master Plan Completion

Submit Final FMP to School Board, December 14

Ongoing FMP Support
Best Grant Application: Jan – Feb. 2024
Bond or MLO Support: March – Nov. 2024



Total for Each Facility (includes all ranks)		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 11,206,271
02	Ortega Middle School	\$ 10,693,097
03	Elementary School 3-5	\$ 2,717,564
04	Elementary School K-2	\$ 2,070,211
05	Waverly Bldg (leased to Otero Jr College)	\$ 2,771,750
06	Bus Barn/Maintenance Facility	\$ 1,897,874
07	Alternative & OnLine School	\$ 1,199,500
	(Note: values above include soft costs, but no escalation)	
	Total (All Ranks)	\$ 32,556,266
	5 years of escalation @ 8%/yr	\$ 47,835,836



Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	2,135,655
02	Ortega Middle School	\$	5,519,808
03	Elementary School 3-5	\$	1,304,100
04	Elementary School K-2	\$	609,783
05	Waverly Bldg (leased to Otero Jr College)	\$	1,951,646
06	Bus Barn/Maintenance Facility	\$	1,434,443
07	Alternative & OnLine School	\$	764,800
(Note: values above include soft costs, but no escalation)			
		Total 0-25	\$ 13,720,236
		3 years of escalation @ 8%/yr	\$ 17,283,546

Ranking of 26-50 indicates the item has failed or is still serviceable, but should be replaced in the next 5 years.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	7,998,460
02	Ortega Middle School	\$	4,954,076
03	Elementary School 3-5	\$	550,231
04	Elementary School K-2	\$	595,641
05	Waverly Bldg (leased to Otero Jr College)	\$	761,501
06	Bus Barn/Maintenance Facility	\$	324,948
07	Alternative & OnLine School	\$	411,413
(Note: values above include soft costs, but no escalation)			
		Total 26-50	\$ 15,596,269
		5 years of escalation @ 8%/yr	\$ 22,916,036

Ranking of 51-100 indicates that the item has failed or is still serviceable, but does not affect student achievement.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	582,576
02	Ortega Middle School	\$	219,213
03	Elementary School 3-5	\$	11,644
04	Elementary School K-2	\$	13,196
05	Waverly Bldg (leased to Otero Jr College)	\$	58,602
06	Bus Barn/Maintenance Facility	\$	133,049
07	Alternative & OnLine School	\$	23,288
(Note: values above include soft costs, but no escalation)			
		Total 51-100	\$ 1,041,568
		5 years of escalation @ 8%/yr	\$ 1,530,405

Ranking of greater than 100 indicates that the item requires attention in a long term approach.			
01	Alamosa High School, Stadium and VOAG Bldg	\$	489,581
02	Ortega Middle School	\$	-
03	Elementary School 3-5	\$	851,590
04	Elementary School K-2	\$	851,590
05	Waverly Bldg (leased to Otero Jr College)	\$	-
06	Bus Barn/Maintenance Facility	\$	5,434
07	Alternative & OnLine School	\$	-
(Note: values above include soft costs, but no escalation)			
		Total >100	\$ 2,198,194
		5 years of escalation @8%/yr	\$ 3,229,868

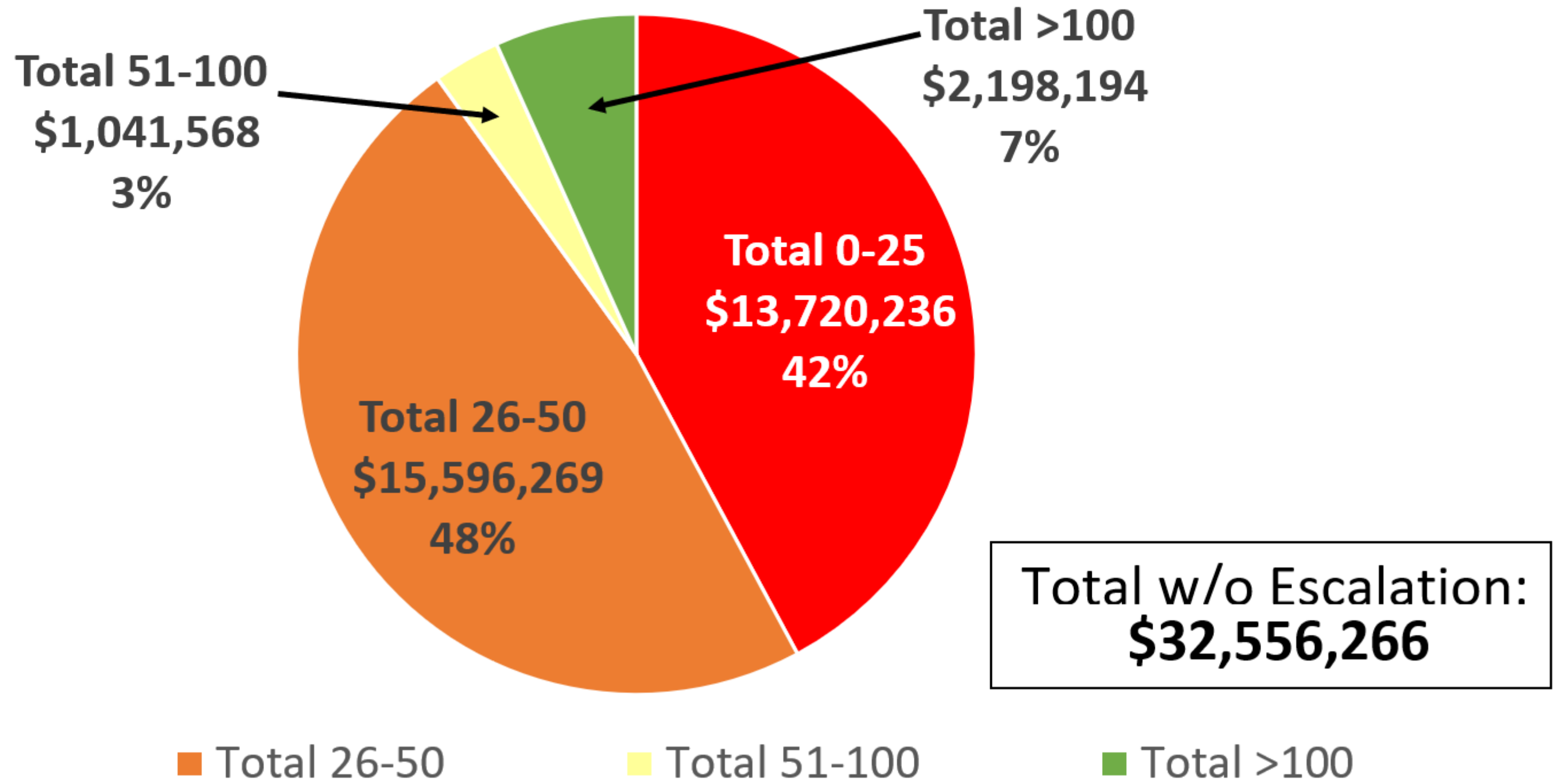
Snapshot on 11.6.2023

Conditions Analysis Matrix





Alamosa School District Deferred Maintenance Ranking (inc. soft cost factor and contingency)

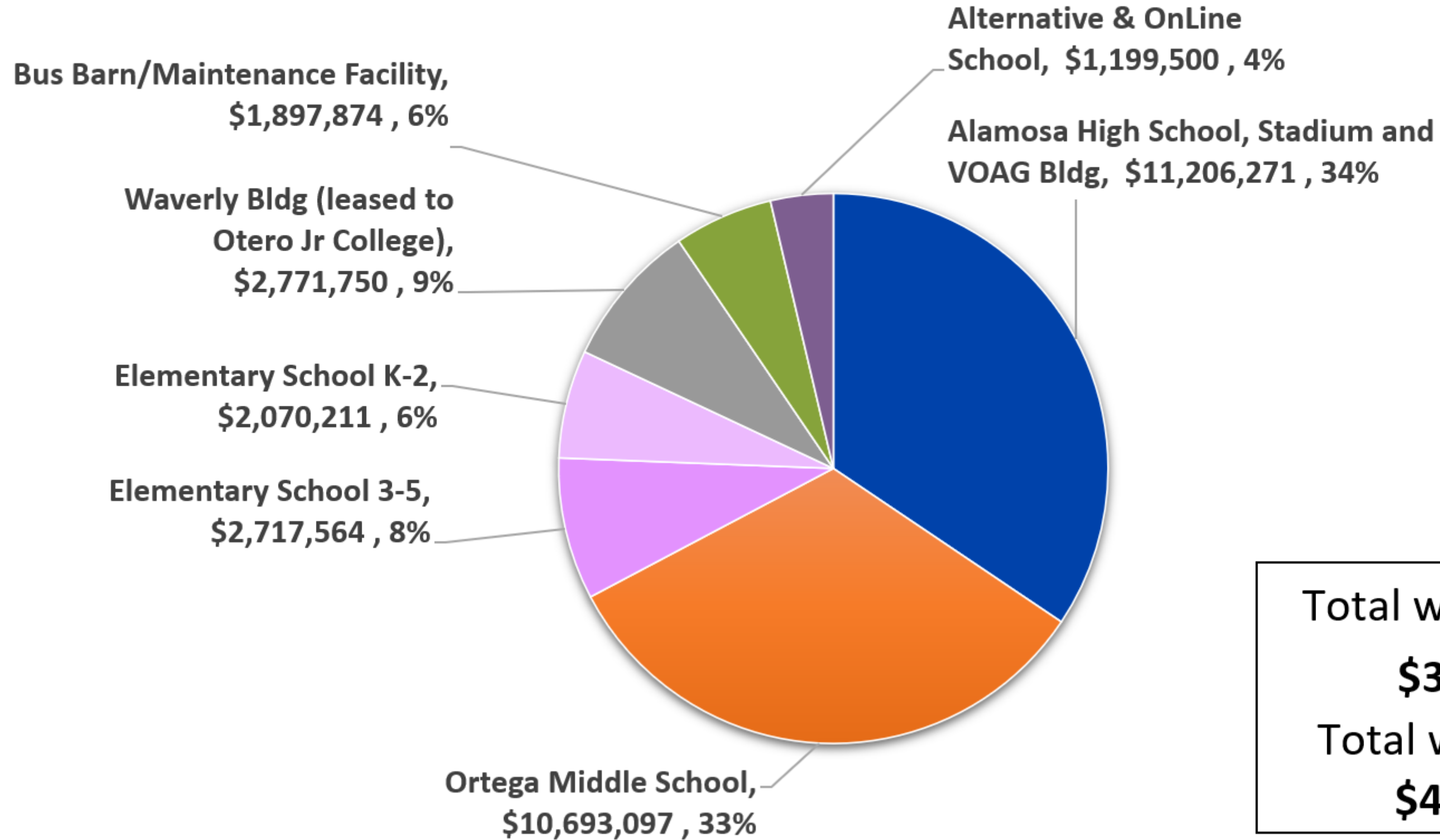


Snapshot on 11.6.2023





Alamosa School District Total Deferred Maintenance (inc. soft cost factor and contingency)



Total w/o Escalation:
\$32,556,266
Total w/ Escalation:
\$47,835,836

Snapshot on 11.6.2023



[B.E.S.T. Building Excellent Schools Today]

What is BEST?

Collaboration by CO legislative leadership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to \$1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dangerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

- 1 BEST Cash Grants [Fund smaller projects]
- 2 BEST Lease Purchase Grants [Fund larger projects]
- 3 BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

**-Safety hazards, health concerns
and security at existing public
school facilities**

-Relieve overcrowding in public
school facilities

-Incorporating technology into the
educational environment

-All other projects

FY23-24 MCS Match: **29%**

Bonding Capacity: **30M**



Alamosa School District - Demographics - Introduction



Shannon L. Bingham

11/6/23

Basic Demographics



Populations and People

Total Population

15,324

P1 | 2020 Decennial Census



Employment

Employment Rate

57.0%

DP03 | 2021 American Community Survey



Families and Living Arrangements

Total Households

5,605

DP02 | 2021 American Community Survey



Income and Poverty

Median Household Income

\$45,124

S1901 | 2021 American Community Survey



Housing

Total Housing Units

6,528

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

7,440

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher

25.1%

S1501 | 2021 American Community Survey



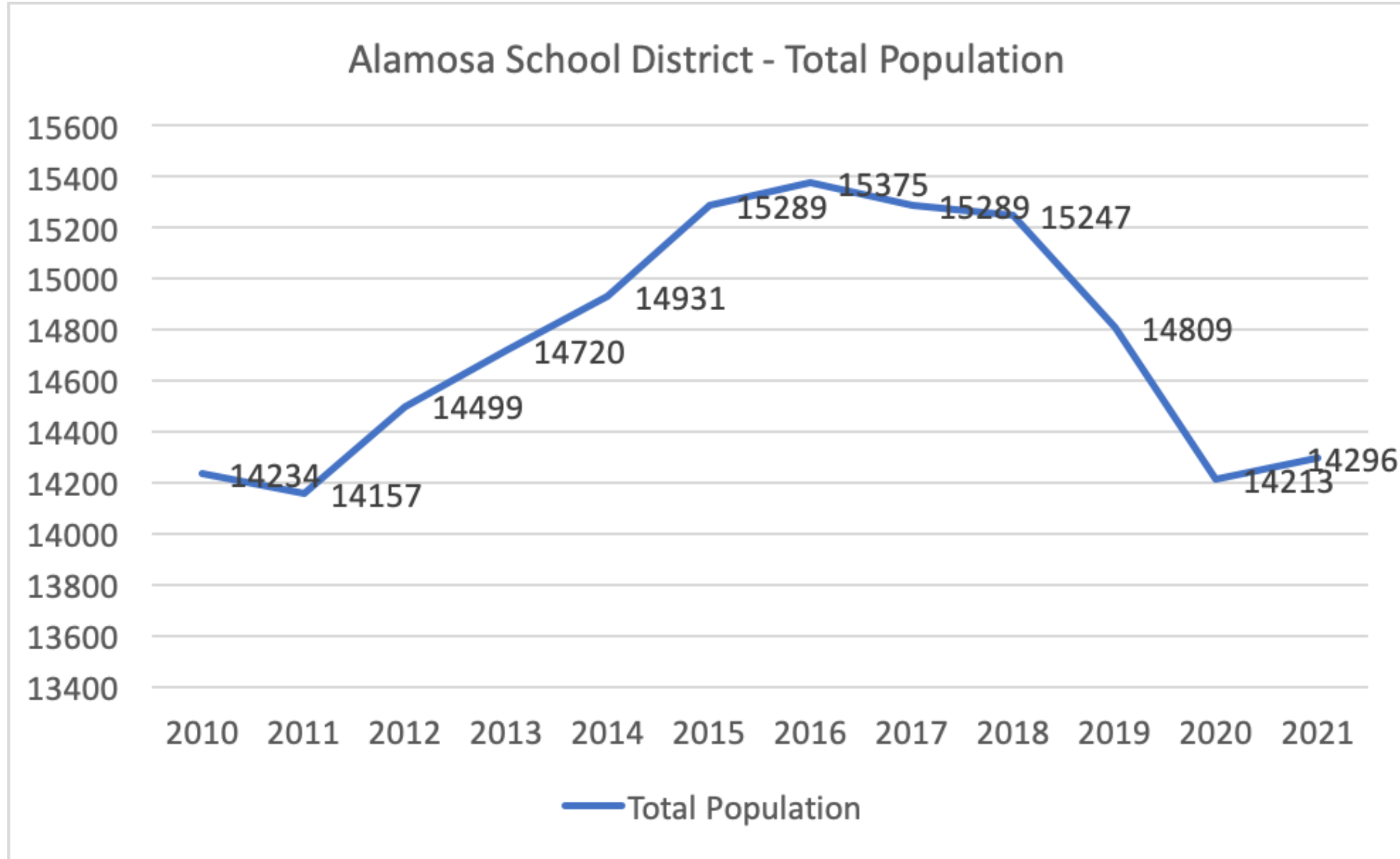
Health

Without Health Care Coverage

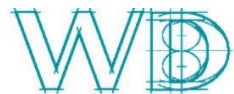
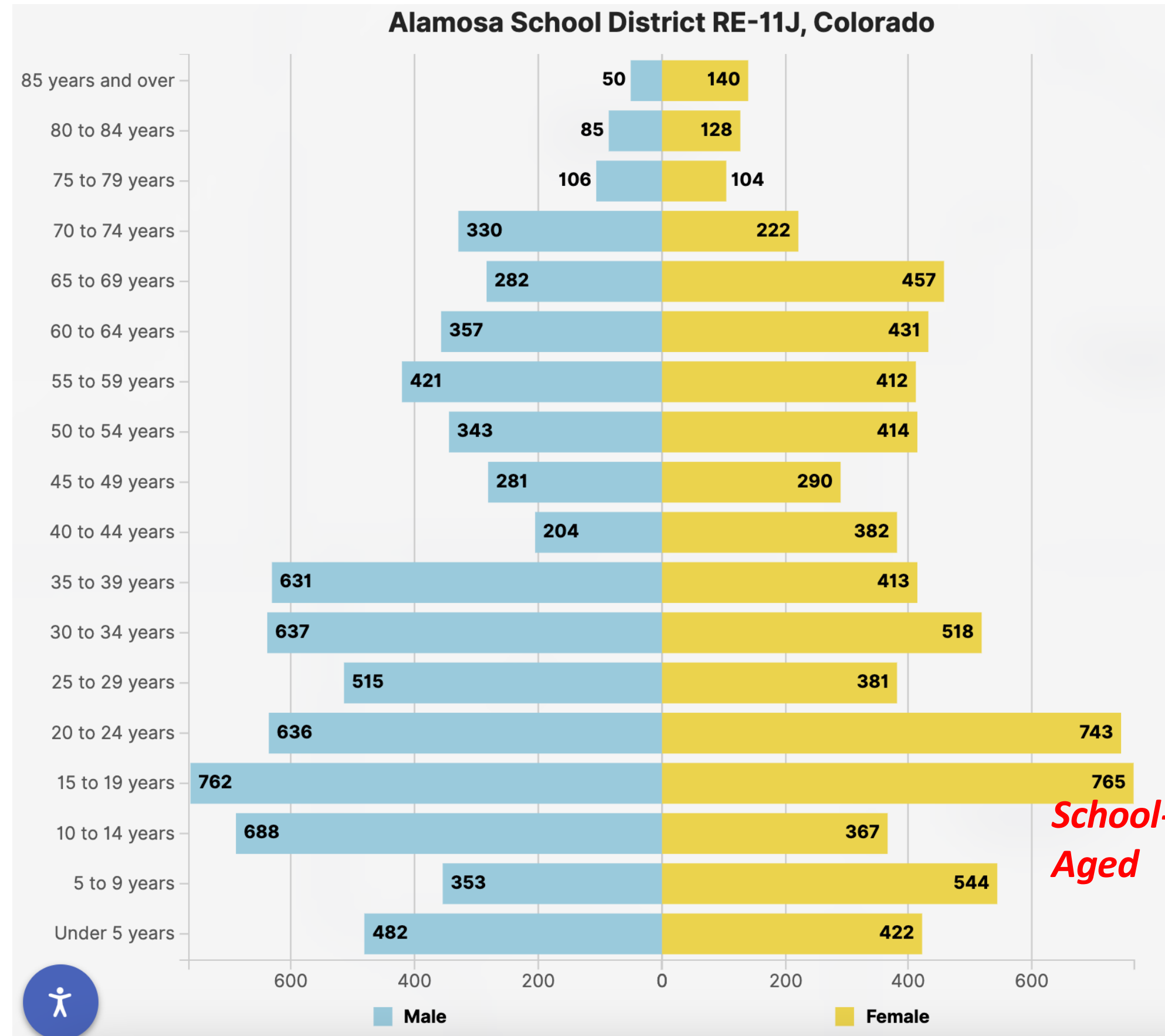
10.1%

