

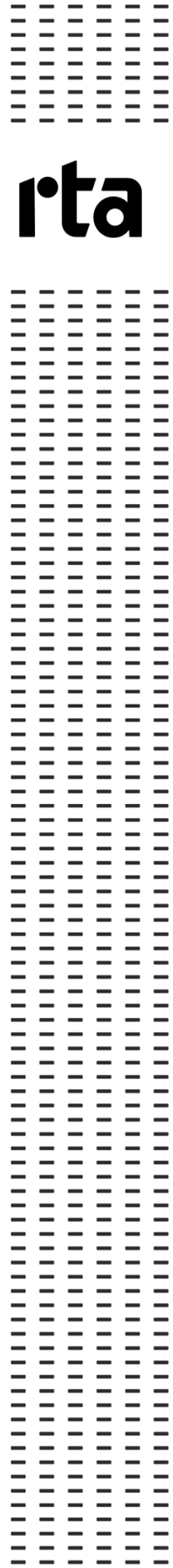


Archuleta School District 50JT

Facilities Master Plan MPAC#5

August 25, 2025





Meeting Agenda



- | | |
|---|------------|
| ▪ Introduction | 5 Minutes |
| ▪ School District Board Decision Criteria | 1 Minute |
| ▪ Polling Data (Lynea and Kathryn) | 30 Minutes |
| ▪ Group Q&A | 10 Minutes |
| ▪ Board of Education Direction | 5 Minutes |
| ▪ Site Analysis | 15 Minutes |
| ▪ Safety and Security | 20 Minutes |
| ▪ Group Q&A | 15 Minutes |
| ▪ Next Steps | 5 Minutes |



Here Today



Doug Abernethy
Principal



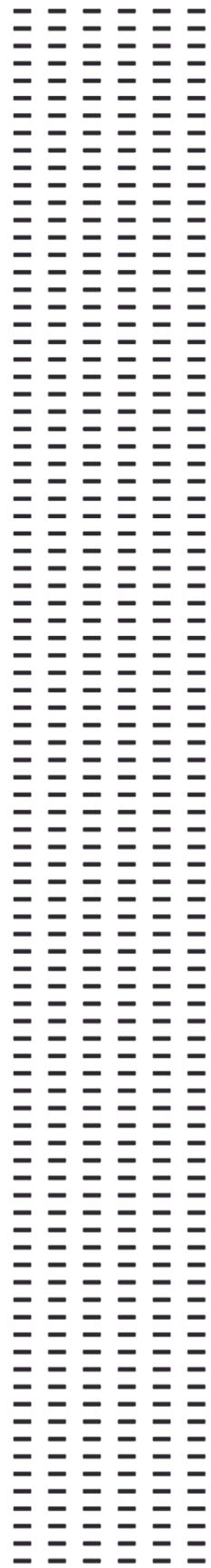
Ericka Everett
Senior Associate



Lynea Hansen
Hansen Communications



Kathryn Hahne
New Bridge Strategy



MPAC 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.

Polling Data



Methodology

New Bridge Strategy conducted a survey among N=300 Archuleta County School District voters from June 18-28, 2025.

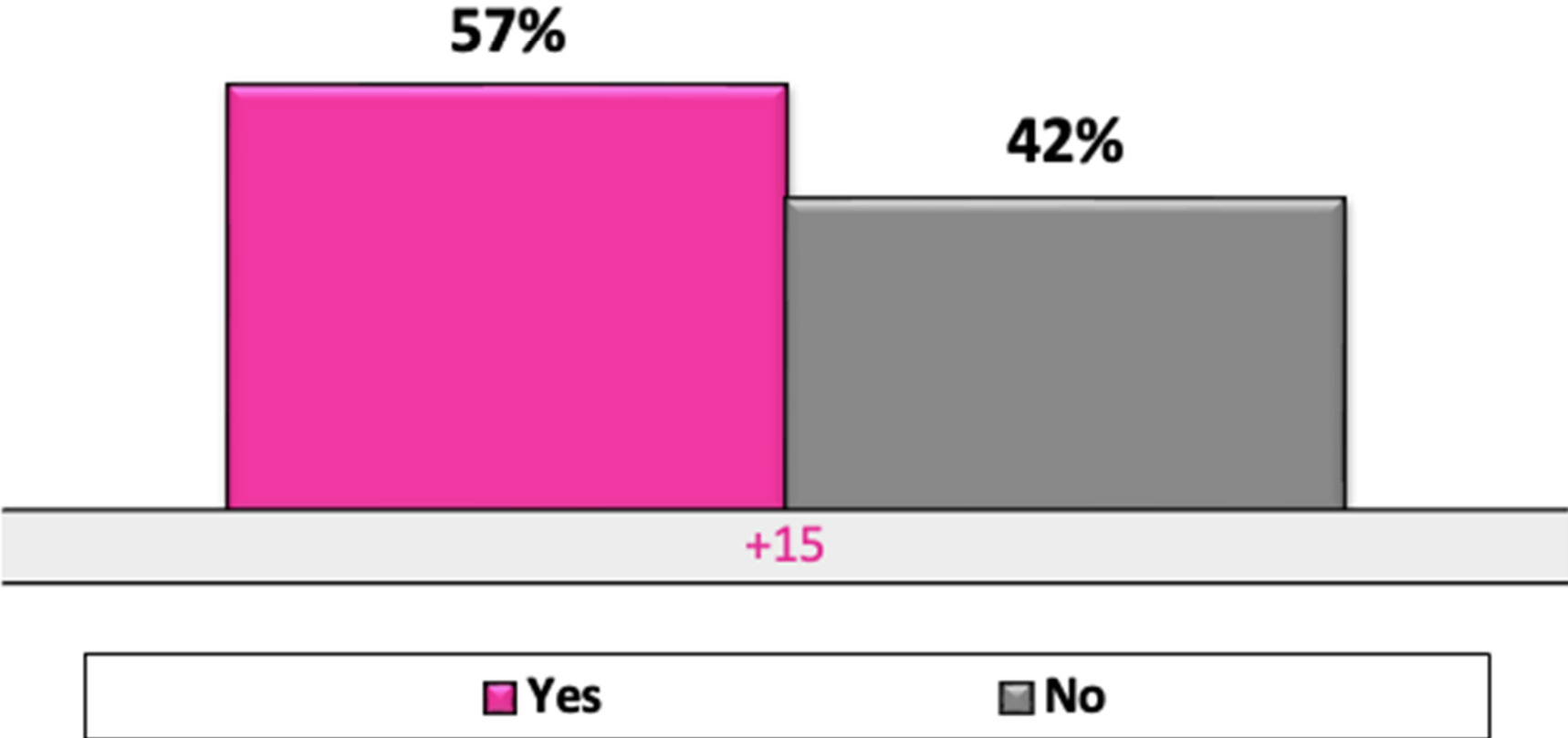
Interviews were conducted via live telephone interviews (both cell phones and landlines) and online via email invitation and text-to-web.

The margin of error is $\pm 5.66\%$ for the overall sample. The margin of error will vary for sub-groups.



Core Perceptions of Archuleta County School District

A majority of Archuleta voters have seen, read or heard something about the District in the last few months.



Top Subgroups – “Yes”	
Post-Grad Education	80%
Independents Ages 55+	71%
Democrat Women	69%
Age 55-64	67%
Voted 2021 or 2023	65%

In the last two or three months, have you seen, read, or heard anything about Archuleta County School District?

Those who have heard something about the District in the last few months mention the District’s need for new facilities and its financial needs more generally.

1. Need for new buildings/facilities

2. Financial struggles/funding issues

Graduation ceremonies and activities
Sports and student activities
Staff changes/retirements, staffing concerns
Bullying problems/concerns
Mill levy/bond ballot measures
School board meetings/open seats

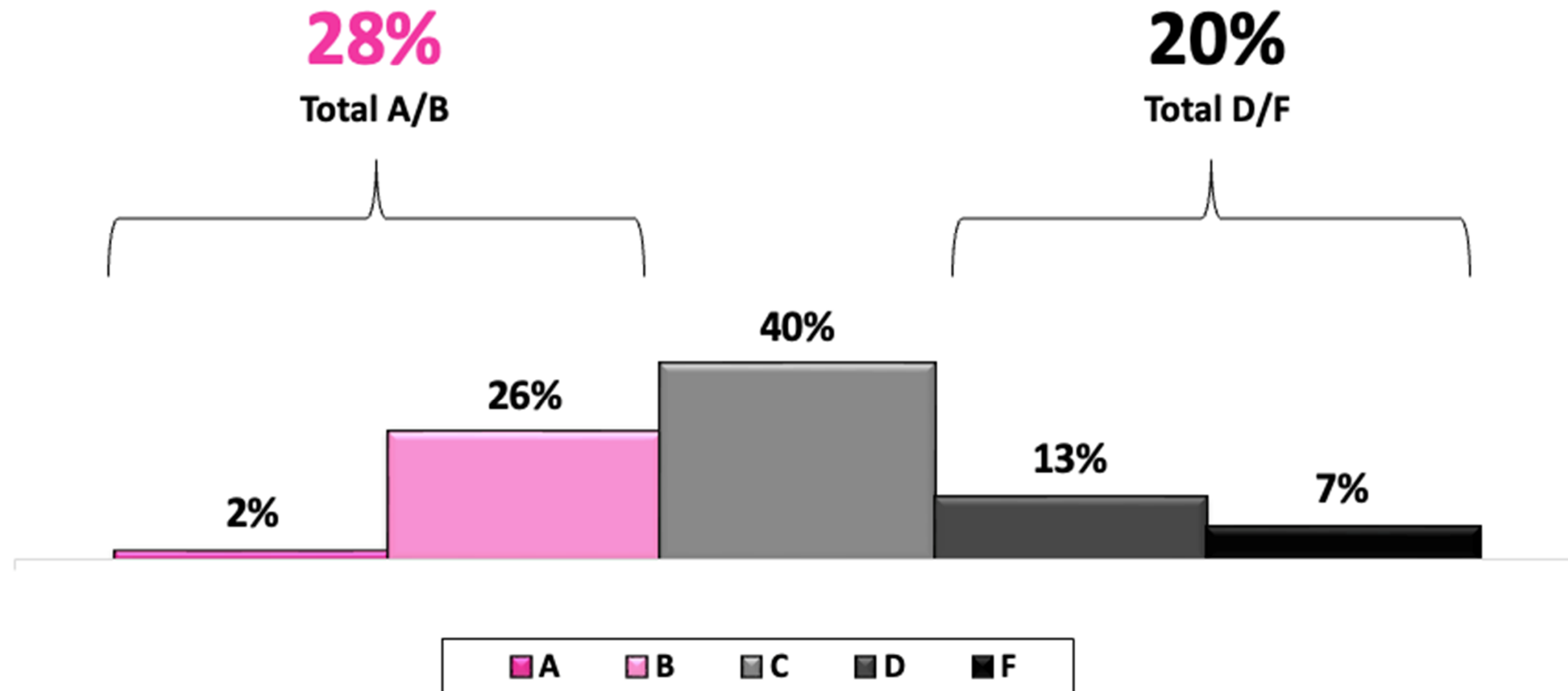
“Nothing but good things, and they need to get a bond up for a new school.”
Male, Age 65+, DEM

“The facilities are failing.”
Female, Age 45-54, GOP

“Graduation. Sports.”
Female, Age 55-64, IND

What specifically have you seen, read, or heard about Archuleta County School District in the last two or three months?
Asked of N=175

A plurality of voters give the District a “C” grade.

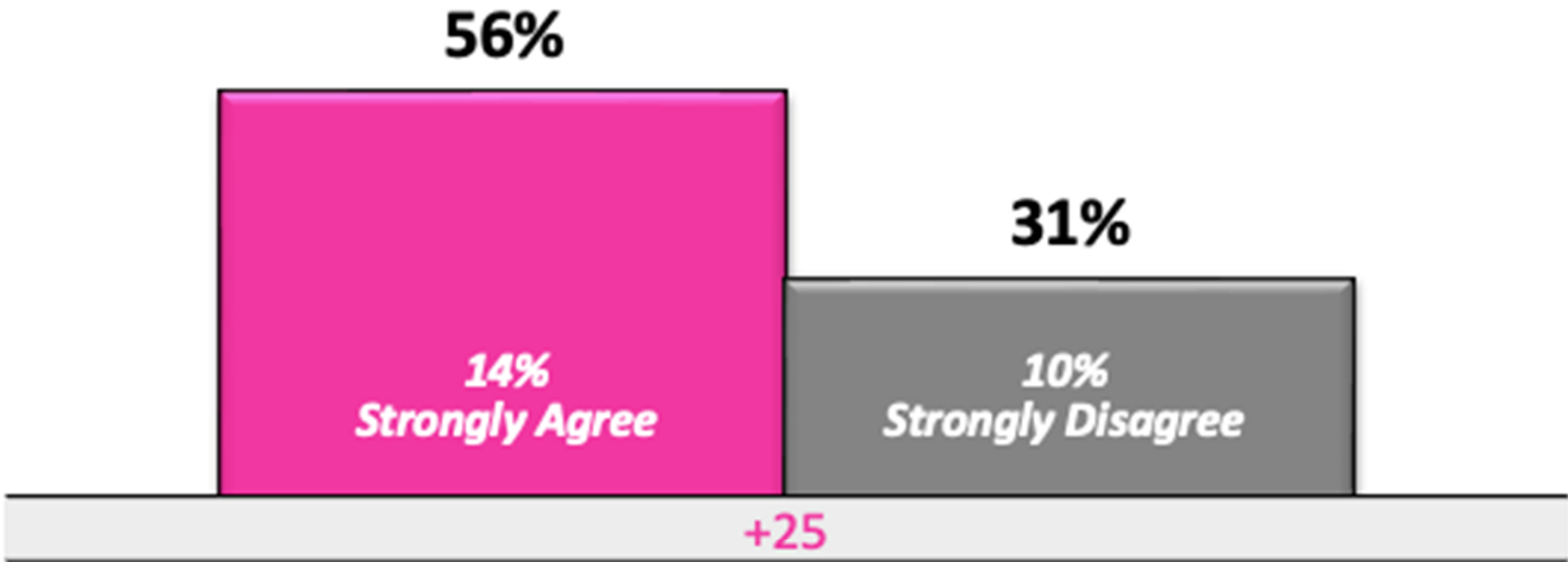


Students are often given the grades, A, B, C, D and F to rate the quality of their work at school. Suppose the public schools themselves were graded in the same manner. What grade would you give Archuleta County School District?

A majority of Archuleta voters agree that the District spends their tax dollars wisely.

Archuleta County School District spends my tax dollars wisely.

Top Subgroups – “Strongly Agree”	
Democrats	36%
Post Graduate Education	29%
Age 45-54	21%



■ Total Agree ■ Total Disagree

And do you agree or disagree with the following statement:



Potential Ballot Measure

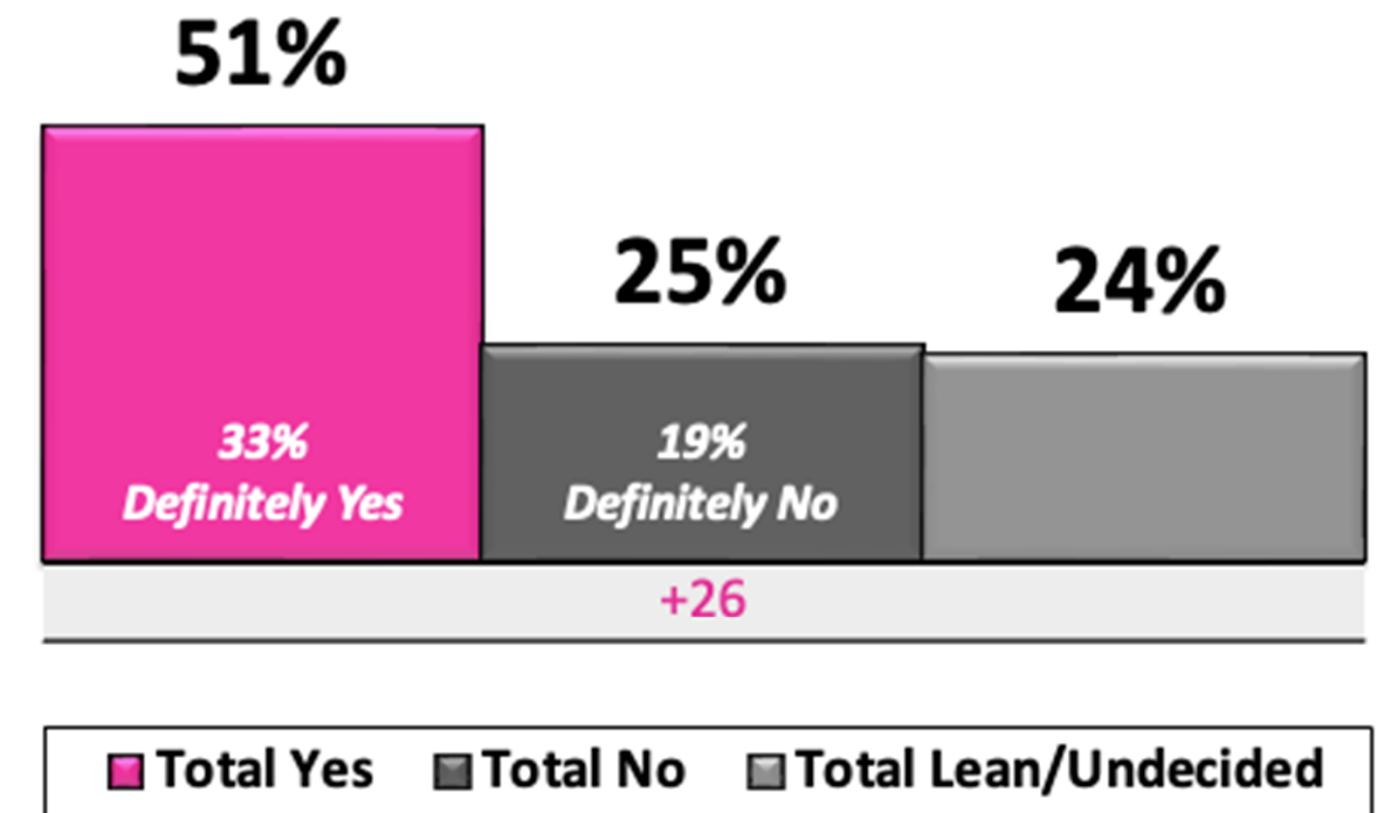
A bare majority of voters say they would vote yes. A significant portion, one-in-four, say they are unsure.

There may be a proposal on the ballot in your area in the future. No decision has been made yet as to whether or not the following proposals will be asked of voters. Please read the following proposal carefully as this language is somewhat technical. If the election were being held today would you vote yes or no on a proposal that reads as follows...

SHALL ARCHULETA COUNTY SCHOOL DISTRICT #50JT DEBT BE INCREASED \$123 MILLION, WITH A TOTAL REPAYMENT COST OF NOT MORE THAN \$218.2 MILLION (PRINCIPAL AND INTEREST), TO FINANCE CAPITAL ASSETS AND IMPROVEMENTS OF THE DISTRICT, INCLUDING BUT NOT LIMITED TO:

- ADDRESSING STUDENT AND STAFF SAFETY IN THE ELEMENTARY AND MIDDLE SCHOOL BY BUILDING A NEW K-8 BUILDING;
- AND SHALL THE SPENDING OF THE DEBT PROCEEDS BE MONITORED BY A CITIZEN'S BOND OVERSIGHT COMMITTEE;

AND SHALL DISTRICT TAXES BE INCREASED NOT MORE THAN \$8.73 MILLION ANNUALLY TO PAY SUCH DEBT, AND MAY THE MILL LEVY BE IMPOSED IN ANY YEAR WITHOUT LIMITATION AS TO RATE BUT ONLY IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON SUCH DEBT OR ANY REFUNDING DEBT (OR TO CREATE A RESERVE FOR SUCH PAYMENT); SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS TO BE SOLD IN ONE SERIES OR MORE, FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT OF SUCH SERIES, ON TERMS AND CONDITIONS AND WITH SUCH MATURITIES AS PERMITTED BY LAW, INCLUDING PROVISIONS FOR REDEMPTION OF THE BONDS PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF THE PREMIUM OF NOT TO EXCEED ONE PERCENT?



Those who support the proposal see a need for schools to be repaired, updated and safe.

1. Schools need repairs/improvements/updates

2. Safety concerns for students and staff

Investment in education is important
Support for children/students
Need new school buildings/facilities
Will benefit community
Schools need money/funding
Create a better learning environment

“It is important to keep schools up to date and safe.”
Male, Age 18-34, IND

“The schools need a lot of work to be done, and I think this measure would help.”
Female, Age 45-54, GOP

“Because the schools need to be improved, and when the education is better, schools will be better.”
Female, Age 55-64, GOP

What are the one or two main reasons why you would vote Yes on this proposal?

Those who say they would vote no on the proposal are opposed to tax increases generally and express concern that the measure costs too much money.

1. General opposition to increased taxes

2. Amount is too high/costs too much

Concerns about waste/
mismanagement

Lack of information / unclear language

Poor educational performance/test
scores

Government oversight/transparency
concerns

"Taxes are out of control."

Female, Age 55-64, IND

"Too much waste, not enough results."

