

# Crested Butte Community School



## Programming / Conceptual Design Meetings

Design Advisory Group

March 2/3, 2020



**Brian Calhoun**  
**Principal-in-Charge**



**Ken Gregg**  
**Project Manager**



**Ericka Everett**  
**Project Architect**



**Ann Marie Jackson**  
**Interior Designer**

## Design Team

# Meeting Agenda

- 1. Agenda / Introductions – 1 minute**
- 2. Meeting Norms – 1 minute**
- 3. Air Quality/Energy Analysis – 5 Minutes**
- 4. Review Existing Building Issues – 15 Minutes**
- 5. Review Master Plan Building Options – 30 Minutes**
- 6. Land Committee Update – 5 Minutes**
- 7. Question and Answers – 5 minutes**

# Meeting Norms

- Attendance is expected at all scheduled meetings.
- The meetings will start on time with duration of **1 hour** (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- 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 the 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 statement.
- Minutes of each meeting will be distributed by email within one week of meeting date.
- 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.
- Members of the committees will operate on a first name basis.
- Snacks and Refreshments will be served at all meetings to give "energy boost."

# Planning Timeline

## Phase 1 –PROGRAMMING / CONCEPTUAL DESIGN

**Step 1** – Conduct Design Meetings  
January - May

**Step 2** – Complete Design Package  
May - August

## Phase 2 IMPLEMENTATION PLAN

Funding Options / Timelines  
Bond Support

## Phase 3 – COMPLETE DESIGN PROCESS

SD – DD - CD  
Construction

### • DAG MEETINGS:

#### Gunnison Community /High School

4pm

6pm

- **January 28<sup>th</sup>** #1
- **March 2<sup>nd</sup>** #2
- **April 1<sup>st</sup>** #3
- **April 28<sup>th</sup>** #4

#### Crested Butte /

#### Lake Pre-K

4pm

7pm

- **January 29<sup>th</sup>** #1
- **March 3<sup>rd</sup>** #2
- **April 2<sup>nd</sup>** #3
- **April 29<sup>th</sup>** #4

# Design Meeting Goals

- **Review / Validate Master Plan Information**
- **Recommend scope adjustments if necessary**
- **Provide Feedback / insight to design Team**
- **Represent stakeholders interests**
- **Communication to community**

# Our Design Philosophy Starts with YOUR Values, Goals, and Beliefs....

The mission of Gunnison Watershed School District is to *ensure all students are successful.*

The District's vision is for all members of the learning community to work collaboratively and have the courage, competence, and commitment to take ownership of their development, face challenges, and find solutions.



# EDUCATIONAL PROGRAM

## Strengths

- Highly engaged, dedicated, staff and administration
- Open communication between district and community
- Strong existing academic programs
- Healthy outdoor culture of the valley and WSCU's influence the district

## Weakness

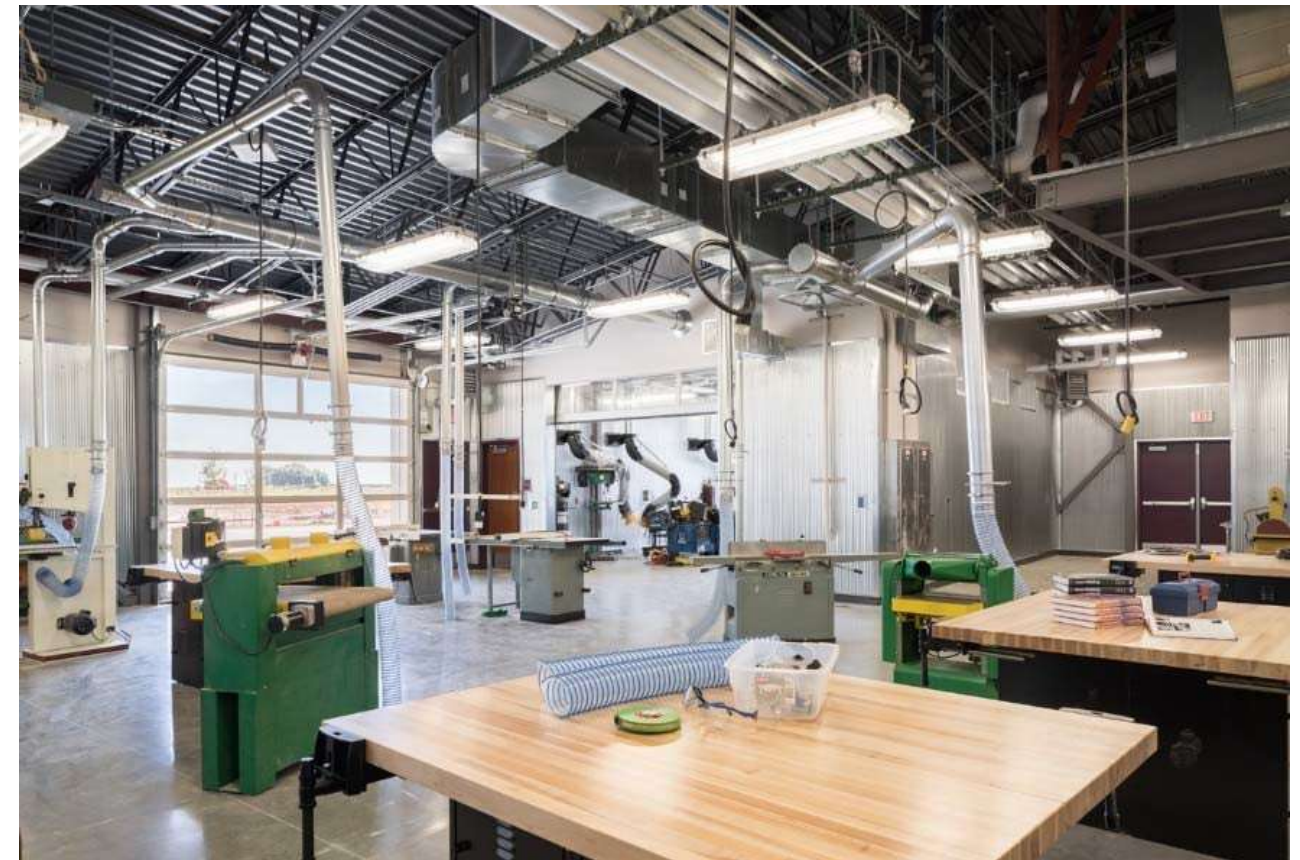
- Distribution and opportunity to engage in STEAM and vocational programs in all schools
- Location and distance create challenges to offer similar programs in all schools
- Space limitations in specific facilities

## Opportunity

- Expand existing STEAM, vocational, and Pathways Program.
- Collaboration with local community, non-profits,
- Collaboration with WCSU
- Flexible group educational spaces,
- Professional collaboration space

## Threat

- Ability to attract and retain teachers due to cost of housing



# EDUCATIONAL PROGRAM

## ACTION:

### Increase student involvement

- *Ensure all students are successful*

### Increase collaboration

- Partnerships with community, parents, business,
- Continued partnership with WSCU
- Provide opportunity for unique learning experiences, internships,
- Create flexible educational spaces to support the diverse learning of students
- Provide professional collaboration space to support the educational mission of the community, district, and school

### Expand support for STEAM and Vocational Education

- Expand existing STEAM, vocational, and Pathways Programs.
- Provide opportunity for students of all ages
- Provide flexible spaces to support educational programs



# Energy Audit

Baseline for Climate Zone 7B: 58 Kbtu/sf/yr **Gas:** 39 Kbtu/sf/yr **Electricity:** 19 Kbtu/sf/yr

GHS 55 43 11

**Pathways** 59

Lake ES 33

**CBCS** 56

**GCS** 127 89 38

\*all Units Kbtu/sf/yr based on 1 year of utility bills



# Indoor Environmental Quality Testing

Table 1:

Room #	Room name	Time	PM2.5 (ug/m3)	PM10 (ug/m3)	CO (ppm)	O3 (ppm)	Radon
<b>Gunnison HS</b>							
	Conference room	9:10 am	5.5	10.5	0	0	ND
<b>Pathways</b>							
	Open area	10:39 am	3.8	12.8	0	0.00036	ND
<b>Community School</b>							
D224	5 <sup>th</sup> grade	11:22 am	2.9	7.9	0	0.005	ND
<b>Lake School</b>							
	Break room	12:39 pm	3.6	13.6	0.06	0	ND
<b>Crested Butte School</b>							
	Library	2:57 pm	6.2	18.7	0.66	0.00045	ND

\*Level of concern

ND = Not Detected



# Indoor Environmental Quality Testing – CO2

Table 2:

Room #	Room name	Time	CO2 Avg (ppm)	TEMP Avg (F)	% RH Avg
<b>Gunnison HS</b>					
A113	English	9:17 am	1064	73	8
<b>Pathways</b>					
	Computer lab	10:30 am	1013	71	9
<b>Community School</b>					
D224	5 <sup>th</sup> grade	11:22 am	1017	70	9
<b>Lake School</b>					
	Conference room	10:39 am	1145	69	14
<b>Crested Butte School</b>					
1 <sup>st</sup> floor	Classroom	2:57 am	1202	68	14

\*Level of concern



# Air Quality: The Issue



**Pollutants such as Volatile Organic Compounds (VOCs), carbon monoxide, and ozone can cause symptoms, ranging from headaches, dry throat, eye irritation and runny nose to asthma attacks, poisoning and cancer.**

**Exposure to air pollutants such as ozone, particulate matter, carbon monoxide and others has been shown to increase the risk of respiratory and cardiovascular diseases including asthma, myocardial ischemia, angina, high blood pressure and heart disease.**



Inadequate ventilation has repeatedly been found to affect student health, thinking and performance. Low ventilation rates have been associated with asthma symptoms, absenteeism from respiratory infections, more frequent nurse visits, fatigue, impaired attention span and poorer performance on math and reading tests.

