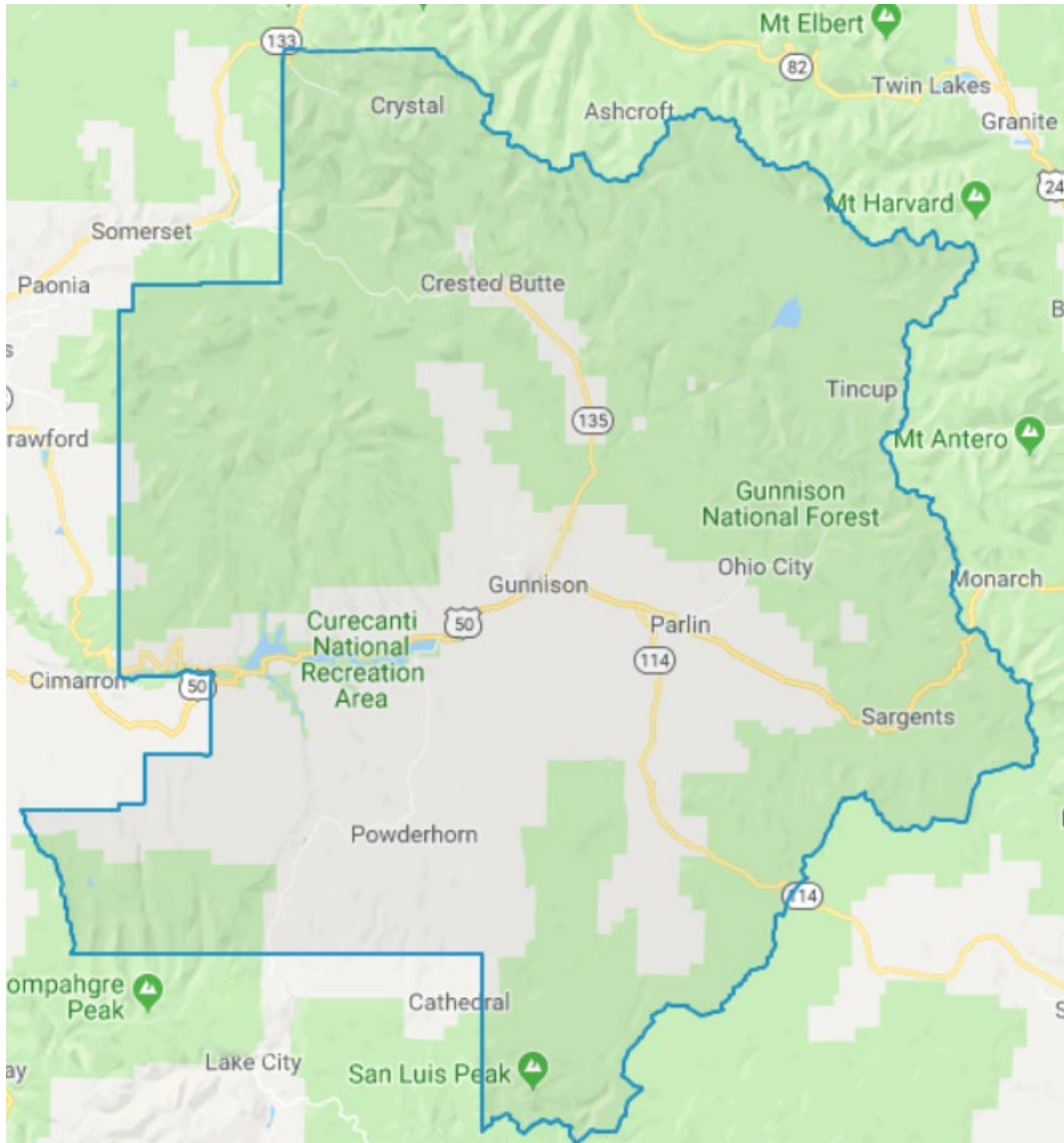




GUNNISON WATERSHED SCHOOL DISTRICT



Gunnison Watershed School District RE1J Facility Master Plan

August 8, 2018

Revised – February 4, 2019

ADOPTED by GWSD Board of Education - February 11, 2019



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Gunnison Watershed School District RE1J

Facilities Master Plan

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1. Facility Master Plan Executive Summary

The Gunnison Watershed School District RE1J facility master plan process was a collaborative effort between a specially convened Planning Assistance Team (PAT) and RTA Architects. This group was formed to evaluate a variety of data affecting the District in order to create appropriate master plan priorities to consider in the next five to ten years. The facility master plan serves as a general road map for the District based on the current data available and current priorities of the community. The District has been proactively and effectively managed over the last ten years, which has permitted the master plan process to focus on evaluating the District's current strengths, weaknesses, opportunities, and threats and plan for its future without the need to react to any imminent crisis. The goal of the PAT was to objectively evaluate the District at high level through a wide lens.

Through the master plan process, four key aspects of the school district were identified:

- Safety and Security**
- Condition of Existing Facilities**
- Education Program**
- Community**

The process for creating this document included eight meetings with the PAT, which was comprised of members of the community, parents, and school district employees. This group provided context, creative input, and critical feedback to formulate the solutions and priorities included in this Master Plan. This planning process was a problem-seeking effort as well as a problem-solving effort, requiring the varied perspectives of many people in the community. RTA is indebted to those who unselfishly devoted their time and energy to ensure the success of the master planning effort:

Gunnison Watershed School District Planning Assistance Team Members

Margaret Loperfido	Crested Butte Elementary Parent
Andrew Hadley	Crested Butte Secondary Parent
Russ Forrest	Crested Butte Secondary Parent
Jonathan Houck	Gunnison Parent
Liam Reily	Crested Butte Community Student
Tyler Martineau	Crested Butte Community Member, Board Member since August 2018
Anne Hausler	Gunnison Community Member
Leah Banford	Crested Butte Elementary School Teacher
Todd Wasinger	Crested Butte Secondary School Teacher
Gregg Smith	Gunnison High School Teacher
Sally Hensley	Crested Butte Elementary School Principal
Stephanie Niemi	Crested Butte Community Principal
Jim Woytek	Gunnison Elementary Principal
Todd Witzel	Gunnison Middle School Principal
Andy Hanks	Gunnison High School Principal
Doug Tredway	Superintendent through June 2018
Leslie Nichols	Superintendent since July 2018
Paul Morgan	Facilities Manager
Stephanie Juneau	Business Manager
Marilyn Krill	Board Member, Board member through July 2018, Community Mmember

1.1 Safety and Security

Safety and security of students, staff and community members are of the highest priority for the Gunnison Watershed School District. Much like deferred maintenance, safety and security require consistent attention and investment. The District focuses on safety and security across the entire district with the recognition that physical improvements to a building are a part of a larger approach, which includes protocols, training, personnel, and engagement of the entire community to improve safety.

The PAT committee acknowledged and reaffirmed the District's commitment to safety and security. Therefore, the master plan focuses on physical improvements including secure vestibules, building compartmentalization, security cameras, appropriate door hardware, and intruder resistant window film. These physical improvements, combined with the District's protocols, personnel, and training, provide a framework for continued safety improvement. Security related improvements have been recommended for many of the school district's facilities.

1.2 Condition of Existing Facilities

Any institution with physical assets has obligations to maintain those facilities for the occupants and the community to mitigate the effects of use, environmental conditions, and the age of the systems. RTA evaluated all of the District facilities and developed a comprehensive list of deferred maintenance items. The items are objectively ranked based on function, age, and life safety impacts to the building inhabitants. A tabulated list of the data is included in the master plan document.

RTA has assessed over four million square feet of educational facilities over the last five years for seven school districts and have completed projects for more than 25 Colorado school districts, but the Gunnison Watershed School District facilities stands far above any other district in regards to condition and maintenance. The current condition of the District's facilities allows for proper planning and prioritization of long-term needs and eliminates the need to redirect resources due to failing or defunct buildings.

The comprehensive deferred maintenance assessment identifies all needs across the district, both large and small, however, particular attention should be paid to larger system replacements that are at the end of their usable life and cannot be funded through annual operational budgets. Examples include: major site drainage and circulation projects, roof replacements, mechanical system replacements, and building or district wide instructional technology upgrades.

The current value of the deferred maintenance across all District facilities is approximately \$7,041,972. This budget is the current estimated construction cost plus the cost of permitting, design services, general contractor overhead and profit, owner contingency, unforeseen construction costs, and construction inflation.

Construction costs in Colorado are currently increasing at a rate of four to eight percent per annum, and the total value of the deferred maintenance anticipates four years of inflation. Deferred maintenance costs must be evaluated on an annual basis to confirm pricing and adjust overall cost based on the state of economy, commodity prices, and potential geopolitical trade factors. Additionally, the District should evaluate and update this list on an annual basis to accurately track the district wide deferred maintenance.

1.3 Educational Programs

During early master planning meetings, the PAT engaged in discussions about present and future opportunities for the District. From this discussion, several key concepts emerged:

Collaboration - Collaboration between the District, community, local businesses, and Western Colorado University provides diverse educational opportunities for students and the community and should be continued and expanded. This collaboration includes shared programs, resources and staff between the school district and other organizations in the community.

Flexible Learning Spaces - The committee agreed that providing a wide variety of flexible educational spaces for the evolution of education in the District was of high importance. Added spaces for small to medium groups and for grade level activities are needed in the existing schools to support the changing educational models, special education, as well as student and staff group activities.

Additional Learning Spaces - The committee discussed the need to plan for and provide additional educational spaces at the District's schools when student enrollment exceeds school capacity.

STEAM - Science, Technology, Engineering, Arts and Math (STEAM) were identified by the committee as an aspiration across the school district. STEAM is an educational approach that incorporates the arts into the more-familiar STEM model, which includes science, technology, engineering and mathematics. STEAM programs can also include any of the visual or performing arts, such as dance, design, painting, photography and writing. The committee agreed that opportunities should be given to K-12 students across the district. Expanding existing STEAM, Career and Technical Education programs and pathways programs were identified as important now and in the future.

Career and Technical Education – Continued support for the existing success of Career and Technical Education (CTE) in the District, while exploring and expanding opportunities for students and collaborating with the community is recommended.

As several of the district staff indicated, all of these goals are in alignment with the District's mission statement, "Ensure all students are successful."

1.4 Community

Throughout the evaluation of the District's strengths, the PAT Committee identified community as one of its most important assets. The strong support, cooperation, and involvement from parents and community members is a cornerstone of the District's success.

The PAT concluded that supporting and strengthening the connection to community should be a priority. To fulfill this goal, the committee identified several attributes for the master plan to address.

Continued Collaboration among the District, community, local businesses, and Western Colorado University is needed to provide diverse educational opportunities for students and the community.

Physical connections - The PAT concluded that the District should continue to evaluate opportunities to physically connect the district facilities to the community through safe routes to schools, access to school sites via multiple forms of transportation, and strengthening partnerships between the community and the district by supporting community activities on school property and within the facilities.

1.5 District Growth and Demographics, Spring 2018

Introduction: The Gunnison Watershed School District consists of the towns of Gunnison, Crested Butte and Marble, along with Crested Butte South, Almont and other portions of unincorporated Gunnison County. The community has transitioned from a predominantly ranching and mining-based community to a tourism and education-supported economy over the past century. The present economy is predominantly service-based and is supported by the Crested Butte Mountain Resort and Western Colorado University. The beauty and natural amenities of the area have made it one of the most sought-after recreational lifestyle areas in Colorado and this reputation is expected to continue.

Planning for continued evolution of the District and community - Over the past two years, the District and independent demographer Shannon Bingham of Western Demographics have evaluated future growth of student population across the District. These two independent assessments predict slow, but steady growth for the school district as a whole in the current economic environment.

Annual forecasts of growth in student enrollment by school and by school campus are presented in the charts below. These charts are based upon forecasts prepared by Shannon Bingham.

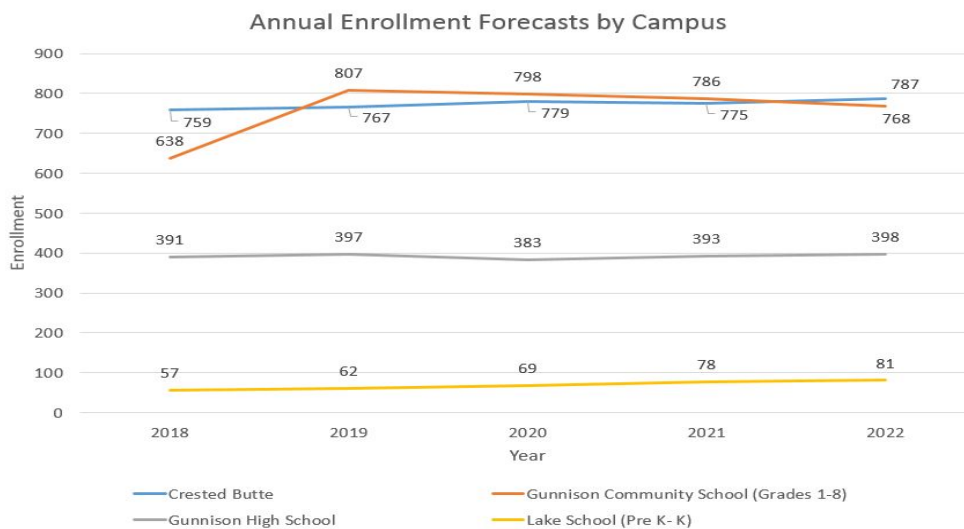
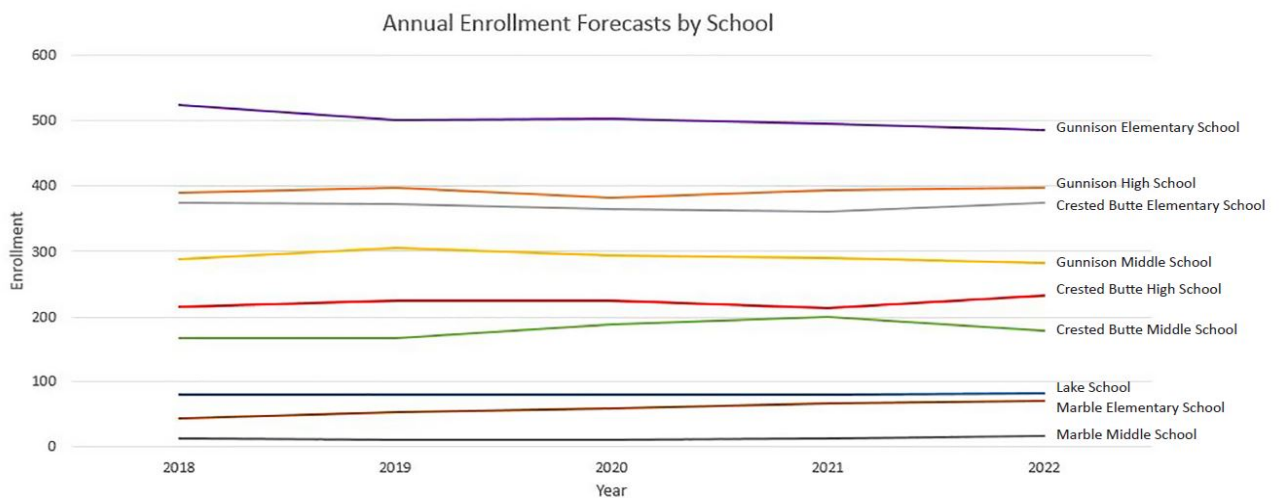
As compared to the District as a whole, historic growth in student enrollment at the Crested Butte Community School presents something of an anomaly. Using the District-wide growth rates prepared by students and confirmed by Shannon Bingham, the Crested Butte Community School campus is projected to add 28 students in the four years between October 1, 2018 and October 1, 2022. However, over the past ten years, the campus has added an average of 24 students per year, which is 3.4 times the rate projected for the next four years. There have been no changes in the community of a magnitude to suggest that future growth in enrollment in Crested Butte would differ so greatly from the historic rate. If growth does continue at the historic rate, enrollment will increase by approximately 96 students between 2018 and 2022 to a total of 845 students.

As discussed by the committee, demographic data relies heavily on the current demographic data developed by national, state, and local institutions and is updated on a quarterly to yearly basis. In addition, demographic data is influenced by the current economic environment and is therefore subject to change due to national and geo-political events. Subsequently, demographic data becomes obsolete in a very short time frame and requires reevaluation on a regular basis.

Due to challenges of forecasting future enrollments, the PAT concluded that the District should focus on current population and enrollment data collected within the District when addressing growth in enrollment vs. existing school capacity. The timing of growth-related aspects of master plan implementation is planned to be dependent upon the district reaching certain trigger points based on student enrollment and the ability of current facilities to accommodate curriculum needs and evolving student populations. When trigger points in enrollment are reached, the school district will take appropriate steps to accommodate increased student enrollment, either through acquisition of temporary classrooms and/or through planning, financing and construction of additional permanent school facilities.

Conclusion: The Gunnison Watershed School District is expected to maintain a stable enrollment of approximately 2,100 students during the next five years. The local community has grown, but housing affordability has reduced the number of new students that might be produced. School enrollment growth during the past five years was mostly produced by larger grades in K-8 replacing smaller grades in high school. The grade distribution is currently level, with an average grade size of roughly 160.

Future growth across the District will be more directly related to housing and job growth. The economy is predominantly service-based, with the ski area and the University employing many local workers. A recession affecting the ski area could affect local population and school enrollment, but these events are hard to predict and the impact could vary. In general, the number of institutionally-employed residents suggest that a continuation of the current economy is most probable, and stable school enrollments should continue. Furthermore, it should be concluded that enrollment at most Gunnison Watershed school sites is stable, with the exception that growth should be expected to continue at the Crested Butte School site. Past growth has occurred at a rate of 24 students per year over the past 10 years in Crested Butte. It is not entirely clear what drives this growth as it appears to be inconsistent with traditional predictions. A possibility is that there is an influx of families that derive their income from sources outside of the District. Nevertheless, it is reasonable to expect this growth to continue.



1.6 Master Plan Solution Summary

Throughout the facility master plan process, which involved the eight PAT meetings, the PAT considered a myriad of critical information pertaining to the community and District. The PAT identified master plan solutions for each school based on community, safety and security, conditions of existing facilities, and educational programs.

The solution for each school varies based on its unique conditions, site, curriculum, and relationship of each to the community. A summary of major master plan recommendations for each school is listed below.

Marble Charter School is not included in this Master Planning process. The scope of this study excluded charter schools as these are not under the direct control of the School District.

Lake Preschool and Kindergarten

- Reconfiguration of the existing parent/student bus drop off, minor playground improvements for shade and multiple play surfaces
- Cafeteria alterations to meet state licensing requirements
- Safety and security upgrades at vestibule
- Long-term monitoring of the roof and windows, but no major or critical deferred maintenance items were identified
- Projected enrollment at this site in the fall of 2018 is 79 students. Capacity of this facility is estimated to be approximately 184 students.

Gunnison Elementary / Middle School

- Improvement of connections to the community through walking and bike paths and improvements to playgrounds
- Upgrade existing vestibule, addition of intruder resistant film, additional card access, cameras, fire alarm modifications, and fire alarm mass notification
- Roof replacement, improved drainage, site paving, and landscaping
- Administration location for improved security and space improvements, flexible learning spaces, teacher collaboration space, additional STEAM opportunities through a revisioning of the library
- Projected enrollment at this site in the fall of 2018 is 813 students. Capacity of this facility is estimated to be approximately 941 students.

Gunnison High School

- Improvement of connections to the community through walking and bike paths, exterior restrooms, and improvement to outdoor field access
- Upgrades to existing vestibule, intruder resistant film, fire alarm modifications including mass notification
- Roof replacement and improved drainage
- Continued growth of CTE opportunities requiring a larger flexible CTE space
- Projected enrollment at this site in the fall of 2018 is 391 students. Capacity of this facility is estimated to be approximately 422 students.

Crested Butte Community School

- Projected enrollment at this site in the fall of 2018 is 759 students. Capacity of this facility is estimated to be approximately 762 students. Continuously monitor enrollment growth versus school capacity and plan for modular classroom installation. Potential expansion

of permanently constructed capacity to 1,000 students when trigger of third modular is met.

- Improved connections to the community through enhancements to the safe routes to school and address traffic issues.
- Upgrades to playground to address condition and inadequate size of playground and play fields (improve soccer field to meet regulation requirements by removing obsolete track)
- Upgrades to the existing vestibule, reconfiguration of parent/bus drop off loops, addition of intruder resistant film, fire alarm modifications, and mass notification. There is also the potential to reconfigure entry points for grades K-5 and 6-12
- Additional space for playgrounds, site repairs of asphalt and concrete, parking and drop off conditions improved, removal of existing outdoor track, interior finishes, minor roof and sheet metal repairs, and building snow and ice mitigation
- Administration location for better security and space improvements, flexible learning spaces, teacher collaboration space, additional STEAM opportunities, additional space for CTE programs

In order to accommodate growth, the District will first maximize the resources available in the existing schools. Second, if existing school facilities cannot accommodate the curriculum and student populations, then temporary facilities, like portable classrooms, would be installed. Third, temporary classrooms would give way to permanent school solutions which could include building additions, renovations, and construction of new facilities. It was determined that after a third portable classroom unit is installed that planning could begin on such permanent solutions.

Given that the Crested Butte site is currently experiencing continued growth and is surpassing the facility's ability to house students and offer adequate programs, the PAT spent considerable time looking at options for this site. The committee looked at three main siting options for expansion at CBCS, which are summarized below:

Option A - Update and add onto the buildings on the existing campus in CB thereby increasing the capacity at the site to about 1000 students (at which point the site will be considered fully built out)

Option B - Update the existing buildings and construct new buildings not connected to the existing buildings, all on the existing campus in CB.

Option C - Update the buildings on the existing campus (but not significantly increase capacity), and construct a new facility (starting with lower elementary grades) on a new site (as yet undefined, but possibly in CB South).

Through a process of considering the pros and cons of each option, it was suggested by some PAT members that the most feasible alternative for accommodating additional students over the next 5-10 year time span may be Option A, an expansion of the existing buildings on the Crested Butte campus. Increasing the capacity of the existing school to 1000 students, which is about the maximum size the site can support, should accommodate the anticipated growth in enrollment for the least cost. In the future, if and when enrollment exceeds 1000 students, it would be time to plan, acquire land, and construct an additional school on a new site. At the conclusion of the master planning effort, the consensus of the PAT was that Options A and C should both be carried forward and included in the next phase of the facilities planning process. Much more information and public input would be needed before a final option could be selected. For more detailed review of options, including pros and cons please refer to the Master Plan Process portion of this report.

The total dollar value of need identified in this report is \$53,872,378. The value is comprised of improvement projects at each campus throughout the district and deferred maintenance items with a priority score of 0-50. Refer to Section 5 for a breakdown of costs.

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2. Facility Master Plan

2.1 Background and History

Gunnison County is located on Colorado's Western Slope and is characterized by the alpine valleys, 14,000 ft. mountains, and deep scenic canyons. With an elevation of 7,703 ft., the City of Gunnison is located at the bottom of several valleys and at the confluence of the Gunnison and Tomichi Rivers.

Gunnison County was established in 1879, and the town of Crested Butte was incorporated in 1880. The introduction of the Denver & Rio Grande Railroad in 1881 facilitated the growth of the area and led to an expansion of the coal industry and subsequent development in the county. The coal industry in Crested Butte, and ranching in surrounding areas, kept the economy of Gunnison County steady until the 1950s when the end of the coal mine era and removal of the railroads led to a local recession and decrease in population. The recession ended when the area began to attract tourists in the 1960s with the opening of the ski area on Crested Butte Mountain and is currently a year-round vacation destination.

The first school classes in what is now the Gunnison Watershed School District were taught in private homes, a drug store, and a church from 1876 to 1880. The school board formed in 1879, and the first school house was constructed in 1881 on 8th Street. This facility was replaced by a new school on Pine Street with two more buildings added in East Town and West Town in subsequent years.

The Old Rock School House (now the public library) was constructed in 1883 and was Crested Butte's first permanent school. The school opened with 36 students, grades 1-8. Many of the students were from families of Irish, Scottish, English, and Welsh immigrants whose fathers worked in the mines. Through the 1890s, the student population continued to grow as Austrian, Italian, and Slovakian immigrants became the majority of the town's population. By 1900, the school had 225 students. High school classes were originally held in Pine Street and East Town buildings, but moved into Taylor Hall at WCU from 1911 to 1938. The High School (now Town Hall) opened in 1927. In 1967, the high school was closed and those students were bused to Gunnison High School. The K-8 school remained in Crested Butte and at times, due to larger student numbers, classes were held at the old "Cop Shop" and the Depot. Thirty years later, the Crested Butte Community School opened with 302 students, grades K-12. Most recently, in 2010, the Gunnison Community School, Lake Preschool and Kindergarten, and Gunnison High School were renovated, and the Crested Butte Community School was renovated and expanded.

2.2 Planning Assistance Team (PAT) Master Plan Process

The PAT is the key to the success of a community-driven master plan process. No other group is better equipped to provide direction to RTA and the District than the parents, families, students, district staff, and community members of Gunnison Watershed School District. RTA strives to facilitate a master plan that identifies the key issues affecting the District and provide this information to the PAT during the master plan process.

Each PAT meeting has a specific agenda for evaluation by the members. Activities during the PAT meetings begin with review of the previous meetings outcomes and discussion of the current agenda. After an open discussion regarding the previous meeting, the group is presented with information addressing and information regarding the agenda items. Typically, after the initial information is shared, the members would break into small group activities to discuss, evaluate, and reach small group consensus on the information provided.



Following the small group activities, the larger group begins to discuss the topic, establish common themes between groups, and prioritize information. RTA answers questions, provides professional input, and facilitates group discussion to reach consensus. Working together, the PAT group prioritizes information and sets direction based on the information provided and community priorities. At the conclusion of the process, the PAT recommends a master plan approach, which is illustrated in this document.

RTA would like to thank the PAT for their diligence, thoughtfulness, and dedication to develop the master plan solution for Gunnison Watershed School District.

Summary of the Master Plan Meetings

Date: 1/23/2018 and 2/13/2018

The first two meetings of the PAT focused on a Strengths, Weaknesses, Opportunities, and Threats (SWOT) assessment of the District as a whole. The PAT members first worked individually to document their own perspective regarding each of the descriptors of the District. Upon completion of individual reflection on each category, the group was divided into two smaller groups which reviewed written comments in two content areas (Strengths / Threats and Weaknesses / Opportunities). Common themes were identified by the two groups, and a summary of each category was presented to the entire PAT for discussion and refinement to reflect the observations of the group. The entire PAT then reviewed a further refined summary presented by RTA at several of the subsequent meetings.

Another topic of interest to the PAT was potential for growth in student enrollment. The PAT discussed the demographic data compiled separately by the District and by Western States Demographics over the last years. In summary, the data from the district and the data from Western States Demographics were in alignment, and both indicated that the District may experience slow growth over the next 10 years, but there is no indication a drastic change in enrollment will occur in the next 10 years. The committee acknowledged the slow and steady state of enrollment district-wide, but also verbalized that the Crested Butte Community School appeared to be an exception in that it is growing rapidly and close to reaching capacity.

Date: 2/27/2018 and 3/13/2018

PAT meetings three and four switched to site-specific evaluation of each of the schools within the District. Principals and assistant principals attended these meetings to assist the PAT members in completing a four-page survey of each school. The survey completed by each small group covered a wide range of topics including: site circulation, site amenities, administrative space, common space adequacy (commons, cafeteria, library, gymnasium) educational program capacity, educational program adequacy including electives, and extra-curricular space adequacy.

Date: 4/24/2018

PAT meeting number 5 centered upon a presentation by RTA of a site-specific school evaluation framed around the four themes generated through the planning process to date: Community, Safety and Security, Deferred Maintenance / Condition of Existing Facilities, and Educational Program. A summary school SWOT analysis was presented along with action items to address community and educational program. Safety and Security was identified district-wide and focused on general approaches for all schools. Deferred Maintenance / Condition of Existing Facilities was presented in a similar fashion, but focused on how items were identified and how individual scoring of items were calculated. The group also reviewed and commented on a PowerPoint presentation and requested additional refinement of the proposed solutions.

Date 5/8/2018

Community Meeting in Crested Butte: A publicly advertised community meeting was held at the Crested Butte Community School to describe the master plan process, and the majority of the time was spent discussing the current issues surround the existing site and building. This meeting was not considered a PAT meeting. Three potential master plan solutions for the Crested Butte School were presented. The options discussed are as follows:

Option A - Update and add onto the buildings on the existing campus in CB thereby increasing the capacity at the site from the current capacity of 750 students to about 1000 students (at which point the site will be considered fully built out)

Pros:

- Option A would likely be the least expensive way to accommodate an additional 250 students north of Round Mountain.
- The K-12 community school feel and benefits would be retained.
- The efficiencies associated with operating a single school site north of Round Mountain would be retained.

Cons:

- Use of some common use facilities at the school (such as multipurpose room, gyms, computer rooms, kitchen, etc.) would be stretched to capacity.
- Traffic and safety issues surrounding the school could potentially become more challenging.

Option B - Update the existing buildings and construct new buildings not connected to the existing buildings, all on the existing campus in CB.

Pros:

- Option B would allow the maximum number of students to be accommodated on the existing campus in CB.

Cons:

- Challenges of moving students back and forth outside from building to building during the winter
- Loss of athletic fields and parking space
- Potential traffic and safety issues due to increased student population

Option C - Update the buildings on the existing campus (but not significantly increase capacity), and construct a new facility (starting with lower elementary grades) on a new site (as yet undefined, but possibly in CB South).

Pros:

- Option C would eliminate the need to expand significantly on the existing campus in Crested Butte, thus preventing traffic and safety issues which might exist around the school from getting worse
- Option C would provide school facilities closer to the growing population centered in and around CB South.

Cons:

- The cost of building a new school on a completely new site would likely far exceed the cost of expanding at CBCS.
- Costs at a new site would be higher due to the need to acquire a significant amount of land, and to duplicate facilities that are already constructed in CB (such as gyms, multipurpose room, kitchen, administrative offices, etc.)
- Two campuses in the CB area would be inconvenient for parents of multiple students.

Through a process of considering the pros and cons of each option, it was suggested by some PAT members that the most feasible alternative for accommodating additional students over the next 5-10 year time span may be Option A, an expansion of the existing buildings on the Crested Butte campus. Increasing the capacity of the existing school to 1000 students, which is about the maximum size the site can support, should accommodate the anticipated growth in enrollment for the least cost. In the future, if and when enrollment exceeds 1000 students, it would be time to plan, acquire land, and construct an additional school on a new site.

The community members who attended the meeting overwhelmingly preferred limited expansion of the existing school. This would limit the impacts to the existing site and maintain a community feel to the existing school. The community also voiced concern over timing of the expansion of the existing school or the need to build another school at another site. Superintendent Doug Tredway told those in attendance that no expansion would be contemplated until the school was at capacity and would that it would remain at capacity for the foreseeable future.

Option B did not receive support from the PAT or the community because of the loss of athletic fields and parking areas, as well as the difficulties of moving students back and forth outside between buildings in the winter. This option did not receive further consideration at subsequent PAT meetings.

It should also be noted that the community felt strongly that any future expansion at the Crested Butte campus should not encroach upon the soccer field. It was discussed that the existing soccer field should be retained and that improvements should be made to remove the existing track that is an obstacle to the playable surface of the field. It was also discussed that significant traffic issues exist at this site. Currently traffic will sometimes back up on Highway 135 during drop off and pick up. Improvements to the traffic flow and configuration should be investigated.

Date: 5//2018

PAT meeting number 6 focused on reviewing the refinement of the language for each of the school sites, then turned to the observations of the community regarding the master plan process to date and the two preferred proposed solutions for the Crested Butte Community School, Option A and Option C. Additional refinement of the district-wide master plan proposal was requested, and it was suggested that a separate process occur to work with the town of Crested Butte on

potential solutions to some of the site-specific issues identified at the Crested Butte Community School.