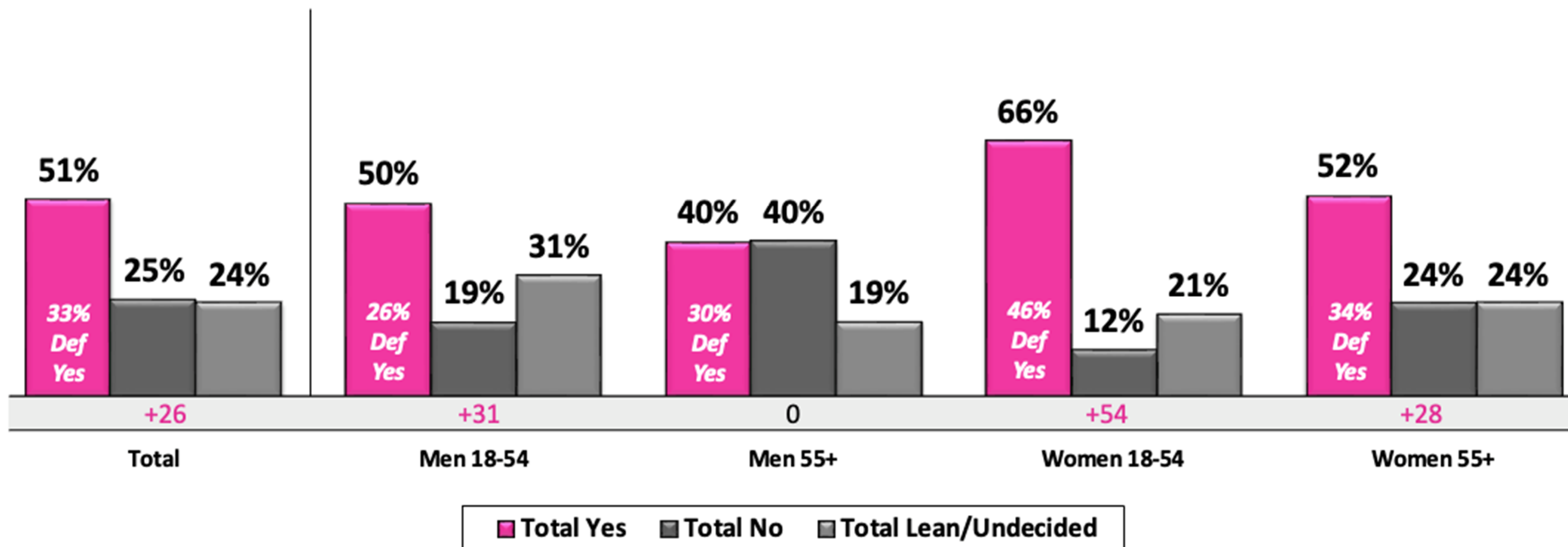
Male, Age 65+, GOP

"We won't need any more debt."

Female, Age 35-44, IND

What are the one or two main reasons why you would vote No on this proposal?

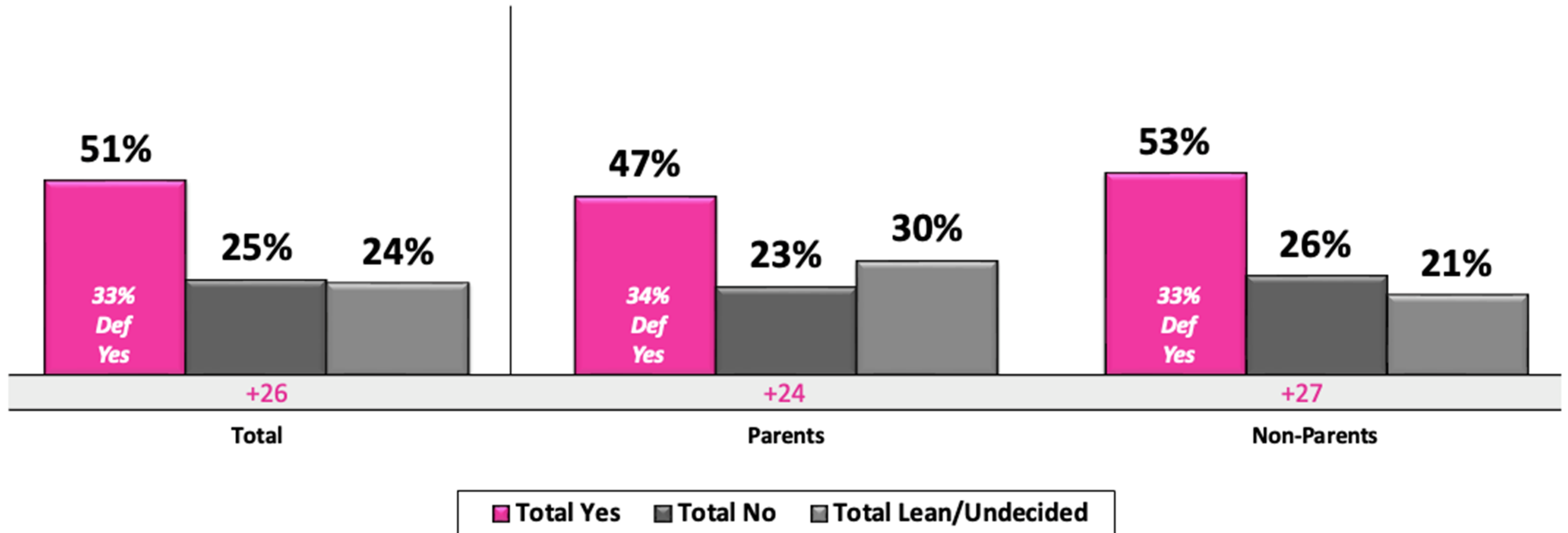
There is a significant gender and age dynamic, with younger women most supportive.



Initial Ballot

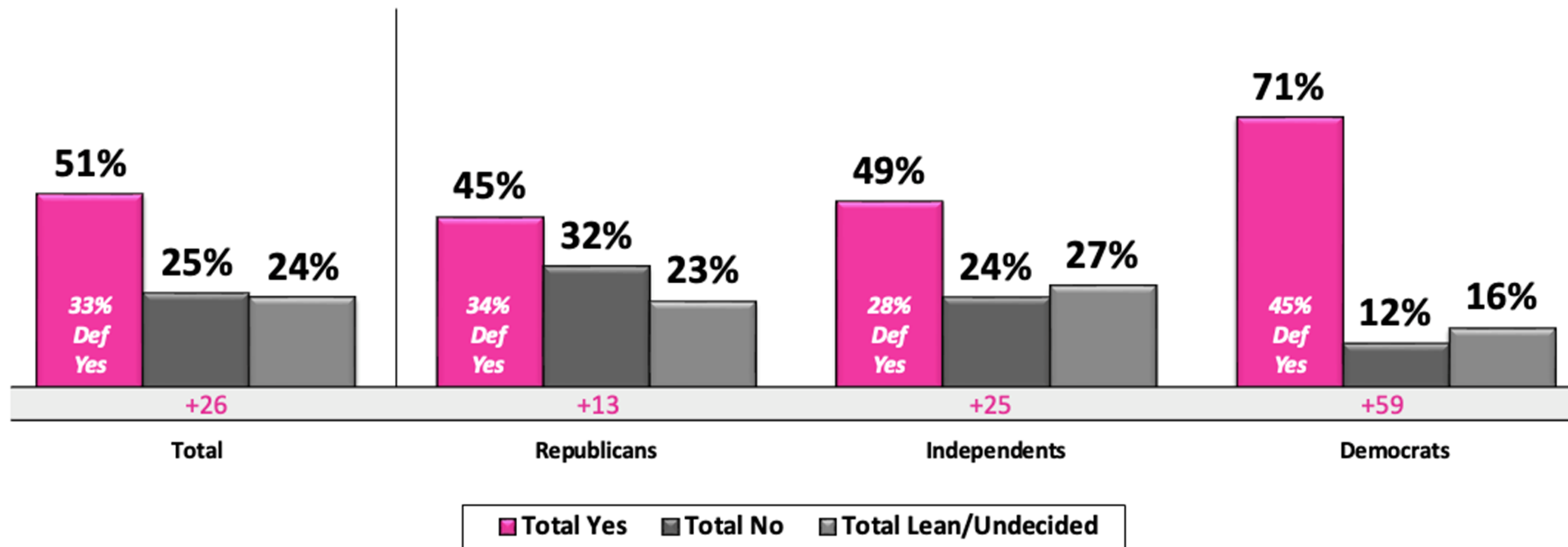
NEW BRIDGE STRATEGY

Nearly one-in-three parents say they are undecided as to how they would vote.



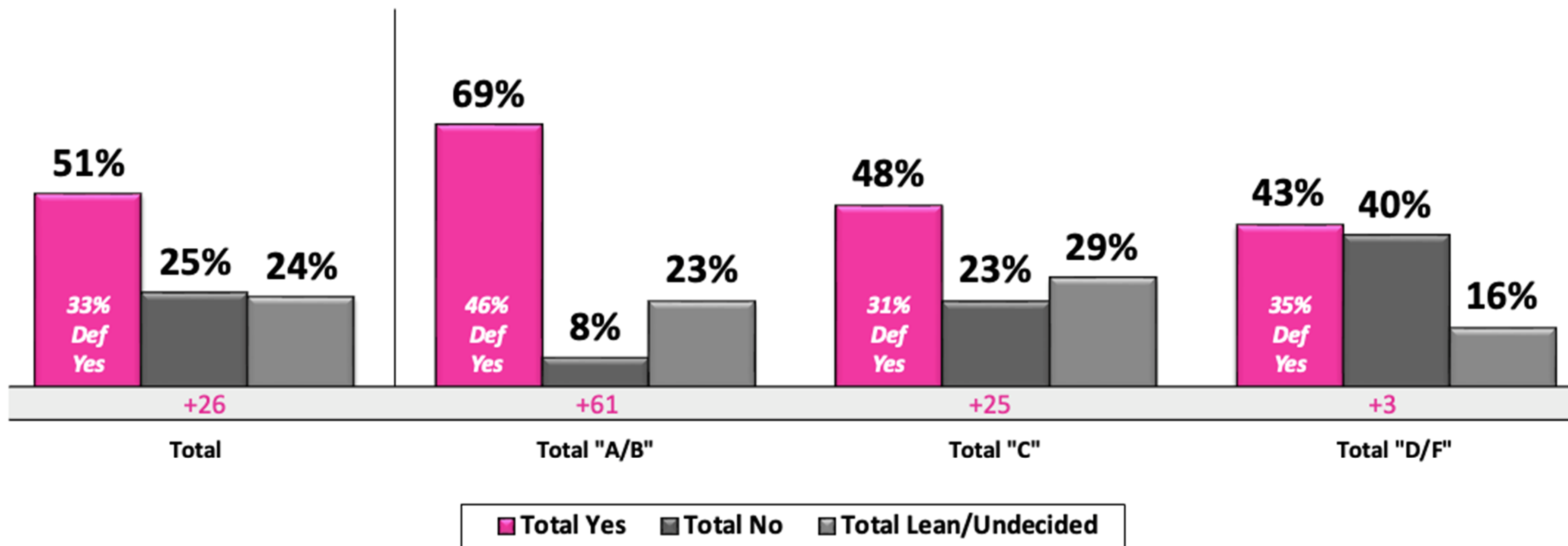
Initial Ballot

There is a relationship between support for the measure and party registration.



Initial Ballot

Voters who grade ACSD as a "B" grade or higher are most likely to vote yes for the proposed measure.



Initial Ballot

NEW BRIDGE STRATEGY

What we did:

Next, we tested the personal financial impact of the potential measure - the *annual* impact *without* the BEST grant, the *annual* impact *including* the BEST grant award, the *monthly* impact *without* the BEST grant, and the *monthly* impact *including* the BEST grant award.

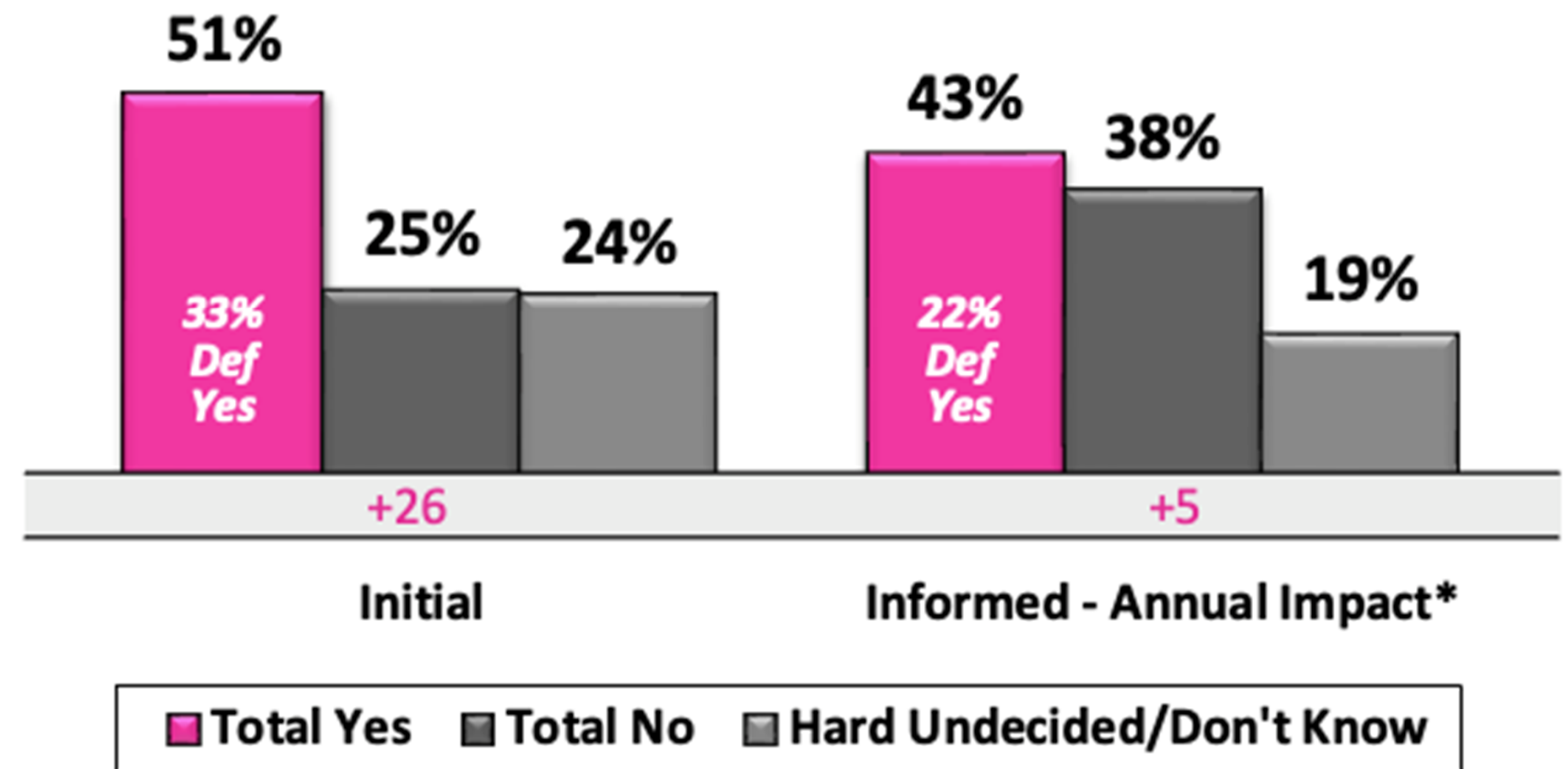
- **Sample A (n=150 voters)** was given the personal financial impact in terms of an annual amount (\$108.20 per \$100,000 in home value per year). Voters who said they were undecided or would vote no on the potential measure based on this amount (n=86) were then given information about the BEST grant and the personal financial impact including the BEST grant award (\$61.60 per \$100,000 in home value per year) and asked for their reaction to the lower amount.
- **Sample B (n=150 voters)** was given the personal financial impact in terms of a monthly amount (\$9.02 per \$100,000 in home value per month). Voters who said they were undecided or would vote no on the potential measure based on this amount (n=51) were then given information about the BEST grant and the personal financial impact including the BEST grant award (\$5.13 per \$100,000 in home value per month) and asked for their reaction to the lower amount.

The following four slides show the data first among those who saw the annual amounts and then among those who saw the monthly amounts. If voters saw the annual amounts, they did not see the monthly amounts and vice versa.

After hearing how much the proposal would cost voters annually, support drops below 50%.

If voters approve this proposal, it would raise taxes per year by approximately \$108.20 per \$100,000 in home value.

Knowing that, would you then vote Yes in Support of the Proposal or No against it?

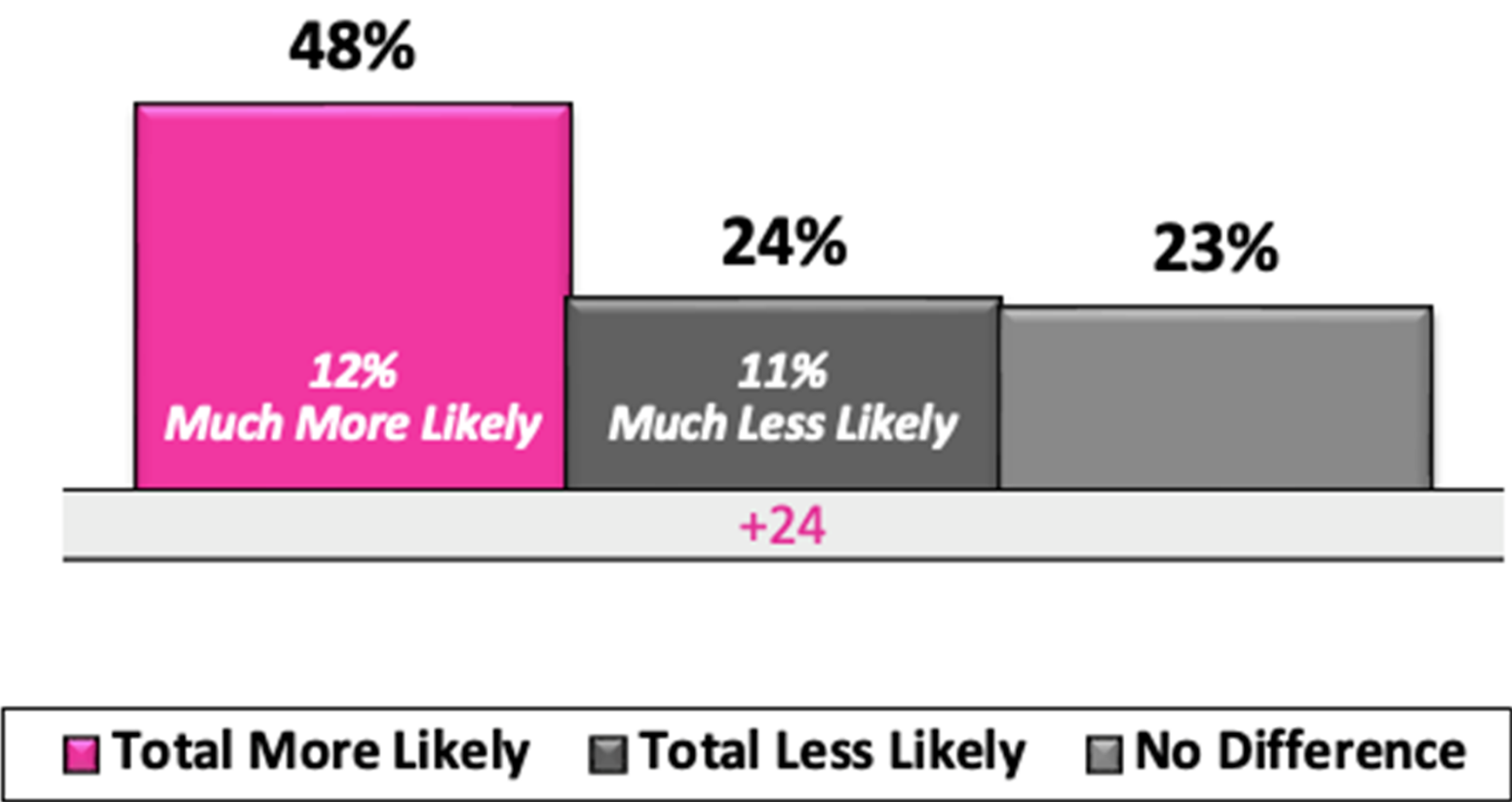


**Asked of Sample A, N=150*

Information about the possibility of a BEST grant from the state makes those who were unsure or said they would vote no after hearing the annual personal financial impact feel more positively.

If the school district applied for a grant from the state which could help offset the amount of debt the school would incur from \$123,000,000 to \$70,000,000, the proposal would instead raise taxes per year by approximately \$61.60 per \$100,000 in home value.

Knowing that, would you be more likely, or less likely to vote yes for the measure, or would it make any difference to you in your vote?

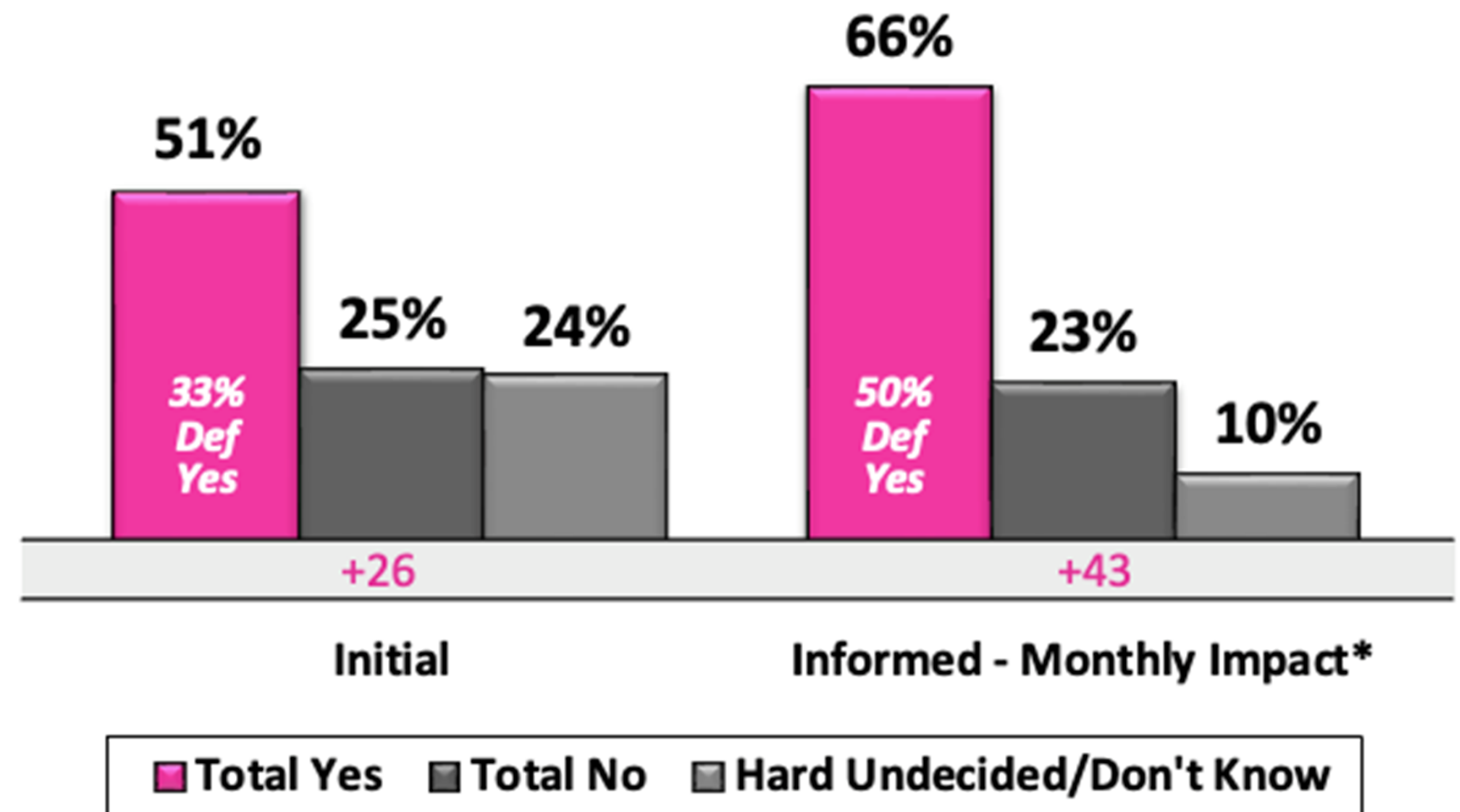


***Asked of those who were unsure or said they would vote no after hearing the annual impact, N=86*

Voters find the tax increase more palatable when put in terms of a monthly tax increase. After hearing the monthly impact, support increases.

