

MEETING MINUTES

DATE: 09 NOVEMBER 2022
 FACILITIES WALK: 3:00 – 4:30
 WORKSHOP: 5:30 – 8:30

PROJECT/ NO. DOLORES SCHOOL DISTRICT RE-4A FACILITIES MASTER PLAN / 22047
 RE: Design Advisory Group (DAG) Workshop no. 2
 LOCATION Facilities Walk: Secondary School, main campus
 Workshop: DSD Administration office. 100 N 6th St, Dolores, CO 81323

PARTICIPANTS:	Name (Initials)	Company (Initials)	Email
	Max McCloskey (MM)	F&M Architects (FM)	max@fandmarchitects.com
	Monty Guiles (MG)	Peyton-Savage (PM)	mlg@peyton-savage.com
	Reece Blincoe (RB)	Dolores Schools (DSD)	rblincoe@dolores.k12.co.us
	Justin Schmitt (JS)	Dolores Schools (DSD)	jschmitt@dolores.k12.co.us
	Maegan Crowley (MC)	School Board	mcrowley@dolores.k12.co.us
	Alison Brown (AB)	Dolores Schools (DSD)	abrown@dolores.k12.co.us
	Pete Swingle (PS)	Dolores Schools (DSD)	pswingle@dolores.k12.co.us
	Matt Walker (MW)	Dolores Schools (DSD)	mwalker@dolores.k12.co.us
	Susan Lisak (SL)	Dolores Chamber (DC)	slisak@hotmail.com
	David Dowdy (DD)	Town of Dolores (TD)	david@townofdolores.com
	Shawna Valdez (SV)	Community Member	srvaldez001@gmail.com
	Travis Rantz (TR)	Parent	travis.rantz@gmail.com
	Kim Parr (KP)	Parent	starneskim@yahoo.com
	Ryan Nichols (RN)	Parent	nichols.crn@gmail.com
	Casey McClellan	School Board	caseymcc@gmail.com
	Lenetta Shull	School Board	lshull@dolores.k12.co.us
	Amorina Lee-Martinez	Grant Writer	aaguaadulce@gmail.com
	Meg Donaldson	Colorado Dept. Ed.	Donaldson_M@CDE.state.co.us

1. Project Goals (15 minutes)

- MM shared draft list of goals based on conversations from the previous DAG workshop.
- Feedback included:
 1. Include language about upgrades to utility infrastructure and building systems.
 2. Broaden the scope of administration space to include consolidation of all District Admin.
 3. (see updated goals list attached)

2. F&M Master Plan concepts (30 minutes)

- MM shared 3 master plan concepts:
 - Option-1: Keep the football field on campus.
 - Option-2: Relocate football field off campus. Location TBD
 - Option-3: focused on a BEST Grant: consider keeping and renovating the existing High School wing of the Secondary School, and add a new wing to the Secondary School on the east edge of campus. Potential to connect to and save the existing wood shop. This would require a 2-story addition.

3. Campus Master Planning exercise (90 minutes)

- The DAG divided into 4 teams to develop their own master plan concepts. Highlights from each team included:

Team-1:

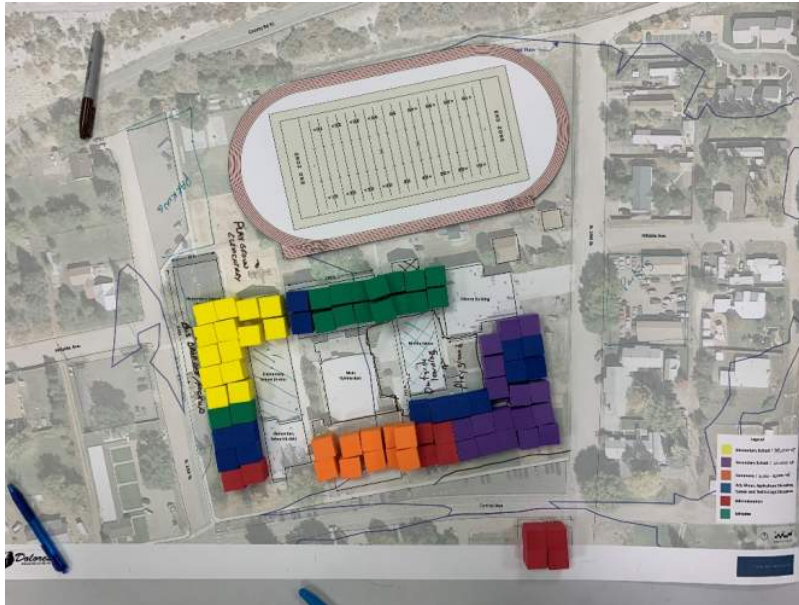
- MP Phase-1 = new 2-story Secondary School addition.
- Demolish existing Middle School. Remodel High School.
- Keep/ renovate existing Auxiliary Gym and build an addition to the east to house concessions, weights, wrestling, band.
- Intent is to save money through additions and renovations vs new construction.
- Connect commons and Secondary School.
- Connect Shops facility and Science Building.
- Build new CTE facility on 14th St. lot.



Team-2:

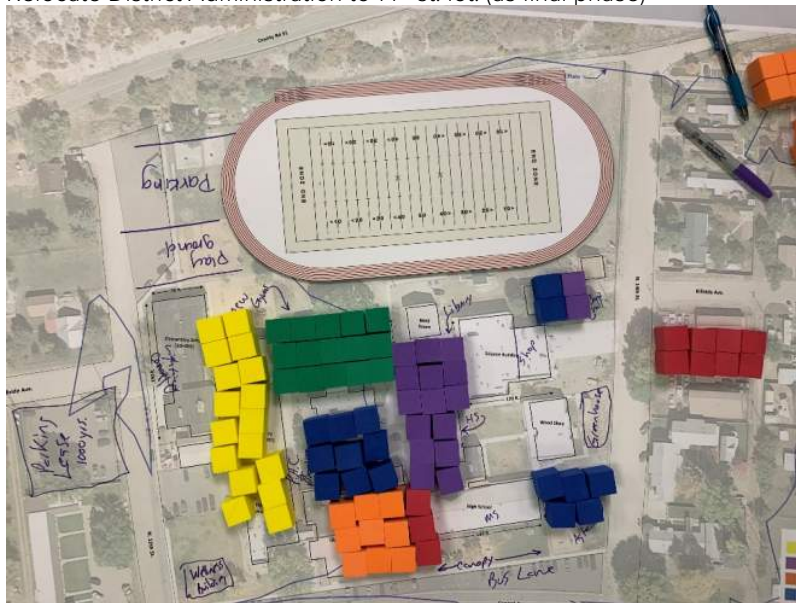
- MP Phase-1 = new 2-story Secondary School addition.
- Concept is focused on creating a perimeter of buildings around the edge of the campus and opening up outdoor space in the center.
- Remodel High School.
- Build new Secondary School. Keep existing Shops Facility and connect to existing Science Building.
- Remodel or demolish existing Auxiliary Gym.
- Demolish Band room and build a new comprehensive Athletics Facility. (gyms, wrestling, weights, locker rooms, concessions, field house) The location and scale of the building would provide best architectural deterrent to safety threats from the bluff.
- Remodel/ expand Commons Building and connect to Secondary School.
- Keep the existing Varsity gym and renovate to a performance space.

