

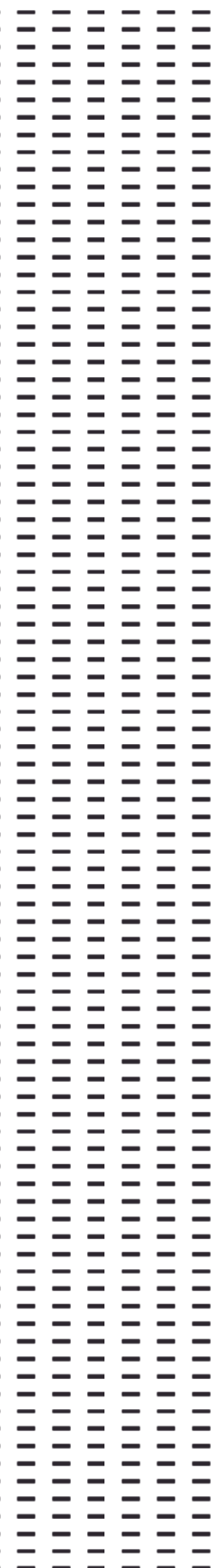
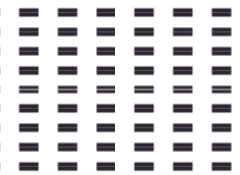


Archuleta School District 50JT

Facilities Master Plan MPAC#6

November 17, 2025





Meeting Agenda



- **Introduction** 5 Minutes
- **School District Board Decision Criteria** 1 Minute
- **Board of Education Direction** 5 Minutes
- **SGM Engineering Analysis** 40 Minutes
- **Site Diagrams** 10 Minutes
- **Group Q&A** 15 Minutes
- **Next Steps** 10 Minutes



Here Today



Doug Abernethy
RTA
Principal



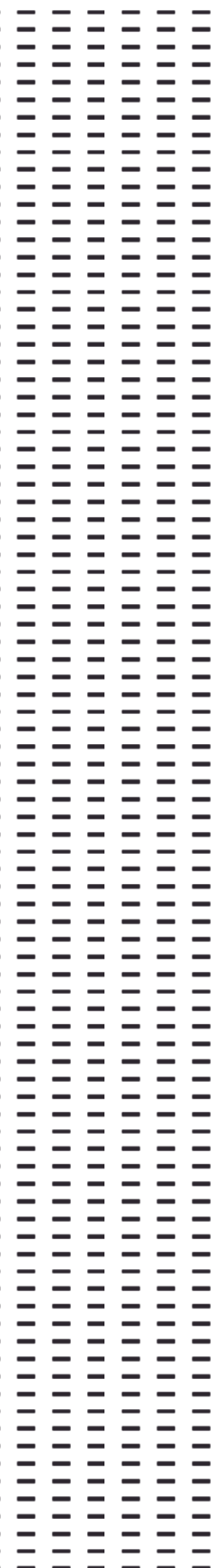
Diana Rooney

Senior Engineer I
Grand Junction, CO



Owen Parker

Engineer IV
Durango, CO



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.

Board of Education Direction



On 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 SGM in the following areas

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

Site Due Diligence

Civil Site Analysis

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

Traffic Evaluation

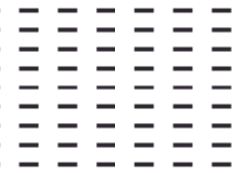
- i. Site traffic feasibility analysis, intersection
- ii. Comparison of traffic impacts and costs

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



Engineering Due Diligence



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Engineering Due Diligence Consideration Items

1. Site
2. Transportation
3. Drainage
4. Foundations
5. Utilities



RTA Architects
Archuleta School District 50JT
K-8 School Due Diligence - Draft



October 2025

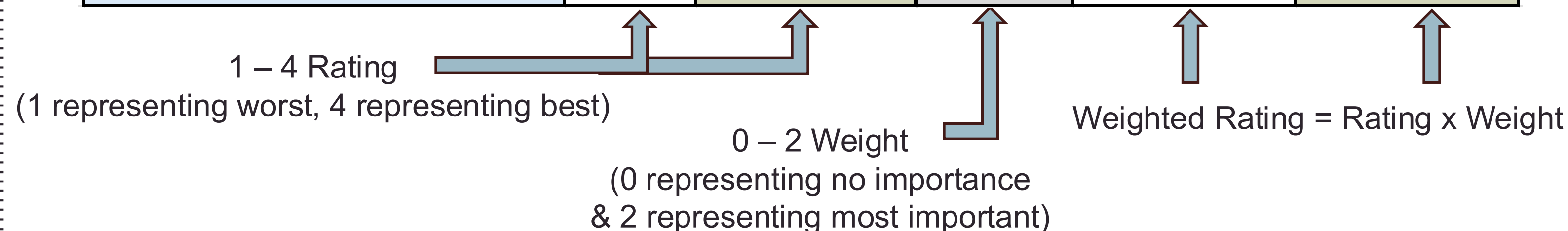
Prepared by

1970 E. 3rd Avenue, Suite 205
Durango, CO 81301
970.385.2340



Comparison Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
1.A Lot Size					
1.B Property Slopes & Earthwork					
1.C Developable Area					
1.D Relocation of Existing Facilities					
1.E Wetlands on the Property					
2.A Intersection Signaling					
2.B Roadway Improvements					
2.C Pedestrian Access					
3. Stream Mitigation					
4. Foundation Considerations					
5.A Sewer Improvements					
5.B Water Improvements					
5.C Other Utilities					



1. Site Considerations

- A. Lot Size
- B. Property Slopes & Earthwork
- C. Developable Area
- D. Relocation of Existing Facilities
- E. Wetlands



Vista Site - Pagosa Springs, CO

1.A Property Area

40+ Acres

1.B Slopes

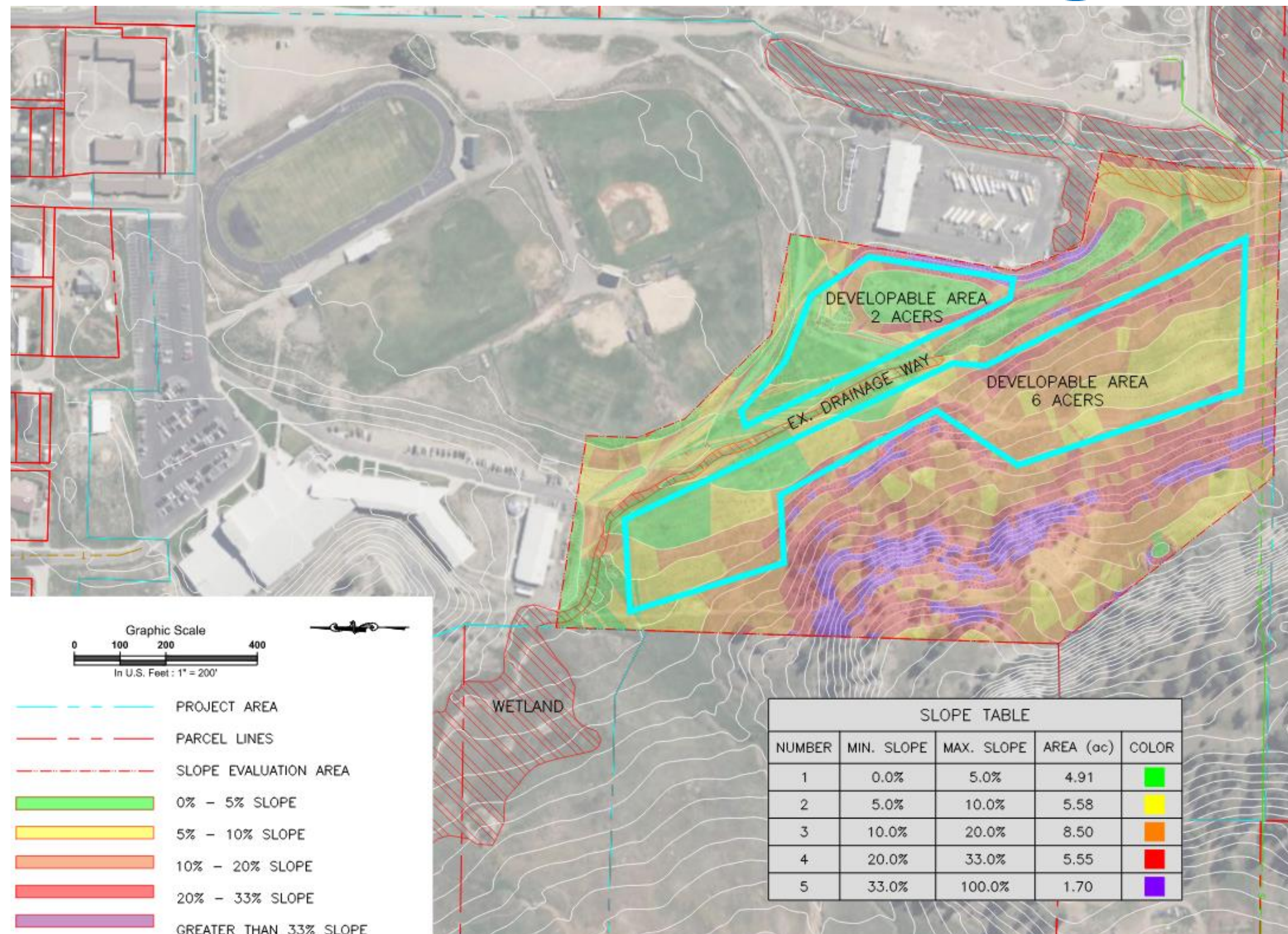
Lots of Steep Slope

1.C Developable Area

8 Acres

1.D Relocation of Existing Facilities?