S2701 | 2021 American Community Survey

Total Population



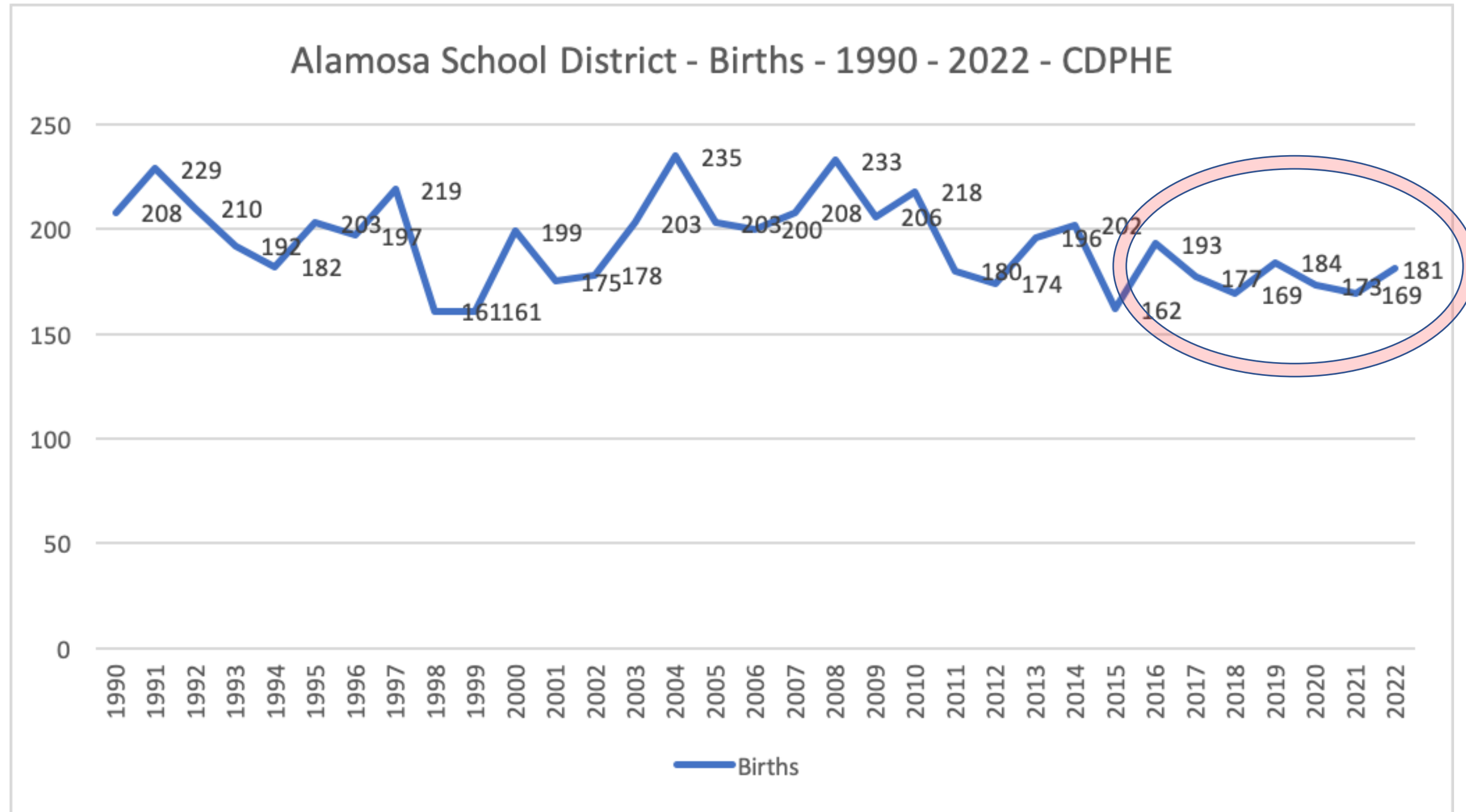
5-year Age Cohorts



New Housing



Births – Colorado Department of Health



Historical Enrollment Trends

Historical Enrollment by Grade														Totals by School Type				
Year	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	Net Change
2018	171	167	203	212	206	192	169	181	182	208	142	150	150	1151	532	650	2333	
2019	190	168	169	197	206	212	181	162	184	207	156	129	137	1142	527	629	2298	-35
2020	145	183	156	160	190	194	191	172	173	195	173	121	123	1028	536	612	2176	-122
2021	151	143	180	158	169	187	189	195	173	236	151	141	115	988	557	643	2188	12
2022	136	154	143	183	151	170	178	174	195	217	149	138	128	937	547	632	2116	-72
2023	139	150	158	149	181	148	157	175	174	219	135	140	129	925	506	623	2054	-62

Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
18-19	19	-3	2	-6	-6	6	-11	-7	3	25	-52	-13	-13	12	-15	-53	-56
19-20	-45	-7	-12	-9	-7	-12	-21	-9	11	11	-34	-35	-6	-92	-19	-64	-175
20-21	6	-2	-3	2	9	-3	-5	4	1	63	-44	-32	-6	9	0	-19	-10
21-22	-15	3	0	3	-7	1	-9	-15	0	44	-87	-13	-13	-15	-24	-69	-108
22-23	3	14	4	6	-2	-3	-13	-3	0	24	-82	-9	-9	22	-16	-76	-70

Average Annual																	
Change:	K to K	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	(K-5)	(6-8)	(9-12)	(K-12)
Last 5	-6	1	-2	-1	-3	-2	-12	-6	3	33	-60	-20	-9	-13	-15	-56	-84
5 Year Trimmed	-2	-1	0	0	-5	-2	-11	-6	1	31	-59	-19	-9	-10	-16	-57	-83
Last 3	-2	5	0	4	0	-2	-9	-5	0	44	-71	-18	-9	5	-13	-55	-63
3 Year Wt	-3	8	2	4	-2	-2	-10	-6	0	37	-77	-14	-10	8	-16	-64	-73
Last 2	-6	9	2	5	-5	-1	-11	-9	0	34	-85	-11	-11	4	-20	-73	-89
Last 1	3	14	4	6	-2	-3	-13	-3	0	24	-82	-9	-9	22	-16	-76	-70

Preliminary Observations

- Stable population, demographics, economy
- Limited new housing
- Slight decline in birth rates
- Preliminary enrollment expectations
 - Stable elementary enrollment
 - Slight decline in middle school
 - Decline in high school

Educational Dept. Legend

- Administration
- Breakout
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{447}{522}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{447}{607}$$



Educational Dept. Legend

- Administration
- Breakout
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



Enrollment
ASD Capacity = **478**
556

Enrollment
CDE Capacity = **478**
651



Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



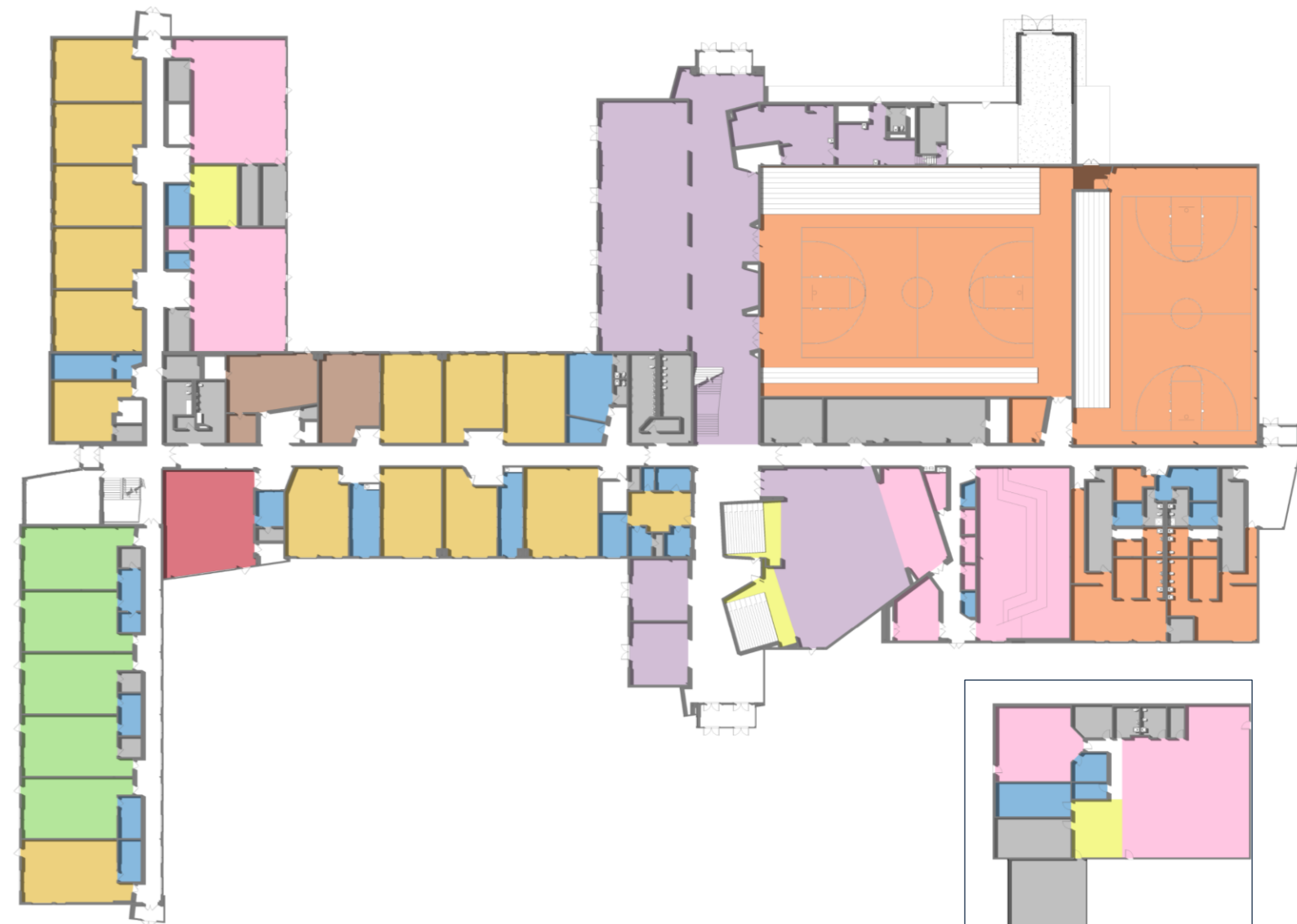
$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{506}{712}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{506}{801}$$



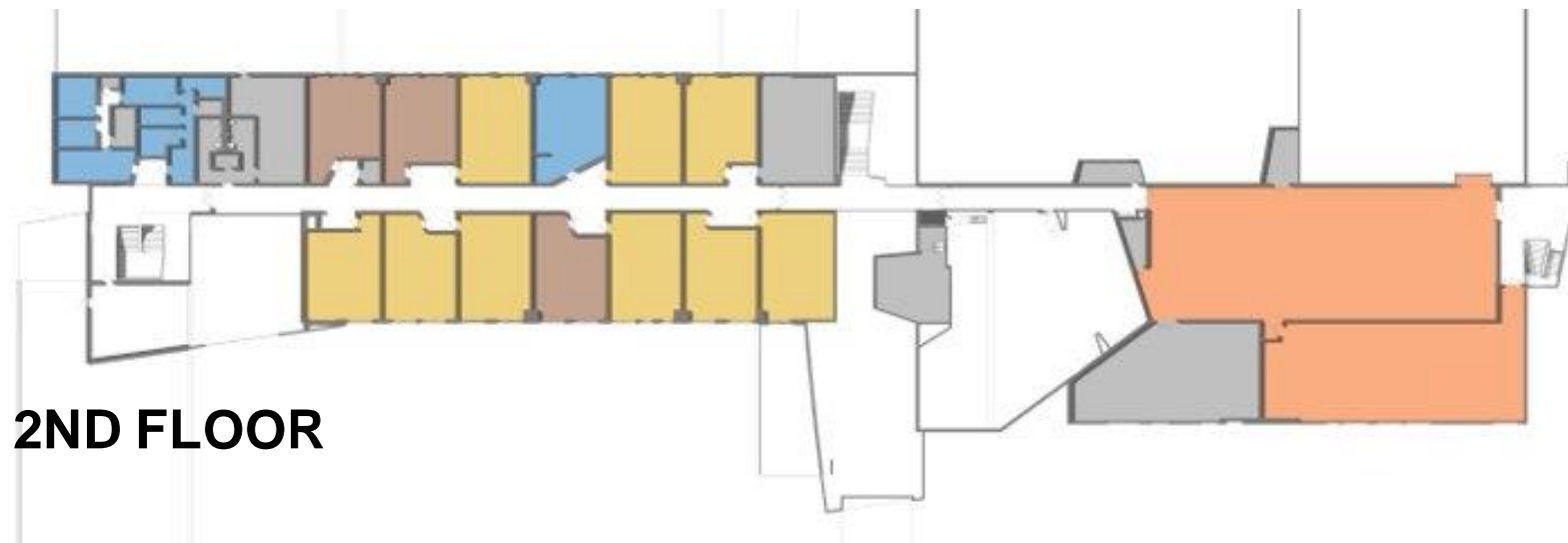
Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- Library Information Center
- PE / Athletics
- Special Education
- Support



1ST FLOOR

AG. ED.



