



## MEETING RECORD

**PROJECT:** Archuleta School District – Facilities Master Plan

**PROJECT NO:** 2024-043.00

**DATE:** March 17, 2025

**ATTENDANCE:** See Attached

**SUBJECT:** MPAC Meeting #3

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### Master Plan Advisory Committee – Meeting #3

The Master Planning Advisory Committee, comprising community members and school representatives convened for MPAC Meeting #3. The following items were discussed. Refer also to meeting slides used for discussion.

#### School Funding Summary:

- 1) Brian Calhoun reviewed the agenda for the evening and discussed that the attendees would be doing an activity in table groups.
- 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) Rick emphasized that this group will be asked to make a recommendation to the Board of Education which needs to be summarized at the next MPAC meeting.
- 4) Brian Calhoun reviewed some research that was requested by the group at the last meeting. The following research topics were presented at a high level. Research white paper information was emailed to the group prior to the meeting and will be posted on the master plan website.
  - i) Life Span of Buildings: Brian Calhoun discussed the lifespan of school buildings, including general structures and individual systems like mechanical and electrical. The average lifespan of a school building is estimated to be 40 to 50 years, depending on maintenance and condition. Renovations can reset the lifespan of a building to about 16 years if major systems are replaced. Brian Calhoun provided historical data on the construction dates of various school buildings in the district.
  - ii) Impact of New and Modernized Buildings on Students: Brian Calhoun presented evidence showing that new and modernized buildings can improve student performance by 10 to 20%. A specific example is given where a new school in Pueblo saw a 20 to 30% improvement in test scores. Teacher retention is higher in modern schools due to better working conditions. Health and absenteeism are reduced in modern schools due to better air quality and circulation.
  - iii) Impact of High-Quality Facilities on Enrollment: Brian summarized that modernized schools can have 5-15% jump in enrollment based on various research efforts. It was noted that the studies primarily occurred in metropolitan areas where there were many school choices.
  - iv) Benefit of the K-8 Model: Brian summarized the research that indicates that the PK-8 grade configuration model has seen benefits in academic achievement. These benefits are due to reduced transitions that would normally occur at the middle school level. PK-8 schools tend to

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have tighter sense of community as teachers and staff know the students. Drop-out rates are also lower in the PK-8 model as seen in the research.

- 5) Brian introduced the activity for the evening: Schoolopoly
  - a) Doug reviewed the basic goals and rules of the game
  - b) Brian reviewed the game cards which represent various options for each building. The game cards included Critical Maintenance Only, a flexible card that includes a Deferred Maintenance which will be picked by the each team, Deferred Maintenance and Renovations to address maintenance and Educational Adequacy issues, and full building replacements including an option to build a PK-8 instead of an Elementary and Middle School.
  - c) Brian reviewed the summary of Deferred Maintenance with the groups and referenced a handout that is on each table.
  - d) Brian reviewed the basic assumptions of each option game card.
  - e) Brian reviewed the BEST grant card which can be seen as a 44% off couple.
  - f) Brian reviewed what the current construction cost inflation rate is – 8.51% for Colorado based on a 12 year average.
  - g) Brian reviewed the cost impact to tax payers based on \$25M, \$30M, and \$60M bond scenarios for home owners and commercial properties.
- 6) The activity was performed by 5 groups of 4-6 people in each group followed by a results summary from one group member. Each group was asked to assemble two bond scenarios that they feel addresses the communities needs and add up the amounts for each. The bond scenarios could include multiple phases if desired and could include BEST grant applications if desired. The game boards for each group is attached to this meeting report as well as a summary of game results.
- 7) The next meeting is April 21st at 5:30 at the Middle School Library.