Probably Yes



Vista Site

1. A Property Area

36.7 Acres

1.B Slopes

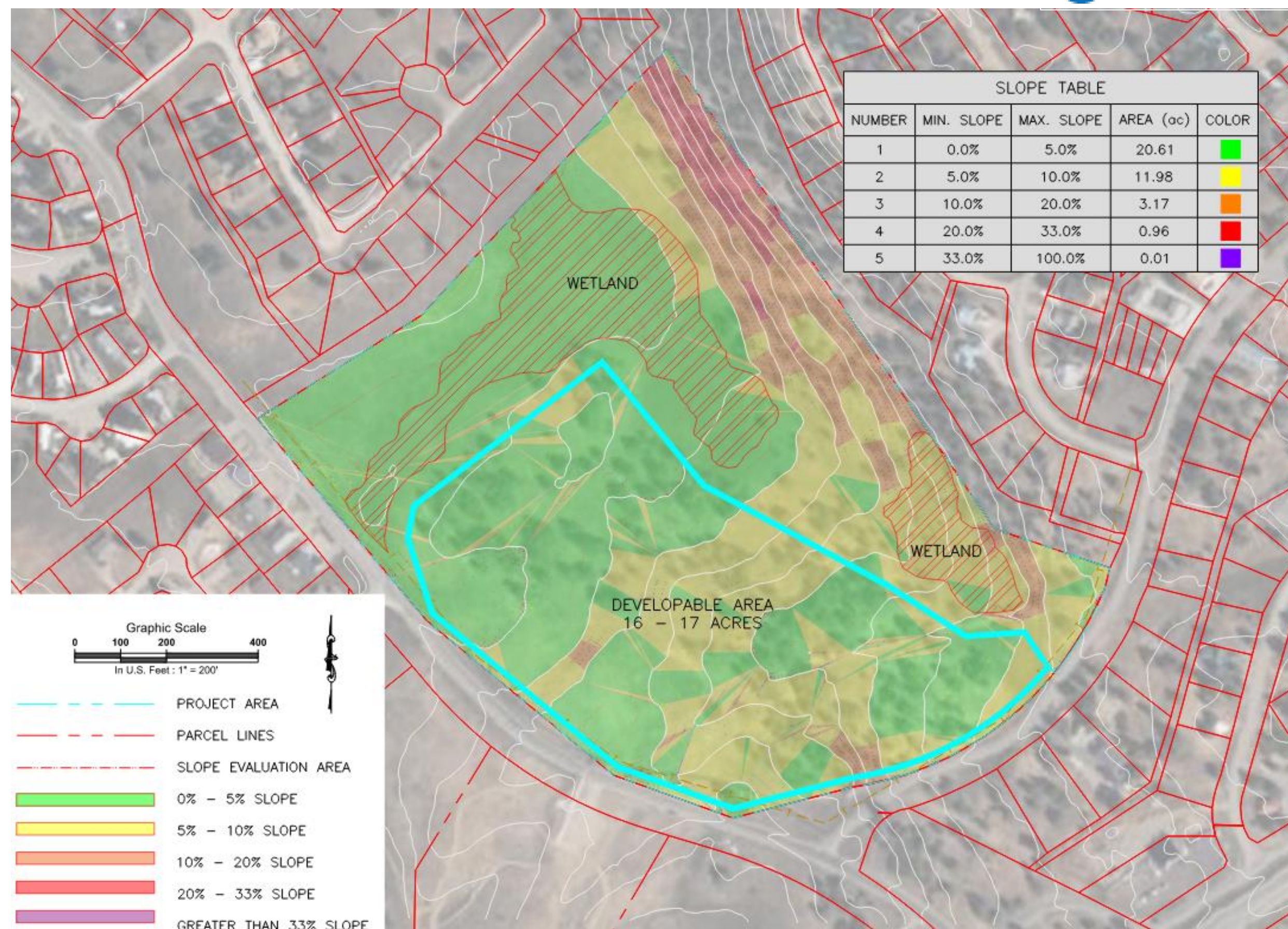
Gradual to Moderate

1.C Developable Area

16-17 Acres

1.D Relocation of Existing Facilities?