2ND FLOOR

$$\frac{\text{Enrollment}}{\text{ASD Capacity}} = \frac{623}{780}$$

$$\frac{\text{Enrollment}}{\text{CDE Capacity}} = \frac{623}{912}$$



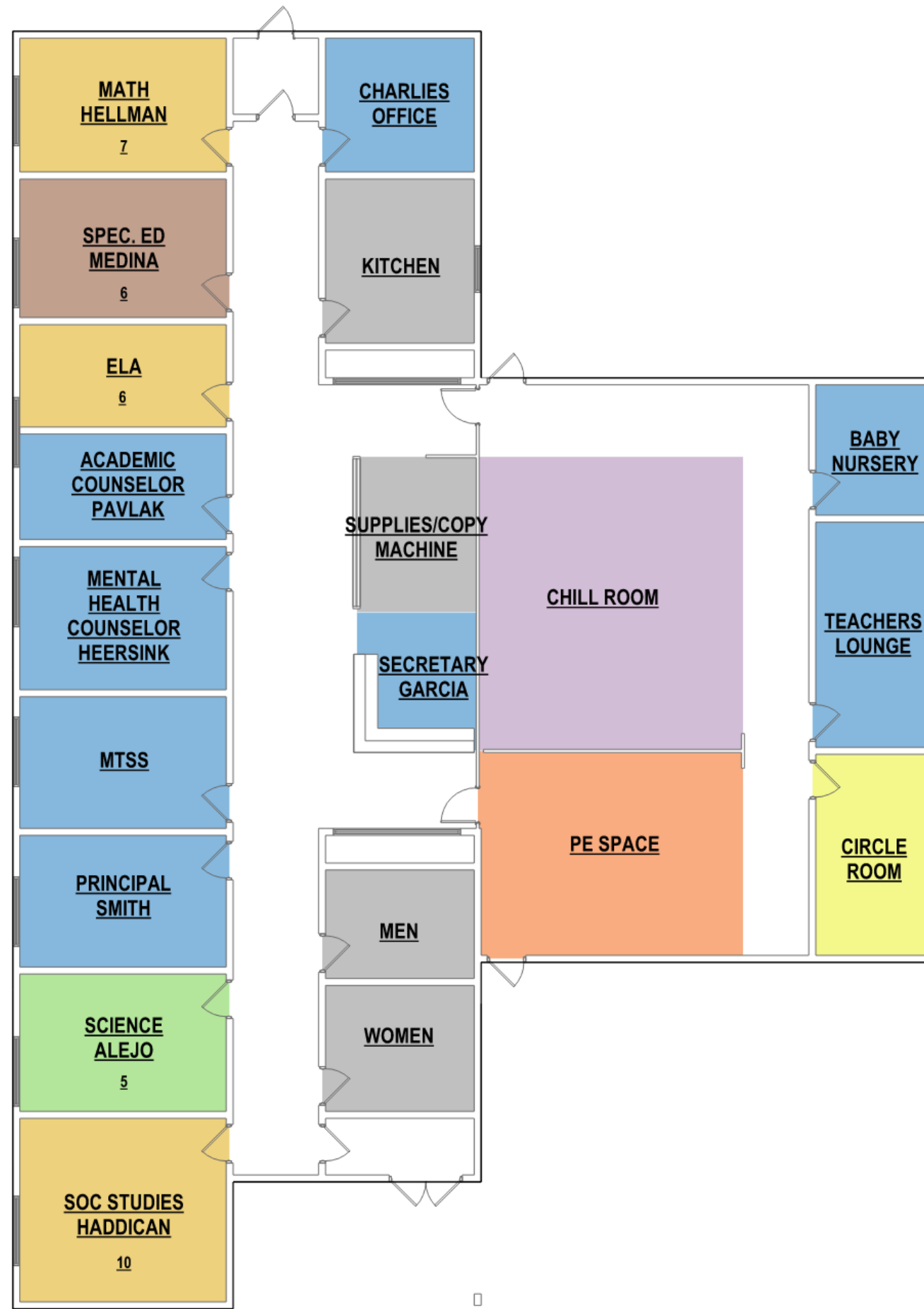
Educational Dept. Legend

- Administration
- Breakout
- Science
- Dining / Commons
- Instructional Areas
- PE / Athletics
- Special Education
- Support

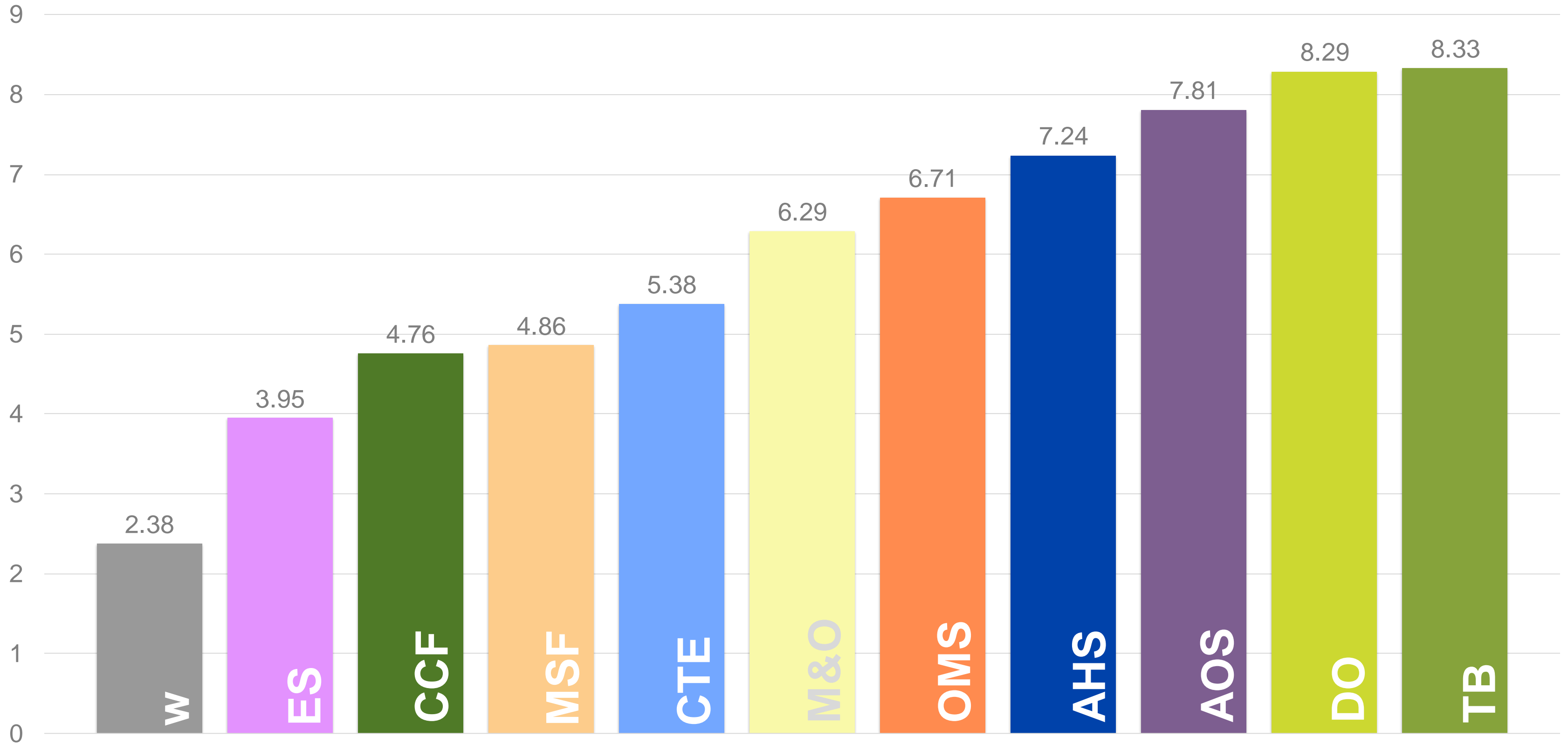
Enrollment
Capacity

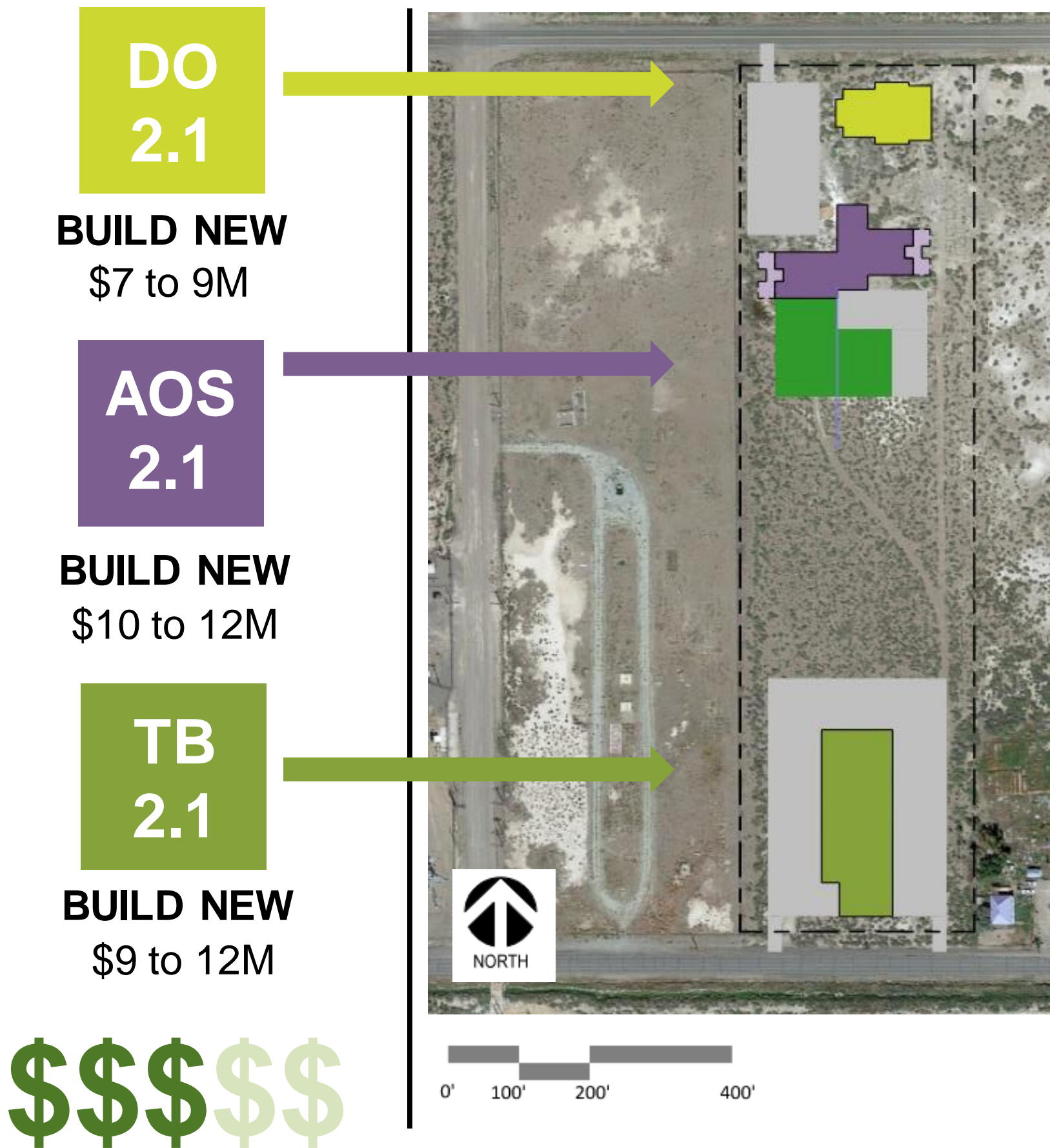
=

45
34



1. AS YOU RANKED THE PROJECTS, LEAST PRIORITY TO HIGHEST





NOTES

DO
More centrally located

AOS
Create an appropriately sized building with room to grow on site
Centrally located in town but away from Middle School

TB
Create a more functional and usable building



DO
1.0

LEASE PROPERTY
COST VARIES

DO
2.1

BUILD NEW @10TH
\$7 to 9M

DO
2.2

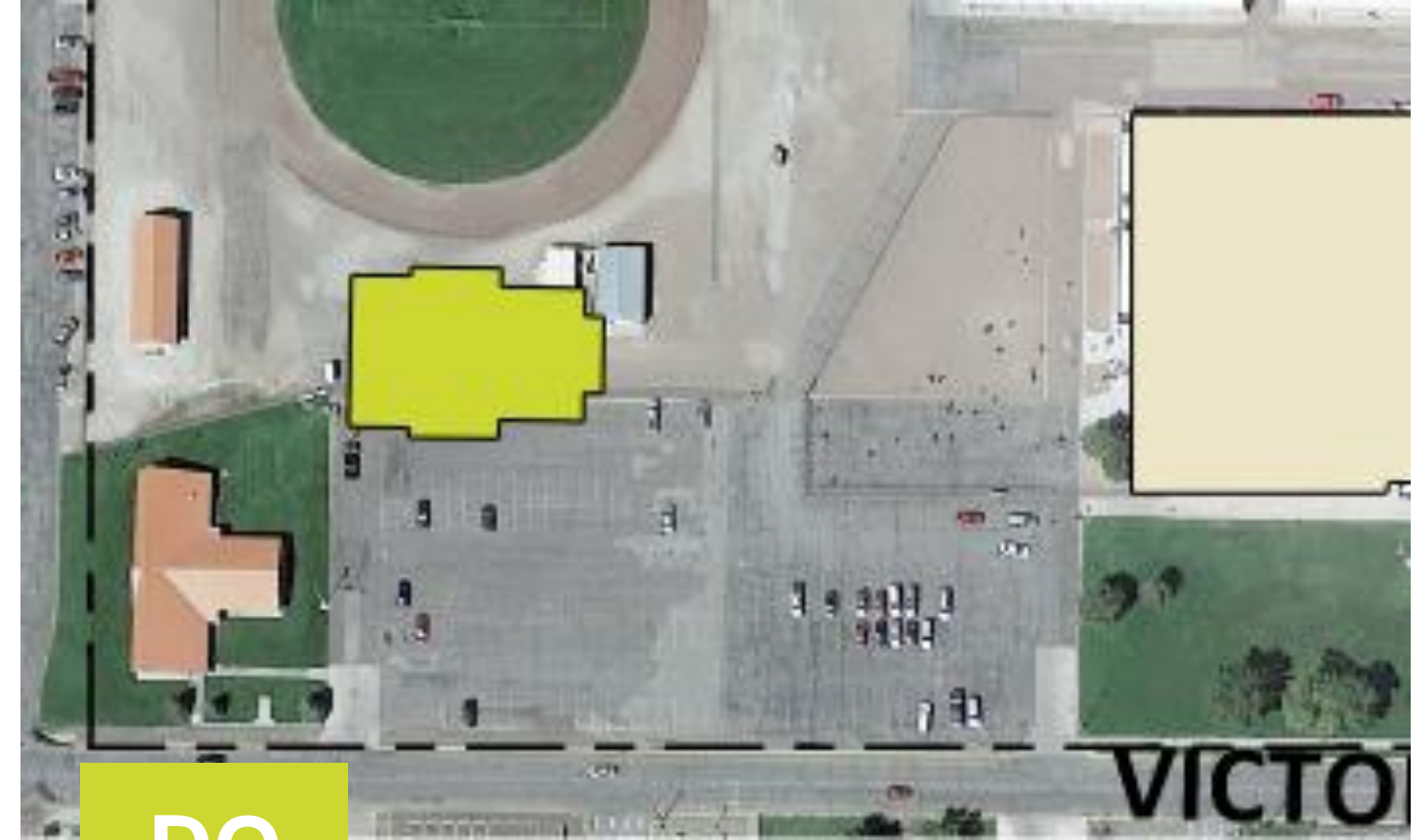
BUILD NEW @OMS
\$7 to 9M



DO
2.1

NOTES

More centrally located
Own Property – long-term stability



DO
2.2

NOTES

More centrally located
Some Synergy with School Site
Own Property – long-term stability