# Conclusions and Recommendations

## *General comments that apply to all schools*

- Replace outdated controls|interface to better monitor, control, and identify issues within the buildings HVAC system.
- Replace fluorescent lighting with LED lighting
- Replace boilers with high efficiency boilers
- It is recommended to test the facility during the spring for humidity levels and temperatures to identify any issues in the cooling season.
- CO2 levels are generally higher than recommended for a great quality learning environment.



# Crested Butte Community School

Two solutions that could be implemented on the existing campus were presented and discussed with the school and community. Option A would include making additions to the existing school building. Option B would include building a free-standing Pre K-2 school in the open space to the west and south of the existing building. Overwhelmingly, the community and school supported Option A. The costs presented below are for Option A. A third option (Option C) was discussed, which would be to develop a new school on a new site outside of Crested Butte. The PAT concluded that additional consideration should be given to this option, but no cost estimate has been prepared.



## **Community: \$3,990,302**

Site improvements for safe routes to schools, reconfiguration of existing parking access and layout, relocation of bus drop off, parking and drop off conditions, removal of existing outdoor track, playground and playfield improvements, and removal of all-weather track to increase playing field area.

## **Safety and Security: \$172,875**

Install safety film at main entries of building, intruder resistant film, fire alarm modifications, and mass notification, and install additional security cameras and card reader at primary entry points. Master plan contemplates creating new administration areas to improve access and oversight of school grounds.

## **Conditions of the Existing Facility: \$678,675**

Site drainage, site repairs of asphalt and concrete, minor roof and sheet metal repairs, building snow and ice mitigation, and replacement of interior finishes.

## **Educational Program: \$30,155,357**

Additional flexible educational spaces, administration location and space improvements, teacher collaboration spaces, improvements / reconfiguration of cafeteria/auditorium, and additional CTE/ STEAM spaces. Conceptual exploration of building expansion to address items above and classroom capacity in the future.



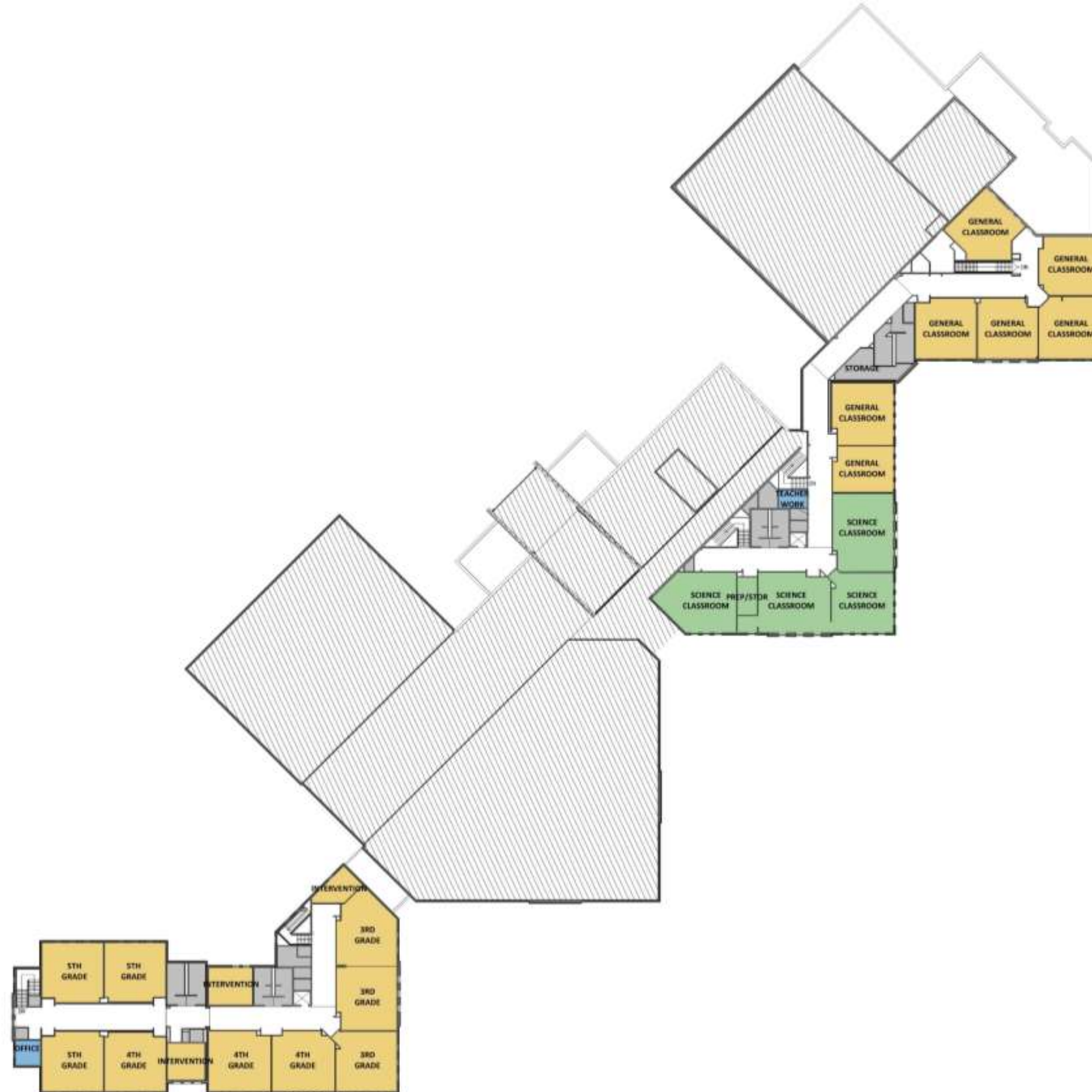


**Department Legend**

- Administration
- Art/Music
- CTE
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Science
- Special Education
- Support



# Floor Plan – Existing – Main Level



**Department Legend**

- Administration
- Art/Music
- CTE
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Science
- Special Education
- Support



# Floor Plan – Existing – Upper Level

# **GWSD Capacities**

	<b>2022 Projection</b>	<b>Current Capacity</b>
<b>Crested Butte Community School</b>	<b>787</b>	<b>762</b>

**24 Students per year growth for 10 years = 240**

**Target Capacity of about = 1,000 Students**

# GWSD Projected Enrollment

2022	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Totals
GUNNISON ES	0	84	81	82	81	75	82	0	0	0	0	0	0	0	485
CRESTED BUTTE ES	0	56	57	61	65	64	72	0	0	0	0	0	0	0	375
MARBLE ES	0	12	12	12	12	11	11	0	0	0	0	0	0	0	70
PRESCHOOL	81	0	0	0	0	0	0	0	0	0	0	0	0	0	81
GUNNISON MS	0	0	0	0	0	0	0	100	98	85	0	0	0	0	283
CRESTED BUTTE MS	0	0	0	0	0	0	0	49	59	72	0	0	0	0	180
MARBLE MS	0	0	0	0	0	0	0	7	5	5	0	0	0	0	17
GUNNISON HS	0	0	0	0	0	0	0	0	0	0	109	101	100	88	398
CRESTED BUTTE HS	0	0	0	0	0	0	0	0	0	0	67	48	49	68	232
<b>Total</b>	<b>81</b>	<b>152</b>	<b>150</b>	<b>155</b>	<b>158</b>	<b>150</b>	<b>165</b>	<b>156</b>	<b>162</b>	<b>162</b>	<b>176</b>	<b>149</b>	<b>149</b>	<b>156</b>	<b>2121</b>

**If growth continues at 24 students per year for 10 years..  
you would have on average 84 Students per Grade**



MAINTENANCE



REMODEL



MAJOR ADDITIONS ON EXISTING SITE

EXPAND BUILDING TO ACCOMMODATE 1,000 STUDENTS

35M



### CBCS Addition/ Renovation

- Provide additional flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address cafeteria and commons space
- Create 2 points of entry and administration space