Information the group would like for the next meeting:

- 1) Would like to discuss what are the district priorities
- 2) Would like to discuss what will likely pass for a bond measure
- 3) Would like to see what is possible for renovation projects (i.e. can a gym and cafeteria expansion be executed on the elementary site?)
- 4) Would like to know the value of the properties that the district owns

CC: Attendees

REPORTED BY:

\_\_\_\_\_  
Signature

Brian Calhoun, AIA

\_\_\_\_\_  
Printed Name



	A	B	C	D	E	F	G	H
1	<b>Master Plan Advisory Committee (MPAC)</b>					Meetings:		
2						1/27/2025	2/24/2025	3/17/2025
3	Lisa	Scott	community volunteer	lisascott5680@icloud.com	970-749-4268	x	x	x
4	Jessica	Cox	parent & PSMC	jraecox@gmail.com			x	x
5	Becky	Deitmeier	parent	beckyinpagosa@yahoo.com	970-398-0321	x	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	x
8	Eric	Fisk	community volunteer	flufisk@proton.me	303-828-6386	x	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	x
11	Julie	Gurule	parent	<a href="mailto:jewlz_2169@hotmail.com">jewlz_2169@hotmail.com</a>	870-7497214		x	
12	Tom	Hanchett	retired & sub-teacher	thanchett@icloud.com	281-732-1675	x	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	x
15	Bill	Hudson	PPOS Board & Pag.DailyPost	billhudsonproductions@gmail.com	970-903-2673	x	x	x
16	Joline	LeftHandBull	parent	jolinethb@gmail.com	575-419-0567	x		
17	Aubrie	Limebrook	parent	princss_13@hotmail.com	808-721-6876	x	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	x
20	Leonard	Martinez	Town Council	JLeonardmartinez@gmail.com	505-506-7649	x	x	
21	Dee	McPeek	community volunteer	designbyd70@gmail.com	970-317-3224	x	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	x
25	Corinne	Reed	parent & PSMC	corinnesreed@gmail.com	970-759-0813			x
26	Lawrence	Rugar	PPOS Board	lrugar@ppos.co		x	x	x
27	Jeff	Sams	parent	jeff@pagosaspringscdc.org	970-585-4984	x	x	x
28	Bob	Scott	business owner & Seeds Board	bscottpagosa@gmail.com	970-749-4640	x		x
29	Rebecca	Tenpenny	PCI	director@pagosacommunityinitiative.	615-202-4895		x	
30	Marie	Thatcher	Build Pagosa	marie@buildpagosa.org	970-977-7381	x		x
31	Kelly	Tuten	parent	kelly.tutenstad@gmail.com	303-886-8691	x	x	x
32	Ashley	Wilson	parent & Public Health Dept	akwilsonconsulting@gmail.com	970-403-2558	x	x	
33								
34	<b>ASD Staff</b>							
35	Darcy	Deguisse	High School	ddeguisse77@gmail.com	970-903-4559	x	x	x
36	Thomas	Davenport	Middle School	tdavenport@pagosa.k12.co.us		x	x	x
37								
38	<b>ASD Administration</b>							
39	Rick	Holt	Superintendent	rholt@pagosa.k12.co.us		x	x	x
40	Eric	Burt	Finance Director	eburt@pagosa.k12.co.us		x	x	x
41	Butch	Mackey	School Board	bmackey@pagosa.k12.co.us	970-946-5194	x		x
42	Dave	Iverson	School Board	diverson@pagosa.k12.co.us	918-606-2163	x	x	x
43	Heather	Schultz	ASD HR Director	hschultz@pagosa.k12.co.us			x	x
44								
45	<b>Guests</b>							
46	Kelly	Vining	Elem Principal	kvining@pagosa.k12.co.us	970-689-0306	x	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	x
50	Brad	Ash	parent & local business owner				x	x
51	Stewart	Bellina	SJMS Principal				x	x
52	Angie	Ranson	community volunteer				x	
53	Josh	Sanchez	Chief Exec Operations					x
54	Will	Ridlehoover	Build Pagosa					x
55	Tim	Taylor	School Board					x







GROUP:  

