
PROJECT: Archuleta School District 50JT – Facilities Master Plan (MPAC #6)

PROJECT NO: 2024-043.00 Archuleta SD Master Plan

DATE: November 17, 2025

ATTENDANCE: See attached

SUBJECT: Engineering Assessment of Vista and High School Sites

Facilitators: Doug Abernethy (RTA Principal), Diana Rooney (SGM Senior Engineer), Owen Parker (SGM Engineer)

Meeting Agenda

1. Introductions
2. School District Board Decision Criteria
3. Board of Education Direction
4. SGM Engineering Analysis
5. MPAC Observations and Questions.
6. Review of Site Diagrams
7. Group Q&A
8. Next Steps

Welcome and Introductions

The meeting began with introductions led by Lisa Scott, Doug Abernethy, and Rick Holt. Introduced Diana and Owen. They outlined the objectives for the session, emphasizing the importance of an objective engineering evaluation of different aspects of both potential sites.

Meeting Norms

The committee reaffirmed expectations for all MPAC meetings, including attendance, punctuality, preparedness, mutual respect, open discussion, and reliance on data-driven decisions.

Presentation of Engineering Analysis

Diana and Owen provided an overview of the five key engineering due diligence considerations: 1. Site, 2. Transportation, 3. Drainage, 4. Foundation Considerations, 5. Utilities.

- An explanation of the comparison matrix was described along with the proposed weighing of each of the individual considerations.
- **Site evaluation** included key aspects such as lot size, existing slopes, developable area, and if existing facilities would need to be relocated to accommodate the proposed PK-8 school. Additionally, the definition of a wetland was shared and data related to presence of wetlands was presented.
- **Transportation Considerations** included evaluation of existing traffic signals, potential necessary roadway improvements, and pedestrian access to the existing site.
- MPAC group was then provided with 5 minutes to comment on the two criteria covered.
- **Drainage Considerations** evaluation included evaluation of the existing grading, evaluation of primary storm water and water present on site and necessary mitigation required.

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- **Foundation Considerations** included a description of the two foundation systems required. Traditional shallow foundation systems and “deep” foundations required structural piers to bed rock and structural slab requirements.
- **Utility Considerations** include sanitary sewer, domestic water, natural gas, and tele-communication infrastructure needed to serve each of the potential sites.
- MPAC group spent 5 minutes commenting on the last three criteria covered.

MPAC Comments on Engineering Analysis criteria:

1. Site Considerations Matrix

- Calling the Vista Site the “Uptown” or “PLPOA” site may remove negative connotation within the community voters.
- How was the 68% student proximity stat collected/determined? Were 84 kids considered?
- Both the Elementary and Middle schools have been expanded since they were originally built. Vista seems to have the advantage for expansion if/when population grows.
- As Pagosa Springs grows, that growth will be uptown. The school is needed where the people are.
- Bussing back & forth between 2 sites? CDOT agrees to intersection @ 160 & Vista.
- Please consider what a day in the life of a parent would look like if the schools are at opposite ends of town. Plus, all the after-school programs and after-school resources (Library, parks, playgrounds, bike paths, fields, skate park, etc.)
- Could the HS campus incorporate the wetlands into the design? A chance for unique infrastructure and educational opportunities
- Have K-8 teachers been engaged in outdoor enrichment at each site?
- Who are partners to help with infrastructure? PLPOA – sidewalks. Town - ?
- Consider the master plan of Yamaguchi Park and Town plans for Sant/H2O treatment
- Has there been any police input on the sites? Ask School Resource Officers if there are challenges, we haven’t thought of?
- Any discussion on an alternate location? Sell Vista or buy?
- A Hillside location isn’t a flaw – it’s an opportunity. On the overview site map, is that truly the only build site? Why do we need to lose a field or invade wetlands.
- What is the actual financial impact of building on a slope, or is it merely more challenging and needing extra creativity?
- Exploratory curriculum is available on both sites. Data should be equal in the report.
- Why is the Bus Barn not considered developable land? Yet the HS property is rated poorly for “relocation” of existing structures. It seems it’s being negatively marked twice for the same metric.

2. Transportation Considerations

- Are your statistics correct about the majority of children located in area?
- Have you considered that the busing times would increase? Kids are on bus longer during each trip.
- Any traffic safety studies? Specific to traffic coming on/off Hwy 160 uptown? Historically, a vast number of deadly traffic accidents.
- Have you considered an Emergency Evacuation situation?
- Putting 1500 kids into the same site seems like a transportation issue.

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- What about the loss of traffic when HS kids are able to transport siblings to the same campus vs vehicles traveling to multiple locations.

