rta
ARCHITECTS

Archuleta School District 50JT

Facilities Master Plan

MPAC#3

March 17, 2025

Meeting Agenda

▪ Introduction	5 Min
▪ Requested Data	10 Min
▪ School Option Data	10 Min
▪ Schoolopoly	45 Min
▪ Questions from MPAC	15 Min
▪ Next Steps	5 Min

Meeting Norms

- Attendance is expected at all scheduled meetings.
- The meetings will start and end on time with duration of 1-1/2 hours (typical).
- Group members should be on time and expect to remain for the entire meeting.
- The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
- The students' interests come first.
- Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.
- Committee members are requested to focus on solutions that address the needs of Archuleta School District as a whole.
- Committee meetings will stay on task.
- Discussion, evaluation, and decisions will be research and data based guided by district's mission.
- Minutes of each meeting will be distributed after each meeting.
- All members are to speak up in an open forum- all points of view will be heard and valued.
- All participants will be treated with mutual respect.
- MPAC Meetings are the forum for discussions.

School District Board Decision Criteria

Criteria for evaluating suggested options during the facilities master plan process (in no particular order):

- **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**

Requested Data

rita
ARCHITECTS

TYPICAL LIFESPAN OF FACILITY ELEMENTS

GENERAL STRUCTURE	50 – 75 years
BUILDING ENVELOPE	20 years
MECH / ELEC / PLUMBING SYSTEMS	15 – 20 years
INTERIOR FINISHES	15 – 20 years
FURNISHINGS / FIXTURES / EQUIPMENT	15 – 20 years
SITE PAVEMENT	10 – 15 years
SYNTHETIC TURF & TRACK	10 – 15 years
TECHNOLOGY & TECH INFRASTRUCTURE	5 – 7 years

If a facility is well-maintained, life spans can be doubled for many elements.
If maintenance is deferred, life spans can be reduced by half.

AVERAGE OF ASD SCHOOLS:

64 YEARS

75% ARE OVER 50 YEARS OLD!

Understanding Aging Facilities

Typical Lifespan of Facility Elements

The expected lifespan of a school building can vary based on factors like construction quality, maintenance, and renovations.

Average Lifespan

The average lifespan of a school building is around 40-50 years. After this period, buildings often require significant renovations or replacements

Renovations

Schools that undergo major renovations can extend their functional lifespan. For example, a building that has been renovated can have a functional age of around 16 years

Deterioration

Without proper maintenance, school buildings can begin to deteriorate rapidly after 40 years, and many are abandoned after 60 years

Regular maintenance and timely renovations are crucial to extending the lifespan of school buildings and ensuring they remain safe and conducive to learning.

-National Center for Educational Statistics IES

- 1924 — Middle School 5-6 Building Constructed
- 1954 — Middle School 7-8 Building Constructed
- 1969 — Elementary School Constructed
- 1981 — Elementary West Wing Addition
- 1983 — Middle School 7-8 Building Addition
- 1993 — Elementary South Wing Addition
- 1998 — High School Constructed
- 2020 — San Juan Mountain School Constructed
- 2021 — Students Moved into San Juan Mountain School

Understanding Aging Facilities

Impact of High-Quality Facilities

1

Student Performance

Improved school infrastructure, such as better lighting and air quality, can lead to a 10-20% improvement in student performance

2

Teacher Retention

High-quality school facilities can improve teacher retention by up to 25%, which indirectly benefits student outcomes

3

Health and Absenteeism

Schools with better air quality and ventilation systems have reported a 15% reduction in student absenteeism due to respiratory issues

These statistics underscore the significant benefits that modern, well-maintained school facilities can have on both students and teachers.

-"The Impact of School Infrastructure on Learning", World Bank Group

Impact of High-Quality Facilities on Enrollment

National Center on School Infrastructure

This study found that schools with modern, well-maintained facilities saw a significant increase in student enrollment. For example, schools that underwent major renovations reported a 10-15% increase in enrollment within the first few years

Center for Evaluation and Education Policy Analysis

Research indicated that improved school facilities can lead to a 5-10% increase in student enrollment, as parents and students are drawn to the enhanced learning environment and better resources

These statistics highlight the positive impact that high-quality facilities can have on attracting more students to a school.

