



MEETING RECORD

PROJECT: Archuleta School District – Facilities Master Plan

PROJECT NO: 2024-043.00

DATE: February 24, 2025

ATTENDANCE: See Attached

SUBJECT: MPAC Meeting #2

Master Plan Advisory Committee – Meeting #2

The Master Planning Advisory Committee, comprising community members and school representatives convened for MPAC Meeting #2. The following items were discussed. Refer also to meeting slides used for discussion.

School Funding Summary:

- 1) Rick Holt gave an overview of school funding including the annual school district budget, sources of revenue and the processes involved. Refer to slide presentation for details.
- 2) Rick Holt provided the Board of Education decision making criteria for any projects which is summarized below:
 - Safety and Security
 - Fiscally Responsible
 - High Quality Learning Environments
 - Flexibility of Facilities to accommodate future needs
 - Supported by the community
 - Aligns with District Mission/Goals/Outcomes
 - Supports a broad range of student activities and needs
- 3) Brian Calhoun introduced the planned activity with an overview of what a new elementary school looks like today including changes in new schools to incorporate best practices to support 21st Century education. Brian also gave school renovation examples including a building that was torn down to the steel structure and rebuilt (Ridgway ES), the Lake City Community school which was renovated and received a gymnasium addition, the Canon City Middle School that received a full building renovation and large academic addition, and Adams Elementary school which received a building renewal including new HVAC, Lighting and finishes.
- 4) The activity the entire MPAC participated in included small groups working to identify Pros and Cons of building a new school vs. renovating the existing buildings. Refer to scanned images of the worksheets that each group created. The results are summarized by aggregating the responses into a single document on the following page.
- 5) Brian outlined a timeline for a potential renovation or new building which can be seen on the slides. The overall timeline includes an August deadline for bond ballot question, an August to November Bond Campaign, followed by procurement of project team members, a 10 month design duration, four months of permitting and bidding, and about 15 months of construction. The overall timeline takes about three and a half years to complete.
- 6) The next meeting is March 17th at 5:30 at the Middle School Library.

Information the group would like for the next meeting:

- 1) Provide information on the economic impact of a capital project for the School District.
- 2) Provide a cost Analysis of new building vs. renovation project options
- 3) Provide the property evaluation and assessed value for Middle School and Elementary School

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- 4) Provide information on lifespans of new vs. renovation buildings might be
- 5) Provide program data on grade configurations for schools
- 6) Provide any available information on what new schools do for enrollment

PROS – New Building

Customizable
Promotes Pride in schools
Amenity to community
Economic growth (cost savings long term)
Improved Safety
Reduces Downtown Congestion
Already own the land / Prime DT Real Estate
Consolidate – busing/transport
Increased Parking
Upgrade Technology
Modern Learning (Windows/flex space)
Outdoor space for MS
Single Building for Middle School
Distance from Hwy 160
Daylight/Views from Classrooms
Modern Playground / Large Fields
Keep kids in school without interruption
Geothermal / Updated HVAC
Modern Media Centers
Teacher enhancement improvement space
Single Campus (if at High School)
ADA Compliant
Right Sizing for Enrollment
Better Functionality
Can spend \$ on students instead of Utilities

CONS – New Building

Community Buy in
Expensive
People don't like growth/change
Location options
Losing elementary Fields
Teacher / Counselor salary → go to school instead of them
Concerns with Traffic / Mixed ages, etc
Harder to pass a bond

PROS – Renovation

Cheaper
Actually getting it done
Community friendly
Sentimental/historical value
Elementary field cheaper?
Keep 2 gyms
Could increase salary for teachers/counselors
Better chance for a good education?
Time?

CONS – Renovation

Safety – Proximity to Hwy
No windows in some classrooms
Limited space / small classrooms
Takes away from the historical value
No fixing parking/traffic
MS isolation
School session during renovation
Would renovate all the buildings
Would renovations be enough
Not good bones
HVAC/Sewer Systems/maintenance costs
Could it be more money to reno vs new build?
Asbestos

CC: Attendees

REPORTED BY:

Signature

Brian Calhoun, AIA

Printed Name

| | A | B | C | D | E | F | G |
|----|--|--------------|-------------------------------|--|--------------|-----------|-----------|
| 1 | Master Plan Advisory Committee (MPAC) | | | | | Meetings: | |
| 2 | | | | | | 1/27/2025 | 2/24/2025 |
| 3 | Lisa | Scott | community volunteer | lisascott5680@icloud.com | 970-749-4268 | x | x |
| 4 | Jessica | Cox | parent & PSMC | jraecox@gmail.com | | | x |
| 5 | Becky | Deitmeier | parent | beckyinpagosa@yahoo.com | 970-398-0321 | x | x |
| 6 | Ronnie | Doctor | community volunteer | veronicavierradoctor@gmail.com | 970-946-6367 | x | x |
| 7 | Denise | Fisk | community volunteer | wildmtndenise@msn.com | 303-868-8972 | x | x |
| 8 | Eric | Fisk | community volunteer | flufisk@proton.me | 303-828-6386 | x | x |
| 9 | Matt | Ford | parent | matt.ford@mattfords.com | 303-263-2339 | | |
| 10 | Jeff | Fuller | retired school Superintendent | jeff.fuller61@gmail.com | 928-242-6756 | x | x |
| 11 | Julie | Gurule | parent | jewlz_2169@hotmail.com | 870-7497214 | | x |
| 12 | Tom | Hanchett | retired & sub-teacher | thanchett@icloud.com | 281-732-1675 | x | x |
| 13 | David | Harris | Town Manager | dharris@pagosasprings.co.gov | 970-585-8451 | x | x |
| 14 | Stephanie | Hirshberg | parent | hirshbergstephanie@gmail.com | | x | x |
| 15 | Bill | Hudson | PPOS Board & Pag.DailyPost | billhudsonproductions@gmail.com | 970-903-2673 | x | x |
| 16 | Joline | LeftHandBull | parent | jolinelhb@gmail.com | 575-419-0567 | x | |
| 17 | Aubrie | Limebrook | parent | princss_13@hotmail.com | 808-721-6876 | x | x |
| 18 | Brooks | Lindner | Town Council | brookslindner@gmail.com | 970-946-9780 | x | |
| 19 | Kelly | Maestas | parent | kellykay930@hotmail.com | 970-946-5540 | x | x |
| 20 | Leonard | Martinez | Town Council | lLeonardmartinez@gmail.com | 505-506-7649 | x | x |
| 21 | Dee | McPeck | community volunteer | designbyd70@gmail.com | 970-317-3224 | x | x |
| 22 | Curtis | Nehring | parent | curtis.nehring@gmail.com | 970-880-2906 | | |
| 23 | Jason | Peterson | parent | jpeterston.cornerstone@gmail.com | 970-946-6097 | x | x |
| 24 | John | Ranson | County Commissioner | johnranson@me.com | 970-946-4802 | x | x |
| 25 | Corinne | Reed | parent & PSMC | corinnesreed@gmail.com | 970-759-0813 | | |
| 26 | Lawrence | Rugar | PPOS Board | lrugar@ppos.co | | x | x |
| 27 | Jeff | Sams | parent | jeff@pagosaspringscdc.org | 970-585-4984 | x | x |
| 28 | Bob | Scott | business owner & Seeds Board | bscottpagosa@gmail.com | 970-749-4640 | x | |
| 29 | Rebecca | Tenpenny | PCI | director@pagosacommunityinitiative.org | 615-202-4895 | | x |
| 30 | Marie | Thatcher | Build Pagosa | marie@buildpagosa.org | 970-977-7381 | x | |
| 31 | Kelly | Tuten | parent | kelly.tutenstad@gmail.com | 303-886-8691 | x | x |
| 32 | Ashley | Wilson | parent & Public Health Dept | akwilsonconsulting@gmail.com | 970-403-2558 | x | x |
| 33 | | | | | | | |
| 34 | ASD Staff | | | | | | |
| 35 | Darcy | Deguisse | High School | ddeguisse77@gmail.com | 970-903-4559 | x | x |
| 36 | Thomas | Davenport | Middle School | tdavenport@pagosa.k12.co.us | | x | x |
| 37 | | | | | | | |
| 38 | ASD Administration | | | | | | |
| 39 | Rick | Holt | Superintendent | rholt@pagosa.k12.co.us | | x | x |
| 40 | Eric | Burt | Finance Director | eburt@pagosa.k12.co.us | | x | x |
| 41 | Butch | Mackey | School Board | bmackey@pagosa.k12.co.us | 970-946-5194 | x | |
| 42 | Dave | Iverson | School Board | diverson@pagosa.k12.co.us | 918-606-2163 | x | x |
| 43 | Heather | Schultz | ASD HR Director | hschultz@pagosa.k12.co.us | | | x |
| 44 | | | | | | | |
| 45 | Guests | | | | | | |
| 46 | Kelly | Vining | Elem Principal | kvining@pagosa.k12.co.us | 970-689-0306 | x | x |
| 47 | James | Dickoff | Town Planning Dept | jdickoff@pagosasprings.co.gov | | x | x |
| 48 | Garrett | Faringer | The Pagosa SUN | | | x | |
| 49 | Clayton | Chaney | The Pagosa SUN | | | | x |
| 50 | Brad | Ash | parent & local business owner | | | | x |
| 51 | Stewart | Bellina | SJMS Principal | | | | x |
| 52 | Angie | Ranson | community volunteer | | | | x |