Date: 6/13/2018

The final PAT meeting was held as a publicly advertised community meeting at the Crested Butte Community School. The PAT reviewed the requested refined master plan solutions and revisions to the Crested Butte Community School solution. The PAT group also discussed the next steps for the master plan process and how the master plan would be considered by the Superintendent and school board in the fall of 2018.

Following the community meeting, the Town of Crested Butte staff have shown additional interest in working with the District to address some of the site circulation and safety issues surrounding the Crested Butte Community School. Meetings have continued between the district and town to discuss plans to address safety and circulation issues around the school.

Community input was invited and encouraged at each of the PAT meetings. The school district was seeking an open dialogue with parents and other stakeholders on all issues facing the district.

The **Final Community meeting** presentation slides from June 13th, 2018 are included on the following pages as a summary of the PAT meeting process and recommendations. A reduced copy of all other meeting slides is included in the back of this report.

2.3 Planning Assistance Team (PAT) Final Meeting Summary Slides

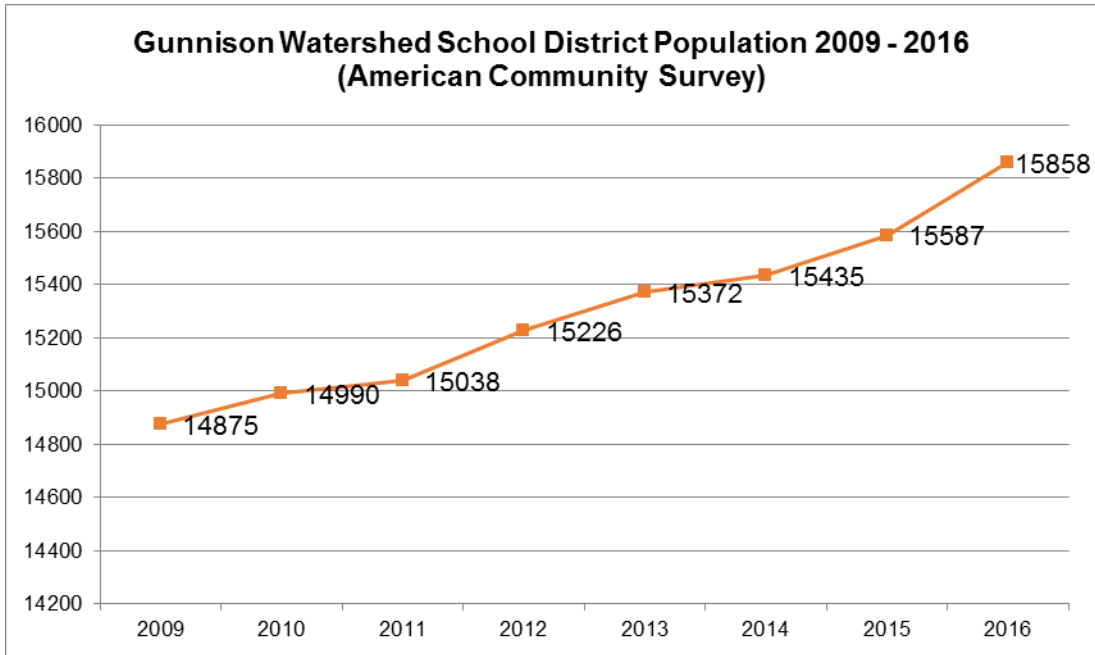
The following meeting slides from the June 13, 2018 meeting represented the overall planning process and are included as a summary of the meeting process.

All meeting slides can be found at the end of this report in the Appendix.

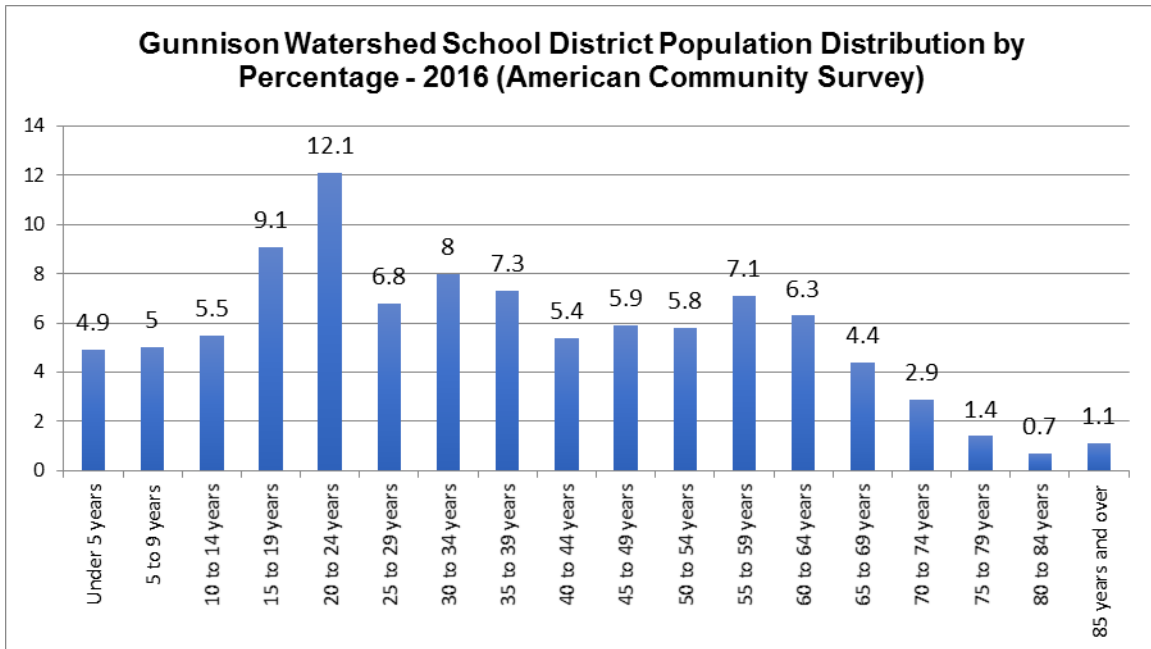
2.4 District Growth and Demographics

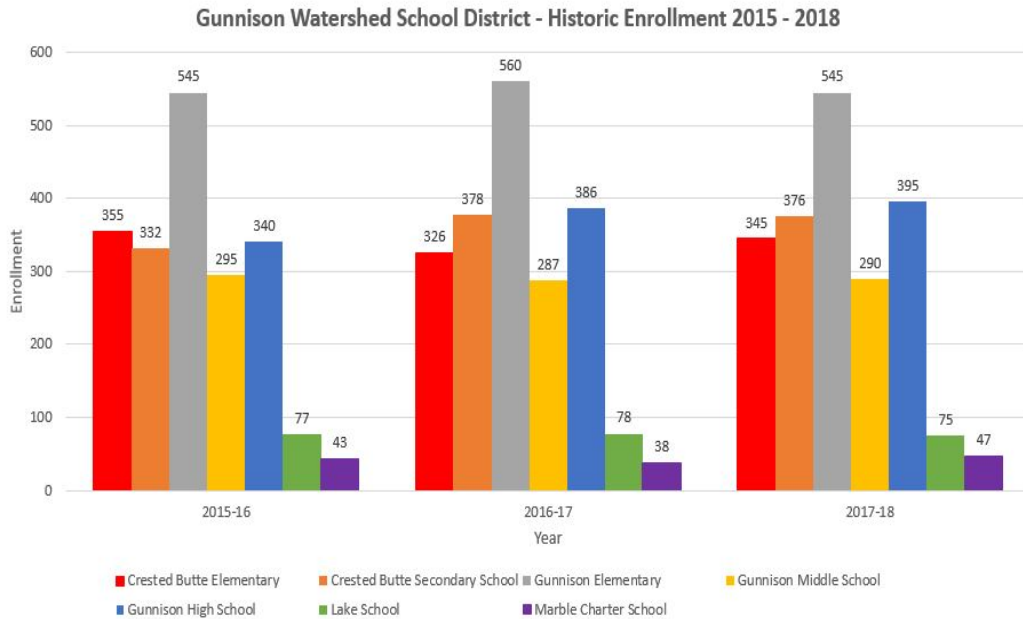
Introduction: The Gunnison Watershed School District consists of the towns of Gunnison, Crested Butte and Marble, along with Crested Butte South, Almont and other portions of unincorporated Gunnison County. The community has transitioned from a predominantly ranching and mining-based community to a tourism and education-supported economy over the past century. The present economy is predominantly service-based and is supported by the Crested Butte Mountain Resort and Western Colorado University. The beauty and natural amenities of the area have made it one of the most sought-after recreational lifestyle areas in Colorado and this reputation is expected to continue.

Housing Affordability: As with most Central Colorado Mountain districts, housing prices have complicated the ability for families to reside in resort areas, and Crested Butte and Gunnison are affected by this trend. In general, there are many homes for sale in the District, and the sales mix represents a healthy distribution of vacant lots, single family detached homes, multi-family homes in various categories, and existing mobile homes.



Population Distribution: Young adults enrolled in the University and those working in the resort trade impacted the population distribution in 2016 with age categories comprised of workers aged 18 – 24 well represented in the percentage distribution. In general, school-aged population groups were a smaller percentage of the population, and the area was not viewed as a retirement destination with little population over age 60.



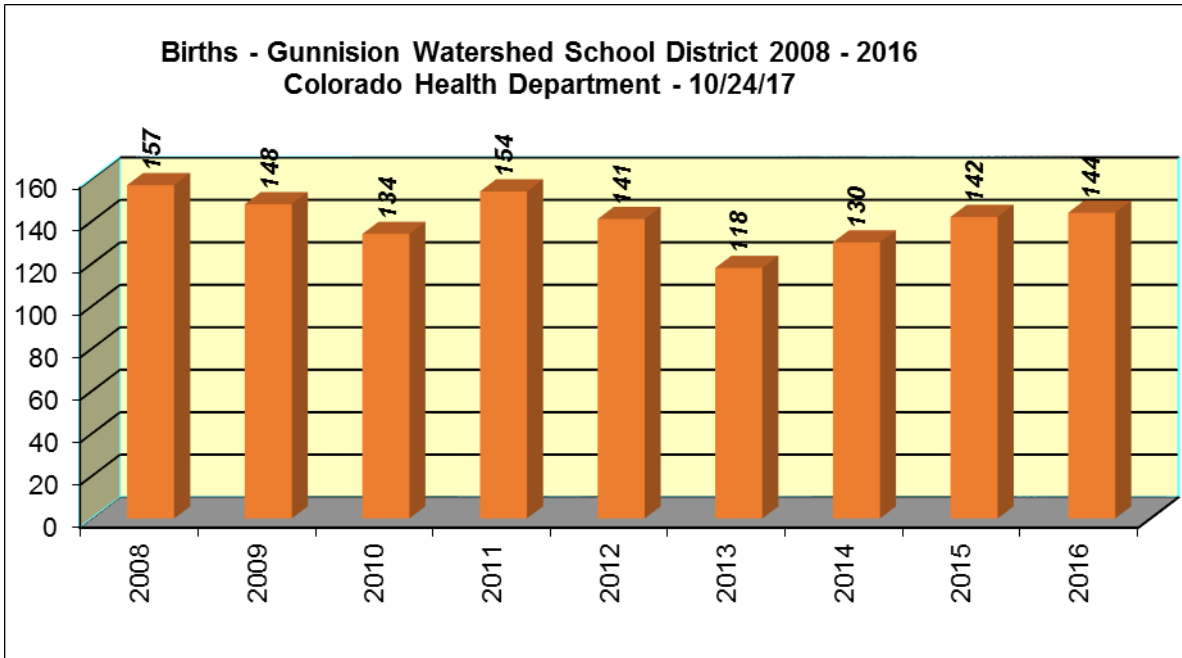


Historical School Enrollment: The District has grown by approximately 230 students since 2012. This growth of about 45 students per year has largely resulted from smaller high school grade cohorts advancing and being replaced by larger incoming K-8 grades. Pre-kindergarten enrollment has been somewhat stable at around 80 students, and kindergarten enrollment has fluctuated but remains around 150 students. 2017 current enrollment is shown in the following table:

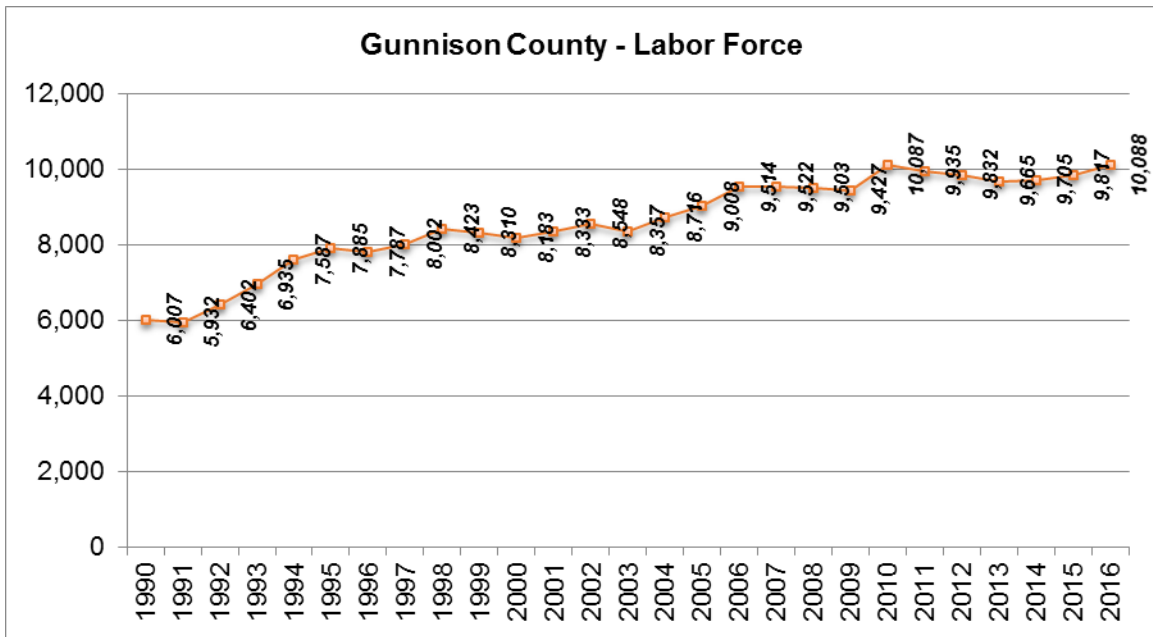
Gunnison Watershed School District – Fall Enrollment 2012 - 2017

Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	(PK-5)	(6-8)	(9-12)	(PK-12)	Net Loss/Gain
2012	91	130	131	167	151	147	148	151	149	134	108	105	133	101	965	434	447	1846	
2013	73	172	135	136	163	158	153	153	155	151	133	111	106	135	990	459	485	1934	88
2014	80	145	168	141	139	156	154	150	152	152	154	132	108	98	983	454	492	1929	-5
2015	77	150	143	171	150	156	160	157	149	158	142	142	121	111	1007	464	516	1987	58
2016	78	139	147	149	173	152	152	166	159	157	168	143	147	123	990	482	581	2053	66
2017	79	154	138	151	157	175	150	155	161	152	153	166	140	145	1004	468	604	2076	23

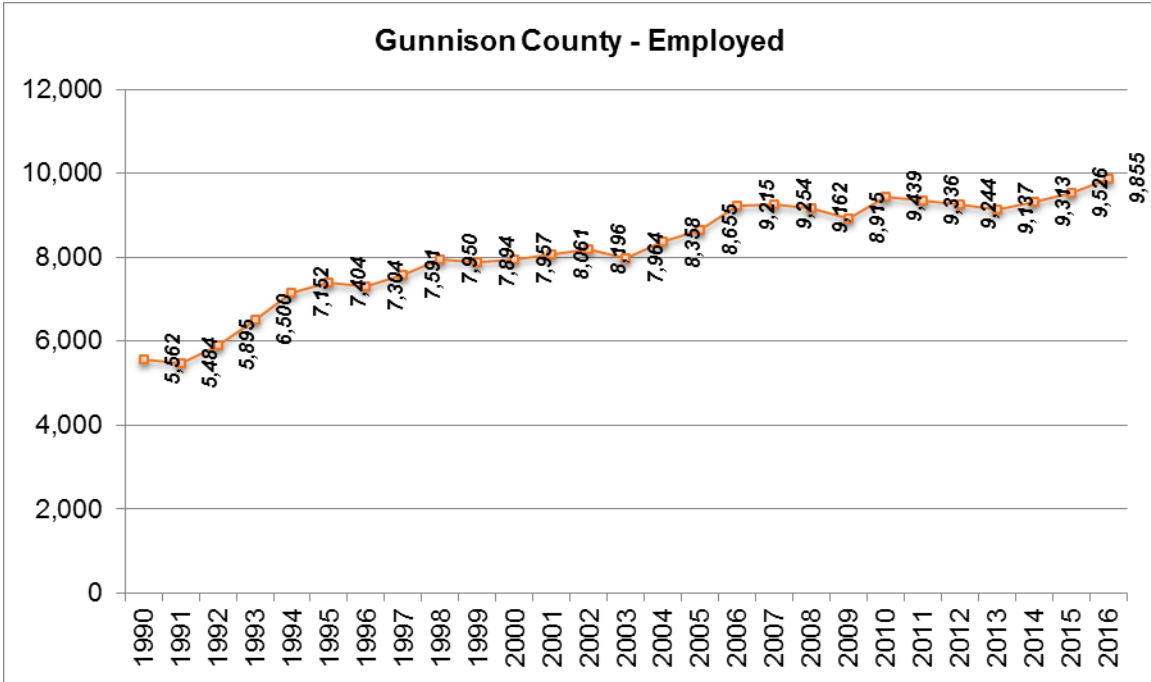
School District Births: Births have increased from 118 to 144 since 2013, but have fluctuated due to the small sample size of the district. In general, births have held at an average of 140 per year for a decade.



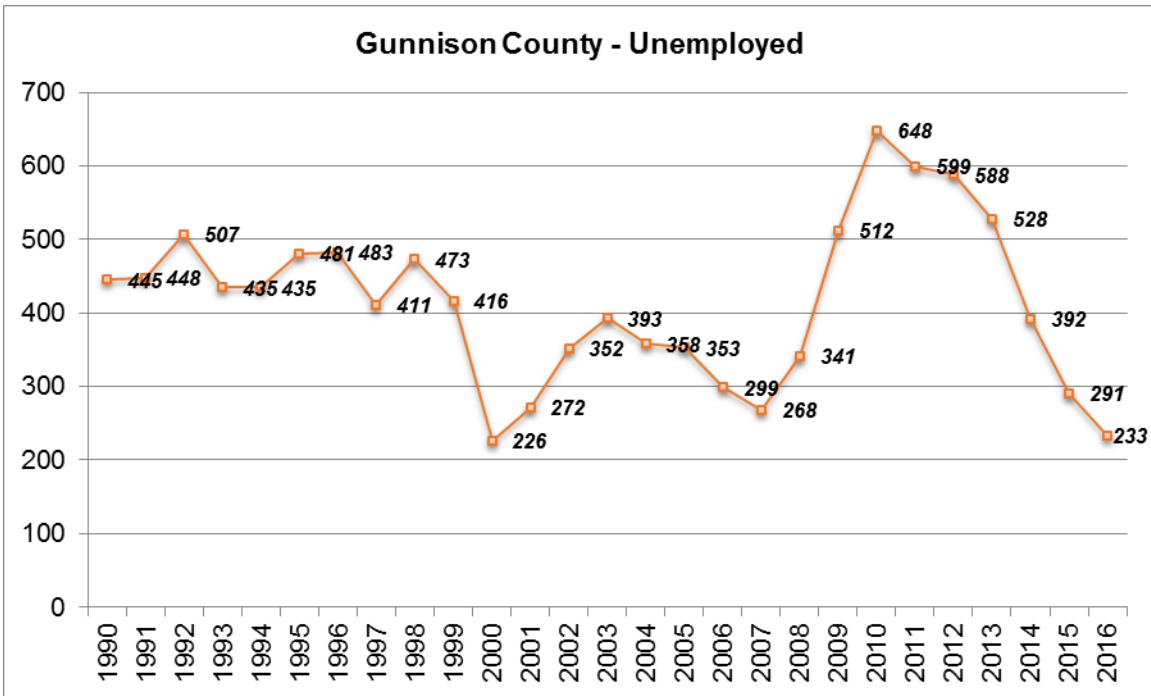
Gunnison County Labor Force: The labor force has held steady at just below 10,000 since the economic downturn in 2009 according to the Colorado Department of Labor. The local economy is typified by the standard resort town mix of tourism, service, and government employment with hospital and college employment adding stability to the service sector.



Gunnison County – Total Employed Persons: Employment has seen relatively steady growth in the area. The total employed figure for 2016 reached 9,855.

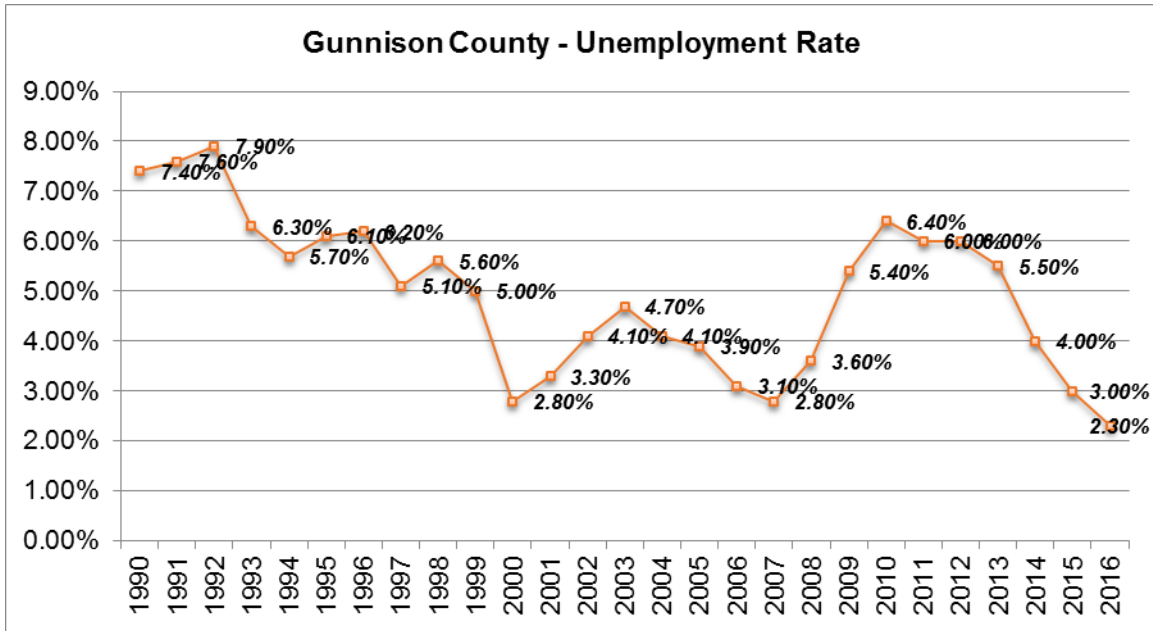


Gunnison County – Total Unemployed Persons: Unemployment in the County has diminished significantly since the economic downturn and a low point in 2007. It fell to approximately 233 in 2016.



Gunnison County – Unemployment Rate: The unemployment rate in the County has diminished significantly to an all-time low of 2.3% in 2016. These factors contribute to an

atmosphere of stability in the District, producing consistent enrollment levels that are expected to continue.



Gunnison County – Largest Employers: The largest employers in the County include:

- Western Colorado University
- Crested Butte Mountain Resort
- Gunnison-Crested Butte Regional Airport
- Gunnison Valley Regional Transportation Authority
- Gunnison Valley Hospital
- RE-1J School District

The focus on large, institutional employers suggests long-term stability in population and school enrollments. Approximately 18 percent of workers cited less than a five-minute commute to work in the American Community Survey for 2016, indicating a high percentage of workers using home offices. “Non Location-Specific Businesses” have been a major trend in mountain communities with internet businesses or remote workers able to live and work anywhere. This factor is expected continue to grow as the economy and employment practices continue to evolve.

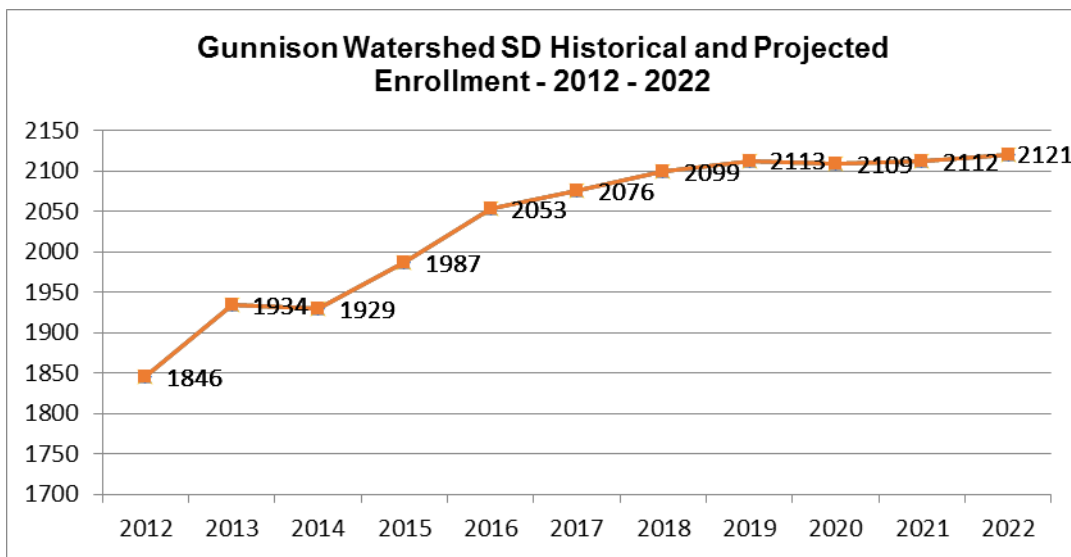
Occupation of School District Workers: According to the American Community Survey, the local economy could best be described as a service economy. The occupations of local residents are displayed in the following table:

Gunnison Watershed School District – Occupations – ACS – 2016

Occupation	Employed - 2016
Management	1112
Construction and extraction	967
Food preparation and serving related	922
Sales and related	815
Office and administrative support	800
Installation, maintenance, and repair	496
Education, training, and library	448

Building and grounds cleaning and maintenance	419
Personal care and service	416
Business and financial operations	343
Transportation	327
Arts, design, entertainment, sports, and media	315
Production	300
Health diagnosing and treating practitioners and other technical	250
Healthcare support	220
Computer and mathematical	152
Architecture and engineering	122
Life, physical, and social science	120
Firefighting and prevention, other protective service workers	119
Health technologists and technicians	83
Law enforcement workers including supervisors	80
Community and social services	77
Legal	51
Farming, fishing, and forestry	50
Material moving	44

School Enrollment Forecast: The Gunnison Watershed School District is expected to maintain stable enrollment at approximately 2,100 students during the next five years due to an improving economy and stable birth rate, as displayed in the following graph:



Individual School Forecasts: Individual school forecasts are shown in the following tables. In general, enrollments in Gunnison K-8 schools should decline slightly, while enrollment in Crested Butte schools should grow. These tables are based upon forecasts prepared by Shannon Bingham.

As compared to the District as a whole, the historic growth in student enrollment at the Crested Butte Community School presents something of an anomaly. Using the District-wide growth rates prepared by Shannon Bingham, the Crested Butte Community School campus is projected to add 28 students in the four years between October 1, 2018 and October 1, 2022 as shown in the tables below. However, over the past ten years, the campus has added an average of 24 students per year, which is 3.4 times the rate projected for the next four years. There have been no changes in the community of a magnitude to suggest that future growth in enrollment would

differ so greatly from the historic rate. If growth does continue at the historic rate, enrollment will increase by approximately 96 students between 2018 and 2022 to a total of 845 students.

Annual Forecasts by School and School Year

2018	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Totals
GUNNISON ES	0	74	81	92	91	82	104								524
CRESTED BUTTE ES	0	64	66	44	61	70	70								375
MARBLE ES	0	10	10	8	7	6	3								44
PRESCHOOL	79	0	0	0	0	0	0								79
GUNNISON MS	0	0	0	0	0	0	0	99	99	91	0	0	0	0	289
CRESTED BUTTE MS	0	0	0	0	0	0	0	52	49	67	0	0	0	0	168
MARBLE MS	0	0	0	0	0	0	0	4	5	4	0	0	0	0	13
GUNNISON HS	0	0	0	0	0	0	0	0	0	0	103	92	113	83	391
CRESTED BUTTE HS	0	0	0	0	0	0	0	0	0	0	49	59	51	57	216
Total	79	148	157	144	159	158	177	155	153	162	152	151	164	140	2099

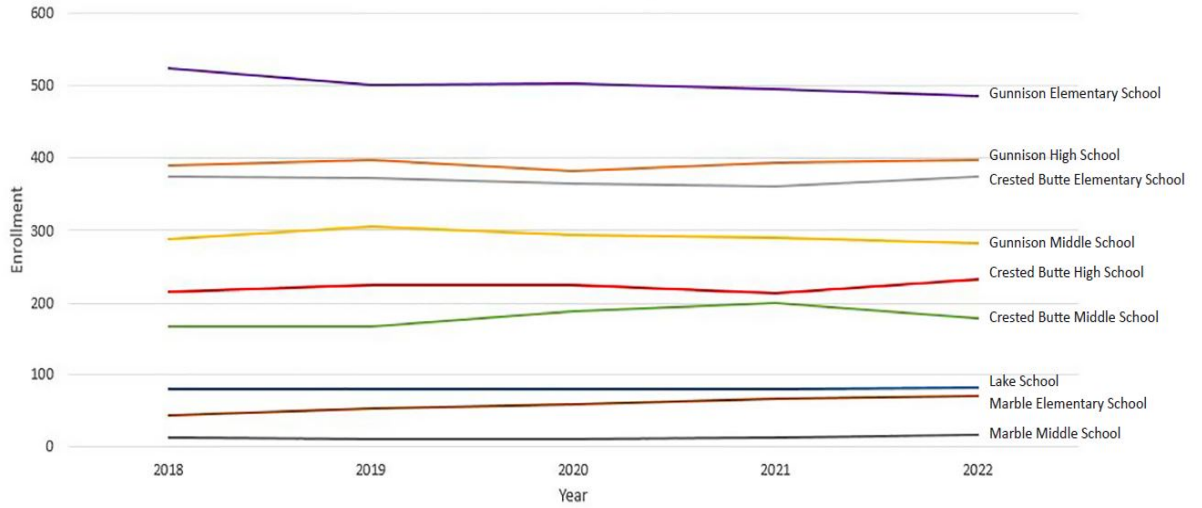
2019	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Totals
GUNNISON ES	0	82	72	82	93	92	81	0	0	0	0	0	0	0	502
CRESTED BUTTE ES	0	62	64	67	46	59	75	0	0	0	0	0	0	0	373
MARBLE ES	0	11	10	10	9	6	6	0	0	0	0	0	0	0	52
PRESCHOOL	80	0	0	0	0	0	0	0	0	0	0	0	0	0	80
GUNNISON MS	0	0	0	0	0	0	0	107	100	98	0	0	0	0	305
CRESTED BUTTE MS	0	0	0	0	0	0	0	69	48	51	0	0	0	0	168
MARBLE MS	0	0	0	0	0	0	0	1	4	5	0	0	0	0	10
GUNNISON HS	0	0	0	0	0	0	0	0	0	0	94	103	91	109	397
CRESTED BUTTE HS	0	0	0	0	0	0	0	0	0	0	67	46	58	55	226
Total	80	155	146	159	148	157	162	177	152	154	161	149	149	164	2113

2020	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Totals
GUNNISON ES	0	83	79	74	83	94	91	0	0	0	0	0	0	0	504
CRESTED BUTTE ES	0	60	62	65	69	45	64	0	0	0	0	0	0	0	365
MARBLE ES	0	11	11	11	11	9	6	0	0	0	0	0	0	0	59
PRESCHOOL	80	0	0	0	0	0	0	0	0	0	0	0	0	0	80
GUNNISON MS	0	0	0	0	0	0	0	86	109	99	0	0	0	0	294
CRESTED BUTTE MS	0	0	0	0	0	0	0	74	65	50	0	0	0	0	189
MARBLE MS	0	0	0	0	0	0	0	4	2	4	0	0	0	0	10
GUNNISON HS	0	0	0	0	0	0	0	0	0	0	101	93	102	87	383
CRESTED BUTTE HS	0	0	0	0	0	0	0	0	0	0	52	65	46	62	225
Total	80	154	152	150	163	148	161	164	176	153	153	158	148	149	2109

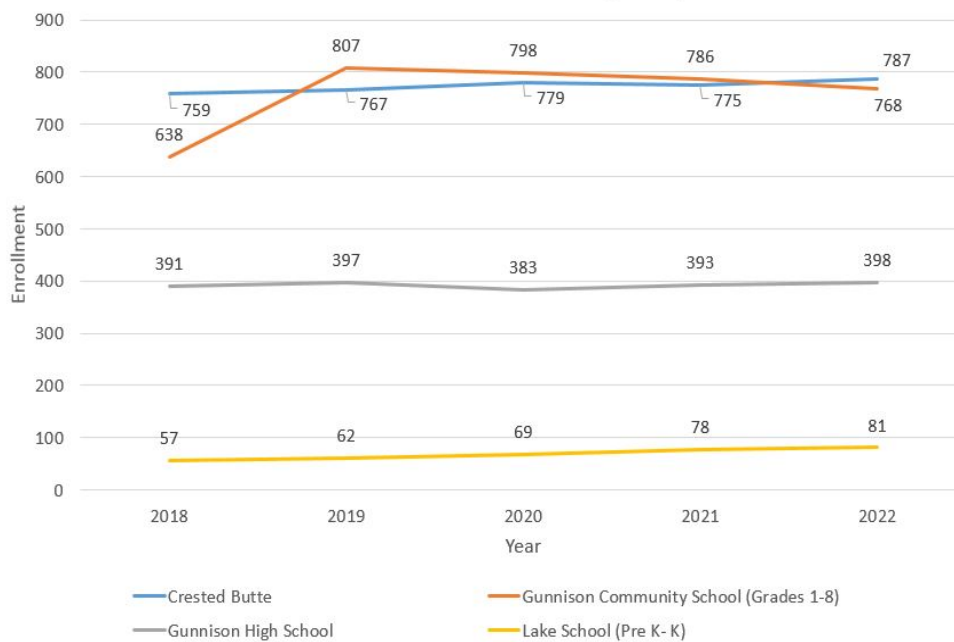
2021	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Totals
GUNNISON ES	0	83	81	81	74	83	93	0	0	0	0	0	0	0	495
CRESTED BUTTE ES	0	58	60	63	67	66	48	0	0	0	0	0	0	0	362
MARBLE ES	0	12	11	11	12	11	9	0	0	0	0	0	0	0	66
PRESCHOOL	80	0	0	0	0	0	0	0	0	0	0	0	0	0	80
GUNNISON MS	0	0	0	0	0	0	0	97	87	107	0	0	0	0	291
CRESTED BUTTE MS	0	0	0	0	0	0	0	63	70	67	0	0	0	0	200
MARBLE MS	0	0	0	0	0	0	0	5	5	2	0	0	0	0	12
GUNNISON HS	0	0	0	0	0	0	0	0	0	0	102	101	92	98	393
CRESTED BUTTE HS	0	0	0	0	0	0	0	0	0	0	50	49	64	50	213
Total	80	153	152	155	153	160	150	165	162	176	152	150	156	148	2112

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
Total	81	152	150	155	158	150	165	156	162	162	176	149	149	156	2121

Annual Enrollment Forecasts by School



Annual Enrollment Forecasts by Campus



Conclusion: The Gunnison Watershed School District is expected to maintain a stable enrollment of approximately 2,100 students during the next five years. The local community has grown, but housing affordability has reduced the number of new students that might be produced. School enrollment growth during the past five years was mostly produced by larger grades in K-8 replacing smaller grades in high school. The grade distribution is currently level, with an average grade size of roughly 160.