DO
2.3

**OTHER SITE IN
DISTRICT OR TOWN?**



**DO
3.0**

**A|R ORIGINAL
DISTRICT OFFICE**

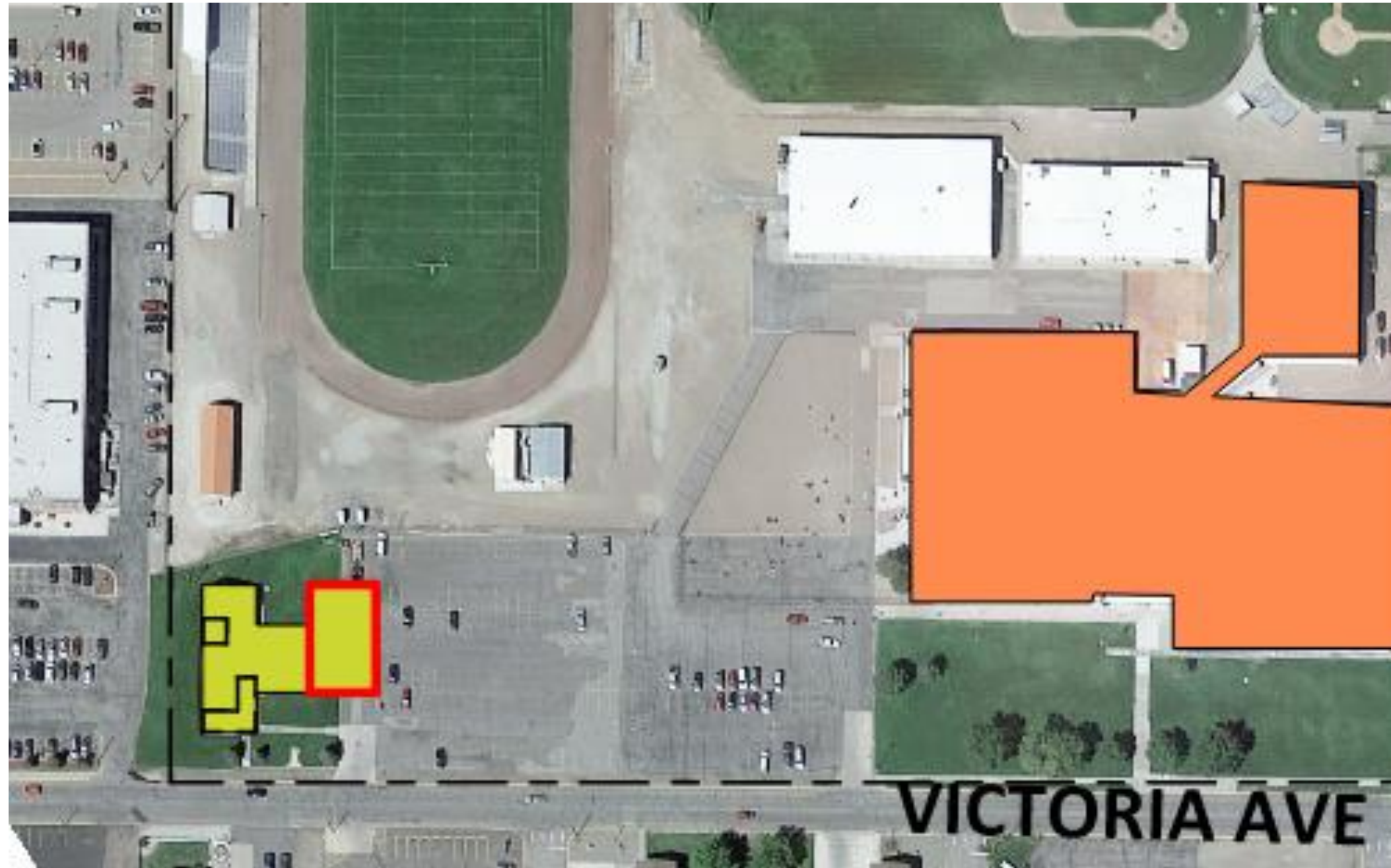
4,025 SF ADD

1,000 SF MAJ R

5,545 MIN R

10,570 TOTAL SF

\$4 to 6M



NOTES

More centrally located

Some Synergy with School Site

Own Property – long-term stability

Utilizes existing building, less expensive than new build



**DO
1.0**

**LEASE PROPERTY
COST VARIES**

**DO
2.1**

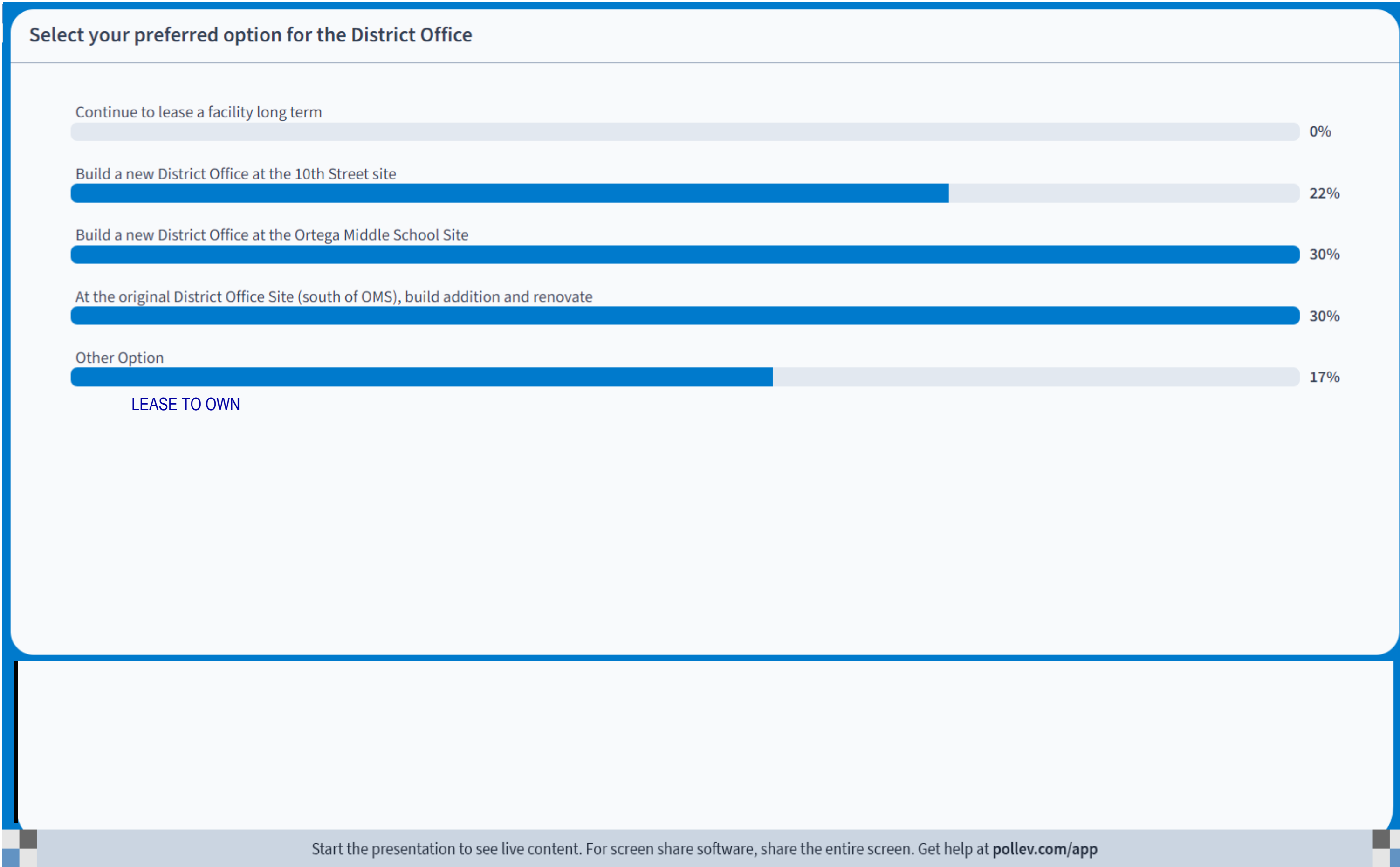
**BUILD NEW @10TH
\$7 to 9M**

**DO
2.2**

**BUILD NEW @OMS
\$7 to 9M**

**DO
3.0**

**AJR ORIGINAL DO
\$4 to 6M**



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**TB
1.0**

AIR @ CURRENT SITE
\$4 to 7M

**TB
2.1**

BUILD NEW @10TH
\$10 to 12M

**TB
2.2**

BUILD NEW @AHS
\$10 to 12M

\$\$\$\$\$



**TB
1.0**

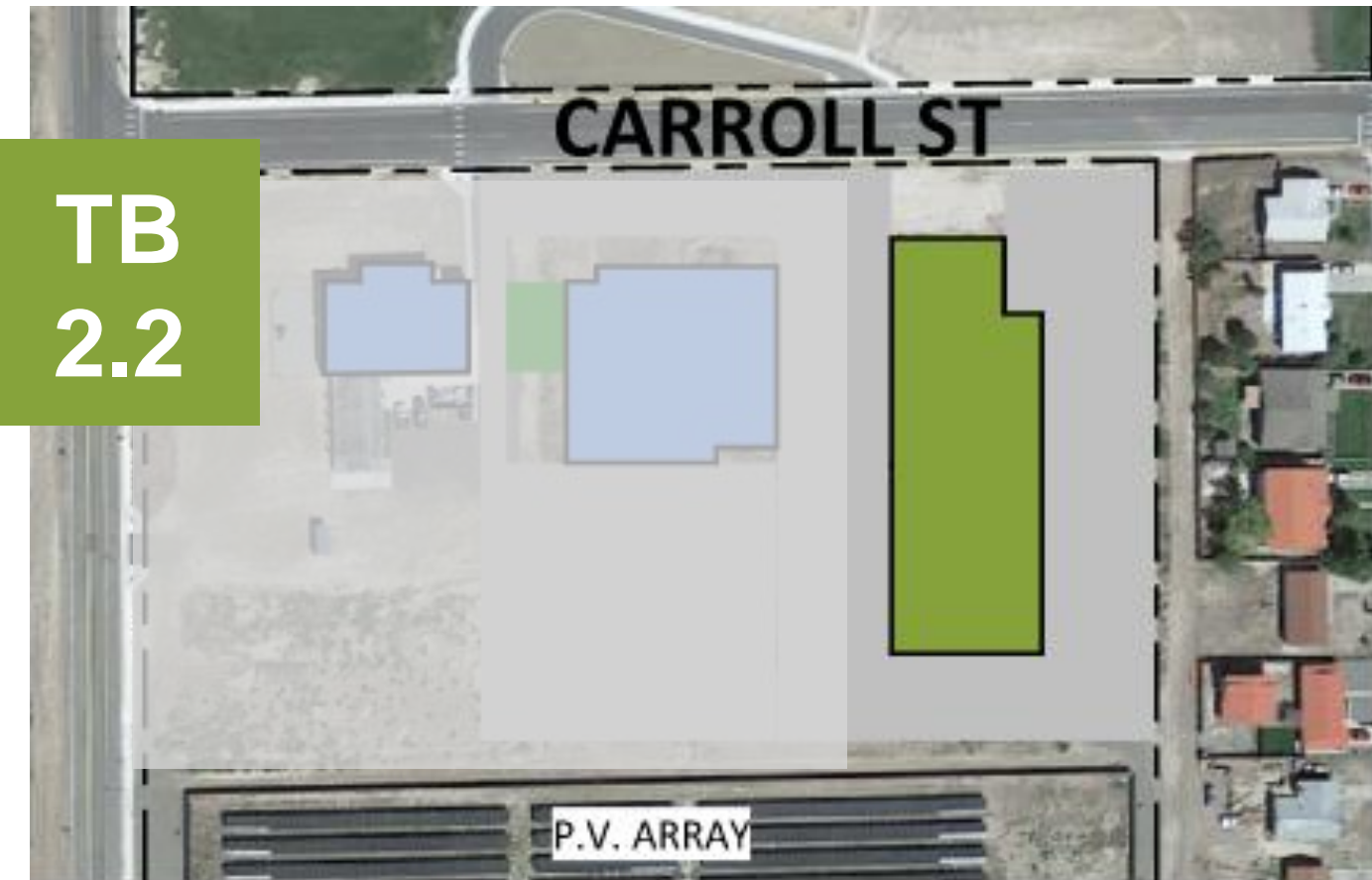
NOTES

TB 1.0 = 3,750 SF ADD; 22,500 SF RENO
Will need to adjust during construction
Site has space constraints
Additional paving will be required for testing/training pad

TB 2.0 = 26,250 SF
Metal building construction
More central locations
Paving will be required for testing/training pad



**TB
2.1**



**TB
2.2**



**TB
1.0**

AIR @ CURRENT SITE
\$4 to 7M

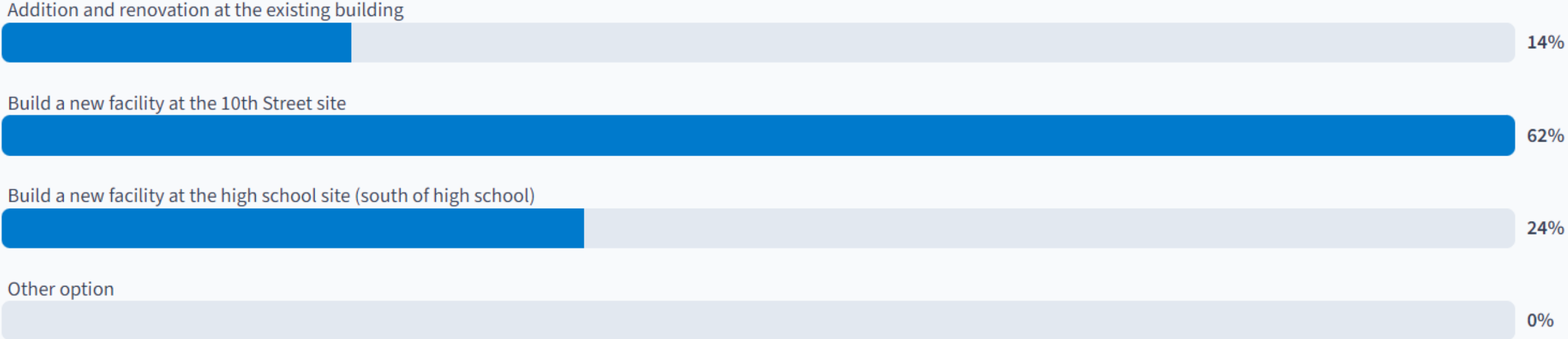
**TB
2.1**

BUILD NEW @10TH
\$10 to 12M

**TB
2.2**

BUILD NEW @AHS
\$10 to 12M

Select your preferred option for the Transportation Building



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



M&O
1.0

**MOVE TO
TRANSPORTATION
FACILITY**

\$0 to 2M
(maintenance costs)



NOTES

Won't require renovation

A lot of M&O functions are already on this site

If TB moves out, a good utilization of this property

\$ - \$\$



**AOS
1.0**

AJR TO EXISTING
\$5 to 8M

**AOS
2.1**

BUILD NEW @10th
\$10 to 12M

**AOS
2.2**

**BUILD NEW
ADJACENT TO HS**
\$10 to 12M

\$\$\$\$\$

**AOS
1.0**



NOTES Good option for BEST grant award

Remodel existing location and build addition to accommodate required growth

1.0 – utilizes existing building
Limits future growth

AJR
6,500 SF MAJ R; 9,405 SF ADD

**AOS
2.1**



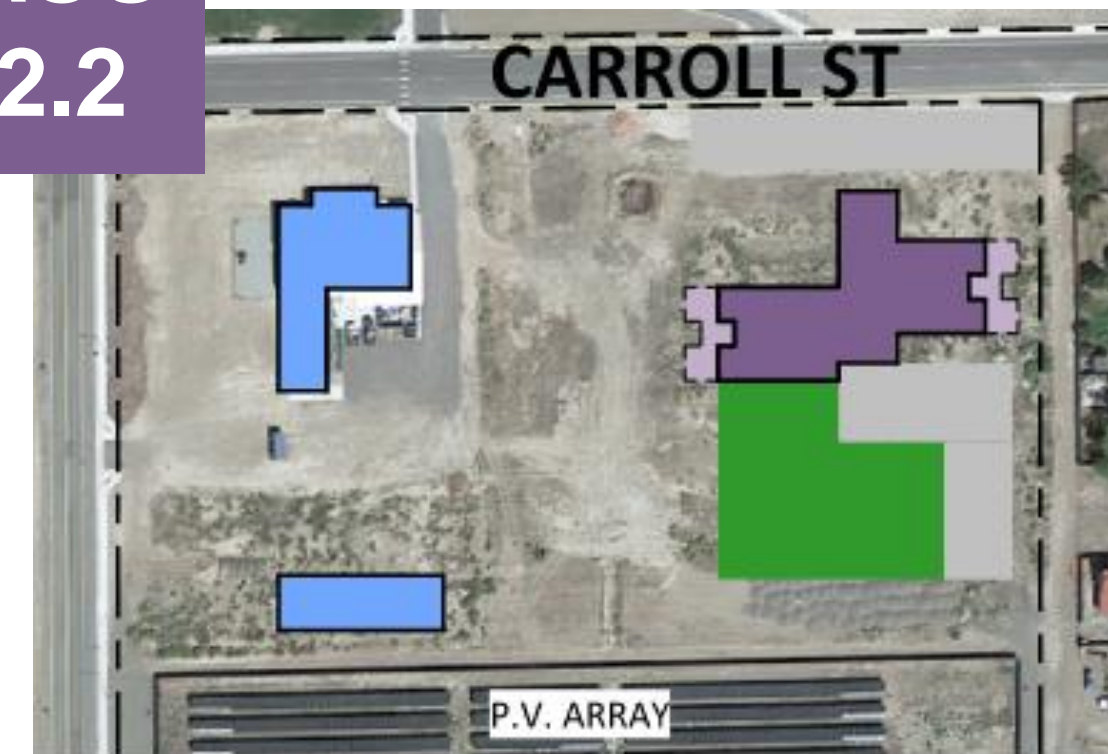
NOTES Good option for BEST grant award
Create new building to accommodate need for 6-12 students safely and comfortably

2.1 – Building on 10th will provide a unique campus
Plenty of space for growth

2.2 – Create synergy with high school and CTE
Established site
Limited growth space