MAINTENANCE



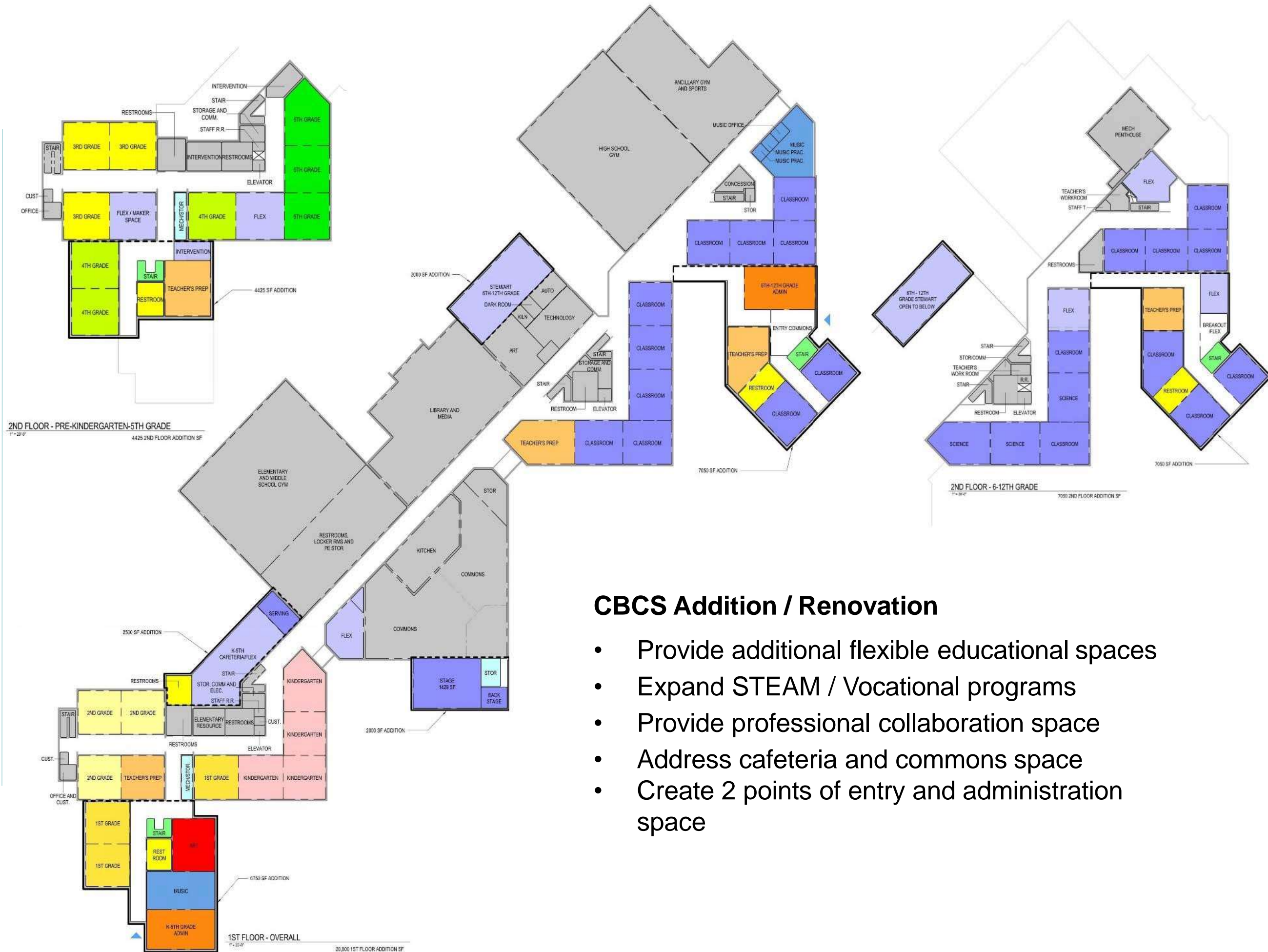
REMODEL



MAJOR  
ADDITIONS  
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EXPAND BUILDING TO  
ACCOMMODATE 1,000  
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35M



## CBCS Addition / Renovation

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# Flex Spaces



Chinook Trail Middle School

*Gunnison Watershed School District*



# Flex Spaces

- Corridors become part of the learning environment and create student center spaces



**B**

MAINTENANCE

+

MS/HS  
ADDITION

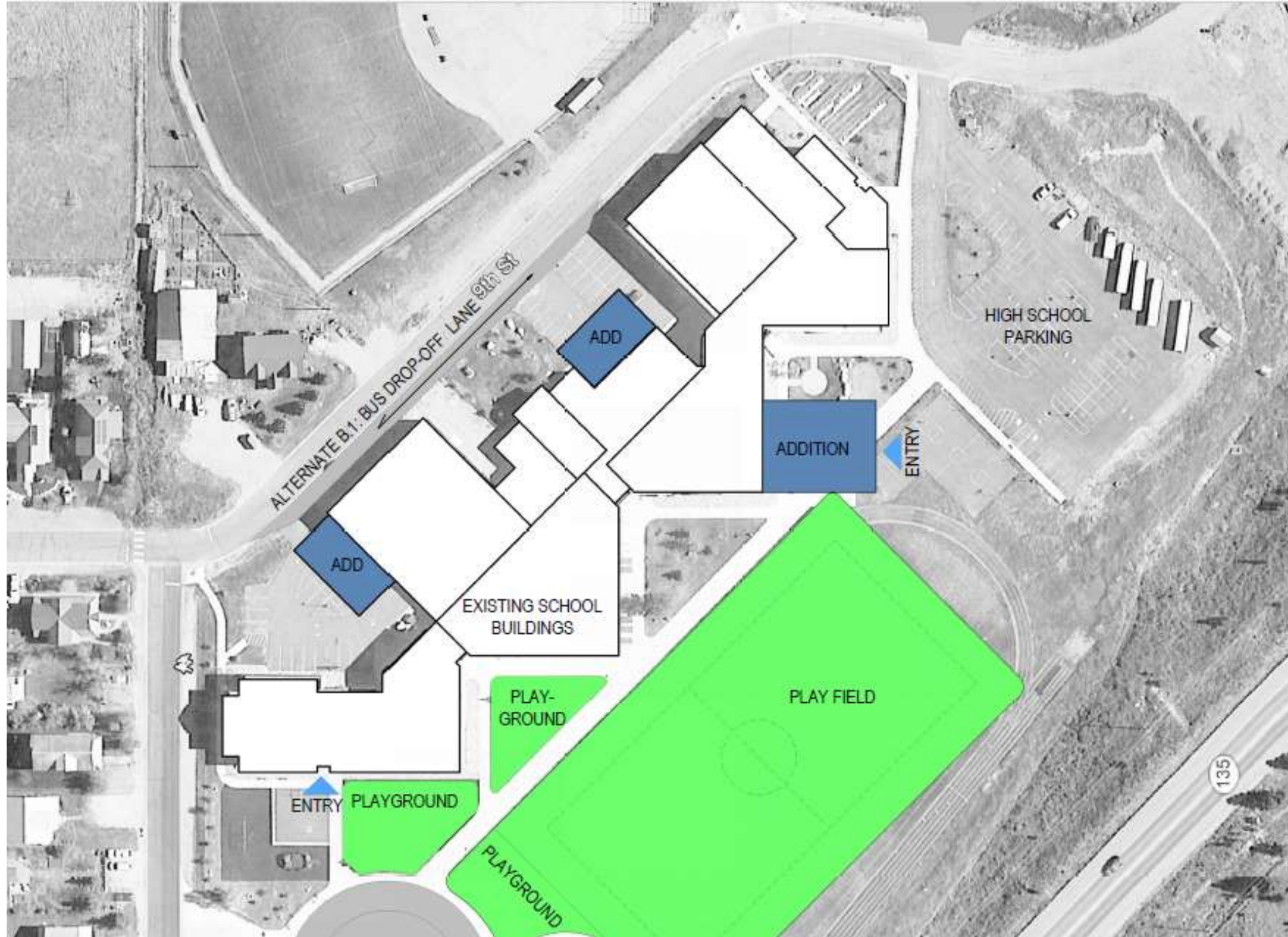
+

NEW K-2 BUILDING  
ON EXISTING SITE

BUILD NEW K-2 ON  
NORTHWEST SIDE OF SITE

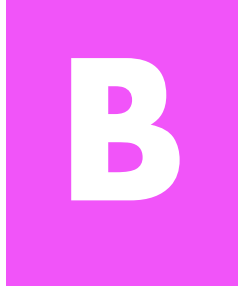
\$35M

\$\$\$



### CBCS Addition/Renovation

- Provide additional flexible educational spaces
- Expand STEAM / Vocational programs
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MAINTENANCE



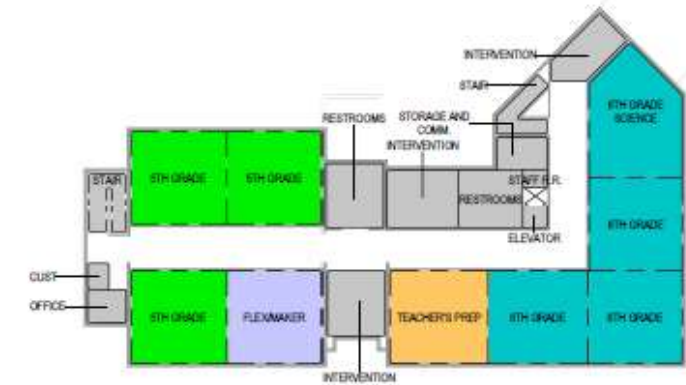
MS/HS ADDITION



NEW K-2 BUILDING ON EXISTING SITE

BUILD NEW K-2 ON NORTHWEST SIDE OF SITE

\$35M

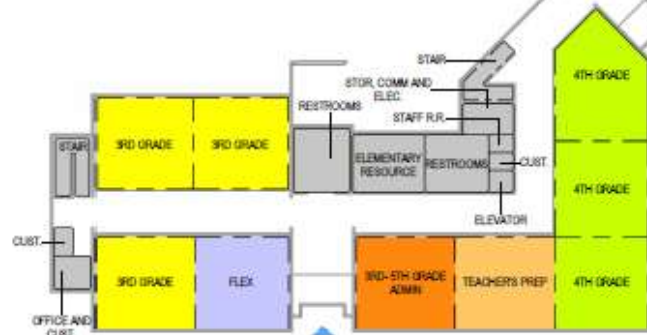


2ND FLOOR - 5-6TH GRADE  
1" = 20'

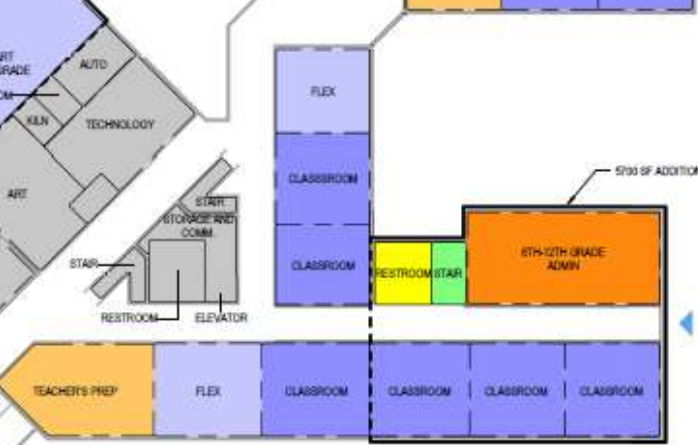
NO 2ND FLOOR ADDITION



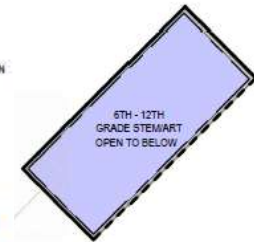
2000 SF ADDITION



OFFICE AND CLUST.