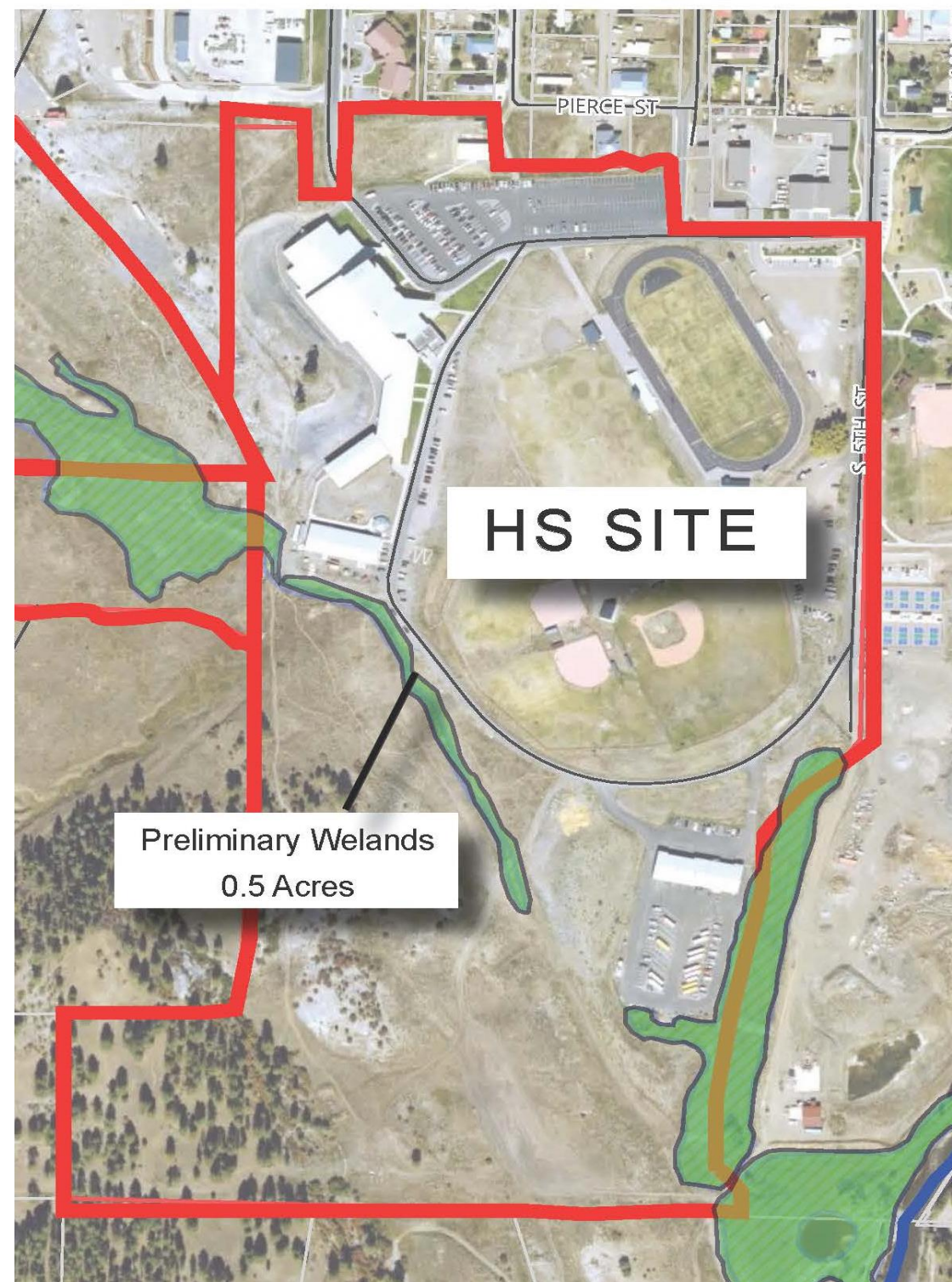
No



1.E Wetlands on the Property

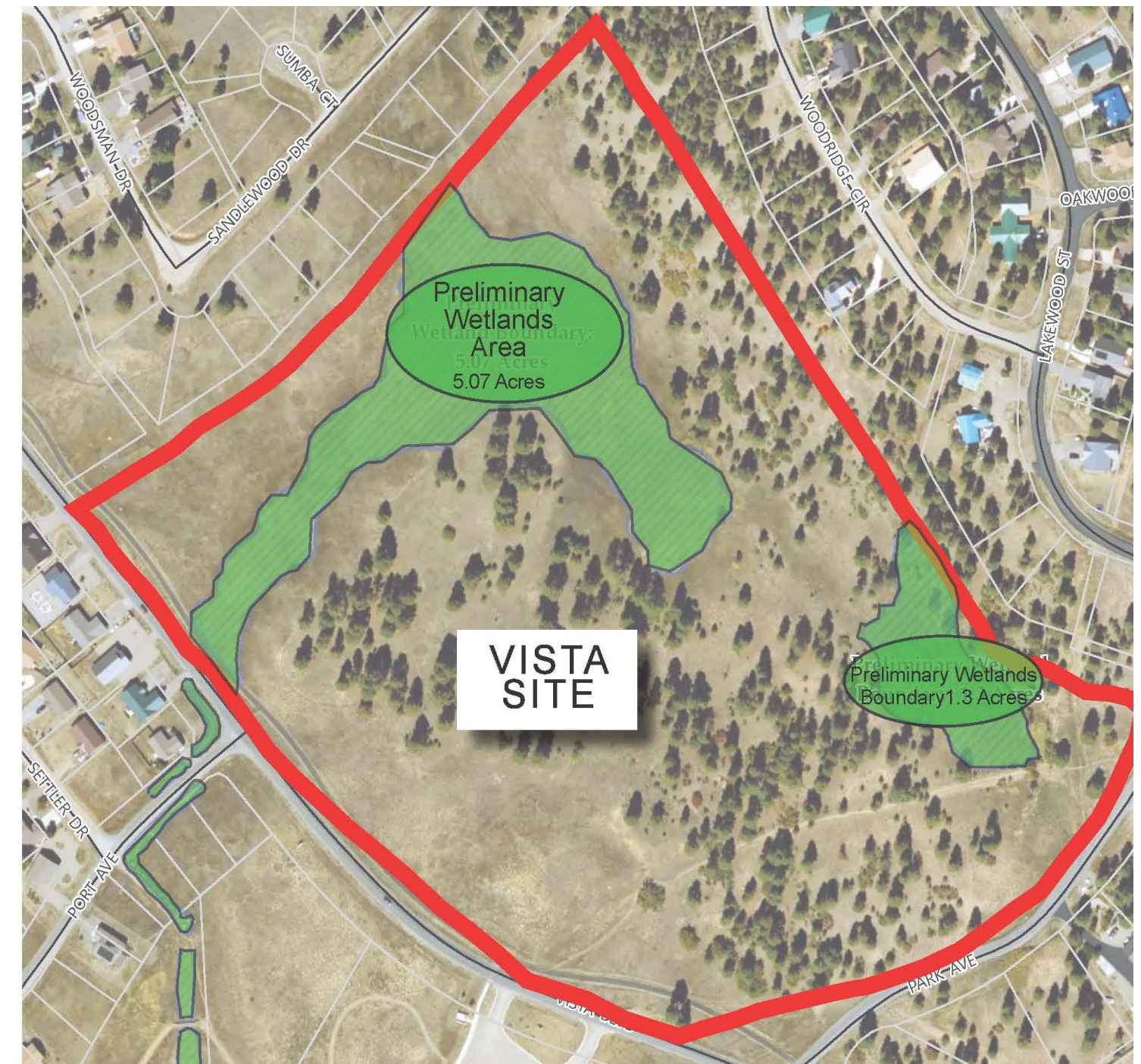
High School Site

1/2 acre Jurisdictional wetlands on site



Vista Site

6-1/3 acre Jurisdictional wetlands on site



Natural Resources: DEVELOPMENT & WETLANDS IN A NUTSHELL

What are Wetlands?

A - “An area that is inundated or saturated by surface or ground water for a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

What are Jurisdictional Wetlands?

A - Wetlands that are protected by Section 404 of the Clean Water Act and administered by the US Army Corps of Engineers (USACE)

What are the impacts of developing within a Jurisdictional Wetland?

Environmental Impacts

- Loss of local water quality
- Loss of Natural wildlife habitat
- Loss of natural flood buffers

Financial Impacts - Impacting Wetlands can be very expensive!!!

- Permitting Costs – Authorization through the USACE permitting program is required
- Construction of replacement wetlands on site – 60k-120k per acre plus monitoring and maintenance fees
- Wetland banks are expensive! About 360k per acre of wetlands lost



1. Site Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
1.A Lot Size	3	3	0	0	0
1.B Property Slopes & Earthwork	3	1	1.5	4.5	1.5
1.C Developable Area	3	1	1	3	1
1.D Relocation of Existing Facilities	4	1	2	8	2
1.E Wetlands on the Property	2	2	1	2	2
TOTAL	15	8		17.5	6.5

2. Transportation Considerations

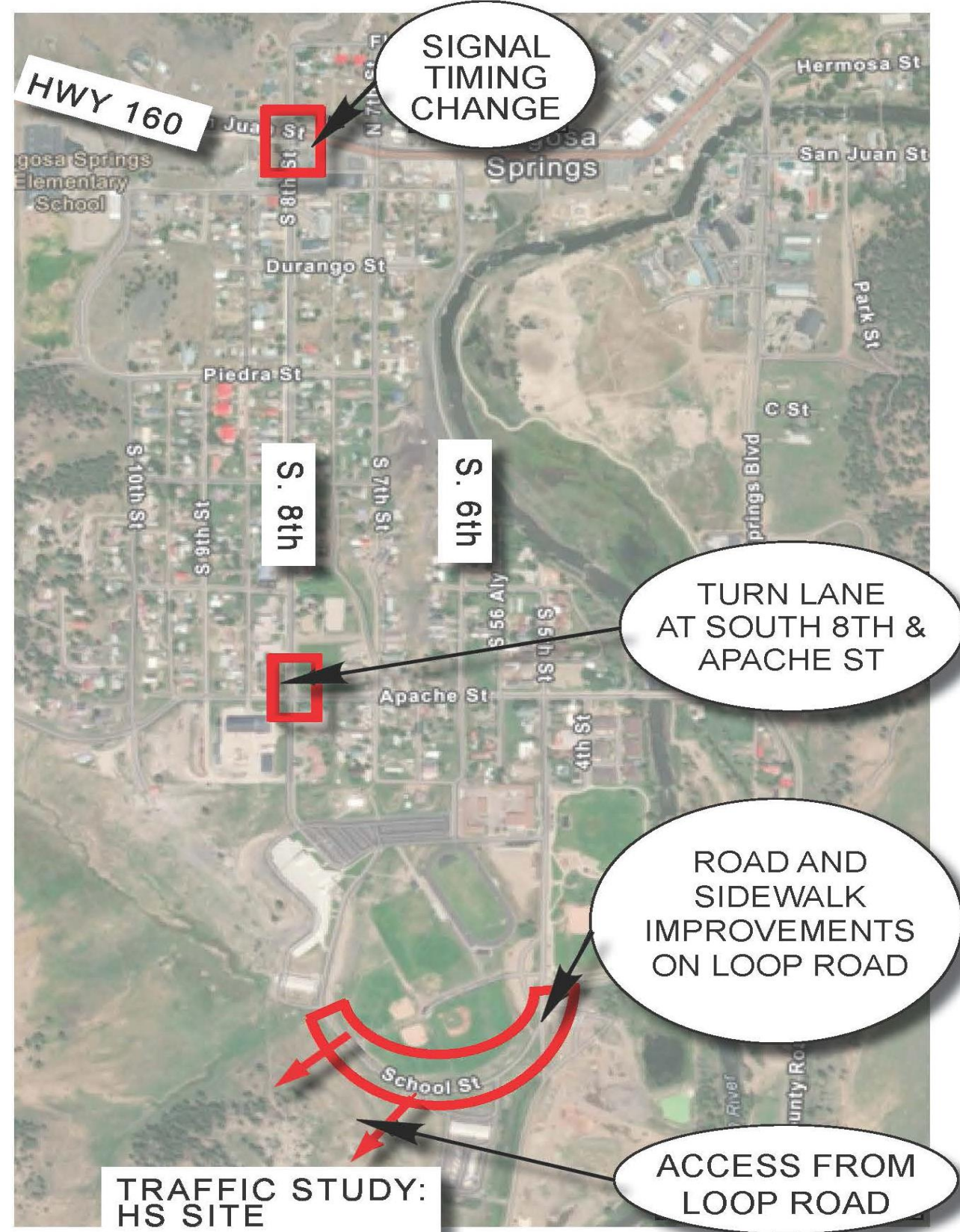
- A. Intersection Signaling
- B. Roadway Improvements
- C. Pedestrian Access