NEW
15,300 SF

**AOS
2.2**



**AOS
1.0**

AJR TO EXISTING
\$5 to 8M

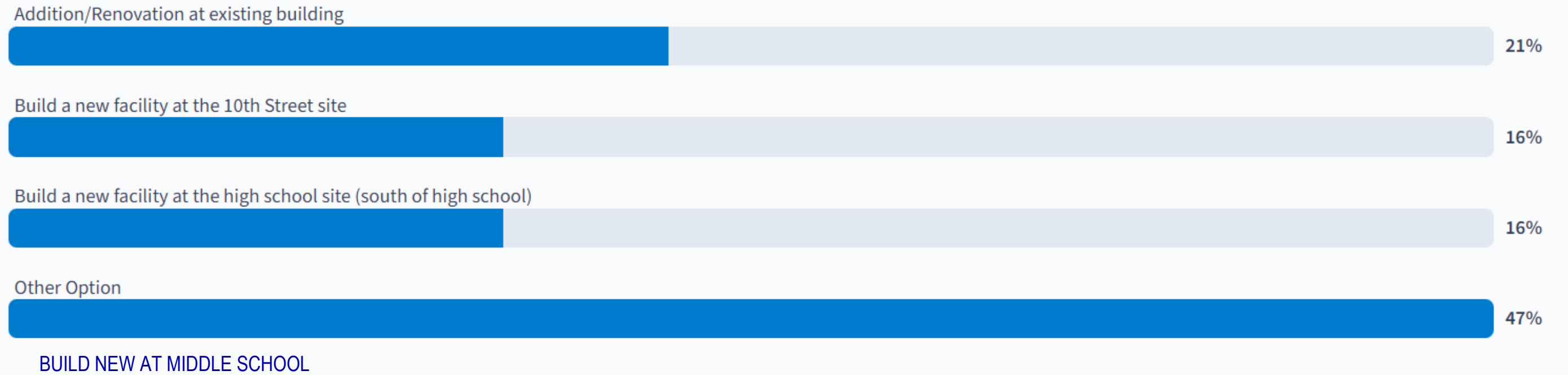
**AOS
2.1**

BUILD NEW @10th
\$10 to 12M

**AOS
2.2**

BUILD NEW @HS
\$10 to 12M

Select your preferred option for the Alternative school



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**AHS
1.0**

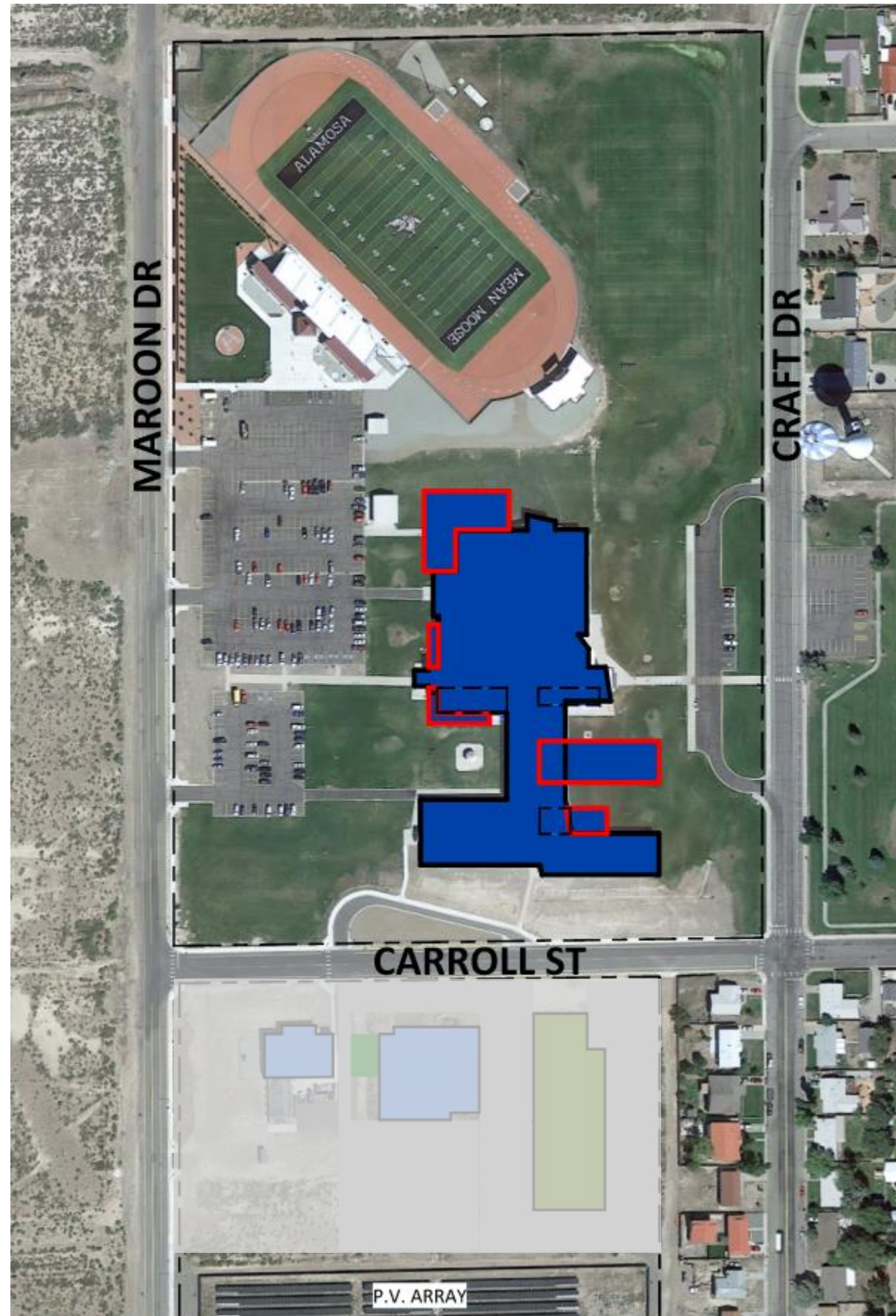
MAINTENANCE
\$2 to 11.2M

**AHS
2.0**

A|R

23,640 SF ADD
3,730 SF MAJ R
12,540 MIN R
39,910 TOTAL SF
\$19 to 21M

\$\$\$



NOTES

Costs for CTE are listed in a different category
Additions include:

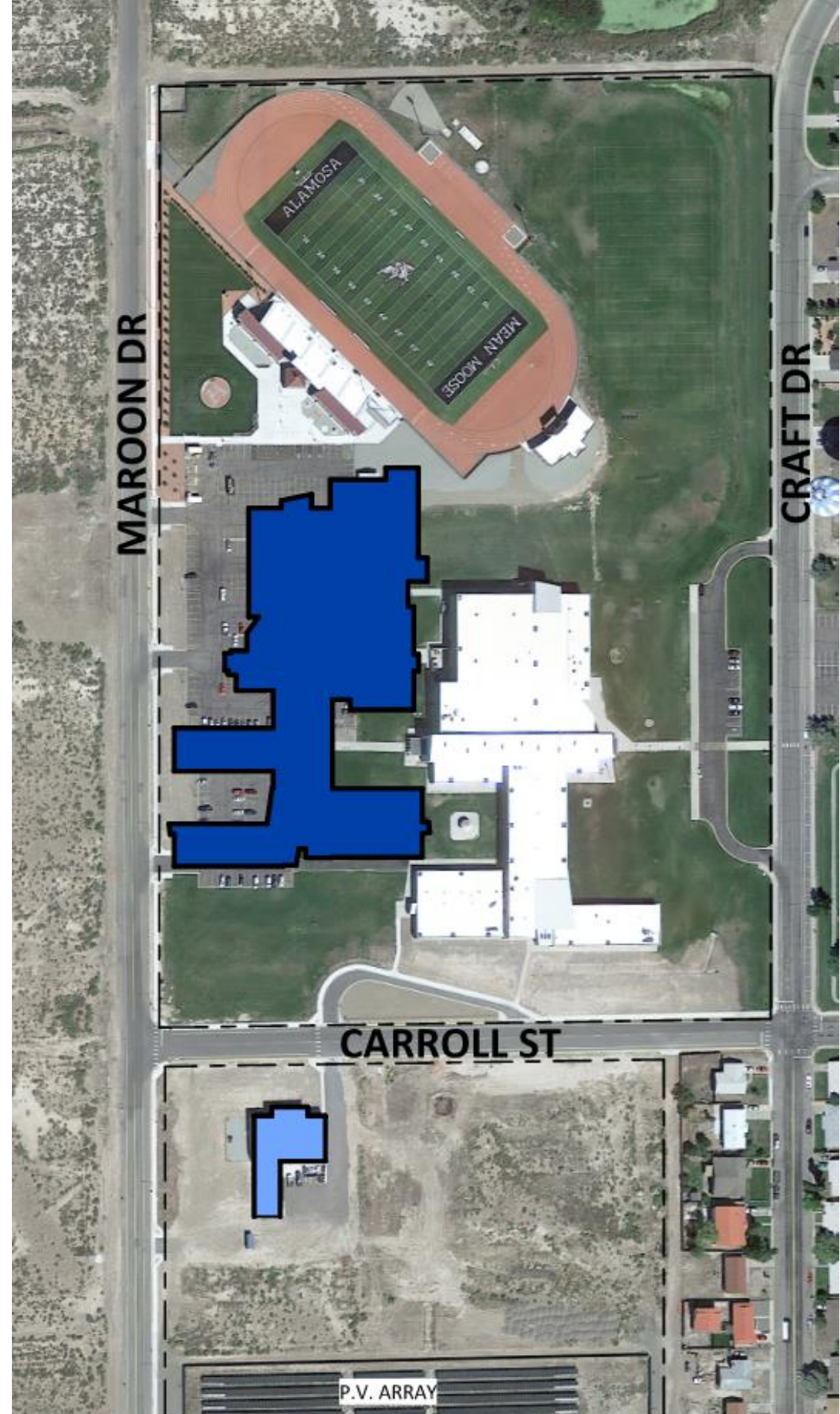
- Move wrestling /weight room to first floor; recover existing spaces for other programs, i.e. ROTC or CTE options
- Expand Cafeteria and Kitchen to feed entire school lunch
- Improve learning environment with more collaborative spaces and North/South Classrooms



**AHS
3.0**

**REPLACEMENT
SCHOOL**

\$100 to 120M



NOTES

- Costs for CTE are listed in a different category
- Relocate parking at east side of site
- Not likely a BEST Funded project

\$\$\$\$\$\$



**AHS
1.0**

MAINTENANCE
\$2 to 11.2M

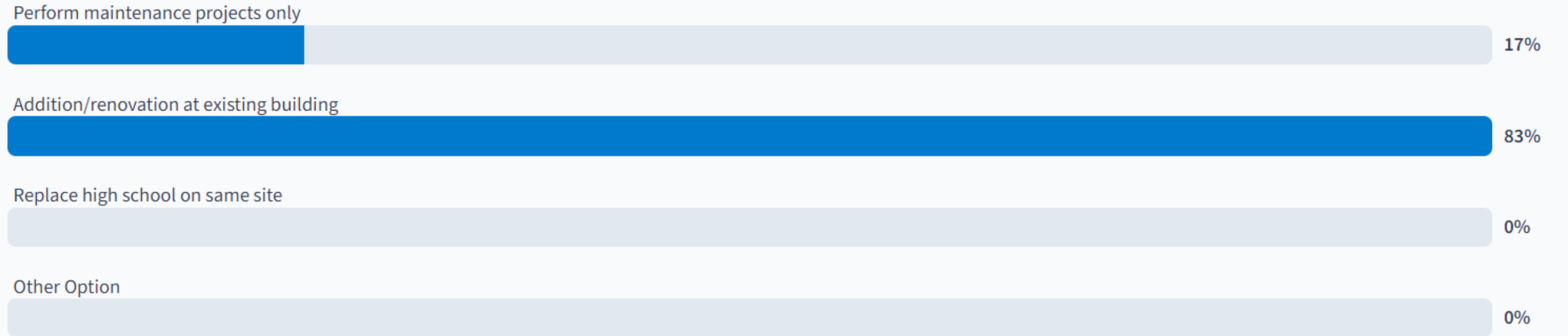
**AHS
2.0**

AJR
\$19 to 21M

**AHS
3.0**

**REPLACEMENT
SCHOOL**
\$100 to 120M

Select your preferred option for the high school



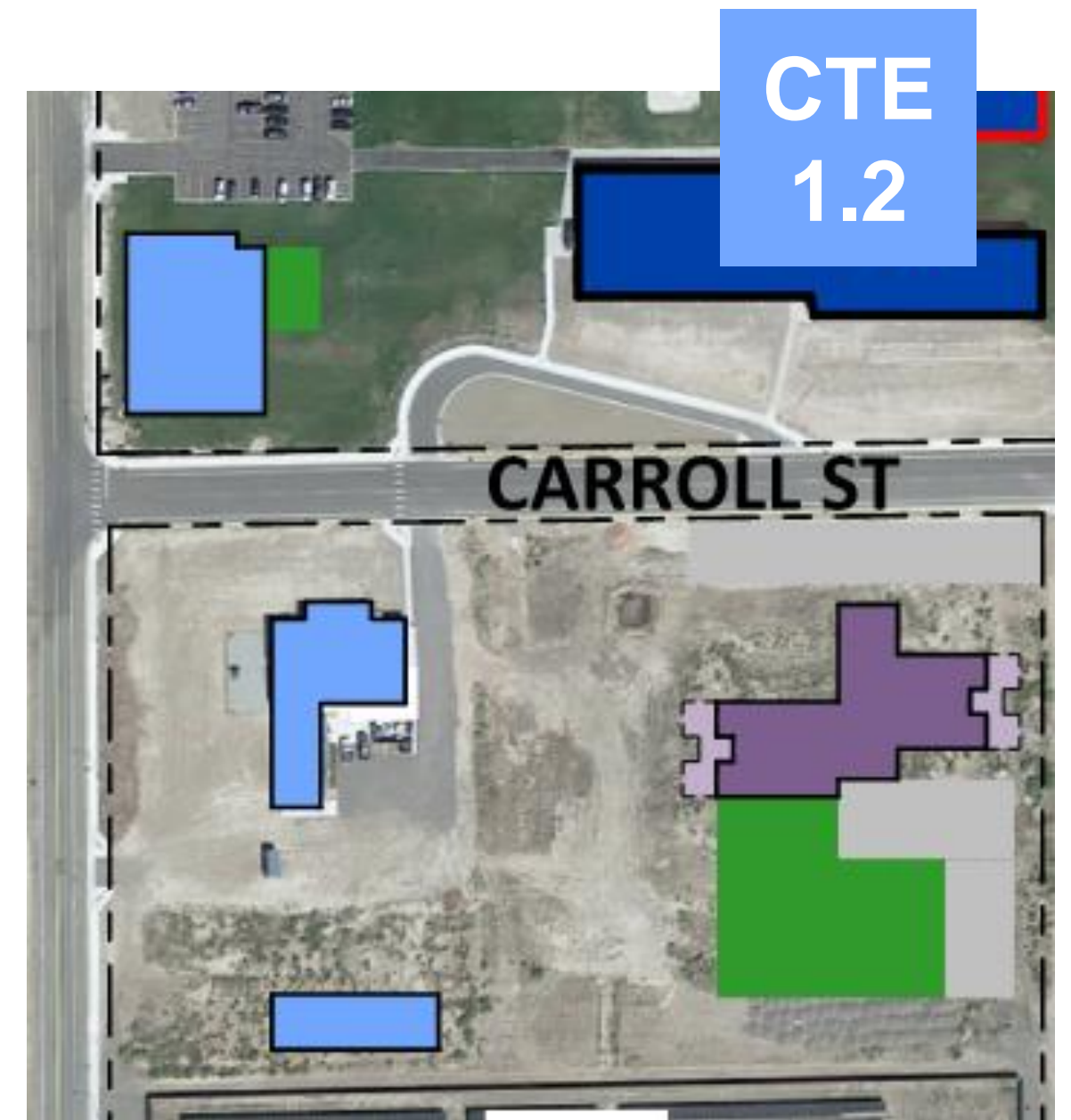
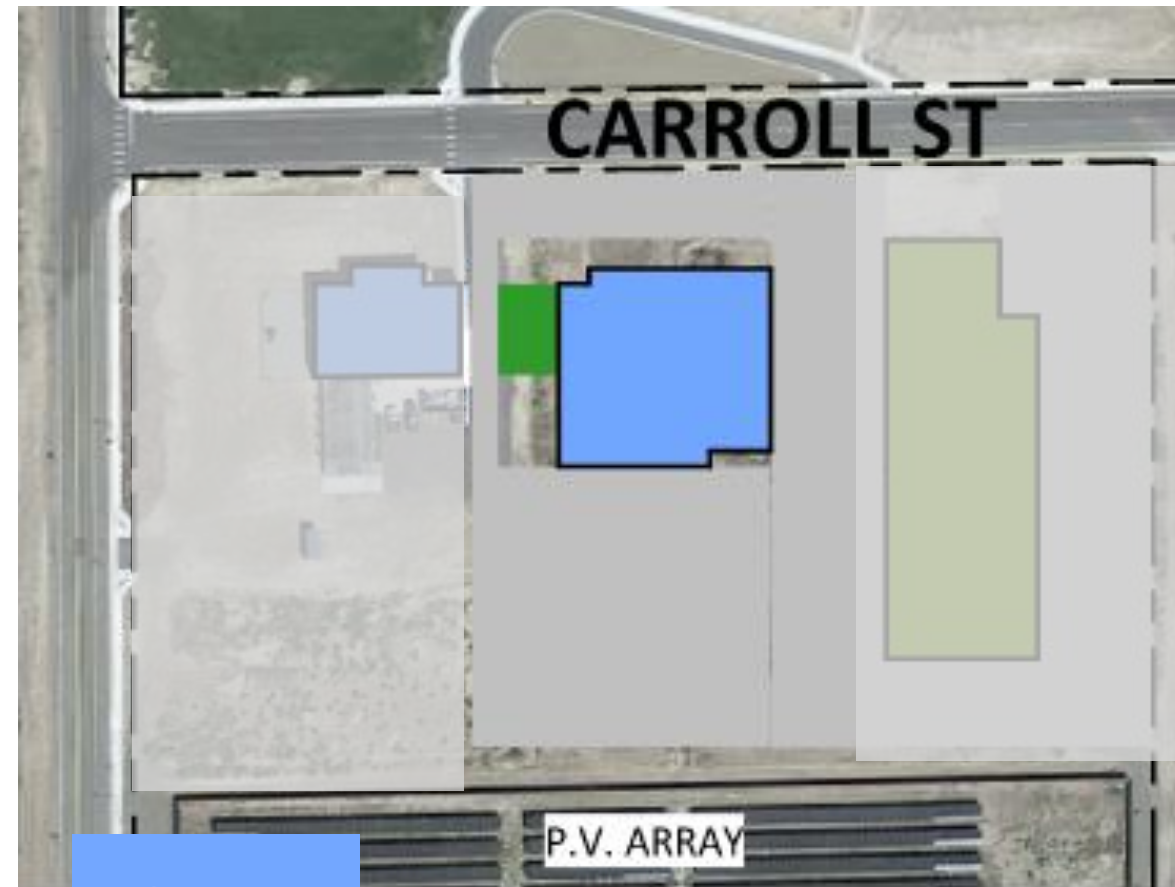
Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



NOTES

- 1.0 – Metal Building construction
If TB is near, could be part of CTE; but site is crowded
- 1.2 – Metal Building construction
Options shows building w/o auto shop; could put adjacent to Ag Shop for synergy of programs



**CTE
1.1**

BUILD NEW @AG
\$10 to 13M

**CTE
1.2**

BUILD NEW @AHS
\$10 to 13M

**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING**
INTEGRATED INTO
CTE – no add. cost

\$\$\$\$\$

**CTE
1.0**

**CCF
1.0**

**TB
2.2**

BUILD NEW @AHS
\$10 to 13M

CTE PROGRAMS
Auto Shop
Consumer & Family
Health Professions
Business (remain in HS)