PARKING LOT

TO BE Addressed Next Meeting

- Bond Amt.

Economic impact

Cost Analysis - ^{NEW} RENOVATIONS

Property Evaluation + Assessed Value

LIFESPAN - New v. Reno

Program Data Grade Spans

Do New Schools bring more Students?

Renovation

PROS:

- cheaper
- actually getting it done
- community friendly(?)
- sentimental value

CONS:

- safety
- outdoor/field needed (MS, ^{HS}ES)
- no windows
- limit of space (MS)
- space restrains schedule
- take away historical value (MS)

New

PROS:

- customizable
- * • pride in our schools
(embarrassment)
- amenity to community
- economic growth
(cost savings?)
- * • safety
- * • downtown congestion

CONS:

- community buy in
- expensive!
- location options
- people don't like change
- people don't like ^{want} growth

New Build

ALREADY OWN LAND

CONSOLIDATE:

BUSING / TRANSPORT /

UP GRADE Tech

MODERN LEARNING (WINDOWS &
PER ROOM FLEX SPACE)

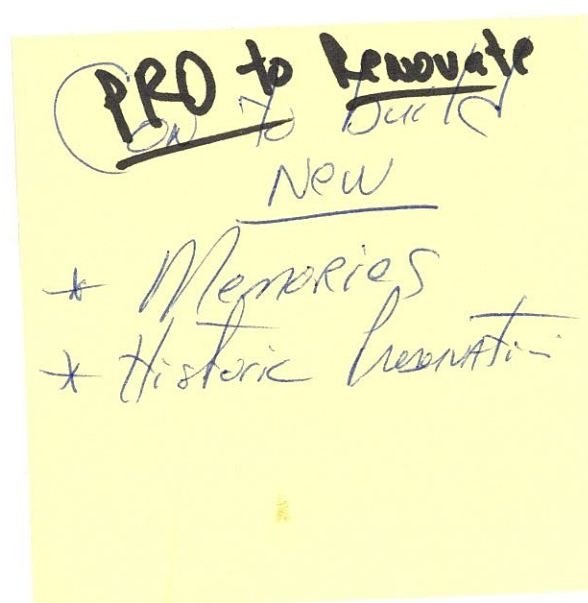
RENO

PRICE DROP

FOUNDATION SET

LOCATION FOR ELEM (maybe ok.)

! LOCATION FOR MIDDLE SCHOOL FAR
• EXCEEDS BUDGET



PK-8 Program models coexistence or
sentimental value? (NOT!)
expansion is rebuild ... pricing too
What is achievable time & finance
students during reno?



Renovation

Con

Parking + Traffic

Middle School Outdoor

Middle School Isolation

Safety - Proximity to highway

Operating During Renovation?

Still interior classroom

Middle School Playground

Pro

Elementary Field

Cheaper?

-Keep 2 gyms

Bldg. New

Pros

5) Build ~~0~~ cost
bldg. can
spend \$ on
students instead
of utilities

- 1) Can build for future needs in # of students
- 2) Better functionality
- 3) Students not disrupted
- 4) Better location for middle school - (no Hwy 160)
- 5) Land value of where middle school is for commercial
- 6) Better learning is more reachable (positive attitude)
- 7) Better traffic control
- 8) Exchange teachers & students & buses if schools closer together

Cons

- 1) Teacher Salary & Counselors vs. new school - spend on school vs. teacher
- 2) Expense? Is electric available?