Benefits of the K-8 Model

Academic Performance

Studies have shown that students in K-8 schools often perform better academically compared to those in traditional middle schools.

Research from the Harvard Graduate School of Education found that students transitioning to middle school in grades six or seven experienced a drop in achievement, while those in K-8 schools maintained higher performance levels

Student Stability

The K-8 model provides continuity and stability, as students remain in the same school environment for a longer period. This can reduce the stress and disruption associated with transitioning to a new school

Dropout Rates

Research indicates that students in K-8 schools are less likely to drop out of high school compared to their peers who attend traditional middle schools

These findings suggest that the K-8 model can have positive effects on student outcomes, particularly in terms of academic performance and stability.

-"Academic Outcomes for K-8 Grade Configuration", Hanover Research

Option Scenario Activity

ita
ARCHITECTS

Bond Activity Instructions

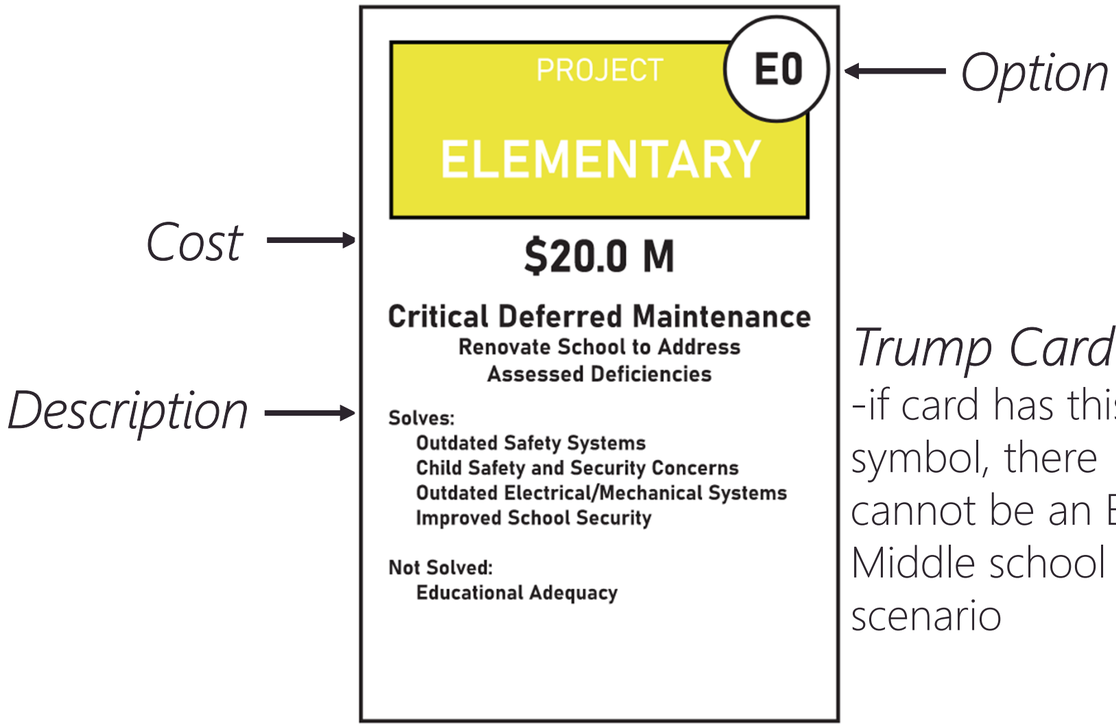
As a group, create two scenarios (A and B), located at the bottom of the board, split between three phases that best serve your school district's needs.

Do not exceed 65 Million Dollars per phase. Use your BEST Grant Coupon if needed.

You don't have to use every card, nor fill in every blank on the board.

What are your group's priorities?