Future growth in the across the District will be more directly related to housing and job growth. The economy is predominantly service-based, with the ski area and the University employing many local workers. A recession affecting the ski area could affect local population and school enrollment, but these events are hard to predict and the impact could vary. In general, the number of institutionally-employed residents suggest that a continuation of the current economy is most probable, and stable school enrollments should continue. Furthermore, it should be concluded that enrollment at most Gunnison Watershed school sites is stable, with the exception that growth should be expected to continue at the Crested Butte School site. Past growth has occurred at a rate of 24 students per year over the past 10 years in Crested Butte. It is not entirely clear what drives this growth as it appears to be inconsistent with traditional predictions. A possibility is that there is an influx of families that derive their income from sources outside of the District. Nevertheless, it is reasonable to expect this growth to continue.

Final Master Plan Presentation Slides



Crested Butte Community Meeting

June 13, 2018



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AGENDA

1. Master Plan Process
2. Master Plan Components
 - A. Community
 - B. Safety & Security
 - C. Deferred Maintenance
 - D. Educational Program
3. Path Forward



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Master Plan Process

Planning Assistance Team – PAT

Community Members, Teachers, and Students

Representing all schools in Gunnison and Crested Butte

PAT driven evaluation and recommendations



25

Master Plan Process

7 Master Plan Meetings

District Strengths, Weaknesses, Opportunities, Threats

Demographic overview

Individual School and Site Evaluations

Evaluation of potential site based solutions

Capital maintenance strategies / Identification of district wide common traits

Refinement of potential master plan solutions

Discussions of Master Plan next steps and "TRIGGER POINTS"



26

COMMUNITY

Strengths

- Strong support, cooperation, and involvement from parents and community members who value education.
- Collaboration with community
- WCSU

Weakness

- Challenge due to geographic size of district
- Access to district resources

Opportunity

- Collaboration with local community and non-profits.
- Expanded collaboration with WCSU
- Explore affordable housing options and community house-build projects.
- Community and District Growth

Threat

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



COMMUNITY

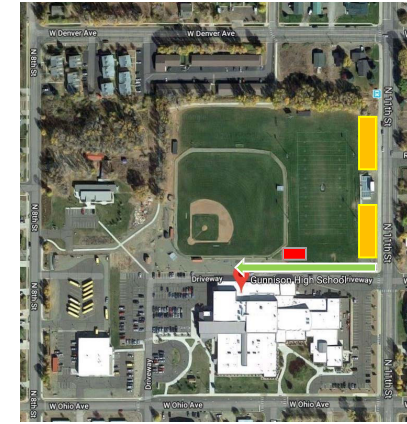
ACTION:

Strengthen community connectivity

- Safe routes to schools
- connection to open space and parks
- Shared use opportunities

Cultivate community involvement

- Collaboration with local community, non-profits, business
- Collaboration with WCSU,
- Internships
- -
- -



COMMUNITY



CRESTED BUTTE COMMUNITY SCHOOL

- Improve vehicular circulation for safety
- Improve connections to neighborhood
- Improve playground and outdoor learning environments
- Preservation of green space / athletic fields
- Shared use of parking resources

CRESTED BUTTE COMMUNITY SCHOOL



SAFETY AND SECURITY

Strengths

- Dedicated qualified staff and administration
- District Emergency Operation Plan
- Connection to local law enforcement

Weakness

- Physical differences in facilities
- Proximity of parking lots to playgrounds

Opportunity

- Improvement of physical security measures - building access, security systems, building compartments
- Site security improvements - signage, separation of activities, security systems

Threat

- Lack of sufficient funding



SAFETY AND SECURITY

ACTION:

Enhance current security measures

- Improved building access
- Visual control of entry and parking lots
- Location of Administration
- Up to date security systems
- Building improvements such as glazing protection, compartmented buildings

Improve existing site conditions

- Separate parent and Bus Circulation
- Maintain safe routes to school
- Separation of site functions – i.e. playgrounds and parking lots.
- Obstruction mitigation – “blind spots”



DEFERRED MAINTENANCE / SUSTAINING CAPITAL

Strengths

- Strong district leadership and staff dedication to existing facilities
- Well maintained, updated facilities, with a well-organized transportation system

Weakness

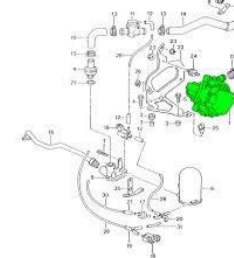
- Ability to fund large sustaining capital projects: roof replacement, mechanical system replacement, extensive site work

Opportunity

- Continued support by the community and district to maintain the facilities

Threat

- Limitation in state funding



Merriam-Webster: an amount needed but not yet expended for repairs, restoration, or rehabilitation of an asset

Federal Accounting Standards Advisory Board: maintenance and repairs that were not performed when they should have been or were scheduled to be and which are put off or delayed for a future period.



DEFERRED MAINTENANCE / SUSTAINING CAPITAL

ACTION:

Consistent facility evaluation

Prioritization of critical needs

Continued investment in district assets

Assessment Process

Prioritization is intended to clearly identify the problems that must be addressed immediately. The priority levels are designed to direct the evaluators choices on any issue and to organize the decision making into a simple understandable step by step process.

Level	Rank	Category - What is the problem or concern?
Level 1	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues
	4	Space characteristics / adequacies as compared to the Ed-Spec
	5	ADA Issues
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	LEPSS would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem
Level 2	1	Failure Expectancy - When is the problem likely to occur
	2	The item will fail or fail already failed
	3	Probable - Failure within the next 2 to 5 years
	4	Probable - Failure within the next 15 years
	5	Failure has occurred but did not impact student achievement or program
Level 3	1	Consequences - What happens when failure occurs
	2	Failure will compromise building occupied safety & health
	3	When failure occurs, complete or partial closure of the facility is necessary.
	4	Failure will cause damage to other components or elements but closure is not necessary.
	5	Component does not meet current building code or ADA as required.
	6	Programmatic - Existing space does not meet the educational goals of the district or site.
	7	Positive cost or benefit. Correction in conjunction with another project could save money.
8	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature. No failure is expected.	
Example	1	If the roof is leaking the ranking would be
	2	Potential for damage to the building.
	3	The item has already failed
	4	Failure will cause damage to other components or elements but will not cause the building
	5	The priority ranking from the consultant.
	6	The ranking for this item.
	7	The ranking for this item.

The intergroup ranking for each item is based on the consultants experience and is required to final rank items that score the same numeric value on the priority matrix listed above for Level 1 to a Level 2 or a Level 3 ranking.



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 WCSU's influence the district

Weakness

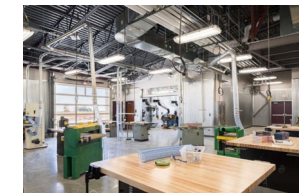
- Distribution and opportunity to engage in STEAM and vocational programs in all schools
- Location and distance create challenges to offer similar programs in all schools
- Space limitations in specific facilities

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 STEM and Vocational Education

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



EDUCATIONAL PROGRAM



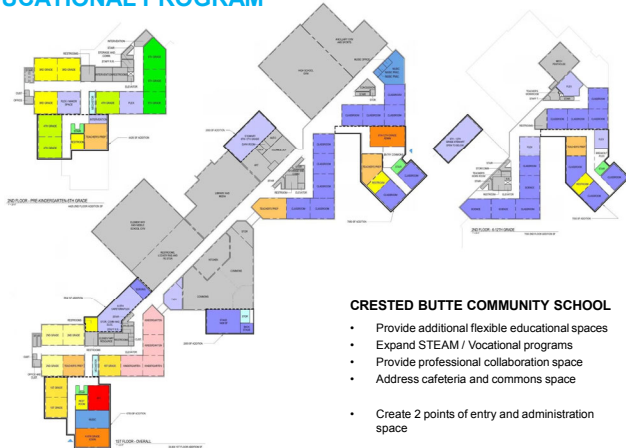
CRESTED BUTTE COMMUNITY SCHOOL

- Provide flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address space limitations of cafeteria and commons space

CRESTED BUTTE COMMUNITY SCHOOL



EDUCATIONAL PROGRAM



CRESTED BUTTE COMMUNITY SCHOOL

- 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



PATH FORWARD

Refine Master Plan solutions

- Validate individual school master plan scope and concepts
- Develop master plan cost models
- Consider deferred maintenance priorities
- Complete Traffic / Circulation Study with the Town of Crested Butte

Master Plan Implementation

NO SET TIME LINE

ACTION PREDICATED "TRIGGERS"

Student Population Growth

- Crested Butte Community School is approximately 50 students from capacity
- Remainder of district facilities have adequate student capacity

Phased Solution


- **Portable Classrooms** – validate demographic trends
- **Facility Construction** – to address growth or address Master Plan Priorities

2 Facility Options in Master Plan for Crested Butte

- Expand existing Crested Butte Community School
- Construct a K-2 facility in Crested Butte South or other location / Convert CBCS to 3-12




Questions?



A horizontal navigation bar at the bottom of the slide. It consists of a long black bar on the left, followed by three smaller black squares, then the RTA logo (a red square with white text 'RTA' and 'RESEARCH TRAINING ACADEMY' below it), and finally the number '39' in white on a black background.

Thank You !



A horizontal navigation bar at the bottom of the slide. It consists of a long black bar on the left, followed by three smaller black squares, then the RTA logo (a red square with white text 'RTA' and 'RESEARCH TRAINING ACADEMY' below it), and finally the number '40' in white on a black background.

3. Existing Facilities Assessment

3.1 Approach

The facility assessment and inventory process used is based on the medical principle of diagnosis before treatment. It is imperative to the master planning process that the condition of the existing district facilities is accurately assessed and objectively quantified. The steps taken to assess the District's facilities were:



Roof of Crested Butte
Community School

Review facility condition information: First, the critical building data is reviewed and captured in a manner that reveals individual building and system-wide deficiencies as they exist today. We independently reviewed any existing building drawings and documents and objectively reviewed existing conditions prior to reviewing the existing conditions of the facilities with building related personnel. Our onsite investigations examined all major systems within the facilities for both condition and suitability.

Identify current problems: Our team included architects, contractors, and engineers, each of whom brought a unique perspective to the existing condition's evaluation. Prior to discussion with anyone associated with the facilities, the team first independently reviewed and tabulated the existing conditions of the site, building, and MEP systems which revealed a list of attributes and deficiencies. After the initial assessment was compiled, the information was then reviewed with staff associated with the building. Conversations with building staff provided additional insight into the adequacy of certain building elements, such as the air conditioning, illumination, ventilation, acoustics, size, and circulation of key building components. This additional information was evaluated and included in the assessment data after independent review by the design team.

Evaluate and prioritize deficiencies: The facility assessment broke down the deficiencies into detailed individual items that could be evaluated for cost and scored based on specific criteria. Each deficiency item was given a score based on a mathematical calculation based on three levels of criteria:

1. The first criteria (Level 1) was the significance of the concern. Is this a life safety issue, or does the item create potential damage to the building, or create a building code issue? Level 1 included 11 different conditions used to identify the issue, "What is the problem or concern?"
2. The second criteria (Level 2) was the condition of the item. Is the item operational, broken, partially working, or non-functioning? Level 2 included six different classifications used to identify the condition of the issue, "When is the problem likely to occur?"
3. The third criteria (Level 3) was the consequence to the building or inhabitants based on the current condition of the item. Level 3 includes eight different descriptions of used to identify the seriousness of the issue, "What happens when failure occurs?"

Objectively outlining these three criteria determined a mathematical value for each item identified. The lower the number generated, the higher the priority should be to the owner. The higher numbers generated by the calculation were items that are not expected to fail as quickly or cause interruption of the use of facility.

An important aspect of evaluating the cost of correcting a conditional deficiency is understanding the entire scope of work that is required. For example, site paving could be cracked and deteriorated, but the underlying issue is most likely related to poor site grading, soil conditions, or storm drainage. These issues must be evaluated based on the data available and included to determine the true cost to repair any deficiencies.

Deficiencies Categories: Through the assessment of over four million square feet of existing facilities in the last five years, RTA has developed a simplified method of grouping the scoring criteria to assist owners in assessing deferred maintenance priorities.

Each facility has a complete tabulation of each item identified. This allows for evaluation of each item associated with a specific facility. In addition, RTA has developed four general categories to simplify evaluation by the owner:

0-25 Category, this category requires creation of an action plan to address these items within a short period of time as determined by the owner.

26-50 Category, this category does not require immediate attention, but an action plan to address these items in the next 3-5 years should be considered. These items have not failed and generally do not pose an immediate risk to the building or occupants,

51-100 Category, this category identifies long-term items, or items which may not affect building or program operation, but planning should occur to re-evaluate and address these items in the future. Typically, these items require attention within the next 5-10 years.

Over 100 Category, item scores over 100 typically identify other long-term items, or items which will not affect building or program operation, but have been identified by the assessment team or owner as very long-term items.

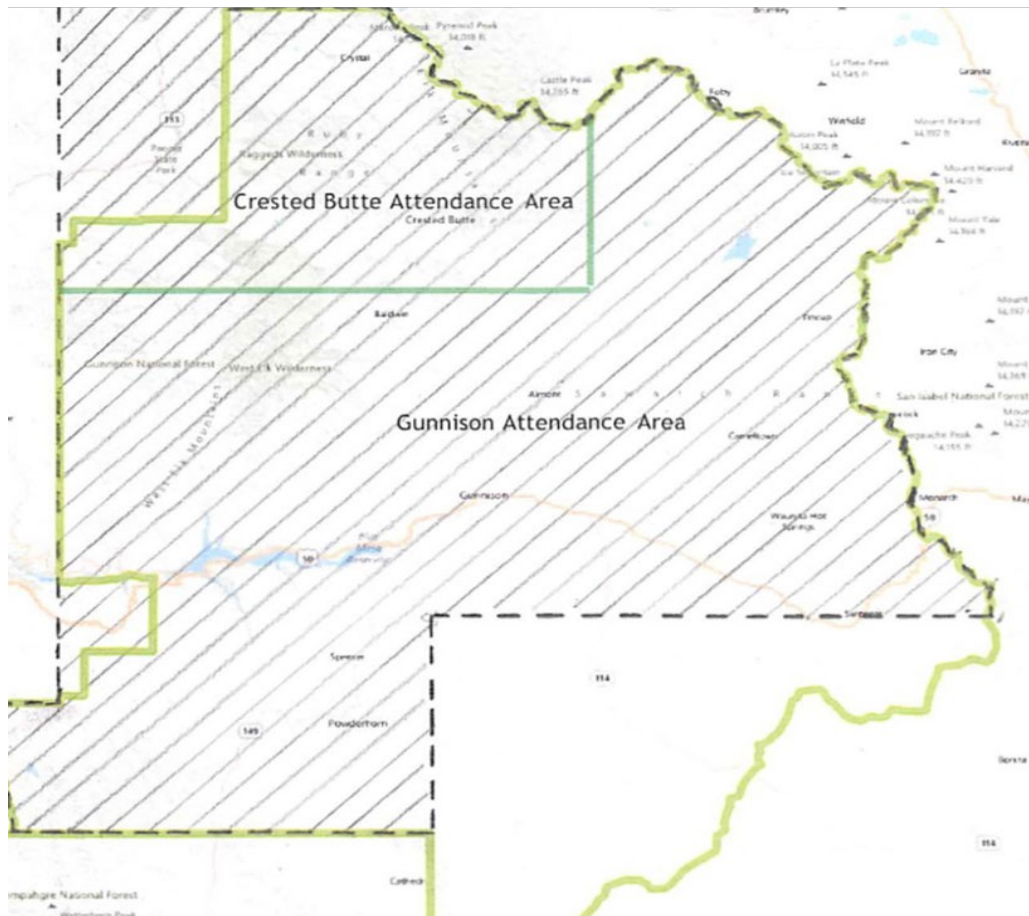
Other Factors Contributing to the Assessment Items

Estimated Construction Cost: The construction cost presented for each item was based on the estimated construction cost at the time of the assessment. RTA evaluated the general quantity of work and applied recent construction cost data from similar projects and scopes of work along with construction cost input from General Contractors and other industry resources such as RS MEANS construction cost data to determine the general estimated cost of construction.

Soft Cost Criteria: Other factors influence the estimated construction cost for a specific deficiency, which need to be included in the estimated cost. Each line item may require additional

construction to allow the work to occur, furthermore, not all aspects of the construction cost can be anticipated without an in-depth investigation of hidden conditions within the building. Beyond the scope of construction, other costs will be incurred to complete the work including: permitting costs, construction testing, and design fees. In addition, the District should have a construction contingency to address unanticipated construction conditions and changes in construction costs. The soft cost criteria should be modified depending on the complexity of the construction contemplated and the timing of construction work. Traditionally, the construction industry has budgeted between 25-40% of the direct construction cost for “Soft Costs” depending on the criteria considered.

Final Evaluation: The District must review the items and determine if they align with the organization’s expectations, goals, and aspirations. The assessment data provides a summary of the facilities on a given day and time, and may change based on operation and owner’s goals. This data can serve as current and future evaluation criteria, and also as a long-range planning tool to organize capital improvement strategies.



Gunnison Watershed School District Map

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Deferred Maintenance Priority Matrix

Prioritization is intended to clearly identify the problems that must be addressed immediately. The priority levels are designed to direct the evaluators' choices on any issue and to organize the decision making into a simple understandable step by step process.

Level 1	Rank	Category - What is the problem or concern';
		<ol style="list-style-type: none"> 1 Life Safety - This is unsafe 2 Potential for damage to the building 3 Code Issues. 4 Space characteristics / adequacies as compared to the Ed- Spec. 5 ADA Issues. 6 A component of a system or an entire system needs to be added or replaced. 7 A component of a site element or an entire site system needs to be replaced. 8 LPSD would prefer a different product, system or equipment. 9 Input from facility users and administrators. 10 Politically expedient. 11 System has been checked and does not have a problem
Level2		Failure Expectancy - When is the problem likely to occur-
		<ol style="list-style-type: none"> 1 The item will fail or has already failed 2 Probable - Failure within the next 2 to 5 years 3 Probable - Failure within the next 15 years 4 Failure has occurred but did not impact student achievement or program 5 There is no problem with this system. 6 The system currently does not exist
Level3		Consequences - What happens when failure occurs-
		<ol style="list-style-type: none"> 1 Failure may compromise building occupant safety & health 2 When failure occurs, complete or partial closure of the facility is necessary. 3 Failure will cause damage to other components or elements but closure is not necessary 4 Component does not meet current building code or ADA as required. 5 Programmatic - Existing space does not meet the educational goals of the district or site. 6 Positive cost or benefit. Correction in conjunction with another project could save money. 7 Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature. 8 No failure is expected
Example	Item -	If the roof is leaking the ranking would be:
		2 Potential for damage to the building
	x	1 The item has already failed
	x	3 Failure will cause damage to other components or elements but will not close the building
	+	1 The priority ranking from the consultant.
	=	7 The ranking for this item.

The intergroup ranking for each item is based on the consultants experience and is required to final rank items that score the same numeric value on the priority matrix listed above for Level 1 x Level 2 x Level 3 rankings.



PROJECT: Gunnison Watershed School District
 DATE: 12/21/2018

Summary of Assessment data: Deferred Maintenance (including soft cost factor)

Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.

Gunnison Community ESMS	\$	813,525
Lake ES & Admin	\$	31,050
Gunnison HS	\$	21,750
Crested Butte Community School	\$	316,800
	\$	-
	\$	-
Total 0-25		\$ 1,183,125
3 years of escalation @ 6%/yr		\$ 1,396,088

Ranking of 26-50 indicates the item has failed but should be replaced in the next 5 years

Gunnison Community ESMS	\$	531,000
Lake ES & Admin	\$	-
Gunnison HS	\$	36,600
Crested Butte Community School	\$	365,625
	\$	-
	\$	-
Total 26-50		\$ 933,225
4 years of escalation @ 6%/yr		\$ 1,157,199

Ranking of 51-100 indicates that the items has failed but does not affect student achievement

Gunnison Community ESMS	\$	552,000
Lake ES & Admin	\$	83,250
Gunnison HS	\$	191,250
Crested Butte Community School	\$	1,716,375
	\$	-
	\$	-
Total 51-100		\$ 2,542,875
5 years of escalation @ 6%/yr		\$ 3,305,738

Ranking of greater than 100 indicates that the item has failed but is purely cosmetic

Gunnison Community ESMS	\$	502,275
Lake ES & Admin	\$	1,235,250
Gunnison HS	\$	179,922
Crested Butte Community School	\$	465,300
	\$	-
	\$	-
Total >100		\$ 2,382,747
5 years of escalation @ 6%/yr		\$ 3,097,571

Total for Each School (includes all ranks)

Gunnison Community ESMS	\$	2,398,800
Lake ES & Admin	\$	1,349,550
Gunnison HS	\$	429,522
Crested Butte Community School	\$	2,864,100
	\$	-
	\$	-
Total (All Ranks)		\$ 7,041,972
4 years of escalation @ 6%/yr		\$ 8,732,045

3. Facility Assessments

3.2 Lake Preschool and Kindergarten

The Lake Preschool and Kindergarten is located on the northwest side of Gunnison. The school is situated in a residential neighborhood two blocks east of Gunnison Elementary and Middle School and approximately six blocks northeast from Gunnison High School. The school's main entry faces east with a parking lot along the front of the building with two playgrounds and grassy areas to the south and west.

Minor renovations were made to the Lake Preschool and Kindergarten in 2009.

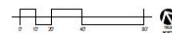
Capacity is calculated from analysis of existing floor plans as follows:

Kindergarten Rooms 6 x 20 students per room = 120

Pre-School 4 x 16 students = 64

Total = 184 Student capacity

Lake Preschool and Kindergarten Site Plan



LAKE ELEMENTARY - SITE

MP-120

GUNNISON / CRESTED BUTTE, COLORADO

GUNNISON WATERSHED SCHOOL DISTRICT



Condition Analysis Matrix

Gunnison Watershed School District	Date of last addition: NA
Facility : Lake Preschool and Kindergarten	Year round start date:
Date: 1/8/2018	

Total Soft Cost: 50.00%

Condition Matrix													
Description Location			Sort Order		1st				2nd				
School Name			CSI DIVISION		Category				Final				TOTAL
SCHOOL	Location Designation	Item	Consultant	CSI	CAT	FAILURE TIMING			Consultant	Rank	Final Rank	COST	TOTAL COST
						FAIL	CON	Rank					
1	LES	SEC	Replace large cobble with smaller stone	RTA	320000	7	5	3	105		105.0	\$ 125,500	\$ 188,250
2	LES	SEC	Provide intrusion protective window film at vestibule	RTA	80000	7	5	3	105		105.0	\$ 6,000	\$ 9,000
3	LES	SEC	Provide security mirrors at all hall intersections	RTA	60000	7	5	3	105		105.0	\$ 2,500	\$ 3,750
4	LES	SEC	Provide fencing around gas meter and transformer	RTA	320000	1	6	1	6		6.0	\$ 2,500	\$ 3,750
5	LES	EXT	Remove/replace caulking between building and hardscapes	RTA	70000	6	4	3	72		72.0	\$ 3,000	\$ 4,500
6	LES	EXT	Repair/repaint fascia at several locations at main entry	RTA	60000	6	4	7	168		168.0	\$ 1,250	\$ 1,875
7	LES	EXT	Provide anti-graffiti repellant to building	RTA	90000	6	4	3	72		72.0	\$ 45,000	\$ 67,500
8	LES	EXT	Replace soffits with maintenance free material	RTA	70000	6	4	7	168		168.0	\$ 4,000	\$ 6,000
9	LES	EXT	Replace concrete at door 3, 2, SW corner approx. 500 sf	RTA	320000	6	4	3	72		72.0	\$ 7,500	\$ 11,250
10	LES	Roof	Replace metal roof within 10 yrs	RTA	70000	6	3	6	108		108.0	\$ 250,000	\$ 375,000
11	LES	INT	Replace PVC windows within 10 yrs	RTA	80000	6	3	6	108		108.0	\$ 75,000	\$ 112,500
12	LES	INT	Replace DDC control	RTA	230000	6	3	6	108		108.0	\$ 225,000	\$ 337,500
13	LES	INT	Provide ADA compliant water fountains (cane detection)	RTA	220000	5	1	4	20		20.0	\$ 1,500	\$ 2,250
14	LES	INT	Provide ADA compliant toilets	RTA	220000	5	1	4	20		20.0	\$ 7,500	\$ 11,250
15	LES	INT	Replace univents heaters (11)	RTA	230000	6	3	7	126		126.0	\$ 125,000	\$ 187,500
16	LES	INT	Remove bubblers in rooms	RTA	220000	4	1	4	16		16.0	\$ 750	\$ 1,125
17	LES	INT	Provide ADA compliant faucets	RTA	220000	5	1	4	20		20.0	\$ 4,500	\$ 6,750
18	LES	INT	Provide ADA compliant breakroom (counter)	RTA	60000	5	1	4	20		20.0	\$ 3,500	\$ 5,250
19	LES	INT	Provide acoustical panels in classrooms	RTA	90000	4	6	6	144		144.0	\$ 7,500	\$ 11,250
20	LES	INT	Provide p-trap insulation in kindergarten toilet	RTA	220000	5	1	4	20		20.0	\$ 450	\$ 675
21	LES	INT	Provide new door sweeps at all exterior doors	RTA	80000	6	4	7	168		168.0	\$ 1,750	\$ 2,625

Deferred Maintenance	
0 thru 25	\$ 31,050
26 thru 50	-
51 thru 100	\$ 83,250
>100	\$ 1,235,250
Total:	\$ 1,349,550