Renovating

Pros

- 1) Less cost
- 2) Pay teachers & Counselors more
- 3) Can families have a better chance at a good education

Con

- 1) Where do put the students
- 2) Middle School location is dangerous location
- 3) It is not being used to best value
- 4) Location of elem. school is BAD

CON ^{ES}

LOCATION ALONG HWY
ACCESS / PICK-UP / DROP-OFF
LACK OF PLAYGROUND (MS)

CON (MS)

LOCATION ALONG HWY
ACCESS / PICK-UP / DROP-OFF
FIELD ACROSS HWY
~~MOST~~ SOME CLASSROOMS NO WINDOWS
AGING INFRASTRUCTURE
SUPER STRUCTURE?
SMALL CLASSROOMS
DROP-OFF ON STREET

PRO ^{ES}

MOST CLASSROOMS ALONG
EXTERIOR WALL (ES)
ADMIN NEAR ENTRANCE (ES)
ADD SECURE LOBBY (ES)
LARGE FIELDS - PLAYGROUNDS (ES)
SPACE TO EXPAND EAST & SOUTH (ES)
GEO-THERMAL

PRO ^{MS}

2 - GYMS
GEO-THERMAL
Historic Building

RENO

PRO

- ✓ \$
- ✓ Time?
- ✓ Keep existing M.S. gym space (3 gyms & weight room)
- ✓ Historical building
- ✓ Could we add roof space?

CON

- ✓ Paths to school: danger
- ✓ Abatement costs
- ✓ Where would we go for a year?
- ✓ M.S. - lack of green space
- ✓ E.S. - Would RENO be enough
- ✓ RENO 3 bldgs?

New Construct

PRO

- ✓ Parking Options
- ✓ Safety (M.S.)
- ✓ Dream big
- ✓ Possibly open more space for SJMS + Admin

CON

- ✓ \$
- Where would we build?
- ✓ Concerns re: Consolidated Campus (traffic, mixed ages, etc.)
- ✓ Harder to pass a bond

PROS

Reno

ES: cost

nice fields / (not accessible)

MS: cost

~~no~~
2 gyms

new A/C

HS: easiest building to Reno

Parking / traffic flow

~~Fields~~ Field space

Acreage for expansion

Proximity to parks

HVAC in each building

~~Community~~

Up-to-date media centers
shared spaces / collaborative

daylight / air

create safer / more accessible spaces

more gym space

prime downtown real estate to sell

CONS

not ADA compliant

multiple additions /
reno already done /
lead in water

not good bones

no daylight

no emergency exits

parking / traffic flow

No fields

no windows

too close to highway

no parking (very limited)

is sewage system

salvageable?

~~internet access~~
internet accessibility?

not ada compliant

what happens when we demo
do the kids go during

+ the bones are no good?
reno? - cost??

New Bldg.

no A/C

South Facing

Roof pops - insulation

tables are from 1996

only 1 gym

no swim pool.

lost

community support

Con - Middle School
Renovate is
NOT A good
option
• No space
• too much traffic
• too many different
building types

Con -
Renovation costs
could exceed
New Build
* OVER TIME
* Maintenance costs.

Con - Build
or
* Medium income -
\$4K/YR -
* What is
Affordable?

Con - Rebuild
Security

Pro - New Bldg.
Teachers enhancement
improvement space

- ~~Pro~~ Build
* Energy efficiency
including new
techniques for
maximizing them

Pro - Build
⊗ Quality
teachers
⊗ Quality District
for our size

Pro -
Can a new
school enable
economic development
improve income

Pro - New
Build -

Parking -

Pro - New Build

Security -

Student Safety

Pro -
Single Campus

Pros

- | <u>New Const</u> | <u>Renovation</u> |
|--|---|
| <ul style="list-style-type: none">• Build to current Educational Ideals• Change locations?• ADA Compliance• Pick up / Drop off safety | <ul style="list-style-type: none">• Cost? |

Cons

- | <u>New Const</u> | <u>Renovation</u> |
|--|---|
| <ul style="list-style-type: none">• Cost• Can't get funding | <ul style="list-style-type: none">• Health Issues (Asbestos)• Locations - No own windows• Can they be renovated• where do kids go during renovation?• Parking / Traffic• Cost |