- Team-2 looked at a final phase that would rebuild the Elementary School out of the flood plain and connected to the Athletic Facility.



Team-3:

- MP Phase-1 = Demolish Middle School, Build new High School, convert existing High School to a new Middle School once High School moves into new building.
- Concept is focused on consolidating buildings to the center of campus.
- 2 dedicated campus drop-off zones. One in front of the Secondary School. One at the Elementary (for buses)
- Renovate Historic Gym to performance space.
- Demo existing Auxiliary Gym and Band Room. build new comprehensive Athletics Facility . (gyms, wrestling, weights, locker rooms, concessions, field house)
- Build new Band Room on SE corner of football field.
- Relocate District Administration to 14th st. lot. (as final phase)



Team-4:

- MP Phase-1 = renovate existing High School, demolish Middle School, add new 2-story High School connected to existing wood shop. Connect woodshop to Science building with new CTE space.
- New MS playground at footprint of old MS building.
- Concept is focused on Master Plan phase-1.
- Connect Common to Secondary School with multi-use space.
- Provide addition multi-use space on south end of Elementary.
- Use 14th St. lot for modular classrooms while Secondary School is being constructed. Potential to convert modulars to permanent admin space.
- Phase-2: new athletic facilities. Increase footprint of Band Room to include / field house/ concessions.



4. Group Discussion

- Based on the design from each team, the DAG came together to confirm consistent themes that will be used to move forward in developing a single concept for the Master Plan:
 1. Keep the football field on campus
 2. Renovate, instead of demolishing High School.
 3. Keep the shops building.
 4. Convert the existing Main Gym into performance space with secondary athletic uses.
 5. Build new, 2-story Secondary School wing that secures the east edge of campus by connecting to the existing Shops Building and Science Facility.

5. Next Steps/ closing comments:

- F&M to develop a single Master Plan concept from the decisions made at workshop-2.
- Next DAG: Wednesday, 12/7. DAG to approve Master Plan design.
- Potential presentation to School Board, Thursday, 12/8.

MASTER PLAN GOALS

DOLORES SCHOOL DISTRICT RE-4A

Create a contiguous campus that improves student safety through the resolution of accessibility violations and the creation of consolidated, controlled entries.

Improve campus safety through better design of parking and pedestrian infrastructure, including dedicated drop-off zones.

Support Career and Technical Education curriculum through the addition of new CTE space.

Improve arts curriculum through the addition of a dedicated performance building.

update building systems and utility infrastructure throughout campus facilities.

Provide additional multi-purpose space through renovations and/or additions to the existing Commons Building.

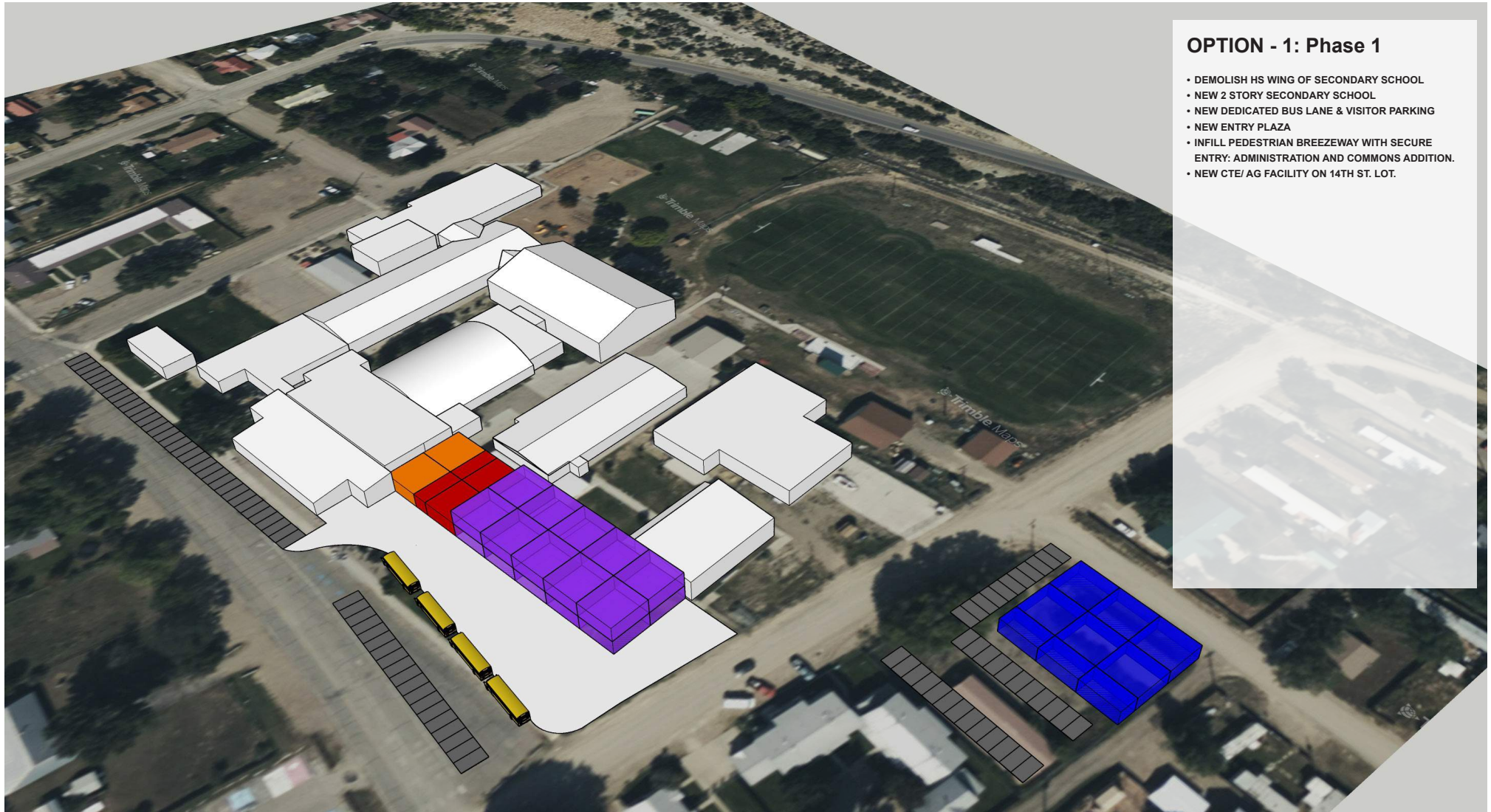
Consolidate and provide additional administration space on campus.

provide additional educational space in the Secondary School to accommodate current needs and long-term growth.

Enhance student safety and support District growth by providing a new, CHSAA approved football field and 6-lane track.

