



November 6, 2019

Community Conversation

Collaboration with the
Dolores School District Board,
Administration and
Community

Chief Contributors

COLORADO DEPARTMENT OF EDUCATION

- ❖ Julia Fitzpatrick – Regional Program Manager
- ❖ Meg Donaldson – Regional Program Manager

RATIO | HPA

- ❖ Dennis Humphries – Principal in Charge
- ❖ Ashley Boyer – Project Manager
- ❖ Max McCloskey – Project Architect
- ❖ Alisa Penkala – Designer

GOFF ENGINEERING AND SURVEYING

- ❖ Tom Engel – Civil Engineer

JAYNES CORPORATION

- ❖ Ryan Sorensen – Chief Estimator

DYNAMIC PROGRAM MANAGEMENT

- ❖ Colleen Kaneda, Ph.D., P.E. Principal

Current Facilities Assessment

Delivered in Master Plan, July 2019

- An unsecured campus with multiple points of entry that requires constant travel between buildings with a major safety concern from the bluff to the North.
- A campus that exists within the boundaries of a FEMA flood plain and has experienced recent flooding events across multiple facilities.
- Multiple areas of pedestrian and vehicular conflict including the Elementary School and Preschool.
- An antiquated varsity Gymnasium that is three feet below grade and recently had all the basketball hardwood ruined due to a flood event.

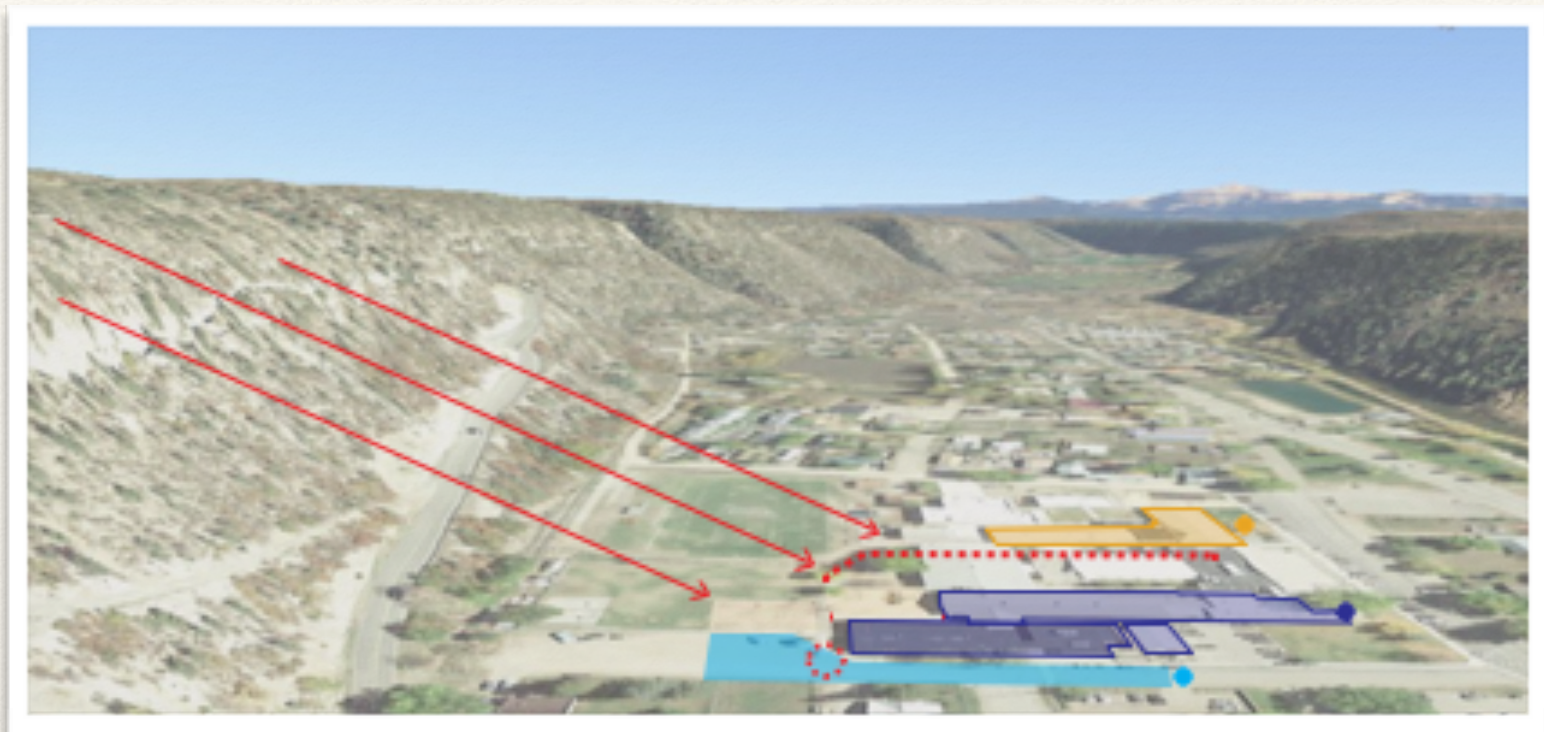
- ❖ A Secondary School that is undersized for the needs of the curriculum and contains building systems beyond their projected lifespan and an exterior envelope that is rapidly deteriorating.
- ❖ A Preschool facility that must share campus resources but is located off campus at the base of a natural drainage.
- ❖ Facilities that have been piece-mealed together over multiple decades to create a campus comprised of unsafe pedestrian corridors and maintenance requirements that are unsustainable.