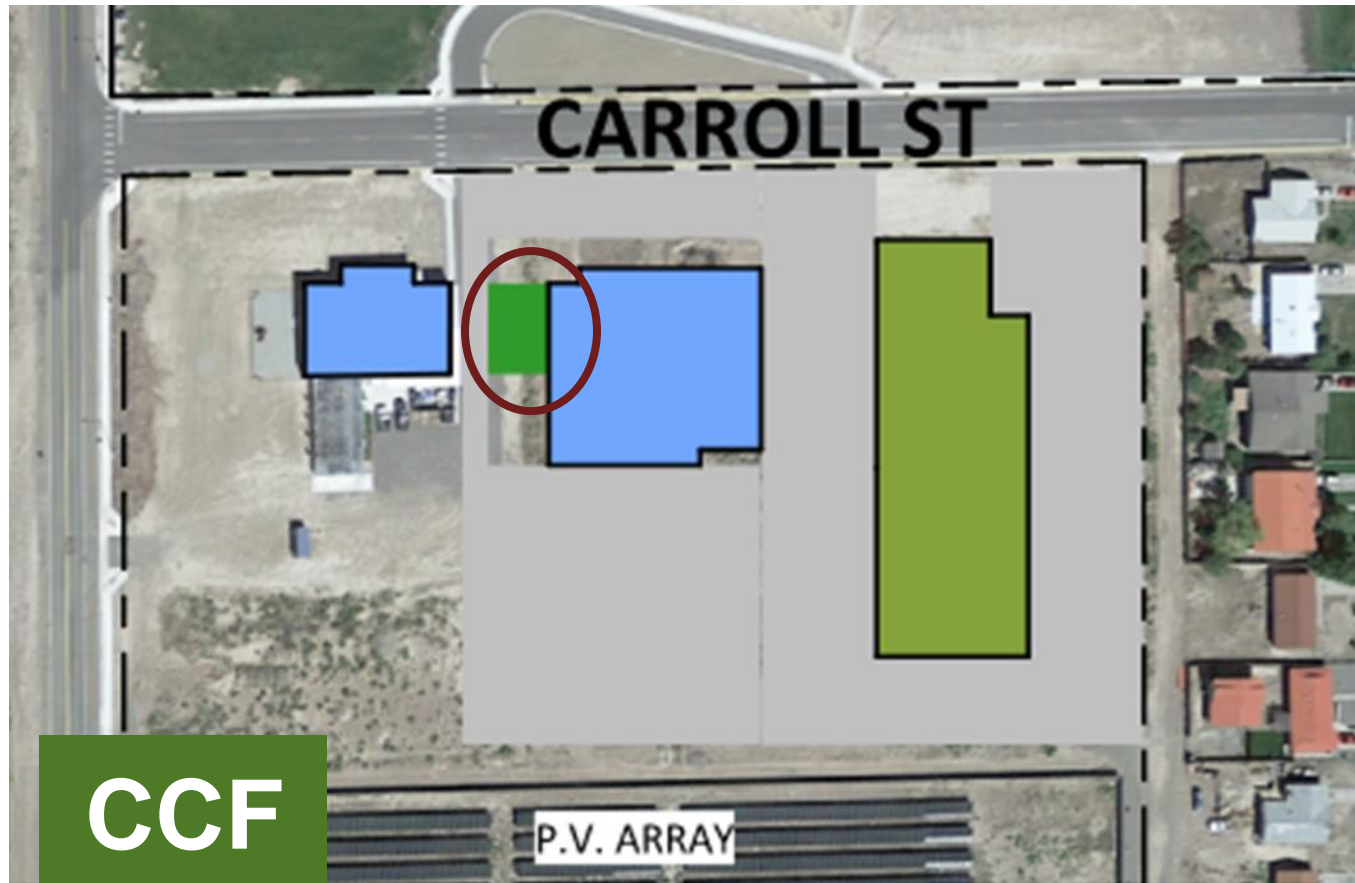


**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING
INTEGRATED INTO
CTE – no add. cost**

**CCF
2.0**

**MOVE INTO OLD
ADMIN
\$2 to 4M**

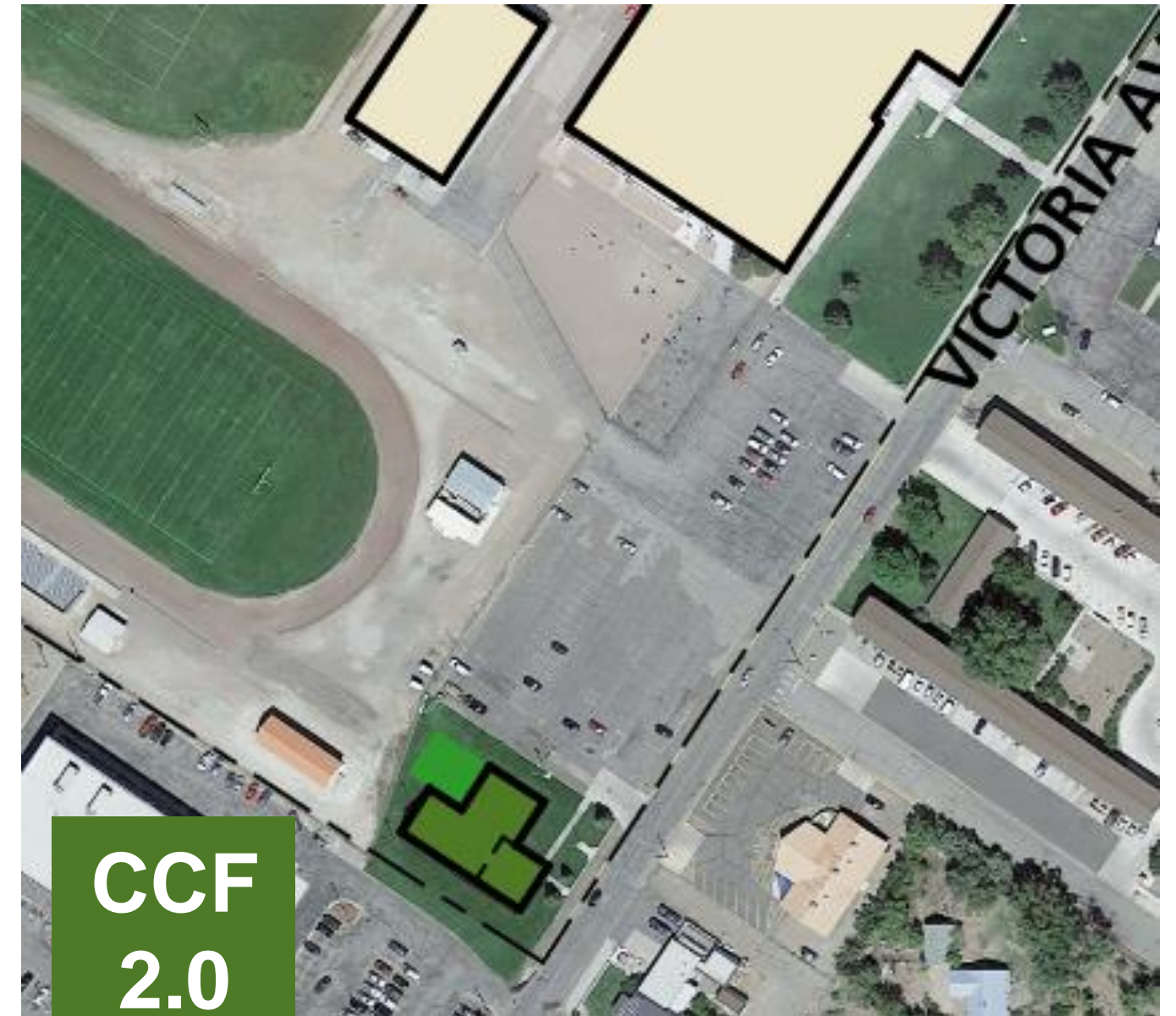


**CCF
1.0**

NOTES

○ Integrated into new CTE Building
Centrally located within the district

\$\$\$\$\$



**CCF
2.0**

NOTES

Some renovation will be required for licensing; if valid option, these numbers may be modified
Will need to add a fenced playfield
Central location amongst schools and town

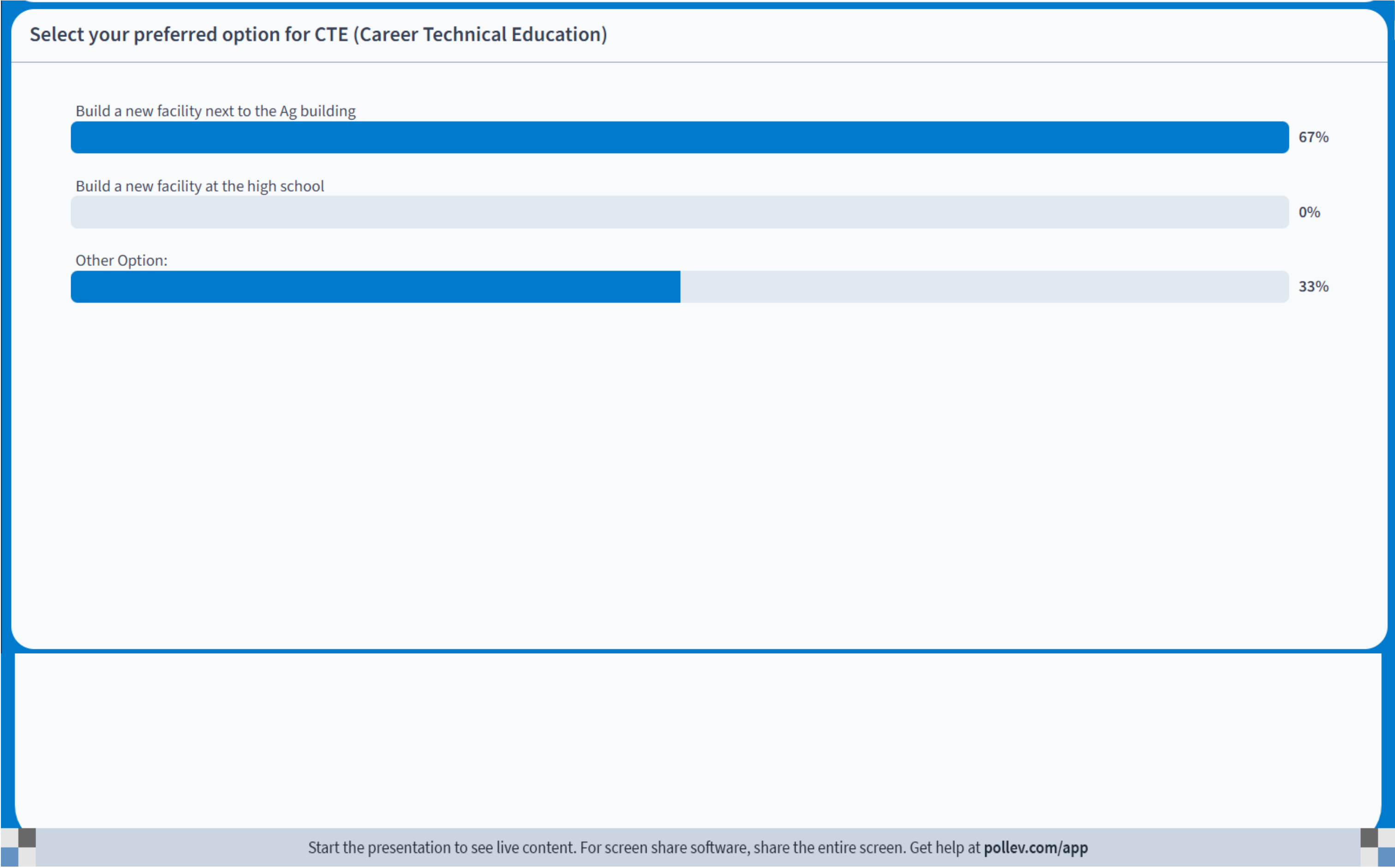


**CTE
1.1**

BUILD NEW @AG
\$10 to 13M

**CTE
1.2**

BUILD NEW @AHS
\$10 to 13M



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**CCF
1.0**

**INTEGRATED INTO
CTE BUILDING**

**INTEGRATED INTO
CTE BUILDING –**

no additional cost if new
CTE building built

**CCF
2.0**

**MOVE INTO OLD
ADMIN**

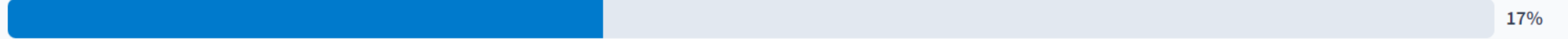
\$2 to 4M

Select your preferred option for the Staff Childcare Facility

Build space integrated into a new CTE Building



Move into old Administration Building (Alt school) and renovate



Other Option:



PART OF DISTRICT OFFICE LEASE TO OWN
BUILD WITH DISTRICT OFFICE - AT OMS SITE

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



**OMS
1.0**

MAINTENANCE
\$5 to 11M

**OMS
2.0**

A|R EXISTING BLDG.
5,350 SF ADD
12,850 SF MAJ R
115,500 MIN R
133,700 TOTAL SF
\$30 to 38M

\$\$\$\$\$



**OMS
2.0**

NOTES

- Costs include out buildings
- Refresh entire building (which some has been done)
- Move elements, like toilets to center of building and classrooms out to utilize daylight
- Upgrade gymnasium lockers and restroom



**OMS
3.0**

**REPLACEMENT
SCHOOL**

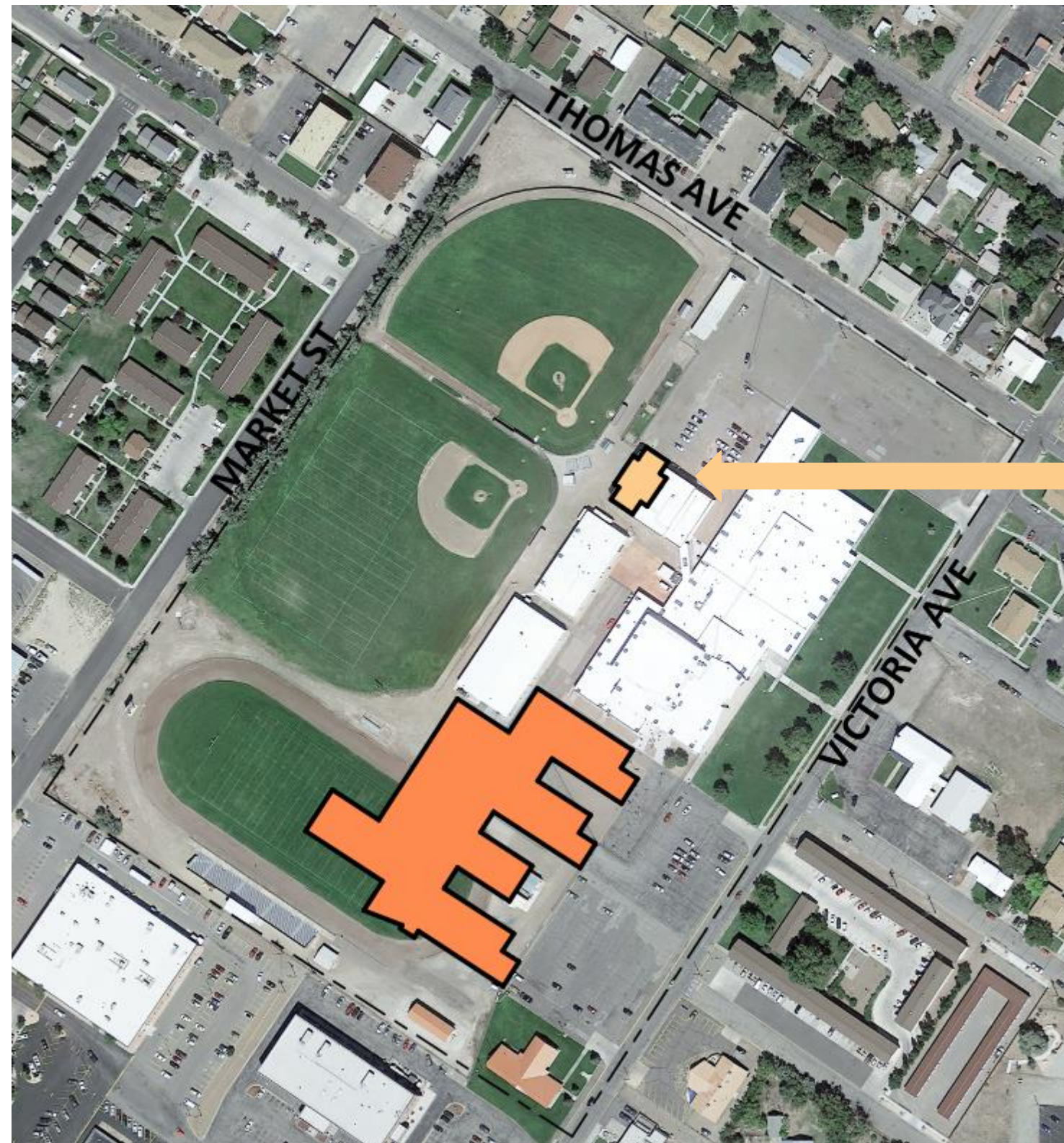
\$80 to 90M

**MSF
1.0**

**NEW CONCESSIONS
& RESTROOMS**

\$3 to 4M

\$\$\$\$\$\$



NOTES

Size of new building does not include second gymnasium or auditorium
Multi-use space would have to be considered or build new school and incorporate gyms and auditorium

