

MEETING MINUTES

DATE: 20 OCTOBER 2022, 5:30 – 8:30 PM
PROJECT/ NO. DOLORES SCHOOL DISTRICT RE-4A FACILITIES MASTER PLAN / **22047**
RE: Design Advisory Group (DAG) kick-off
LOCATION: DSD Administration office. 100 N 6th St, Dolores, CO 81323

PARTICIPANTS:	Name (Initials)	Company (Initials)	Email
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A. Introductions (15 minutes)

- a. All participants introduced themselves, describe their role, and shared their best memory of school.
- b. MM gave a presentation introducing the Master Planning process and the BEST grant application.

B. Review 2019 master plan (20 minutes)

- a. Where have we been? Where are we going?
 - i. Option 1 – Keep the football field on campus
 - ii. Option 2 – Preservation Approach
 - iii. Option 3 – The Gateway
 - iv. Approved Master Plan

C. F&M to share design schedule (10 minutes)

- a. The next in-person DAG meeting will be held the week of November 7th. This will be a design workshop.
- b. The Deadline is a Strategic plan for implementation before Christmas

- c. Cost estimating will begin after our second workshop. Main cost estimating comes after we develop the preferred plan.
 - d. BEST Grant writing starts in the New Year.
 - e. Feb 6th, applications are due.
 - f. BEST Board meets in May for a three-day interview session.
- D. Master Plan prioritization workshop. World Café (1 hour) –**
- a. A world café workshop is intended to generate dialogue and create a unified vision within a large group of stakeholders. DAG members will break into small groups for 3-rounds of 15-minute conversations related to the question **“With limited resources, what are the primary areas of the campus that need to be improved, replaced, or created within the master plan.”**
 - b. Discussion with the entire group
 - i. Monty Guiles - Master Plan should encompass everything a school should have and need. Then we ask for what we want in the BEST cycle. The flood plain is the main issue. Use the area of the football field to manage the stormwater and move the football field. Where would it go?
 - ii. DAG discussed the concept of managing the stormwater before it gets to the school site.
 - 1. TR– Groundwater and flooding event issues
 - 2. DAG agreed that the majority of the historic flooding on campus has been contributed to storm water coming down the bluff
 - a. County culvert was plugged to deter children from entering
 - b. Town storm infrastructure is undersized
 - i. Town owns the area directly to the north of the football field before the slope of the bluff begins.
 - ii. MC – would the town partner with us to mitigate flood risk?
 - iii. DD Noted, the Town estimated storm infrastructure to be roughly \$6M.
 - iv. DD: Drainage systems are not designed for the 100 year flood event, or the 500 year. Just for the average water load.
 - 3. RB – water flows right through the football field, with some dirt work, that can be mitigated
 - 4. DAG discussed the pros and cons of adding a plinth of 3” fill to get the campus out of the FEMA flood plain and installing new fill vs. leaving grade as is and trenching a new storm.
 - a. MM notes the in 2019 the plinth concept was estimated at \$5M for the total site work.
 - b. MM also noted that with construction escalation that cost would be higher today.
- c. Group 1
 - i. Safety concerns
 - 1. Roof in the locker room recently failed
 - 2. Flooding in the gym
 - 3. Football field is dangerously uneven
 - 4. Traffic flow of busses and drop off, multiple accidents in the parking lot.
 - a. Not enough parking
 - 5. No crosswalks, kids walk out in front of traffic
 - a. High schoolers park to the south and there is no crosswalk to their parking lot.
 - b. Do students need their own parking lot?
 - i. MM suggested a student parking lot off 14th street on the NE side of campus could eliminate parent/student congestion.

- 6. No well-marked pedestrian pathways
 - a. No traffic flow, people reverse out of those spots in front of the school while others are driving past in the drop off line, resulting in fender benders.
- 7. ADA compliance throughout campus
- ii. Health Concerns
 - 1. HVAC system improvements
- iii. Secure entrances and connecting existing buildings
 - 1. Decreased number of entrances
- iv. Shared facilities in the commons with theater and sports sharing spaces
- v. Insufficient classroom space, not meeting CDE square footage requirements
- vi. Loosing students to other districts with better athletic facilities.
 - 1. No track and students must leave campus or run on the street.
 - 2. No restrooms in the field house and the band room.
 - 3. Concession stand is not adequate
 - 4. Insufficient locker-room space in the field house
- vii. Still need separation between the middle school and high school
 - 1. Middle school electives are taught by high school teachers, so there will be co-mingling of students.
 - 2. No sharing of common space between middle school and high school.
- viii. MM noted; Two story secondary school is required if football field stays.

d. Group 2

- i. Safety Concerns
 - 1. Middle school science rooms do not have safety features
 - a. Hoods, gas, eye wash and plumbing are all needed
 - 2. Lack of adequate shop space
 - 3. Poor ventilation in the wood shop.
 - 4. Larger classrooms to meet CDE requirements
- ii. Security Concerns
 - 1. Card swipe system for access to all the buildings and classrooms
 - 2. One main entrance with less exterior doors
- iii. Health and Safety Concerns
 - 1. Remove carpeting for health and safety
 - 2. Drainage issues lead to mold problems
 - 3. Proper acoustics, HVAC and lighting systems
 - a. Mini splits for AC for each room – does not include air filters.
 - i. Not enough fresh air
- iv. Technology
 - 1. Touchless facilities in the bathrooms
 - 2. Prepare for changes in the 21st century learning environment
- v. Programming space
 - 1. Don't have the spaces that are needed. Students are on top of each other
 - a. Theater practices in the science room. Commons space is overused for too many programs
- vi. Functional outdoor learning area
 - 1. Security concerns
 - a. Currently uses the lawn in front of the secondary school – not secure at all
 - 2. Elementary has a small, covered pavilion for outdoor learning but it is not used very much
 - 3. Secondary school likes outdoor learning.
 - 4. Likes the Mancos solution with the natural landscape as a barrier.
 - 5. Interior courtyard
 - a. Concern for the snow removal in an interior courtyard.