If voters approve this proposal, it would raise taxes per month by approximately \$9.02 per \$100,000 in home value.

Knowing that, would you then vote Yes in Support of the Proposal or No against it?

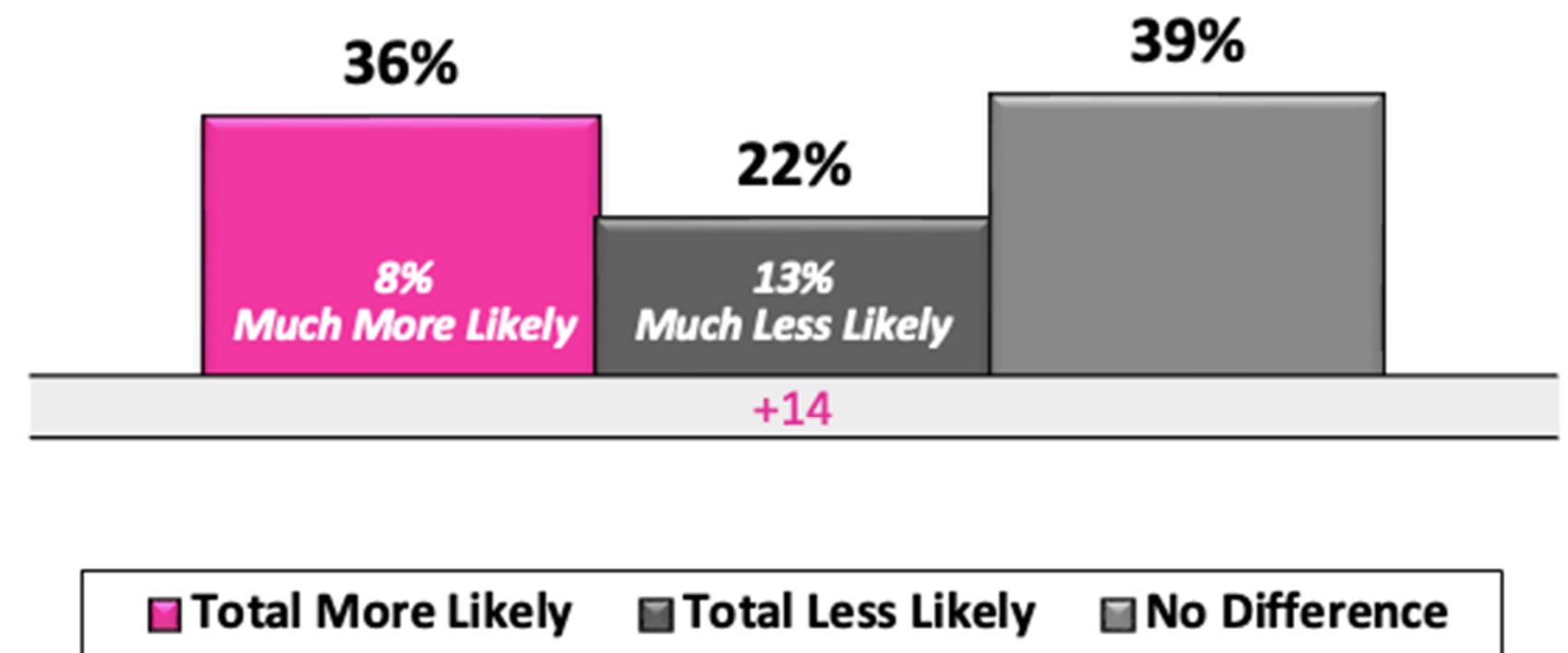


[^]Asked of Sample B, N=150

A plurality of those who were unsure or said they would vote no after hearing the monthly impact say the possibility of securing a BEST grant from the state would make no difference in their decision. Just over one-in-three say it would make them more likely to vote yes.

If the school district applied for a grant from the state which could help offset the amount of debt the school would incur from \$123,000,000 to \$70,000,000, the proposal would instead raise taxes per year by approximately \$5.13 per \$100,000 in home value.

Knowing that, would you be more likely, or less likely to vote yes for the measure, or would it make any difference to you in your vote?



^^Asked of those who were unsure or said they would vote no after hearing the monthly impact, N=51

At first blush, half of voters say they would prefer the new school to be built on the Pagosa Springs High School campus

On the Pagosa Springs High School campus	50%
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Uptown near Veterans Memorial Park	21%
------------------------------------	-----

Make no difference	28%
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The school district is considering two locations for the proposed K-8 school. One option is to build it on the Pagosa Springs High School campus. The other option is to locate it uptown near Veterans Memorial Park. If this measure passes, would you prefer the school be built...

NEW BRIDGE S T R A T E G Y

Voters are split about the location of the school once they learn that over two-thirds of students live uptown near Veterans Memorial Park.

Over two-thirds of students live uptown near Veterans Memorial Park. Knowing that, would you prefer the school be built...

	Initial	Informed
On the Pagosa Springs High School campus	50%	40%
Uptown near Veterans Memorial Park	21%	37%
Make no difference	28%	22%

The school district is considering two locations for the proposed K-8 school. One option is to build it on the Pagosa Springs High School campus. The other option is to locate it uptown near Veterans Memorial Park. If this measure passes, would you prefer the school be built...

NEW BRIDGE STRATEGY



Communicating about the Potential Ballot Measure

More than seven-in-ten say these items which could potentially be funded by the District with this measure are extremely or very important.

Funding Proposals Ranked by Extremely / Very Important

	Extremely Important	Ext/Very Important
Providing the education that today's students will need for tomorrow's jobs and careers^	50%	89%
Providing a high-quality and inviting learning environment^	35%	85%
Improving the safety of students, teachers, and staff by providing a learning environment that has proper lighting, signage, secure entrances and play and athletic areas^	48%	82%
Ensuring all elementary and middle school students, including Pagosa Peak Open School students, benefit from upgrades to classrooms and other necessary equipment^	31%	80%
Providing a high-quality and inviting classroom environment with appropriately sized and located classrooms that promote student learning.*	43%	78%
Offering on-site fields which would be used for playgrounds, recess, sports teams, and other recreation opportunities^	28%	76%
Constructing a regional workforce center to enhance and expand vocational classes^	35%	75%
Ensuring an adequate and comprehensive learning environment.*	37%	74%
Providing adequate space for students and teachers to provide hands-on instruction and ensure the teaching of the necessary skills for twenty-first century jobs*	38%	72%
Improving the safety and security of students, teachers, and staff*	35%	71%

There are a number of different things which could be funded by the District through a ballot measure proposal. Knowing that not everything can be equally important, please indicate for each one of the following, how important is it to you that this particular item be funded by the District. Is it extremely important, very important, somewhat important, or not important to you that that particular item be funded?

**Sample A, N=150 **Sample B, N=150*

NEW BRIDGE S T R A T E G Y

These proposals fall lower on voters’ list of priorities. However, three-in-five still indicate that all except constructing a new athletic field are extremely or very important to fund.

Funding Proposals Ranked by Extremely / Very Important		Extremely Important	Ext/Very Important
Enhancing classrooms that are flexible spaces for individual and group learning.^		22%	66%
Constructing a career and technical education center to enhance and expand vocational classes.*		34%	65%
Improving student safety and reducing injuries by constructing a new athletic field			
Offering preschool enrollment to families in our community^		26%	63%
Addressing student, teacher and staff safety in the elementary and middle school by building a new K-8 building.*		23%	60%
Relocating the middle school in our community from Main Street and US 160 to a safer location.*		29%	60%
Providing physical education and team sports facilities and equipment on school grounds to better teach teamwork, cooperation and other important skills.*		27%	59%
Improving student safety and reducing injuries by constructing a new athletic field.*		21%	48%

There are a number of different things which could be funded by the District through a ballot measure proposal. Knowing that not everything can be equally important, please indicate for each one of the following, how important is it to you that this particular item be funded by the District. Is it extremely important, very important, somewhat important, or not important to you that that particular item be funded?

*Sample A, N=150 **Sample B, N=150

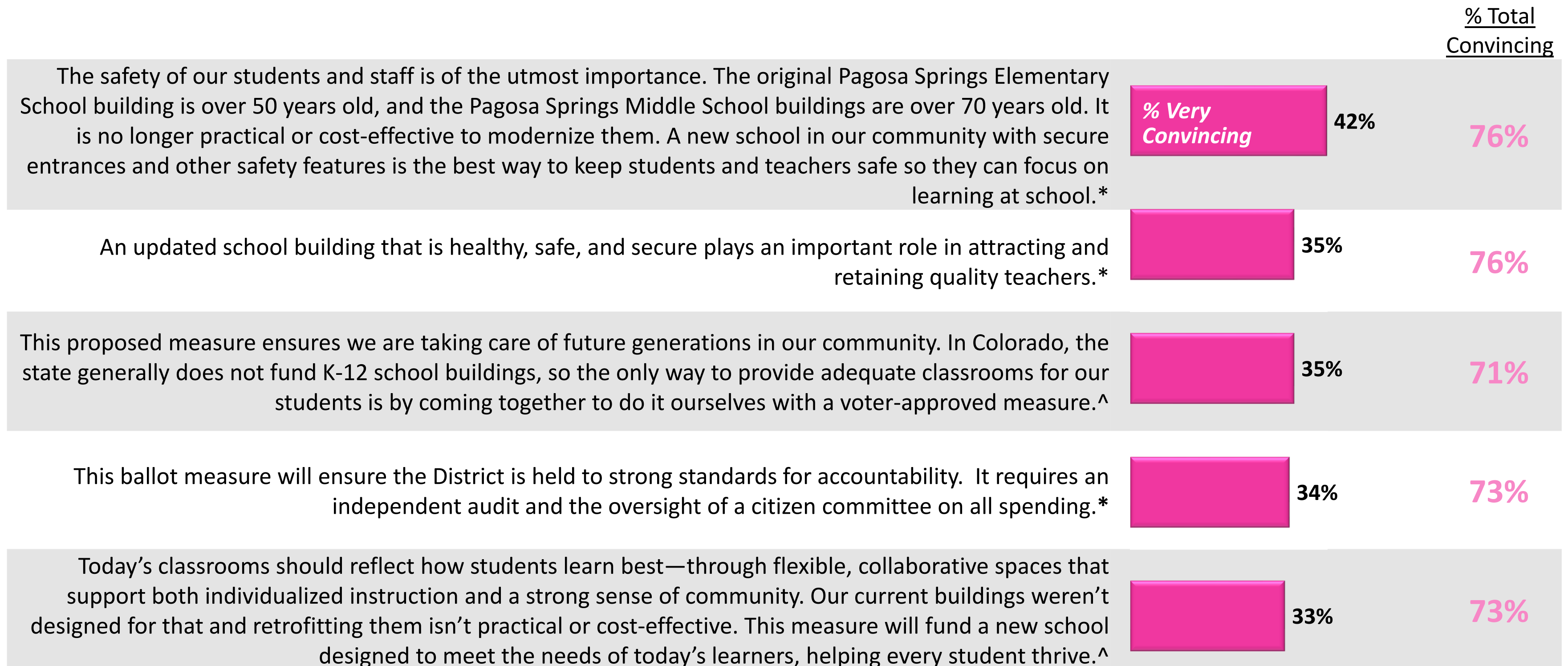
All of the statements we tested in support of the measure are rated as compelling by voters. Statements that emphasize student safety in terms of the age of the elementary and middle school buildings as well as the location of both schools rise to the top.

		<u>% Total Convincing</u>
The safety of our students and staff is of the utmost importance. The original Pagosa Springs Elementary School building is over 50 years old, and the Pagosa Springs Middle School buildings are over 70 years old. It is no longer practical or cost-effective to modernize them. A new school in our community is the best way to keep students and teachers safe so they can focus on learning at school.^	<div><div>% Very Convincing</div><div>50%</div></div>	82%
Our original elementary and middle school buildings are well over 50 years old and no longer meet the needs of today’s students. We need to plan ahead to provide safe and adequate classrooms for students and attract and retain our best teachers.^	<div><div></div><div>46%</div></div>	80%
Pick-up and drop-off at Pagosa Springs Elementary School increases traffic congestion in town and can back up onto Highway 160, creating dangerous traffic conditions at the bottom of Putt Hill. A new school in a different location will ease congestion for everyone during the school year and also better protect students and families.*	<div><div></div><div>45%</div></div>	85%
High-quality preschool sets the foundation for lifelong learning, but right now, too many families in our community don’t have access to preschool programs. This measure will add much-needed preschool classrooms, giving more children a strong start while easing the burden on working parents.*	<div><div></div><div>45%</div></div>	82%
Currently, our middle school students have to cross a busy street just to be outside—a daily safety risk we can fix with a new school that includes an on-site field and outdoor spaces. Supporting this proposal means our kids can be outside safely and enjoy the modern facilities they deserve to learn, grow, and stay healthy.^	<div><div></div><div>45%</div></div>	77%

Please consider some statements that people have made in support of the school district funding measure. For each one, please tell me whether that statement is very convincing, somewhat convincing, not too convincing or not at all convincing as a reason to vote YES, IN FAVOR OF a possible funding measure...

*Asked of Sample A, N=150 ^Asked of Sample B, N=150

These statements also resonate, but aren't quite as powerful.

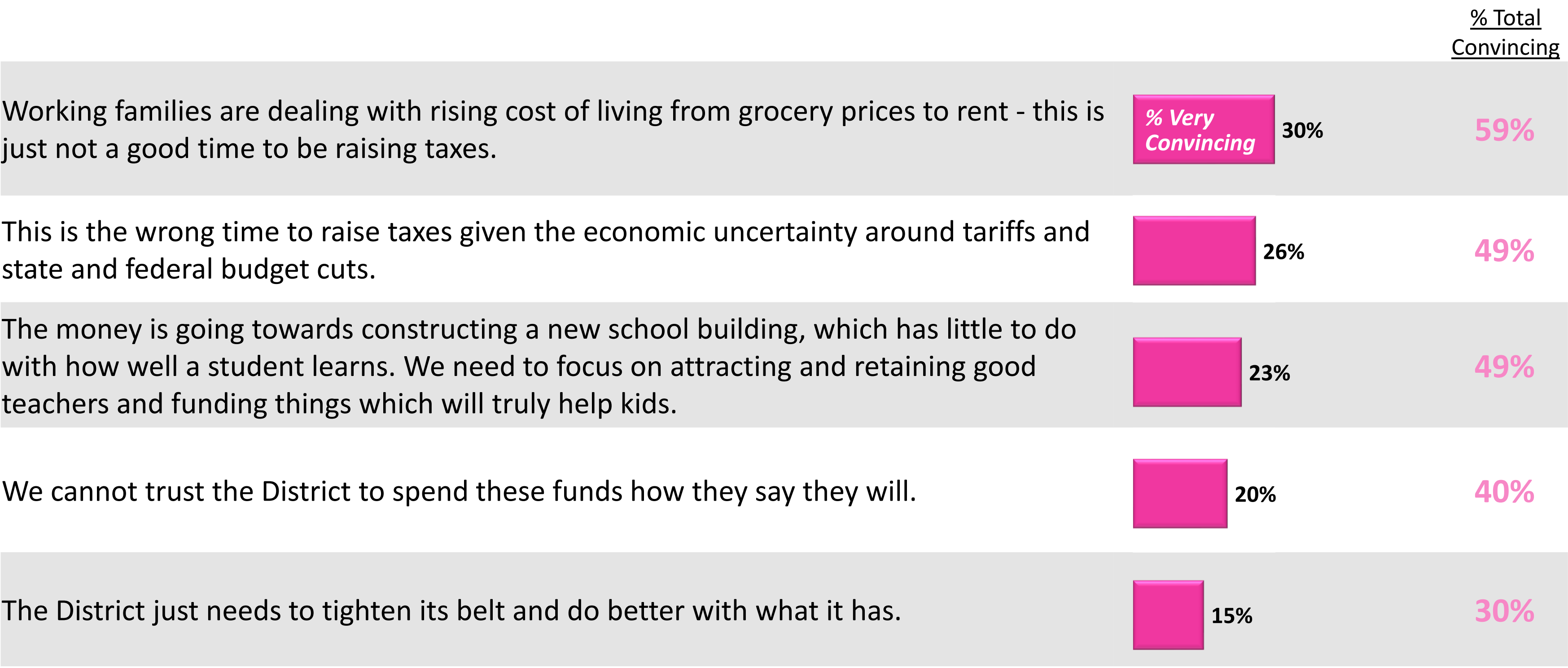


Please consider some statements that people have made in support of the school district funding measure. For each one, please tell me whether that statement is very convincing, somewhat convincing, not too convincing or not at all convincing as a reason to vote YES, IN FAVOR OF a possible funding measure...

*Asked of Sample A, N=150 ^Asked of Sample B, N=150

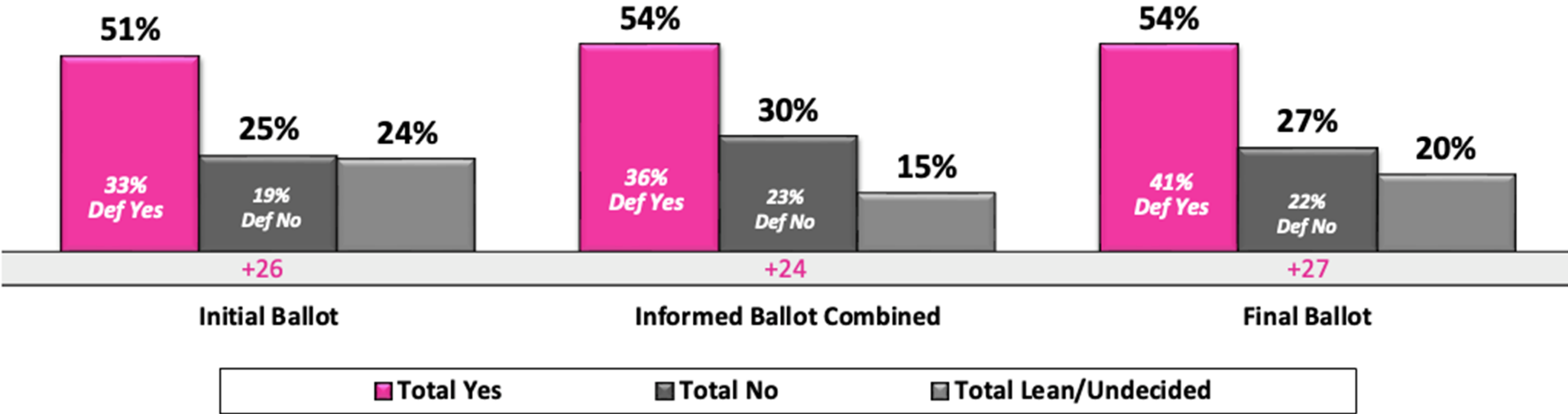
NEW BRIDGE STRATEGY

Only one opposition statement about rising cost of living is compelling to voters as a reason to vote no. The other statements we tested fall flat.



Please consider some statements that people have made against the school district funding measure. For each one, please indicate whether the statement is very convincing, somewhat convincing, not too convincing or not at all convincing as a reason to vote NO, AGAINST a possible funding measure.

After learning more, support remains solidly in the low 50's, though a few more say they would definitely vote yes.



Having heard more please consider this proposal again. If the election were being held today, would you vote yes or no on a proposal that reads as follows...

Group Q&A (10 Min.)

Questions for Clarity

What other information do you need?



Board of Education Direction





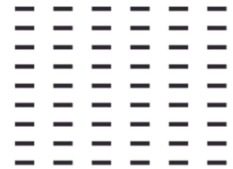
August 5th the ASD School Board requested additional site analysis to assist in selection and communication of building site.