Our Ideal



Our Reality





- ❖ Shows the flood plain
- ❖ Current Locations (Transportation facilities not pictured.)

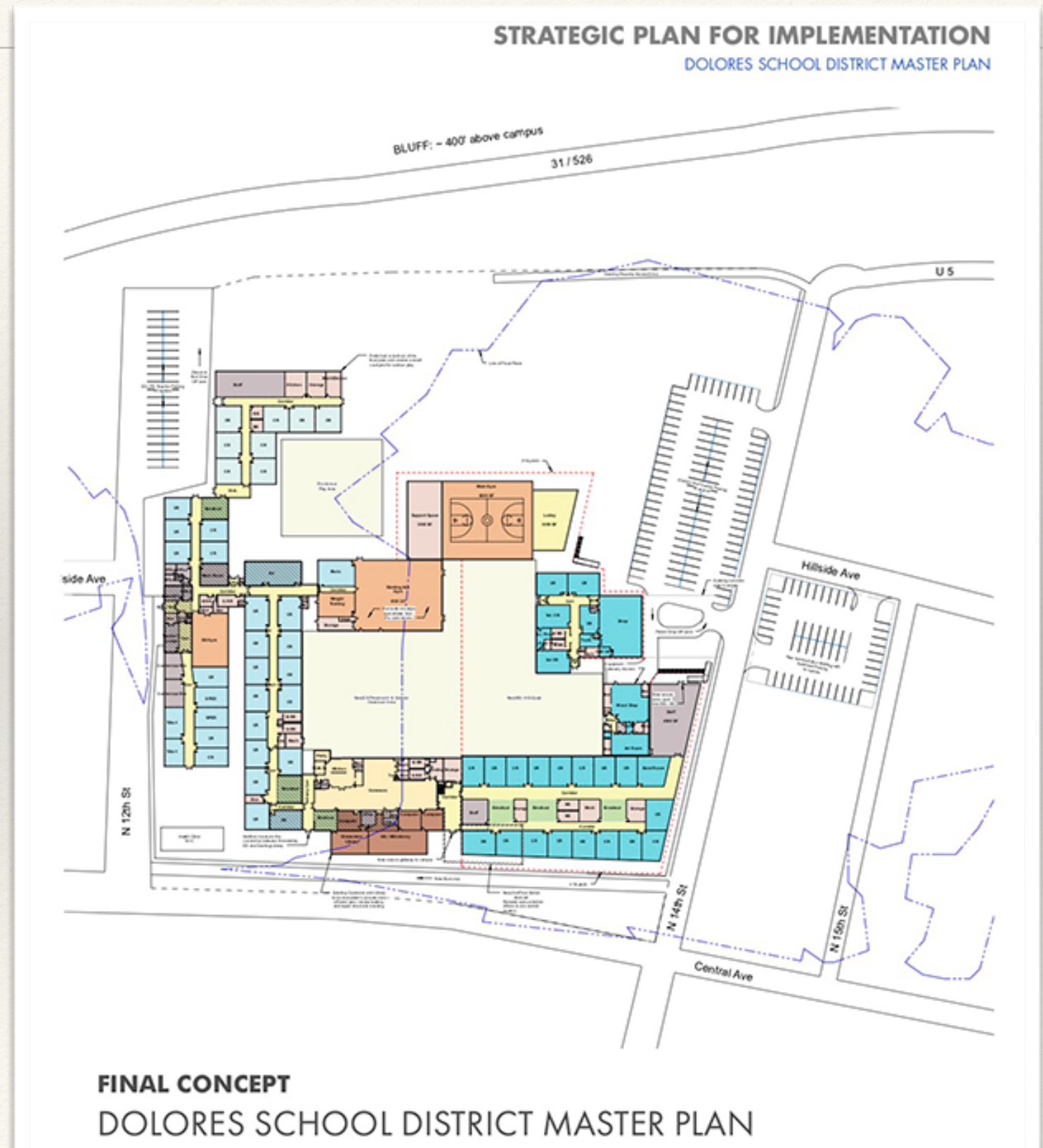


Our current options

- ❖ Renovating on current site - using the approved Master Plan
- ❖ Relocating to a new site with new facility for all schools: preschool, elementary, secondary, and administration

Option 1 - Current Site

- ❖ Campus remains in the center of Town of Dolores
- ❖ Secondary, Gymnasium, and courtyards will be raised 3 1/2 feet to help with flooding concerns
- ❖ Drop off and pick up procedures will be addressed
- ❖ Some of the security concerns are addressed



Purchase Property and New Build

- ❖ Over the last three months, over 10 properties have been explored.
- ❖ Considerations include:
 - ❖ Location
 - ❖ Water Table Level
 - ❖ Acreage for all needs and all schools
 - ❖ Property prep - soil tests, electricity, water, etc.



This is the property located above Joe Rowell Park. It is 106 acres.

Top Five Properties Considered

- ❖ Behind Skyline - 15 acres for sale. Owner wants to divide out 5 acres of this. The overhead power lines present concerns. Access is off Highway 184 and CDOT may not allow access.
- ❖ About 2 miles after the turnoff toward Mancos there is a 94 acre lot. It is a large piece but the prep work would be intense as the property is not level. It is also further than we would like.
- ❖ Old dump site property - Not recommended for a school district site. It would require easements, water, power and gas but most concerning is the soil and environmental studies needed. It is guaranteed to have lead and other bio hazards that would have to be extinguished.

- ❖ 15 acre lot where the unfinished Bed and Breakfast sits. It does have water but no electricity. The building would not be of use to the district and the other part of that property is very mountainous.
- ❖ 106 acre lot next to the 15 acres. It is directly above Joe Rowell Park and is a prime location. CDOT has provided a high quote to give access but there is possibility that the Forest Service would grant access.
(This lot is the preferred lot by the administration.)