5700 SF ADDITION



2ND FLOOR - 6-12TH GRADE  
1" = 20'

5,700 2ND FLOOR ADDITION SF



### CBCS Addition/Renovation

- Provide additional flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address cafeteria and commons space
- Create 2 points of entry and administration space

**B**

MAINTENANCE

+

MS/HS  
ADDITION

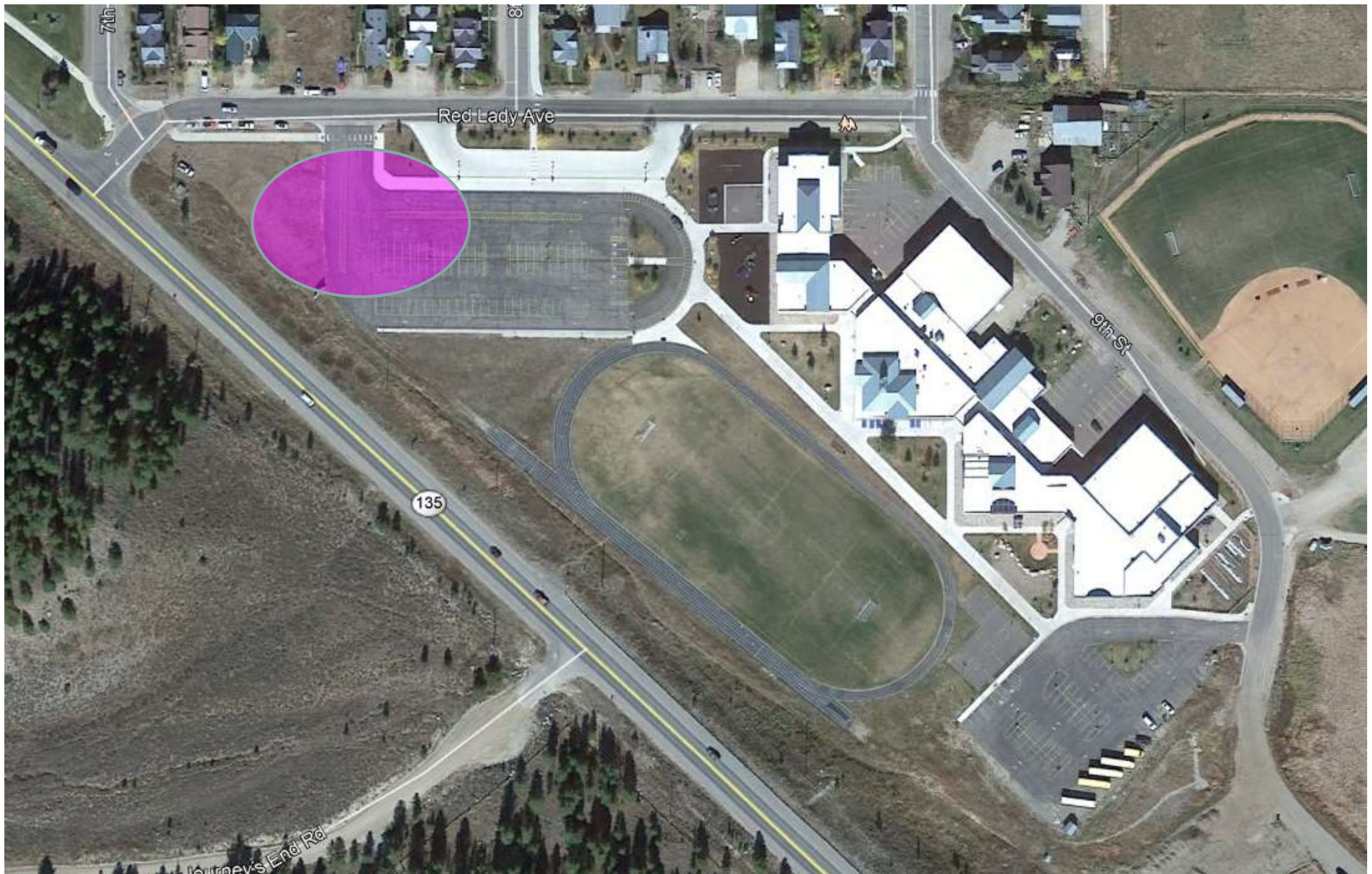
+

NEW K-2 BUILDING  
ON EXISTING SITE

BUILD NEW K-2 ON  
NORTHWEST SIDE OF SITE

\$35M

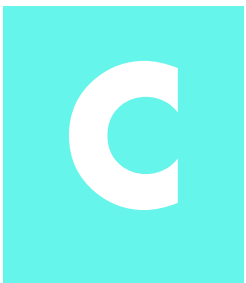
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### CRESTED BUTTE COMMUNITY SCHOOL

- New K-2 Primary School
- Four Round – 288 Students

# SUMMARY OF OPTIONS – Crested Butte Community School



RENOVATION



MS/HS  
ADDITION



NEW K-2 BUILDING  
ON NEW SITE

BUILD NEW K-2 ON NEW  
SITE (MAYBE CB SOUTH)

\$45M



MINOR  
MS/HS  
ADDITION

### CBCS Addition / Renovation

- Provide additional flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address cafeteria and commons space
- Create 2 points of entry and administration space

NEW K-2 ON  
NEW SITE

### New K-2 School

- Four Round School 24x4x3 = 244 Students
- Possibly in Crested Butte South
- All K-2 Students would attend
  
- Future Next Move – New HS ?







# SUMMARY OF OPTIONS – Crested Butte Community School



RENOVATION



MINOR  
ADDITION



NEW K-5 BUILDING  
ON NEW SITE

BUILD NEW K-5 SCHOOL  
ON NEW SITE

\$50M



MINOR  
MS/HS  
ADDITION

## CBCS Addition / Renovation

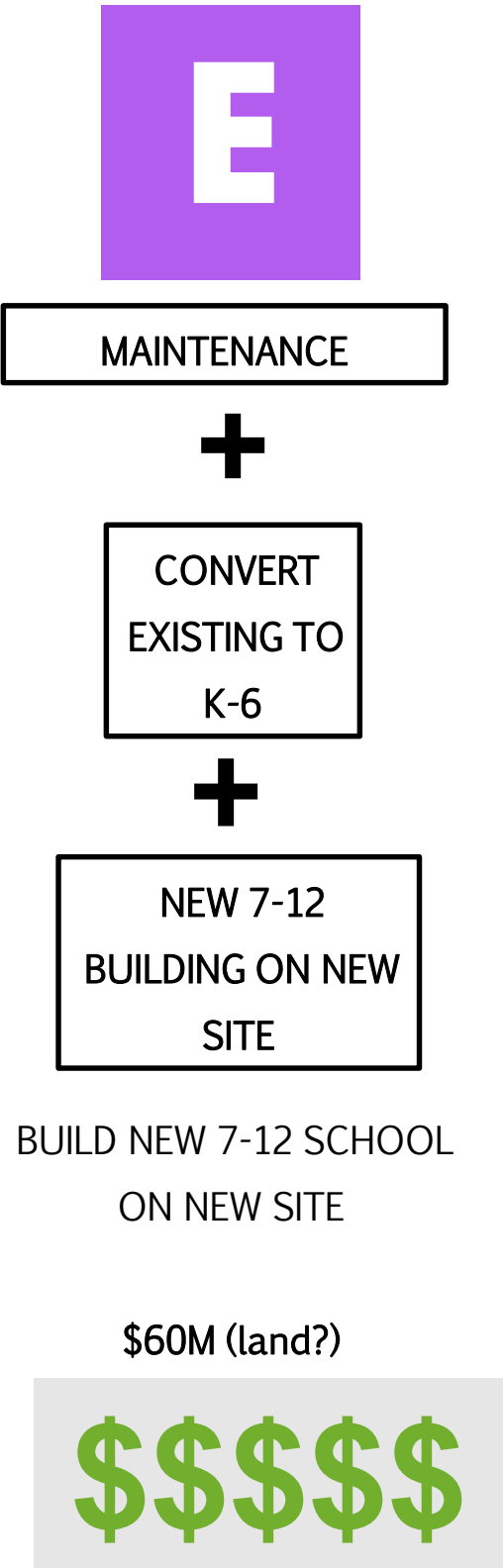
- Provide additional flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address cafeteria and commons space
- Create 2 points of entry and administration space

NEW K-5 ON  
NEW SITE

## New K-5 School

- Two Round School 24x2x6 = 288 Students
- Possibly in Crested Butte South
- Run two Elementary Schools