Developing a deep understanding of both sites will allow for the board to meet its commitments

- **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**

Additional Analysis by RTA and/or SMG in the following areas:

- **Safety and Security**
- **Natural Resources and Environmental Due Diligence**
- **Civil Site Evaluation and Concept**
- **Traffic Evaluation**



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Site Due Diligence

-Natural Resources and Environmental Due Diligence

- i. Review for Wetlands, Waters, and Endangered Species
- ii. Review for Hazardous Waste Concerns
- iii. Site Visit
- iv. Report

-Civil Site Evaluation and Concept Design

- i. Evaluation of boundaries, context, connectivity, topography,
- ii. Identify drainage, detention, and flooding concerns
- iii. Collect records of all available utilities
- iv. Site Visit
- v. Evaluate fire and emergency access and egress.
- vi. Report and Development of Site plan with RTA

-Traffic Evaluation

- i. Site traffic feasibility analysis, intersection
- ii. Comparison of traffic impacts and costs



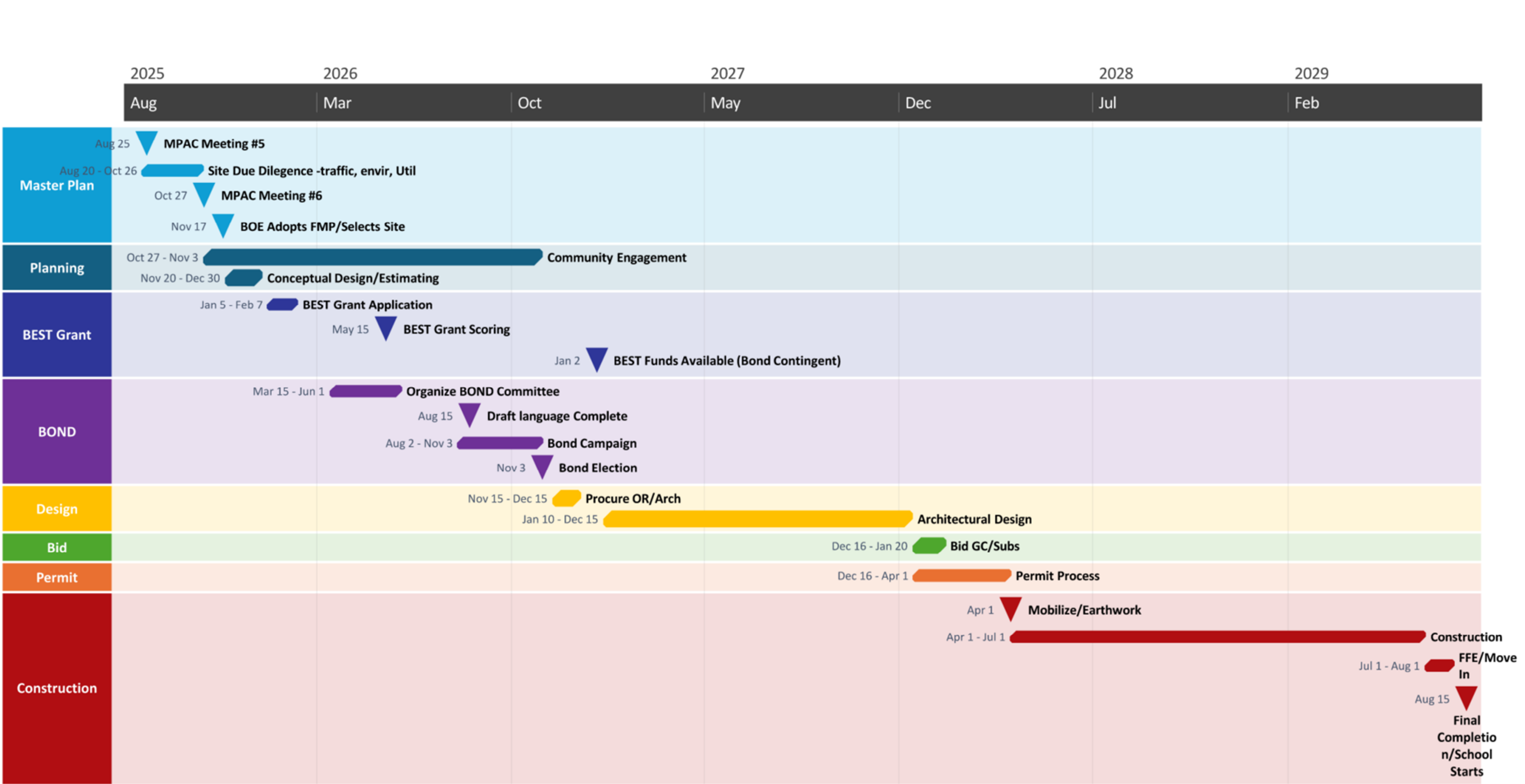
Building Excellent Schools Today Competitive Grant Program

BEST Grant Program



- ✓ Funds Priority 1 Capital Projects
- ✓ Focus on Health & Safety
- ✓ Competitive Annual Process
- ✓ Requires District Match – **56%**
- ✓ Cash Grants with occasional COPs

Grant Timeline Starts in January with May awards

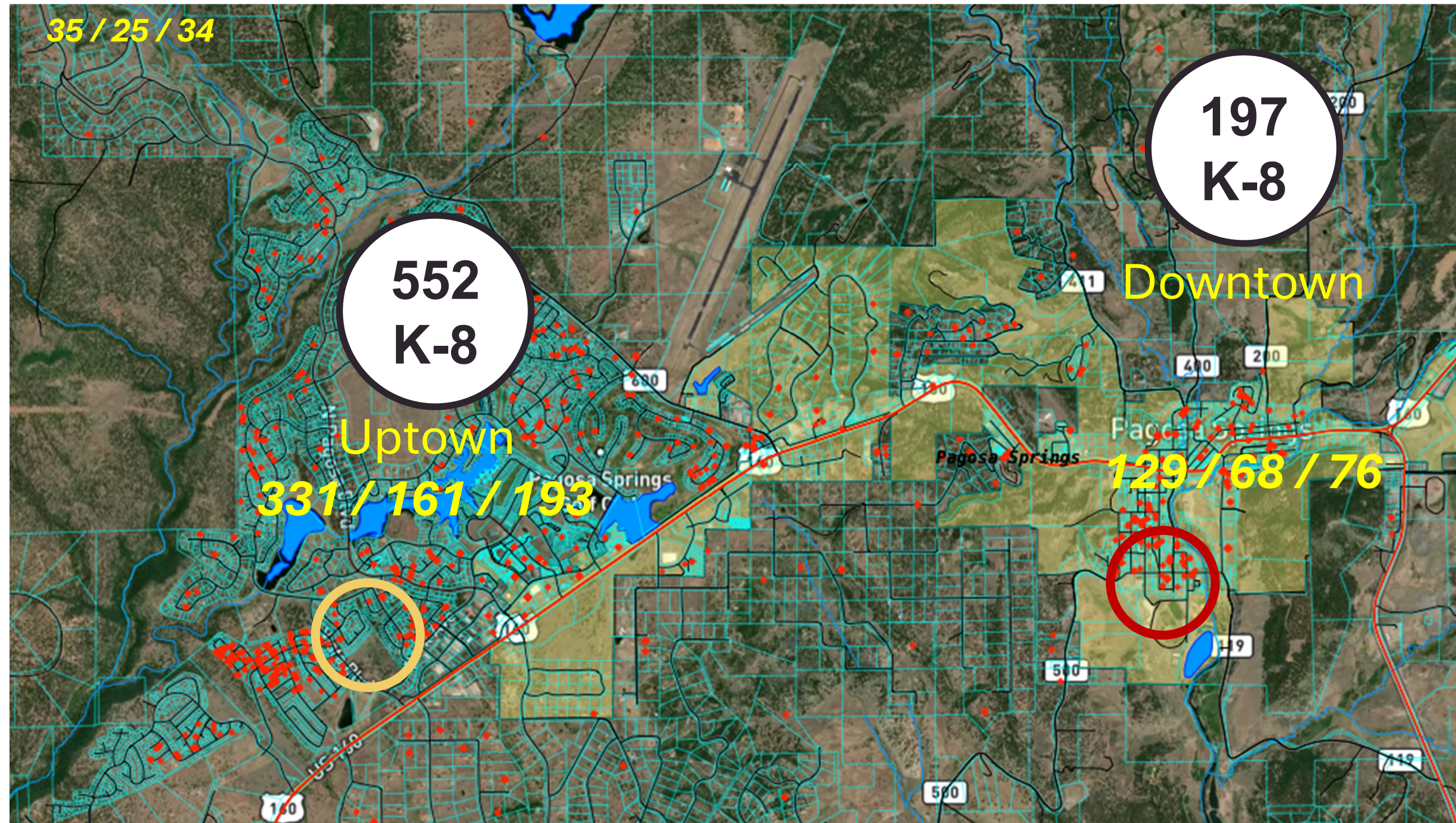


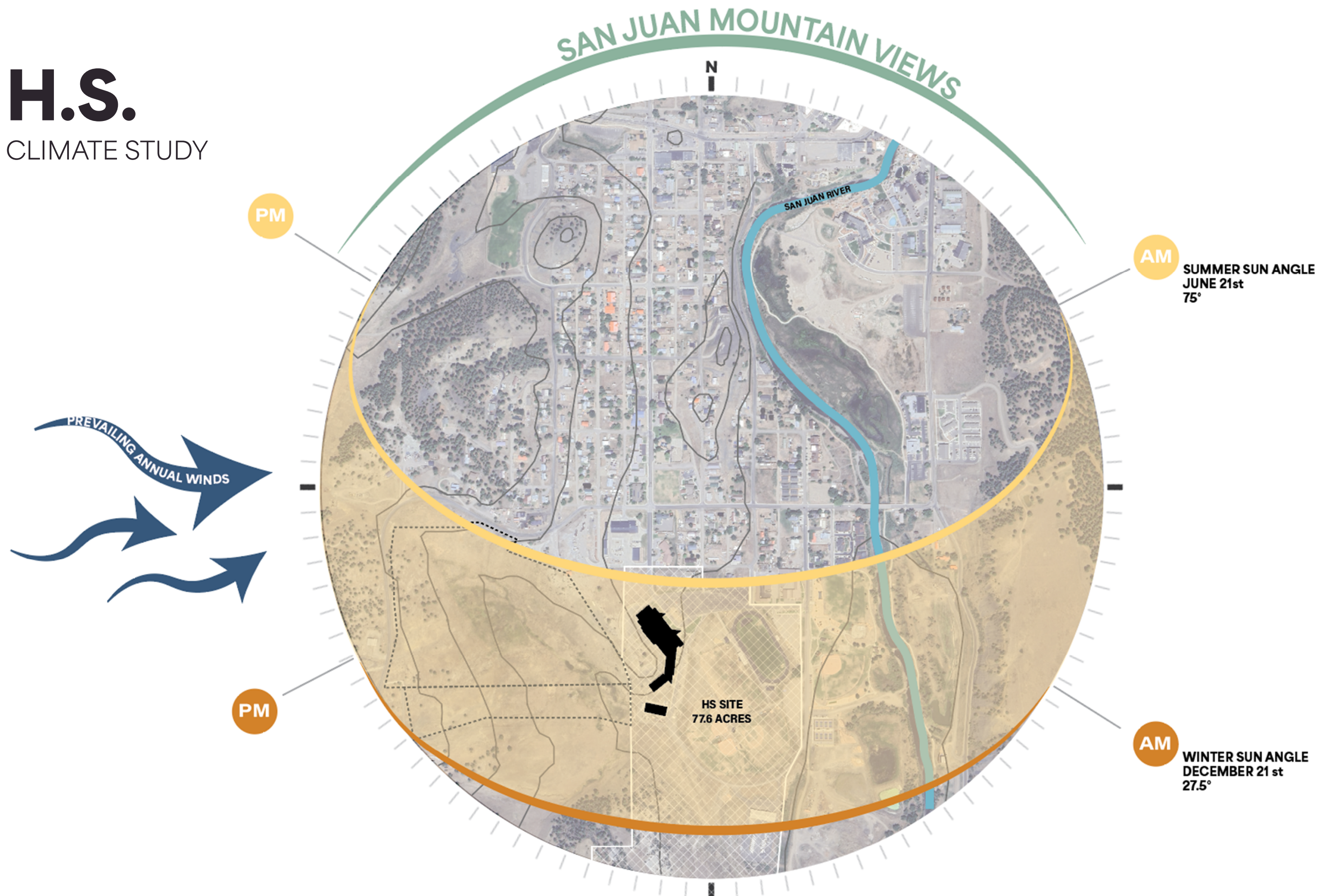
Site Analysis



Student Distribution - Pagosa Springs Area - *Elementary Count / Middle School Count / High School Count*

Lake Hatcher Area

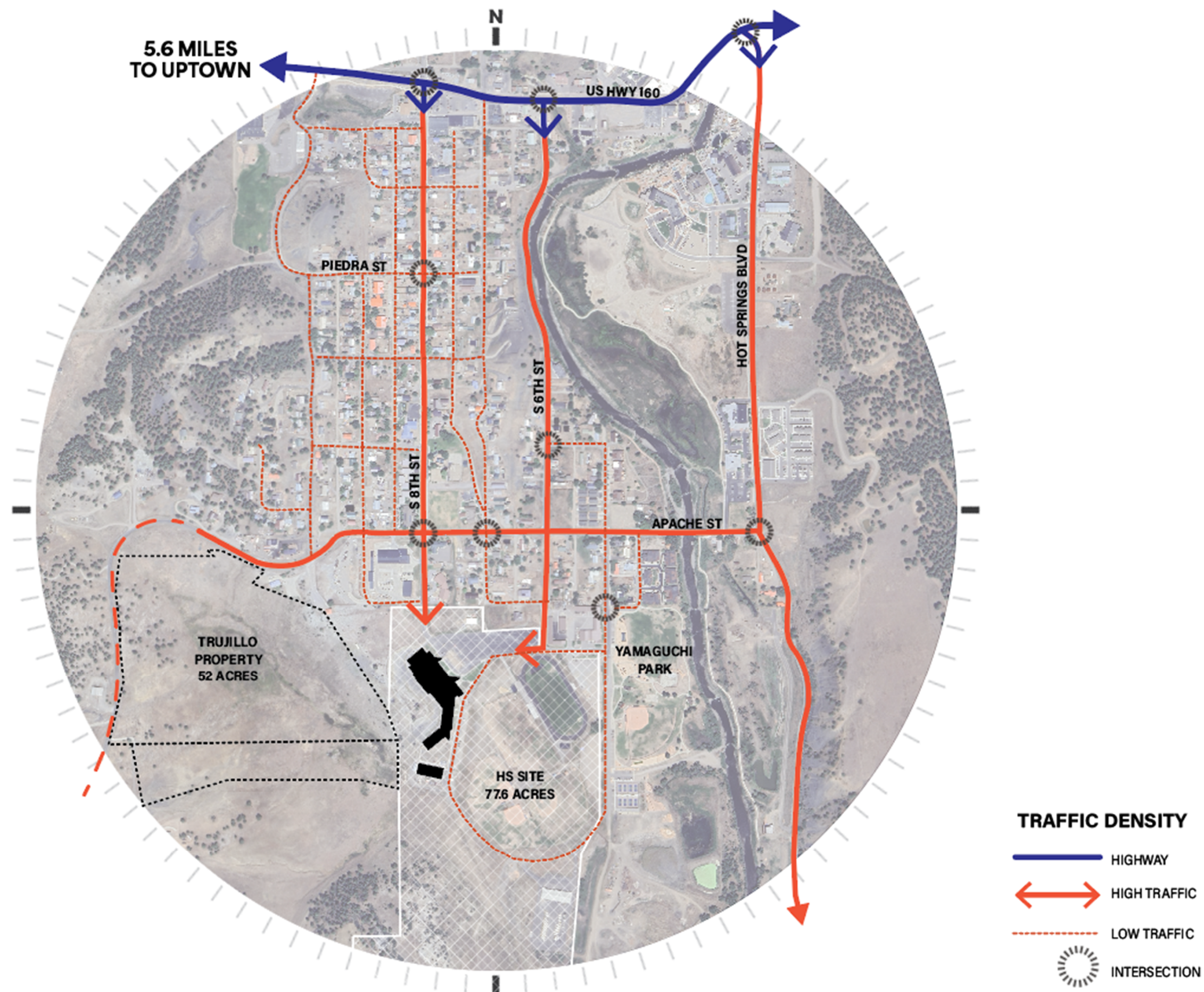


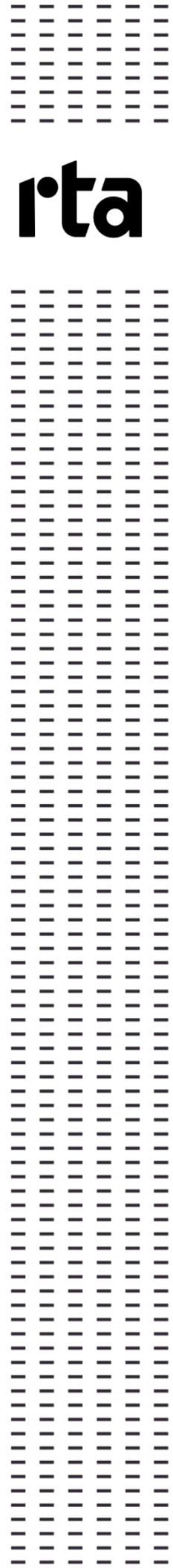


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H.S.

TRAFFIC STUDY

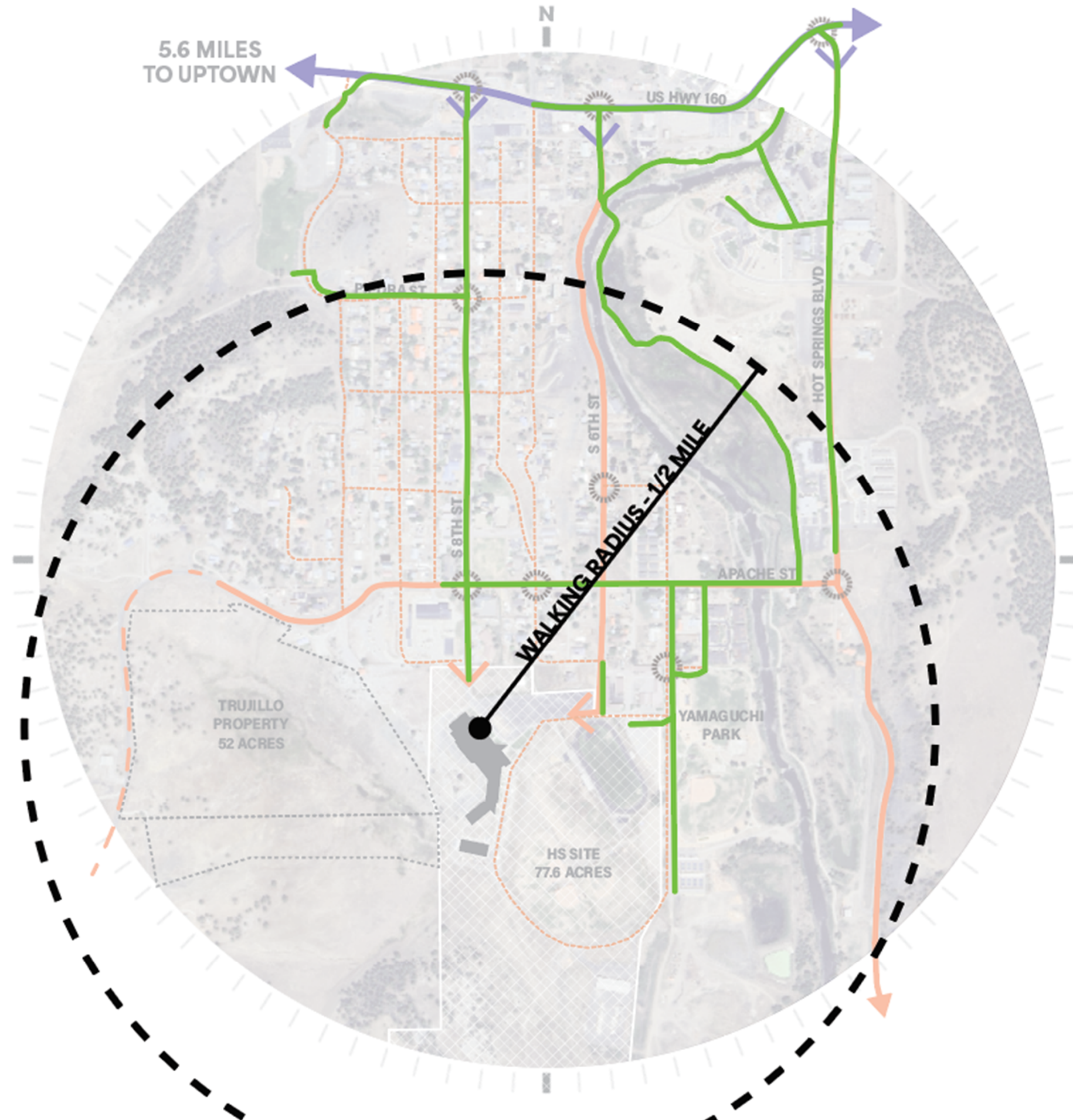




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H.S.