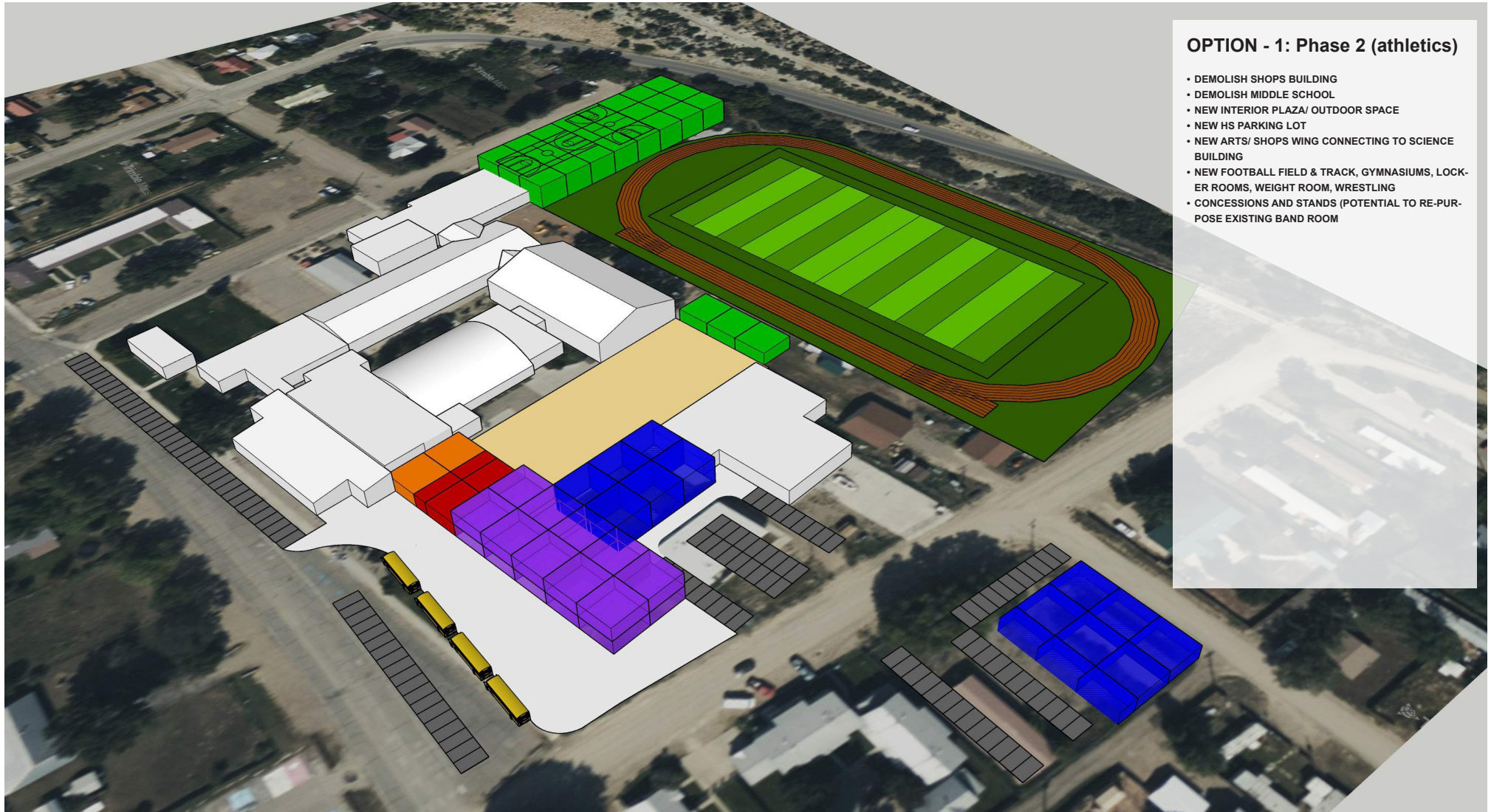
OPTION - 1 ON-SITE FOOTBALL FIELD AND TRACK





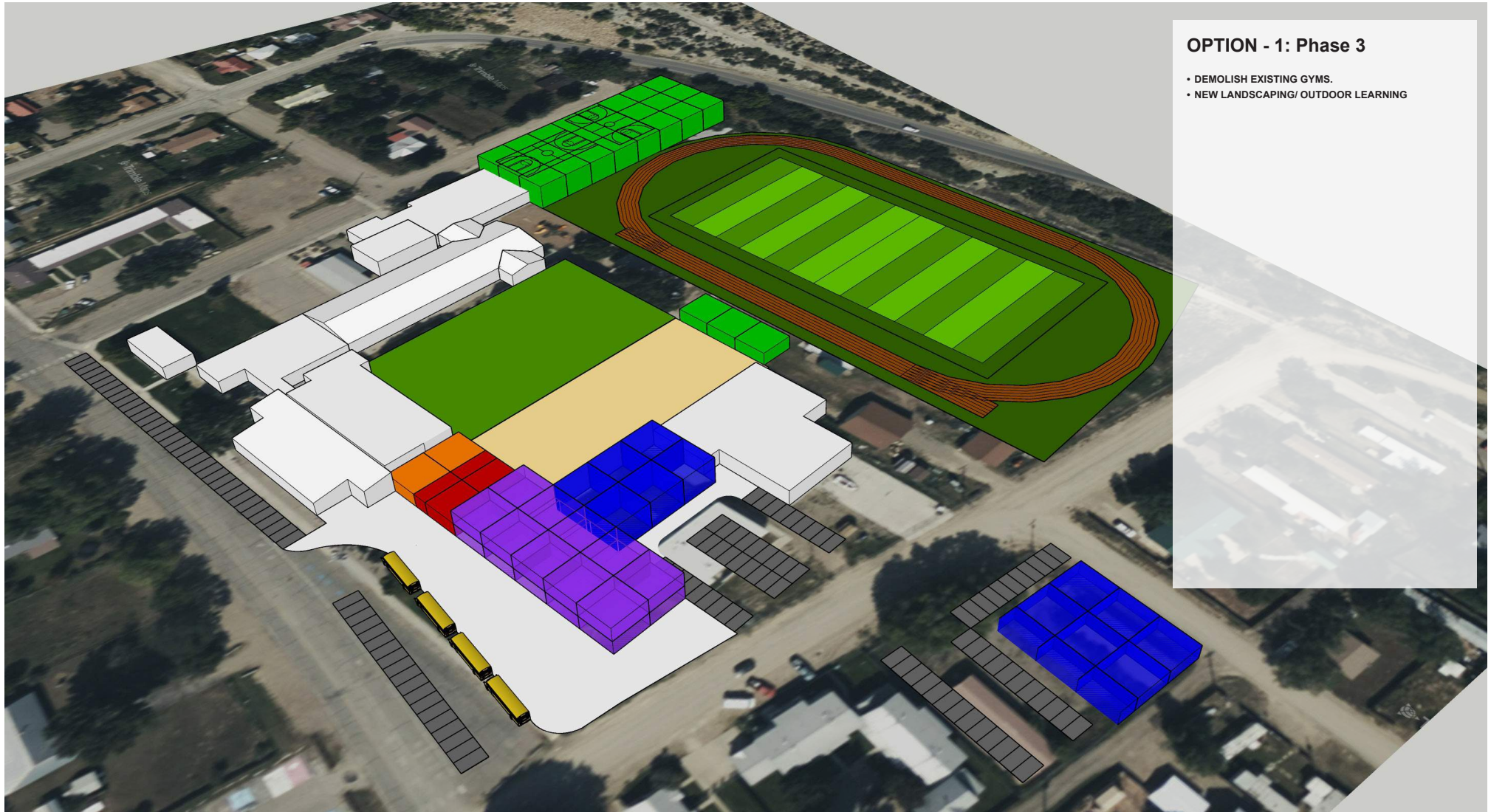
OPTION - 1: Phase 1

- DEMOLISH HS WING OF SECONDARY SCHOOL
- NEW 2 STORY SECONDARY SCHOOL
- NEW DEDICATED BUS LANE & VISITOR PARKING
- NEW ENTRY PLAZA
- INFILL PEDESTRIAN BREEZEWAY WITH SECURE ENTRY: ADMINISTRATION AND COMMONS ADDITION.
- NEW CTE/ AG FACILITY ON 14TH ST. LOT.