# SUMMARY OF OPTIONS – Crested Butte Community School



CONVERT  
EXISTING TO  
K-6

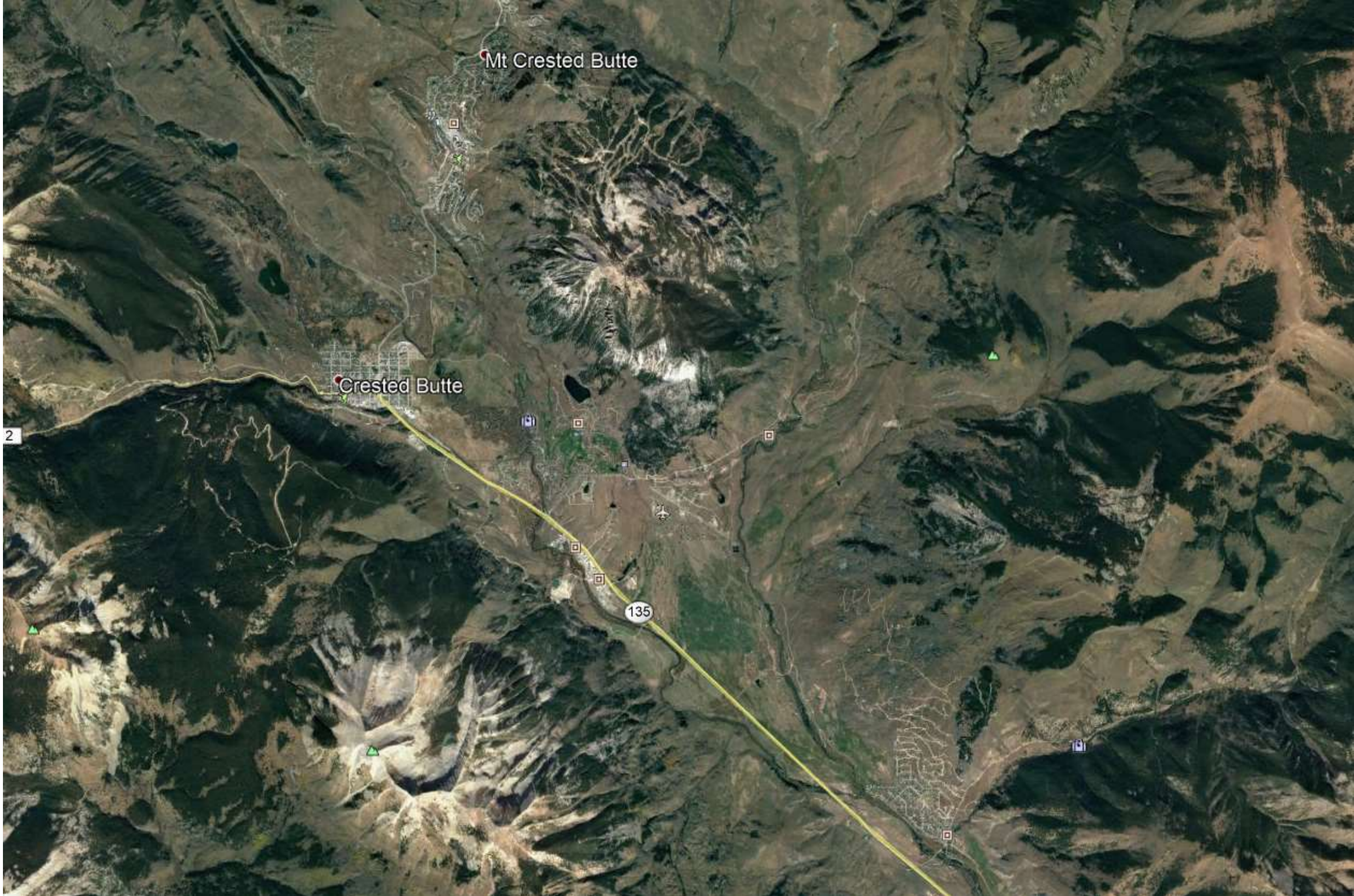
### CBCS Conversion

- Provide additional flexible educational spaces
- Provide professional collaboration space
- Enough space for 7 grades at 4 Round size
- About 625 Student capacity
- 2032: Projected 588 Students
- 2022: 425 Students

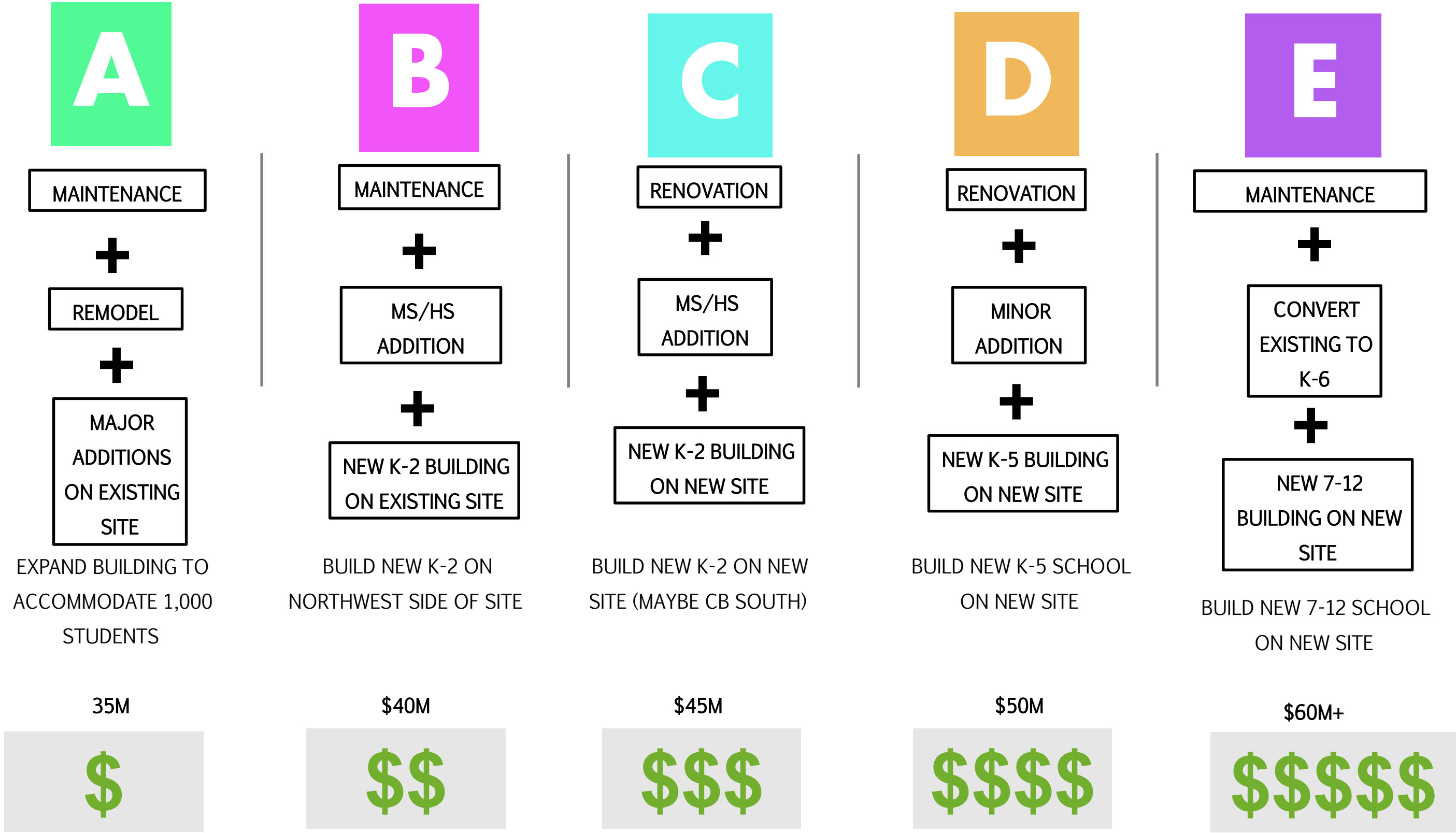
NEW 7-12  
ON NEW  
SITE

### New Junior/Senior High School

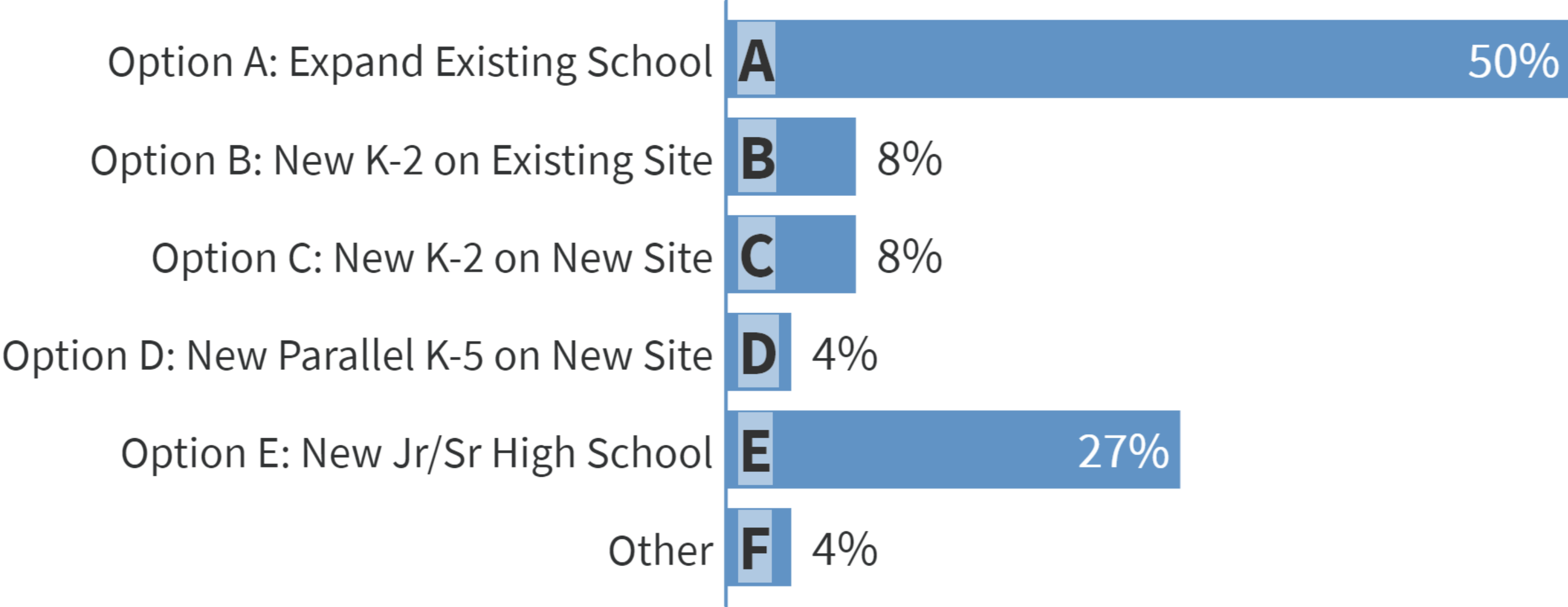
- 2032: 84 Students / class x 6 grades = 500 Students
- 2022: 412 Students
- Location???
- Would need about 15-25 buildable Acres