Example Playing Card



Trump Card
-if card has this symbol, there cannot be an Elementary or Middle school card used in the scenario

rta

PROJECT **E0**

ELEMENTARY

$20.0 M

Critical Deferred Maintenance

Renovate School to Address Assessed Deficiencies

Solves:
- Outdated Safety Systems
- Child Safety and Security Concerns
- Outdated Electrical/Mechanical Systems
- Improved School Security

Not Solved:
- Educational Adequacy

PROJECT **E1**

ELEMENTARY

$0 -$36.0 M

$

Deferred Maintenance

Renovate School to Address Assessed Deficiencies

Solves:
- Maintenance Issues
- Minimal Energy Improvements

Not Solved:
- Proximity to Hwy 160
- Educational Adequacy

PROJECT **E2**

ELEMENTARY

$50.0 M

Deferred Maintenance + EA

Renovate to Address Deferred Maintenance and Educational Adequacy Issues

Solves:
- New Lobby with Security Enhancements
- Drop-Off Lane Improvements
- Add Windows and Daylight where Possible
- Some Energy Improvements
- Some Interior Reconfigurement

Not Solved:
- Proximity to Hwy 160
- Gym and Library Size
- Windows to Interior Classrooms

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 Lanes
- Educational Adequacy Addressed

Not Solved:
- Access to Geothermal

rta

PROJECT **M0**

MIDDLE SCHOOL

$8.5 M

Critical Deferred Maintenance

Renovate School to Address Assessed Deficiencies

Solves:
- Outdated Safety Systems
- Site and Drainage Issues
- Damaged and Deteriorating Materials
- Outdated Electrical/Mechanical Systems

Not Solved:
- Educational Adequacy
- Location on Hwy 160
- Reconfigure Parking and Travel Lanes
- Field Space

PROJECT **M1**

MIDDLE SCHOOL

$0 - $30.0 M

$

Deferred Maintenance

Renovate School to Address Assessed Deficiencies

Solves:
- Maintenance Issues
- Minimal Energy Improvements

Not Solved:
- Location on Hwy 160
- Reconfigure Parking and Travel Lanes
- Field Space

PROJECT **M2**

MIDDLE SCHOOL

$52.5 M

Deferred Maintenance + EA

Renovate to Address Deferred Maintenance and Educational Adequacy Issues

Solves:
- Maintain Well-Constucted Building
- Maintain Sentiment of Oldest Building
- Cafeteria Size
- Security Vestibule/Office

Not Solved:
- Interior Classrooms with No Windows
- Two Buildings
- Access to Geothermal

PROJECT **M3**

MIDDLE SCHOOL

$76.5 M

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

rta

PROJECT **HS0**

HIGH SCHOOL

$1.2 M

Critical Deferred Maintenance

Renovate School to Address Assessed Deficiencies

Solves:
- Outdated Safety Systems
- Damaged and Deteriorating Materials
- Outdated Electrical/Mechanical Systems

Not Solved:
- Proximity to Hwy 160
- Gym and Library Size
- Educational Adequacy

PROJECT **HS1**

HIGH SCHOOL

$0 - $21.5 M

$ _____

Deferred Maintenance

Renovate School to Address Assessed Deficiencies

PROJECT **HS2**

HIGH SCHOOL

$9.0 M

Critical Deferred Maintenance + Auxillary Gym Addition

Renovate School to Address Assessed Deficiencies and Add New Gym

Solves:
- Outdated Safety Systems
- Damaged and Deteriorating Materials
- Outdated Electrical/Mechanical Systems
- Added Auxillary Gym

Not Solved:
- Proximity to Hwy 160
- Library Size
- Educational Adequacy

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

Solves:
- Site Issues
- Educational Adequacy Addressed
- Improves Efficiency

Not Solved:
- Access to Geothermal

rta

PROJECT 01

ADMINISTRATION

$0 - $800 K

$

Deferred Maintenance

PROJECT 02

PAGOSA PEAK OPEN SCHOOL

$

Deferred Maintenance

Renovate School

PROJECT 03

SAN JUAN MOUNTAIN SCHOOL

$

PROJECT 04

ATHLETIC FIELDS

$0 - $5.0 M

$

Upgrade Athletic Fields

Urgent Needs

	Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.		
01	Elementary School	$	19,575,270
02	Middle School	$	8,253,792
04	High School	$	1,186,002
05	Administration	$	16,362
06	Transportation	$	-
	(Note: values above include soft costs, but no escalation)		
	Total 0-25	$	29,031,426
	3 years of escalation @ 8%/yr	$	36,571,236