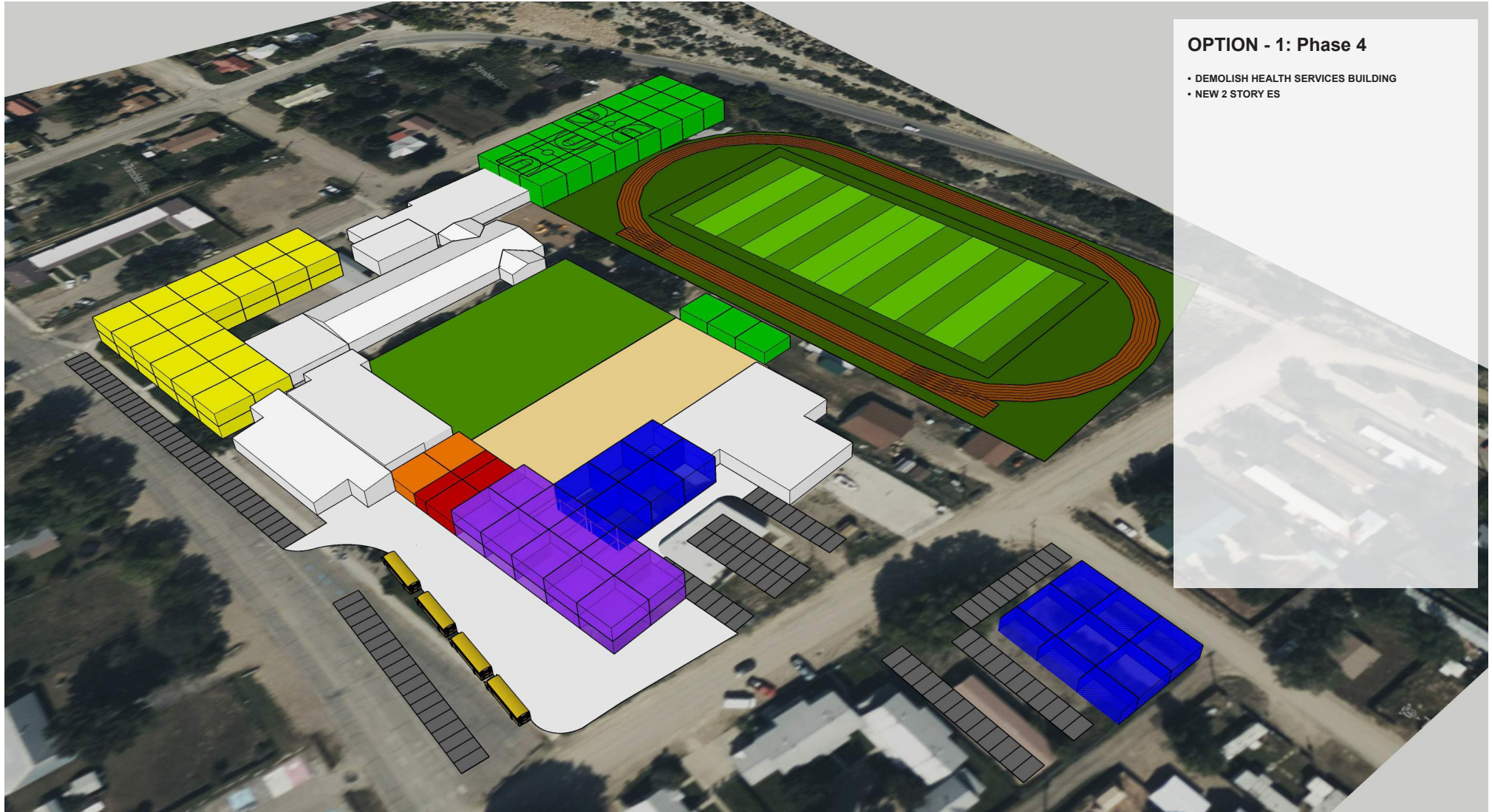
OPTION - 1: Phase 2 (athletics)

- DEMOLISH SHOPS BUILDING
- DEMOLISH MIDDLE SCHOOL
- NEW INTERIOR PLAZA/ OUTDOOR SPACE
- NEW HS PARKING LOT
- NEW ARTS/ SHOPS WING CONNECTING TO SCIENCE BUILDING
- NEW FOOTBALL FIELD & TRACK, GYMNASIUMS, LOCKER ROOMS, WEIGHT ROOM, WRESTLING
- CONCESSIONS AND STANDS (POTENTIAL TO RE-PURPOSE EXISTING BAND ROOM)