# SUMMARY OF OPTIONS – Crested Butte Community School



# What is your preferred Option to address growth in CB?



# Crested Butte Community School

Description Location			Sort Order		1st		2nd						
School Name			CSI DIVISION		Category		FAILURE TIMING		Final		TOTAL		
SCHOOL	Location Designation	Item	Consultant	CSI	CAT	FAIL	CON	Rank	Consultant	Rank	COST	COST	
1	CBCS	Roof	Extend all vent pipe to 4-5' above roof	RTA	220000	6	1	1	6		6.0	\$ 750	\$ 1,125
2	CBCS	Roof	Repaint lovers - A wing	RTA	90000	6	4	7	168		168.0	\$ 150	\$ 225
3	CBCS	Roof	Provide fire caulk at floor penetration in Penthouses	RTA	70000	6	1	1	6		6.0	\$ 3,200	\$ 4,800
4	CBCS	Roof	Provide cover plates on penthouse doors where locks were removed	RTA	80000	6	4	7	168		168.0	\$ 750	\$ 1,125
5	CBCS	Roof	Provide cover board over insulation in penthouse	RTA	60000	6	4	3	72		72.0	\$ 4,500	\$ 6,750
6	CBCS	Roof	Adjust distance between roof drain and overflow drain to 2" (appear to be 6-8")	RTA	70000	4	1	4	16		16.0	\$ 15,000	\$ 22,500
7	CBCS	Roof	Patch and repair multiple areas of roof TPO due to shovel damage approx. 100 sq. ft.	RTA	70000	6	2	1	12		12.0	\$ 3,500	\$ 5,250
8	CBCS	Roof	Replace TPO end of roof life	RTA	70000	6	4	3	72		72.0	\$ 425,000	\$ 637,500
9	CBCS	Roof	Repaint door and frames to penthouse	RTA	90000	6	4	7	168		168.0	\$ 2,500	\$ 3,750
9	CBCS	Roof	Replace metal door to penthouse A	RTA	80000	6	4	7	168		168.0	\$ 1,800	\$ 2,700
10	CBCS	Roof	Reattach electrical outlet west of Penthouse C	RTA	260000	6	4	7	168		168.0	\$ 750	\$ 1,125
11	CBCS	Roof	Rebuild lean-to above door to A wing Penthouse, add additional structure	RTA	60000	2	4	3	24		24.0	\$ 1,750	\$ 2,625
12	CBCS	Roof	Replace west MS parapet cap	RTA	70000	6	2	3	36		36.0	\$ 15,500	\$ 23,250
13	CBCS	Mech	Replace HVAC units within the next 5 years nearing end of life expectancy	RTA	230000	6	2	6	72		72.0	\$ 425,000	\$ 637,500
14	CBCS	Mech	Provide ventilation in boiler rooms	RTA	230000	6	1	3	18		18.0	\$ 12,500	\$ 18,750
15	CBCS	Elec	Provide occupancy sensor light switches	RTA	260000	6	1	4	24		24.0	\$ 16,500	\$ 24,750
16	CBCS	Elec	Provide LED lights	RTA	260000	6	1	6	36		36.0	\$ 200,000	\$ 300,000
17	CBCS	INT	Replace water damaged ceiling tile	RTA	90000	6	4	7	168		168.0	\$ 1,500	\$ 2,250
18	CBCS	INT	Replace all ceiling tiles for conformity	RTA	90000	6	4	7	168		168.0	\$ 180,000	\$ 270,000
19	CBCS	INT	Provide ADA compliant door signage	RTA	100000	5	1	4	20		20.0	\$ 12,500	\$ 18,750
20	CBCS	INT	Provide energy vestibules	RTA	60000	6	1	4	24		24.0	\$ 75,000	\$ 112,500
21	CBCS	INT	Replace carpet 2-5 years	RTA	90000	6	2	7	84		84.0	\$ 275,000	\$ 412,500
22	CBCS	INT	Provide age appropriate casework	RTA	60000	4	1	4	16	10	26.0	\$ 10,000	\$ 15,000
23	CBCS	INT	Provide ADA compliant work station	RTA	60000	5	1	4	20		20.0	\$ 7,500	\$ 11,250
24	CBCS	INT	Provide ADA compliant staff restroom	RTA	60000	5	1	4	20		20.0	\$ 4,500	\$ 6,750
25	CBCS	INT	Provide vertical grab bars	RTA	100000	5	1	4	20		20.0	\$ 1,500	\$ 2,250
26	CBCS	INT	Provide p-trap protection	RTA	220000	5	1	4	20		20.0	\$ 1,000	\$ 1,500
27	CBCS	INT	Lower ADA compliant sink to proper height	RTA	220000	5	1	4	20		20.0	\$ 750	\$ 1,125
28	CBCS	INT	Provide ADA compliant lockers, bench and toilet	RTA	100000	5	1	4	20		20.0	\$ 1,500	\$ 2,250
29	CBCS	INT	Replace flooring in room 203	RTA	90000	6	1	7	42		42.0	\$ 2,000	\$ 3,000
30	CBCS	EXT	Remove/recaulk building expansion joint	RTA	70000	6	1	7	42		42.0	\$ 7,500	\$ 11,250
31	CBCS	EXT	Remove/recaulk between building and hardscapes	RTA	70000	6	4	3	72		72.0	\$ 10,000	\$ 15,000
32	CBCS	EXT	Repair/repaint exterior doors and provide new door sweeps	RTA	90000	6	4	7	168		168.0	\$ 8,250	\$ 12,375
33	CBCS	SEC	Provide fencing around gas meter, exterior, electrical panels and dust collector	RTA	320000	1	6	1	6		6.0	\$ 2,500	\$ 3,750
34	CBCS	EXT	Replace door D-5	RTA	80000	6	4	7	168		168.0	\$ 1,750	\$ 2,625
35	CBCS	EXT	Patch several holes in CMU by C3 and C9	RTA	40000	6	4	3	72		72.0	\$ 3,250	\$ 4,875

# Crested Butte Community School

36	CBCS	SEC	Replace Large Cobble with Smaller Cobble	RTA	320000	7	5	3	105		105.0	\$ 100,500	\$ 150,750
37	CBCS	SEC	Provide intrusion protective window film at vestibule	RTA	80000	7	5	3	105		105.0	\$ 9,500	\$ 14,250
38	CBCS	SEC	Provide security mirrors at all hall intersections	RTA	60000	7	5	3	105		105.0	\$ 2,750	\$ 4,125
39	CBCS	EXT	Provide solid surface pathway from building to street at C2 for egress 50'	RTA	320000	7	1	6	42		42.0	\$ 17,500	\$ 26,250
40	CBCS	EXT	Provide remote FDC	RTA	320000	4	1	4	16	10	26.0	\$ 32,000	\$ 48,000
41	CBCS	EXT	Repaint exterior metal columns and canopies	RTA	90000	6	4	3	72		72.0	\$ 1,500	\$ 2,250
42	CBCS	EXT	Replace concrete stoop at D4	RTA	320000	2	4	3	24		24.0	\$ 750	\$ 1,125
43	CBCS	EXT	Replace soffit under greenhouse	RTA	60000	6	1	7	42		42.0	\$ 1,250	\$ 1,875
44	CBCS	EXT	Replace approx. 400 sq. ft. of side walk due to cracking and heaving	RTA	320000	1	4	3	12		12.0	\$ 8,500	\$ 12,750

Deferred Maintenance	
0 thru 25	\$ 316,800
26 thru 50	\$ 365,625
51 thru 100	\$ 1,716,375
>100	\$ 465,300
<b>Total:</b>	<b>\$ 2,864,100</b>

# Questions?

# Homework:

**What other options should we consider?**

**Any other issues with existing building?**

# Next DAG Meeting –

## • DAG MEETINGS:

### Gunnison Community /High School

4pm

6pm

- January 28<sup>th</sup> #1
- March 2<sup>nd</sup> #2
- April 1<sup>st</sup> #3
- April 28<sup>th</sup> #4

### Crested Butte /

### Lake Pre-K

4pm

7pm

- January 29<sup>th</sup> #1
- March 3<sup>rd</sup> #2
- April 2<sup>nd</sup> #3
- April 29<sup>th</sup> #4

# Thank You!



[www.rtaarchitects.com](http://www.rtaarchitects.com)





## **Ideal Learning Spaces call for:**

- **Flexibility and Variety**
- **Agility**
- **Collaboration**
- **Transparency**
- **Community**
- **Technology**
- **Choice**

# Maker Space/Learning Center

**BEFORE**





# Spaces that Build Relationships

- Breakout Space
- Project Space
- Group Space
- Student Space



# Career Technical Education Experience

- Peyton-Widefield Manufacturing Industry Learning Lab (MILL)
- Moffat PK-12 School
- Littleton High School
- Ignacio High School
- Rye High School
- Kim PK-12
- Vista Peak Preparatory STEM lab
- Arapahoe Ridge High School