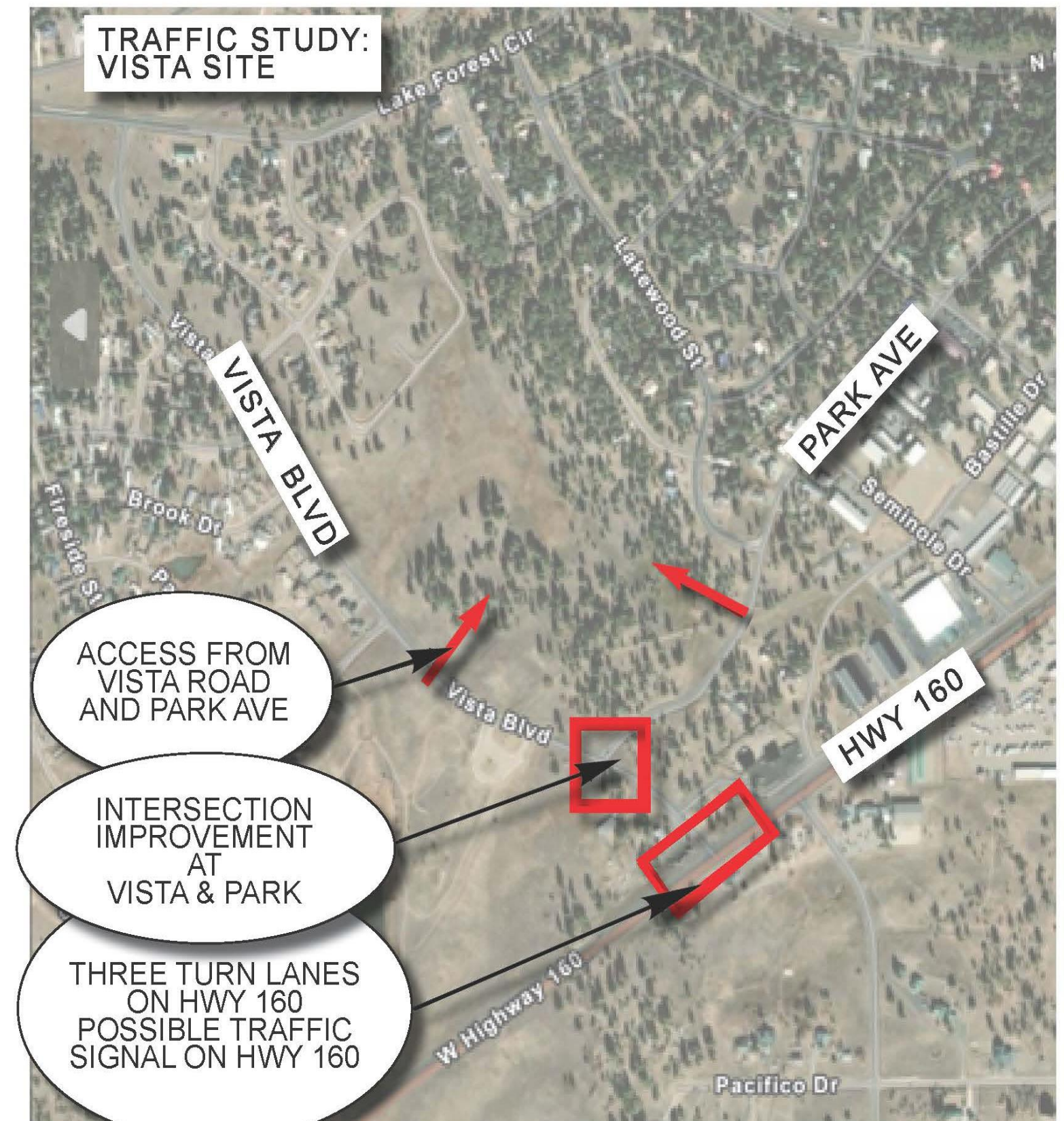
HWY 6 / 6th Street RRFB Crossing – Glenwood Springs, CO

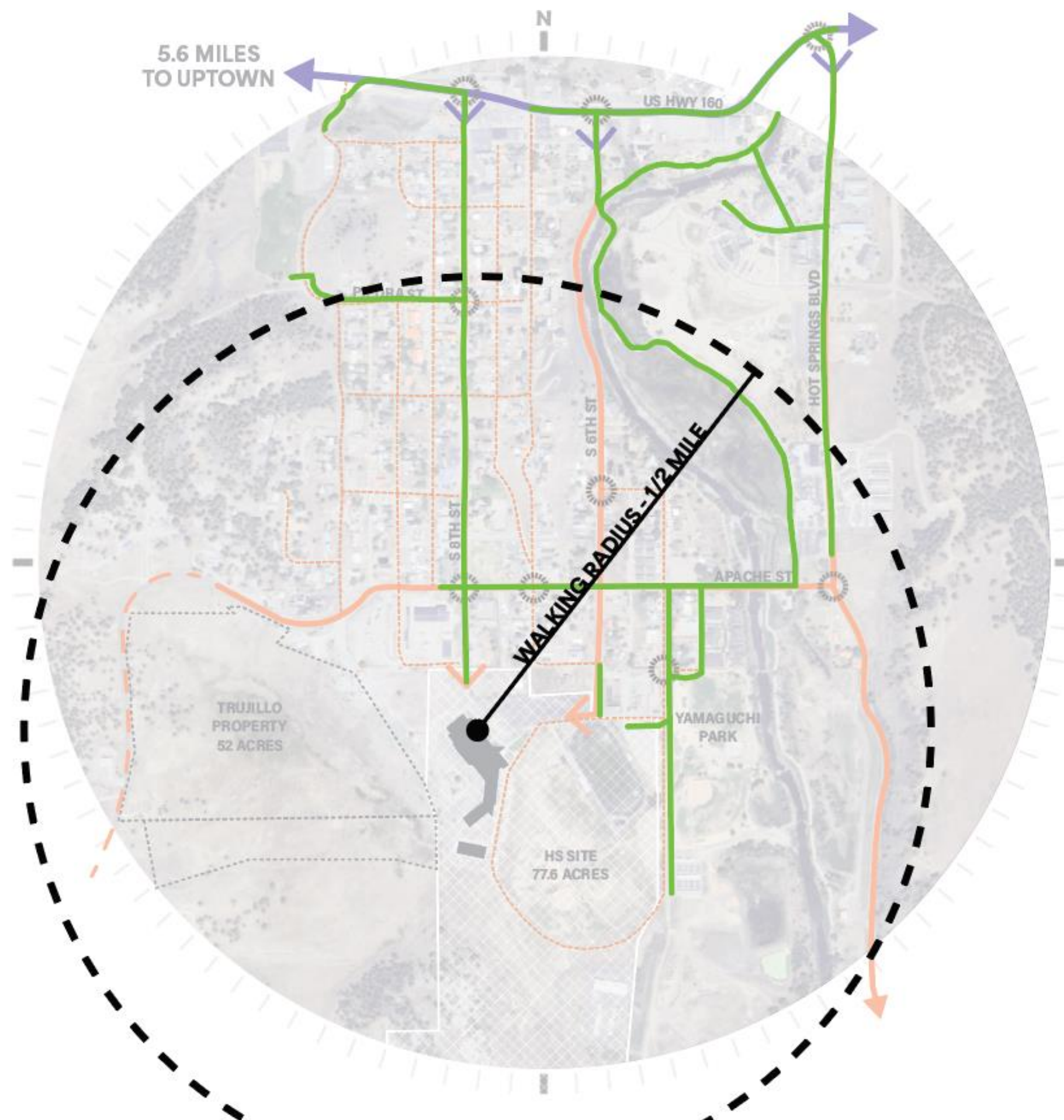
Intersection Signaling & Roadway Improvements

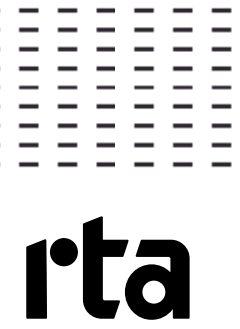
High School Site



Vista Site







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Vista

PEDESTRIAN PATHS



2. Transportation Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
2.A Intersection Signaling	1	3	1.5	1.5	4.5
2.B Roadway Improvements	2	3	1.5	3	4.5
2.C Pedestrian Access	2	4	0.5	1	2
TOTAL	5	10		5.5	11

Note: 68% of Students live in closer proximity to Vista Site

Student Distribution – Pagosa Springs Area

Elementary Count / Middle School Count / High School Count

Lake Hatcher Area

35 / 25 / 34

552
K-8

Uptown

331 / 161 / 193

197
K-8

Downtown

129 / 68 / 76

Site Considerations & Transportation Considerations

(5 Min)

- What did you notice?
- What did you wonder?
- What added information is of interest?