**MSF
1.0**

NOTES

New toilets, concession and locker room with toilet and shower
Location TBD based on other choices with Master Plan



**OMS
1.0**

MAINTENANCE
\$5 to 11M

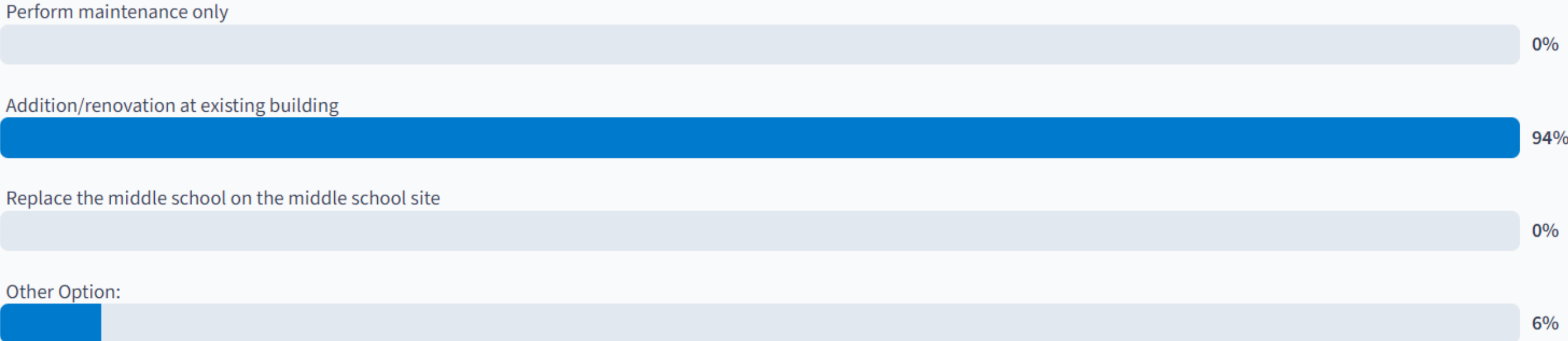
**OMS
2.0**

A|R EXISTING BLDG.
\$30 to 38M

**OMS
3.0**

**REPLACEMENT
SCHOOL**
\$80 to 90M

Select your preferred option for Ortega Middle School



Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

FEEDBACK



ES
1.0

**REQUIRED
MAINTENANCE**

\$1 to 5.5M

PRICE = COMBINED
COSTS FOR BOTH
SCHOOLS

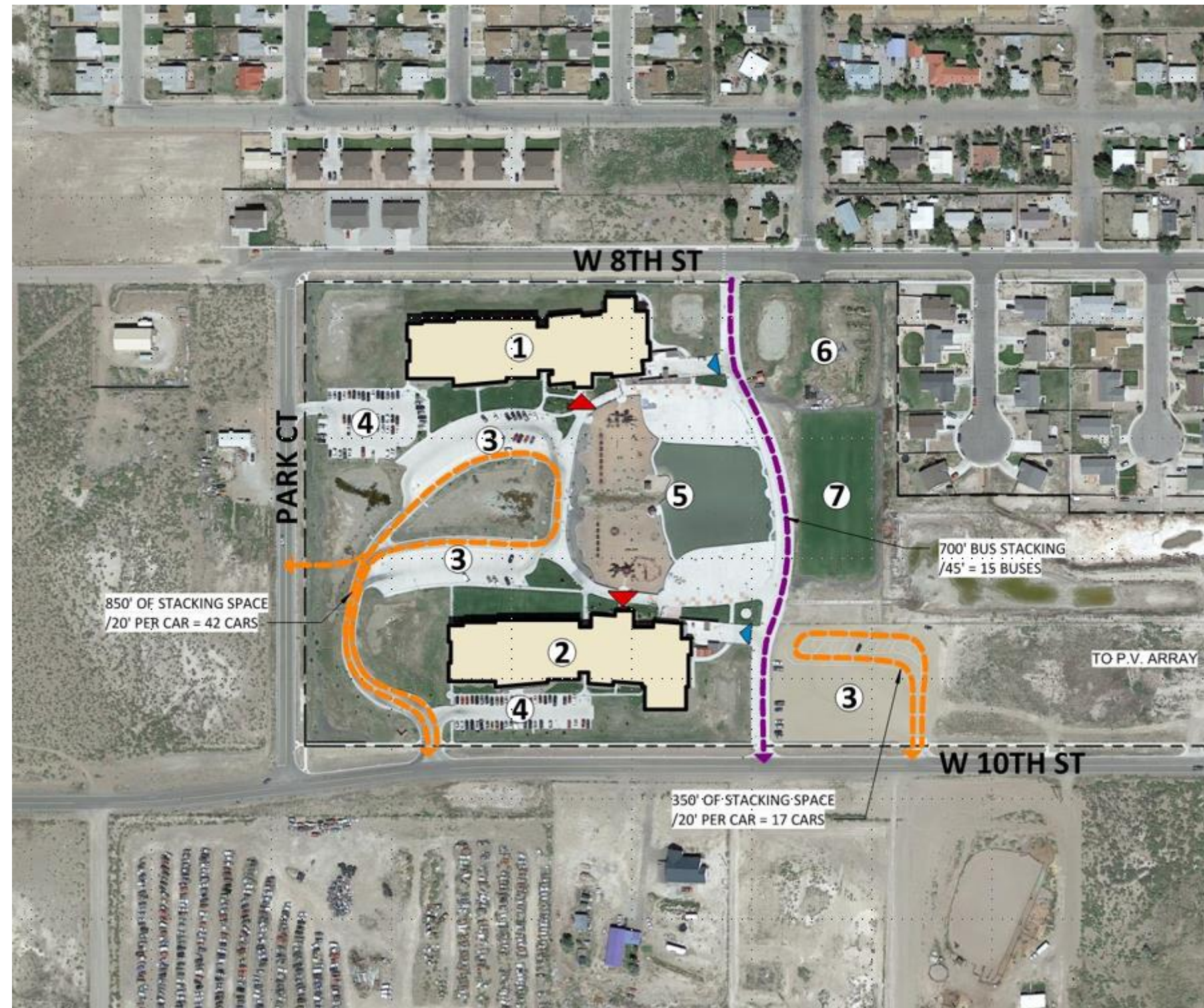
ES
2.0

SITE IMPROVEMENTS

\$500,000 or less

PAVE SIDE LOT

\$\$\$\$\$\$



NOTES



W
1.0

SELL PROPERTY

+++

W
2.0

MAINTENANCE +

LEASE

\$1 to 1.5M

W
3.0

OTHER

???

\$\$\$



NOTES





Questions?



SWOT – things to think about

District Considerations

- *Renting Administration Building*
- *Outgrown Alternative Education Building*
- *Staff Child-Care Facility*
- *Transportation Facility does not meet current district needs*
- *Middle School Building Future?*
- *CTE and Career Pathways*
- *ROTC location*
- *Security concerns at each school*
- *Pre-K is outsourced*
- *School Based Health Center*



STRENGTHS

- Proximity buildings to each other – share resources
- ES centrally located
- ES campus – interaction, transitions
- Functionality of MS, most district events, family nights
- Location and amount of property at MS
- Board Room – asset, lots of use and functions
- Spirit of School District – a lot of active students, Alamosa School Moose Spirit
- Staff***** - sense of community; make it work
- Improved security, - security guards, tech team (cameras)
- Secured entries
- Community collaboration – use of facilities
- Stadium – view
- Extracurricular offerings
- TOMA – top of mind awareness – district only as good as staff and students



WEAKNESS

- Is Waverly a benefit? Not central
- Why renting administration building?
- Have outgrown administration building – not centrally located to the rest of district
- Auditorium at OMS – poor sound and lighting system
- OMS – run down out buildings – SOENA Building, Concessions
- No restrooms at stadium at MS
- Overall lack of storage
- Aesthetics of the HS
- No PreK or Child Care for staff
- Online school has no future capacity; not meant to be a school; blow horn for fire alarm
- A Bennet FB field (MS) underutilized
- Bus Garage – infestation of mice! Not big enough; not heated work bay; no wash bay; no place for EV
- No maintenance and operations facility
- Lack of “electrification” technology – needs fusion of technology
- No gender neutral restrooms
- Rear entry to HS is dangerous - un monitored; open campus
- HS cafeteria not large enough (currently feed 250 at one time)
- And kitchen is too small
- HS weight room above music



OPPORTUNITIES

- Get rid of Waverly
- District has vacant property – central to ES
- MS property is large – room for growth
- Collaboration with ASU , TSC (Trinidad State College) Parks and Rec, and other community
- Checks box for funding requirements (BEST)
- School Based Health Center???
- Tax Credit projects – investor options



THREATS

- Lack of 2 way intercom at MS, expensive to fix
- Declining enrollment
- Private School competition
- Location – of bus garage (near homeless camp)
- Location of HS is near low income apartments
- Economy – to support funding measure by voters
- Safety and Security



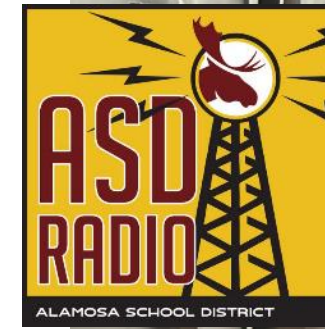
Conduct an Educational Workshop



- ✓ Bring your community together
- ✓ Review critical data that will inform the process
- ✓ Explore opportunities
- ✓ Establish community priorities
- ✓ Set equitable goals for all projects
- ✓ Focus on individual projects






Frequent, open, transparent communication

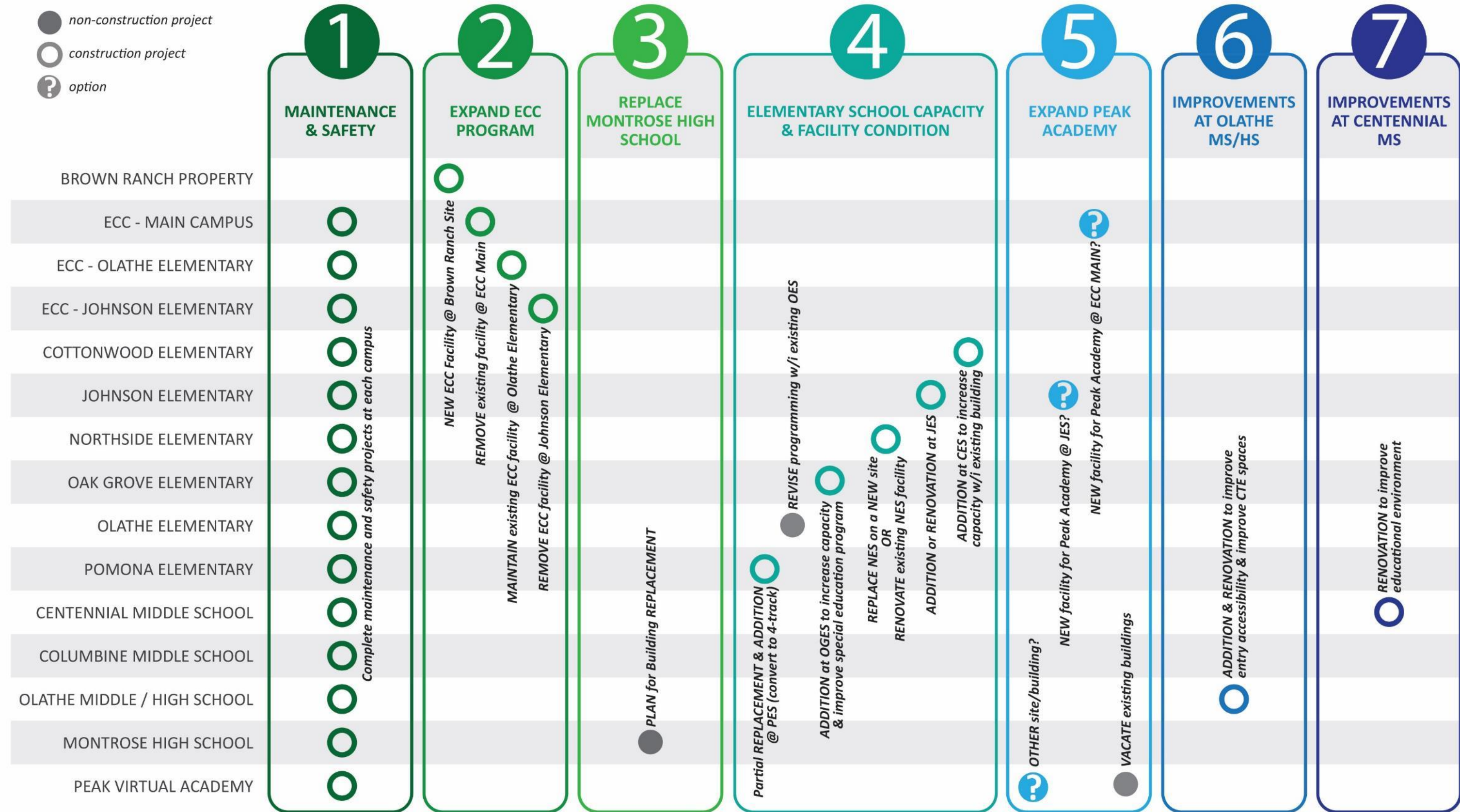


Community Engagement

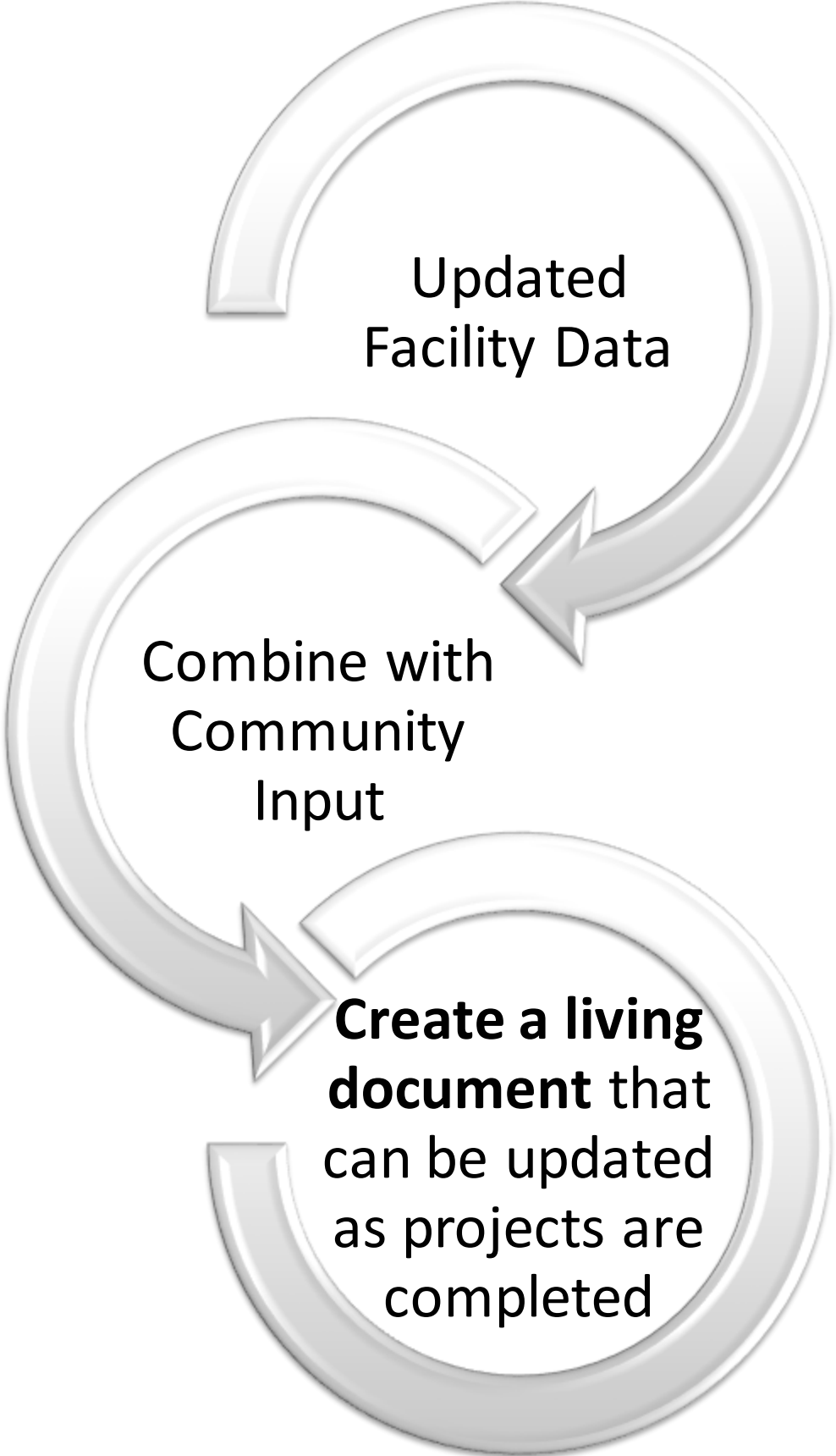


DISTRICT PRIORITIES

-  non-construction project
-  construction project
-  option



Create a Living Document



Web-Based Platform

Search...

(719) 471-7566

HOME ABOUT RTA PORTFOLIO NEWS CONTACT US

Gunnison Watershed School District School Facilities Digital Open House

Proposed Improvement Projects

School District Website

Hello Gunnison Watershed Community

Placeholder text: Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh...