Arapahoe Ridge HS Auto Shop

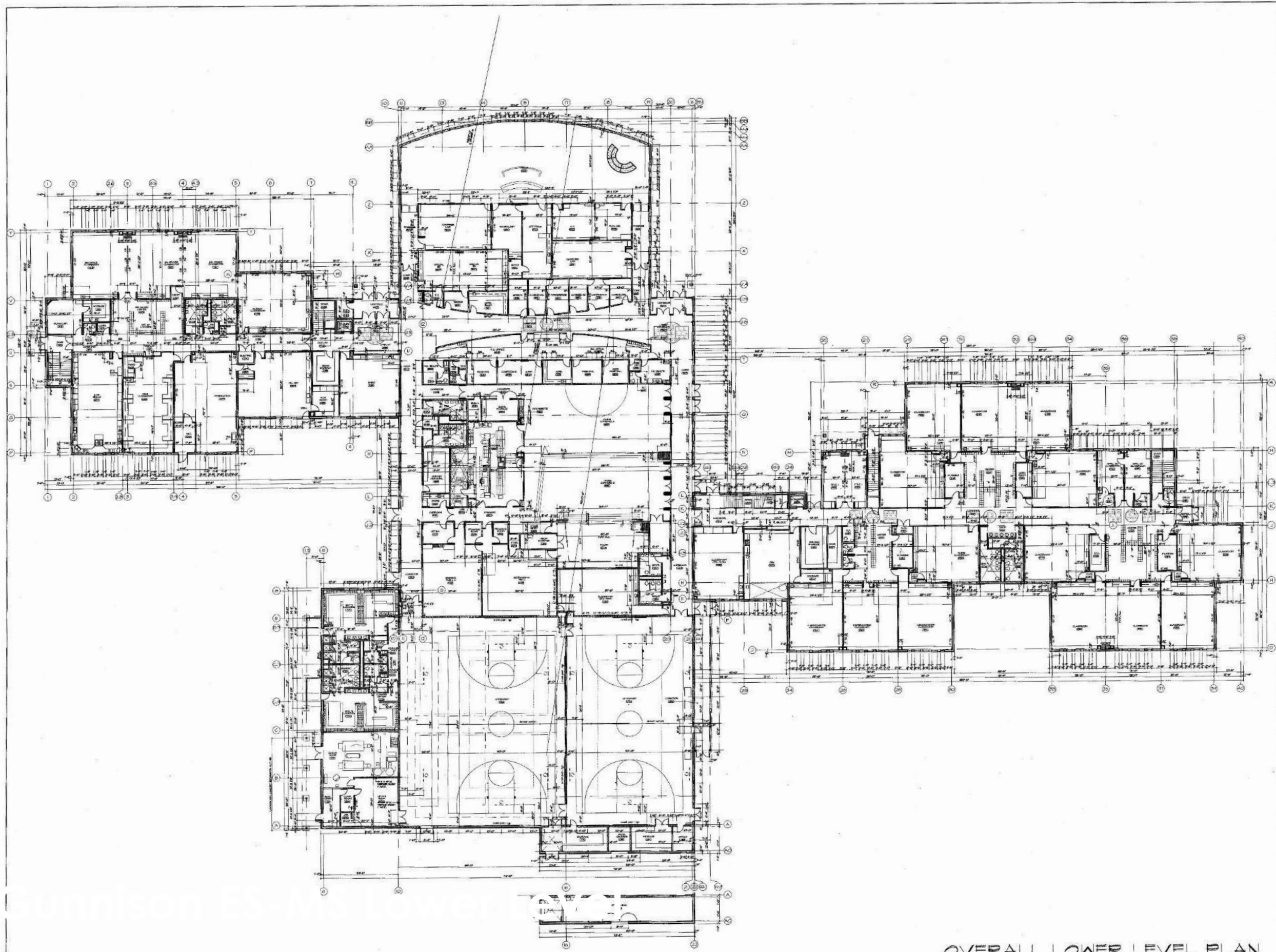


Peyton-Widefield Manufacturing Industry Learning Lab



Moffat PK-12 Shop





218 West George  
 GUNNISON, COLORADO 81202-2695  
 Telephone: 844-7762  
 Fax: 844-2777

**GUNNISON WATERSHED SCHOOL DISTRICT REU**  
*Quality Architecture in the Heart of the Colorado Rocky Mountains*

**Gunnison Middle and Elementary School**

**H.H. ARCHITECTURE, LTD.**  
 421 1/2 1st Street, Suite 113  
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 Phone: 303-795-1792  
 Fax: 303-797-6637

**THE LKA PARTNERS, INC.**  
 430 N. Logan Street, Suite 208  
 Colorado Springs, Colorado 80903  
 Phone: 719-475-8446  
 Fax: 719-475-8448

**CIVIL**  
 Ja-Most Consultants, Inc.  
 542 Main  
 P.O. Box 486  
 Montrose, Colorado 81402  
 Phone: 970-245-2211  
 Fax: 970-249-2392

**STRUCTURAL**  
 Structural Consultants, Inc.  
 3400 E. Bayaud, Suite 300  
 Denver, Colorado 80209  
 Phone: 303-799-0194  
 Fax: 303-332-9301

**MECHANICAL/ELECTRICAL**  
 Gordon, Gunnison & Assoc., Inc.  
 7430 E. Quay Avenue, Suite 240  
 Englewood, Colorado 80111  
 Phone: 303-778-1222  
 Fax: 303-634-9144

**FOOD SERVICES**  
 Wilson Corbett & Associates, Inc.  
 9200 E. Mineral Avenue, Suite 100  
 Englewood, Colorado 80112  
 Phone: 303-649-1500  
 Fax: 303-646-1650

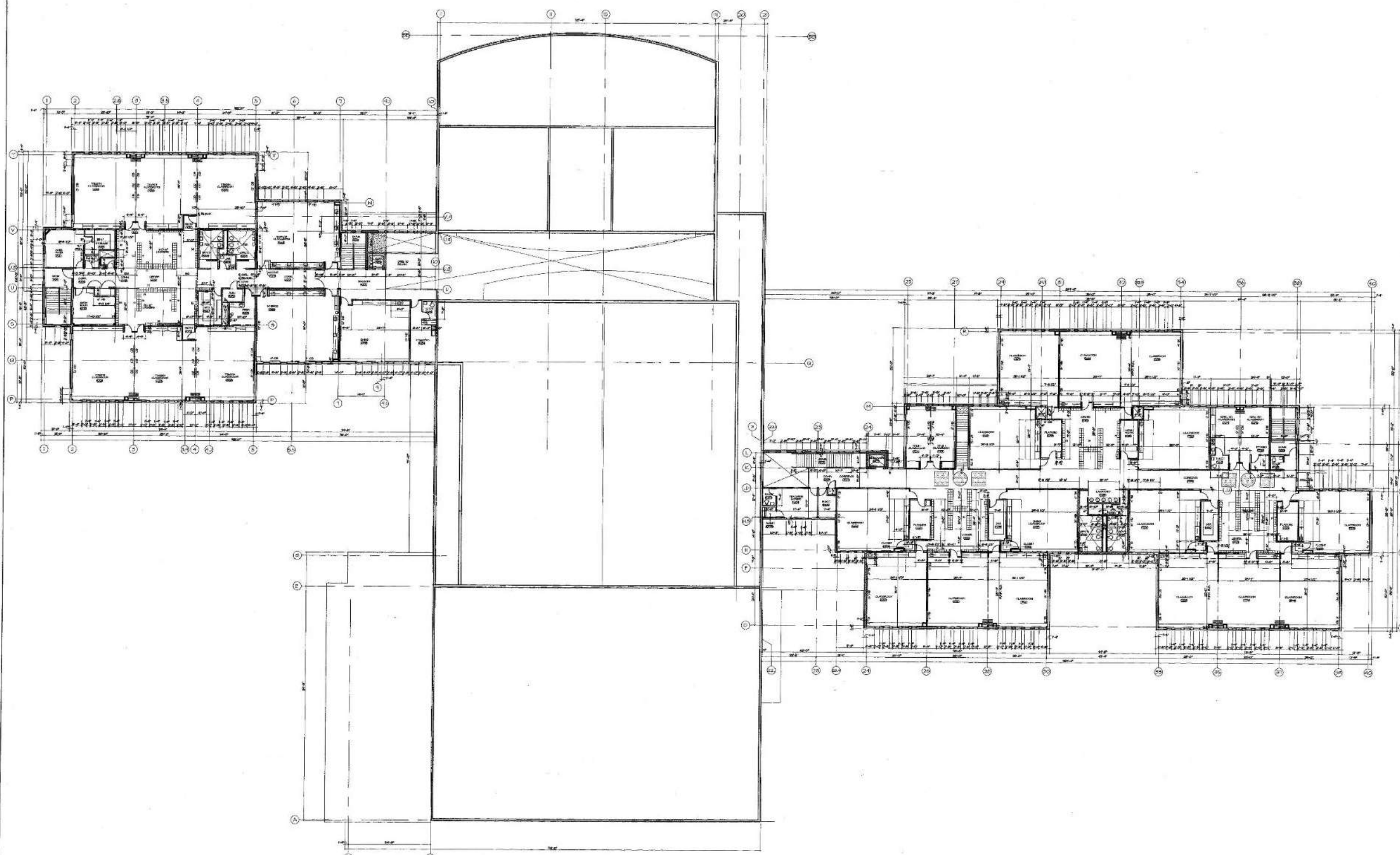
**ROOFING CONSULTANTS**  
 JOHNSON ENGINEERING  
 CONSULTANTS  
 2201 Kading Street, Suite 200  
 Lakewood, Colorado 80215  
 Phone: 303-485-1124  
 Fax: 303-487-1125

ISSUE	DATE
2 75% STRUCT.	4/15/46
3 100% STRUCT.	5/16/46
4 CORE & SHELL	7/24/46
5 BID PACK 5	2/28/46

PROJECT NUMBER: 1703  
 DRAWN: WLF,ND,KE  
 CHECKED: DEH  
 APPROVED: JMC

**OVERALL LOWER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"

**A1.1**  
 OA LOWER LEVEL



Telephone: 441-7780  
 Fax: 441-7777  
 GUNNISON, COLORADO 81202-2889  
 215 West George  
**GUNNISON MIDDLE SCHOOL DISTRICT REID**  
 Quality Education in the Heart of the Colorado Rocky Mountains

**Gunnison Middle and Elementary School**

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 Fax: 303-282-8437

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 430 N. Tejon Street, Suite 208  
 Colorado Springs, Colorado 80903  
 Phone: 719-573-8446  
 Fax: 719-473-8448

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 Ge-Ment Consultants, Inc.  
 347 West  
 P.O. Box 488  
 Montrose, Colorado 81402  
 Phone: 970-249-2251  
 Fax: 970-249-2342

**STRUCTURAL**  
 Structural Consultants, Inc.  
 2400 E. Bayou, Suite 300  
 Denver, Colorado 80209  
 Phone: 303-388-5151  
 Fax: 303-333-9501