ARCHULETA SCHOOL DISTRICT

**PRIORITY 1**

**rta**  
ARCHITECTS

**PRIORITY 2**

ELEMENTARY

MIDDLE SCHOOL

PK-8

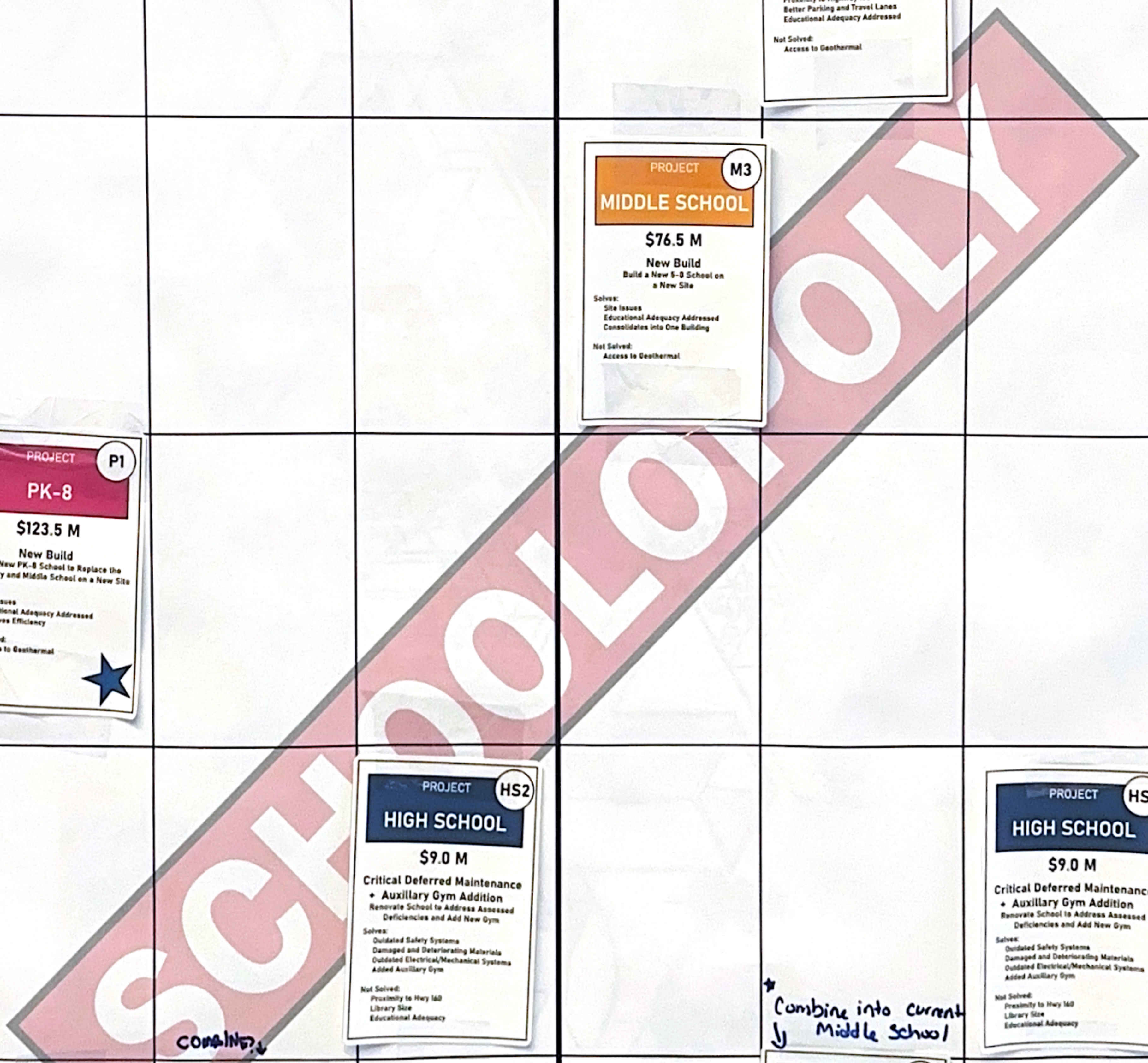
HIGH SCHOOL

OTHER

COUPON

TOTAL

				<p><b>PROJECT E3</b></p> <p><b>ELEMENTARY</b></p> <p>\$72.0 M</p> <p><b>New Build</b></p> <p>Build a New PK-4 School on a New Site</p> <p>Solves: Full Energy Efficiency, Proximity to Highway 160, Better Parking and Travel Lanes, Educational Adequacy Addressed</p> <p>Not Solved: Access to Geothermal</p>		
			<p><b>PROJECT M3</b></p> <p><b>MIDDLE SCHOOL</b></p> <p>\$76.5 M</p> <p><b>New Build</b></p> <p>Build a New 5-8 School on a New Site</p> <p>Solves: Site Issues, Educational Adequacy Addressed, Consolidates into One Building</p> <p>Not Solved: Access to Geothermal</p>			
	<p><b>PROJECT P1</b></p> <p><b>PK-8</b></p> <p>\$123.5 M</p> <p><b>New Build</b></p> <p>Build a New PK-8 School to Replace the Elementary and Middle School on a New Site</p> <p>Solves: Site Issues, Educational Adequacy Addressed, Improves Efficiency</p> <p>Not Solved: Access to Geothermal</p>					
		<p><b>PROJECT HS2</b></p> <p><b>HIGH SCHOOL</b></p> <p>\$9.0 M</p> <p><b>Critical Deferred Maintenance + Auxiliary Gym Addition</b></p> <p>Renovate School to Address Assessed Deficiencies and Add New Gym</p> <p>Solves: Outdated Safety Systems, Damaged and Deteriorating Materials, Outdated Electrical/Mechanical Systems, Added Auxiliary Gym</p> <p>Not Solved: Proximity to Hwy 160, Library Size, Educational Adequacy</p>				