BUILDING CODE OCCUPANCY SCHEDULE						
ROOM NUMBER	ROOM NAME	AREA	OCCUPANCY FACTOR	CALCULATED OCCUPANT LOAD	DESIGN OCCUPANT LOAD	FUNCTION OF SPACE
100	VESTIBULE	240 SF	0		OCC: NA	CIRCULATION
101	RECEIPT	104 SF	100	1.04	OCC: 3	BUSINESS
102	WKSTNS	144 SF	100	1.44	OCC: 4	BUSINESS
103	HALL	138 SF	0		OCC: NA	CIRCULATION
104	HEALTH	90 SF	100	0.9	OCC: 2	BUSINESS
105	TOILET	48 SF	0		OCC: NA	SUPPORT
106	WORK	53 SF	100	0.53	OCC: 1	BUSINESS
107	WORK	54 SF	100	0.54	OCC: 2	BUSINESS
108	FILES	162 SF	100	1.62	OCC: 4	BUSINESS
109	HALL	132 SF	0		OCC: NA	CIRCULATION
110	BUSINESS MGR	132 SF	100	1.32	OCC: 3	BUSINESS
111	ADMIN ASST	107 SF	100	1.07	OCC: 2	BUSINESS
112	CORRIDOR	421 SF	0		OCC: NA	CIRCULATION
113	HALL	95 SF	0		OCC: NA	CIRCULATION
114	HALL	56 SF	0		OCC: NA	CIRCULATION
115	SUPT OFFICE	138 SF	100	1.38	OCC: 3	BUSINESS
116	WORK	121 SF	100	1.21	OCC: 3	BUSINESS
120	MECH/ELEC	246 SF	300	0.82	OCC: 1	MECHANICAL EQUIPMENT
121	GIRLS	117 SF	0		OCC: NA	SUPPORT
122	BOYS	117 SF	0		OCC: NA	SUPPORT
123	CLUST	38 SF	0		OCC: NA	SUPPORT
124	SERVER	106 SF	100	1.06	OCC: 2	BUSINESS
125	CORRIDOR	588 SF	0		OCC: NA	CIRCULATION
126	MECH	201 SF	300	0.67	OCC: 1	MECHANICAL EQUIPMENT
127	KITCHEN	312 SF	200	1.56	OCC: 2	KITCHEN - COMMERCIAL
128	KITCHEN	172 SF	200	0.86	OCC: 2	KITCHEN - COMMERCIAL
129	K STORAGE	123 SF	300	0.41	OCC: 1	STORAGE
131	CORRIDOR	962 SF	0		OCC: NA	CIRCULATION
132	MEN	39 SF	0		OCC: NA	SUPPORT
133	WOMEN	39 SF	0		OCC: NA	SUPPORT
134	STAFF BREAK	288 SF	20	13.4	OCC: 14	EDUCATIONAL - CLASSROOM
135	K CLASSROOM	773 SF	20	38.63	OCC: 38	EDUCATIONAL - CLASSROOM
136	K CLASSROOM	772 SF	20	38.62	OCC: 38	EDUCATIONAL - CLASSROOM
137	K CLASSROOM	762 SF	20	38.1	OCC: 38	EDUCATIONAL - CLASSROOM
138	K CLASSROOM	762 SF	20	38.1	OCC: 38	EDUCATIONAL - CLASSROOM
139	CORRIDOR	163 SF	0		OCC: NA	CIRCULATION
140	VEST	84 SF	0		OCC: NA	SUPPORT
141	K CLASSROOM	762 SF	20	38.1	OCC: 38	EDUCATIONAL - CLASSROOM
142	K CLASSROOM	774 SF	20	38.7	OCC: 38	EDUCATIONAL - CLASSROOM
143	K CLASSROOM	774 SF	20	38.7	OCC: 38	EDUCATIONAL - CLASSROOM
144	K CLASSROOM	774 SF	20	38.7	OCC: 38	EDUCATIONAL - CLASSROOM
145	GIRLS	156 SF	0		OCC: NA	SUPPORT
146	BOYS	148 SF	0		OCC: NA	SUPPORT
147	CLUST	51 SF	0		OCC: NA	SUPPORT
148	VEST	71 SF	0		OCC: NA	CIRCULATION
150	ADA TLT	30 SF	0		OCC: NA	SUPPORT
151	ADA TLT	30 SF	0		OCC: NA	SUPPORT
152	SPED/ELL/TITLE I CLASSROOM	284 SF	20	14.69	OCC: 15	EDUCATIONAL - CLASSROOM
153	K WORK/LIBRARY	312 SF	100	3.12	OCC: 7	BUSINESS
155	K CENTER	490 SF	0		OCC: NA	SUPPORT
156	CORRIDOR	275 SF	0		OCC: NA	CIRCULATION
157	VESTIBULE	135 SF	0		OCC: NA	CIRCULATION
158	MULTI-PURPOSE	2439 SF	5	487.73	OCC: 488	ASSEMBLY - STANDING SPACE
159	MP STOR	94 SF	300	0.31	OCC: 1	STORAGE
160	CORRIDOR	418 SF	0		OCC: NA	CIRCULATION
161	CUSTODIAL	37 SF	0		OCC: NA	SUPPORT
162	CONFERENCE	551 SF	15	36.72	OCC: 15	ASSEMBLY - TABLES & CHAIRS
163	HALL	133 SF	0		OCC: NA	CIRCULATION
164	RECEIPT & FILES	305 SF	100	3.05	OCC: 3	BUSINESS
165	SS OFFICE	188 SF	100	1.88	OCC: 4	BUSINESS
166	SS OFFICE	188 SF	100	1.88	OCC: 4	BUSINESS
167	WORK	60 SF	100	0.6	OCC: 1	BUSINESS
168	RECEIPT & FILES	311 SF	100	3.11	OCC: 3	BUSINESS
169	CA OFFICE	167 SF	100	1.67	OCC: 4	BUSINESS
170	CA OFFICE	168 SF	100	1.68	OCC: 4	BUSINESS
171	IT	380 SF	100	3.8	OCC: 4	BUSINESS
172	IT	76 SF	300	0.25	OCC: 1	STORAGE
173	ADMIN STOR	137 SF	300	0.46	OCC: 1	STORAGE
174	CORRIDOR	715 SF	0		OCC: NA	CIRCULATION
175	PRE-K STORAGE	133 SF	100	1.33	OCC: 4	BUSINESS
177	PRE-K CLASSROOM	706 SF	35	20.16	OCC: 21	DAY CARE
178	TLT	53 SF	0		OCC: NA	SUPPORT
181	PRE-K CLASSROOM	705 SF	35	20.15	OCC: 21	DAY CARE
182	TLT	54 SF	0		OCC: NA	SUPPORT
183	VEST	84 SF	0		OCC: NA	CIRCULATION
184	PRE-K WORK	365 SF	100	3.65	OCC: 6	BUSINESS
185	PRE-K CLASSROOM	705 SF	35	20.15	OCC: 21	DAY CARE
186	TLT	54 SF	0		OCC: NA	SUPPORT
189	PRE-K CLASSROOM	706 SF	35	20.17	OCC: 21	DAY CARE
190	TLT	53 SF	0		OCC: NA	SUPPORT

* ACTUAL ASSEMBLY OCCUPANCY BASED UPON NET AREA CALCULATION (642 SF GROSS AREA - 23.5 SF CASEWORK = 618.5 SF NET AREA)

CODE JURISDICTION:
 COLORADO DEPARTMENT OF LABOR & EMPLOYMENT
 DIVISION OF OIL & PUBLIC SAFETY - PUBLIC SCHOOLS
 2009 INTERNATIONAL BUILDING CODE
 2009 INTERNATIONAL FIRE CODE
 2009 INTERNATIONAL MECHANICAL CODE
 2009 INTERNATIONAL PLUMBING CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 AMERICANS WITH DISABILITIES ACT

OCCUPANCY:
 E - EDUCATIONAL - WITH ACCESSORY ASSEMBLY OCCUPANCY
 B - BUSINESS (ADMINISTRATIVE AREAS)

OCCUPANT LOADS:
 A-3 ASSEMBLY 489 OCC
 E EDUCATIONAL 366 OCC
 E EDUCATIONAL PRESCHOOL 96 OCC
 E EDUCATIONAL KINDERGARTEN 260 OCC
 B - BUSINESS 102 OCC
TOTAL BUILDING 347 OCC

* FACILITY LICENSED FOR 65 PRESCHOOL STUDENTS BY STATE OF COLORADO, DEPARTMENT OF HUMAN SERVICES, DIVISION OF CHILD CARE

GENERAL NOTES:

- GUNNISON LAKE SCHOOL PRESCHOOL PROGRAM IS LICENSED BY THE COLORADO DEPARTMENT OF HUMAN SERVICES, DIVISION OF CHILD CARE. ADDITIONS & RENOVATIONS OF THE PRESCHOOL FACILITY ARE TO BE COMPLIANT WITH APPLICABLE PROVISIONS OF 12 CCR 2009.6, RULES REGULATING CHILD CARE CENTERS AND 6 CCR 1010.7, RULES & REGULATIONS GOVERNING THE HEALTH AND SANITATION OF CHILD CARE FACILITIES.
- RENOVATIONS TO GUNNISON LAKE SCHOOL INCLUDE A WARMING KITCHEN, TO BE SERVED BY THE CENTRAL KITCHEN LOCATED AT GUNNISON COMMUNITY SCHOOL. RENOVATIONS TO BE COMPLIANT WITH COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, CONSUMER PROTECTION DIVISION 6 CCR 1010.2, RETAIL FOOD ESTABLISHMENT RULES AND REGULATIONS.
- ADDITIONS AND RENOVATIONS TO GUNNISON LAKE SCHOOL ARE TO BE COMPLIANT WITH COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, CONSUMER PROTECTION DIVISION 6 CCR 1010.6, RULES AND REGULATIONS GOVERNING SCHOOLS.

KEYNOTES:

02-2 EXISTING FEC TO REMAIN
 08-12 OVERHEAD ROLLING SECURITY GRILLE
 11-4 FIRE EXTINGUISHER CABINET
 11-13 FIRE EXTINGUISHER & HALL BRIDGE
 11-13 TYPE II EXHAUST HOOD (REF FOOD SERVICE, STRUCT. MECH)

LEGEND:

- SMOKE-RESISTANT CONSTRUCTION
- 1-HOUR FIRE BARRIER
- EGRESS ROUTE
- EGRESS OCCUPANT LOAD
- EXIT ARROW
- FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET
- EXIT LOAD
- REQUIRED EXIT WIDTH
- ACTUAL EXIT WIDTH

OCCUPANCY	MINIMUM PLUMBING FIXTURES (BC 2902.1)					DRINKING FOUNTAINS	SERVICE SINK
	WATER CLOSETS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	SERVICE SINK		
A3 - GYMNASIUM	1:125	1:65	1:200			1:500	1
REQUIRED*	1:96	3:77	1:23	1:23	0	0:98	1
B - BUSINESS	1:25 FOR FIRST 50 1:50 FOR REMAINDER	1:40 FOR FIRST 80 1:80 FOR REMAINDER				1:100	1
REQUIRED**	2:02	2:02	1:28	1:28	0	1:02	1
E - EDUCATIONAL	1:50	1:50				1:100	1
TOTAL REQUIRED***	3:56	3:56	3:56	3:56	0	3:56	1
PROVIDED****	7:54	9:35	9	6:07	0	5:56	3
	19	19	9	9	0	12****	3

* BASED ON DESIGN OCCUPANCY OF 489 (245 MALE & 245 FEMALE)
 ** BASED ON DESIGN OCCUPANCY OF 102 (51 MALE & 51 FEMALE)
 *** BASED ON DESIGN OCCUPANCY OF 266 (178 MALE & 178 FEMALE)
 **** NOT INCLUSIVE OF (1) WC & (1) LAV AT HEALTH TOILET 105
 ***** INCLUSIVE OF (10) BUBBLERS LOCATED IN K & PRE-K CLASSROOMS

AD-2.1, Item AD-2
 Sheet AD-1, Orientation/Life Safety Plan: Omit Keynote '08-12 Overhead Rolling Security Grille' at Corridor 131 & Corridor 160.

AD-2.2, Item AD-6
 Sheet AD-1, Orientation / Life Safety Plan: A Bracket' to north wall of Mech / Elec 120.



155 TRAVEL DISTANCE FROM KITCHEN 128

187 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NW EXIT DOOR

143 TRAVEL DISTANCE FROM PRE-K CLASSROOM 155

186 TRAVEL DISTANCE FROM PRE-K CLASSROOM 181

187 TRAVEL DISTANCE FROM SS OFFICE 165

157 TRAVEL DISTANCE FROM K CLASSROOM 149

79 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA SW EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

128 TRAVEL DISTANCE FROM K CLASSROOM 144

150 TRAVEL DISTANCE FROM K CLASSROOM 138

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

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144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

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144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

Replace PVC windows at all locations

Replace all soffits with maintenance free material

OCCUPANT LOAD OF 38 AT K OR 49 UNDER ALTERNATE NO. A-1

RE: AD-2.1, ITEM AD-2
 POSTED AD-1

ALTERNATE NO. A-1 (ADDITION B)

157 TRAVEL DISTANCE FROM K CLASSROOM 149

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

144 TRAVEL DISTANCE FROM MULTI-PURPOSE 158 VIA NE EXIT DOOR

BLYTE GROUP
 The Art & Science of Construction

800 N BOULEVARD ST
 GUNNISON, CO 81230

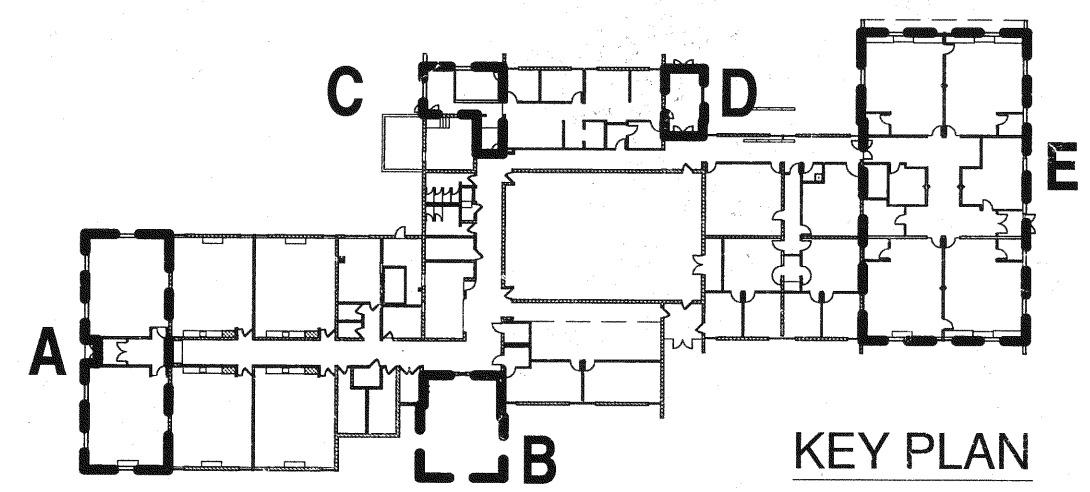
GUNNISON WATERSHED SCHOOL DISTRICT REH-J GUNNISON LAKE SCHOOL ADDITIONS & RENOVATION

ORIENTATION / LIFE SAFETY PLAN

BID PACKAGE 2

DATE: 04/03/09
 PROJECT #: 0858-1
 SHEET #:

A0-1



ORIENTATION / LIFE SAFETY PLAN
 A0-1
 3/32" = 1'-0"

Project Team:
 Print Date: 4/23/09 11:25:40 AM

3. Facility Assessments

3.3 Gunnison Elementary/Middle School

Gunnison Elementary/Middle School is located on the northwest side of Gunnison. The school is adjacent to a residential neighborhood to the east with fields to the south and west, a playground and parking lot on the southeast side of the building, and an additional parking lot on north sides of the school.

From 2009 to 2010 minor renovations were made to the Gunnison Elementary/Middle School building.

Student Capacity is calculated from analysis of existing floor plans as follows:

- 15 First – Third Grade classrooms x 24 students = 360
- 10 Fourth – Fifth Grade classrooms x 26 students = 260
- 16 Sixth – Eighth Grade classrooms x 30 students x 0.67 = 321

Total Capacity = 941 Students

Gunnison Elementary/Middle School Site Plan



GUNNISON M.S / E.S. - SITE

MP-110

GUNNISON / CRESTED BUTTE, COLORADO



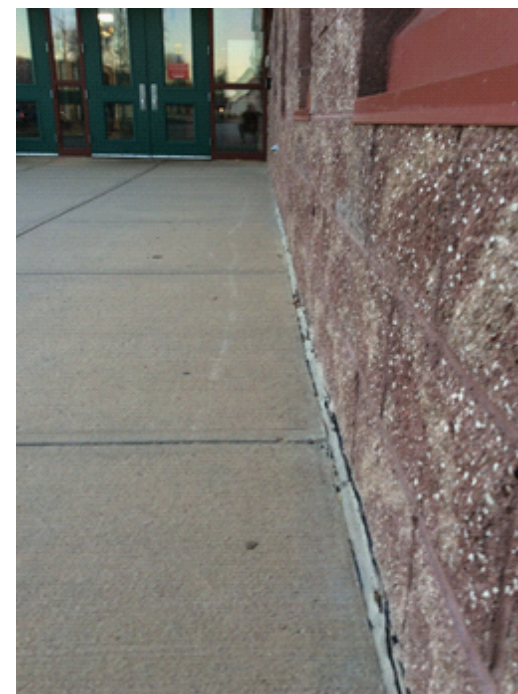
Condition Analysis Matrix

Gunnison Watershed School District	Date of last addition: NA
Facility : Gunnison Community ES/MS	Year round start date:
Date: 1/8/2018	

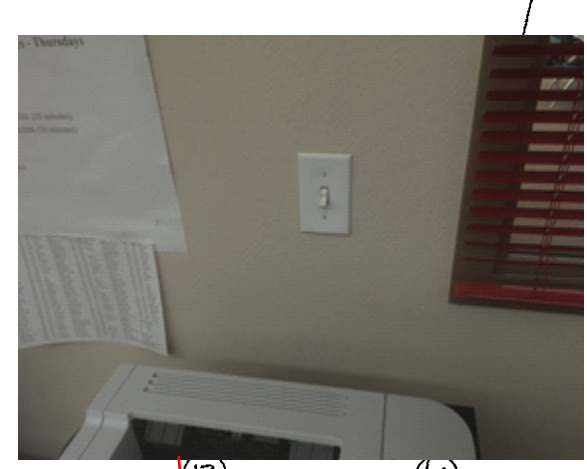
Total Soft Cost: 50.00%

Condition Matrix													
Description Location			Sort Order		1st			2nd					
School Name	Location Designation		CSI DIVISION		Category	FAILURE TIMING			Final Rank			TOTAL	
SCHOOL	Item		Consultant	CSI	CAT	FAIL	CON	Rank	Consultant	COST	COST		
1	GCESMS	SEC	Replace large cobble with smaller cobble or mulch	RTA	320000	7	5	3	105	105.0	\$ 200,000	\$ 300,000	
2	GCESMS	SEC	Provide intrusion protective window film at vestibule	RTA	80000	7	5	3	105	105.0	\$ 12,000	\$ 18,000	
3	GCESMS	SEC	Provide security mirrors at all hall intersections	RTA	60000	7	5	3	105	105.0	\$ 5,000	\$ 7,500	
4	GCESMS	SEC	Additional security cameras and card readers (6)	RTA	220000	7	5	3	105	105.0	\$ 21,000	\$ 31,500	
5	GCESMS	EXT	Replace caulking around window	RTA	70000	6	4	3	72	72.0	\$ 10,000	\$ 15,000	
6	GCESMS	EXT	Replace caulking between building and hardscape	RTA	70000	6	4	3	72	72.0	\$ 5,000	\$ 7,500	
7	GCESMS	EXT	Repair soffit at east double doors to MS	RTA	60000	6	4	7	168	168.0	\$ 1,500	\$ 2,250	
8	GCESMS	EXT	Replace concrete stones west of Door 3 approx. 360 sf	RTA	320000	6	4	3	72	72.0	\$ 7,500	\$ 11,250	
9	GCESMS	EXT	Replace wood structure with maintenance free material at Door 4	RTA	60000	6	4	7	168	168.0	\$ 2,500	\$ 3,750	
10	GCESMS	EXT	RegROUT area south of Door 4	RTA	40000	6	2	3	36	36.0	\$ 1,000	\$ 1,500	
11	GCESMS	EXT	Fix air vent above bench at Door 5	RTA	230000	6	5	7	210	210.0	\$ 350	\$ 525	
12	GCESMS	EXT	Resurface asphalt play area	RTA	320000	7	4	3	84	84.0	\$ 45,500	\$ 68,250	
13	GCESMS	Roof	Replace TPO roofing membrane at the end of it's life expectancy	RTA	700000	6	1	3	18	18.0	\$ 500,000	\$ 750,000	
14	GCESMS	Roof	Replace expansion joints showing some deterioration	RTA	70000	6	1	3	18	18.0	\$ 7,500	\$ 11,250	
15	GCESMS	Roof	Verify distance between roof drains and over-flow scupper is correct (2") (approximately 50')	RTA	70000	4	1	4	16	16.0	\$ 15,000	\$ 22,500	
16	GCESMS	Roof	Provide full parapet cap	RTA	70000	6	5	1	30	30.0	\$ 100,000	\$ 150,000	
17	GCESMS	Roof	Provide 3'-5' extension on vent pipes	RTA	70000	6	3	1	18	18.0	\$ 350	\$ 525	
18	GCESMS	Roof	Repair damaged canopy to penthouse	RTA	60000	6	4	7	168	168.0	\$ 2,000	\$ 3,000	
19	GCESMS	Roof	Provide gutters and downspouts on all sloped roofs	RTA	70000	6	4	7	168	168.0	\$ 25,000	\$ 37,500	
20	GCESMS	INT	Provide panic bar in electrical room	RTA	80000	4	1	4	16	16.0	\$ 1,500	\$ 2,250	
21	GCESMS	INT	Refinish stage floor	RTA	90000	6	5	7	210	210.0	\$ 50,000	\$ 75,000	
22	GCESMS	INT	Provide urinal screens	RTA	100000	4	1	4	16	16.0	\$ 2,500	\$ 3,750	
23	GCESMS	INT	Provide ADA compliant sink and faucets	RTA	220000	5	1	4	20	20.0	\$ 15,500	\$ 23,250	
24	GCESMS	INT	Replace window in 2-5 years, starting to leak	RTA	80000	6	2	3	36	36.0	\$ 250,000	\$ 375,000	
25	GCESMS	INT	Replace carpet in 5-10 years	RTA	90000	6	3	3	54	54.0	\$ 300,000	\$ 450,000	
26	GCESMS	INT	Provide new countertop, science rooms (epoxy)	RTA	120000	6	4	7	168	168.0	\$ 15,500	\$ 23,250	
27	GCESMS	INT	Provide bollards at garage doors at rear of building	RTA	50000	6	5	1	30	30.0	\$ 3,000	\$ 4,500	

Deferred Maintenance	
0 thru 25	\$ 813,525
26 thru 50	\$ 531,000
51 thru 100	\$ 552,000
>100	\$ 502,275
Total:	\$ 2,398,800



Recaulk between sidewalk and building



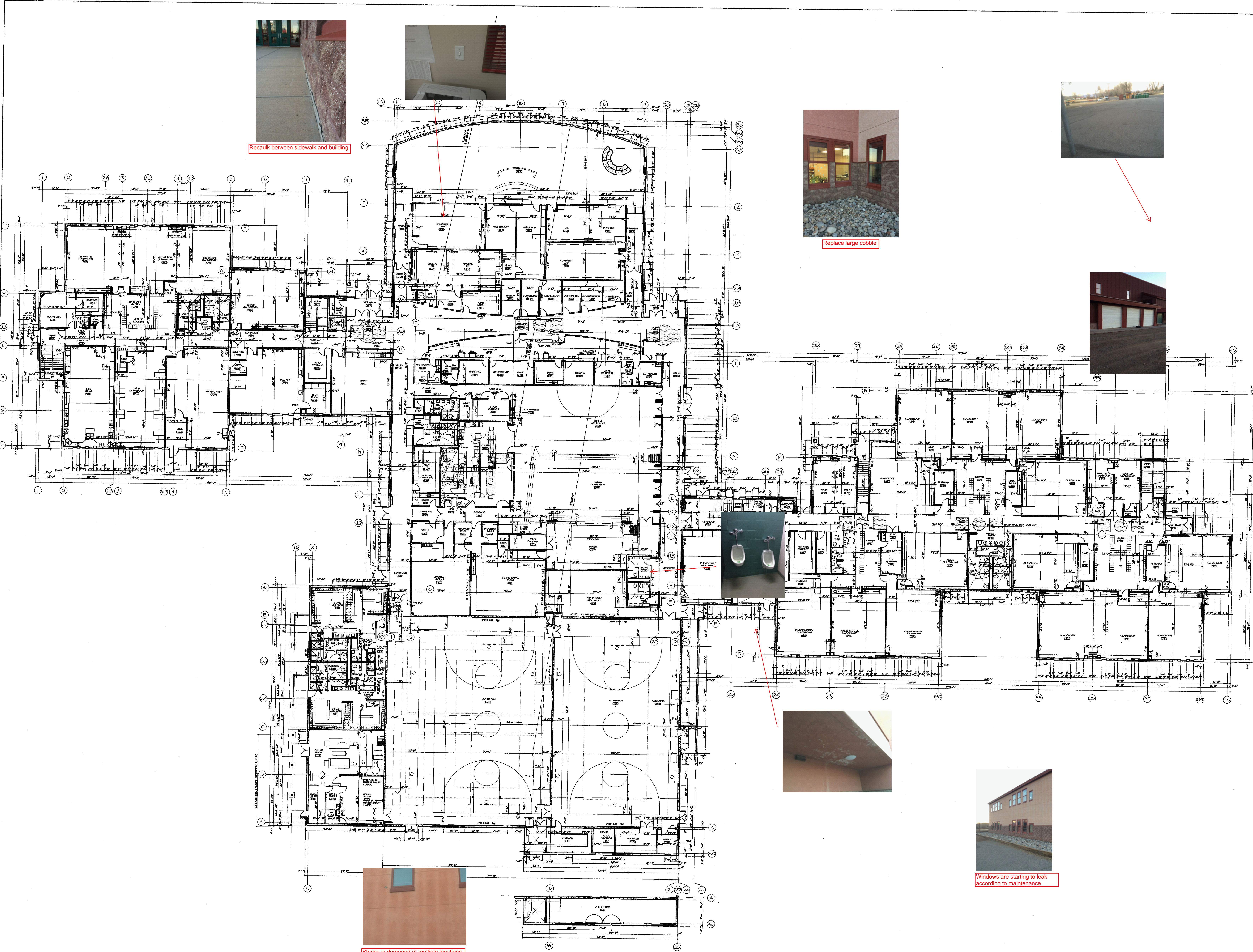
Stucco is damaged at multiple locations



Replace large cobble



Windows are starting to leak according to maintenance



216 West Georgia
GUNNISON, COLORADO 81200-2888
Telephone: 641-7760
Fax: 641-7777

GUNNISON WATERSHED SCHOOL DISTRICT RETI
Quality Education in the Heart of the Colorado Rocky Mountains

Gunnison Middle and Elementary School

HLL ARCHITECTURE, LTD.
1621 18th Street, Suite 110
Denver, Colorado 80202
Phone: 303-295-1792
Fax: 303-292-6437

THE LKA PARTNERS, INC.
430 N. Tejon Street, Suite 208
Colorado Springs, Colorado 80903
Phone: 719-473-8446
Fax: 719-473-8448

CIVIL
Del-Mont Consultants, Inc.
542 Main
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Fax: 970-249-2342

STRUCTURAL
Structural Consultants, Inc.
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Denver, Colorado 80209
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Fax: 303-333-9501

MECHANICAL/ELECTRICAL
Gordon, Gumeson & Assoc., Inc.
7430 E. Caley Avenue, Suite 240
Englewood, Colorado 80111
Phone: 303-779-1222
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FOOD SERVICES
William Caruso & Associates, Inc.
9200 E. Mineral Avenue, Suite 100
Englewood, Colorado 80112
Phone: 303-649-1600
Fax: 303-649-1660

ROOFING CONSULTANTS
JOHNSON ENGINEERING
CONSULTANTS
2201 Kipling Street, Suite 200
Lakewood, Colorado 80215
Phone: 303-462-1124
Fax: 303-462-1126

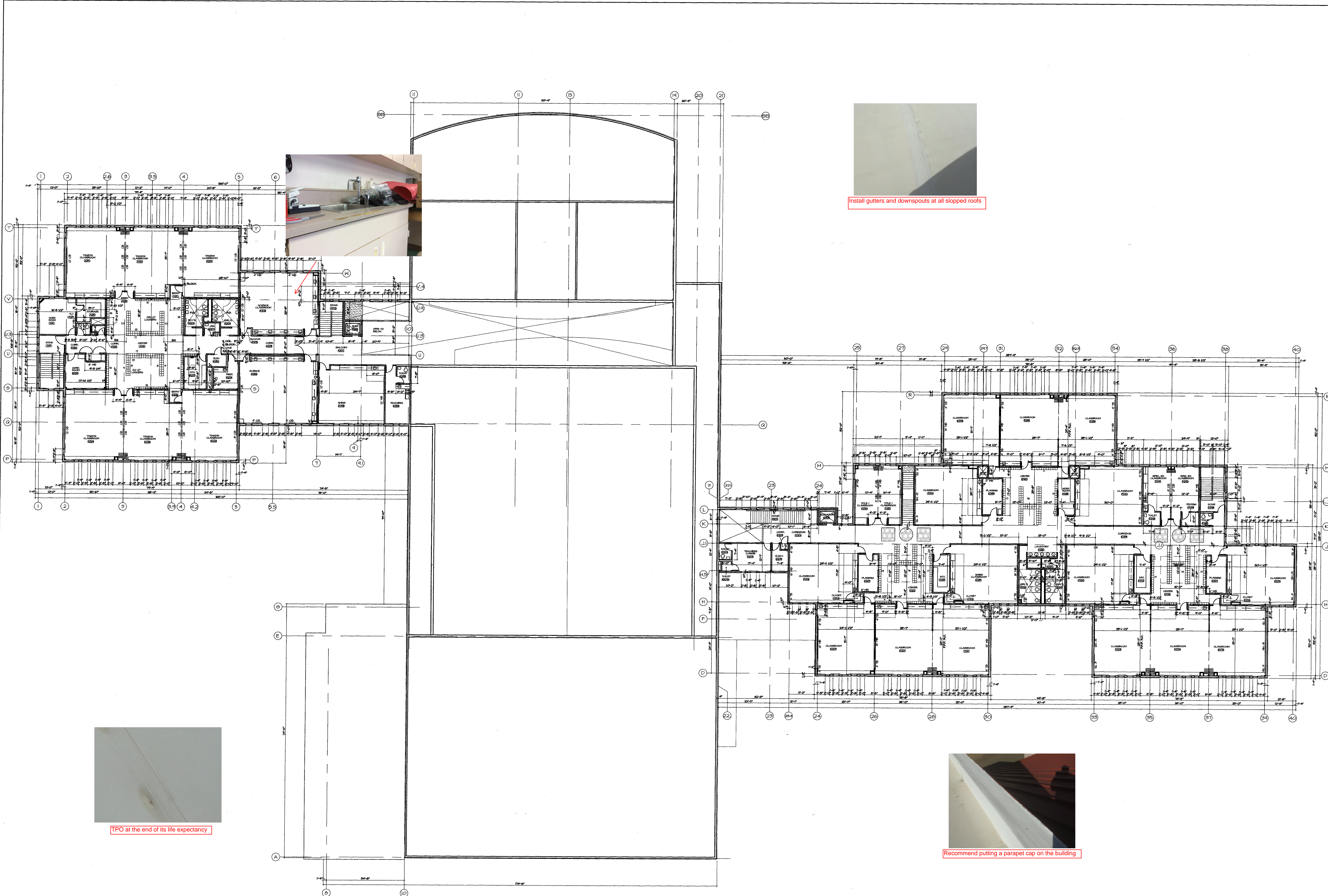
ISSUE	DATE
2 75% STRUCT.	4/15/96
3 100% STRUCT.	5/16/96
4 CORE & SHELL	7/24/96
5 BID PACK 5	8/29/96

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

OVERALL LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"

A11
OA LOWER LEVEL



216 West Georgia
 GUNNISON, COLORADO 81230-2899
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 Fac: 844-7777

GUNNISON WATERSHED SCHOOL DISTRICT RETI
Quality Education in the Heart of the Colorado Rocky Mountains

Gunnison Middle and Elementary School

H+L ARCHITECTURE, LTD.
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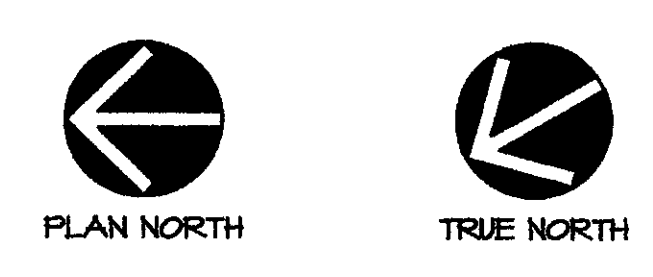
FOOD SERVICES
 William Curuso & Associates, Inc.
 9200 E. Mineral Avenue, Suite 100
 Englewood, Colorado 80112
 Phone: 303-649-1600
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ROOFING CONSULTANTS
 JOHNSON ENGINEERING
 CONSULTANTS
 2201 Kipling Street, Suite 200
 Lakewood, Colorado 80215
 Phone: 303-462-1124
 Fax: 303-462-1126

ISSUE	DATE
2 75% STRUCT.	4/15/96
3 100% STRUCT.	5/16/96
4 CORE & SHELL	7/24/96
5 BID PACK 5	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"

Job Number: 1703 File Name: U:\A\1703\8000\A304P1.DWG Date: 8/29/96

3. Facility Assessments

3.4 Gunnison High School

Gunnison High School is located on the northwest side of Gunnison, west of Highway 135. The school is adjacent to a residential neighborhood to the east and south, with a baseball and football field to the north and a district transportation facility to the west. Parking lots are located along the east and west sides of the building.