**MECHANICAL/ELECTRICAL**  
 Gordon, Gunnison & Assur, Inc.  
 7430 E. Colley Avenue, Suite 740  
 Englewood, Colorado 80111  
 Phone: 303-779-1222  
 Fax: 303-654-5144

**FOOD SERVICES**  
 William Caruso & Associates, Inc.  
 5200 E. Minera Avenue, Suite 100  
 Englewood, Colorado 80112  
 Phone: 303-684-1601  
 Fax: 303-649-1660

**ROOFING CONSULTANTS**  
 JOHNSON ENGINEERING  
 CONSULTANTS  
 2200 Kipling Street, Suite 200  
 Lakewood, Colorado 80215  
 Phone: 303-462-1124  
 Fax: 303-462-1126

SSUC	DATE
2	15% STRUCT. 4/15/96
3	100% STRUCT. 5/16/96
4	CORE & SHELL 7/24/96
5	ISSUE PACK 9 8/29/96

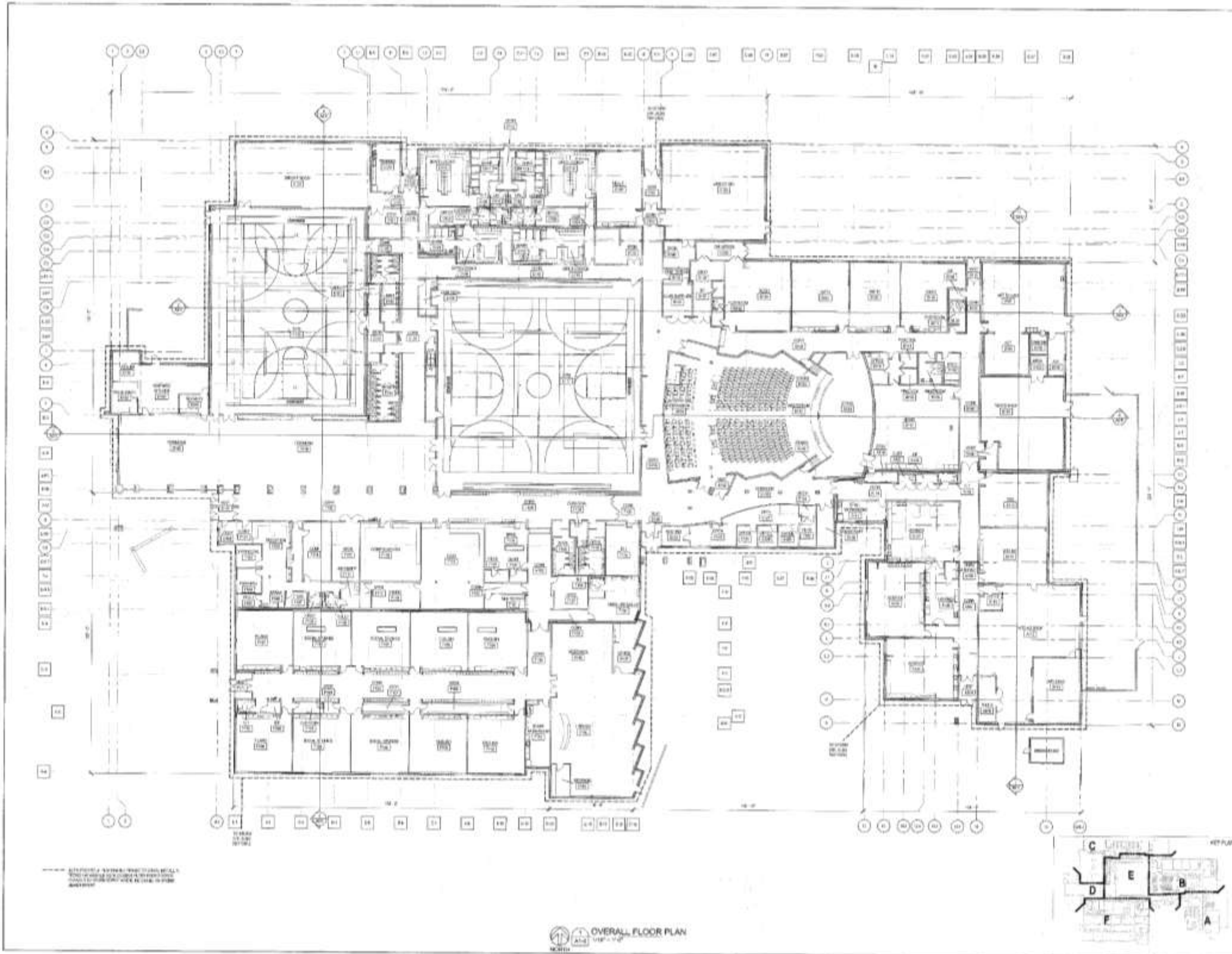
PROJECT NUMBER: 1703  
 DRAWN: WLF  
 CHECKED: DEH  
 APPROVED: JMC

**A12**  
 OA UPPER LEVEL



**OVERALL UPPER LEVEL PLAN**

SCALE: 1/8" = 1'-0"

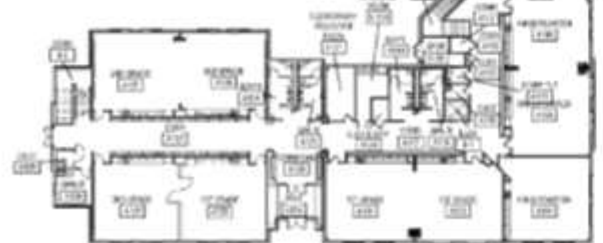




ORIENTATION PLAN SECOND FLOOR - AREA A  
SEP 11/10



ORIENTATION PLAN SECOND FLOOR - AREA C AND D  
SEP 11/10



ORIENTATION PLAN FIRST FLOOR - AREA A, B, C AND D  
SEP 11/10



CLARK COUNTY SHERIFFS  
SCHOOL DISTRICT RE-1 J  
- CRESTED BUTTE  
COMMUNITY SCHOOL

818 RED LADY  
CRESTED BUTTE,  
COLORADO

BUILDING  
ORIENTATION PLAN

RECORD DOCUMENTS



DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

SCALE: \_\_\_\_\_

**A1-0**

# Pre-bond election, planning services approach to the promote the Master Plan concept to the community

## A Finely-Tuned Approach That Delivers Success at the Polls

Our team has realized a collaborative team approach is essential to creating an effective bond campaign. Integration of all the key professionals early in the process ensures the appropriate milestones are identified and integrated into the process. School district leadership, facility personnel, administrators, design team, community, and the bonding company must contribute to the bond campaign strategy.

### A BONDING COMPANY'S KEY COMPONENTS FOR A SUCCESSFUL BOND CAMPAIGN

- Ongoing campaign consulting
- Voter identification and targeting
- Board, staff and volunteer training
- Campaign organization
- Message development
- Campaign branding
- Campaign communications (direct mail, yard signs, print ads, phone scripts, etc.)
- Campaign web site
- Campaign timeline
- Campaign budget
- Fundraising tools and strategies
- Volunteer training

## Paradox Valley School



① Multi-purpose Addition  
② Library / Office Addition



East Library / Office Addition

## Paradox Valley School



Multi-Purpose Addition

**PROBLEMS**

- Unsafe Gymnasium with structural and environmental deficiencies
- Inability to secure entry / access to Office through school
- Inadequate Kitchen and food storage facilities
- Lack of adequate Classroom / Breakout space
- No functional Stage / Performance space
- Inadequate space for Library
- No secured Teacher / Staff Workroom
- Poor Energy Efficiency
- Lack of adequate / ADA compliant toilet facilities

**PROPOSAL**

- Remove existing unsafe Gymnasium and replace with a new energy efficient LEED Gold building addition to house:
  - Multi-purpose Gym / Auditorium / Cafeteria
  - Music Room / Stage
  - Kitchen / Storage
- Provide new building addition on east side of existing building to provide new Library, access controlled building entry and office
- Renovate existing building to provide 2 new classrooms, 4 educational breakout rooms, an Art / Science area, toilet rooms and a teacher / staff workroom.

**Paradox Valley School Mission:**  
*to inspire our children to have goals and dreams for the future, and to provide a level of educational excellence that teaches them the knowledge, skills, character and creativity necessary to manifest their greatest potential in life.*

Paradox Valley School is an arts-based charter school in the West End Public School District, Montrose County, founded in 1999. We are located in the beautiful Paradox Valley approximately 25 miles west of Naturita, CO. We are a small but growing school, where close relationships with the students are an important part of our success. Innovative programs and deep personal commitments from staff members aim to guide that each child who leaves Paradox Valley School is equipped for success to follow their dreams.

P.O. Box 420, Paradox, Colorado 81429 Phone: 970.859.7236 Fax: 970.859.7235



Library / Office Addition

EXISTING AREA: [GYM DEMOLITION]	11,733 S.F. [4,925 S.F.]	ACADEMIC - GENERAL
ADDITIONS:	7,589 S.F.	ACADEMIC - SPECIALTIES
RENOVATIONS:	2,928 S.F.	ADMINISTRATION
GROSS NEW AREA:	14,398 S.F.	CAFETERIA/COMMONS/AUDITORIUM/PE
NEW CLASSROOMS:	3	KITCHEN
BREAKOUT ROOMS:	4	LIBRARY
ART/SCIENCE:	1	NON ASSIGNABLE
		SHARED INSTRUCTIONAL

<b>COST:</b>	
TOTAL DIRECT & INDIRECT COSTS	\$2,518,201
CDE RESERVE (10%)	\$251,820
TOTAL WITH CDE RESERVE	\$2,770,021
SCHOOL MATCHING FUNDS (11%)	\$304,702
BEST GRANT REQUIRED	\$2,465,319

P.O. Box 420, Paradox, Colorado 81429 Phone: 970.859.7236 Fax: 970.859.7235