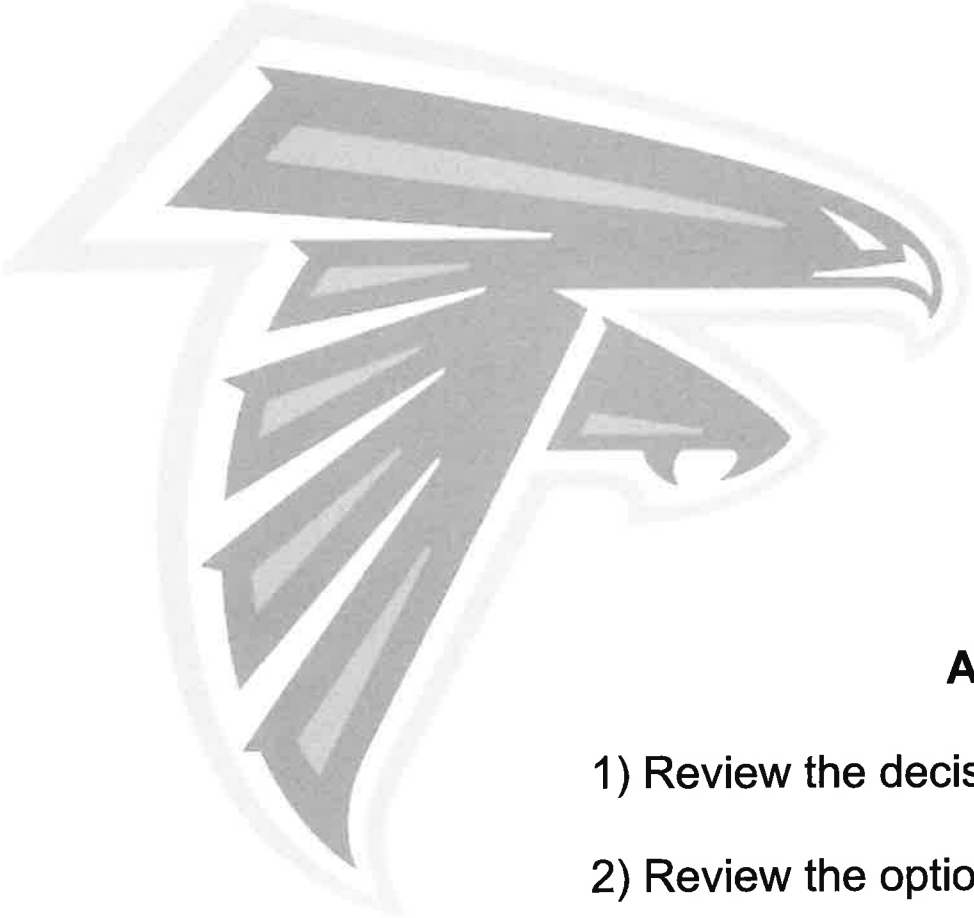


NORTH CONEJOS SCHOOL DISTRICT MASTER PLAN

School Board Update
12/08/2025

NEENAN
ARCHISTRUCTION®



Agenda:

1) Review the decision making priorities

2) Review the options considered

3) MFP committee recommendation & decision making process

Date: 11/18/2025

1) Does the district want the long-range ability to consolidate elementary schools?

- YES ~~or NO~~ — Long range, yes. Any option should have the ability to accommodate eventual consolidation

2) If yes then: Where should school be located?

Centauri Campus
- Benefits:
  - Whole district campus benefits
    a. Security benefits
    b. Student education opportunity benefits (G&T, ECE programs)
    c. District unity
    d. Staff collaboration benefits
    e. Maintenance and operations cost benefits (food service, etc.)
    f. Simplify travel
- Drawbacks:
  - Concern for traffic
  - Requires work with CDOT (cost and schedule)
  - Not near neighborhoods (walkable schools)

La Jara Site
- Benefits:
  - Easiest to build new (lower cost)
  - Off highway
  - Elem campus (no age mix)
- Drawbacks:
  - Less Manassa community support
  - Potential to lose Manassa students in future
  - Safety and security concerns in area

Manassa Site
- Benefits:
  - Manassa community support
  - Off highway
  - Elem campus (no age mix)
- Drawbacks:
  - Would require 2 story or phased project (cost)
  - Impact on students during construction

Evaluate options at these three sites. A different site does not provide any greater advantage

~~**Other new location**~~
- ~~Benefits:~~
  - ~~Neutral ground between communities~~
  - ~~Off highway~~
- ~~Drawbacks:~~
  - ~~Requires purchase of land and infrastructure~~
  - ~~Loses the benefits of all other options~~

3) If yes then: When should consolidation happen?