Thank you.

Project Overview

Gunnison Watershed School District spans nearly 3,000 square miles and includes the communities of Gunnison, Crested Butte, and Lake. The district serves over 2,100 students and is ever-growing. In February 2019, Gunnison Watershed School District adopted a collaborative effort between community stakeholders and RTA Architects. The Master Plan identified existing facility deficiencies and proposed improvements for the district's schools.

Design Objectives

Building upon the discoveries and discussions within the Design Advisory Group Meetings, the following design objectives emerged and became the framework for the proposed changes at each facility:

HEALTH & SAFETY

Health and safety of students, staff and community members is of the highest priority to the District. Taking current knowledge and best practices for security in schools as well as best and widely recognized recommendations, appropriate interventions are proposed at each facility. Security improvements focus on the space in and around the school building, secure entry vestibules, and electronic security devices. To support good health and hygiene, the addition of handwashing stations at food service areas and throughout the building are addressed.

MAINTENANCE

Facility maintenance is an ongoing duty of the school district and community in order to mitigate the effects of use, age of equipment, safety and program change, efficiency, and environmental impact. Maintenance items are identified at each facility during the master planning process, and are included in the proposed scope of work. Maintaining the beauty and integrity of each campus reflects the pride this community has in its schools and educational offerings.

EDUCATIONAL PROGRAM & SPACES

The District strives to provide relevant programs and offerings that meet the growing needs and desires of the students and teachers within the community. Additional capacity will be provided across the district to support STEM and CTE programs, as well as additional instructional areas to meet the programmatic needs of the growing population. The result of these improvements aligns with the District's Mission to ensure all students are successful.

COMMUNITY & COLLABORATION

The strong support, cooperation, and involvement from parents and community members is one of the District's most important assets. Additional instruction and learning spaces have been identified across the District to strengthen the relationship with the community, improve learning and bring value to the community. Improvements across the school buildings aim to provide a variety of flexible educational spaces that support the education of students in the District and the individual learning styles of the student population.

SUSTAINABILITY & WELLNESS

The District strives to maintain environmentally responsible facilities that are safe and healthy. Energy-efficient, and enhance the learning environment. Energy audits, energy performance, and improvements are planned to improve building operations and reduce energy consumption across the district. Building modifications and additions are proposed that maximize daylight, views, and access to natural light, and improve cognitive function, student performance, and the overall health of occupants.

Improvement Project Interactive Maps

Select from the links below to explore the proposed improvements and scope of work for each school. The work presented was defined in collaboration with the Gunnison Watershed School District community members, parents, and staff.

LAKE PRESCHOOL & KINDERGARTEN

GUNNISON COMMUNITY SCHOOL

GUNNISON HIGH SCHOOL & PATHWAYS

CRESTED BUTTE COMMUNITY SCHOOL

Search...

(719) 471-7566

HOME ABOUT RTA PORTFOLIO NEWS CONTACT US

Gunnison Watershed School District School Facilities Digital Open House

Proposed Improvement Projects

Home Lake Preschool & Kindergarten Gunnison Community School Gunnison High School & Pathways Crested Butte Community School Project Cost Summary

Gunnison Community School

Originally built in 1996 and with significant upgrades completed in 2010, the Gunnison Community School continues to meet many of the first-grade through eighth-grade school needs. The enrollment at GCS is consistent from year to year and existing facilities into the near future. As with other schools in the district, changes in school to support current educational practices have led to recommendations for improvements. Adequate capacity to accommodate school lunches continues to be a need.

Taking current knowledge and best practices in school security in mind, the district is moving school facilities across the district. At GCS the proposed solution includes moving the Administrative office to outside spaces and control of a single-entry point to the building. The addition of student health is improved through the addition of handwashing stations at food service areas.

The library space will be renovated to meet the ever-changing needs for collaboration space. The middle school maker space to provide a resource for project-based learning and two flexible program is in need of access to daylight and views for students who spend the majority of their day in the building. Center addition is planned to provide high-quality space for the special education program.

To address the need for more cafeteria capacity, this area will be expanded in size by moving the student gallery through the use of glass overhead doors. Serving lines will be expanded to take better advantage of the common space outside classrooms by constructing new break rooms. And middle school Career Technical Education (CTE) programs will be improved by adding dedicated and secure outdoor space.

Scan the QR Code for a Virtual Experience of your school!

How it works!

1. Open the QR Code reader or Camera on your phone.
2. Hold your device over the QR Code so that it's clearly visible within your smartphone's screen.
3. If necessary, press the button or popup.
4. Have fun!

Facility Deficiencies

The following items have been identified as building and site deficiencies during the Master Plan process and will be addressed in the proposed improvements. Reference the Master Plan document for additional information.

HEALTH & SAFETY

- Integrate additional measures to meet current safety standards for schools
- Improve site access to playgrounds and connections to the trail system
- Add facilities to support good hygiene in the school building and playground area

MAINTENANCE

- Perform general maintenance on the building envelope
- Replace depreciated interior finishes
- Repair damaged / worn flooring

EDUCATIONAL PROGRAM & SPACES

- Expand building area to accommodate growth in educational offerings
- Modify interior space to support project-based learning and collaboration

COMMUNITY & COLLABORATION

- Expand to provide multi-purpose educational spaces that foster current and future educational partnerships with outside entities
- Modify interior space to support project-based learning and collaboration

SUSTAINABILITY & WELLNESS

- Integrate mechanical controls to monitor and regulate energy usage
- Retrofit all light fixtures to LED
- Improve student connection to outdoor space, natural light, and views

Proposed Site Plan

Click on the plus (+) icons below for additional information describing proposed improvements

Communicating with Stakeholders



BEST Grant and Bond Support

Leadership Throughout the Process

- Ongoing consulting
- BEST Grant application
- Manage process
- Budgeting
- Writing of technical narratives
- Strategic guidance
- Review process support
- Bond support
- Informational fliers
- Renderings and concept images
- Project budgeting
- Work with bonding firms
- Open house/virtual open house
- Community engagement



PROBLEMS

- Unsafe Gymnasium with structural and environmental deficiencies
- Inability to secure entry / access to Office through school
- Inadequate Kitchen and food storage facilities
- Lack of adequate Classroom / Breakout space
- No functional Stage / Performance space
- Inadequate space for Library
- No secured Teacher / Staff Workroom
- Poor Energy Efficiency
- Lack of adequate / ADA compliant toilet facilities

PROPOSAL

- Remove existing unsafe Gymnasium and replace with a new energy efficient LEED Gold building addition to house:
 - Multi-purpose Gym / Auditorium / Cafeteria
 - Music Room / Stage
 - Kitchen / Storage
- Provide new building addition on east side of existing building to provide new Library, access controlled building entry and office
- Renovate existing building to provide 2 new classrooms, 4 educational breakout rooms, an Art / Science area, toilet rooms and a teacher / staff workroom

Paradox Valley School Mission Statement: Paradox Valley School Mission is to inspire our children to have a bright future, and to provide a level of education that teaches them the knowledge, creativity necessary to manifest in life.

Paradox Valley School: Paradox Valley School is a school in the West End Public Montrose County, founded in 1905 in the beautiful Paradox Valley, 25 miles west of Naturita, CO, but growing school, where children with the students are an important success. Innovative programs and commitments from staff members ensure that each child who leaves Paradox Valley School is equipped for success to life.

P.O. Box 420, Paradox, Colorado 81429, Phone: 970.859.7236 Fax: 970.859.7235

EXISTING AREA: 11,733 S.F. [4,925 S.F.]
ADDITIONS: 7,589 S.F.
RENOVATIONS: 2,928 S.F.
GROSS NEW AREA: 14,398 S.F.

NEW CLASSROOMS: 3
BREAKOUT ROOMS: 4
ART/SCIENCE: 1

COST:
 TOTAL DIRECT & INDIRECT COSTS \$2,518,201
 CDE RESERVE (10%) \$251,820
 TOTAL WITH CDE RESERVE \$2,770,021
 SCHOOL MATCHING FUNDS (11%) \$304,702
 BEST GRANT REQUIRED \$2,465,319

P.O. Box 420, Paradox, Colorado 81429, Phone: 970.859.7236 Fax: 970.859.7235

We Support You

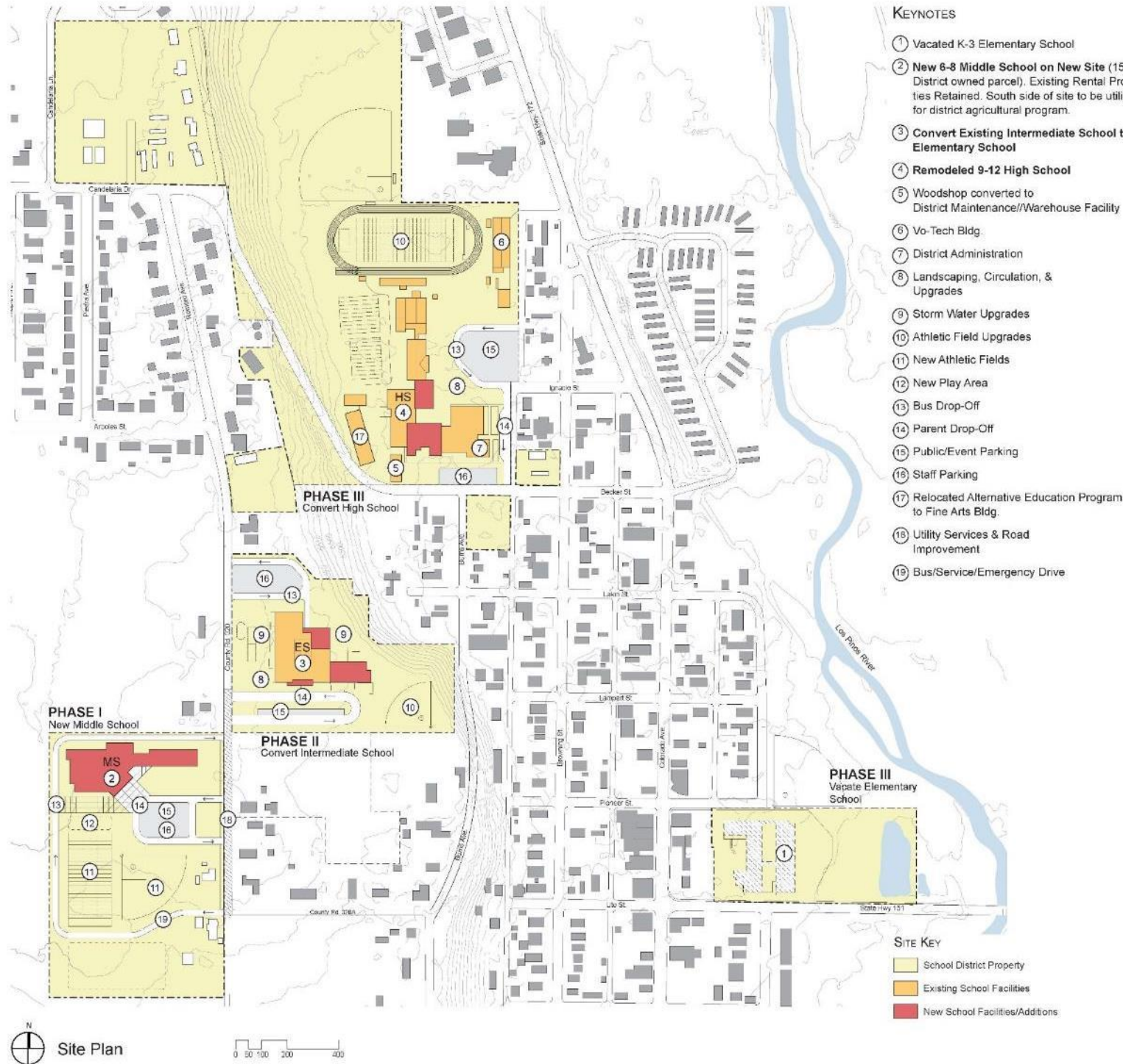
Bond Assistance

IGNACIO SCHOOL DISTRICT 11JT



IGNACIO SCHOOL DISTRICT CAN INVEST IN ITS EDUCATIONAL FUTURE THROUGH A SUCCESSFUL 2011 BOND ELECTION!!

- Creates 21st Century Learning Environments for all Students
- Fulfillment of District Wide Educational Master Planning
- Capitalizes on a Competitive Construction Market to Provide Upgrades to Aging Facilities in need of Immediate & Extensive Repairs



Site Plan of Ignacio showing Proposed Projects at ISD Facilities

GOALS

- Enhance.....
- **LEARNING:** people, performance, and flexibility
 - **ENVIRONMENT:** quality, technology, and responsible stewardship
 - **ECONOMICS:** efficiency, value, reduced operational costs, and sustainability



ARCHITECTURE OF COMMUNITY



FLEXIBLE LEARNING ENVIRONMENTS



OUTDOOR LEARNING



DAYLIGHTING, SUSTAINABILITY, STEWARDSHIP

PROBLEM

With the majority of the existing ISD facilities having been constructed between 1950 and 1965, our facilities do not meet current codes, are energy inefficient, technology deficient, and require repairs. The ongoing repairs and the cost of operating multiple, energy inefficient facilities continually divert funding away from our students, staff, academic programs, and new technology. Approximately 190 students are currently attending schools in other districts, primarily in Bayfield and Durango.

Main facility deficiencies include:

- **Site/Athletics:** Deteriorating playing fields and poor separation between vehicular/pedestrian traffic.
- **Aging Infrastructure:** Aging, energy inefficient, and undersized mechanical and HVAC systems are past service life and need replacement. Aging facilities require continual, costly repairs.
- **Security & Safety:** School buildings have multiple entrances with poor visual control of entries. Facilities lack automated/interlinked smoke detection/fire alarm and annunciation systems.
- **Hazardous Materials:** Asbestos materials present in multiple ISD school facilities.
- **Exterior Envelope:** Poorly insulated/un-insulated walls and roof structure contribute to energy inefficiency.
- **Storm Water Management:** No storm water detention system; contributes to site/building damage to slab/foundation/finishes.
- **ADA/Life Safety:** District wide accessibility violations.

PROPOSAL

Project Proposals

- Provide a new 50,000 sf energy efficient 6-8 Middle School replacement facility and athletic complex on 15 acre District Owned Property.
- Convert/remodel existing Intermediate School to a K-5 Elementary School including a Cafetorium and Classroom additions.
- Convert/remodel Jr High/High School to a 9-12 High School with Cafetorium and Administration additions.
- Relocate all vocational programs to remodeled Vo-Tech Building.
- Vacate and potentially sell existing Elementary School and Property.
- Upgrade site storm water management, playgrounds, athletic playing fields, site security, and pedestrian/vehicular circulation at all facilities.

Bond Proposal

- With a successful \$49.5 million dollar bond election, the estimated monthly tax impact is as follows:
- Residential - \$4.45 per \$100,000 of home's market value

BENEFITS

Education

- Provides "State of the Art" educational program areas and athletics.
- Prepares students for future workplace technologies through updated infrastructure, equipment, and distance learning capability.
- Provides flexible and inspiring learning environments that support diverse learning and teaching styles.
- Provides for ample future flexibility and growth.
- Promotes the students of Ignacio to stay in district.

Cost Savings

- Consolidates staff and operational costs from four facilities to three while maximizing energy efficiency.
- Will greatly reduce facility operation and maintenance, providing cost savings to the school district for generations to come.

Safety

- Centralized entry points will provide visual control of entry and hallways.
- Provides code compliant fire alarm, sprinkler, ventilation systems, and excellent air quality.
- Improved campus site circulation, lighting, and vehicular/pedestrian separation.



We Support You



LEARN
Mission + Purpose



TARGET
Energy + People



ANALYZE
Energy + People

Energy Use Intensity

Carbon Emissions

Energy Cost

Energy Escalation

Life Cycle Costs

Net Zero Energy



Indoor Air Quality

Thermal Comfort

Acoustical Comfort

Visual Comfort

Access to Nature

Quality of Views

Biophilia

Focus on Healthy & Efficient Spaces





Why RTA

***Experts and Leaders in
Rural Educational Master
Planning***

working as

Collaborators and Facilitators

striving for

***Strategic Vision, Student
Success & Community
Engagement***

X	X	X								Kevin Daniel	Adams State University	719-388-4722	ksdaniel@adams.edu
X	X	X								Levi Rutgers	Transportation	719-588-9839	lrutgers@alamosaschools.org
X		X								Lori Smith	AAS-AOS	719-587-1640	lsmith@alamosaschools.org
X	X	C								Luis Murillo	Assistant Superintendent	719-566-2913	lmurillo@alamosaschools.org
X	X	X								Michelle Rubidoux-Wilson	Principal 3-5	719-587-6658	mwilson@alamosaschools.org
C										Mike Riggs	RTA		mriggs@rtaarchitects.com
X										Paul Reu	RTA	719-471-7566	paul@rtaarchitects.com
C	X	X								Roxy Vigil	K2	719-587-6600	
X		X								Ruth Frye	Child Nutrition Dept	719-587-1693	
X	X	X								Scott Honeycutt	Transportation	719-589-9115	shoneycutt@alamosaschools.org
X										Scott Schweizer	ASD Tech		
										Tracy Vigil	Alamosa School District		tvigil@alamosaschools.org
	X									K Stone	Ortega Middle School		Kstone@alamosaschools.org
	X	X								Kristina Daniel	Valley Wide		
		X								Heidi Richardson	BOE	719-480-3402	
		C								Joellen Boos			
		X								C Lopez			