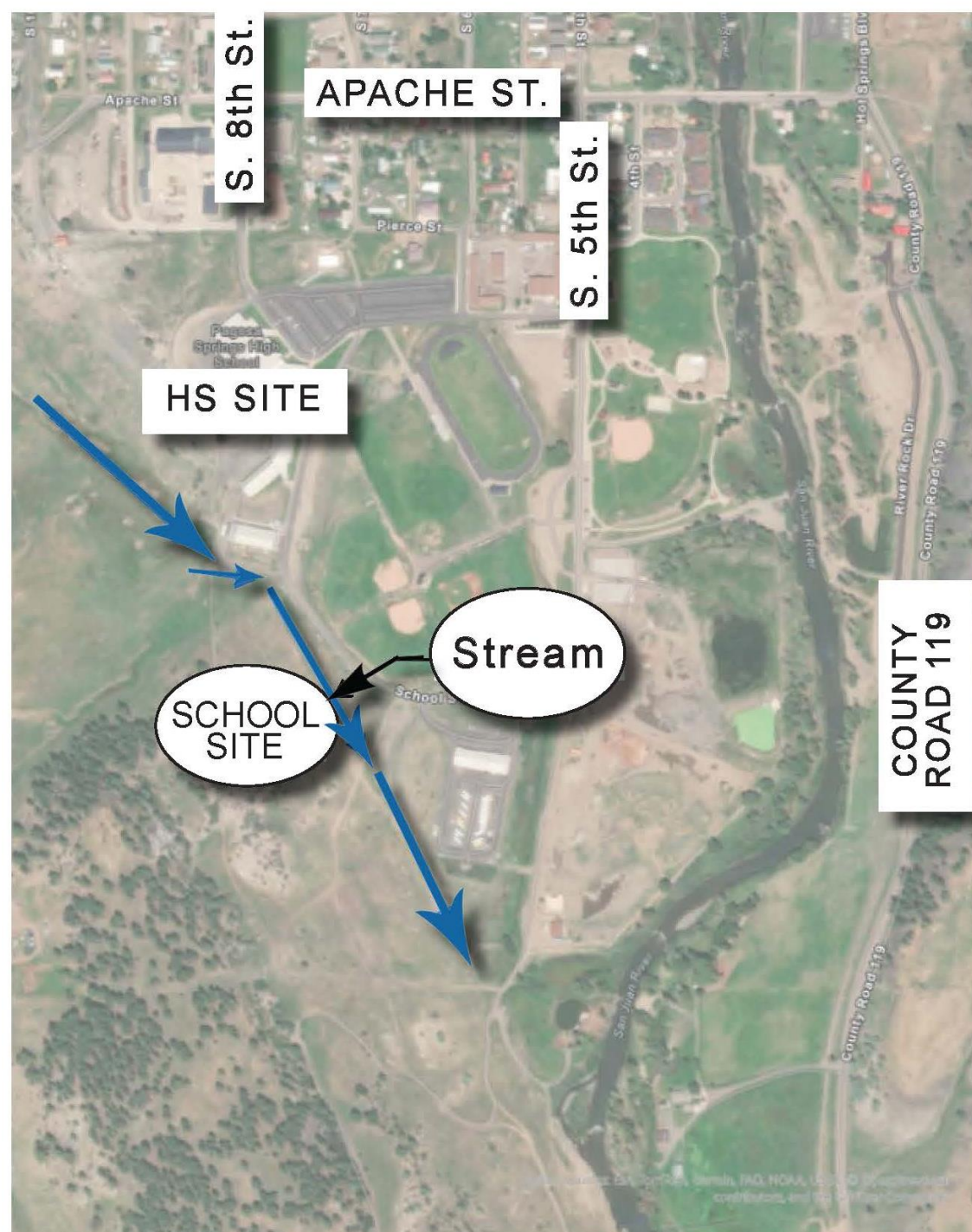
Topics Covered:

- A. Lot Size
- B. Property Slopes & Earthwork
- C. Developable Area
- D. Relocation of Existing Facilities
- E. Wetlands
- F. Intersection Signaling
- G. Roadway Improvements
- H. Pedestrian Access

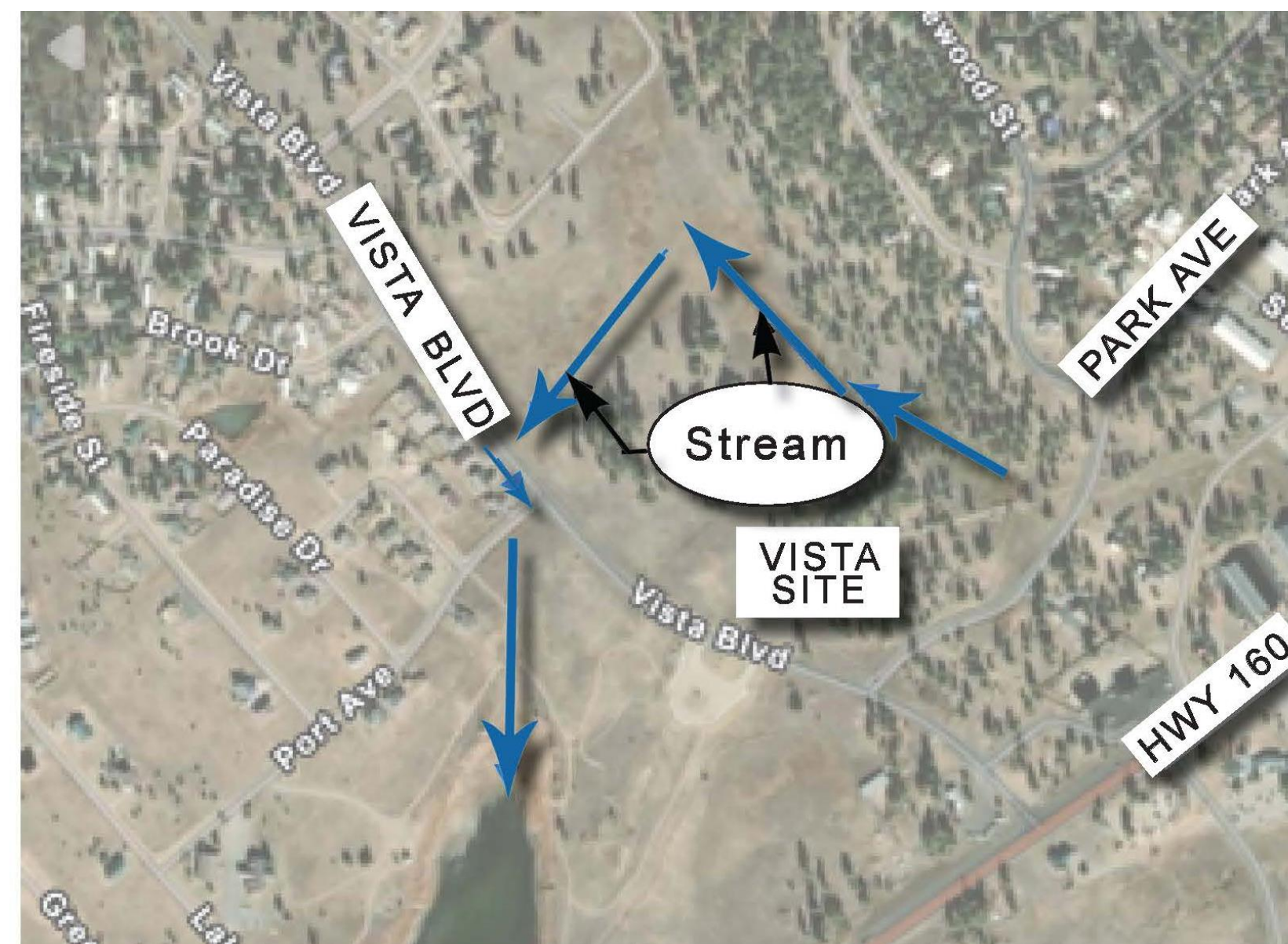


3. Drainage Considerations Stream Mitigation

HS Site



Vista Site



3. Drainage Considerations Stream Mitigation

HS Site



Vista Site

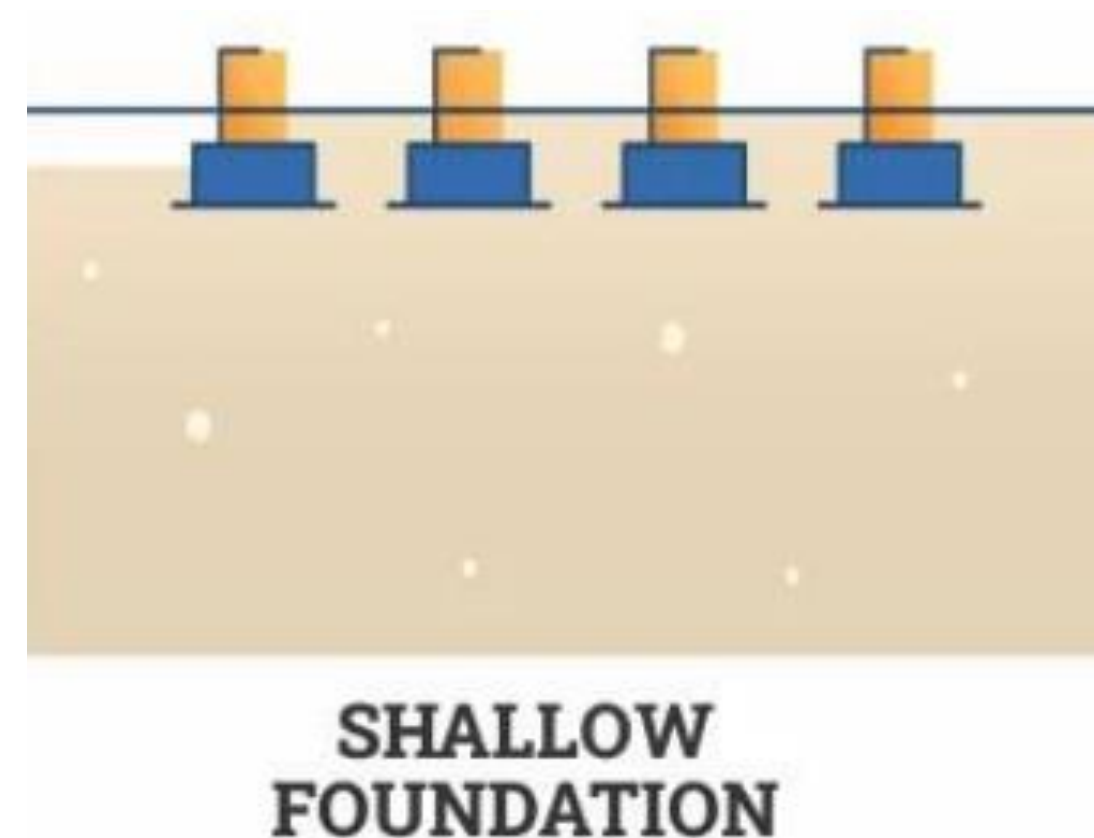


3. Drainage Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
3. Stream Mitigation	3	1	2	6	2
TOTAL	3	1		6	2

Vista Site

Shallow Foundations & Slab on Grade
are ***POSSIBLE*** (\$).