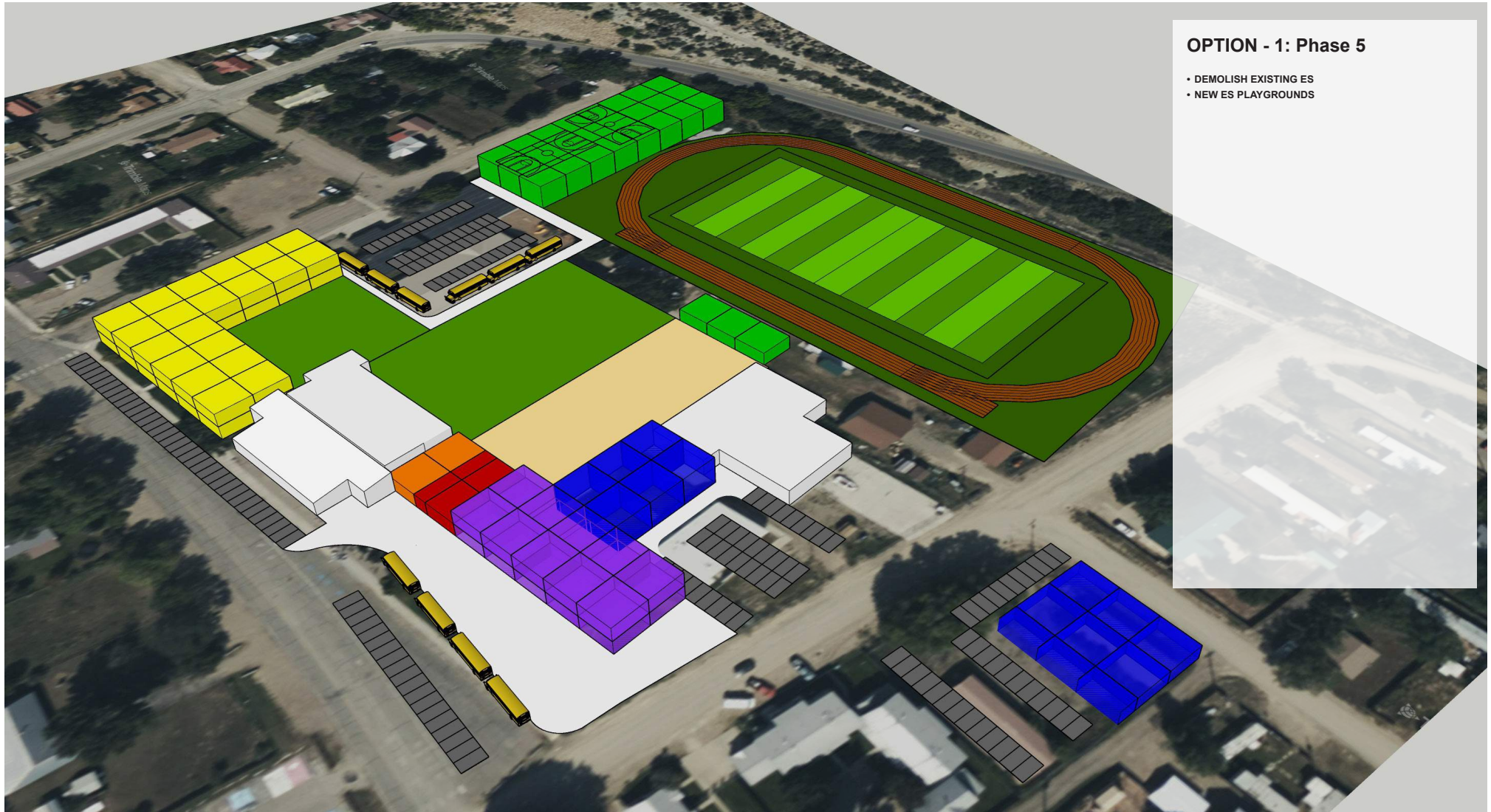
OPTION - 1: Phase 3

- DEMOLISH EXISTING GYMS.
- NEW LANDSCAPING/ OUTDOOR LEARNING



OPTION - 1: Phase 4

- DEMOLISH HEALTH SERVICES BUILDING
- NEW 2 STORY ES

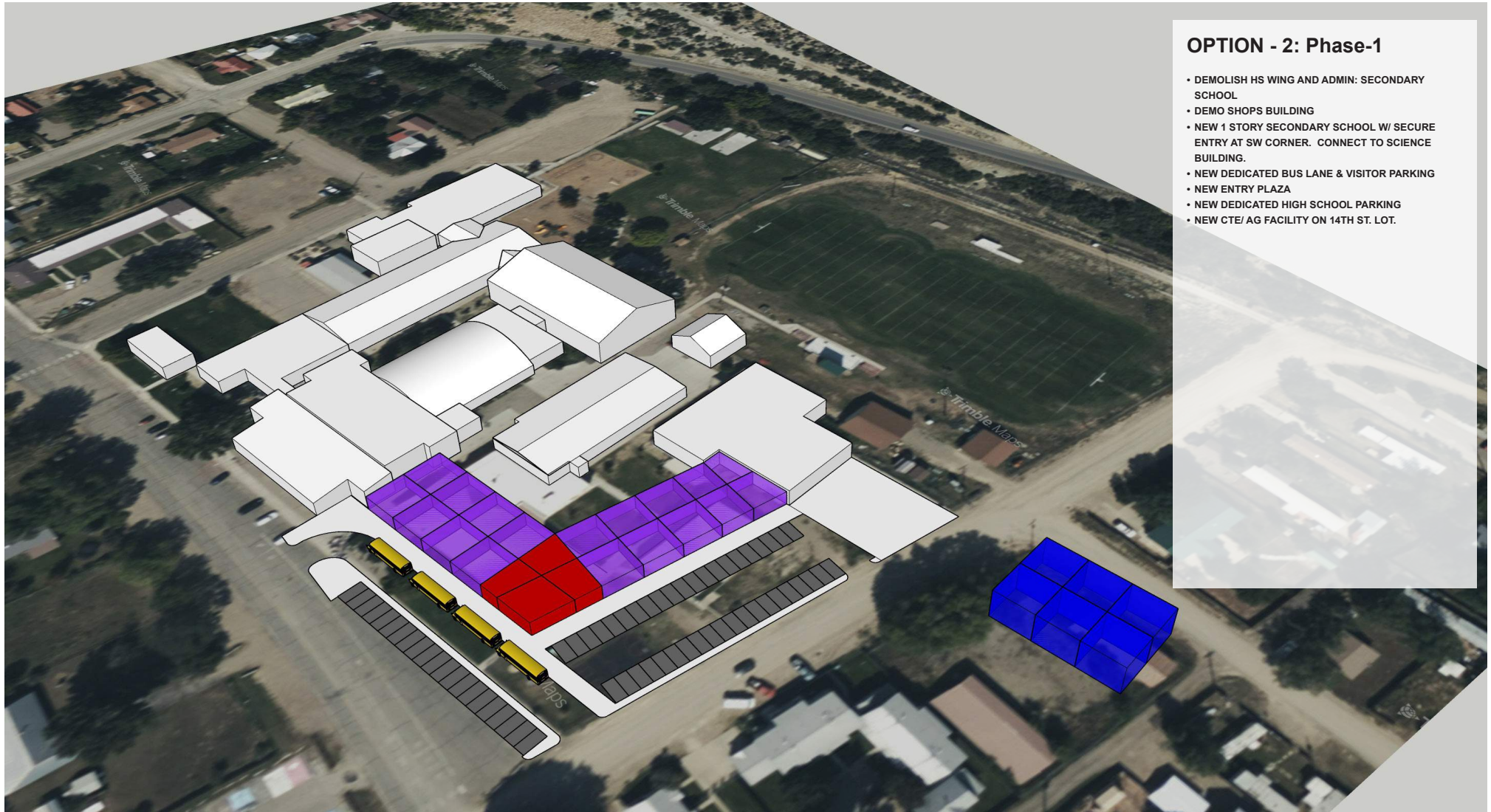


OPTION - 1: Phase 5

- DEMOLISH EXISTING ES
- NEW ES PLAYGROUNDS

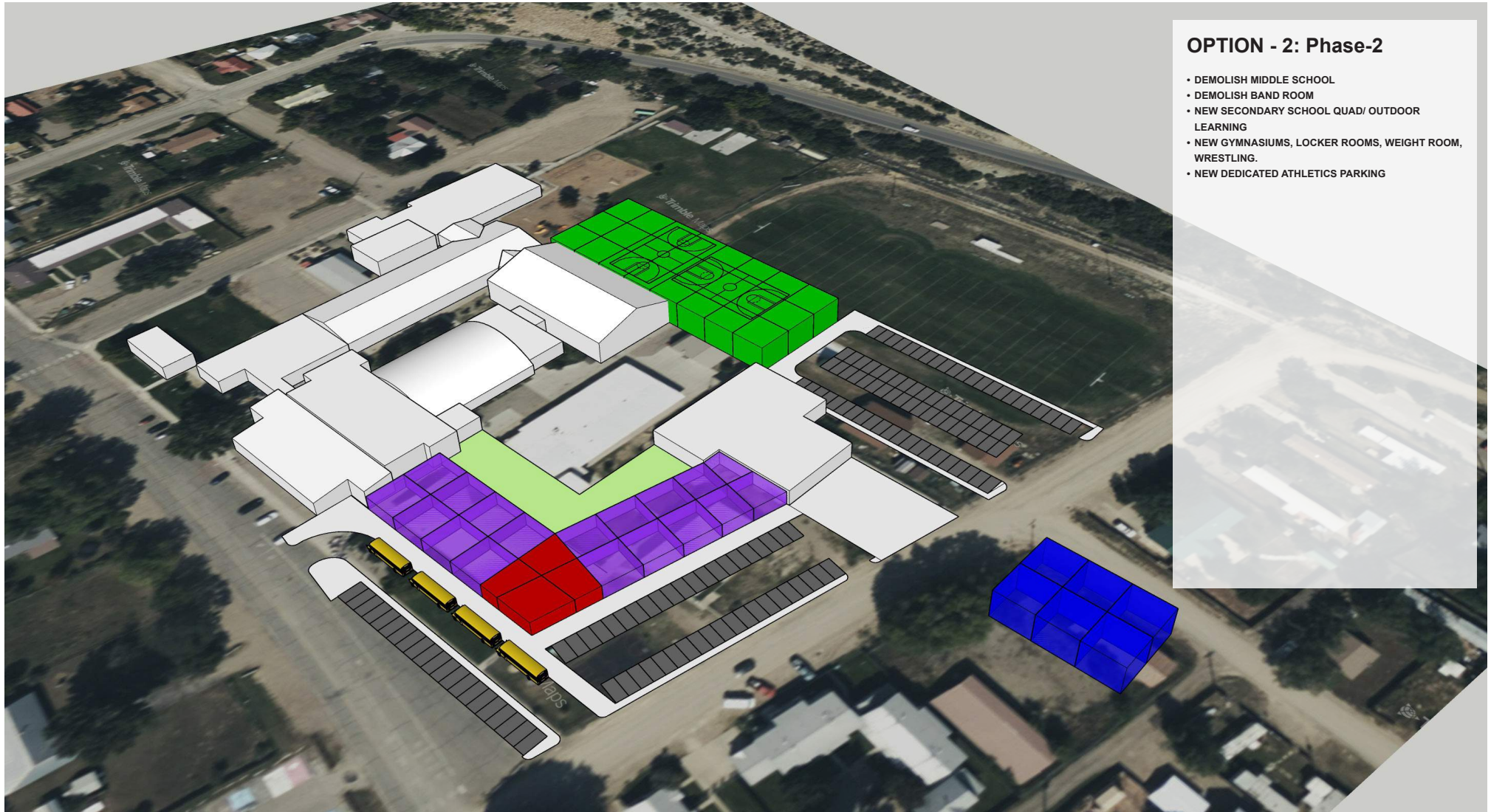
OPTION - 2: OFFSITE FOOTBALL FIELD AND TRACK