3. Drainage Considerations

- Consolidating K-12, where would everyone practice/play on the fields?
- If not consolidating, the fields would stay the same on the elementary and on the HS sites
- Sports fields will need to be created at Vista. So, the cost will = relocation?
- Field space is at a premium. Where do we find additional field space if we lose fields to build a new school?

4. Foundation Considerations

- Foundations should be weighted differently with the significant cost difference.
- If you flip the building and parking lot at the HS Site, is there any chance soil better?

5. Utility Considerations

- Do either of these have a greater cost? Hence increased weight
- Any considerations if we build new water treatment facilities by town?
- Would the addition of sewer use on the Vista campus & Water treatment increase the "stinkiness" at the water treatment plant? For those who live adjacent to the water treatment plant.
- What is the difference between ease of utility hook up between each location?
- Any sewer issues downtown right now?
- Any implications if relocation of the sewage treatment plant happens in the future?

Overview of Site Concepts

The group was refreshed with the two site concepts previously presented to the group with pros and cons for the PK-8 High School site and the Vista property concept.

Overview of Safety and Security

The group was refreshed with the safety and security summary information for context as they prepared to discuss the data presented in this

Group Q&A

The MPAC group was given the opportunity to ask "Questions for Clarity" and "What other information do you need?" Many of the questions provided on the individual engineering criteria were shared with the group and voiced as questions which required additional information.

Several in the group requested evaluating a solution on the existing baseball and softball fields at the High School site. RTA and SGM to evaluate an alternate site plan and provide the appropriate engineering evaluation of this alternate site plan.

Next Steps

The next MPAC meeting will be scheduled at a future undefined date as necessary. The comments by the MPAC will be provided to the School Board for further evaluation and consideration. It was also requested for MPAC members to attend the upcoming December and January board meetings to provide perspective on the process to date and consideration for a selected site.

✓ **Decisions Made:**

- Proceed with additional site due diligence and alternate high school site concept.
- The MPAC felt the current High School site concept was not an appropriate solution due to complexity and cost. An alternative high school site concept should be considered.
- Many of the MPAC members see advantages to the Vista site solution.
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✦ **Action Items:**

1. RTA and SGM to evaluate an alternate high school site plan for board consideration.
 2. The SGM report should capture the questions and feedback of the MPAC prior to issuing the report.
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Attachments: MPAC #6 PowerPoint Presentation

REPORTED BY:



Signature

Doug Abernethy AIA

	A	B	C	D	E	F	G	H	I	J	K	L
1	Master Plan Advisory Committee (MPAC)					Meetings:				Worksession		
2	Community Members					#####	2/24/2025	3/17/2025	4/21/2025	6/13/2025	8/25/2025	11/17/2025
3	Lisa	Scott	community volunteer	lisascott5680@icloud.com	970-749-4268	x	x	x	x	x	x	x
4	Jessica	Cox	parent & PSMC	jraecox@gmail.com			x	x	x	x		x
5	Becky	Deitmeier	parent	beckyinpagosa@yahoo.com	970-398-0321	x	x	x	x		x	x
6	Ronnie	Doctor	community volunteer	veronicavierradoctor@gmail.com	970-946-6367	x	x		x	x	x	x
7	Denise	Fisk	community volunteer	wildmtndenise@msn.com	303-868-8972	x	x	x	x			x
8	Eric	Fisk	community volunteer	flufisk@proton.me	303-828-6386	x	x	x	x			x
9	Jeff	Fuller	retired school Superintendent	jeff.fuller61@gmail.com	928-242-6756	x	x	x	x			x
10	Julie	Gurule	parent	jewlz_2169@hotmail.com	870-7497214		x		x		x	
11	Tom	Hanchett	retired & sub-teacher	thanchett@icloud.com	281-732-1675	x	x	x	x		x	x
12	David	Harris	Town Manager	dharris@pagosasprings.co.gov	970-585-8451	x	x		x		x	
13	Stephanie	Hirshberg	parent	hirshbergstephanie@gmail.com	970-398-0642	x	x	x	x		x	x
14	Bill	Hudson	PPOS Board & Pag.DailyPost	billhudsonproductions@gmail.com	970-903-2673	x	x	x	x	x	x	x
15	Aubrie	Limbrook	parent	prncss_13@hotmail.com	808-721-6876	x	x	x	x		x	x
16	Kelly	Maestas	parent	kellykay930@hotmail.com	970-946-5540	x	x	x	x		x	x
17	Dee	McPeck	community volunteer	designbyd70@gmail.com	970-317-3224	x	x	x	x	x	x	
18	John	Ranson	County Commissioner	johnranson@me.com	970-946-4802	x	x	x	x		x	
19	Lawrence	Rugar	PPOS Board	lrugar@ppos.co		x	x	x	x	x	x	
20	Jeff	Sams	parent	jeff@pagosaspringscdc.org	970-585-4984	x	x	x	x	x	x	x
21	Bob	Scott	business owner & Seeds Board	bscottpagosa@gmail.com	970-749-4640	x		x			x	
22	Marie	Thatcher	Build Pagosa	marie@buildpagosa.org	970-977-7381	x		x	x		x	x
23	Kelly	Tuten	parent	kelly.tutenstad@gmail.com	303-886-8691	x	x	x	x	x		x
24												
25	Community Members - Limited or No Attendance											
26	Matt	Ford	parent	matt.ford@mattfords.com	303-263-2339							
27	Jason	Peterson	parent	jpeterston.cornerstone@gmail.com	970-946-6097	x	x					
28	Joline	LeftHandBull	parent	jolinethb@gmail.com	575-419-0567	x						
29	Brooks	Lindner	Town Council	brookslindner@gmail.com	970-946-9780	x						
30	Leonard	Martinez	Town Council	JLeonardmartinez@gmail.com	505-506-7649	x	x					
31	Curtis	Nehring	parent	curtis.nehring@gmail.com	970-880-2906							
32	Corinne	Reed	parent & PSMC	corinnesreed@gmail.com	970-759-0813			x				
33	Rebecca	Tenpenny	PCI	director@pagosacommunityinitiative.co	615-202-4895		x					
34	Ashley	Wilson	parent & Public Health Dept	akwilsonconsulting@gmail.com	970-403-2558	x	x					
35												
36	ASD Staff- Teachers											
37	Darcy	Deguisse	High School	ddeguisse77@gmail.com	970-903-4559	x	x	x	x		x	x
38	Thomas	Davenport	Middle School	tdavenport@pagosa.k12.co.us		x	x	x	x		x	
39												
40	ASD Administration											
41	Rick	Holt	Superintendent	rholt@pagosa.k12.co.us		x	x	x	x	x	x	x
42	Eric	Burt	Finance Director	eburt@pagosa.k12.co.us		x	x	x	x			x
43	Heather	Schultz	ASD HR Director	hschultz@pagosa.k12.co.us			x	x	x		x	x
44	Kelly	Vining	Elem Principal	kvining@pagosa.k12.co.us	970-689-0306	x	x	x	x		x	
45	Stewart	Bellina	SJMS Principal				x	x	x		x	x
46	Josh	Sanchez	Chief Exec Operations					x	x			
47	Jason	Taylor	COO								x	
48												
49	Guests											
50	Clayton	Chaney	The Pagosa SUN				x	x	x		x	x
51	Garrett	Faringer	The Pagosa SUN			x						
52	James	Dickoff	Town Planning Dept	jdickoff@pagosasprings.co.gov		x	x					
53	Brad	Ash	parent & local business owner				x	x	x			x
54	Angie	Ranson	community volunteer				x					
55	Will	Ridlehoover	Build Pagosa					x				
56	Todd	Schultz	community member						x		x	x
57	Jim	White	community member; author								x	
58	Jenifer	Lister Pitcher	community member; PLPOA									x
59	Cady	Allione	parent									x
60	Kelsey	Harkness	parent									x
61	Abby	Karras	parent									x
62	Shaina	Nicol	parent									x
63	Brandie	Richardson	parent									x
64	Joyce	Hanchett	community volunteer									x
65	Joanne	Lucariello	community volunteer	wc1psco@gmail.com								x
66	Vic	Lucariello	community volunteer									x
67	Brian	Reed	Town Planning Commission									x
68	Tom	Sottek	parent; The Springs Resort									x
69												
70	ASD School Board											
71	Butch	Mackey	School Board	bmackey@pagosa.k12.co.us	970-946-5194	x		x	x	x	x	x
72	Dave	Iverson	School Board	diverson@pagosa.k12.co.us	918-606-2163	x	x	x	x	x	x	x
73	Bob	Lynch	School Board - Chair							x	x	x
74	Tim	Taylor	School Board					x		x	x	x
75	Amanda	Schick	School Board							x	x	x
76												
77	Consultants											
78	Doug	Abernethy	RTA Architects, Principal			x	x	x	x	x	x	x
79	Brian	Calhoun	RTA Architects, Principal			x	x	x	x			
80	Erica	Everett	RTA Architects, Sr. Associate								x	
81	Diana	Rooney	SGM									x
82	Owen	Parker	SGM									x
83												
84						33	35	35	35	8 + ASD	33	42