				<p><b>PROJECT HS2</b></p> <p><b>HIGH SCHOOL</b></p> <p>\$9.0 M</p> <p><b>Critical Deferred Maintenance + Auxiliary Gym Addition</b></p> <p>Renovate School to Address Assessed Deficiencies and Add New Gym</p> <p>Solves: Outdated Safety Systems, Damaged and Deteriorating Materials, Outdated Electrical/Mechanical Systems, Added Auxiliary Gym</p> <p>Not Solved: Proximity to Hwy 160, Library Size, Educational Adequacy</p>		
	<p><b>PROJECT 04</b></p> <p><b>ATHLETIC FIELDS</b></p> <p>\$0 - \$5.0 M</p> <p>Upgrade Athletic Fields</p>	<p><b>PROJECT 01</b></p> <p><b>ADMINISTRATION</b></p> <p>\$0 - \$800 K</p> <p>Deferred Maintenance</p>	<p><b>PROJECT 04</b></p> <p><b>ATHLETIC FIELDS</b></p> <p>\$0 - \$5.0 M</p> <p>Upgrade Athletic Fields</p>	<p><b>PROJECT 03</b></p> <p><b>SAN JUAN MOUNTAIN SCHOOL</b></p> <p>\$50K</p>		
				<p><b>PROJECT 01</b></p> <p><b>ADMINISTRATION</b></p> <p>\$0 - \$800 K</p> <p>Deferred Maintenance</p>		
	<p>\$\$\$ <b>BEST GRANT</b> 44% OFF</p>		<p>\$\$\$ <b>BEST GRANT</b> 44% OFF</p>			
	<p>= \$ <del>111,960,000</del> 71,960,000</p>	<p>= \$ 50k</p>	<p>= \$ 9 M</p>	<p>= \$45,360,000</p>	<p>= \$ 72 M + 50k</p>	
	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>PHASE 1</b>	<b>PHASE 2</b>	
	<b>SCENARIO A</b>			<b>SCENARIO B</b>		
	81,010,000			126,410,000		



combine

Combine into current Middle School



GROUP: [ ]

ARCHULETA SCHOOL DISTRICT

ELEMENTARY

MIDDLE SCHOOL

PK-8

HIGH SCHOOL

OTHER

COUPON

TOTAL

PROJECT E3  
**ELEMENTARY**  
 \$72.0 M  
 New Build  
 Build a New PK-4 School on a New Site  
 Solves: Full Energy Efficiency, Proximity to Highway 160, Better Parking and Travel Lane, Educ.  
 Not Solved: Access