Important Needs

	Ranking of 26-50 indicates the item has failed or still servicable, but should be replaced in the next 5 years		
01	Elementary School	$	13,136,580
02	Middle School	$	17,730,360
04	High School	$	4,025,700
05	Administration	$	680,400
06	Transportation	$	-
	(Note: values above include soft costs, but no escalation)		
	Total 26-50	$	35,573,040
	5 years of escalation @ 8%/yr	$	52,268,466

Necessary Improvements

	Ranking of 51-100 indicates that the item has failed or is servicable, but does not affect student achievement		
01	Elementary School	$	3,175,200
02	Middle School	$	4,179,600
04	High School	$	7,991,460
05	Administration	$	53,460
06	Transportation	$	-
	(Note: values above include soft costs, but no escalation)		
	Total 51-100	$	15,399,720
	5 years of escalation @ 8%/yr	$	22,627,241

Beneficial and Long Term Improvements

	Ranking of greater than 100 indicates that the item requires attention in a longterm approach		
01	Elementary School	$	17,010
02	Middle School	$	-
04	High School	$	8,215,020
05	Administration	$	45,360
06	Transportation	$	-
	(Note: values above include soft costs, but no escalation)		
	Total >100	$	8,277,390
	5 years of escalation @ 8%/yr	$	12,162,202

Summary Deficiency Costs by Urgency Group

rta

1. All project cards include total project costs
2. Maintains essentially the same School Programs (5 Track)
3. We are not anticipating growth in district enrollment
4. Assumes 12 Temp Modular Classrooms for renovations
5. Assumes $500K in asbestos Abatement for renovations
6. Includes premium for deep foundations (both sites)
7. Excludes off site improvements (for now)
8. Costs include 1 year of 8.5% escalation (See CCCI)
9. All costs are total project costs (hard and soft costs)

BEST Grant Information

District Match: 56%

With this BEST Grant coupon, you can help pay for **one project** or an **overall phase** using state-raised funds.

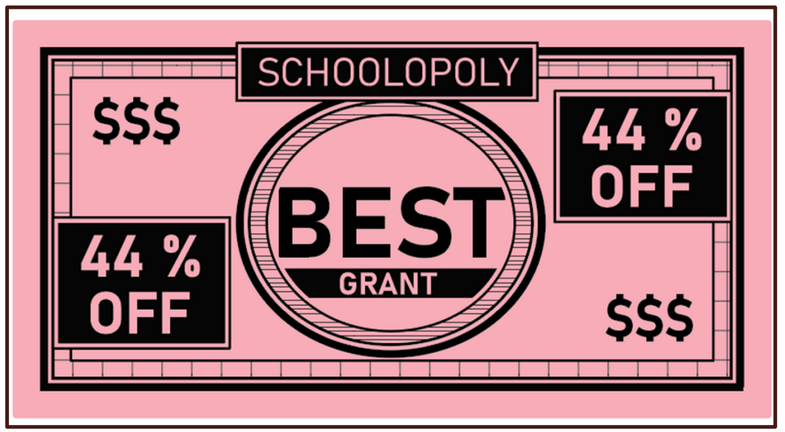
For this activity, think of it as a **44%** discount so you don't blow the budget on one of your projects or phases.

Which project needs the dollar's the most?

Which project has the best chance of receiving a BEST Grant?