- b. Noise from the courtyard provides a distraction to students in the room.
 - i. Needs to be mitigated by scheduling of activities, and teachers managing their classrooms.
- vii. Agricultural Science facility on the new property Greenhouse
 - 1. Alarm, PA systems need upgrading.

e. Group 3

- i. Football field takes up too much space outside of the flood plain. How can we get that space back? Move or rotate the football field.
 - 1. Drainage issues at the football field.
- ii. Need for HVAC upgrades
 - 1. New spaces for extracurriculars
- iii. Connect existing buildings, need for cohesive systems, and continuous buildings
 - 1. Design to prioritize security around security
 - 2. Pedestrian flow through campus improvements.
- iv. Gym currently houses too many programs. Need for more shared flexible space.
- v. Security concern over northern bluff

f. Group 4

- i. Safety Concerns
 - 1. Snow removal is an issue and so is ice buildup and ice damming
 - 2. Metal shop shares too many students
 - a. Students are doing metal work outside
 - b. No ventilation in metal shop rooms
- ii. Security Concerns
 - 1. Would like a connected building. Eliminate exterior movement between existing buildings.
 - 2. Currently there are 98 exterior doors on campus
 - 3. Access through the north by the football field is not secure
- iii. Health Concerns
 - 1. Carpet in science rooms, agriculture science, and food prep
- iv. Cafeteria and Commons space
 - 1. Too small
 - 2. Shared space means students are eating earlier in the day. Sharing the program is a scheduling problem.
 - a. RB: Notes, if the districts didn't have open campus the dining facilities would not work due to space needs.
 - 3. Two cafeterias served by one kitchen could be a solution.
 - a. More time for students to eat, right now they don't have enough time to eat and they're eating too early in the day.
 - b. This could exist in the breezeway between the gym and the elementary school to the west.
- v. Concern about main gym
 - 1. Structural issues
 - 2. Liked how Mancos got an addition for the concessions and restrooms.
 - 3. Water is coming from underneath and the sides. The groundwater is incredibly close to the gym floor.
 - 4. Below grade gym floor is a major issue.

E. Develop Project goals (30 minutes)

- a. DAG members wrote goals that the Master Plan should include on post-it notes and added them to the four prioritization categories reviewed in the workshop: safety, security, health, and technology. (See Attached)

F. Next Steps:

- a. DAG Meeting #2: Wednesday November 9th.
- b. Potential CDE presentation to School Board: November, 10th.

Safety

SAFETY

Create a more contiguous campus that provides more safety for students, limits egresses → creates systems efficiency

Safety with pedestrian flow and parking important (keep growth in mind)

M.S. Science classes lack safety measures

PROGRAMMED USE OF FACILITIES can't occur w/ various grades sharing space (ie common area stage for theater students eating lunch there too)
→ LEADS to having to MOVE desks etc. in assigned classes

Common space multi-use by to many groups

Transportation Drop-off

← LEADS to having to MOVE desks etc. in assigned classes

- Ventilation for wood shop.

ADA Compliance

BUILDINGS
* ADA
* Exterior Doors
*

- Secure vestibules for controlled building entrances

Lack of Adequate Shop Space

Athletic Facilities
* Track
* Football Field
* Fieldhouse
* Plumbing/Sewer
* Handicap Access

Classrooms too small

DRAINAGE
* Ice Build Up
* Snow Removal
* Flooding

Health

HEALTH

- Improve science classrooms to include eyewash stations, hoods, plumbing, gas.

LEARNING ENVIRONMENT
* Class Size
* Outdoor Space
* Shared Spaces

- Create more learning spaces + larger classrooms

- Adequate locker room space

COMMONS
* CAFETERIA SIZE
* Timing issues for meals

Larger Classrooms

HVAC Systems Investigate

Would like to have space that can be dedicated for performing arts.

Flow

Green Buildings

Flooding

HVAC

Football field unsafe

Traffic Flow

Drainage HVAC system

Mold issues

Lighting inadequate

Remove Carpet

Outdoor learning space

Security

SECURITY

Touchless Facilities

Reduce/Secure Entrances

Flooding

Card ID Swipe Access

ADA Compliance

Camera System

PARKING
* Drop-off/Pick Up
* Pedestrians

1 Main/Front Entrance

ENTRY POINTS
98 doors

Alarm/PA System

- Upgraded cameras, PA system, alarm systems, networks, building entrances etc.

Tech growth infrastructure

Open WORK SPACE

TECH

SOUND SYSTEM FOR SPEAKERS, MUSICIANS, ACTORS, ANNOUNCERS in GYM TERRIBLE. ACOUSTICS OF A DEDICATED PERFORMANCE CENTER WOULD BE VERY IMPROVED

Performance Space / Practice Space

Communication System

More multi purposes spaces

Contiguous Building Improved efficiency security HVAC

BACK UP POWER

2 story for efficiency

High Speed Internet

SYSTEMS
* Cohesive
* HVAC
* Infrastructure
* Central Control

Programming Space

Technology