MIDD  
 SCHOOLPOLY  
**BEST**  
 \$\$\$\$ 44% OFF \$\$\$\$  
 New Build  
 Build a New 5-8 School on a New Site  
 Solves: Site Issues, Educational Adequacy Addressed, Consolidates into One Building  
 Not Solved: Access to Geothermal

PROJECT P1  
**PK-8**  
 \$123.5 M  
 SCHOOLPOLY  
 \$\$\$ 44% OFF \$\$\$  
**BEST**  
 \$\$\$ 44% OFF \$\$\$

PROJECT HSI  
**HIGH SCHOOL**  
 \$0 - \$21.5 M  
 Deferred Maintenance  
 Renovate School to Address Assessed Deficiencies  
 \$5M CTE + Bill Payne

PROJECT HS2  
**HIGH SCHOOL**  
 \$9.0 M  
 Critical Deferred Maintenance  
 • Auxiliary Gym Addition  
 Renovate School to Address Assessed Deficiencies and Add New Gym  
 Solves: Damaged Safety Systems, Damaged and Deteriorating Materials, Outdated Electrical/Mechanical Systems, Added Auxiliary Gym  
 Not Solved: Proximity to Hwy 160, Library Size, Educational Adequacy

PROJECT HSI  
**HIGH SCHOOL**  
 \$0 - \$21.5 M  
 Deferred Maintenance  
 Renovate School to Address Assessed Deficiencies  
 \$5M CTE  
 Bill Payne

PROJECT 04  
**ATHLETIC FIELDS**  
 \$0 - \$5.0 M  
 Upgrade Athletic Fields  
 \$5M

PROJECT 04  
**ATHLETIC FIELDS**  
 \$0 - \$5.0 M  
 Upgrade Athletic Fields  
 \$5M

= \$ 79.1      = \$ 9      = \$      = \$ 125      = \$      = \$

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

SCENARIO A

SCENARIO B





GROUP:

ARCHULETA SCHOOL DISTRICT

ELEMENTARY

MIDDLE SCHOOL

PK-8

HIGH SCHOOL

OTHER

COUPON

TOTAL

PROJECT **E1**  
**ELEMENTARY**  
\$0 - \$36.0 M  
\$ 33 M  
Deferred Maintenance  
Renovate School to Address

SCHOOLPOLY  
44% OFF  
**BEST GRANT**  
44% OFF  
\$\$\$

PROJECT **M1**  
**MIDDLE SCHOOL**  
\$0 - \$30.0 M  
\$ 26 M  
Deferred Maintenance  
Renovate School to Address

SCHOOLPOLY  
44% OFF  
**BEST GRANT**  
44% OFF  
\$\$\$

PROJECT **P1**  
**PK-8**  
\$123.5 M  
New Build  
Build a New PK-8 School to Replace the  
Elementary and Middle School on a New Site

SCHOOLPOLY  
44% OFF  
**BEST GRANT**  
44% OFF  
\$\$\$

PROJECT **HS1**  
**HIGH SCHOOL**  
\$0 - \$21.5 M  
\$ 5 M  
Deferred Maintenance  
Renovate School to Address

SCHOOLPOLY  
44% OFF  
**BEST GRANT**  
44% OFF  
\$\$\$

PROJECT **HS1**  
**HIGH SCHOOL**  
\$0 - \$21.5 M  
\$ 21.5 M  
Deferred Maintenance  
Renovate School to Address  
Assess Deficiencies

PROJECT **04**  
**ATHLETIC FIELDS**  
\$0 - \$5.0 M  
\$ 5.0 M  
Upgrade Athletic Fields

PROJECT **02**  
**PAGOSA PEAK OPEN SCHOOL**  
Deferred Maintenance  
Renovate School

SCHOOLPOLY  
44% OFF  
**BEST GRANT**  
44% OFF  
\$\$\$

PROJECT **03**  
**SAN JUAN MOUNTAIN SCHOOL**  
\$ 5.0 M

PROJECT **04**  
**ATHLETIC FIELDS**  
\$0 - \$5.0 M  
\$ 5.0 M  
Upgrade Athletic Fields

PROJECT **02**  
**PAGOSA PEAK OPEN SCHOOL**  
Deferred Maintenance  
Renovate School