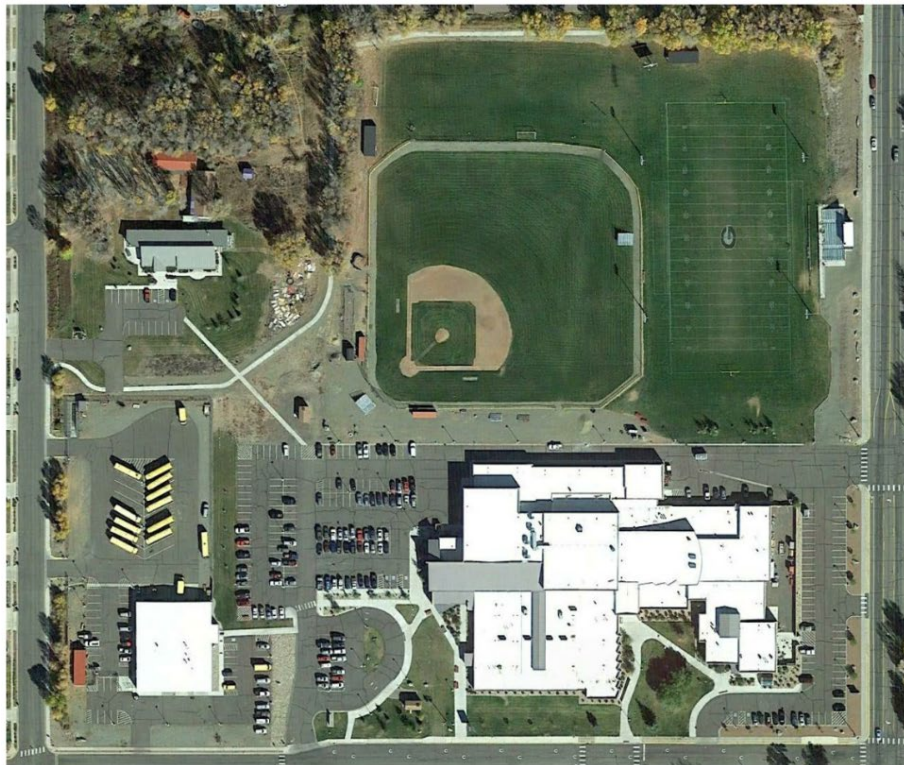
The Gunnison High School building was most recently remodeled in 2010. This project consisted of 63,800 gross square feet of renovation to the existing high school building and 39,000 gross square feet of new construction. As part of the renovation and addition, a new Auxiliary Gym was added, and the commons area was expanded with a food service warming kitchen and concessions for events. Additionally, Career and Technical Education programs that were previously housed in a separate metal building were incorporated into the main high school building as an addition.

Student capacity is calculated from analysis of existing floor plans as follows:

$$21 \text{ Teaching Stations} \times 30 \text{ students} \times 0.67 \text{ (utilization factor)} = 422 \text{ Students}$$

(Vocational spaces and Art are excluded as teaching stations)

Gunnison High School Site Plan



GUNNISON HIGH SCHOOL - SITE

MP-100

GUNNISON | CRESTED BUTTE, COLORADO

GUNNISON WATERSHED SCHOOL DISTRICT

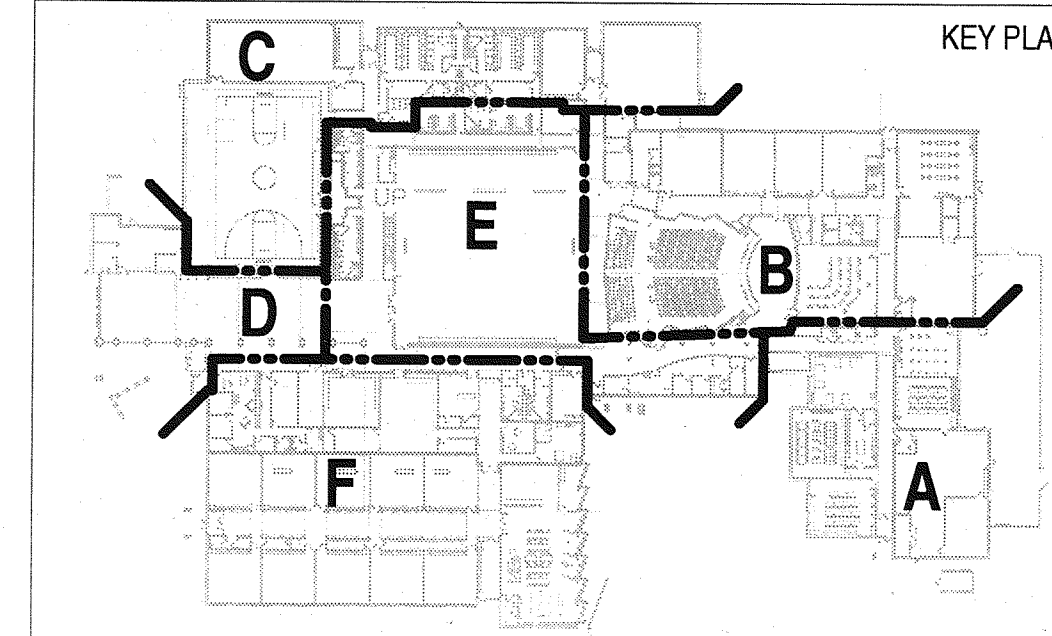
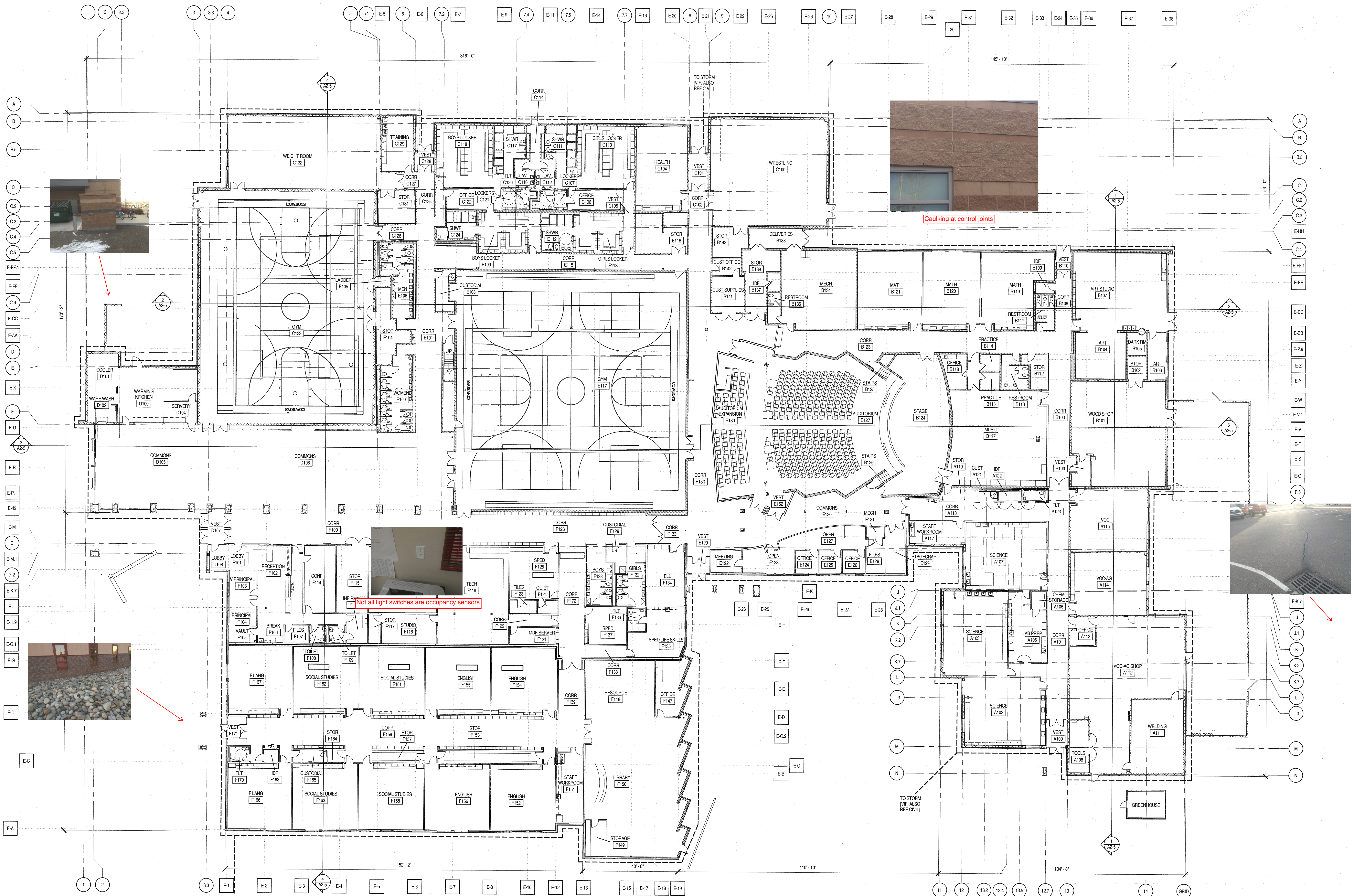


Condition Analysis Matrix

Gunnison Watershed School District	Date of last addition: NA
Facility : Gunnison HS	Year round start date:
Date: 1/8/2018	Total SoftCost: 50.00%

Condition Matrix													
Description Location			Sort Order		1st			2nd			Final Rank	COST	TOTAL COST
SCHOOL	Location Designation	Item	Consultant	CSI	CAT	FAIL	CON	Rank	Consultant				
1	GHS	SEC	RTA	320000	7	5	3	105		105.0	\$ 85,500	\$ 128,250	
2	GHS	SEC	RTA	80000	7	5	3	105		105.0	\$ 14,448	\$ 21,672	
2	GHS	SEC	RTA	60000	7	5	3	105		105.0	\$ 5,000	\$ 7,500	
2	GHS	EXT	RTA	70000	6	4	3	72		72.0	\$ 6,000	\$ 9,000	
2	GHS	EXT	RTA	40000	7	1	7	49		49.0	\$ 1,250	\$ 1,875	
3	GHS	EXT	RTA	320000	6	4	3	72		72.0	\$ 1,000	\$ 1,500	
4	GHS	EXT	RTA	320000	7	4	3	84		84.0	\$ 120,500	\$ 180,750	
5	GHS	INT	RTA	90000	6	1	7	42		42.0	\$ 750	\$ 1,125	
6	GHS	INT	RTA	100000	6	6	3	108		108.0	\$ 6,500	\$ 9,750	
7	GHS	INT	RTA	260000	6	1	4	24		24.0	\$ 10,000	\$ 15,000	
8	GHS	INT	RTA	80000	6	4	7	168		168.0	\$ 8,500	\$ 12,750	
9	GHS	INT	RTA	10000	1	6	1	6		6.0	\$ 4,500	\$ 6,750	
10	GHS	INT	RTA	90000	6	1	7	42		42.0	\$ 9,900	\$ 14,850	
11	GHS	INT	RTA	90000	6	1	7	42		42.0	\$ 12,500	\$ 18,750	

Deferred Maintenance	
0 thru 25	\$ 21,750
26 thru 50	\$ 36,600
51 thru 100	\$ 191,250
>100	\$ 179,922
Total:	\$ 429,522



1 OVERALL FLOOR PLAN
 A1-0 1/16" = 1'-0"
 NORTH

Project Title: 12/18/09 8:25:33 AM
 Print Date:

ALT-1 PROVIDE 4" PERFORATED PERIMETER DRAIN. INSTALL IN TRENCH W/ WASHED ROCK COVER & FILTER FABRIC COVER. CONNECT TO STORM SEWER WHERE INDICATED. VIF STORM SEWER INVERT.

Caulking at control joints

Not all light switches are occupancy sensors

3. Facility Assessments

3.5 Crested Butte Community School

Crested Butte Community School is located at the southern entry to the Town of Crested Butte to the east of highway 135. The school is adjacent to residential neighborhoods to the north, a joint use softball and baseball field to the east, a bike park and open space to the south, and multi-use field for soccer and outdoor play between the school and highway to the west.

The Crested Butte Community School was recently renovated including an addition in 2010. The 104,662 addition and renovation roughly doubled the size of the existing K-12 school. As part of the renovation, the facility was upgraded throughout several areas of the existing building. Additions were also made to both the elementary and secondary facilities.

Student Capacity is calculated from existing floor plans as follows:

- 3 Kindergarten Rooms x 20 students = 60
- 9 First – Third Grade rooms x 24 = 216
- 5 Fourth – Fifth Grade rooms x 26 = 130
- 18 Teaching stations for grades 6-12 x 30 students x 0.66 = 356
(Excludes vocational, Gym, and Art spaces)

Total Student Capacity = 762 Students

Crested Butte Community School Site Plan



CRESTED BUTTE COMMUNITY SCHOOL - SITE

MP-130

GUNNISON / CRESTED BUTTE, COLORADO



Condition Analysis Matrix

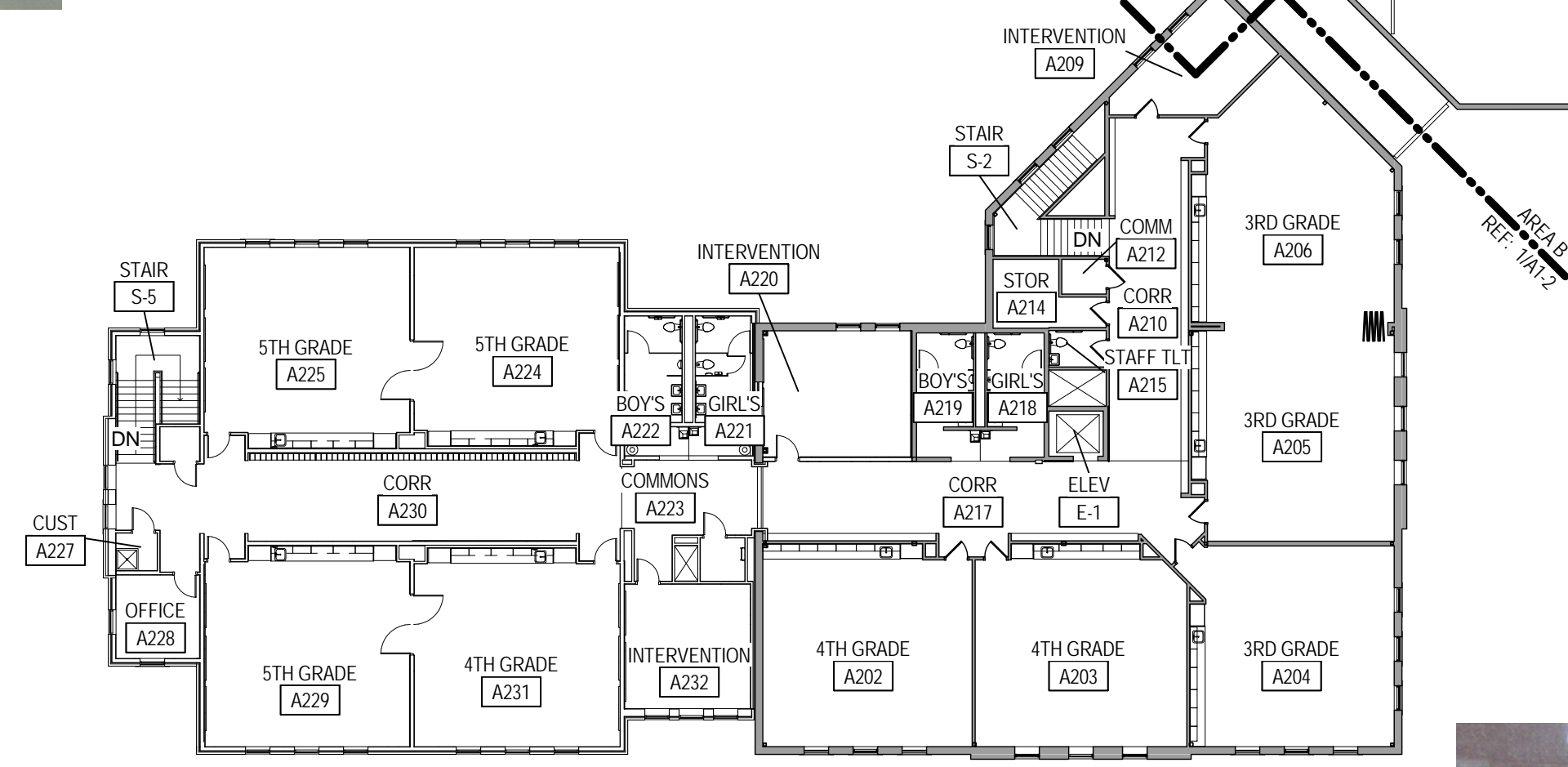
Gunnison Watershed School District	Date of last addition: NA
Facility : Crested Butte Community School	Year round start date:
Date: 1/8/2018	

Total Soft Cost: 50.00%

Condition Matrix													
Description Location				Sort Order		1st				2nd			
School Name				CSI DIVISION		Category				Final		TOTAL	
SCHOOL	Location Designation			Consultant	CSI	CAT	FAILURE TIMING			Consultant	Rank	COST	COST
	Roof	Item					FAIL	CON	Rank				
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

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

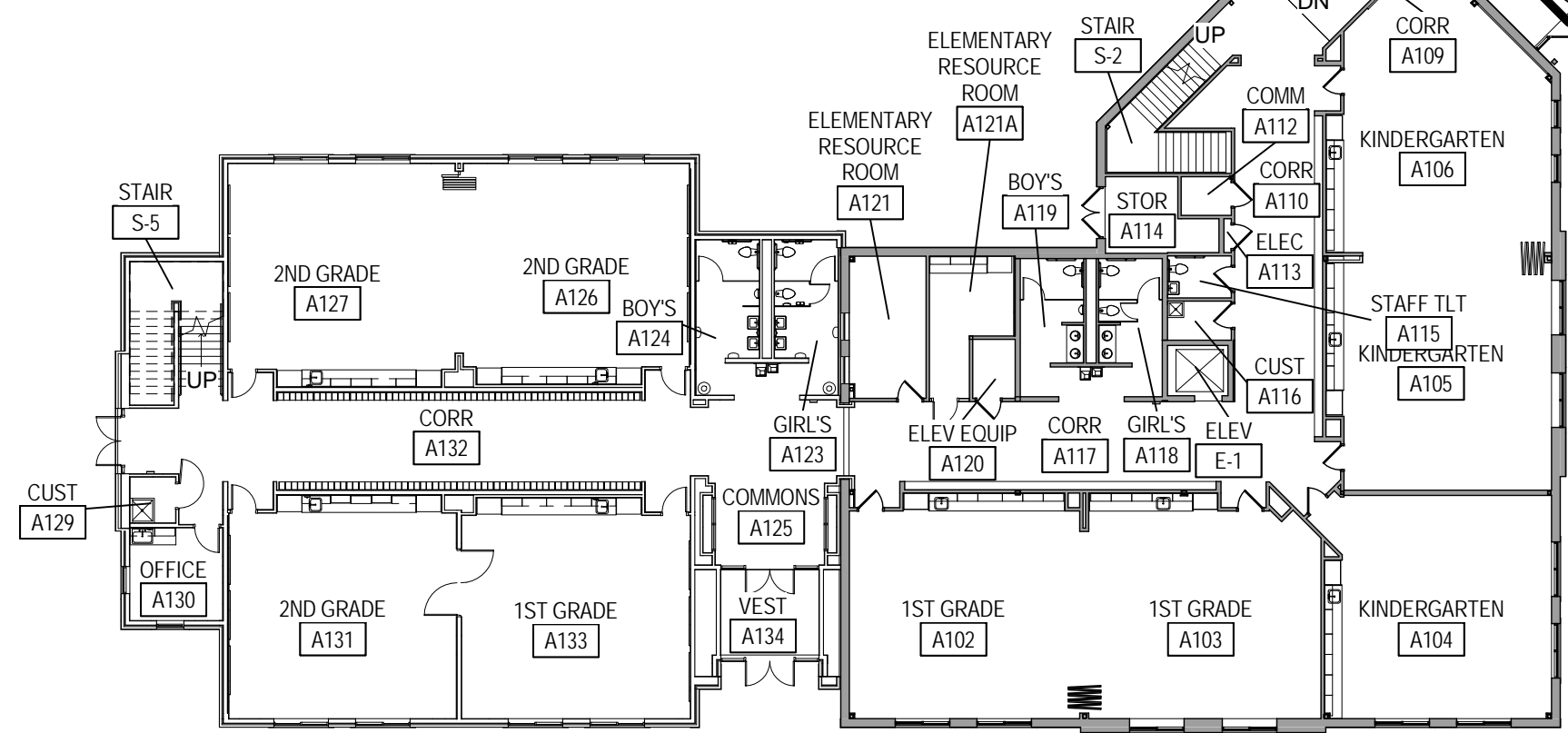
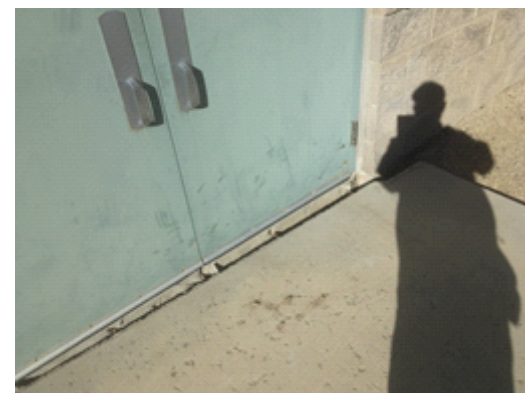
Deferred Maintenance	
0 thru 25	\$ 316,800
26 thru 50	\$ 365,625
51 thru 100	\$ 1,716,375
>100	\$ 465,300
Total:	\$ 2,864,100



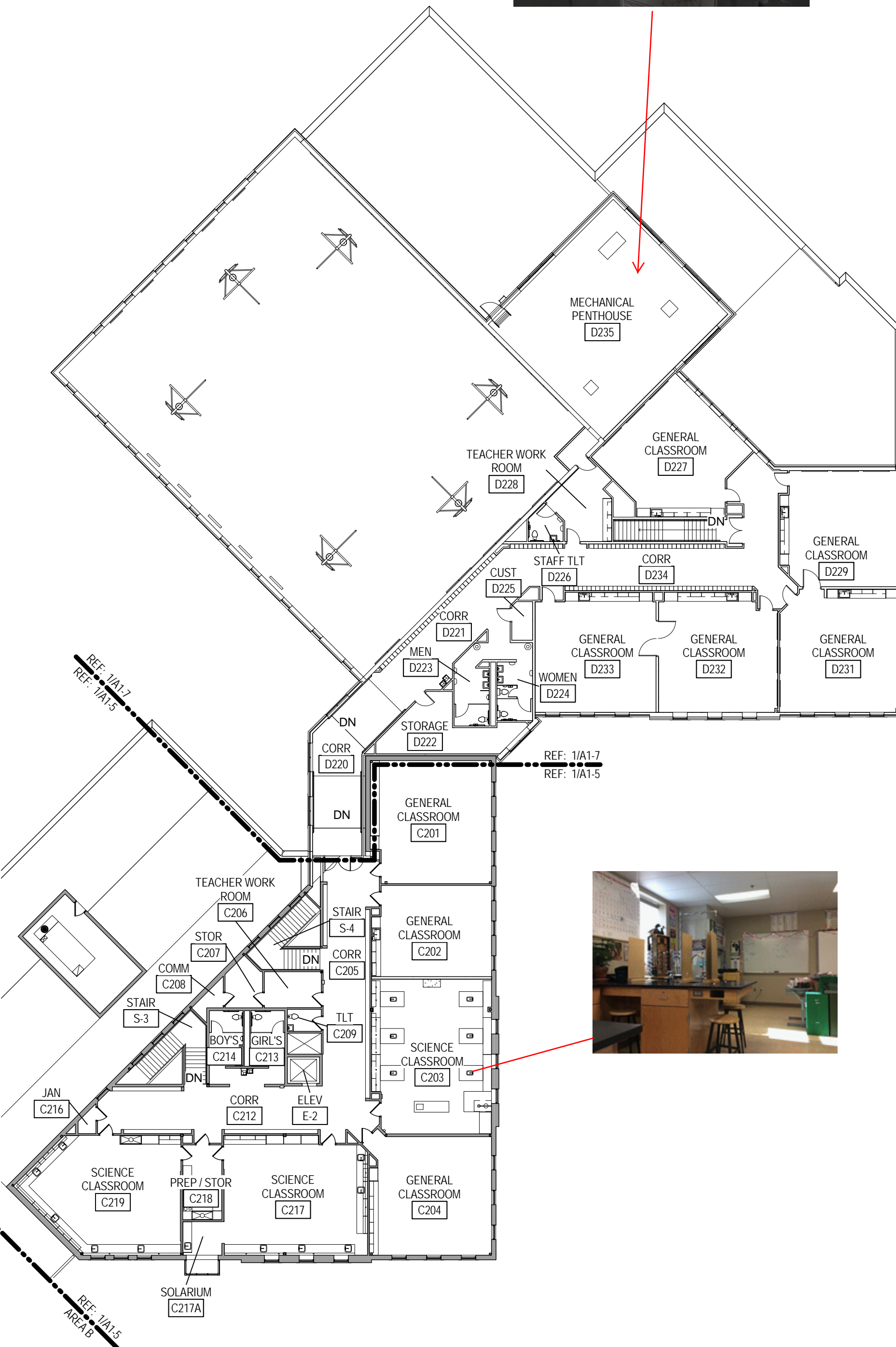
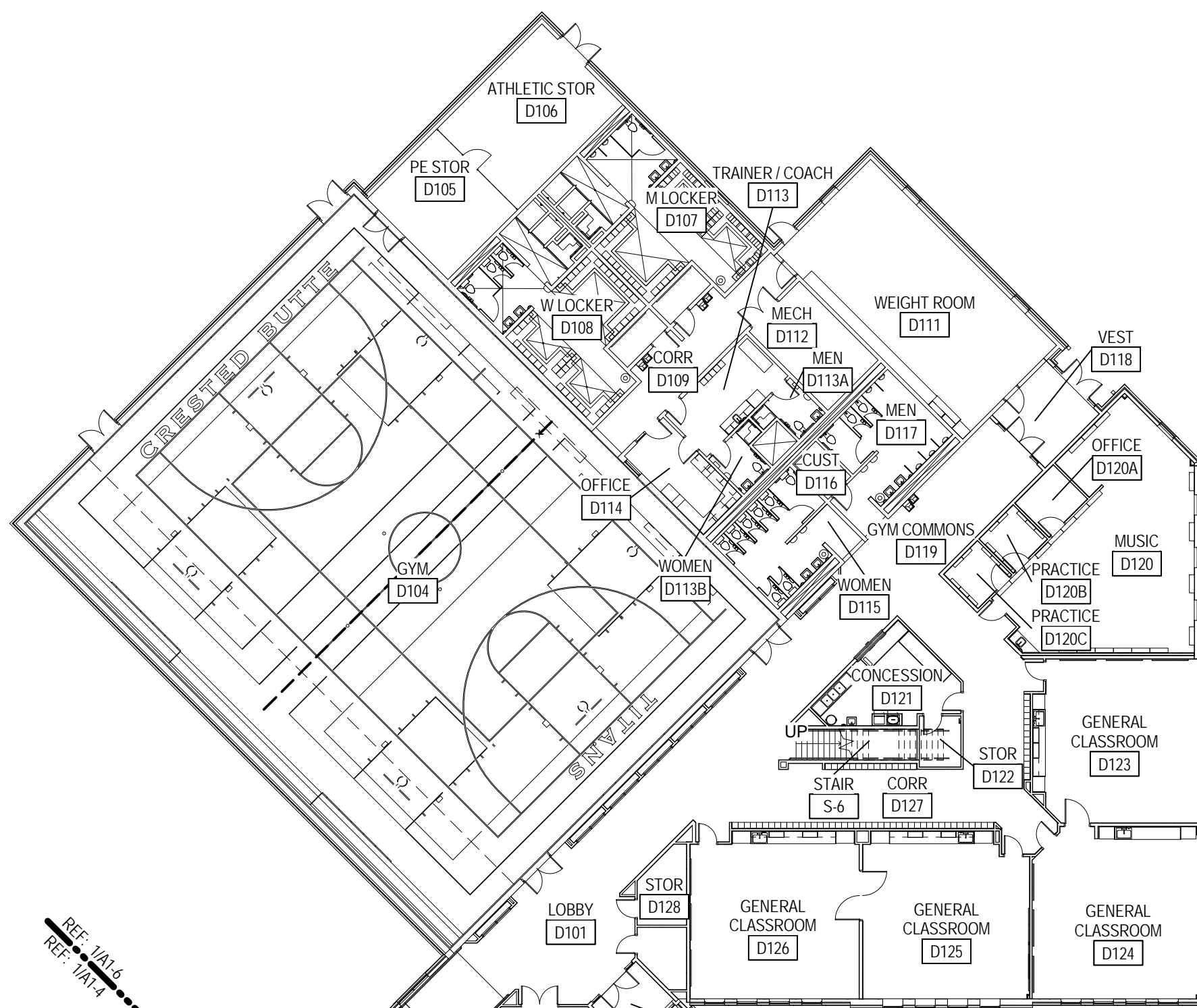
ORIENTATION PLAN SECOND FLOOR - AREA A
3/64" = 1'-0"
NORTH [TRUE] [PROJECT]



Provide occupancy sensor light switches



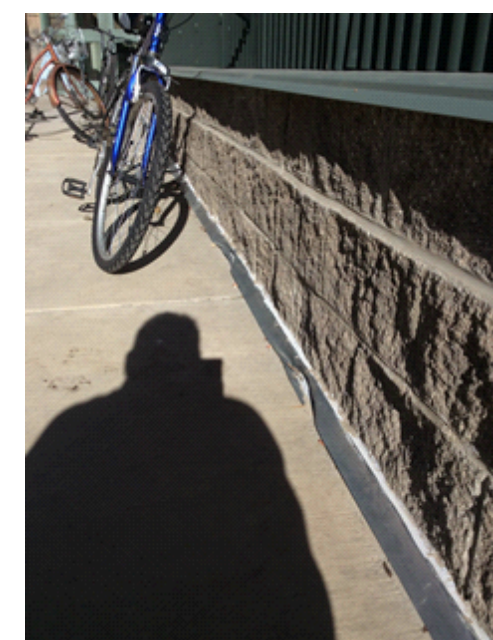
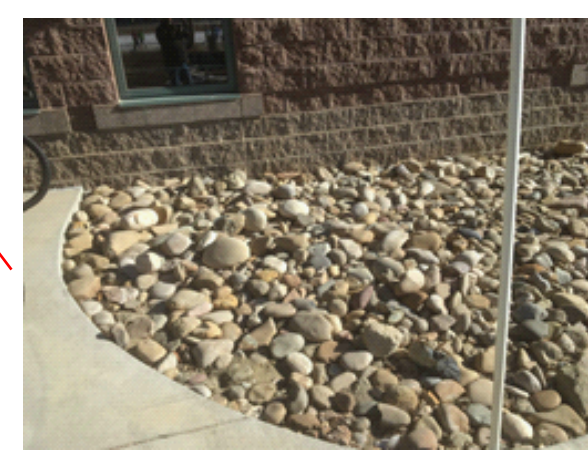
ORIENTATION PLAN FIRST FLOOR - AREA A, B, C AND D
1/64" = 1'-0"
NORTH [TRUE] [PROJECT]



ORIENTATION PLAN SECOND FLOOR - AREA C AND D
2/64" = 1'-0"
NORTH [TRUE] [PROJECT]



Door hardware is ADA compliant, but not code compliant



4. Safety and Security

Summary of Evaluation

In addition to evaluating all the district facilities deferred maintenance needs, a separate evaluation was conducted for safety and security of each school facility. In the first 21 weeks of 2018, there were 23 school shootings in the United States. In light of these tragedies, safety and security continue to be a priority for Gunnison Watershed School District, but much like deferred maintenance require ongoing attention and investment. The items below were reviewed as part of our evaluation:

Natural surveillance increases the perceived risk of attempting deviant actions by improving visibility of potential offenders to the general public. Natural surveillance occurs by designing the placement of physical features, activities, and people in such a way to maximize visibility of the space and its users. This fosters positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and inherently perceive an increase in risk and lack of viable and covert escape routes.

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. Natural access control occurs by selective placement of entrances and exits, fencing, lighting, and landscape to limit access or control flow.