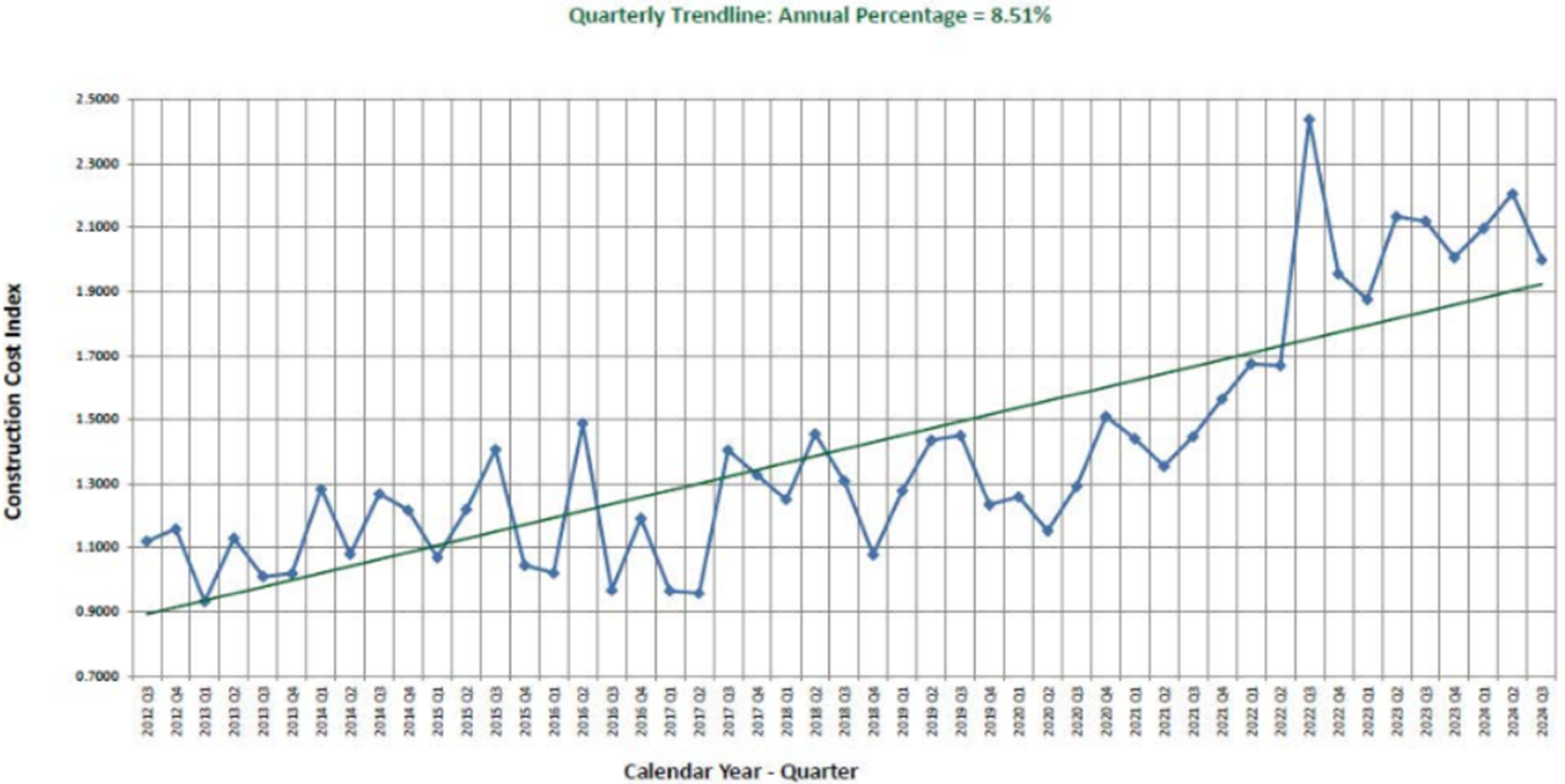
BEST Grant Priorities: Health & Safety

BEST Grant Coupon



rta

Colorado CCI - Quarterly Data, Cumulative Assuming 2012 Q1 = 1.0000



rta

	Par Amount					
	$25,000,000		$35,000,000		$60,000,000	
Financing Term (Years)	20	25	20	25	20	25
Project Proceeds ($)	27,583,435	27,306,859	38,616,968	38,229,629	66,200,308	65,537,660
True Interest Cost	3.85%	4.12%	3.85%	4.12%	3.85%	4.12%
Total Debt Service ($)	40,118,250	44,345,000	56,170,750	62,081,250	96,292,250	106,425,000
Average Annual Debt Service ($)	2,005,913	1,773,800	2,808,538	2,483,250	4,814,613	4,257,000
Estimated Bond Mills (Annually)	3.527	3.118	4.938	4.366	8.464	7.484
Annual Tax Impact Per 500k of Home Value ($) [1]	124.33	109.91	174.06	153.90	298.36	263.81
Monthly Tax Impact Per 500k of Home Value ($) [1]	10.36	9.16	14.51	12.83	24.86	21.98
Annual Tax Impact Per 500k of Commercial Value ($) [2]	476.15	420.93	666.63	589.41	1,142.64	1,010.34
Monthly Tax Impact Per 500k of Commercial Value ($) [2]	39.68	35.08	55.55	49.12	95.22	84.20