PROJECT **03**  
**SAN JUAN MOUNTAIN SCHOOL**  
\$ 5.0 M

PHASE 1  
\$ 64.5 M  
35.5 M

PHASE 2  
\$ 5 M  
.25 M

PHASE 3  
\$ 5 M  
.25 M

PHASE 1  
\$ 150 M  
PK-8 68 M + HS 215 M  
94.5 M Athletics 5 M

PHASE 2  
\$ .5 M

PHASE 3  
\$ .5 M

PHASE 1

PHASE 2

PHASE 3

PHASE 1

PHASE 2

PHASE 3

SCENARIO A

SCENARIO B





GROUP:

ARCHULETA SCHOOL DISTRICT

ELEMENTARY

MIDDLE SCHOOL

PK-8

HIGH SCHOOL

OTHER

COUPON

TOTAL

			<p><b>PROJECT E3</b></p> <p><b>ELEMENTARY</b></p> <p><b>\$72.0 M</b></p> <p><b>New Build</b> Build a New PK-4 School on a New Site</p> <p><b>Solves:</b> Full Energy Efficiency Proximity to Highway 160 Better Parking and Travel Lanes Educational Adequacy Addressed</p> <p><b>Not Solved:</b> Access to Geothermal</p>			
			<p><b>PROJECT M3</b></p> <p><b>MIDDLE SCHOOL</b></p> <p><b>\$76.5 M</b></p> <p><b>New Build</b> Build a New 5-8 School on a New Site</p> <p><b>Solves:</b> Site Issues Educational Adequacy Addressed Consolidates into One Building</p> <p><b>Not Solved:</b> Access to Geothermal</p>			
	<p><b>PROJECT P1</b></p> <p><b>PK-8</b></p> <p><b>\$123.5 M</b></p> <p><b>New Build</b> Build a New PK-8 School to Replace the Elementary and Middle School on a New Site</p> <p><b>Solves:</b> Site Issues Educational Adequacy Addressed Improves Efficiency</p> <p><b>Not Solved:</b> Access to Geothermal</p>					
	<p><b>PROJECT HS2</b></p> <p><b>HIGH SCHOOL</b></p> <p><b>\$9.0 M</b></p> <p><b>Critical Deferred Maintenance + Auxiliary Gym Addition</b> Renovate School to Address Assessed Deficiencies and Add New Gym</p> <p><b>Solves:</b> Outdated Safety Systems Damaged and Deteriorating Materials Outdated Electrical/Mechanical Systems Added Auxiliary Gym</p> <p><b>Not Solved:</b> Proximity to Hwy 160 Library Size Educational Adequacy</p>		<p><b>PROJECT HSI</b></p> <p><b>HIGH SCHOOL</b></p> <p><del>\$0 - \$21.5 M</del></p> <p><b>\$</b></p> <p><b>Deferred Maintenance</b> Renovate School to Address Assessed Deficiencies</p>			
		<p><b>PROJECT 03</b></p> <p><b>SAN JUAN MOUNTAIN SCHOOL</b></p> <p><b>\$ 10 M</b></p> <p><b>+ PPOS</b></p>	<p><b>PROJECT 04</b></p> <p><b>ATHLETIC FIELDS</b></p> <p><b>\$0 - \$5.0 M</b></p> <p><b>\$</b></p> <p><b>Upgrade Athletic Fields</b></p>	<p><b>PROJECT 03</b></p> <p><b>SAN JUAN MOUNTAIN SCHOOL</b></p> <p><b>\$ 10 M</b></p>		
	<p>SSS</p> <p><b>SCHOOLPOLY</b></p> <p><b>BEST</b></p> <p><b>44% OFF</b></p> <p>SSS</p>		<p>SSS</p> <p><b>SCHOOLPOLY</b></p> <p><b>BEST</b></p> <p><b>44% OFF</b></p> <p>SSS</p>			
	69 M = <del>\$123.5 M</del>	= \$ 9 M	= \$ 10 M	= \$ 83 M	= \$ 26.5 M	= \$ 10 M
	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>
	<b>SCENARIO A</b>			<b>SCENARIO B</b>		