Option 1- Renovation

Pros

- ❖ Master Plan is Complete
- ❖ Includes Teddy Bear Preschool
- ❖ Safety measures have been addressed
- ❖ Avoids a new site and build - appeases some community concerns
- ❖ Administration on campus
- ❖ Addresses drop off concerns
- ❖ Few updated facilities
- ❖ Playground is safer in new location

Cons

- ❖ Loss of football field
- ❖ Track will continue to use Cortez and others
- ❖ Baseball remains off site
- ❖ Flood plain and snow removal
- ❖ Rebuilding around outdated facilities
- ❖ Insurance claims, health hazards
- ❖ Elementary will need rebuild soon
- ❖ Could jeopardize our BEST grant award

Option 2 - New Site/Build

Pros

- ❖ All facilities will meet current standards
- ❖ Safety is addressed entirely
- ❖ No flood plain concerns/snow removal will limit liability
- ❖ Classrooms will meet the minimum size and updates recommended by CDE
- ❖ All facilities (except transportation) would initially be in one location
- ❖ Efficiency of HVAC systems
- ❖ No need to be in temporary facilities during construction
- ❖ School pride and morale - choice of majority of staff
- ❖ Sports Complex on site for all sports
- ❖ Draw more families and faculty
- ❖ Sale revenue possibilities for other three properties
- ❖ Repurposing of some of the current buildings for a Vocational High School**
- ❖ Recommended by CDE and Engineers

Cons

- ❖ Located out of the center of town
- ❖ Concerns about the affect on business in Dolores
- ❖ Traditions will change
- ❖ Added Cost to the BEST grant request
- ❖ Strong sentiment of some in the community to stay in town

Timeline

April 2019 - ongoing

November Meeting

December 2019

January 2 - February 24

May 13-15 Recommendations to SBOE
June 20 SBE approves, July 15 Legislators vote

January 2020 - May 2020 (RFP)

Community
Input
(ongoing)

Board Vote
On Option 1 or 2

- ❖ Grant Application
- ❖ Revisions to Master Plan
- ❖ Begin groundwork plans for MLO

BEST
Application Due

BEST
Application Award

Select
Architect
and
Builder

Nov. 2020
Bond
Issue/MLO

Considerations

- ❖ Dolores RE-4A has a minimum 53% match for the BEST Grant. We will request a waiver for this. The tax burden would be too great and unattainable by our community.
- ❖ *Estimated* Costs for each option:
 - ❖ Option 1 - \$45 Million
 - ❖ Option 2 - \$57 Million (taken from other CDE builds and property purchases)