FURTHER GEOTECH REQUIRED AT NEXT STAGE OF DEVELOPMENT

4. Foundation Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
4. Foundation Considerations	3	2	2	6	4
TOTAL	3	2		6	4

5. Utility Considerations

- A. Sewer Improvements
- B. Water Improvements
- C. Other Utilities



Water Line Replacement – Grand Junction, CO



Utility Installation Replacement – Craig, CO



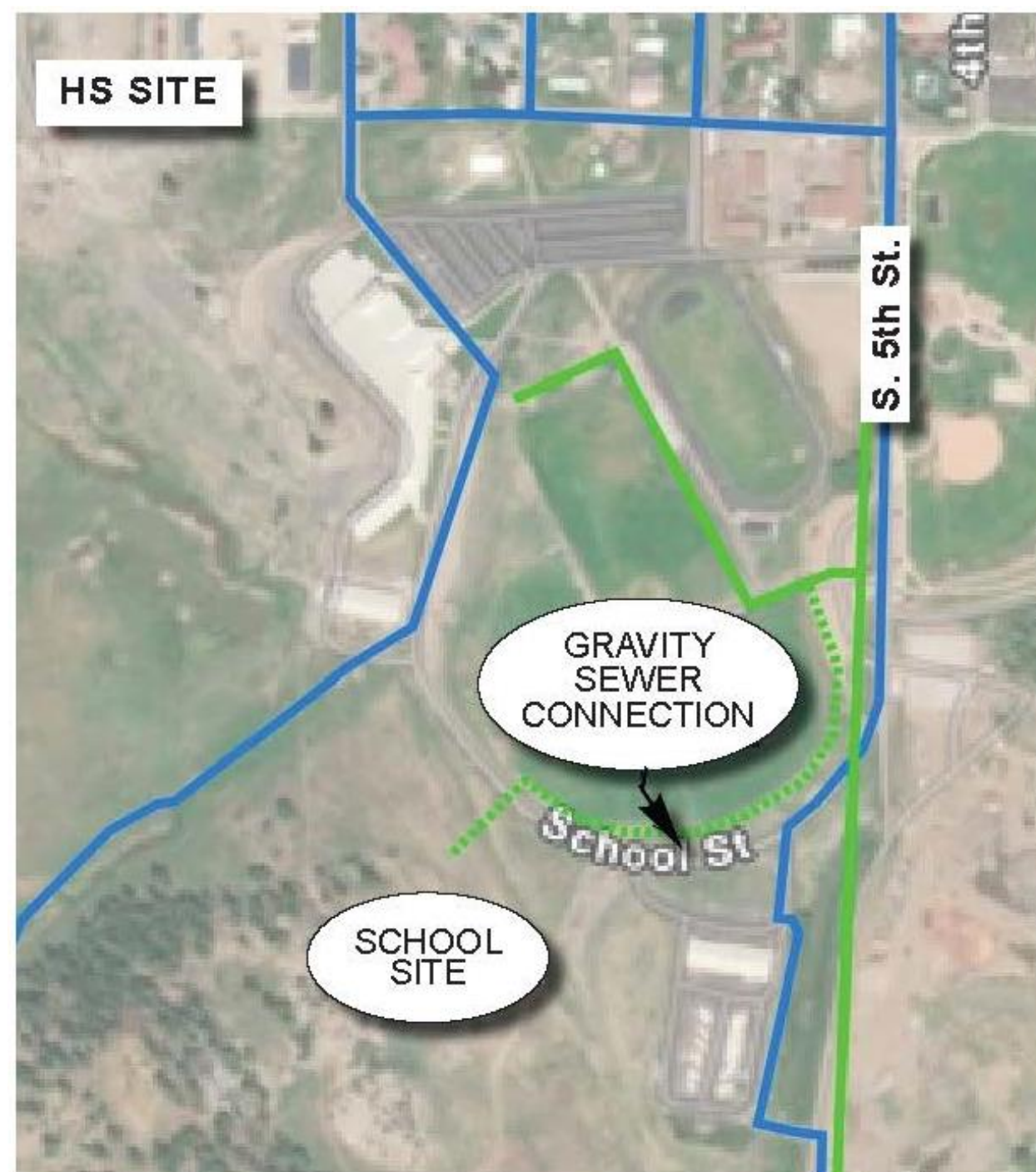
Brush Creek Waterline Replacement –
Snowmass Village, CO



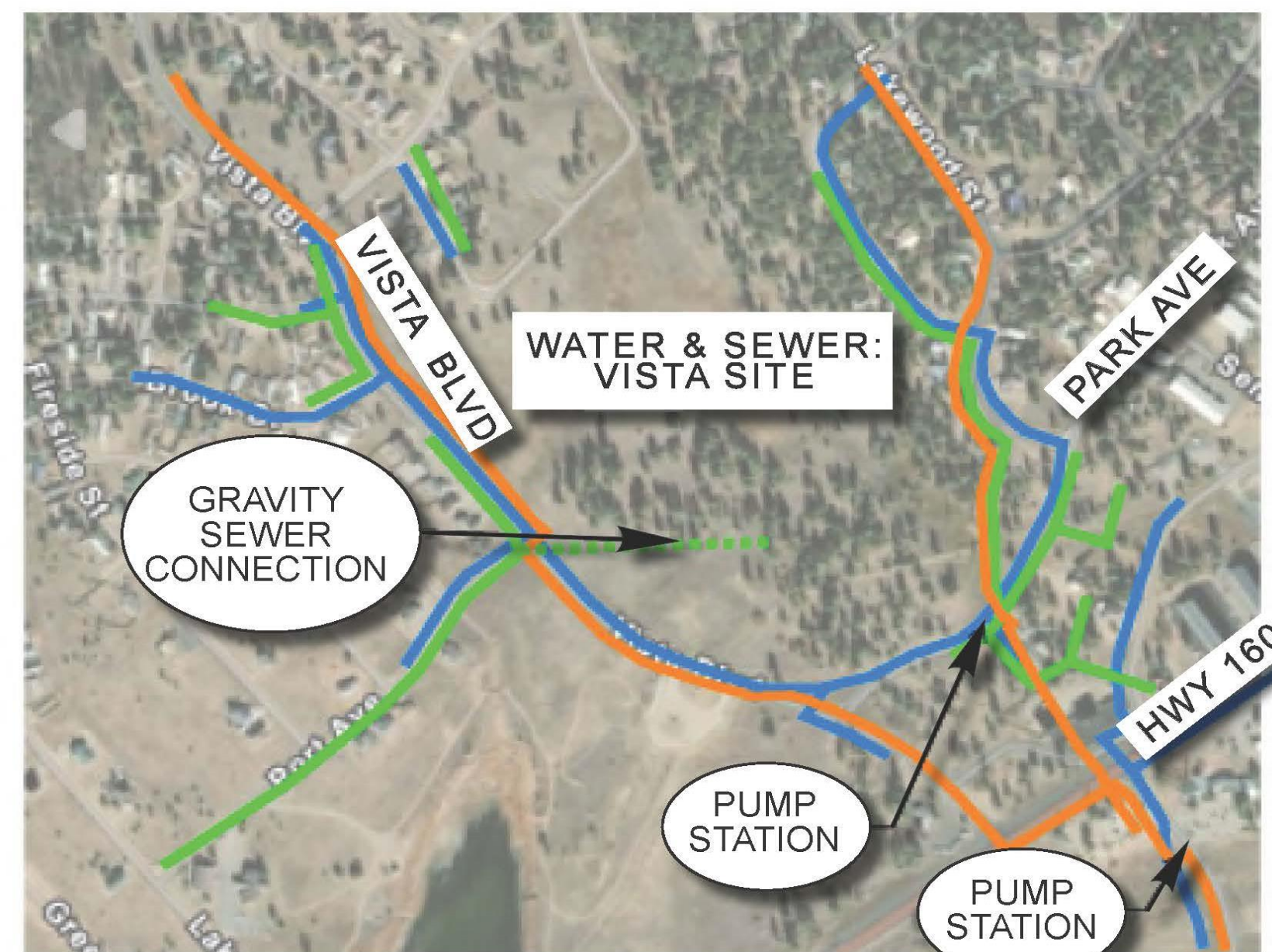
Faraway Rd. Waterline Replacement –
Snowmass Village, CO

5.A&B Sewer & Water Improvements

HS Site



Vista Site



5.C Other Utilities



Both **HS** & **Vista** have nearby:

HS	Vista	Utility
★	★	Water
★	★	Sewer
★	★	Power (Electric)
★	★	Fiber Optic
★	★	Cable
★	★	Gas - extension for both properties



Test hole exploration for utility work – Grand Junction, CO

5. Utility Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
5.A Sewer Improvements	2	3	1	2	3
5.B Water Improvements	2	3	1	2	3
5.C Other Utilities	3	3	1	3	3
TOTAL	7	9		7	9

Drainage, Foundations & Utilities

(5 Min)

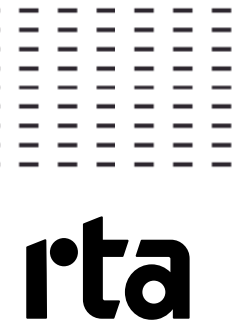


- What did you notice?
- What did you wonder?
- What added information is of interest?