PEDESTRIAN ROUTES



PEDESTRIAN PATHS

— SIDEWALKS, WALKING PATHS

PK-8 @ H.S. SITE

140,000 SF Building
2 -Story Academic Wing
1,200 Student Capacity

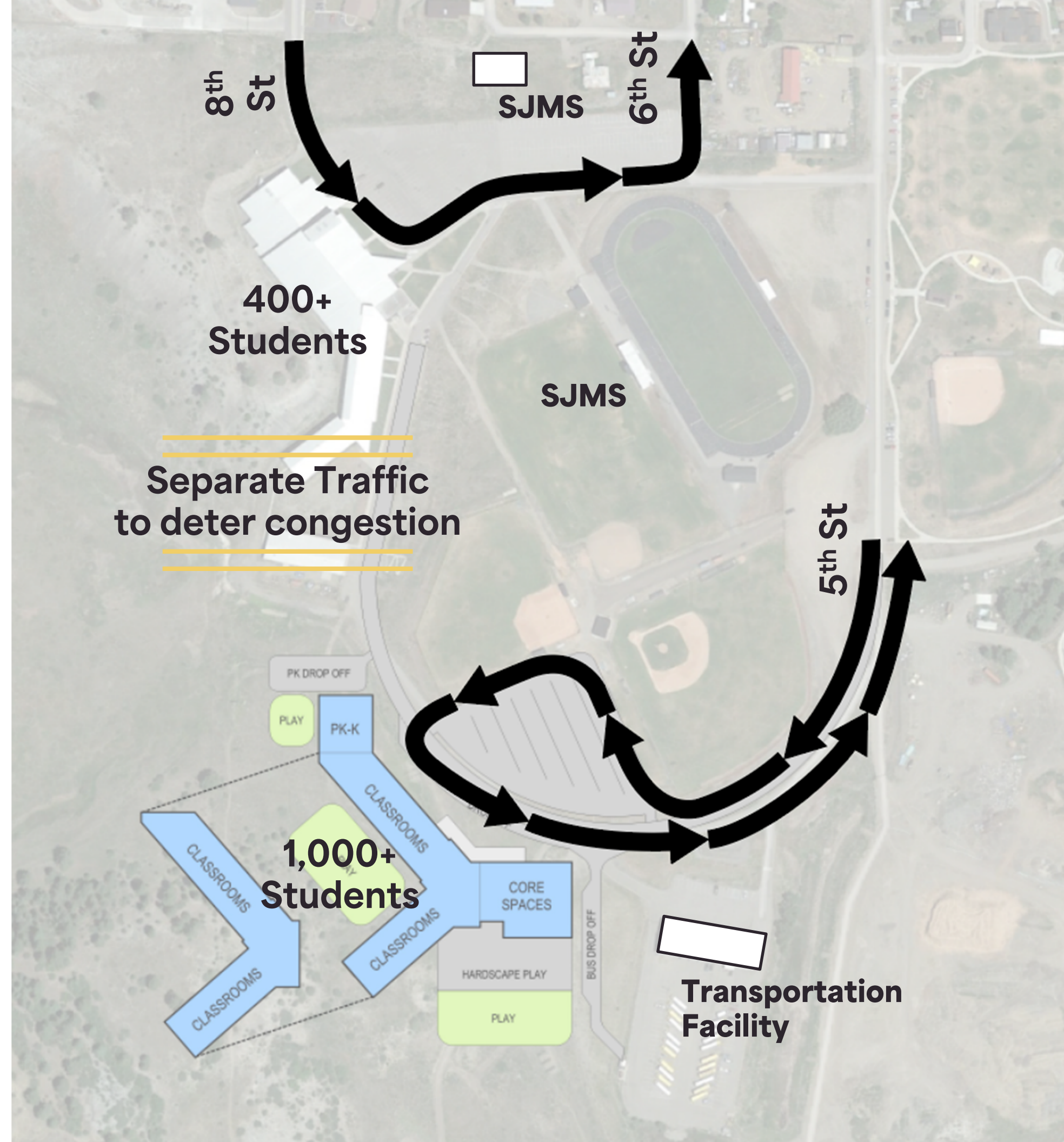
-Separate PK-K Area and drop-off

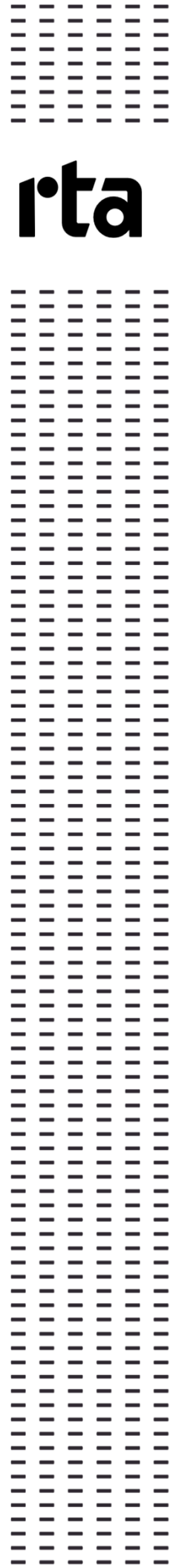
Pros:

- Consolidating School Sites
- Proximity to H.S.
- Share Athletic Fields (Less Cost)
- Parking serves adjacent Athletic Fields

Cons:

- Traffic Congestion
- Lose Baseball field for Parking

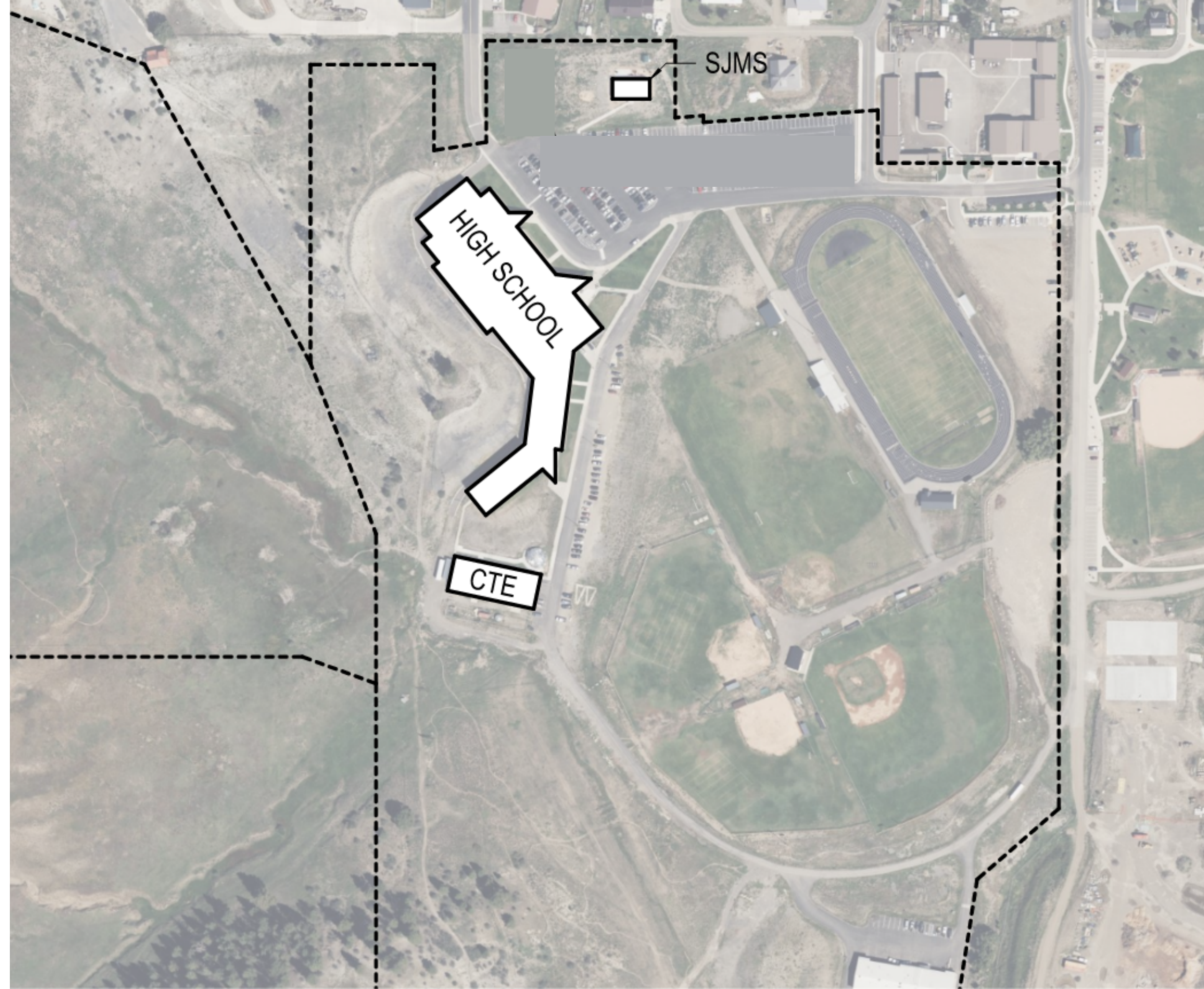


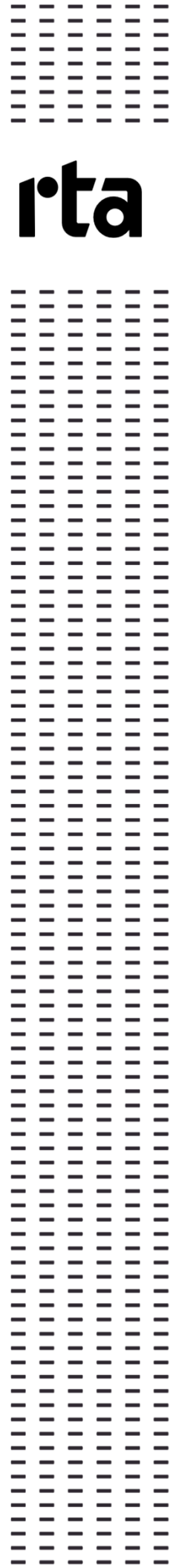


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EXISTING CONDITIONS

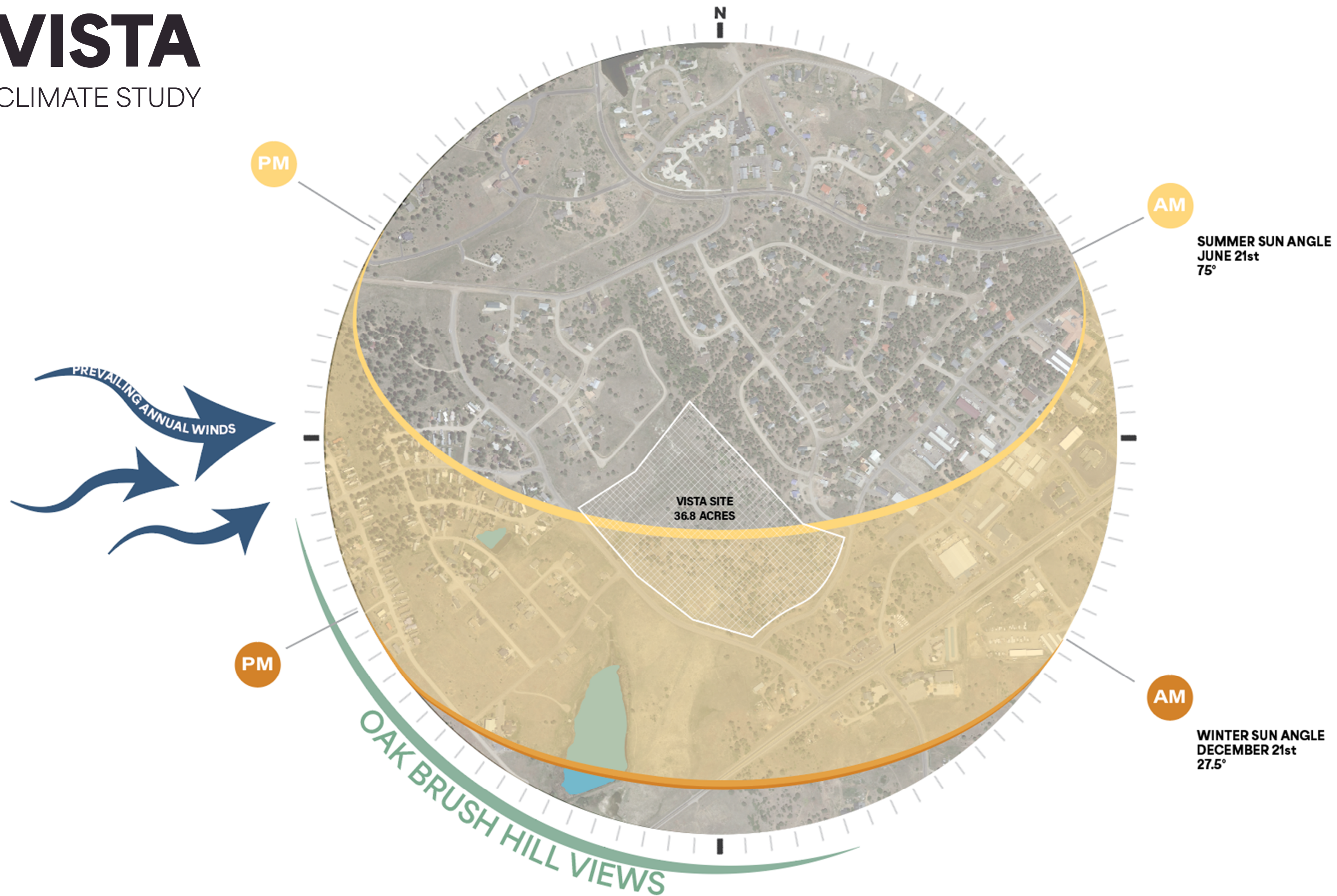


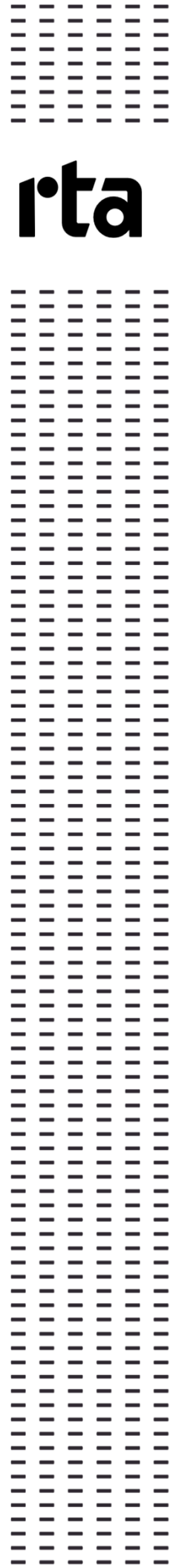


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VISTA

CLIMATE STUDY

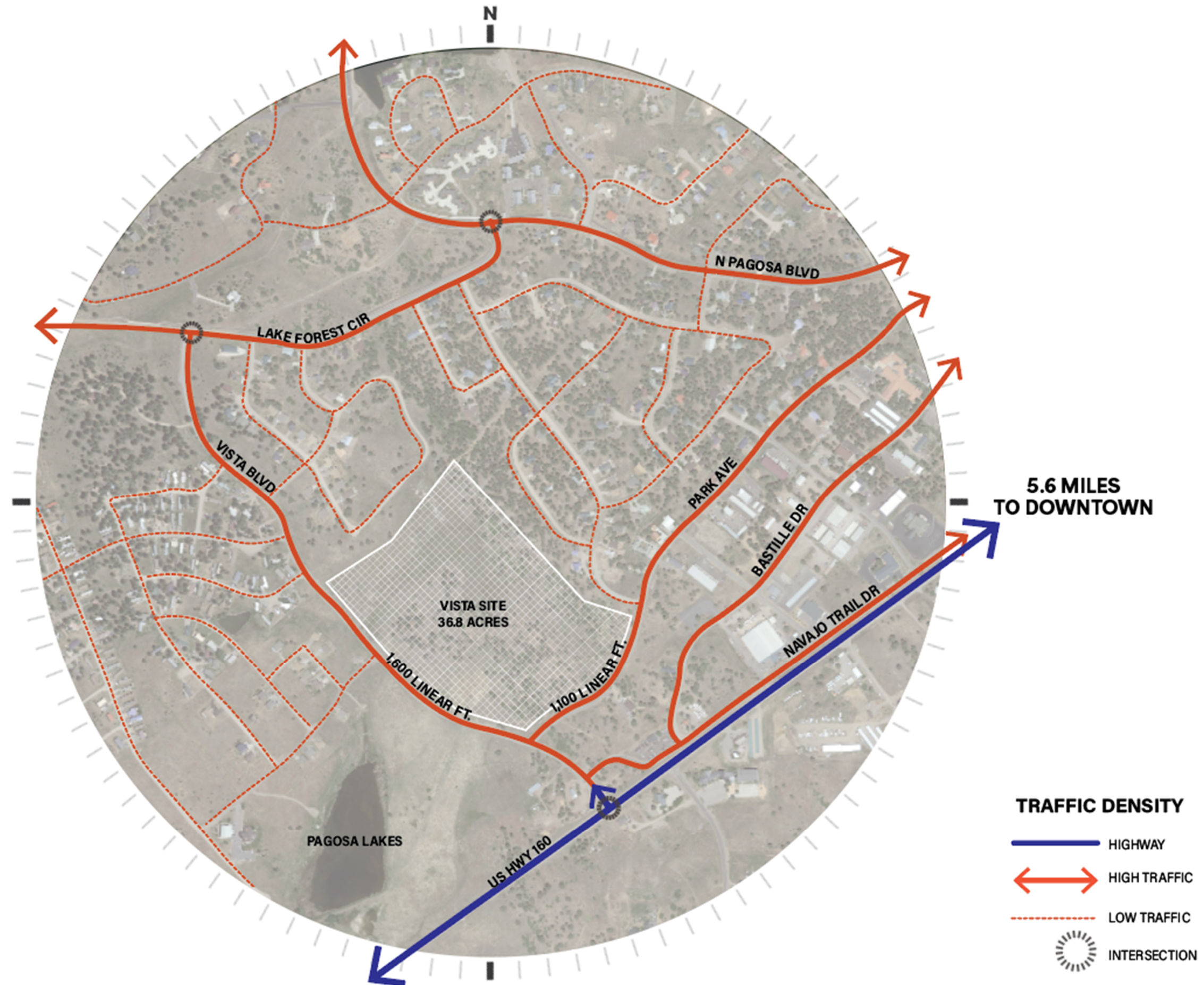


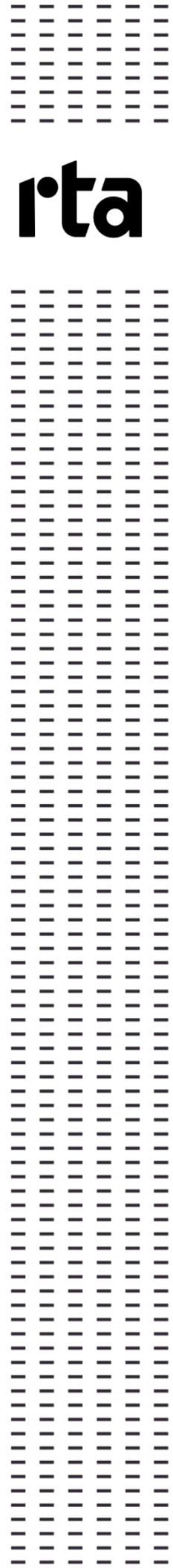


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VISTA

TRAFFIC STUDY

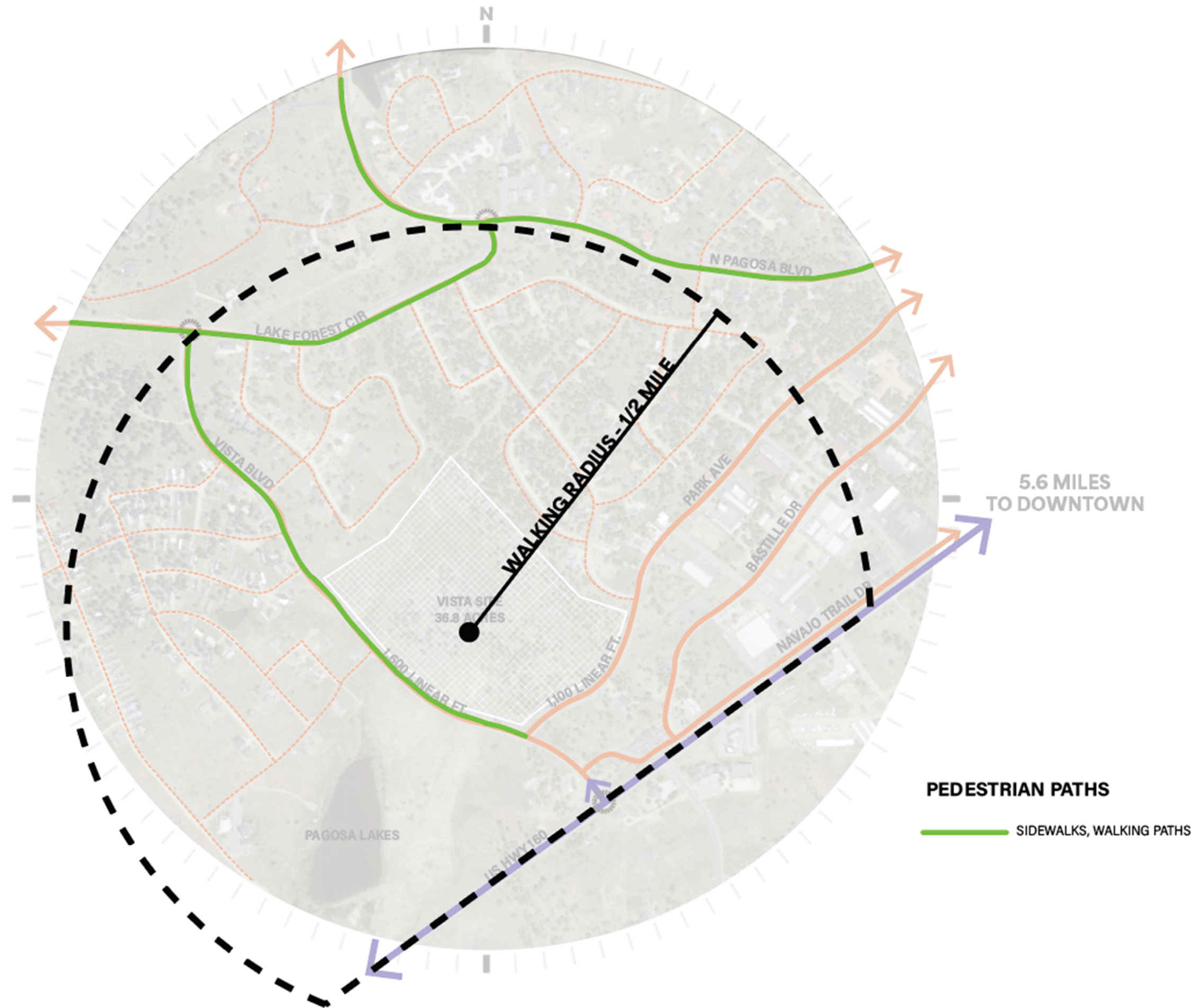




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VISTA

PEDESTRIAN PATHS



PK-8 @ VISTA

140,000 SF Building
2 -Story Academic Wing
1,200 Student Capacity

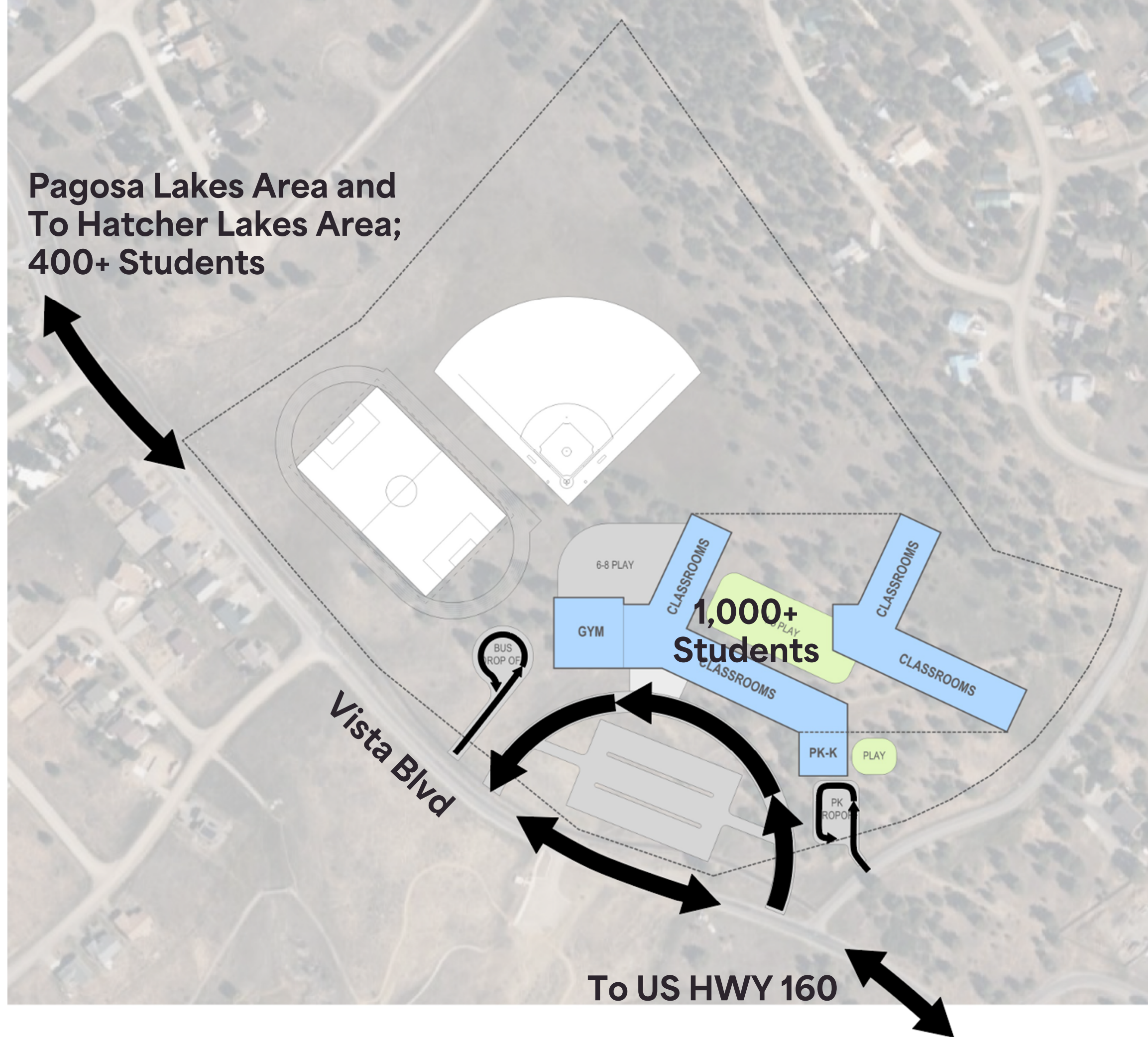
-Separate PK-K Area and drop-off

Pros:

- Large, expansive site close to highway and park/open space
- "Exploratory" Curriculum potential
- Central to expanding Residential areas

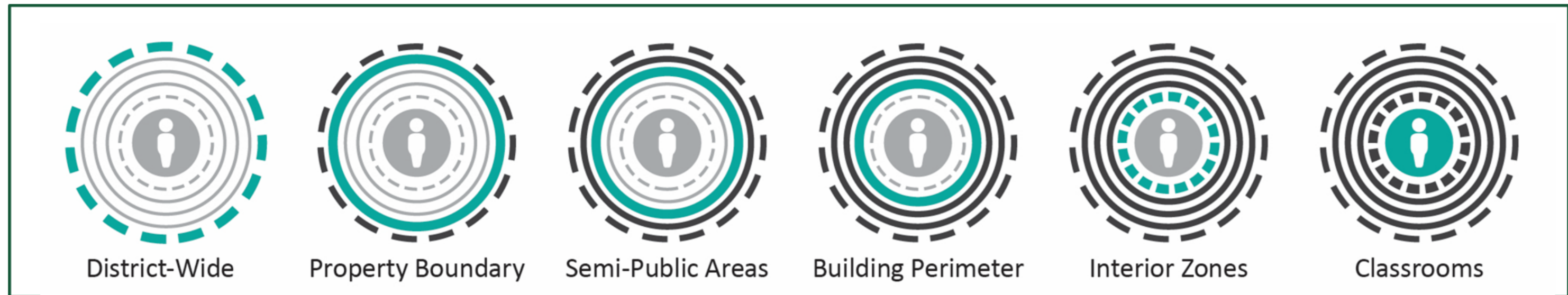
Cons:

- May Require Signal at US Hwy 160



Safety and Security

CPTED - Crime Prevention Through Environmental Design



- ✓ Not “one size fits all”
- ✓ Layered approach
- ✓ **ALL** factors are discussed as they relate to the shared culture of the community and School District





Crime Prevention Through Environmental Design (CPTED)

“Proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life”

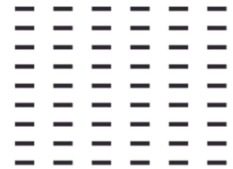
1. **Natural Surveillance:** Increases the perceived risk of attempting unwanted actions by improving visibility of potential offenders to the general public.
2. **Natural Access Control:** Limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.
3. **Natural Territorial Reinforcement:** Promotes social control through increased definition of space and improved proprietary concern.
4. **Maintenance & Management:** Mitigate disorderly and deteriorating spaces that are associated with neglect and delinquency.

Where do you feel safe?



Where do you feel inspired?





Understanding Crime and Everyday Threats

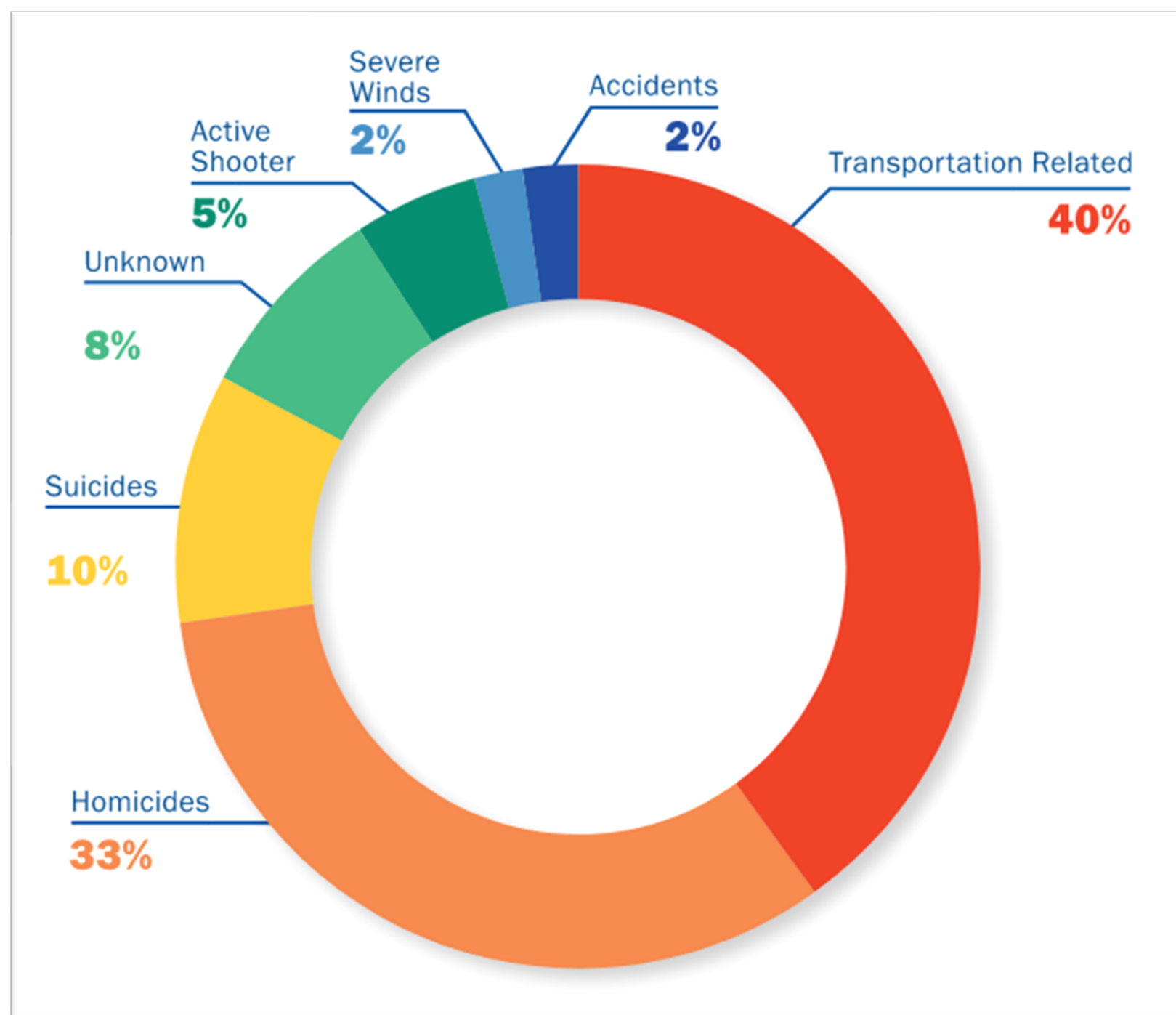
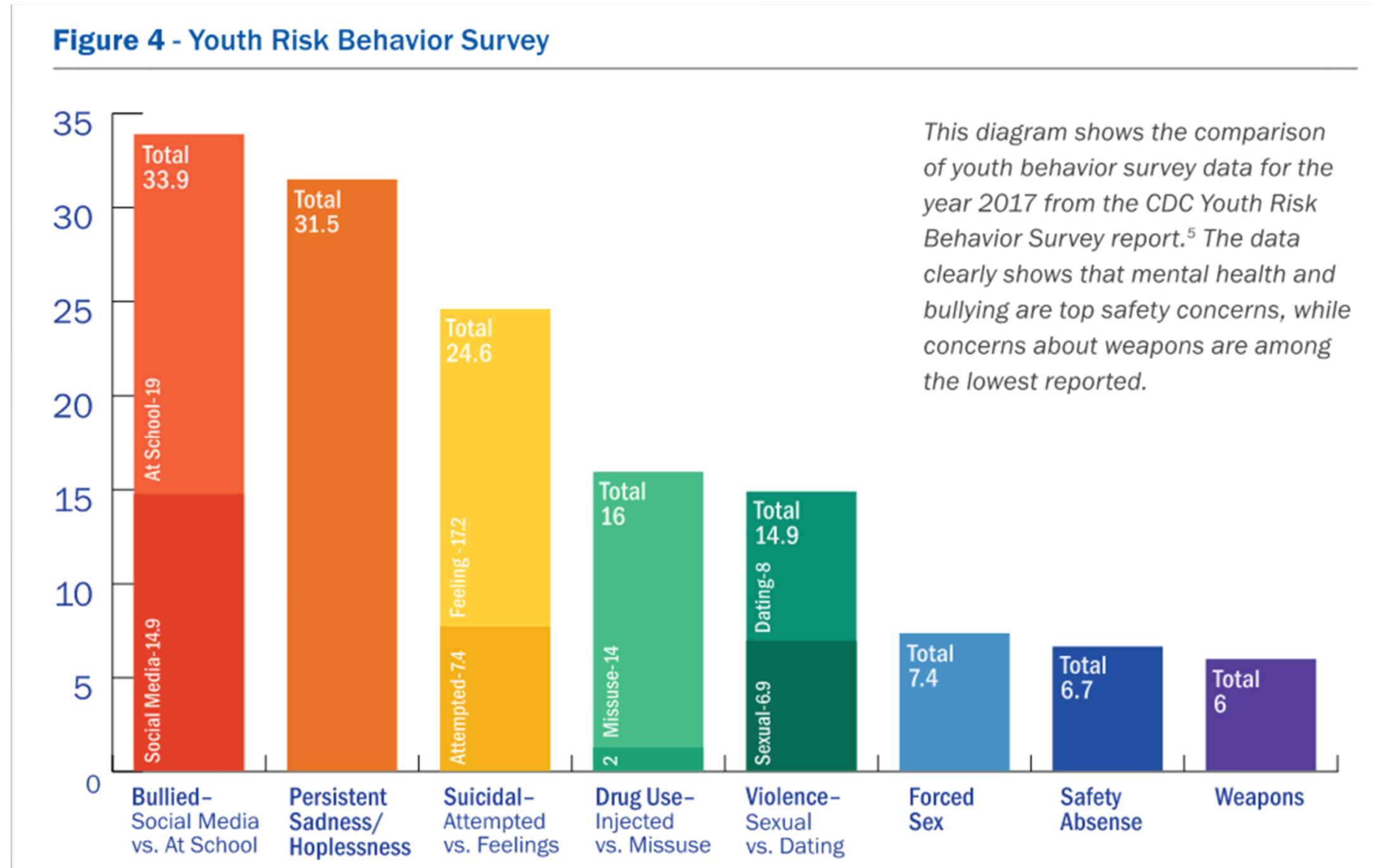


Figure 1 - School Fatalities

1. Active shooter incidents are not the leading threat for fatal incidents that schools face.
2. Active shooter incidents in schools are not happening more frequently.
3. Active shooter incidents should not be the primary focus for a school's prevention and mitigation and emergency preparedness efforts.
4. More focus needs to be given to school transportation-related safety.
5. More focus needs to be given to targeted homicides and suicides in schools.
6. From 1998 to 2013, there were nearly as many school tornado-related fatalities (22) as gang-related fatalities (24).

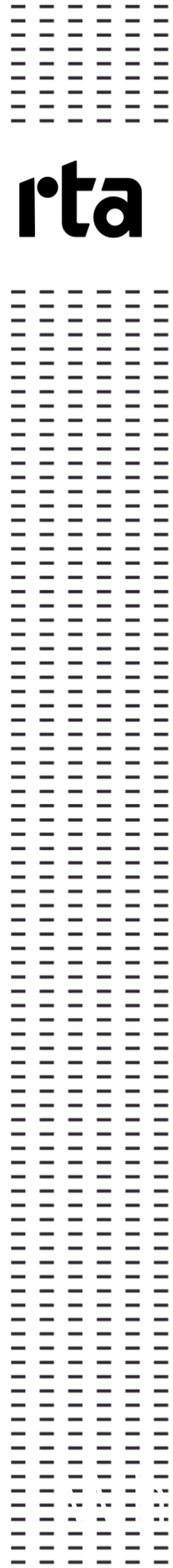
Sources:
Design for Safe & Healthy Children, November 2020 – Perkins-Eastman Architects
2014 Report of Relative Risks of Death in U.S. K-12 Schools – Safe Havens International

Understanding Crime and Everyday Threats



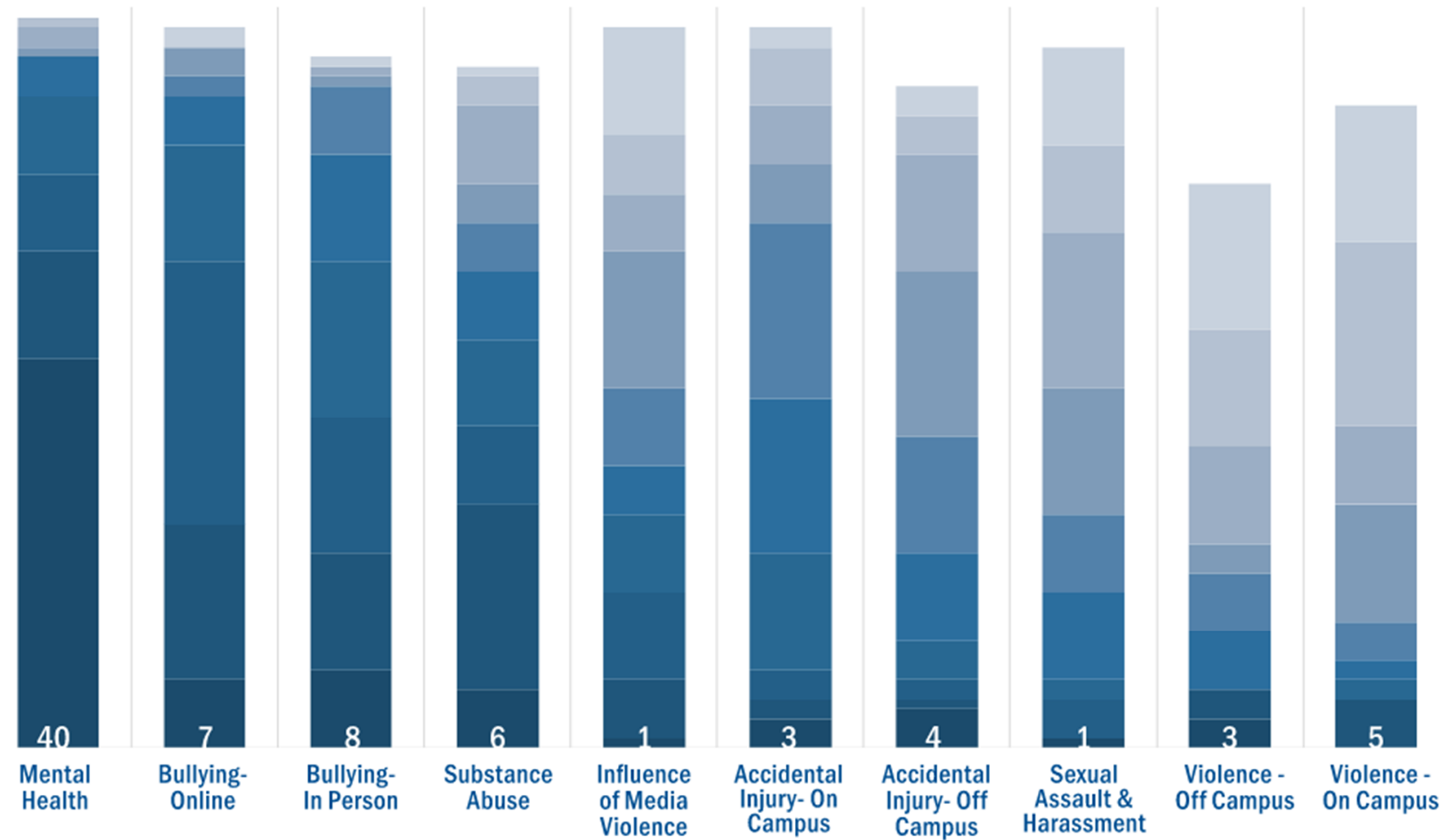
Sources:

Design for Safe & Healthy Children, November 2020 – Perkins-Eastman Architects
 2014 Report of Relative Risks of Death in U.S. K-12 Schools – Safe Havens International



Understanding Crime and Everyday Threats

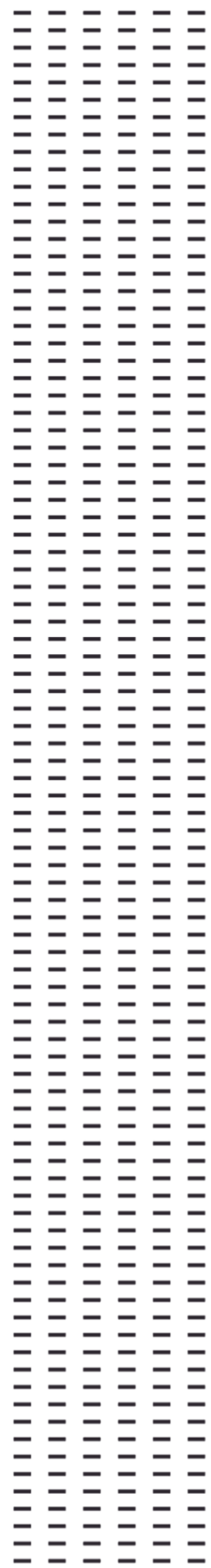
Figure 10 - Safety Concerns of Teachers



Sources:
Design for Safe & Healthy Children, November 2020 – Perkins-Eastman Architects
2014 Report of Relative Risks of Death in U.S. K-12 Schools – Safe Havens International