Preliminary and subject to change. The use of an 'Aa3' underlying rating is assumed. Interest rate assumptions are based on current market conditions and similar credits. District's actual results may differ, and Stifel makes no commitment to underwrite at these levels. Costs of issuance and underwriter's discount are estimates for discussion purposes. Assumes level debt service payments.

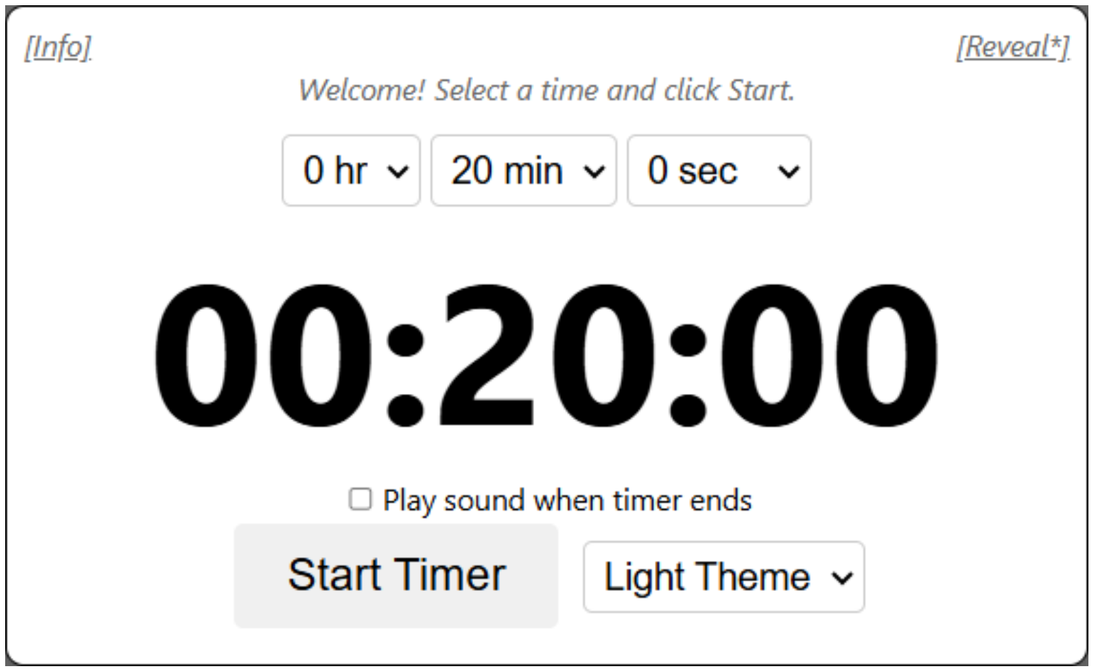
[1] Tax impact assumes the 2025 residential assessment rate for schools of 7.05%.

[2] Tax impact assumes the 2025 commercial assessment rate of 27%.

STIFEL | Public Finance

Schoolopoly

The Facility Master Plan Project Scenario Game



Bond Activity Complete

TIMES UP!

-Gather your group
-Make any final decisions
-Sum up each phases total

What did we learn?

What was the highest priority? What was the lowest?

What did we use the BEST Grant Coupon on?

What else do we need to answer?

rta
ARCHITECTS

Next Meeting

MPAC #1: January 27, 2025

MPAC #2: February 24, 2025

MPAC #3: March 17, 2025

MPAC #4: April 21, 2025

Questions?

rta
ARCHITECTS