Topics Covered:

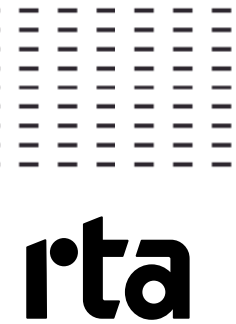
- A. Stream Mitigation
- B. Foundations
- C. Sewer Improvements
- D. Water Improvements
- E. Other Utilities





Collective Considerations Matrix

Considered Items	Vista Site Rating	High School Site Rating	Weighted Importance	Vista Site Weighted Rating	High School Site Weighted Rating
1.A Lot Size	3	3	0	0	0
1.B Property Slopes & Earthwork	3	1	1.5	4.5	1.5
1.C Developable Area	3	1	1	3	1
1.D Relocation of Existing Facilities	4	1	2	8	2
1.E Wetlands on the Property	2	2	1	2	2
2.A Intersection Signaling	1	3	1.5	1.5	4.5
2.B Roadway Improvements	2	3	1.5	3	4.5
2.C Pedestrian Access	2	4	0.5	1	2
3. Stream Mitigation	3	1	2	6	2
4. Foundation Considerations	3	2	2	6	4
5.A Sewer Improvements	2	3	1	2	3
5.B Water Improvements	2	3	1	2	3
5.C Other Utilities	3	3	1	3	3
TOTAL	33	30		42	32.5



Cost Comparison Matrix

Considered Items	Vista Site Weighted Rating	Vista Site Cost Range (\$, Thousands)		High School Site Weighted Rating	High School Site Cost Range (\$, Thousands)	
1.A Lot Size	0			0		
1.B Property Slopes & Earthwork	4.5	750	250	1.5	2000	500
1.C Developable Area	3	-	-	1	-	-
1.D Relocation of Existing Facilities	8	-	-	2	2000	800
1.E Wetlands on the Property	2	180	0	2	360	180
2.A Intersection Signaling	1.5	400	400	4.5	30	30
2.B Roadway Improvements	3	2500	2500	4.5	1600	1600
2.C Pedestrian Access	1	-	-	2	-	-
3. Stream Mitigation	6	100	0	2	7000	5000
4. Foundation Considerations	6	4000	2000	4	5000	4000
5.A Sewer Improvements	2	1500	800	3	300	300
5.B Water Improvements	2	240	200	3	120	0
5.C Other Utilities	3	-	-	3	-	-
TOTAL	42	\$ 9,670	\$ 6,150	32.5	\$ 18,410	\$ 12,410

Site Concepts

PK-8 @ HS 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)

Cons:

- Traffic Congestion
- Lose Softball fields



PK-8 @ Vista

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

-Separate PK-K Area and drop-off

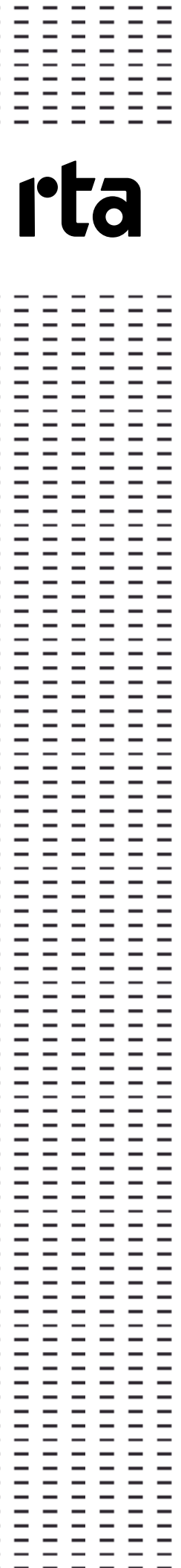
Pros:

- 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 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	◐	◑	◑	◑	◐	●	◐	●

Review Feedback (5 Min.)

Group Q&A (10 Min.)

Questions for Clarity

What other information do you need?



Thank You!



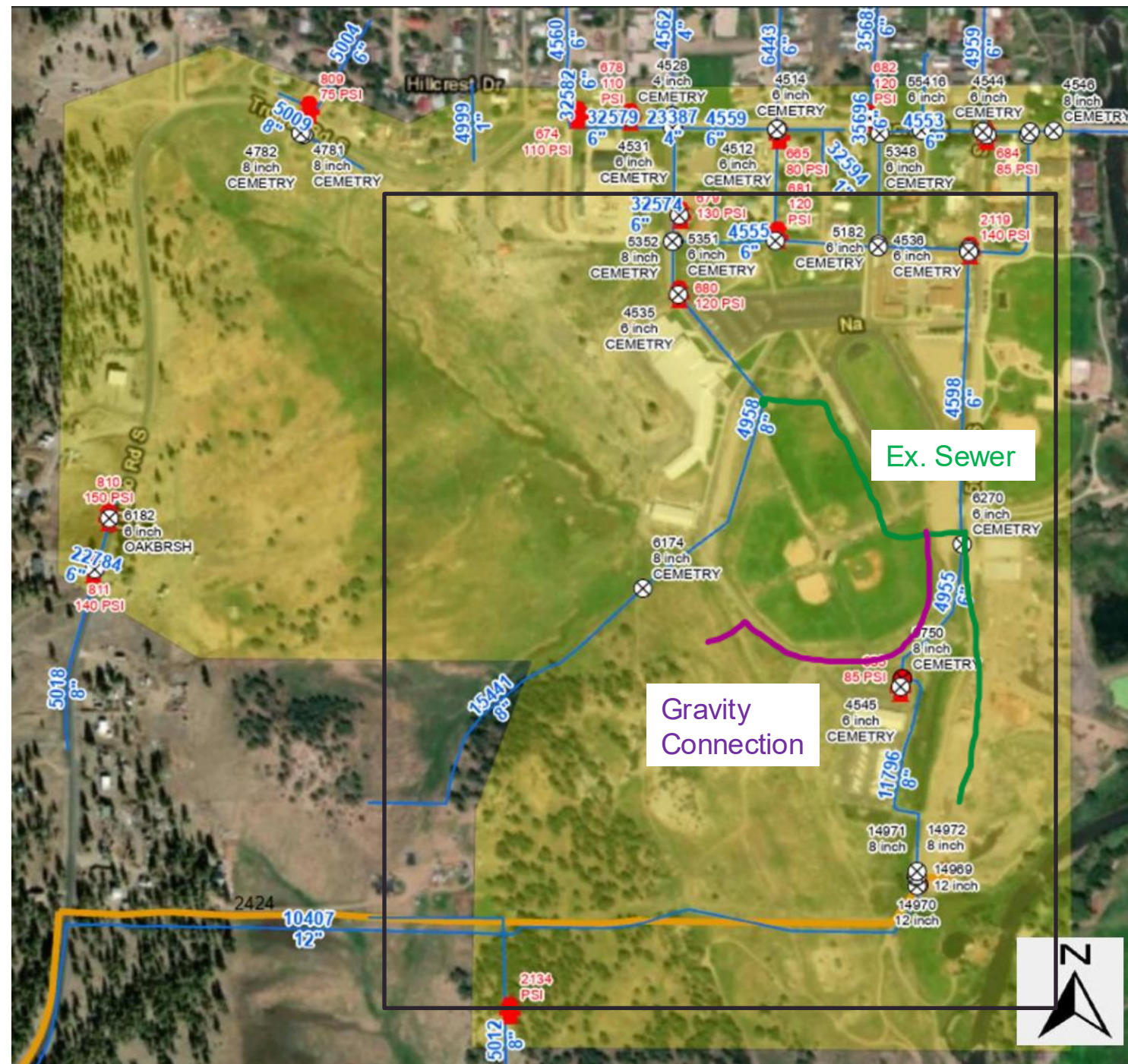
Major Utility Considerations



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HS Site Major Utility Needs (\$\$)

1. Sewer Main Extension (\$\$)
 2. Water Modeling required for fire flow capacity & storage.
 - Diurnal and Fire Flow Likely Adequate (\$)
 - PRV Likely needed (\$\$)
- * Building Size & Type needed to size for water models.