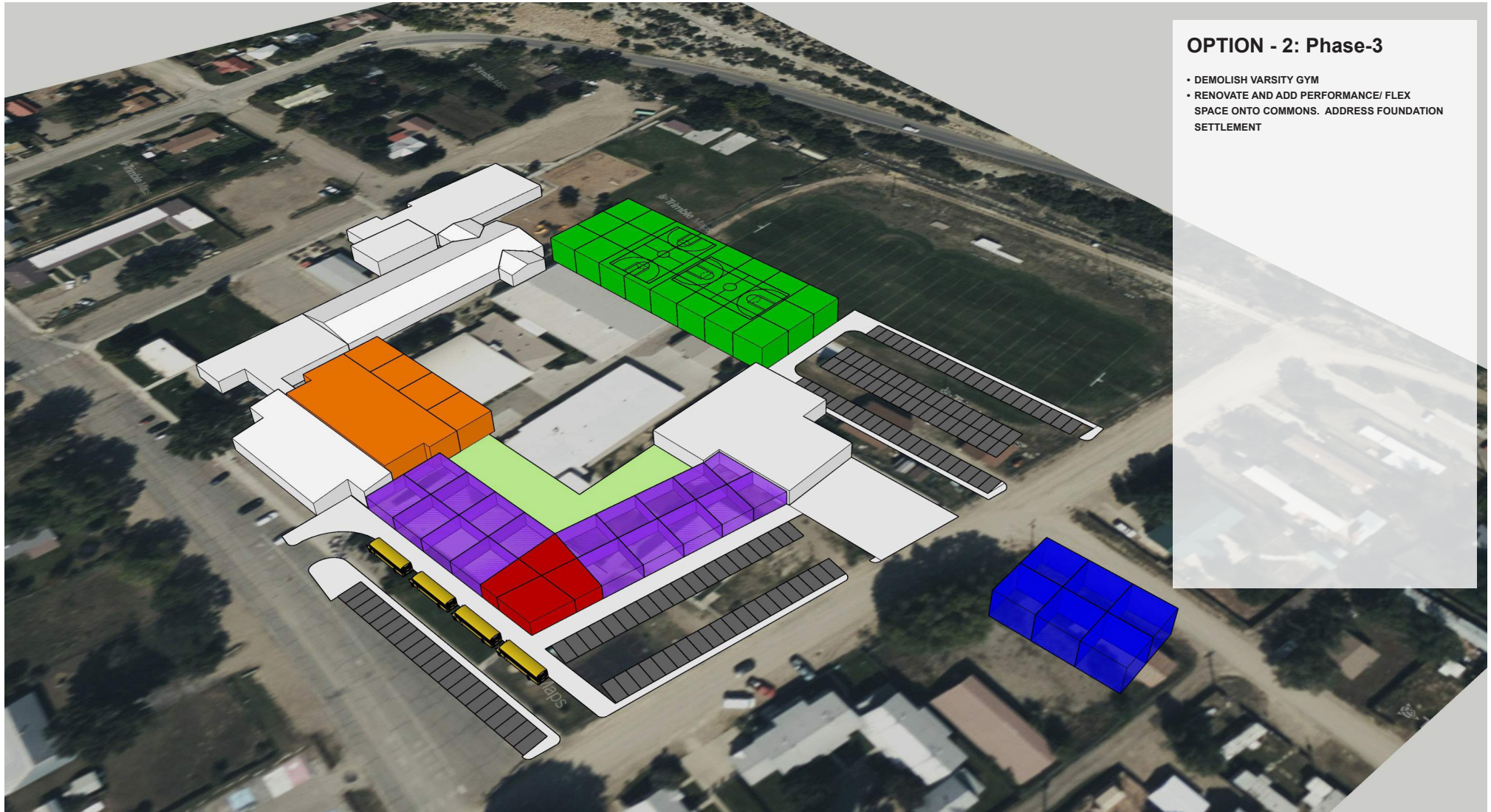
OPTION - 2: Phase-1

- DEMOLISH HS WING AND ADMIN: SECONDARY SCHOOL
- DEMO SHOPS BUILDING
- NEW 1 STORY SECONDARY SCHOOL W/ SECURE ENTRY AT SW CORNER. CONNECT TO SCIENCE BUILDING.
- NEW DEDICATED BUS LANE & VISITOR PARKING
- NEW ENTRY PLAZA
- NEW DEDICATED HIGH SCHOOL PARKING
- NEW CTE/ AG FACILITY ON 14TH ST. LOT.