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H.S. PROPERTY

SAFETY AND SECURITY ANALYSIS

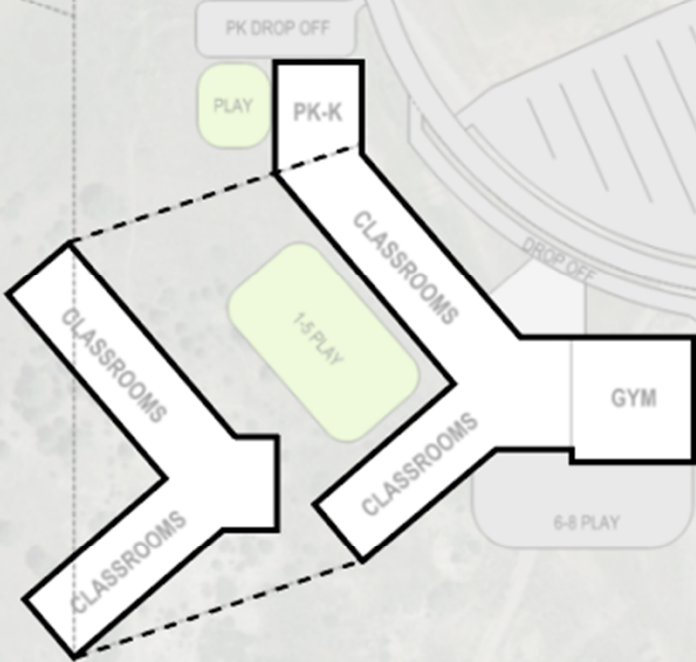
Single-Family
Residential

Trujillo
Property



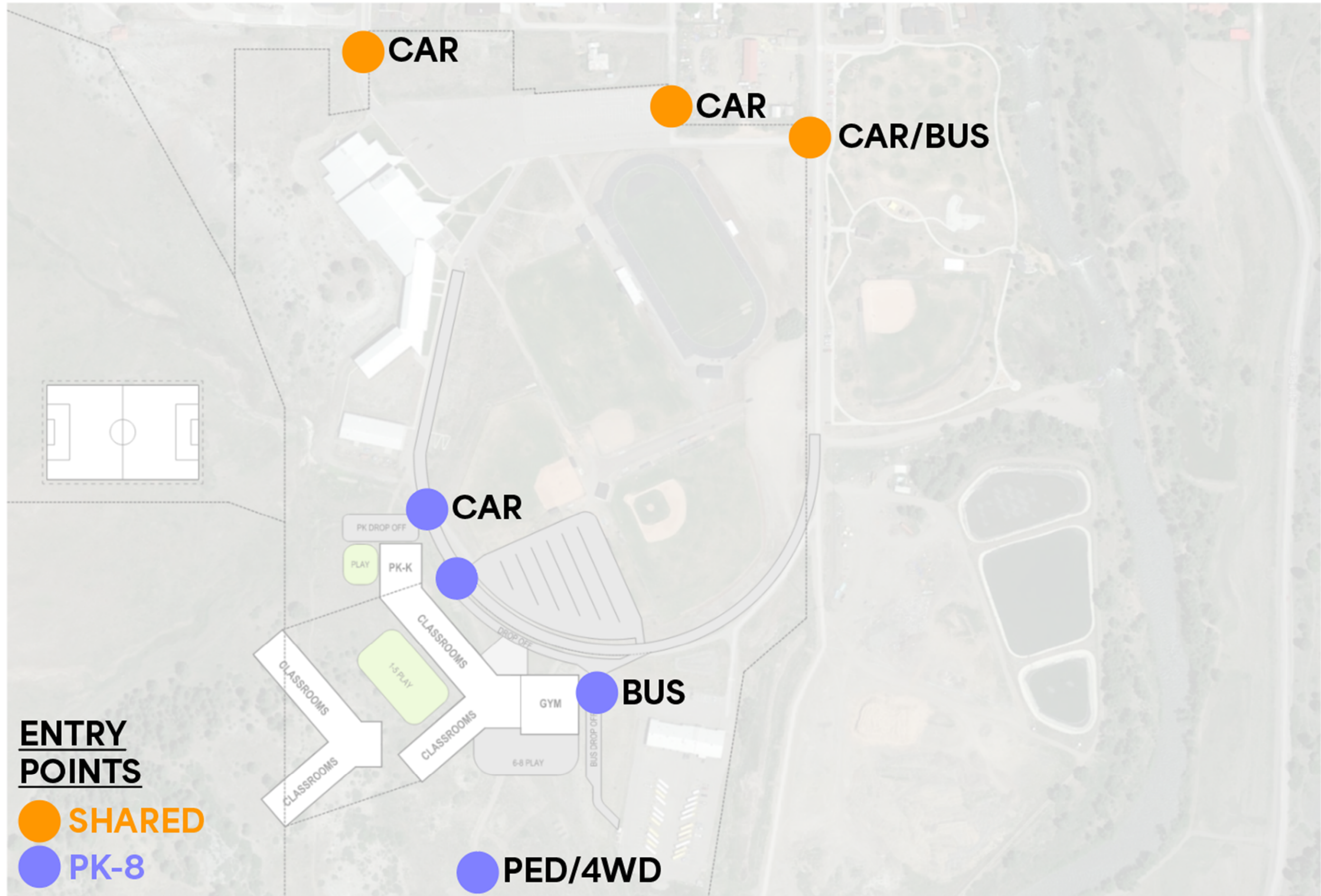
Private
Land

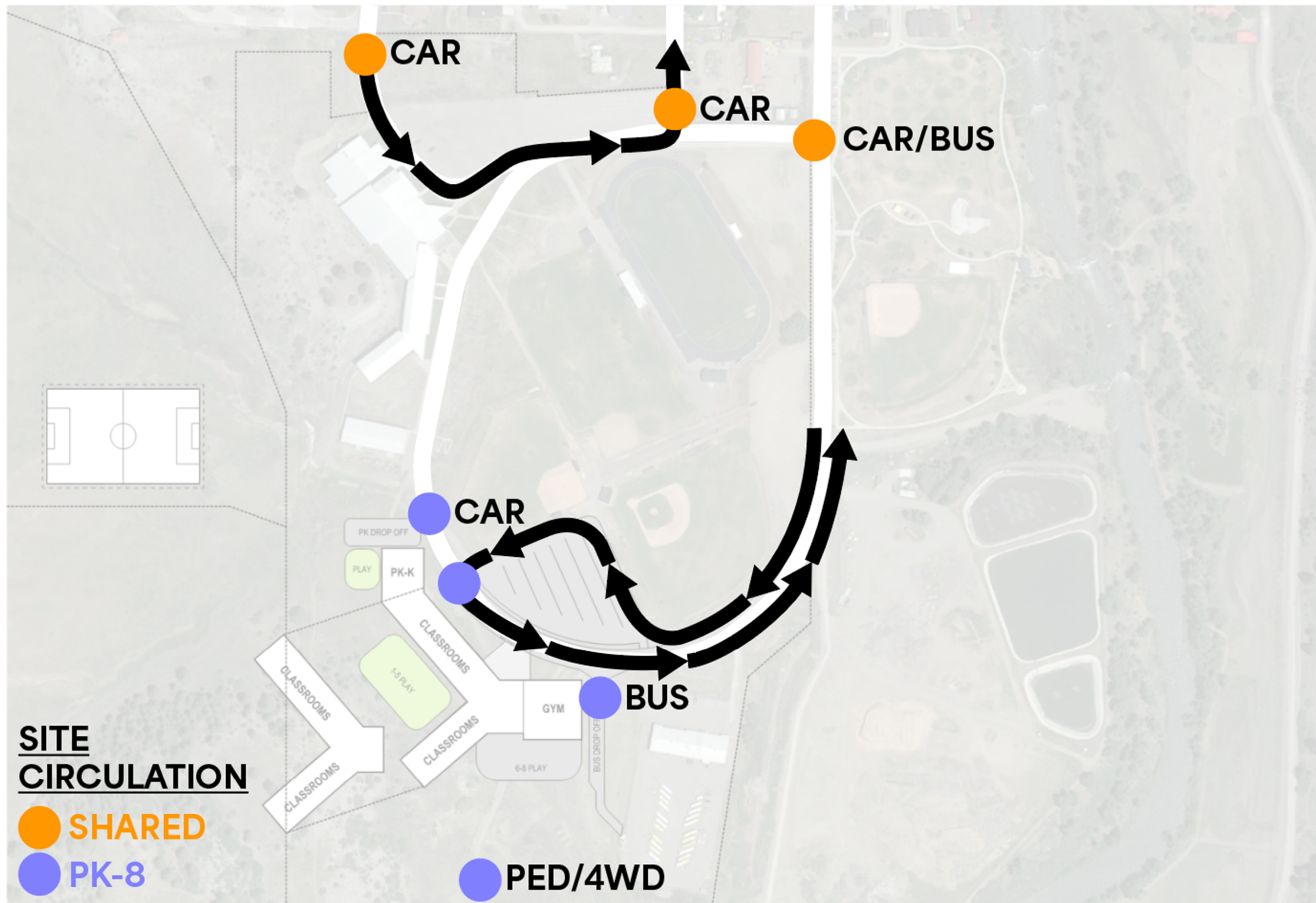
SITE
PROGRAM

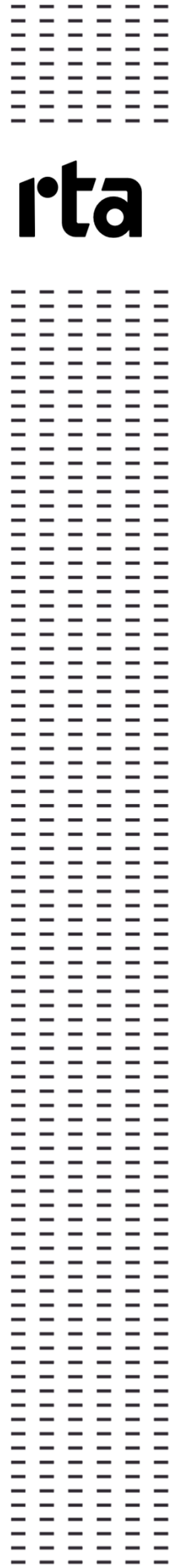


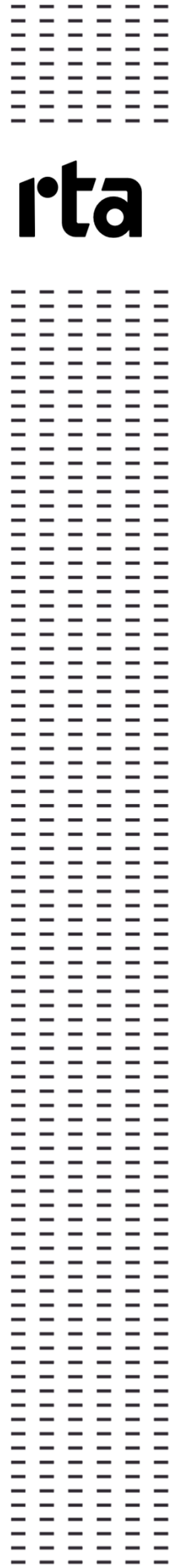
City Park

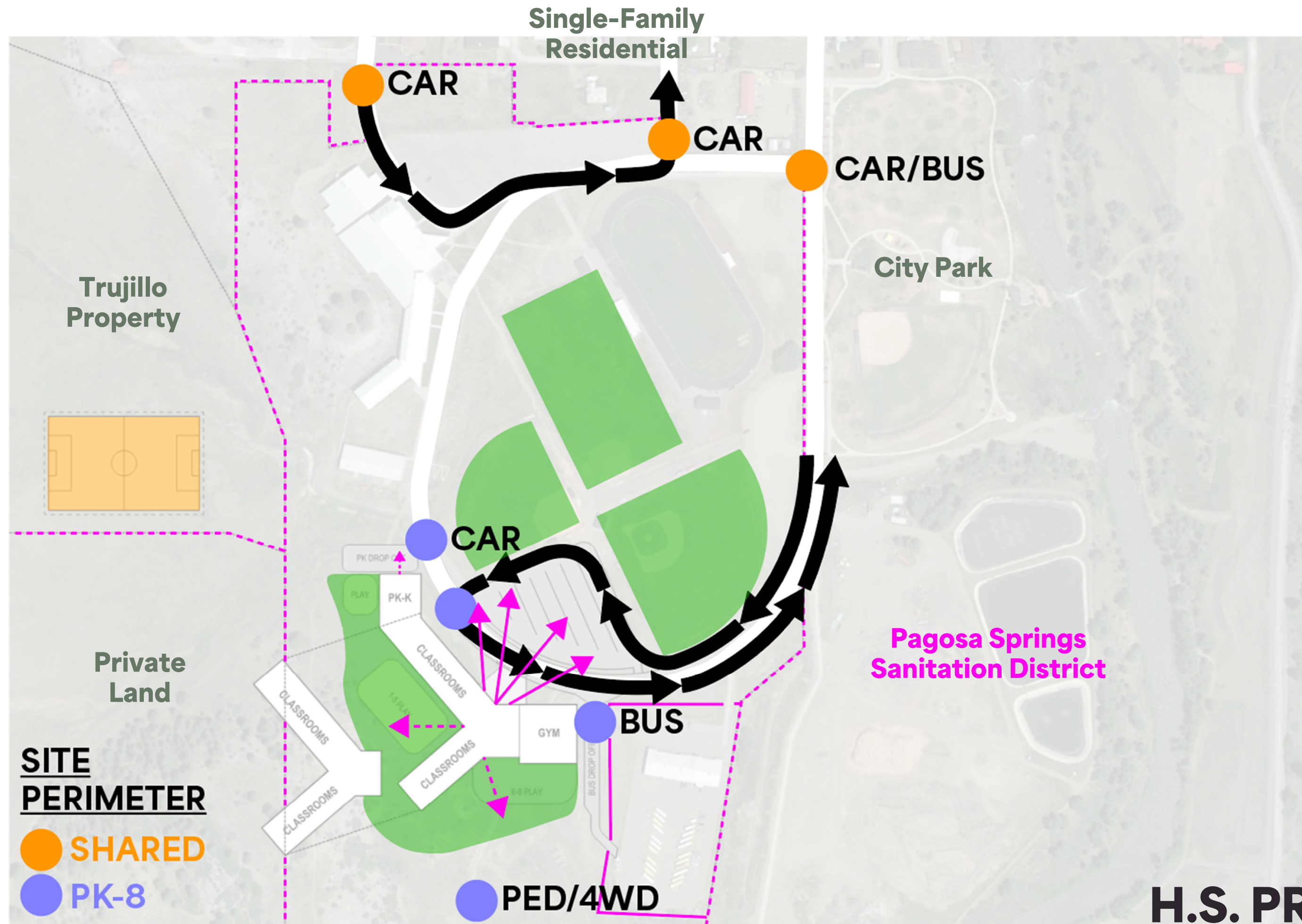
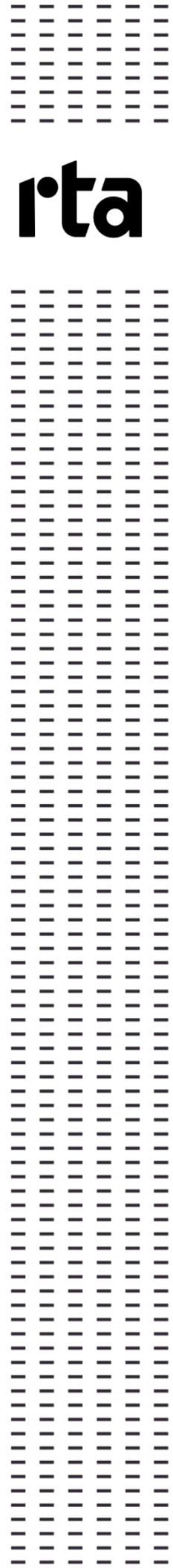
Pagosa Springs
Sanitation District





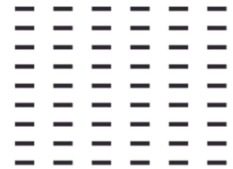




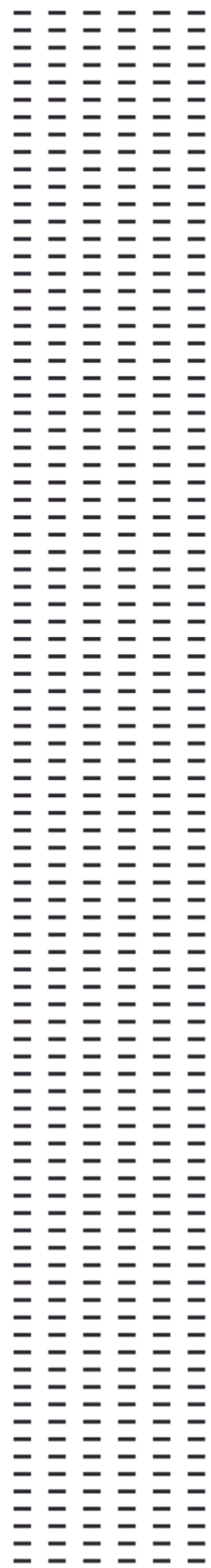


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SAFETY AND SECURITY ANALYSIS

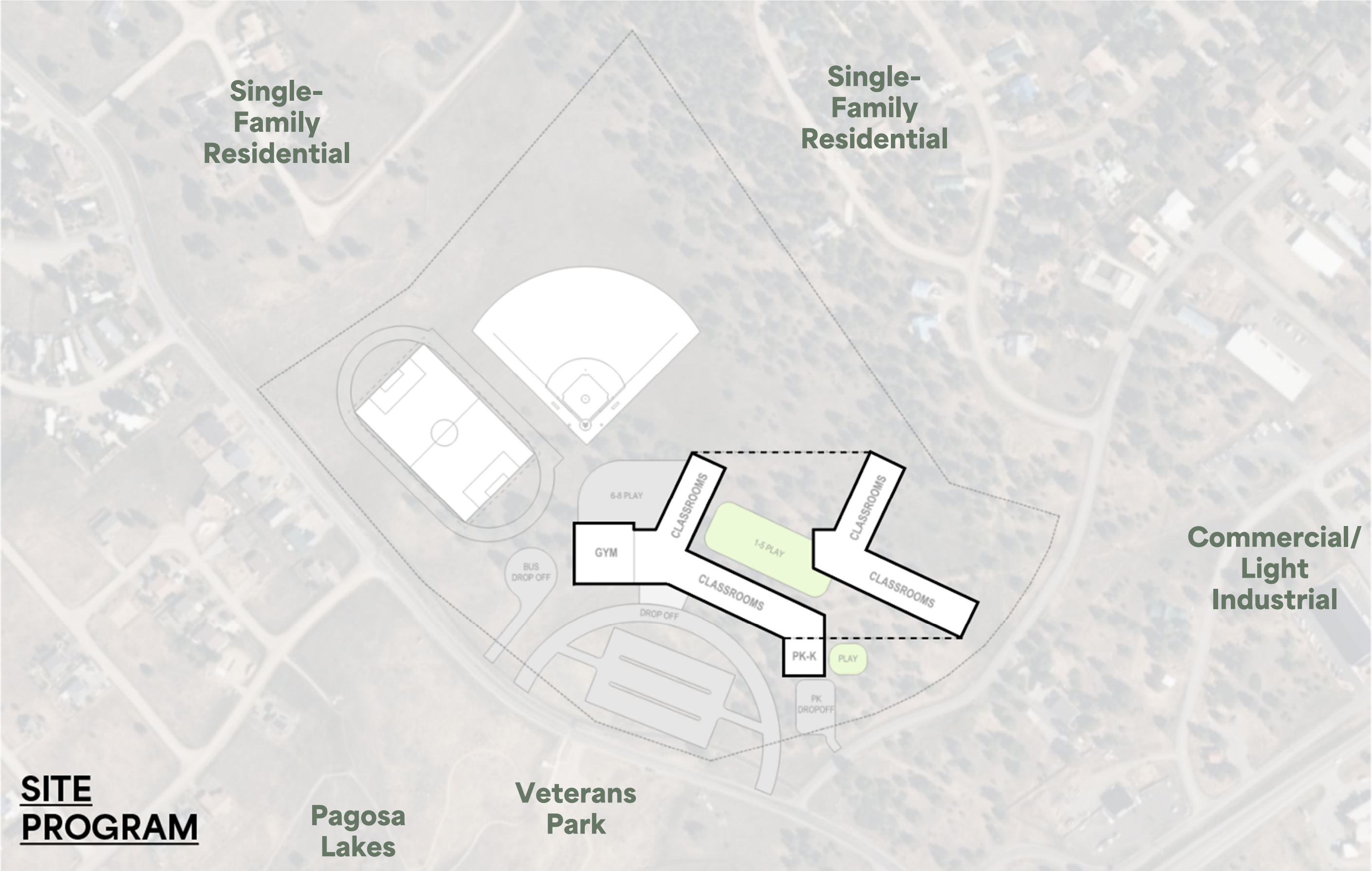
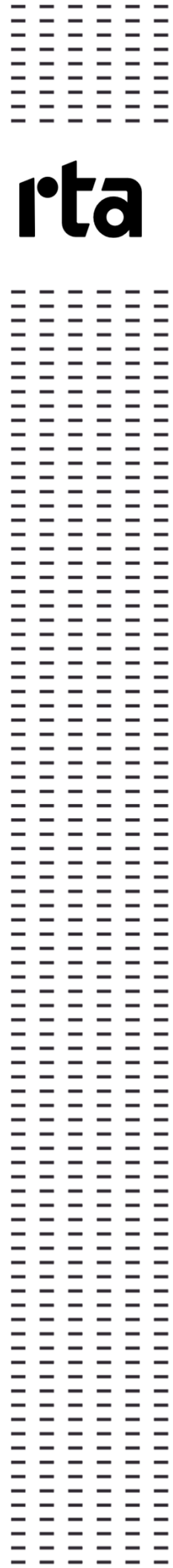