Vista Site Major Utility Needs (\$\$-\$\$\$)

1. Sewer Service Crossing Vista Blvd. W/ Possible Existing Lift Station Upgrades (\$\$) or A new sewer lift station (\$\$\$)
2. Water Modeling required for fire flow capacity & storage
 - Diurnal Likely Adequate. Fire Flow may be lacking. (\$\$)
 - PRV Likely needed (\$\$)



ENGINEERING DUE DILIGENCE

SITE SUMMARY MATRIX

ASD	Site Access Improvements	Site Utility Improvements	Topography & Usable Land	Impact On Ex. School Facilities	Drainage Considerations	TOTAL
PK-8 @ H.S. Site	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
PK-8 @ Vista Site	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

Site Area = 36.7ac

Developable Acres = 17ac

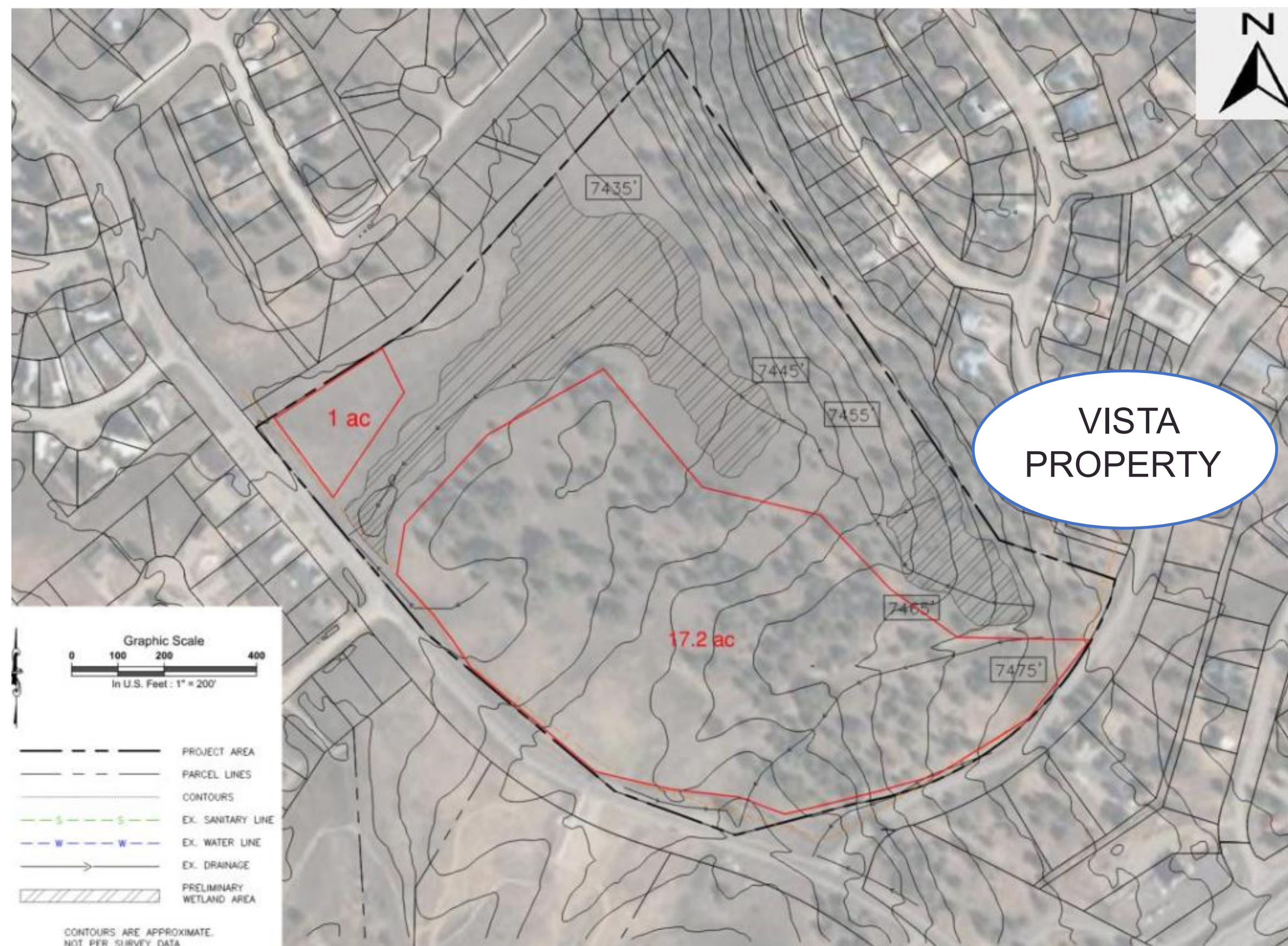
Wetlands = 6.37 Acres

Topography

About 5%-6% Grades

Major Site Considerations

- Wetland area
- Setback from wetland and ponding
- Drainage channels through the property
- Offsite drainage & flooding of the property



Site Area = 40ac

Developable Acres = 8ac+

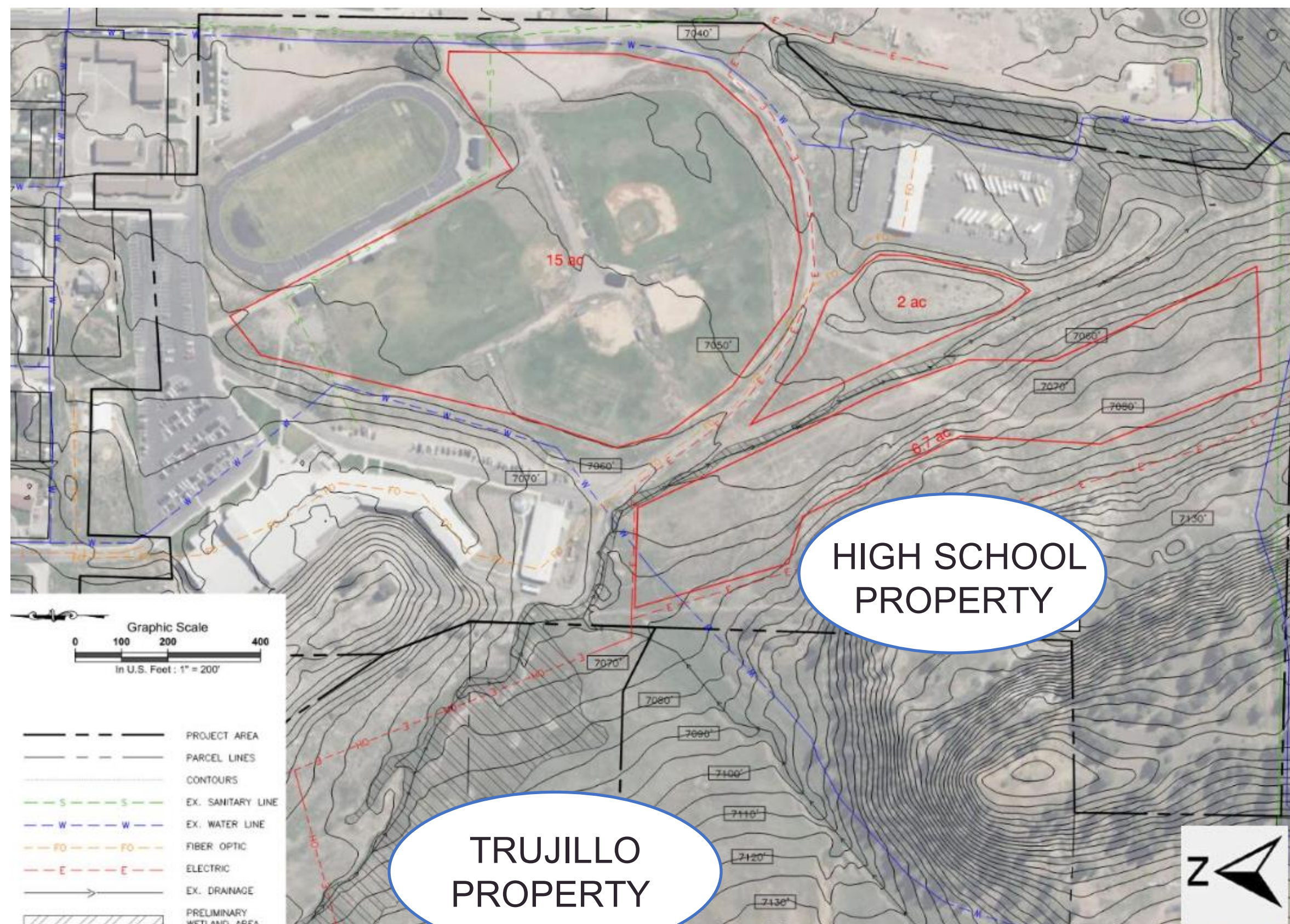
Wetlands = .5 Acres

Topography

About 2%-20% Grades

Major Site Considerations

- Wetland area & Drainage
- Lots of Slope & Hillside
- Possibly a lot of Cut
- Not enough undeveloped space for all needed facilities
- School Access may be inherently more crowded
- Less room for play areas and fields on this site



Natural Resources: Wildlife

Wildlife (Both Sites)

Critical Species of Concern:

- Recommend surveys of bog violets Pagosa Skyrockets in June/July.
- If present consultation with USFWS may be necessary regarding Silverspot Butterfly.

CPW Consult:

- Consultation w/ CPW about construction impacts on elk and mule deer populations will be needed.
- Impacts to project:
- What is impact to project?



Pagosa Skyrockets



Silverspot Butterfly



Silverspot Butterfly

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