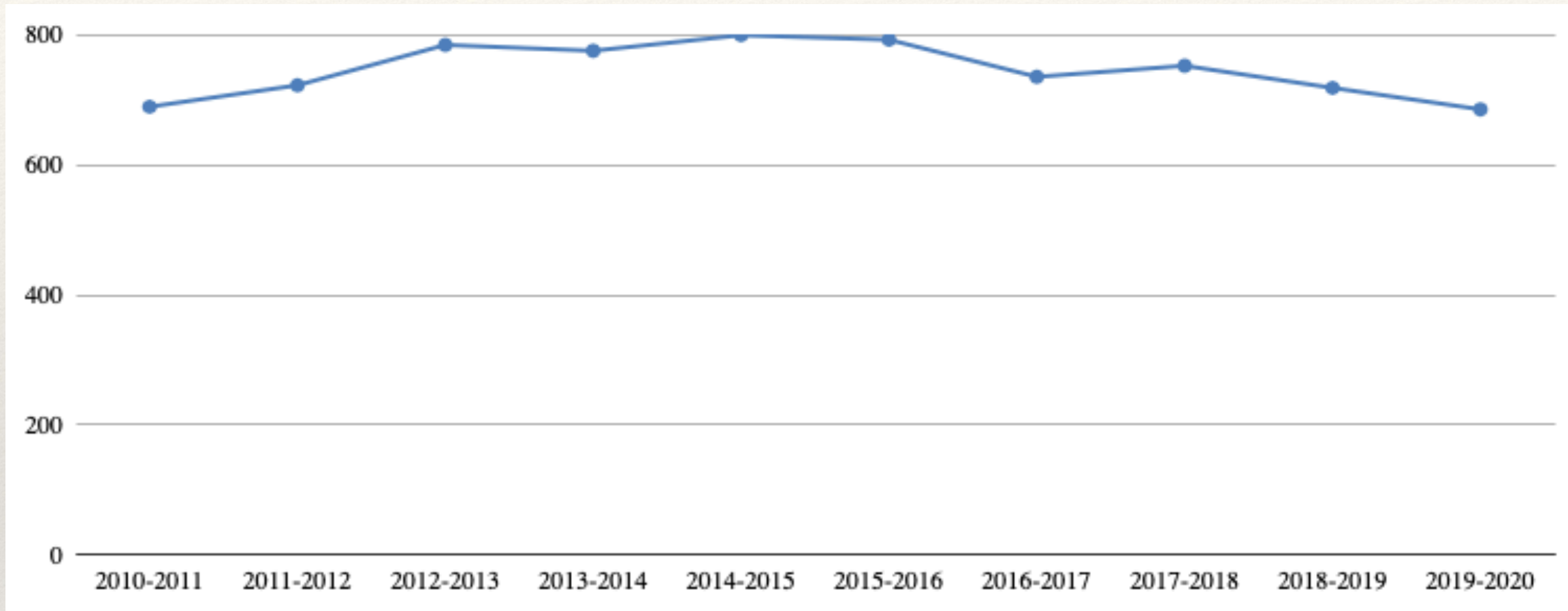
- ❖ Bond Capacity is \$8,238,834 this would be addressed in Nov. 2020. If not passed, the BEST grant is lost. Either option will max out our bond capacity.
- ❖ Current Bonds:
 - ❖ 2008 Bond - Last Payment in December 2019
 - ❖ 2012 Bond (Science building and addition in elementary) - Retires in 2033
 - ❖ 2016 Mill Levy - \$390,000 each year through 2024 to supplement salaries and supplies

Breakdown:

- ❖ Total AV = \$56,869,170
- ❖ 20% of AV = \$11,373,834
- ❖ Remaining principal on 2012 Bonds = \$3,135,000
- ❖ Net Debt Capacity = \$11,373,834 - \$3,135,000 = \$8,238,834

Assessed Value				
\$ 56,879,170				
Bond \$8.2 million -debt capacity				
Debt Service	\$100,000 Home assessed at	Mills	Cost/Yr.	Cost/Mo.
\$650,000	7,150	11.43	\$81.71	\$6.81

Enrollment Trends



Final Opinion of our Engineering Team:

- ❖ Finances: The project, regardless of the site, will be an effort costing tens of millions of dollars. Does the community feel comfortable supporting that amount of money for a project on the existing site, but with the risk of water infiltration on the lower elevation structures? Or should the district look at a different site to alleviate that challenge forever for (most likely) a little more cost? Also, the community should understand there is still some debt for the 2012 project that is not fully paid off and I suggest being open about that. Any information you could provide to the community about what could happen to the existing buildings, if not demolished, would be helpful.

Final Opinion of our Engineering Team:

- ❖ Logistics: Will the community support a school outside of the main part of town? This could be controversial as it has been with other districts. Some communities feel strongly about “neighborhood schools” where students can walk or bike every day. If the answer is a hard “no,” then that could mean a bond would not be supported. So even if you are awarded a substantial BEST grant, your community could vote it down. The flip side to that question is even if moving the school is not supported now, does the district feel that with the proper messaging and communication they could change minds over the coming months?

Needed from you—our stakeholders:

- ❖ Your Thoughts
- ❖ Your Ideas
- ❖ Your Support

Board President, Dr. Kay Phelps will explain our process for listening to your thoughts. This process will allow all of you to voice your input to as many of the leaders as possible.