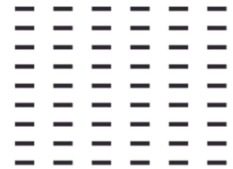
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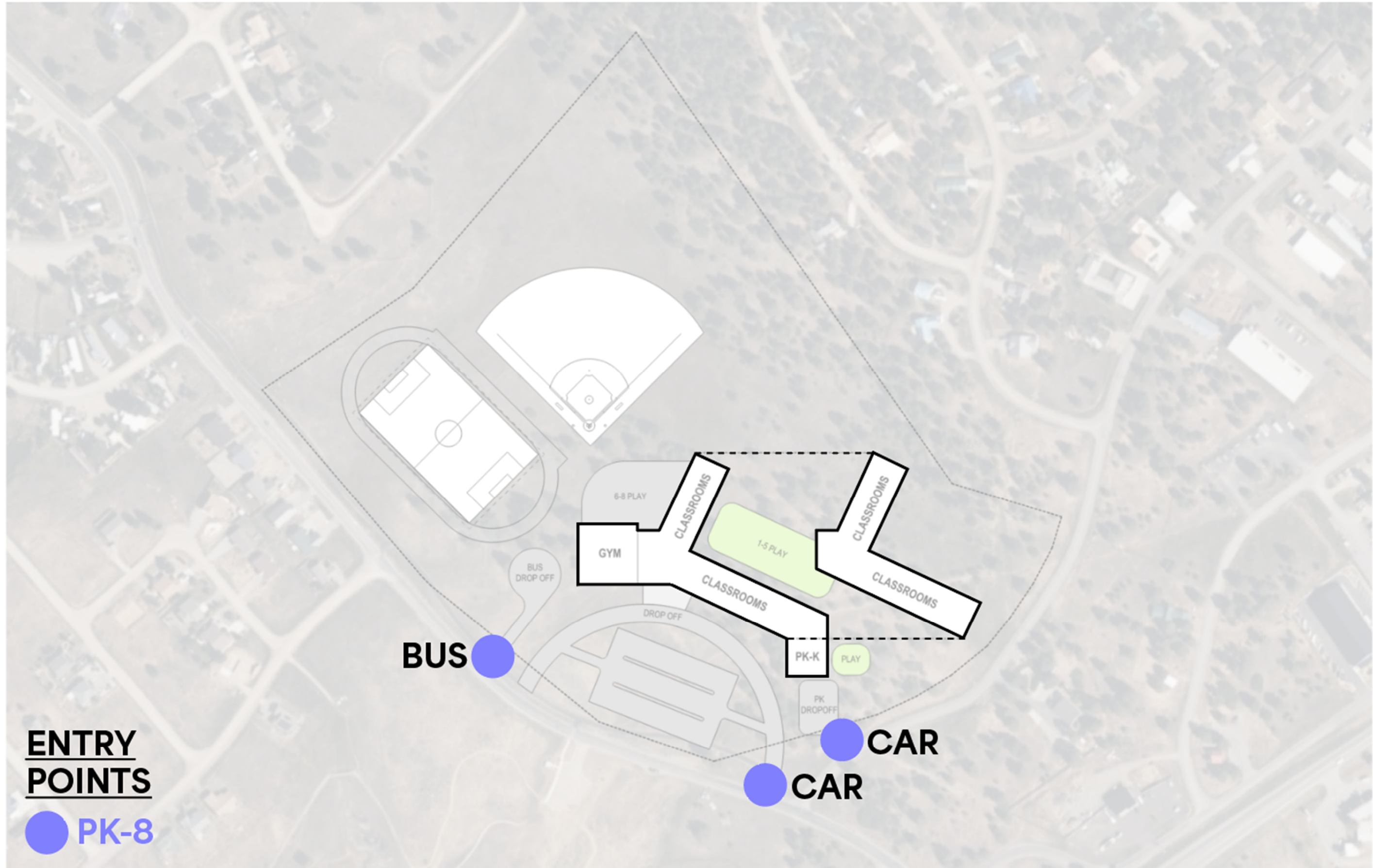
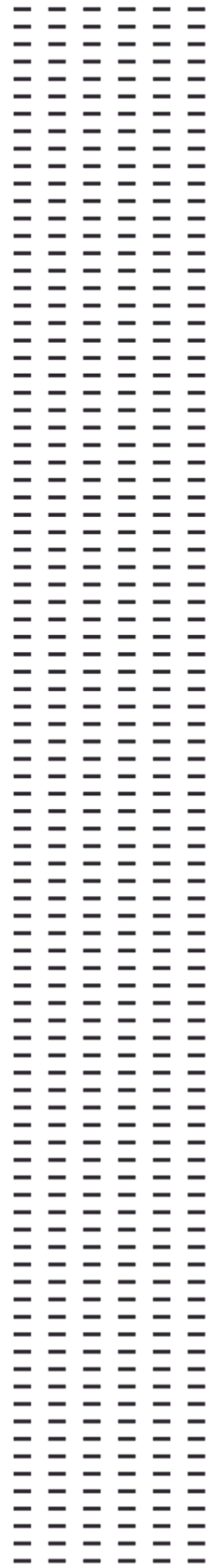
VISTA PROPERTY

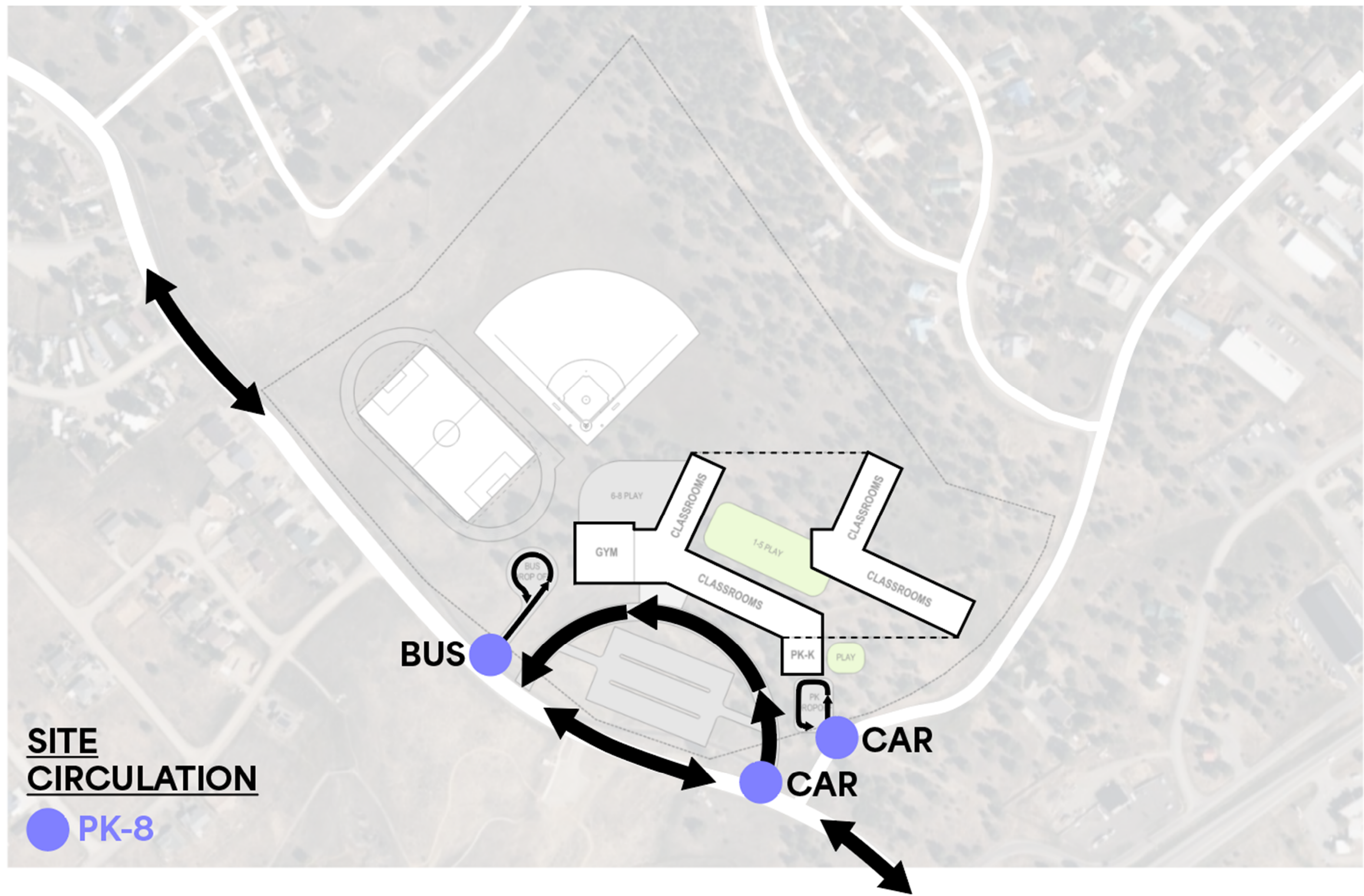
SAFETY AND SECURITY ANALYSIS

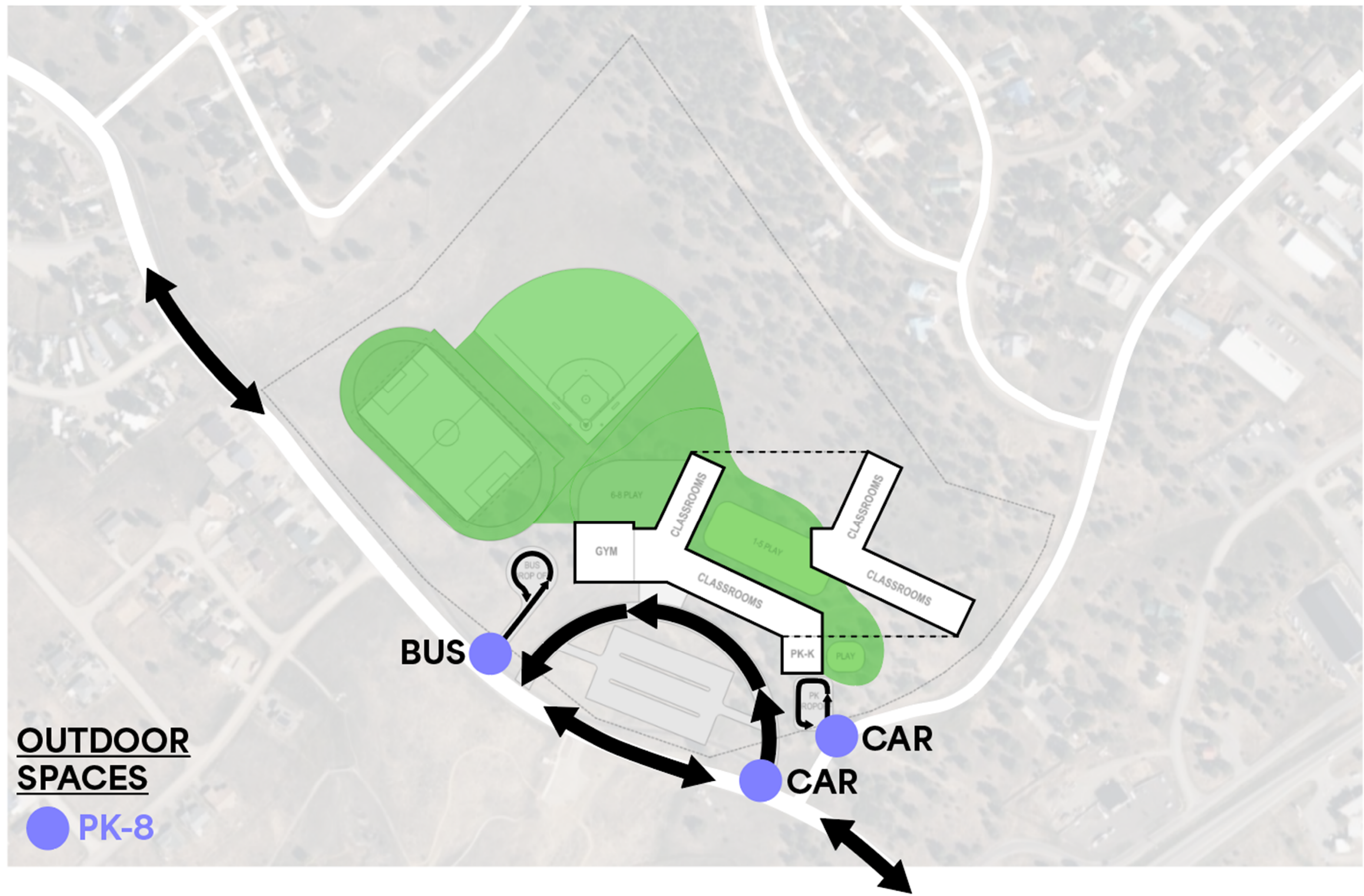


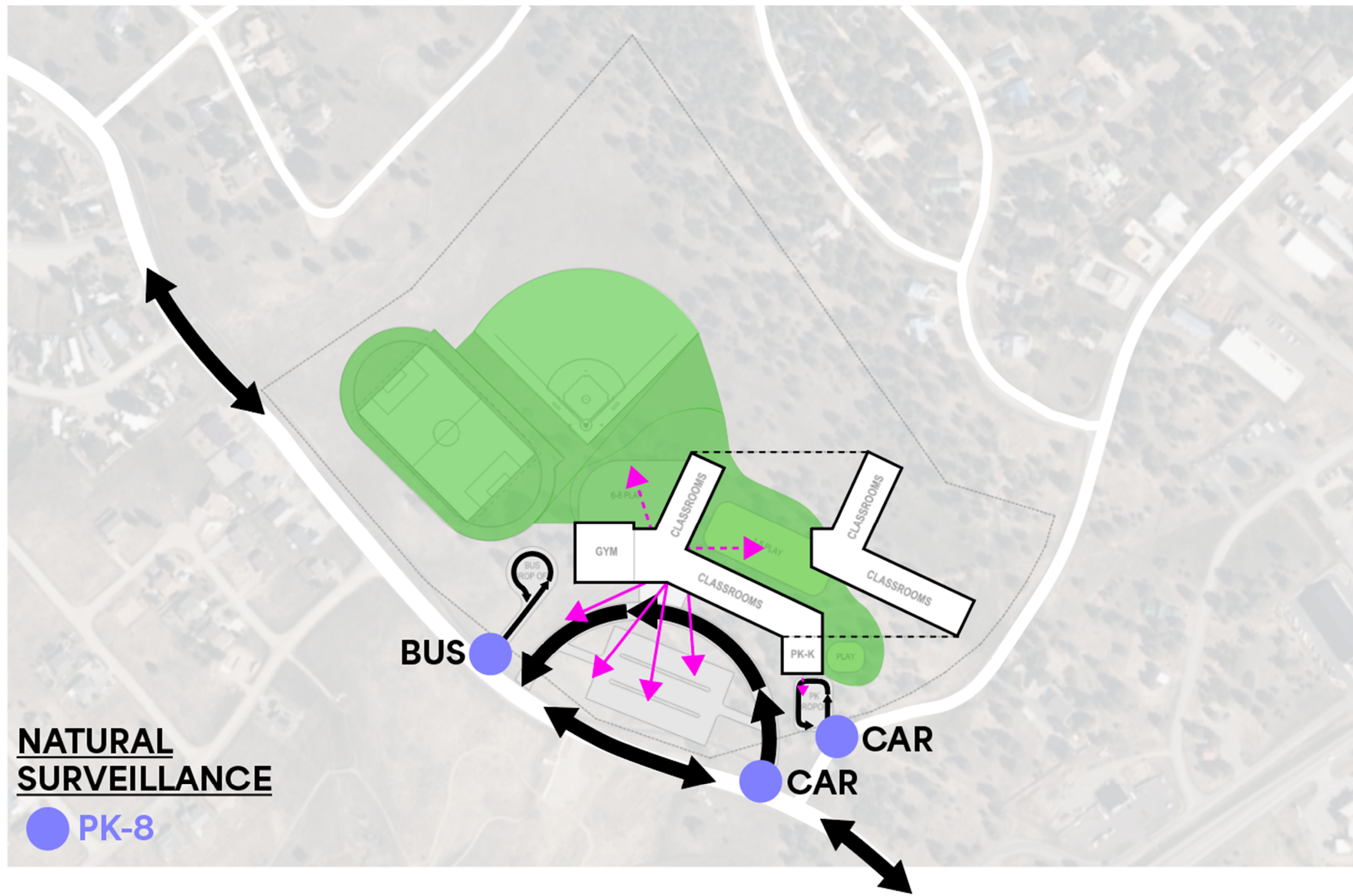


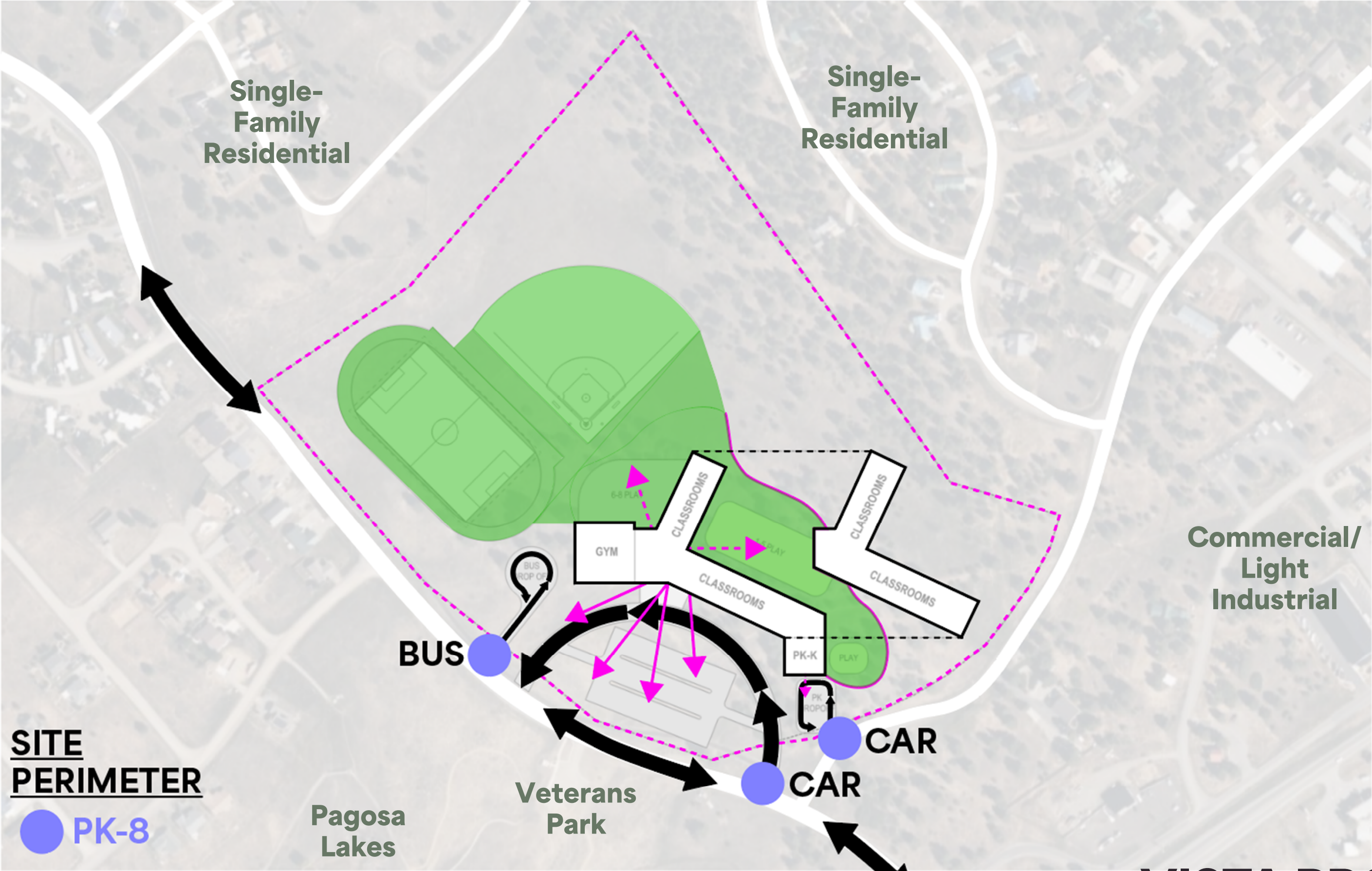
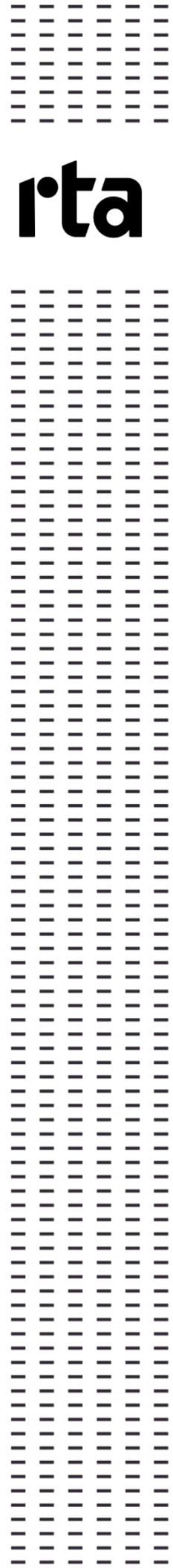
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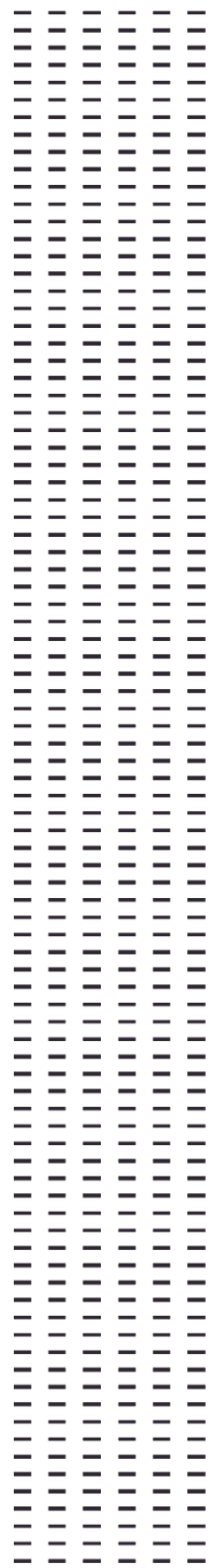
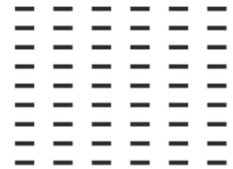












SAFETY AND SECURITY SITE SUMMARY

ASD

Resource
Sharing

Vehicular
Access

Pedestrian
Access

Adjacent
Property Uses

Topography

Proximity
to Students

M.S.
Exploratory

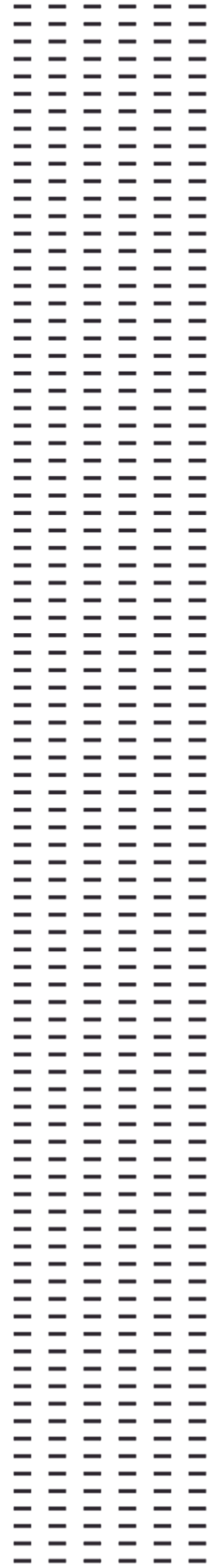
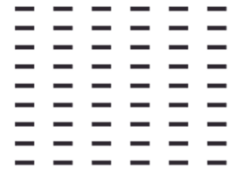
Program
Accomodation

PK-8 @
H.S. Site



PK-8 @
Vista Site





ACTIVITY - 5 MINUTES

WITH YOUR GROUP, DEVELOP A PRO AND CON
LIST FOR EACH SITE.

Group Q&A (10 Min.)

Questions for Clarity

What other information do you need?



Next Meeting

October 27th, 2025 – 5:30 PM