Natural territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Also, the sense of owned space creates an environment where strangers or intruders stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public and private space, natural territorial reinforcement occurs. Additionally, these objectives can be achieved by assignment of space to designated users in previously unassigned locations.

Observations and Potential Action Items

Safety and security solutions are not a “one size fits all” solution, but instead are responsive to the shared culture between the community and District. The schools are a community asset used to support students, parents, and the community at large and the approach to enhancing safety and security should be mindful of these values.

The District should take care to not use landscaping that creates unwanted hiding spots or spaces that are hard to observe on school sites. Materials such as gravel cobble should be evaluated so as not to create unwanted vandalism on school sites due to the ability to throw material through windows or damage property.

Identifying operational hours of schools, as well as when the public is permitted on each school site, defines expectations by the District. School entries should be clearly visible with welcoming signage that directs visitors towards main entry points. Signage should also be visible in locations where public access is either limited or not intended. Signage quantity and locations should be limited to increase effect and establish zones of access around facilities. Too much signage on a school site becomes visual clutter and importance of message is lost on visitors.



Some school entry points are very visible and welcoming across the District with the

exceptions of the Crested Butte School and the Gunnison Elementary/Middle School. Administration should be located to monitor the building's main entry, parking lot, and major circulation to the front door of the building. Crested Butte Community School and Gunnison Elementary / Middle school struggle with these areas.

Security camera coverage in the District is appropriate, and cameras are being replaced to improve the quality of image. To our knowledge, the District has only minor camera needs and overall has a good approach with systems throughout the District. Camera technology has improved dramatically over the last 10 years and documents past activities accurately while also serving as a minor active deterrent. Cameras can also be perceived as an indicator of potential safety concerns and lack of trust in a community, so camera locations and numbers should be mindful of community perception.

Main building entries are locked, include camera phones, and electronic door hardware for school authorized access. Card access is also provided at select locations around buildings. Additional card access locations and limiting physical key access in the future should be considered to decrease unmonitored entry into buildings. Because these systems are reliant on computer technology and continue to evolve, they require replacement as systems become obsolete.

It is recommended that intruder resistance films at entry points and easily accessible public areas of the building be installed. Recent improvements in aftermarket glass film has introduced intruder resistant products glass films, which increase the amount of time required to enter facilities through glass openings. Appropriately priced film technology is not bullet resistant or impenetrable, but provides an additional layer of safety and security as they allow time for building occupants to move to safer interior spaces or flee from potential threats. These films limit glass breakage and create a barrier for quick entry into a building. We would recommend strategic installation of these films at building entry, select administration areas, and student gathering spaces adjacent to easily accessible public spaces.

Building compartmentalization should also be given consideration in the existing schools where appropriate. The ability to compartmentalize a building during an event by activating electronic door hardware enables the isolation of building zones and provides additional safety for the building. Physical building configuration must be evaluated closely, as compliance with building and fire code is still required.

Regardless of the physical measures taken, human interaction and participation is still the most proven method to improve safety and security. Conversations with District personnel over the last year indicates that the steps taken by the District, administrators, and interaction with local municipalities and law enforcement demonstrate a high level of commitment to the safety of students, staff, and the community.

Implementing the strategies described above can help to improve the safety and security of the schools, and improve the environment for all occupants of district facilities. These observations are intended to assist the District in improving the overall level of security only. It is not intended to imply that the existing security or measures discussed above are absolute or perfect.

5. Strategic Plan for Implementation

Overview

The PAT evaluated data regarding conditions of existing facilities, safety and security, growth in student enrollment in the foreseeable future, and educational program compatibility of the existing facilities.

The PAT agreed the master plan solution should be fiscally responsible. The PAT concluded that the master plan implementation should not be based on a set schedule, but rather should be based on community and District recommendations and other action points or triggers.

Action points discussed with the group included: enhancing the district-wide educational program, enhancing educational opportunities for further integration of STEAM across the District, addressing sustained increases in student population, and supporting community enthusiasm to implement the proposed master plan.

Through the Strengths, Weaknesses, Opportunities, and Threats (SWOT) exercise, the PAT identified the four major categories of the master plan; Community, Safety and Security, Condition of the Existing Facilities, and Educational Program. The planning assistance team felt safety and security was the highest priority and the remaining were not evaluated in order of importance. The PAT evaluated items based on merits of addressing the District SWOT analysis and did not set priorities for individual items.

Master Plan Conceptual Estimate

The Master Plan is limited to analysis, evaluation, and concepts for future facilities solutions. It does not include final design solutions for buildings or specific design and engineering solutions. More in-depth school-specific analysis and conceptual development is required to create a final solution to the master plan concepts.

RTA has completed over \$475 million dollars of K-12 projects in the state of Colorado in the last 10 years. Because of this extensive experience, we have an understanding of educational projects and conceptual costs associated with these projects. Master plan conceptual estimates provide overall project conceptual costs and include estimates for other project-related costs typically referred to as project “soft costs”. Soft costs include: construction permitting, materials testing, FFE (Furniture, Fixtures, and Equipment outside of the construction process), architectural and engineering fees, Owner’s contingency, construction contingency for unknown and undetermined scopes of work, code required mechanical system commissioning, survey services, environmental services, and anticipated annual inflation to construction cost.

The master plan estimate provides an overall project budget to complete the scopes of work identified and allow for site-based input for the final project solutions. The total value of the master plan is \$53,872,378. A summary of costs is provided in the chart below.

Summary of Facility Master Plan Costs

Campus	Deferred Maintenance			Improvement Projects**			Total (DM and IP)
	Safety & Security	Conditions of Facility (0-50)*	Total of DM	Educational Program	Community	Total of IP	
Lake Pre-School and Kindergarten	\$ 204,750	\$ 27,300	\$ 232,050	\$ -	\$ 89,374	\$ 89,374	\$ 321,424
Gunnison Elementary and Middle School	\$ 357,000	\$ 1,344,525	\$ 1,701,525	\$ 10,961,062	\$ 408,276	\$ 11,369,338	\$ 13,070,863
Crested Butte Community School	\$ 172,875	\$ 678,675	\$ 851,550	\$ 30,155,357	\$ 3,990,302	\$ 34,145,659	\$ 34,997,209
Gunnison High School	\$ 157,422	\$ 58,350	\$ 215,772	\$ 3,850,259	\$ 1,416,851	\$ 5,267,110	\$ 5,482,882
Totals	\$ 892,047	\$ 2,108,850	\$ 3,000,897	\$ 44,966,678	\$ 5,904,803	\$ 50,871,481	\$ 53,872,378

*If Safety Items are in the Priority 0-50 then they are removed from this column and shown only in the Safety & Security column.

**Refer to Cost Estimate Summaries provided in the back of Section 5 for each campus.

Of the roughly \$54 million, approximately \$3.1 million, falls in the priority 0-50 category which would require action in the next five years. The District and community should continue to have an ongoing discussion regarding prioritizing master plan items to determine an approach for this work. The PAT did not develop any recommendations regarding a phasing strategy for the master plan scope of work. The district should consider an implementation committee process to discuss options, priorities, and approach as execution of the master plan is considered.

Implementation

The PAT concluded that the master plan implementation should not be based on a set schedule, so we wanted to share our perspectives on overall project construction timelines. The District should anticipate a six to nine-month time line for investigation and design, approximately two months for state building permitting and bid process, and 12-16 months for larger scopes of construction. Smaller site improvements and minor interior renovations can be completed from spring to beginning of the school year. These timelines equate to a two-year duration for larger more comprehensive projects and a six to eight-month process from start of design to completion for smaller scopes of work to be completed over a summer break.

Master Plan Solution

A summary of the master plan level solutions and conceptual estimates for each district facility are listed below.

Lake Pre-school and Kindergarten School



Community: \$89,374

Minor playground improvements for shade and multiple play surfaces.

Safety and Security: \$204,750

Install safety film at main entries of building, relocate bus drop off to improve site circulation.

Conditions of the Existing Facility: \$27,300

No immediate deferred maintenance required. Long term items are identified in deferred maintenance evaluation.

Educational Program

Consideration should be given to configuration of cafeteria for early childhood education compliance which requires separation of pre-school students from other students during the lunch period.

Gunnison Elementary/Middle School



GUNNISON COMMUNITY SCHOOL

Primary scopes of work are identified below. Additional factors influencing the proposed scope of work include maximizing use of existing site, improvement of educational environment, improvement of common use spaces such as the cafeteria and library.

Community: \$408,216

Improvement of connections to the community through walking and bike paths. Site improvements for safe routes to schools, additional bike parking, and playground improvements.

Safety and Security: \$357,000

Install safety film at main entries of building, upgrade existing vestibule, and install additional security cameras and card reader at primary entry points. Modifications to fire alarm and mass notification system.

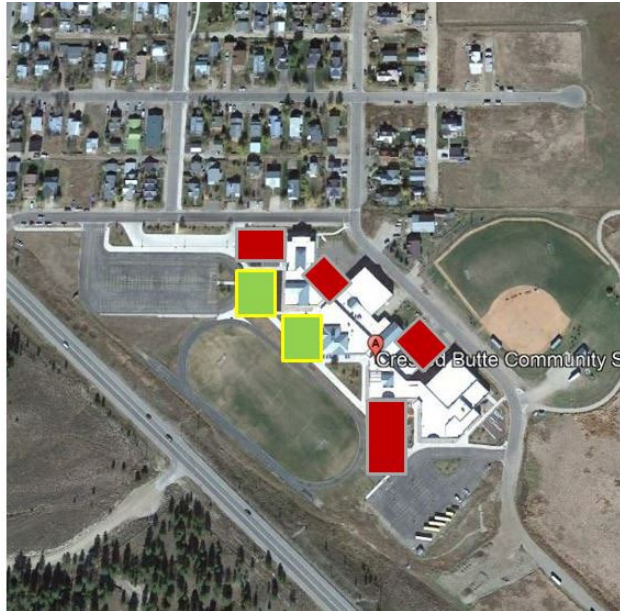
Conditions of the Existing Facility: \$1,344,525

Roof replacement, site drainage, site paving, and landscaping improvements, additional accessible routes to public ways to meet fire code, and interior finish replacement.

Educational Program: \$10,961,062

Administration location and space improvements, additional flexible educational spaces, teacher collaboration spaces, improvements to cafeteria, and integration of maker / STEAM space into library, and continued growth of Career and Technical Education (CTE) opportunities requiring a larger flexible CTE space.

Crested Butte Community School



Primary scopes of work are identified below. Additional factors influencing the proposed scope of work include improving site circulation and safety, improvement of educational environment, and addressing triggers regarding student population and educational programs.

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.

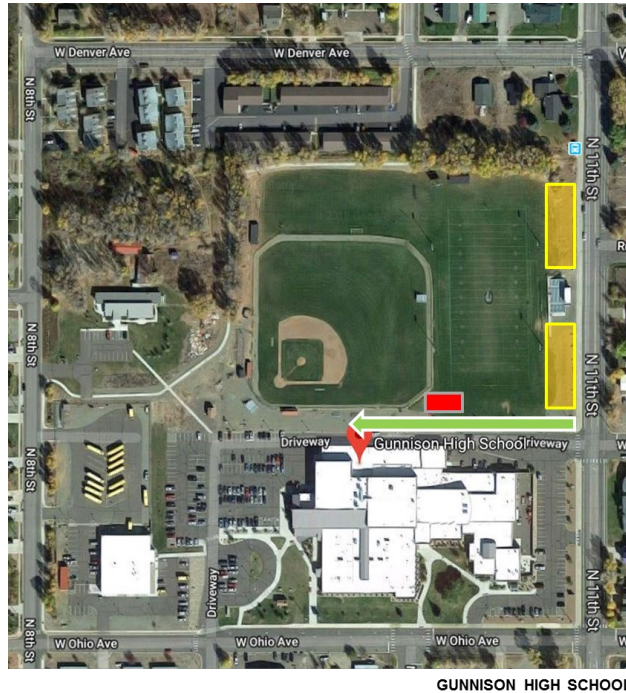
Trigger Points

The chart below presents a proposed outline developed by the District for facility planning for the Crested Butte Community School over the next several years. The Planning Stages in the right-hand column would proceed as outlined year by year, not dependent upon actual enrollment, with the exception of reaching the Design and Construction phase in 2021-22. The Design and Construction phase, along with potentially putting a bond question on the 2021 ballot, would only occur if actual enrollment were to hit 825 students and was projected to continue to grow. The Facility Use in the middle column would proceed as determined by actual enrollment year by year. Therefore, the planning stages can occur while the District makes the short-term utilization of modular classrooms until actual enrollment is 850.

Possible Year	Enrollment Trigger	Facility Action	Planning Stage
2016-17	704	Existing space with modifications	Perform Situation Audit
2017-18	733	Existing space with modifications	Develop Facility Master Plan
2018-19	750	Existing space with modifications	Develop Educational Specifications
2019-20	775	Add one modular at site	Consider Site Selection
2020-21	800	Add second modular at site	Determine Funding Strategy
2021-22	825	Add third modular at site	If funding strategy is to pass a bond, have question on 2021 ballot. Simultaneously work on Design and Construction phase. Potentially break ground on new/expanded facility spring 2022.
2022-23	850	Add fourth modular while construction occurs	Construction phase
2023-24	875	Operate in new/expanded facility	Monitor and Manage

It is important to note that the designed capacity of the Crested Butte Community School is currently 750 students. Before the bond passed in 2008 to expand the facility, the Crested Butte Community School's designed capacity was 350 students. In 2008, 510 students attended the school. From 2001-2008 when enrolled students at the Crested Butte Community School exceeded the designed capacity, every available space in the building along with two modular classrooms were utilized to accommodate the growing student body. Therefore, it is normal to anticipate a period of time after which capacity of the building has been reached before expanding a facility.

Gunnison High School



Community: \$1,416,851

Site improvements for safe routes to schools, additional bike parking, access improvements, and site improvements adjacent to football field bleachers.

Safety and Security: \$157,422

Construct athletic / public use restrooms / concessions adjacent to athletic fields to eliminate need to access school after hours. Install safety film at main entries of building, minor camera and card reader installation.

Conditions of the Existing Facility: \$58,350

The existing facility is in excellent shape and minimal work is necessary.

Educational Program: \$3,850,259

Construction of 8,000 sq ft flexible CTE space to continue to support CTE programs.

RTA would like to thank the Gunnison Watershed School District, district staff, students, and the community for their participation in this master planning process. The energy, enthusiasm, critical thinking provided helped guide the master plan process and solutions. The solutions included in this master plan are driven by the communication, input, and thoughtful discussions of this community.

We rarely are placed in a situation where a district can look forward without being hampered by the deficiencies of existing facilities. Due to the current excellent condition of the Gunnison Watershed school district facilities and programs, this master plan has been focused on the future for the students and community. It has been a real joy to participate in such a unique master planning process.

Thank you.

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PROJECT: Gunnison Watershed School District
 DATE: 12/21/2018

Summary of Cost by Campus

(Includes Priority 0-50 Deferred Maintenance and Improvement Project Costs)

Campus	Deferred Maintenance			Improvement Projects**			Total (DM and IP)
	Safety & Security	Conditions of Facility (0-50)*	Total of DM	Educational Program	Community	Total of IP	
Lake Pre-School and Kindergarten	\$ 204,750	\$ 27,300	\$ 232,050	\$ -	\$ 89,374	\$ 89,374	\$ 321,424
Gunnison Elementary and Middle School	\$ 357,000	\$ 1,344,525	\$ 1,701,525	\$ 10,961,062	\$ 408,276	\$ 11,369,338	\$ 13,070,863
Crested Butte Community School	\$ 172,875	\$ 678,675	\$ 851,550	\$ 30,155,357	\$ 3,990,302	\$ 34,145,659	\$ 34,997,209
Gunnison High School	\$ 157,422	\$ 58,350	\$ 215,772	\$ 3,850,259	\$ 1,416,851	\$ 5,267,110	\$ 5,482,882
Totals	\$ 892,047	\$ 2,108,850	\$ 3,000,897	\$ 44,966,678	\$ 5,904,803	\$ 50,871,481	\$ 53,872,378

*If Safety Items are in the Priority 0-50 then they are removed from this column and shown only in the Safety & Security column.

**Refer to Cost Estimate Summaries provided in the back of Section 5 for each campus.

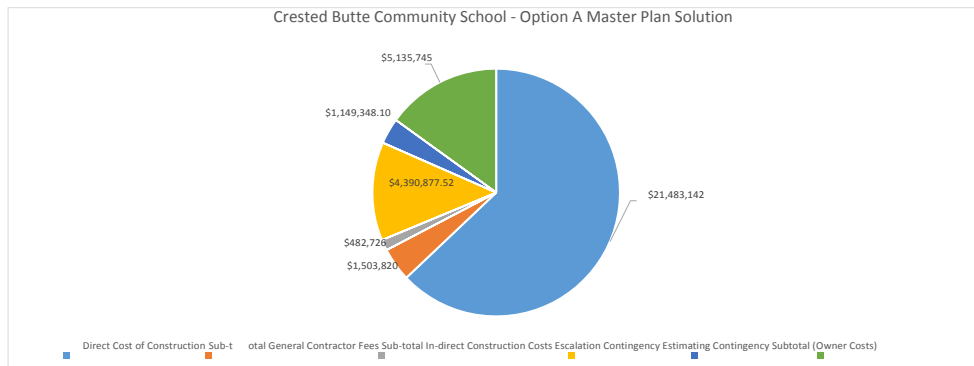


**Gunnison Watershed School District
Crested Butte Community School - Option A Master Plan Solution
Crested Butte, Colorado**

**Conceptual Budget of Probable Cost
8/8/2018**

Improvement Projects

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Site Work							
2	Paved site areas	sf	63,727	\$14.00	\$892,178	Community Scope		2.61%
3	Landscape areas	sf	14,674	\$12.00	\$176,088	Community Scope		0.52%
4	Playground areas	sf	30,000	\$6.00	\$180,000	Community Scope		0.53%
5	Existing parking lot	sf	62654	\$6.00	\$375,924	Community Scope		1.10%
6	Bus drop off lane	sf	5920	\$18.00	\$106,560	Community Scope		0.31%
7	Site demolition area	sf	114,321	\$2.00	\$228,642	Community Scope		0.67%
8	Sub-total of Site Construction					\$1,959,392		5.74%
9	Building Construction							
10	Interior Finish Replacement	sf	75525	\$0.00	\$0	Included in deferred maintenance cost		0.00%
11	Interior Renovation Area	sf	19000	\$275.00	\$5,225,000			15.30%
12	Building Additions	sf	31775	\$450.00	\$14,298,750			41.88%
13	Sub-total of Construction					\$19,523,750		57.2%
14	Direct Cost of Construction					\$21,483,142		62.9%
15	Construction Fees							
16	General Conditions	est.		4%	\$859,325.68			2.5%
17	Contractor's Fee	est.		3%	\$644,494.26			1.9%
18	Sub-total General Contractor Fees					\$1,503,820		4.4%
19	Indirect Construction Costs							
20	Builder's Risk Insurance:	est.		0.50%	\$114,934.81			0.3%
21	Umbrella & General Liability Insurance:	est.		0.70%	\$160,908.73			0.5%
22	Performance & Payment Bond:	est.		0.90%	\$206,882.66			0.6%
23	Sub-total In-direct Construction Costs					\$482,726		1.4%
24	Cost of Construction					\$23,469,688		69%
25	Escalation Contingency			3	\$4,390,877.52	\$4,390,877.52	3 year of 6% annual escalation anticipated	12.9%
26	Estimating Contingency			5%	\$1,149,348.10	\$1,149,348.10	undefined scope of work	3.4%
27	TOTAL COST OF CONSTRUCTION					\$29,009,914		85%
28	Owner Costs							
29	Legal Services (property acquisition / title work / contract review)	ls			\$30,000			0.1%
30	Owner's Representative Fees	ls		1.00%	\$290,099			0.8%
30	Owner's Construction Contingency	allow		5.00%	\$1,450,496			4.2%
31	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		7.25%	\$2,103,219			6.2%
32	Building Permit (Plan Check Fee):	est.		0.40%	\$116,040			0.3%
33	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$87,030			0.3%
34	Mechanical System Commissioning	allow		0.65%	\$188,564			0.6%
35	Furniture Fixtures and Equipment	allow		3.00%	\$870,297	Playground Play structures included in construction cost		2.5%
36	Subtotal (Owner Costs)					\$5,135,745		15%
TOTAL PROJECT BUDGET						\$34,145,659		100.0%
Total of Community Scope						\$3,990,302		
Total of Educational Program						\$30,155,357		





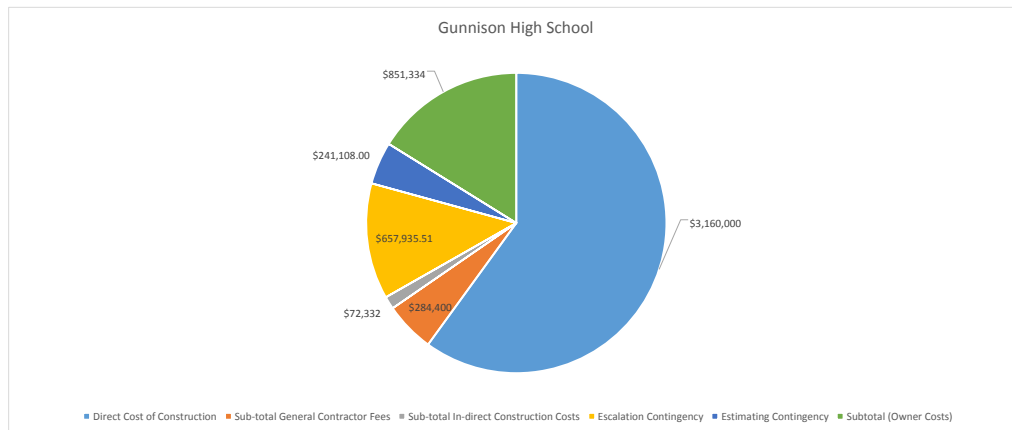
**Gunnison Watershed School District
Gunnison High School
Gunnison, Colorado**

**Conceptual Budget of Probable Cost
8/8/2018**

Improvement Project

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Site Work							
2	Site improvements at fields	sf	8,000	\$14.00	\$112,000	Community Scope		2.13%
3	Site paving associated with Vo-tech building / athletics building	sf	24,000	\$14.00	\$336,000		6.38%	
4	Landscaping associated with Vo-tech / athletics building	sf	6,000	\$2.00	\$12,000		0.23%	
5	Sub-total of Site Construction					\$460,000		
6	Building Construction							
7	Deferred Maintenance Scope of Work	sf	0	\$0.00	\$0	Included in deferred maintenance budgeting Included in deferred maintenance cost Community Scope		0.00%
8	Vocational Education Building	sf	8,000	\$225.00	\$1,800,000		34.17%	
9	Athletics / Public Restrooms	sf	4,000	\$225.00	\$900,000		17.09%	
10	Sub-total of Construction					\$2,700,000		51.3%
11	Direct Cost of Construction					\$3,160,000		60.0%
12	Construction Fees							
13	General Conditions	est.		5%	\$158,000.00			3.0%
14	Contractor's Fee	est.		4%	\$126,400.00			2.4%
15	Sub-total General Contractor Fees					\$284,400		5.4%
16	Indirect Construction Costs							
17	Builder's Risk Insurance:	est.		0.50%	\$17,222.00			0.3%
18	Umbrella & General Liability Insurance:	est.		0.70%	\$24,110.80			0.5%
19	Performance & Payment Bond:	est.		0.90%	\$30,999.60			0.6%
20	Sub-total In-direct Construction Costs					\$72,332		1.4%
21	Cost of Construction					\$3,516,732		67%
22	Escalation Contingency			3	\$657,935.51	\$657,935.51	3 year of 6% annual escalation anticipated	12.5%
23	Estimating Contingency			7%	\$241,108.00	\$241,108.00	undefined scope of work	4.6%
24	TOTAL COST OF CONSTRUCTION					\$4,415,776		84%
25	Owner Costs							
26	Legal Services (property acquisition / title work / contract review)	ls			\$30,000			0.6%
27	Owner's Representative Fees	ls		1.00%	\$44,158			0.8%
28	Owner's Construction Contingency	allow		5.00%	\$220,789			4.2%
29	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$364,302			6.9%
30	Building Permit (Plan Check Fee):	est.		0.40%	\$17,663			0.3%
31	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$13,247			0.3%
32	Mechanical System Commissioning	allow		0.65%	\$28,703			0.5%
33	Furniture Fixtures and Equipment	allow		3.00%	\$132,473		Playground Play structures included in construction cost	2.5%
34	Subtotal (Owner Costs)					\$851,334		16%
TOTAL PROJECT BUDGET						\$5,267,110		100.0%

Total of Community Scope \$1,416,851
Total of Educational Program \$3,850,259





**Gunnison Watershed School District
Lake Elementary School Facility
Gunnison, Colorado**

Conceptual Budget of Probable Cost

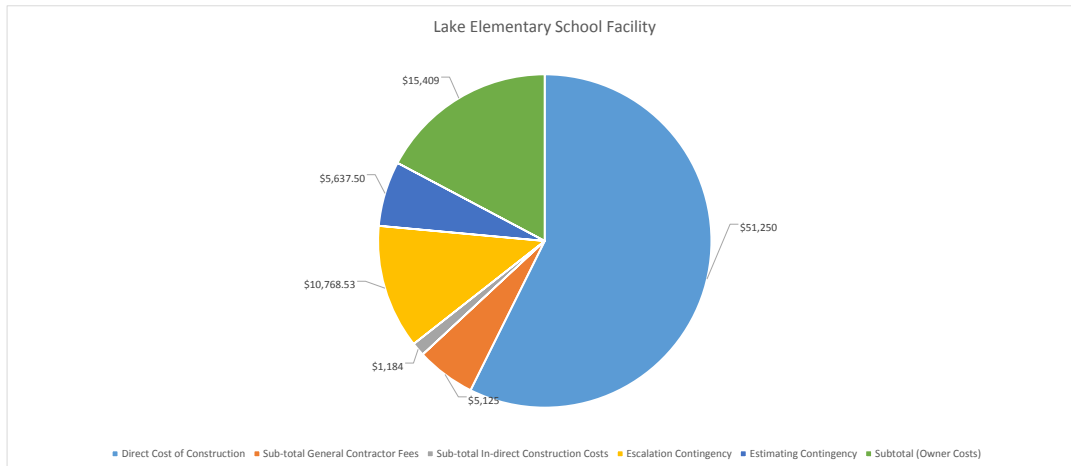
10/8/2018

Improvement Projects

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Community Site Work							
2	Deferred Maintenance Site Improvement Work	sf	1	\$0.00	\$0		In Deferred Maintenance Conditions Analysis Matrix	0.00%
3	Playground areas	sf	1	\$51,250.00	\$51,250			57.34%
4	Sub-total of Site Construction					\$51,250		
5	Building Construction							
6	Deferred Maintenance Scope of Work	ls	1	\$0	\$0		In Deferred Maintenance Conditions Analysis Matrix	0.00%
1	Sub-total of Construction					\$0		0.0%
2	Direct Cost of Construction					\$51,250		57.3%
3	Construction Fees							
4	General Conditions	est.		6%	\$3,075.00			3.4%
5	Contractor's Fee	est.		4%	\$2,050.00			2.3%
6	Sub-total General Contractor Fees					\$5,125		5.7%
7	Indirect Construction Costs							
8	Builder's Risk Insurance:	est.		0.50%	\$281.88			0.3%
9	Umbrella & General Liability Insurance:	est.		0.70%	\$394.63			0.4%
10	Performance & Payment Bond:	est.		0.90%	\$507.38			0.6%
11	Sub-total In-direct Construction Costs					\$1,184		1.3%
12	Cost of Construction					\$57,559		64%
13	Escalation Contingency			3	\$10,768.53	\$10,768.53	3 year of 6% annual escalation anticipated	12.0%
14	Estimating Contingency			10%	\$5,637.50	\$5,637.50	undefined scope of work	6.3%
15	TOTAL COST OF CONSTRUCTION					\$73,965		83%
16	Owner Costs							
17	Legal Services (property acquisition / title work / contract review)	ls			\$0		Not Applicable	0.0%
18	Owner's Representative Fees	ls		0.00%	\$0			0.0%
18	Owner's Construction Contingency	allow		9.75%	\$7,212			8.1%
19	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		6.00%	\$4,438			5.0%
20	Building Permit (Plan Check Fee):	est.		1.50%	\$1,109			1.2%
21	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		3.59%	\$2,650			3.0%
22	Mechanical System Commissioning	allow		0.00%	\$0		Not Applicable	0.0%
23	Furniture Fixtures and Equipment	allow		0.00%	\$0		Playground Play structures included in construction cost	0.0%
24	Subtotal (Owner Costs)					\$15,409		17%
TOTAL PROJECT BUDGET						\$89,374		100.0%

Total of Community Scope
Total of Educational Program

\$89,374
\$0.00





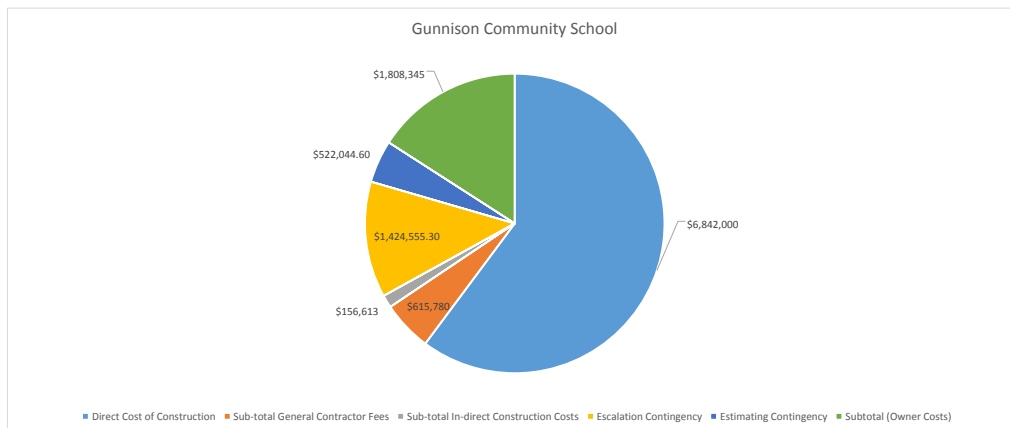
**Gunnison Watershed School District
Gunnison Community School
Gunnison, Colorado**

**Conceptual Budget of Probable Cost
8/8/2018**

Improvement Projects

Item No.	Description	Unit	Amount	Cost	Line Total	Category Total (Rounded)	Remarks	%
1	Site Work							
2	Additional site paving, bikes paths, site improvements	sf	12,000	\$14.00	\$168,000	Community Scope		1.48%
3	Playground areas	sf	50,000	\$0.00	\$0	Community Scope		0.00%
4	Site demolition area	sf	62,000	\$2.00	\$124,000	Community Scope		1.09%
5	Sub-total of Site Construction					\$292,000		
6	Building Construction							
7	Deferred Maintenance Scope of Work	sf	0	\$0.00	\$0	Included in deferred maintenance budgeting		#DIV/0!
8	Interior Finish Replacement	sf	75,525	\$0.00	\$0	Included in deferred maintenance cost		0.00%
9	Interior Renovation Area	sf	14,000	\$275.00	\$3,850,000			33.86%
10	Building Additions	sf	6,000	\$450.00	\$2,700,000	Validate scope - Admin / Flex Learning / STEM / Votech		23.75%
11	Sub-total of Construction					\$6,550,000		57.6%
12	Direct Cost of Construction					\$6,842,000		60.2%
13	Construction Fees							
14	General Conditions	est.		5%	\$342,100.00			3.0%
15	Contractor's Fee	est.		4%	\$273,680.00			2.4%
16	Sub-total General Contractor Fees					\$615,780		5.4%
17	Indirect Construction Costs							
18	Builder's Risk Insurance:	est.		0.50%	\$37,288.90			0.3%
19	Umbrella & General Liability Insurance:	est.		0.70%	\$52,204.46			0.5%
20	Performance & Payment Bond:	est.		0.90%	\$67,120.02			0.6%
21	Sub-total In-direct Construction Costs					\$156,613		1.4%
22	Cost of Construction					\$7,614,393		67%
23	Escalation Contingency			3	\$1,424,555.30	\$1,424,555.30	3 year of 6% annual escalation anticipated	12.5%
24	Estimating Contingency			7%	\$522,044.60	\$522,044.60	undefined scope of work	4.6%
25	TOTAL COST OF CONSTRUCTION					\$9,560,993		84%
26	Owner Costs							
27	Legal Services (property acquisition / title work / contract review)	ls			\$30,000			0.3%
28	Owner's Representative Fees	ls		1.00%	\$95,610			0.8%
28	Owner's Construction Contingency	allow		5.00%	\$478,050			4.2%
	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	\$788,782			6.9%
29	Building Permit (Plan Check Fee):	est.		0.40%	\$38,244			0.3%
31	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	\$28,683			0.3%
32	Mechanical System Commissioning	allow		0.65%	\$62,146			0.5%
33	Furniture Fixtures and Equipment	allow		3.00%	\$286,830		Playground Play structures included in construction cost	2.5%
34	Subtotal (Owner Costs)					\$1,808,345		16%
TOTAL PROJECT BUDGET						\$11,369,338		100.0%

Total of Community Scope \$408,276
Total of Educational Program \$10,961,062



Appendix: Master Plan Meeting 1



PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: January 23, 2018, 5-6:30pm, Crested Butte Community School

ATTENDANCE: See attached

Introductions – 10 minutes

Master Plan Overview – 20 minutes

An overview of the master plan process will be reviewed with the group. Including: the goals of master plan based on the Colorado Department of Education, the overall master plan schedule, the proposed key components of the master plan to be evaluated.