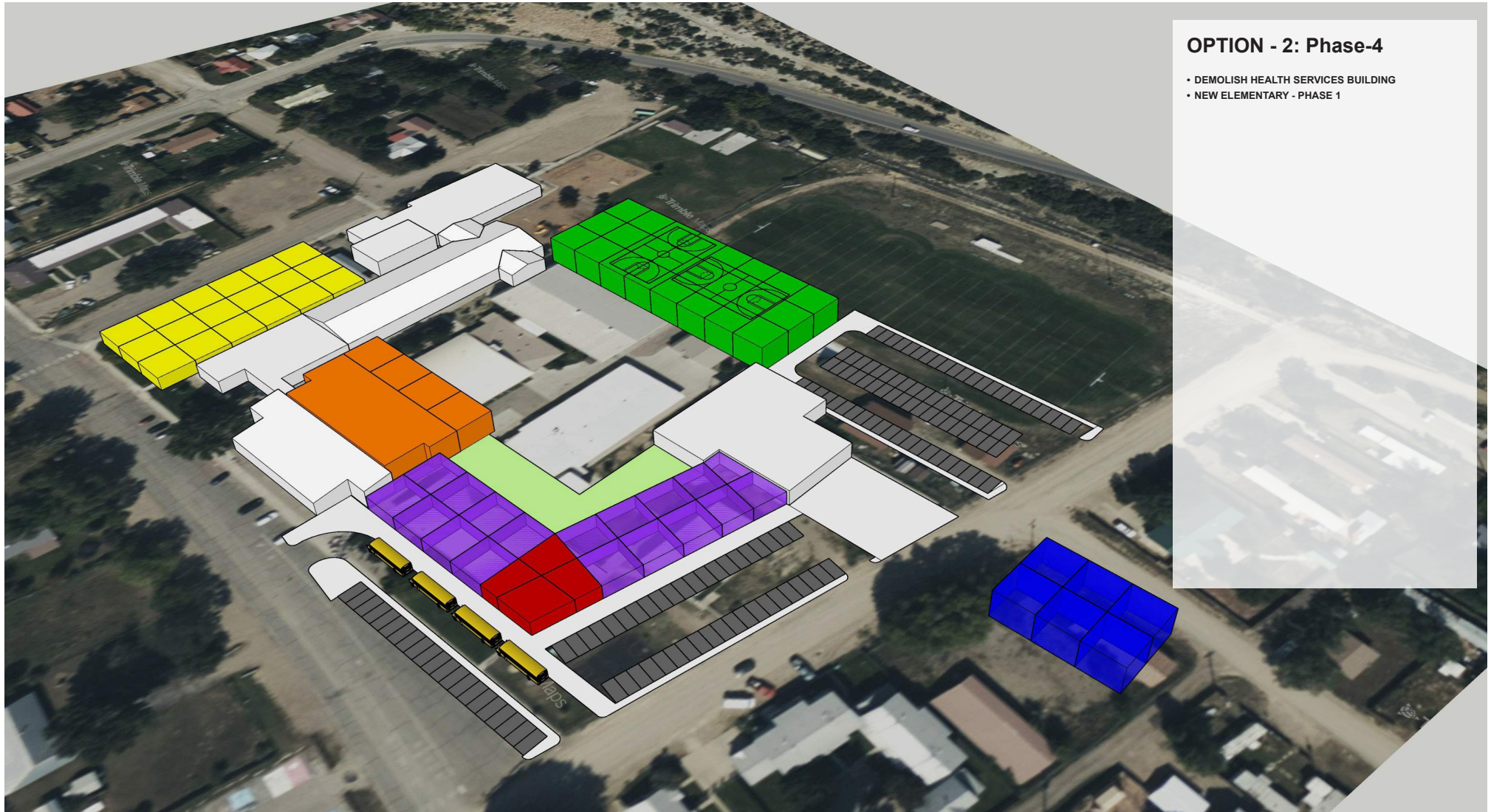
OPTION - 2: Phase-2

- DEMOLISH MIDDLE SCHOOL
- DEMOLISH BAND ROOM
- NEW SECONDARY SCHOOL QUAD/ OUTDOOR LEARNING
- NEW GYMNASIUMS, LOCKER ROOMS, WEIGHT ROOM, WRESTLING.
- NEW DEDICATED ATHLETICS PARKING