The Planning Process and Organization of the Facility Master Plan

In accordance with Colorado Department of Education guidelines, a master plan is produced through a team effort involving school administration, staff, students, community members, and professional consultants with disciplines in education, planning, programming, architecture, engineering, construction, facility management, and facility operations, and technology. The master plan utilizes information and resources available locally, nationally, and internationally and, in general, will contain the following:

- Facility condition assessment and needed baseline improvements
- Facility capacity analysis
- **Strengths, weakness, and deficiencies of existing facilities, programs, and community characteristics that can be built on or improved**
- Demographic information
- **Community values, aspirations, and educational goals**
- **Options or strategies for the next 5-years to correct or improve those deficiencies**
- Costs associated for each option
- Pros and cons for each option
- Life cycle analysis for each option
- **Strategies to implement the options**
- **Impact of implementing or not implementing the plan**
- **Recommended option**

Note: The **bold items** are areas of primary engagement for the Planning Assistance Team

SWOT Analysis – 50 minutes

Group exercise where each PAT member identifies items for each of the SWOT categories, then the team is broken down into smaller working committees. Each small committee compiles, evaluates, and identifies common themes to be shared with larger group. Additional review will occur at PAT meeting 2.

What are the District's **Strengths**?

What are the District's **Weaknesses**?

What are the District's **Opportunities**?

What could be a **Threat** to the District's continued success?

What would be a district "**Moon Shot**"?

Meeting Wrap-Up – 10 minutes

Next Meeting – February 13th, 5-6:30pm.

Attachments:

CC: Ken Gregg, AIA, A4LE – RTA

REPORTED BY:



Signature

Doug Abernethy, AIA, A4LE



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE: 1/23/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 1

The meeting was held to begin the master planning process with the Gunnison Watershed School District Planning Assistance Team. The following represents the general discussion and items covered during the meeting.

1. Doug reviewed the planning process and the organization of a typical school district master plan.
 - a. In accordance with Colorado Department of Education guidelines, a master plan is produced through a team effort involving school administration, staff, students, community members, and professional consultants with disciplines in education, planning, programming, architecture, engineering, construction, facility management, and facility operations, and technology. The master plan utilizes information and resources available locally, nationally, and internationally and, in general, will contain the following:
 - Facility condition assessment and needed baseline improvements
 - Facility capacity analysis
 - **Strengths, weakness, and deficiencies of existing facilities, programs, and community characteristics that can be built on or improved**
 - Demographic information
 - **Community values, aspirations, and educational goals**
 - **Options or strategies for the next 5-years to correct or improve those deficiencies**
 - Costs associated for each option
 - Pros and cons for each option
 - Life cycle analysis for each option
 - **Strategies to implement the options**
 - **Impact of implementing or not implementing the plan**
 - **Recommended option**

Note: The **bold items** are areas of primary engagement for the Planning Assistance Team

2. The group worked through a SWOT analysis of the Gunnison Watershed School District. SWOT stands for Strengths, Weaknesses, Opportunities and Threats. The following is a summary of the comments that were voiced during the exercise.
 - a. What are the District's **Strengths**?
 - Highly engaged, dedicated, and qualified teachers, staff and administration that are committed to educational excellence.
 - Great district leadership including School Board, Superintendent and Principals who focus on forward thinking programming and have a singular cohesive vision for the school district.

- Strong support, cooperation, and involvement from parents and community members that value education.
 - Open communication between teachers and parents, and between staff and students.
 - Strong academic and athletic programs with small class sizes and overall low student-teacher ratios. The school district offers hands-on experience for students, innovative programs and pathways, STEM programs, tech opportunities, and mentorship opportunities between younger and older students
 - Successful students that value education, as evidenced by the high graduation rate.
 - Well maintained, updated facilities and a well-organized transportation system.
 - Very strong financial structure and accountability.
 - The healthy outdoor culture of the valley and WSCU's influence on school district.
- b. What are the District's **Weaknesses**?
- Funding shortfalls including low state funding, challenges in funding capital improvements, and not enough money for teachers' salaries and programs. The perception among some voters that the school district is always asking for money and the fact that the community supported a bond in 2008, raises concern that it may be too early to ask the community to support another bond.
 - Facility needs are not balanced throughout the district, but current needs exceed the current financial resources. Facility needs include:
 - Buildings are difficult to secure in a lockdown situation.
 - Insufficient outdoor spaces – playground, parking lot, soccer field, track, playing fields.
 - Insufficient indoor spaces include small classrooms, single use spaces, lunch room, athletic facilities, and no auditorium/large function space. Some programs also lack adequate facilities such as industrial arts, science, art, STEM.
 - Class sizes are increasing and some facilities will not be large enough to accommodate rising student population in the near future.
 - Lack of vocational programs and an imbalance between arts and sports programs.
 - The distance between Gunnison and Crested Butte, the different schedules in Gunnison and Crested Butte, and Crested Butte combining MS and HS scheduling, staff and facilities, creates problems for programming and scheduling.
 - There are demographic and achievement gaps in the student population, and many students do not take advantage of opportunities.
 - The community is isolated.
 - The district is not implementing new good ideas and has lost some programs (ACE, AP, and Concurrent Enrollment).
 - There are occasional heating problems shortage of bus drivers.
- c. What are the District's **Opportunities**?
- Increase student involvement and help all students reach their maximum potential.
 - Introduce new programs/courses and expand existing STEM, vocational, and Pathways Program. Take advantage of amazing natural setting for more outdoor programming.
 - Provide adequate facilities for all students that allow for future growth and more creative spaces. Invest in new technology in order to strengthen programs and prepare students for the future.
 - Increase collaboration with parents, community, WSCU, and local nonprofits for unique learning experiences, internships, and work studies. Partner with new Center for the Arts for performing/studio arts. Increase collaboration between Crested Butte and Gunnison communities, schools, and teachers.
 - Create separate middle and high school.
 - Explore affordable housing options and community house-build projects.
- d. What could be a **Threat** to the District's Continued Success?
- The high cost of living makes it difficult to attract and retain teachers. Teachers can't find affordable housing and can't afford to live in the district.

- Funding shortfalls including decreasing funding from the federal and state governments, and a future economic downturn, would lead to a decrease in local funding.
- Lack of parental and community support, if it should occur, as well as the changing, and gentrification, of the community.
- Facility issues including over-crowded and/or inadequate facilities, school safety, and out-of-date technology.
- An unexpected increase in population may lead to too many students and not enough teachers, which would increase the student-teacher ratio and lack of classroom space.
- There is a lack of land and resources to expand facilities.

3. Next Steps

- a. Next PAT meeting will be held on February 13, 2018
 - i. Meeting will include reviewing and refining the SWOT analysis.
 - ii. Meeting will include discussion of the District's "Moon Shot"
 - iii. Meeting will include splitting up the group to complete a SWOT analysis for each school site within the district.

Attachments:

CC:

REPORTED BY:

Signature

Kenneth Gregg AIA

Printed Name



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	#6 5/08/18	#7 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X							Tyler Martineau	Crested Butte Community		tmartineau@frontier.net
							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
X							Russ Forest	Crested Butte Secondary Parent		RForrest@gunnisonco.gov
X							Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X							Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X							Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X							Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
X							Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X							Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X							Anne Hausler	Gunnison Community		abhausler@mac.com
X							Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X							Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X							Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X							Doug Tredway	Superintendent		DTredway@gunnisonschools.net
							Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
							Todd Witzel	CB Com School Principal		
							Jim Woytek	ES/Lake Principal		
X							Stephanie Niemi	CB Com School Principal		
X							Doug Abernethy	RTA		doug@rtaarchitects.com

Appendix: Master Plan Meeting 2



MASTER PLAN AGENDA 2

PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: February 13, 2018, 5:30-7:00pm, Gunnison Community School

ATTENDANCE: See attached

Meeting Agenda & Meeting Notes – 5 minutes

SWOT Overview and Discussions – 15 minutes

Review of the group SWOT analysis and discuss revisions and refinement of the compiled SWOT analysis.

School and Site Analysis – 50 minutes

Small group exercise, the group will be broken down into a small group for each school in the district. Each small group will work through the Site and Building worksheet to learn about the site and building and prepare to share information with the group at the next PAT meeting.

Meeting Wrap-Up – 10 minutes

Next Meeting – February 27th, 5:30-7:00pm.

Attachments:

CC: Ken Gregg, AIA, A4LE – RTA

REPORTED BY:

Signature

Doug Abernethy, AIA, A4LE

19 South Tejon Street, Suite 300 - Colorado Springs, CO 80903 - Tel: 719-471-7566 Fax: 719-471-1174



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE: 2/13/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 2

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Gunnison Elementary Middle School. The following represents the general discussion and items covered during the meeting.

1. Doug A reviewed the agenda for the meeting and then the PAT reviewed the initial District SWOT summary provided in the meeting notes. Further refinement is included below but Doug indicated the PAT would have other opportunities to review the SWOT comments.
 - a. What are the District's **Strengths**?
 - Highly engaged, dedicated, and qualified teachers, staff and administration that are committed to educational excellence.
 - Great district leadership including School Board, Superintendent and Principals who focus on forward thinking programming and have a singular cohesive vision for the school district.
 - Strong support, cooperation, and involvement from parents and community members that value education.
 - Open communication between teachers and parents, and between staff and students.
 - Strong academic and athletic programs with small class sizes and overall low student-teacher ratios. The school district offers hands-on experience for students, innovative programs and pathways, STEM programs, tech opportunities, and mentorship opportunities between younger and older students
 - Successful students that value education, as evidenced by the high graduation rate.
 - Well maintained and update to date facilities.
 - Strong financial structure and accountability.
 - The healthy outdoor culture of the valley and WSCU's influence on school district.
 - b. What are the District's **Weaknesses**?
 - Funding shortfalls including low state funding, challenges in funding capital improvements, and not enough money for teachers' salaries and programs. The perception among some voters that the school district is always asking for money and the fact that the community supported a bond in 2008, raises concern that it may be too early to ask the community to support another bond.
 - Facility needs are not balanced throughout the district, but current needs exceed the current financial resources. Facility needs include:
 - Buildings are difficult to secure in a lockdown situation.
 - Insufficient outdoor spaces – playground, parking lot, soccer field, track, playing fields.
 - Insufficient indoor spaces include small classrooms, single use spaces, lunch room, athletic facilities, and no auditorium/large function space. Some programs also lack adequate facilities such as industrial arts, science, art, STEM.

- o Class sizes are increasing and some facilities will not be large enough to accommodate rising student population in the near future.
 - The distance between Gunnison and Crested Butte, the different schedules in Gunnison and Crested Butte, and Crested Butte combining MS and HS scheduling, staff and facilities, creates problems for programming and scheduling.
 - There are demographic and achievement gaps in the student population, and many students do not take advantage of opportunities.
- c. What are the District's **Opportunities**?
- Increase student involvement to help all students reach their maximum potential.
 - Introduce new programs/courses and expand existing STEM, vocational, and Pathways Program. Take advantage of amazing natural setting for more outdoor programming.
 - Provide adequate facilities for all students that allow for future growth and more creative spaces. Invest in new technology in order to strengthen programs and prepare students for the future.
 - Increase collaboration with parents, community, WSCU, and local nonprofits for unique learning experiences, internships, and work studies. Partner with new Center for the Arts for performing/studio arts. Increase collaboration between Crested Butte and Gunnison communities, schools, and teachers.
 - Create separate middle and high school.
 - Explore affordable housing options and community house-build projects.
- d. What could be a **Threat** to the District's Continued Success?
- The high cost of living makes it difficult to attract and retain teachers. Teachers can't find affordable housing and can't afford to live in the district.
 - Funding shortfalls including decreasing funding from the federal and state governments, and a future economic downturn, would lead to a decrease in local funding.
 - Facility issues including over-crowded and/or inadequate facilities, school safety, and out-of-date technology.
 - An unexpected increase in population may lead to too many students and not enough teachers, which would increase the student-teacher ratio and lack of classroom space.
2. Mr. Tredway introduced the Principals and thanked everyone in attendance for their participation. Mr. Tredway challenged the group to think critically about the schools and evaluate the current practices in the schools.
3. Doug reviewed the process to begin the SWOT evaluation for each district schools and explained the worksheet each team would complete with assistance from the principals in attendance and Doug and Ken.
4. The PAT was broken into four groups and provided site plans, buildings plans, and work sheets to complete to review the individual school. The group worked for the remainder of the time in small groups evaluating the schools and sites.
5. Next Steps
- a. Next PAT meeting will be held on February 27, 2018 – Location TBD
 - i. Complete review and worksheet activity associated with each school site and building.
 - ii. Small group share out of each individual school site and building.

REPORTED BY:

Signature

Doug Abernethy AIA

Printed Name



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	#6 5/08/18	#7 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X						Tyler Martineau	Crested Butte Community		tmartineau@frontier.net
							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
X	X						Russ Forest	Crested Butte Secondary Parent		RForrest@gunnisonco.gov
X	X						Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X	X						Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X	X						Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X	X						Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
X	X						Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X	X						Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X						Anne Hausler	Gunnison Community		abhausler@mac.com
X	X						Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X						Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X						Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X						Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X						Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X						Todd Witzel	CB Com School Principal		
	X						Jim Woytek	ES/Lake Principal		
X	X						Stephanie Niemi	CB Com School Principal		
X	X						Doug Abernethy	RTA		doug@rtaarchitects.com

Appendix: Master Plan Meeting 3



MASTER PLAN AGENDA 3

PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: February 27, 2018, 5:00-7:00pm, Gunnison High School

ATTENDANCE: See attached

Meeting Agenda & Meeting Notes – No review continuation of small group activity.

School and Site Analysis Wrap Up – 10 minutes

Continue small group exercise, the small groups will resemble to review the data from the last meeting and formulate a plan to share out SWOT analysis for each school and site to the larger group.

School and Site Analysis Group Discussion– 70 minutes

Continue small group exercise, the small groups will resemble to review the data from the last meeting and formulate a plan to share out SWOT analysis for each school and site to the larger group.

Meeting Wrap-Up – 10 minutes

Next Meeting – March 13th, 5:30-7:00pm.

Attachments:

CC: Ken Gregg, AIA, A4LE – RTA

REPORTED BY:

Signature

Doug Abernethy, AIA, A4LE

19 South Tejon Street, Suite 300 - Colorado Springs, CO 80903 - Tel: 719-471-7566 Fax: 719-471-1174



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE: 2/27/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 3

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Gunnison High School. The following represents the general discussion and items covered during the meeting.

1. Doug A reviewed the agenda for the meeting.
2. The PAT broke up into the small groups associated with each of the schools as formed in PAT meeting 2 to continue to complete the work sheet and evaluation of each building.
3. With about 40 minutes left in the meeting the small groups completed their individual work and reconvened into the larger group to share observations around the work sheet.
4. Each group reported out their findings in the work sheets with the group and shared observations.
5. General topics discussed by the group included:
 - a. Ability for the schools to tie closely to the community.
 - b. Ability for District, Town of Gunnison and Crested Butte, and County to work together.
 - c. Most schools have educational capacity with Crested Butte being the closest to capacity.
 - d. Current facilities lack flexible educational program space for students and staff across every school except the Lake Pre-school and kindergarten.
 - e. Obvious difference of educational opportunities based on geographic location of schools. Neighborhood school's vs schools with larger attendance areas, adjacency of schools to businesses, proximity to WCSU, proximity to outdoors. Each of these factors influence educational opportunities and start to create site specific solutions.
6. During PAT meeting 3 the group acknowledge the issues associated with Crested Butte school and more significant solution exploration needs to occur in order to address the SWOT analysis of the Crested Butte Community School.
7. Next Steps
 - a. Next PAT meeting will be held on March 13th, 2018 – Location TBD
 - i. Review concepts to address survey items for each school.

REPORTED BY: _____

Signature

Doug Abernethy AIA
Printed Name



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	#6 5/08/18	#7 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X					Tyler Martineau	Crested Butte Community		tmartineau@frontier.net
							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
X	X	X					Russ Forest	Crested Butte Secondary Parent		RForrest@gunnisonco.gov
X	X	X					Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X	X	X					Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X	X	X					Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X	X	X					Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
X	X	X					Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X	X	X					Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X	X					Anne Hausler	Gunnison Community		abhausler@mac.com
X	X	X					Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X	X					Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X	X					Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X	X					Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X	X					Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X	X					Todd Witzel	CB Com School Principal		
	X	X					Jim Woytek	ES/Lake Principal		
X	X	X					Stephanie Niemi	CB Com School Principal		
X	X	X					Doug Abernethy	RTA		doug@rtaarchitects.com

Appendix: Master Plan Meeting 4



MASTER PLAN AGENDA 4

PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: March 13, 2018, 5:00-7:00pm, Crested Butte Community School

ATTENDANCE: See attached

Meeting Agenda & Meeting Notes – Review of School Questionnaires. -10 Minutes

Review of common characteristics across district – 30 minutes

Group review and reflection on common characteristics of all schools across the district.

Group scenario generation for Crested Butte Community School – 40 minutes

Group exercise around scenario generation around Crested Butte School.


Meeting Wrap-Up – 10 minutes

Next Meeting – April 3rd, 5:30-7:00pm.

Attachments:

CC: Ken Gregg, AIA, A4LE – RTA

REPORTED BY:



Signature

Doug Abernethy, AIA, A4LE



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE: 3/13/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 4

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Crested Butte Community School. The following represents the general discussion and items covered during the meeting.

1. Doug A reviewed the agenda for the meeting.
2. Doug reviewed a summary of discussions of the SWOT analysis for each of the buildings across the district.
3. The group then reviewed the questions specific to the Crested Butte Community School.
 - a. What will the community see as the highest priority?
 - i. PAT answer: Safety and security, maintaining existing culture, class size, educational accomplishment of school, existing green space in front of building.
 - b. What is needed to continue to improve the current educational model at CBCS?
 - i. PAT answer: Additional vocational space, STEM space, teacher collaboration space, larger or reconfigured cafeteria and auditorium / performance space, larger music space
 - c. What decision would be seen as a departure which the community would not support?
 - i. PAT answer: Larger class sizes, change in culture, loss of community connection
 - d. Pro / Con discussion around the existing campus?
 - i. PRO: Status quo, no separation of grades, maintain culture.
 - ii. CONS: Loose field, pick up / drop off circulation, size of school, lack of gym and cafeteria space,
 - e. Pro / Con discussion around creating a separate campus?
 - i. PRO: Address growth in Crested Butte South, allow for educational opportunities in existing building since space will be available.
 - ii. CONS: Busing of younger students to CB south from Crested Butte, separation of siblings due to separate schools, No district owned property, cost of buying property and building a school. Crested Butte families will want K-12 in Crested Butte but not enough students in both communities to support two schools currently (only 4 buses K-12) come from CB south.
4. Next Steps
 - a. Next PAT meeting will be held on April 3rd, 2018 – Location TBD
 - i. Review of Master Plan Scenarios for each school.

REPORTED BY:

Signature

Doug Abernethy AIA
Printed Name



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	#6 5/08/18	#7 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X	X				Tyler Martineau	Crested Butte Community		tmartineau@frontier.net
							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
X	X	X					Russ Forest	Crested Butte Secondary Parent		RForrest@gunnisonco.gov
X	X	X	X				Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X	X	X					Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X	X	X					Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X	X	X					Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
X	X	X	X				Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X	X	X					Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X	X	X				Anne Hausler	Gunnison Community		abhausler@mac.com
X	X	X					Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X	X	X				Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X	X	X				Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X	X	X				Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X	X					Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X	X					Todd Witzel	CB Com School Principal		
	X	X					Jim Woytek	ES/Lake Principal		
X	X	X	X				Stephanie Niemi	CB Com School Principal		
X	X	X	X				Doug Abernethy	RTA		doug@rtaarchitects.com

Gunnison Water Shed School District

Planning Assistance Team

Meeting 4 – March 12, 2018



Meeting Agenda

1. **Agenda / Attendance sheet** – 5 minutes
2. **Early Childhood Education Discussion** – 15 minutes
3. **Master Plan Components** – 60 minutes
 - A. Deferred Maintenance
 - B. District Growth
 - C. Safety and Security
 - D. Student Instructional needs
4. **Closing** – 5 minutes



Lake Community School

- **Strengths**
 - Strong Early Childhood Education Environment
- **Weaknesses**
 - Need for conference room space / cafeteria space
 - Drop off / Pick Up configuration
- **Opportunities**
 - Connection to WSCU
 - Connection to GES



Gunnison Community School

- **Strengths**
 - Variety of educational program offerings
 - Flexible Space / STEAM Space
 - WSCU Collaboration / Dual Enrollment
- **Weaknesses**
 - Vocational Space
 - Elementary Science Space
- **Opportunities**
 - VOTECH program
 - Outdoor Education
 - Connectivity with Community



Gunnison Community School

- **Strengths**
 - Variety of educational program offerings
 - Flexible Space / STEAM Space
 - WSCU Collaboration / Dual Enrollment
- **Weaknesses**
 - Vocational Space
 - Elementary Science Space
- **Opportunities**
 - VOTECH program
 - Outdoor Education
 - Connectivity with Community



Crested Butte Community School

- **Strengths**
 - Community Culture
 - Flexible Space / STEAM Space
 - WSCU Collaboration / Dual Enrollment
- **Weaknesses**
 - Site Circulation / Entry Configuration
 - Lack of educational Space - SPED / Electives
 - Lack of space to support STEAM / VOTECH
 - Inadequate large flexible space
 - No connection to WSCU
- **Opportunities**
 - VOTECH program
 - Outdoor Education
 - STEAM / VOTECH at all grade levels
 - Site reconfiguration



Crested Butte Community School

- **What will the community see as the highest priority?**
 - .
 - .
 - .
- **What is needed to continue to improve the current educational model at CBCS?**
 - .
 - .
 - .
- **What decision would be seen as a departure the community would not support?**
 - .
 - .
 - .



Crested Butte Community School

Scenario Generation

- **Expansion on existing Campus**

○ Pros	Cons
○ .	
○ .	
○ .	
○ .	
- **Create a separate campus**

○ Pros	Cons
○ .	
○ .	
○ .	
○ .	



Crested Butte Community School



- **Next Meeting: April 3rd 5:30-7:00pm**
- Review of Master Plan Scenarios

Thank you!

Grade Based STEAM

- Elementary School**
 - “Maker Spaces” and exploration
- Middle School**
 - “Multi –Tech – Science – Lab”
- High School**
 - “Multi –Tech – Labs”
 - Access to variety of resources to support mastery



- Learning Spaces**
- Spaces that allow for independent work, collaborative work, project design, with mobile and fixed assets, and incorporate modern, mobile, and purposeful technology (software, hardware, communications, and touch)
 - Spaces should include:
 - Transparency between classroom and breakout spaces
 - Meeting spaces which can accommodate face-to-face or online meetings
 - Storage of materials, projects in progress and exemplars
 - Presentation area, small group and seminar rooms
 - Sound separation and noise dampening of commons
 - Flexible, interactive surfaces
 - Furnishing supports a variety of tasks. Examples include:
 - Soft seating to support independent reflective and small group collaborative work
 - Multifunction, mobile seating, tables, and storage
 - Standing-height workspaces
 - Zones for fixed computing / tasks
 - Videoconferencing
 - Project design, development, prototyping, and presentation
 - Technical spaces for engineering and construction (including fabrication labs and equipment, architecture and design)
 - Indoor / Outdoor learning spaces

Appendix: Master Plan Meeting 5



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE:4/24/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 5

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Lake Preschool / Kindergarten. We had limited attendance at this meeting due to rescheduling of the meeting to April 24th.

1. Doug A reviewed the agenda for the meeting.
2. Doug reviewed a summary PowerPoint which captured the recommended master plan scope of work in four distinct categories: Community, Safety and Security, Deferred Maintenance, and Educational Program.
3. Deferred Maintenance was discussed as a general topic across the district and Doug related to the difference between car maintenance (changing the oil, checking the fluids) and larger car repairs such as replacing the water pump.

Building systems much like a car pump regardless of how well the maintenance is performed at some point require larger improvements as systems wear out and require replacement.

Doug also indicated RTA has never been in a district in Colorado where the schools are so well maintained and in such good physical shape. The district and staff should be commended for the care, effort, and thoughtful maintenance of the district's facilities.

4. Next Steps
 - a. Next PAT meeting will be held on May 8th, 2018 – Location TBD
 - i. Review of refined Master Plan Scenarios for each school.

REPORTED BY:

Signature	Doug Abernethy AIA Printed Name
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Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	#6 5/08/18	#7 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
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							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
X	X	X					Russ Forest	Crested Butte Secondary Parent		RForrest@gunnisonco.gov
X	X	X	X	X			Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X	X	X					Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X	X	X					Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X	X	X					Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
X	X	X	X	X			Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X	X	X					Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X	X	X				Anne Hausler	Gunnison Community		abhausler@mac.com
X	X	X					Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X	X	X	X			Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X	X	X	X			Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X	X	X	X			Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X	X					Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X	X					Todd Witzel	CB Com School Principal		
	X	X					Jim Woytek	ES/Lake Principal		
X	X	X	X	X			Stephanie Niemi	CB Com School Principal		
X	X	X	X	X			Doug Abernethy	RTA		doug@rtaarchitects.com



Master Plan Process

School Board Presentation April 24, 2018



1

Master Plan Process

1. **Master Plan Process**
2. **Planning Assistance Team Activities**
3. **Master Plan Components**
 - A. District Educational Capacity
 - B. School and site based analysis
 - C. Deferred Maintenance / Safety and Security
 - D. Student Instructional needs
4. Committee "Best Thinking" and Recommendations



2

Master Plan Process

Planning Assistance Team: Parents, Students, Community Members, District Administration representing all schools within the District.

- **PAT Committee meetings to date:**
 - **PAT Meeting 1** – Kick Off, MP Process, Demographics Overview
 - **PAT Meeting 2** - School and Site Analysis
 - **PAT Meeting 3** – School and Site Analysis Discussion
 - **PAT Meeting 4** – Crested Butte Community Scenario Discussions
 - CB Community School – SAC Scenario Discussions
 - **FPC Meeting 5** – Master Plan Priority Discussions
 - **FPC Meeting 6** – Master Plan Priority Discussions / "Best Thinking"



3

Lake Pre-school and Kindergarten School Analysis:

Strength - Connection to community. Co-location with District Admin, separate facilities for Pre-K and K.

Weakness – Site circulation, state cafeteria requirement, educational transition to GCS

Opportunity – Outdoor learning, continued educational support



4

Gunnison Community School Analysis:

Strength - Connection to community. Access by pedestrians and bike paths, Grades 1-8 in one location

Weakness – Academic support spaces, cafeteria space, collaboration space

Opportunity – Library space, collaboration space, outdoor learning, Maker / STEAM programs



Gunnison High School Analysis:

Strength - Connection to community, educational opportunity with WSCU, vocational technical programs,

Weakness –

Opportunity – Outdoor learning, expansion of vocational education, site connections to community



Crested Butte Community School Analysis:

Strength - Connection to community, K-12 environment, sense of community

Weakness – Academic support spaces, cafeteria space, collaboration space, limited vocational and STEAM spaces. Site circulation and site area.

Opportunity – Academic support spaces, collaboration space, outdoor learning, Maker / STEAM programs, vocational programs



Master Plan Component-

Deferred Maintenance / Sustaining Capital

Merriam-Webster: an amount needed but not yet expended for repairs, restoration, or rehabilitation of an asset

Federal Accounting Standards Advisory Board: maintenance and repairs that were not performed when they should have been or were scheduled to be and which are put off or delayed for a future period.

Wikipedia: the practice of postponing maintenance activities such as repairs on both real property (i.e. infrastructure) and personal property (i.e. machinery) in order to save costs, meet budget funding levels, or realign available budget monies. The failure to perform needed repairs could lead to asset deterioration and ultimately asset impairment. Generally, a policy of continued deferred maintenance may result in higher costs, asset failure, and in some cases, health and safety implications.

Asset Lifecycle Model (coordinated with *IFMA, APFA, and other highly-regarded subject experts*): The total dollar amount of existing maintenance repairs and required replacements (capital renewal), not accomplished when they should have been, not funded in the current fiscal year or otherwise delayed to the future. Typically identified by a comprehensive facilities condition assessment/audit of buildings, grounds, fixed equipment and infrastructure. These needs have not been scheduled to be accomplished in the current budget cycle and thereby are postponed until future funding budget cycles. The projects have received a lower priority status than those to be completed in the current budget cycle.



Master Plan Component Deferred Maintenance

Level 1	Rank	Category - What is the problem or concern?
	1	Life Safety - This is unsafe
	2	Student health - This is unhealthy
	3	Potential for damage to the building
	4	Code Issues.
	5	Space characteristics / adequacies as compared to the Ed- Spec.
	6	ADA Issues.
	7	A component of a system or an entire system needs to be added or replaced.
	8	A component of a site element or an entire site system needs to be replaced.
	9	DCSD would prefer a different product, system or equipment.
	10	Input from facility users and administrators.
	11	Politically expedient.
	12	System has been checked and does not have a problem
Level 2		Failure Expectancy - When is the problem likely to occur?
	1	The item will fail or has already failed
	2	Probable - Failure within the next 2 to 5 years
	3	Probable - Failure within the next 15 years
	4	The system currently does not exist
	5	Failure has occurred but did not impact student achievement or program
	6	There is no problem with this system.
Level 3		Consequences - What happens when failure occurs?
	1	Failure could injure a building occupant
	2	When failure occurs, it will close the facility or a portion of it.
	3	Must be updated to meet code or ADA
	4	Failure will cause damage to other components or elements but will not close the building
	5	Programmatic - School will not adequately support the ED Specs
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element.
	8	No failure is expected

- ✓ Sorts deficiencies by any criteria
- ✓ Prioritizes the information
- ✓ Consolidates the information
- ✓ Becomes a working document for future planning
- ✓ Drives data-based decision making



Master Plan Component- Safety and Security

Wikipedia: Crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

- Natural Surveillance
 - Natural Access Control
 - Territorial Reinforcement
 - Maintenance
- Every district property has been evaluated and items will be discussed to improve safety and security on every district property



Student Instructional Considerations


- Special Education Program
 - Confirmation of approach-
 - a) All schools should accommodate all special education programs
 - b) Adequate space should be provided for students, staff, and the diverse educational programs.
 - c) Consideration should be given to program location. (Population growth, access to emergency services, geographic location)
 - d) Existing elementary schools should be brought up to same standards across district
- STEAM – Science, Technology, Engineering, Art, and Math
 - Confirmation of approach-
 - a) Establish Educational Goals and Priorities
 - b) Evaluate and establish school and grade based approach
 - c) Develop implementation strategy



Questions?



Thank you!



13

Crested Butte Community Meeting



MASTER PLAN AGENDA 6

PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: May 8, 5:30-7:00pm, Lake Preschool and Kindergarten, 800 N Boulevard Street

ATTENDANCE: See attached

Meeting Agenda

Reflection on Crested Butte Community Meeting -10 Minutes

Review of revised Crested Butte Community School Scenarios – 20 Minutes

Review of common characteristics across district – 30 minutes

Group review and reflection on common characteristics of all schools across the district.

Next Steps / Community Perspective / Brain Storming – 25 minutes

Meeting Wrap-Up – 5 minutes

Next Meeting – May 22nd, 5:30-7:00pm.

Attachments:

CC: Ken Gregg, AIA, A4LE – RTA

REPORTED BY: 

Signature

Doug Abernethy, AIA, A4LE



MEETING RECORD

PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE: 5/08/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 6

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Crested Butte Community School. We had limited attendance at this meeting due to scheduling of the conflicts. The meeting did include the public and discussion of revisions to the Crested Butte Community School concepts.

1. Doug reviewed the agenda for the meeting.
2. Doug reviewed the summary PowerPoint which captured the revised master plan scope of work.
3. The community was given the opportunity to ask questions and voice opinions regarding the master plan solutions.
4. Next Steps
 - a. Next PAT meeting will be held on May 22nd, 2018 – Location TBD
 - i. Review of refined Master Plan Scenarios for each school.

REPORTED BY: _____

Signature

Doug Abernethy AIA

Printed Name



MEMORANDUM

PROJECT: Gunnison Water Shed School District Facility Master Plan

PROJECT NO: 17076.00

DATE: May 8, 2018

Option A – Building Info

- PK-12 on site, multiple additions to accommodate desired program (on board)
- Existing building 107,811 SF
- New additions total 31,775 SF
- New building total SF after new construction 139,586 SF (30% increase)

Site Info

- New Bus drop-off to the southeast, no conflict with HS parking, entry/exit on 9th street
- Remove track, field has enough room for 100x55 yard soccer field
- Enlarged 1-5th grade playground
- Pre-k/K playground tucked near building
- Move parent drop-off entry to be centered on 8th street

Option B- Building Info

- PK-2nd Grade moves to new building location, a few additions added to accommodate desired program (on board)
- Existing building 107,811 SF
- New additions total 15,400 SF
- New building total SF after new construction 123,211 SF (14% increase)

Site Info

- New Bus drop-off at southwest
- Bus drop off merges to CO-135 for entry and exit
- Enlarged 1-5th grade playground
- Pre-k/K playground near building
- Remove track, field has enough room for 100x55 yard soccer field
- Move parent drop-off entry to be centered on 8th street
- Alternate B.1 – Bus drop-off lane along 9th street, bus turn around to be near existing baseball field.

REPORTED BY:

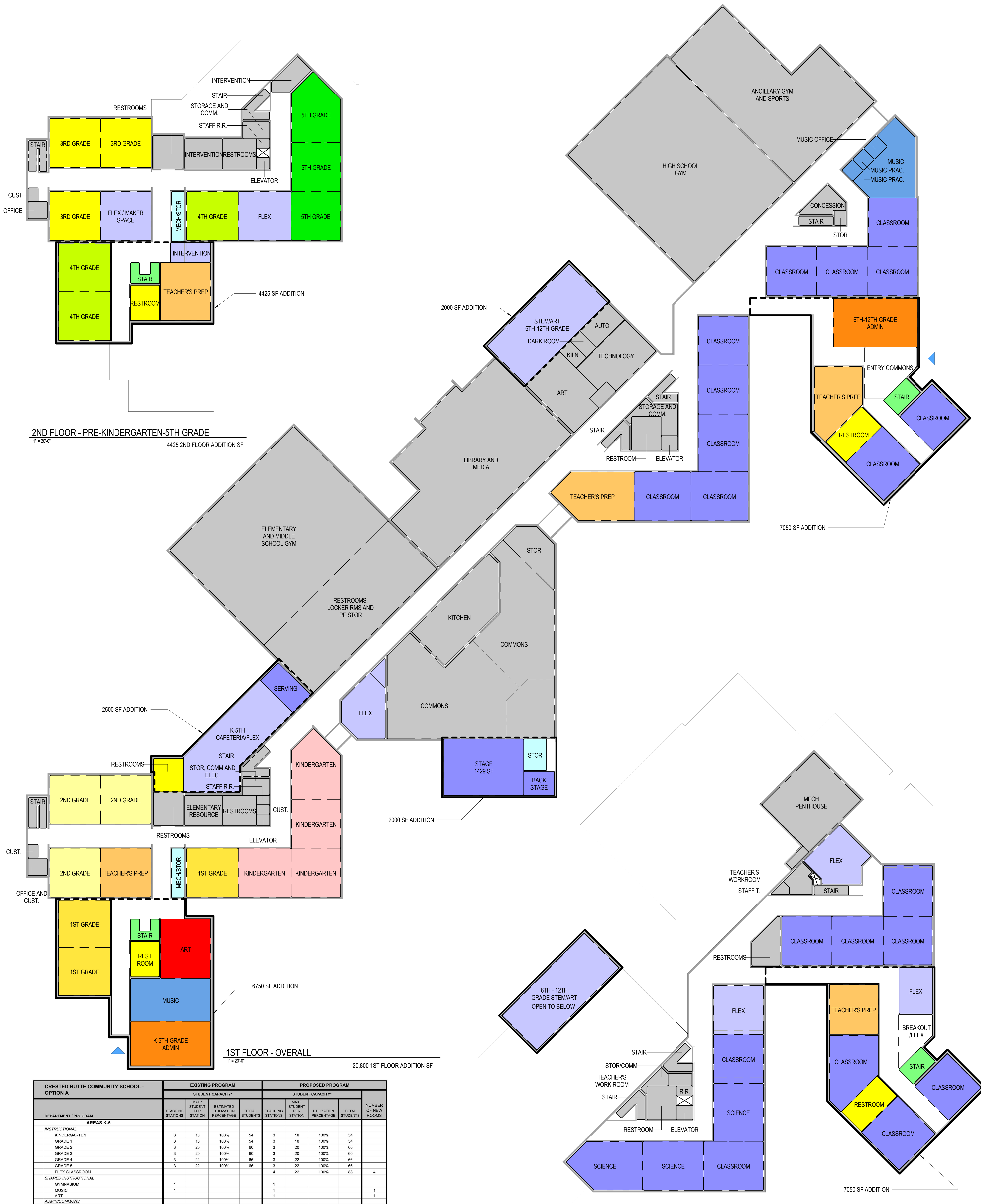
Signature

Doug Abernethy, AIA, A4LE



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

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							Margaret Loperfido	Crested Butte ES Parent		margaret.loperfido@gmail.com
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X	X	X	X	X	X		Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
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X	X	X	X	X	X		Liam Reily	Crested Butte SD		19reilyl@gwsds.net
X	X	X					Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X	X	X		X		Anne Hausler	Gunnison Community		abhausler@mac.com
X	X	X					Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X	X	X	X	X		Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X	X	X	X			Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X	X	X	X	X		Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X	X					Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X	X					Todd Witzel	CB Com School Principal		
	X	X					Jim Woytek	ES/Lake Principal		
X	X	X	X	X			Stephanie Niemi	CB Com School Principal		
X	X	X	X	X	X		Doug Abernethy	RTA		doug@rtaarchitects.com



CRESTED BUTTE COMMUNITY SCHOOL - OPTION A	EXISTING PROGRAM				PROPOSED PROGRAM				NUMBER OF NEW ROOMS
	TEACHING STATIONS	MAX STUDENT PER STATION	ESTIMATED UTILIZATION PERCENTAGE	TOTAL STUDENTS	TEACHING STATIONS	MAX STUDENT PER STATION	UTILIZATION PERCENTAGE	TOTAL STUDENTS	
AREAS K-5									
INSTRUCTIONAL									
KINDERGARTEN	3	18	100%	54	3	18	100%	54	
GRADE 1	3	18	100%	54	3	18	100%	54	
GRADE 2	3	20	100%	60	3	20	100%	60	
GRADE 3	3	20	100%	60	3	20	100%	60	
GRADE 4	3	22	100%	66	3	22	100%	66	
GRADE 5	3	22	100%	66	3	22	100%	66	
FLEX CLASSROOM					4	22	100%	88	4
SHARED INSTRUCTIONAL									
GYMNASIUM	1				1				1
MUSIC	1				1				1
ART	1				1				1
ADMIN/COMMONS									
CAFETERIA COMMONS					1				1
ADMINISTRATION					1				1
TEACHER'S PREP					2				2
STAGE					1				1
TOTAL CAPACITY K-5	20			350	29			448	10
AREAS 6-12									
INSTRUCTIONAL									
GENERAL CLASSROOM	15	22	82%	271	20	22	75%	330	5
SCIENCE CLASSROOM	3	22	82%	66	3	22	75%	49.5	3
FLEX					3	22	75%	49.5	3
SHARED INSTRUCTIONAL									
ART	1	22	82%	19	1	22	75%	17	1
TECHNOLOGY	1				1				1
GYMNASIUM	1	22	100%	22	1	22	100%	22	
MUSIC	1	22	82%	19	1	22	75%	17	1
STEM	1				1				1
ADMIN/COMMONS									
CAFETERIA COMMONS	1				1				1
ADMINISTRATION	1				1				1
TEACHER'S PREP					3				3
STAGE					1				1
TOTAL CAPACITY 6-12	18			356	30			502	14
EXISTING CLASSROOM CAPACITY				746					
NEW CLASSROOM CAPACITY								950	

107,811 TOTAL EXISTING SF
31,775 TOTAL SF OF ADDITION

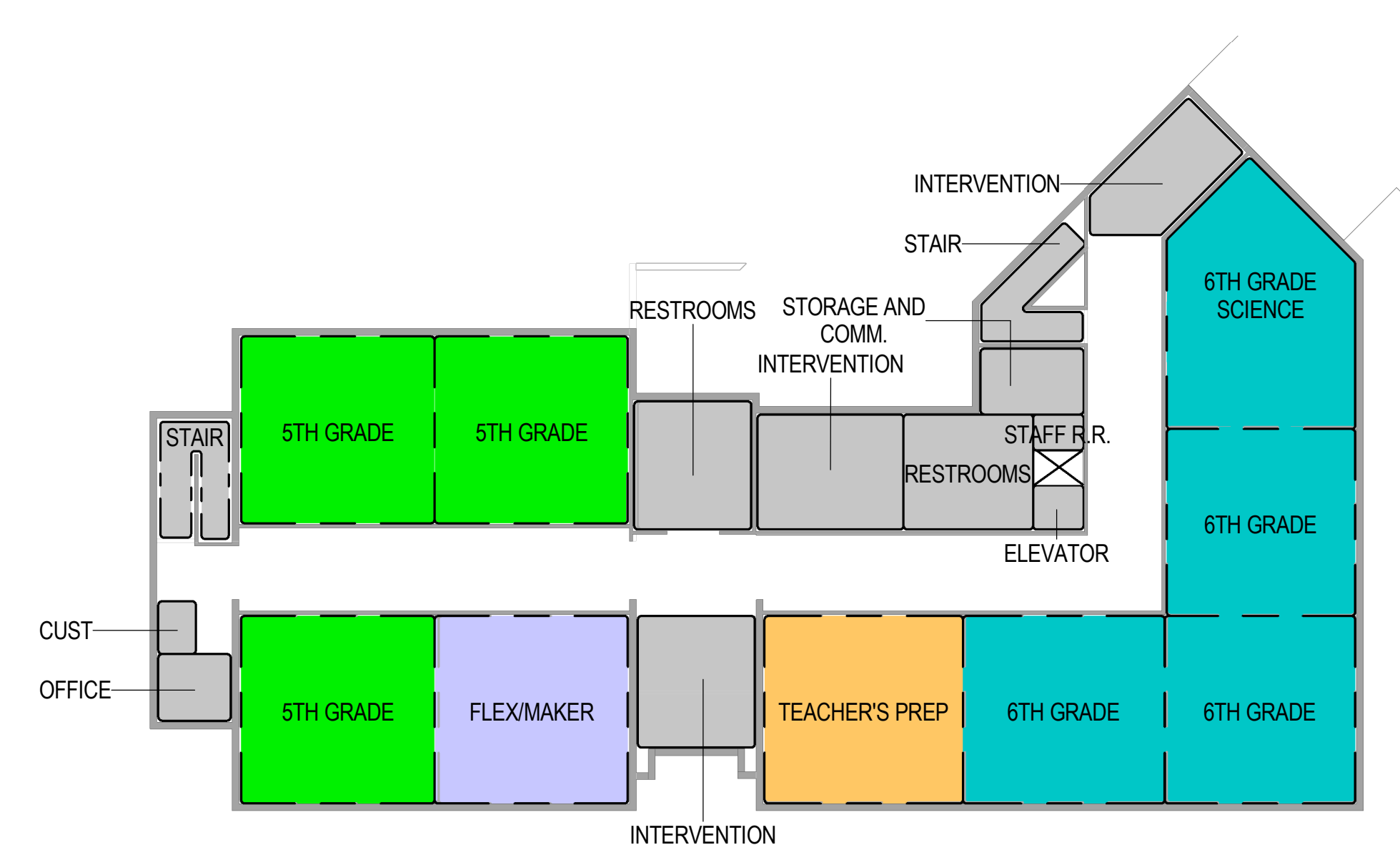
INDICATES EXISTING SPACES

CRESTED BUTTE C.S. OPTION A - CLASSROOM ADDITIONS - PLAN




OPTION A SITE PLAN
 1" = 40'-0"
 TRUE NORTH

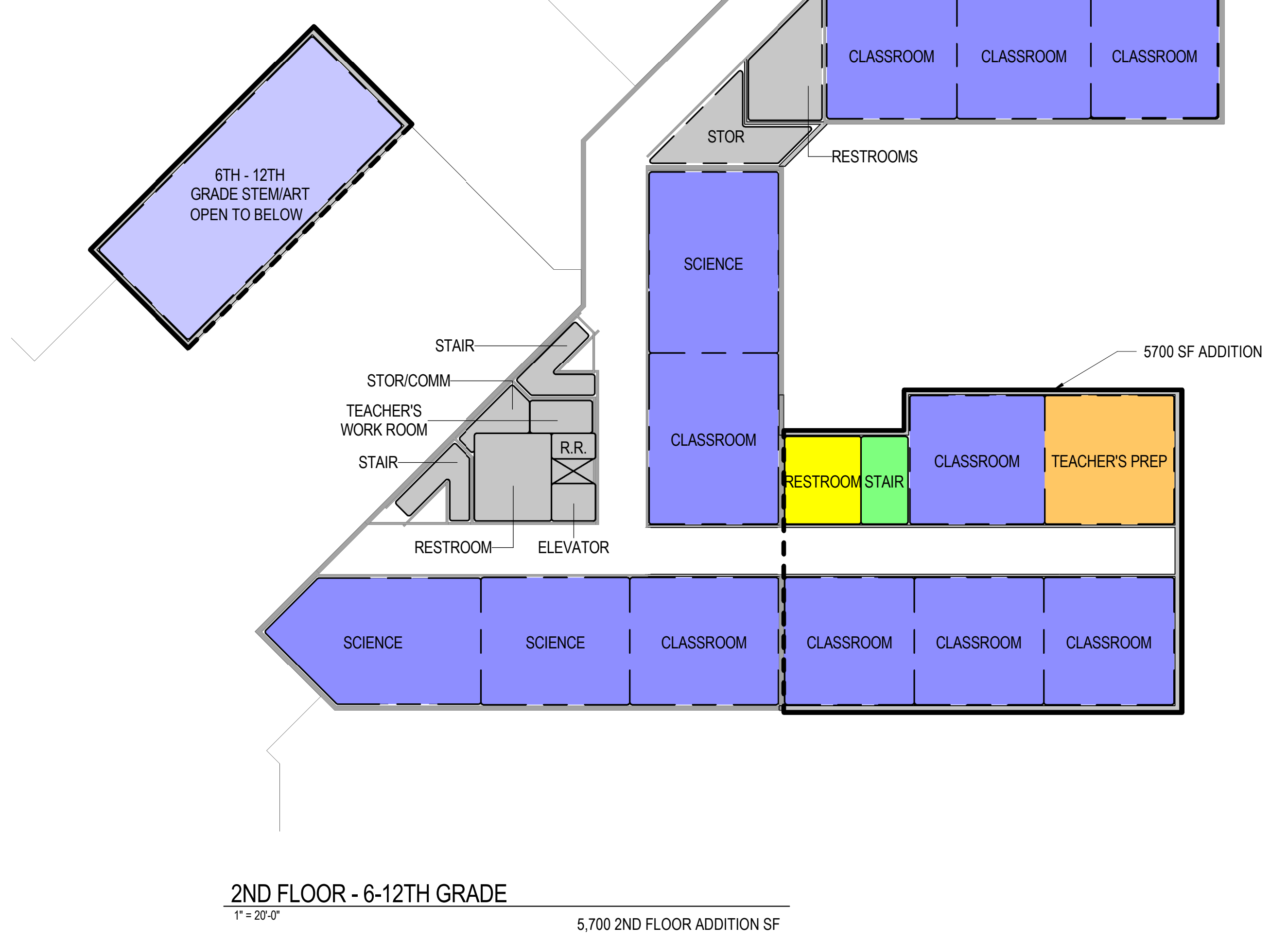
CRESTED BUTTE C.S. OPTION A - CLASSROOM ADDITIONS - SITE PLAN



2 P-B1 2ND FLOOR - 5-6TH GRADE
1" = 20'-0"
NO 2ND FLOOR ADDITION



CRESTED BUTTE COMMUNITY SCHOOL - OPTION B	EXISTING PROGRAM				PROPOSED PROGRAM				NUMBER OF NEW ROOMS
	TEACHING STATIONS	MAX. STUDENT PER STATION	ESTIMATED UTILIZATION PERCENTAGE	TOTAL STUDENTS	TEACHING STATIONS	MAX. STUDENT PER STATION	UTILIZATION PERCENTAGE	TOTAL STUDENTS	
AREAS K-5									
<i>INSTRUCTIONAL</i>									
GRADE 3	3	20	100%	60	3	20	100%	60	
GRADE 4	3	22	100%	66	3	22	100%	66	
GRADE 5	3	22	100%	66	3	22	100%	66	
FLEX CLASSROOM					2	22	100%	44	2
<i>SHARED INSTRUCTIONAL</i>									
GYMNASIUM	1				1				1
MUSIC	1				1				1
<i>ADMIN/COMMONS</i>									
CAFETERIA COMMONS									1
ADMINISTRATION					1				1
TEACHER'S PREP					2				2
TOTAL CAPACITY K-5	9			192	11			236	7
AREAS 6-12									
<i>INSTRUCTIONAL</i>									
GENERAL CLASSROOM	15	22	82%	271	19	22	75%	314	4
SCIENCE CLASSROOM	3	22	82%	55	3	22	75%	50	
FLEX					3	22	75%	50	3
<i>SHARED INSTRUCTIONAL</i>									
ART	1	22	82%	19	1	22	75%	17	
TECHNOLOGY	1				1				
GYMNASIUM	1	22	100%	22	1	22	100%	22	
MUSIC	1	22	82%	19	1	22	75%	17	
STEM					1	22	75%	17	1
<i>ADMIN/COMMONS</i>									
CAFETERIA COMMONS	1				1				
ADMINISTRATION	1				1				
TEACHER'S PREP					3				3
STAGE					1				1
TOTAL CAPACITY 6-12	21			386	29			457	12
EXISTING CLASSROOM CAPACITY				576					
NEW CLASSROOM CAPACITY								723	



107,811 TOTAL EXISTING SF
15,400 TOTAL SF OF ADDITION

CRESTED BUTTE C.S. OPTION B - BUILDING ADDITIONS - PLAN



OPTION B SITE PLAN
 1" = 40'-0"
 TRUE NORTH

PK-2ND GRADE MOVES OFF-SITE

CRESTED BUTTE C.S. OPTION B - BUILDING ADDITION - SITE PLAN

Appendix: Master Plan Meeting 6



Gunnison Watershed School District Master Plan
Planning Assistance Team (PAT) Attendance Record

#1 1/23/18	#2 2/13/18	#3 2/27/18	#4 3/13/18	#5 4/23/18	CBCM 5/08/18	#6 5/22/18	NAME	REPRESENTING	PHONE	EMAIL ADDRESS
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X	X	X	X	X	X	X	Sally Hensley	Crested Butte SD		SHensley@gunnisonschools.net
X	X	X					Leah Banford	Crested Butte SD		LBanford@gunnisonschools.net
X	X	X					Todd Wasinger	Crested Butte SD		TWasinger@gunnisonschools.net
X	X	X					Gregg Smith	Gunnison SD		GSmith@gunnisonschools.net
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X	X	X					Marilyn Krill	Board Member		mkrill@gunnisonschools.net
X	X	X	X		X		Anne Hausler	Gunnison Community		abhausler@mac.com
X	X	X					Jonathan Houck	Gunnison Parent		jhouck@gunnisoncounty.org
X	X	X	X	X	X	X	Paul Morgan	Facilities Manager		pmorgan@gunnisonschools.net
X	X	X	X	X		X	Stephanie Juneau	Business Manager		sjuneau@gunnisonschools.net
X	X	X	X	X	X	X	Doug Tredway	Superintendent		DTredway@gunnisonschools.net
	X	X					Andrew Hadley	Community		andrew@andrewhadleyarchitect.com
	X	X					Todd Witzel	CB Com School Principal		
	X	X					Jim Woytek	ES/Lake Principal		
X	X	X	X	X		X	Stephanie Niemi	CB Com School Principal		
X	X	X	X	X	X	X	Doug Abernethy	RTA		doug@rtaarchitects.com



Planning Assistance Team Meeting Six

May 22, 2018



AGENDA

1. Attendance Sheet / Agenda
2. Master Plan Components - 60 minutes
 - A. Community
 - B. Safety & Security
 - C. Deferred Maintenance
 - D. Educational Program
3. Path Forward - 30 minutes



COMMUNITY

Strengths

- Strong support, cooperation, and involvement from parents and community members that value education.

Weakness

- Distance between Gunnison and Crested Butte

Opportunity

- Collaboration with local community, non-profits, WCSU, internships
- Explore affordable housing options and community house-build projects.

Threat

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



COMMUNITY

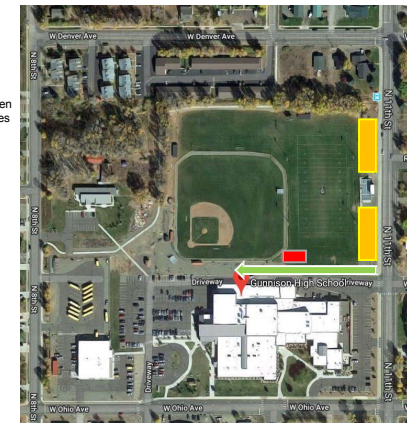
ACTION:

Strengthen community connectivity

- Safe routes to schools, connection to open space and parks, shared use opportunities

Cultivate community involvement

- Collaboration with local community, non-profits, WCSU, internships



Appendix: Master Plan Meeting 7



PROJECT: Gunnison Watershed School District Master Plan

PROJECT NO: 17076.00

DATE:6/13/2018

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Assistance Team Meeting No. 7

The meeting was held with the Gunnison Watershed School District Planning Assistance Team at the Crested Butte Community School. The meeting did include the public and discussion of revisions to the Crested Butte Community School concepts.

1. Doug reviewed the agenda for the meeting.
2. Doug reviewed the summary PowerPoint which captured the revised master plan scope of work.
3. Committee members provided comments to refine the text on the Power Point but were in agreement with the description of the master plan scope of work.
4. Committee members also commented Option A of the master plan more closely aligns with the needs of the school to deliver all programs adequately. Special Educations, intervention, music, vocational education needs.
5. Both the committee and the residents of Crested Butte asked questions regarding timing of the master plan. Answer: No time line established.
6. Questions were asked if Pre-school would be included in the scope of work. Answer: No based-on community input and the existing pre-school center in Crested Butte.
7. Questions were asked regarding the over cost of the master plan solution. Answer by Doug: No working on the cost but not defined at this time. The focus of the PAT was on establishing long range solutions to the identified issues. Cost and timing would be discussions by the District leadership, board, and community in the future.
8. The community was given the opportunity to ask questions and voice opinions regarding the master plan solutions.

9. Next Steps
 - a. Present a draft master plan to the school district in August 2018 for review and comment.

REPORTED BY:

Signature

Doug Abernethy AIA
Printed Name



Crested Butte Community Meeting

June 13, 2018



AGENDA

- 1. Master Plan Process
- 2. Master Plan Components
 - A. Community
 - B. Safety & Security
 - C. Deferred Maintenance
 - D. Educational Program
- 3. Path Forward



Master Plan Process

Planning Assistance Team – PAT

Community Members, Teachers, and Students

Representing all schools in Gunnison and Crested Butte

PAT driven evaluation and recommendations



Master Plan Process

7 Master Plan Meetings

District Strengths, Weaknesses, Opportunities, Threats

Demographic overview

Individual School and Site Evaluations

Evaluation of potential site based solutions

Capital maintenance strategies / Identification of district wide common traits

Refinement of potential master plan solutions

Discussions of Master Plan next steps and "TRIGGER POINTS"



COMMUNITY

Strengths

- Strong support, cooperation, and involvement from parents and community members who value education.
- Collaboration with community
- WCSU

Weakness

- Challenge due to geographic size of district
- Access to district resources

Opportunity

- Collaboration with local community and non-profits.
- Expanded collaboration with WCSU
- Explore affordable housing options and community house-build projects.
- Community and District Growth

Threat

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



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COMMUNITY

ACTION:

Strengthen community connectivity

- Safe routes to schools
- connection to open space and parks
- Shared use opportunities

Cultivate community involvement

- Collaboration with local community, non-profits, business
- Collaboration with WCSU,
- Internships
- -
- -



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COMMUNITY



CRESTED BUTTE COMMUNITY SCHOOL

- Improve vehicular circulation for safety
- Improve connections to neighborhood
- Improve playground and outdoor learning environments
- Preservation of green space / athletic fields
- Shared use of parking resources

CRESTED BUTTE COMMUNITY SCHOOL



7

SAFETY AND SECURITY

Strengths

- Dedicated qualified staff and administration
- District Emergency Operation Plan
- Connection to local law enforcement

Weakness

- Physical differences in facilities
- Proximity of parking lots to playgrounds

Opportunity

- Improvement of physical security measures - building access, security systems, building compartments
- Site security improvements - signage, separation of activities, security systems

Threat

- Lack of sufficient funding



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SAFETY AND SECURITY

ACTION:

Enhance current security measures

- Improved building access
- Visual control of entry and parking lots
- Location of Administration
- Up to date security systems
- Building improvements such as glazing protection, compartmented buildings

Improve existing site conditions

- Separate parent and Bus Circulation
- Maintain safe routes to school
- Separation of site functions – i.e. playgrounds and parking lots.
- Obstruction mitigation – “blind spots”



DEFERRED MAINTENANCE / SUSTAINING CAPITAL

Strengths

- Strong district leadership and staff dedication to existing facilities
- Well maintained, updated facilities, with a well-organized transportation system

Weakness

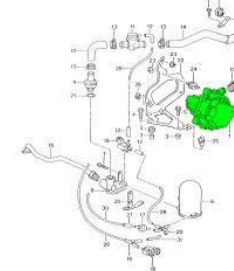
- Ability to fund large sustaining capital projects: roof replacement, mechanical system replacement, extensive site work

Opportunity

- Continued support by the community and district to maintain the facilities

Threat

- Limitation in state funding



Merriam-Webster: an amount needed but not yet expended for repairs, restoration, or rehabilitation of an asset

Federal Accounting Standards Advisory Board: maintenance and repairs that were not performed when they should have been or were scheduled to be and which are put off or delayed for a future period.



DEFERRED MAINTENANCE / SUSTAINING CAPITAL

ACTION:

- Consistent facility evaluation
- Prioritization of critical needs
- Continued investment in district assets

Assessment Process

Prioritization is intended to clearly identify the problems that must be addressed immediately. The priority levels are designed to direct the evaluators choices on any issue and to organize the decision making into a simple understandable step by step process.

Level	Rank	Category - What is the problem or concern?
Level 1	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues
	4	Space characteristics / adequacies as compared to the Ed-Spec
	5	ADA Issues
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	LEPSS would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem
Level 2	1	Failure Expectancy - When is the problem likely to occur
	2	The item will fail or fail already failed
	3	Probable - Failure within the next 2 to 5 years
	4	Probable - Failure within the next 15 years
	5	Failure has occurred but did not impact student achievement or program
Level 3	1	Consequences - What happens when failure occurs
	2	Failure will compromise building occupied safety & health
	3	When failure occurs, complete or partial closure of the facility is necessary.
	4	Failure will cause damage to other components or elements but closure is not necessary.
	5	Component does not meet current building code or ADA as required.
	6	Programmatic - Existing space does not meet the educational goals of the district or site.
	7	Positive cost or benefit. Correction in conjunction with another project could save money.
8	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature. No failure is expected.	
Example	1	If the roof is leaking the ranking would be
	2	Potential for damage to the building.
	3	The item has already failed
	4	Failure will cause damage to other components or elements but will not cause the building
	5	The priority ranking from the consultant.
	6	The ranking for this item.
	7	The ranking for this item.

The intergroup ranking for each item is based on the consultants experience and is required to final rank items that score the same numeric value on the priority matrix listed above for Level 1 to a Level 2 or a Level 3 ranking.



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 WCSU's influence the district

Weakness

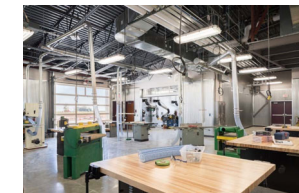
- Distribution and opportunity to engage in STEAM and vocational programs in all schools
- Location and distance create challenges to offer similar programs in all schools
- Space limitations in specific facilities

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 STEM and Vocational Education

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



EDUCATIONAL PROGRAM



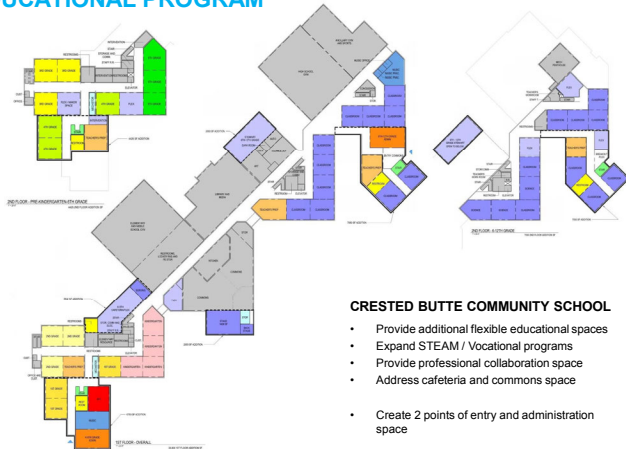
CRESTED BUTTE COMMUNITY SCHOOL

- Provide flexible educational spaces
- Expand STEAM / Vocational programs
- Provide professional collaboration space
- Address space limitations of cafeteria and commons space

CRESTED BUTTE COMMUNITY SCHOOL



EDUCATIONAL PROGRAM



CRESTED BUTTE COMMUNITY SCHOOL

- 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



PATH FORWARD

Refine Master Plan solutions

- Validate individual school master plan scope and concepts
- Develop master plan cost models
- Consider deferred maintenance priorities
- Complete Traffic / Circulation Study with the Town of Crested Butte

Master Plan Implementation

NO SET TIME LINE

ACTION PREDICATED "TRIGGERS"

Student Population Growth

- Crested Butte Community School is approximately 50 students from capacity
- Remainder of district facilities have adequate student capacity

Phased Solution

- **Portable Classrooms** – validate demographic trends
- **Facility Construction** – to address growth or address Master Plan Priorities

2 Facility Options in Master Plan for Crested Butte

- Expand existing Crested Butte Community School
- Construct a K-2 facility in Crested Butte South or other location / Convert CBCS to 3-12




Questions?



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Thank You !



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