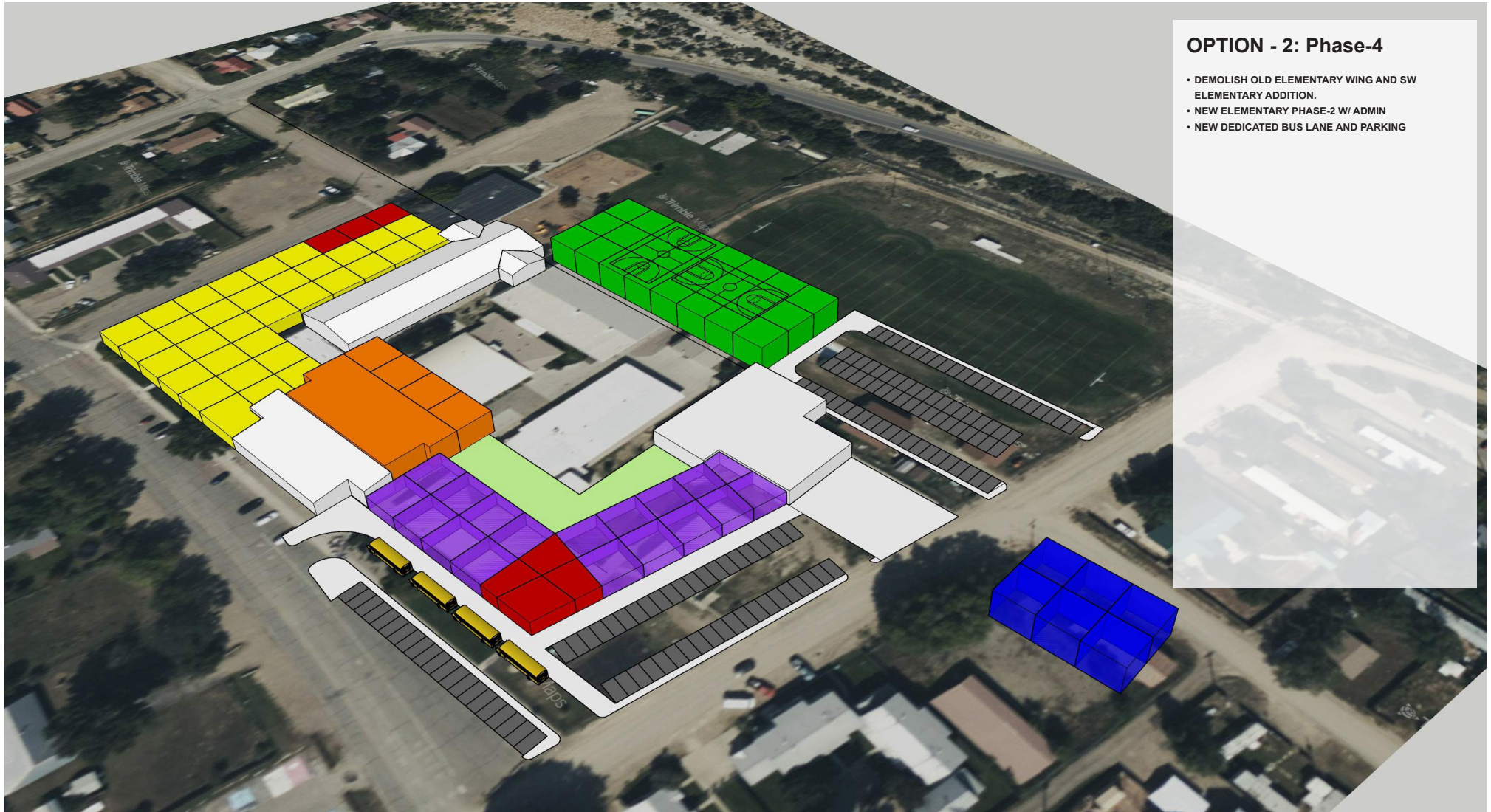
OPTION - 2: Phase-3

- DEMOLISH VARSITY GYM
- RENOVATE AND ADD PERFORMANCE/ FLEX SPACE ONTO COMMONS. ADDRESS FOUNDATION SETTLEMENT



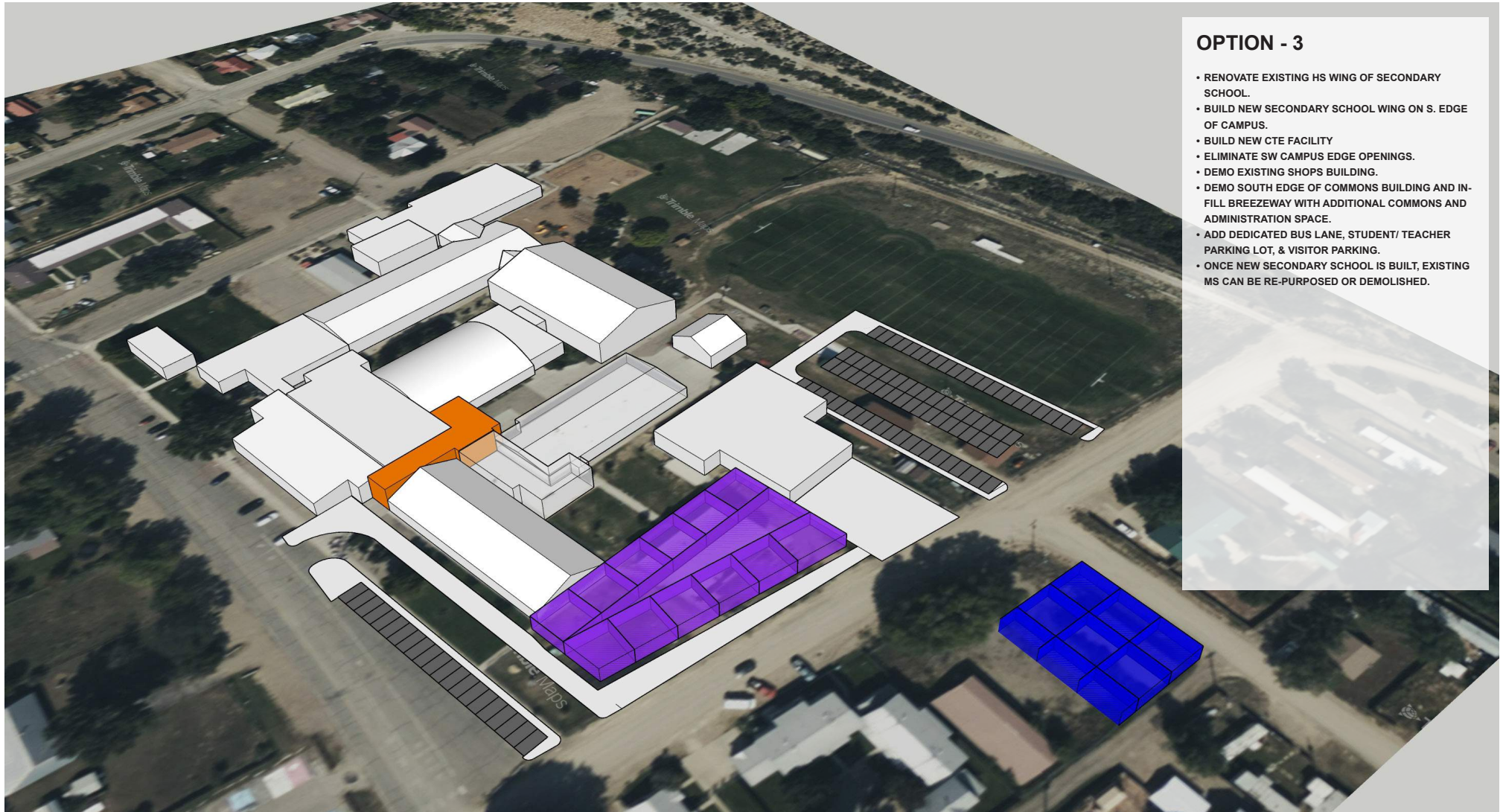
OPTION - 2: Phase-4

- DEMOLISH HEALTH SERVICES BUILDING
- NEW ELEMENTARY - PHASE 1



OPTION - 2: Phase-4

- DEMOLISH OLD ELEMENTARY WING AND SW ELEMENTARY ADDITION.
- NEW ELEMENTARY PHASE-2 W/ ADMIN
- NEW DEDICATED BUS LANE AND PARKING



OPTION - 3

- RENOVATE EXISTING HS WING OF SECONDARY SCHOOL.
- BUILD NEW SECONDARY SCHOOL WING ON S. EDGE OF CAMPUS.
- BUILD NEW CTE FACILITY
- ELIMINATE SW CAMPUS EDGE OPENINGS.
- DEMO EXISTING SHOPS BUILDING.
- DEMO SOUTH EDGE OF COMMONS BUILDING AND IN-FILL BREEZEWAY WITH ADDITIONAL COMMONS AND ADMINISTRATION SPACE.
- ADD DEDICATED BUS LANE, STUDENT/ TEACHER PARKING LOT, & VISITOR PARKING.
- ONCE NEW SECONDARY SCHOOL IS BUILT, EXISTING MS CAN BE RE-PURPOSED OR DEMOLISHED.