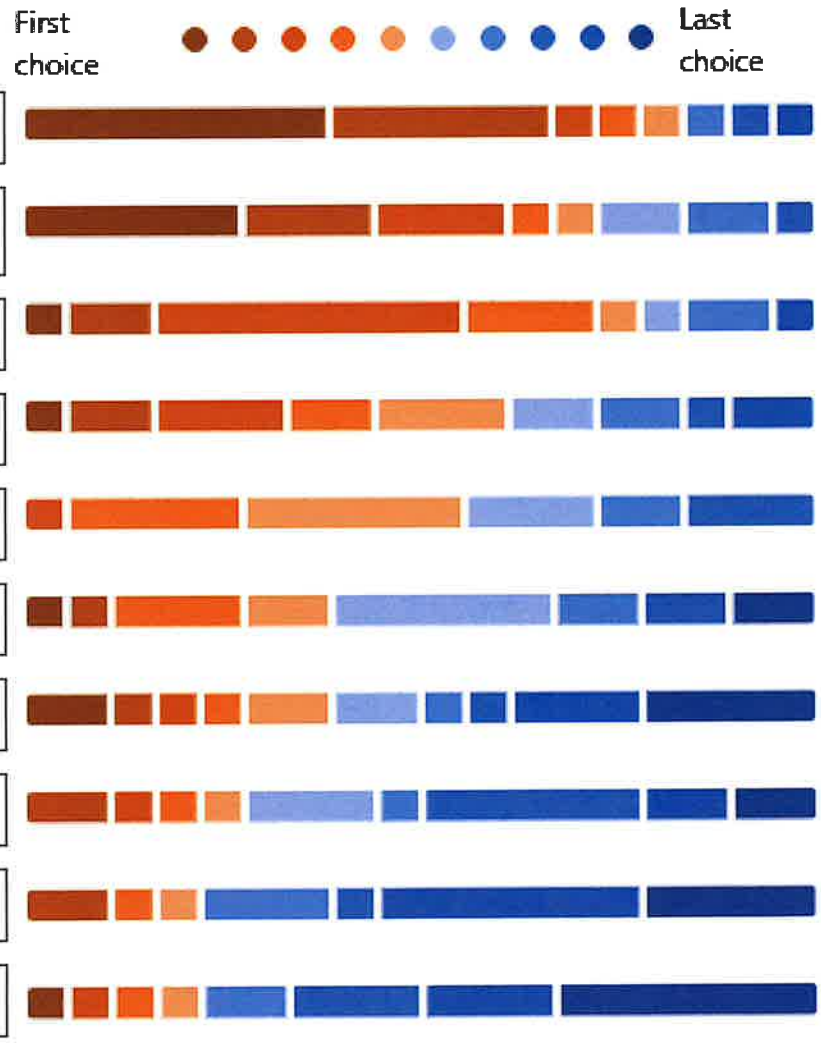
Both Schools Now
- Benefits:
  - Takes care of all issues immediately
- Drawbacks:
  - Larger BEST request (potentially reduce odds of securing)
  - If not at Manassa then won't get community support (potentially lose students)

La Jara now, allow for addition in future for Manassa
- Benefits:
  - Manassa community support
  - Flexible: able to adapt to actual enrollment needs in future
- Drawbacks:
  - Would have to justify size of common spaces (increases risk of not securing grant) (gym, cafeteria, admin)
  - Will cost more in the long run
  - Incorporating culture together at later date

Evaluate options for both

Prioritization of Decision Making Values:

of WHERE and WHEN the elementary schools should be consolidated

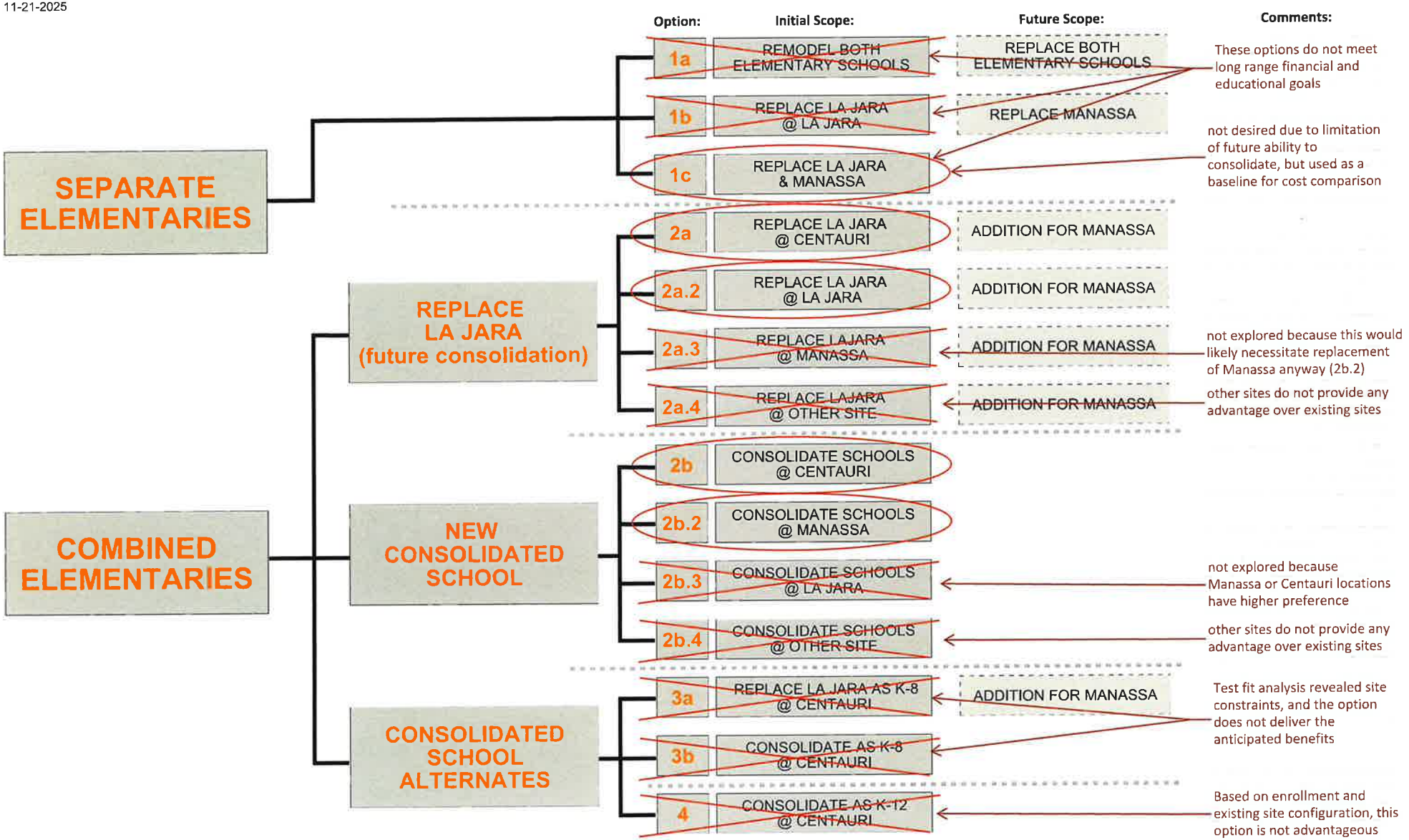


		Attributes: (values and concerns to address)
SECURITY	1	**Student safety:** a location with low concern for **human threat** or better ability to easily monitor and protect from human threat
PHYSICAL SAFETY	2	**Student safety:** a location with minimal physical safety hazards or better ability to protect students from physical hazards (like highway traffic or other hazards, and ability to evacuate to safe space)
EDUCATION	3	**Student and staff educational opportunities:** a location that provides a broader range of ed resources, specialty staff, and staff collaboration
MAINTENANCE COST	4	**Reduced long term maintenance cost:** timing and location that will reduce long term operation and maintenance costs for the district and taxpayers
RETAIN STUDENTS	5	**Attract and retain students and staff:** timing and location that more likely attracts and retains students and staff
UNITY	6	**District unity:** a location that promotes a unified school district community and district pride
TIMELINESS	7	**Timeliness:** ability to address urgent facility situations the soonest
FLEXIBILITY	8	**Flexibility for the future:** timing and location that increases flexibility for the future (like ability to react to changes in enrollment, ability to adapt to emergency situations)
COMMUNITY	9	**Community viability:** a location that supports town and community identity, economic viability, and community spaces
DISTANCE	10	**Distance from homes and neighborhoods:** a location that promotes community connection, walkable schools, and ease of parent transportation

North Conejos School District Elementary Configuration Options

NEENAN ARCHISTRUCTION

11-21-2025



North Conejos School District
Options

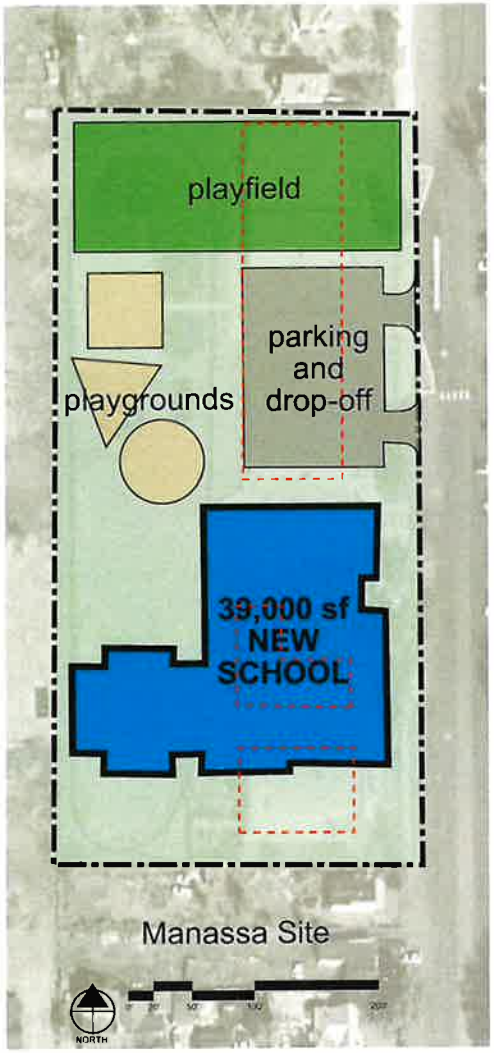
NEENAN ARCHISTRUCTION

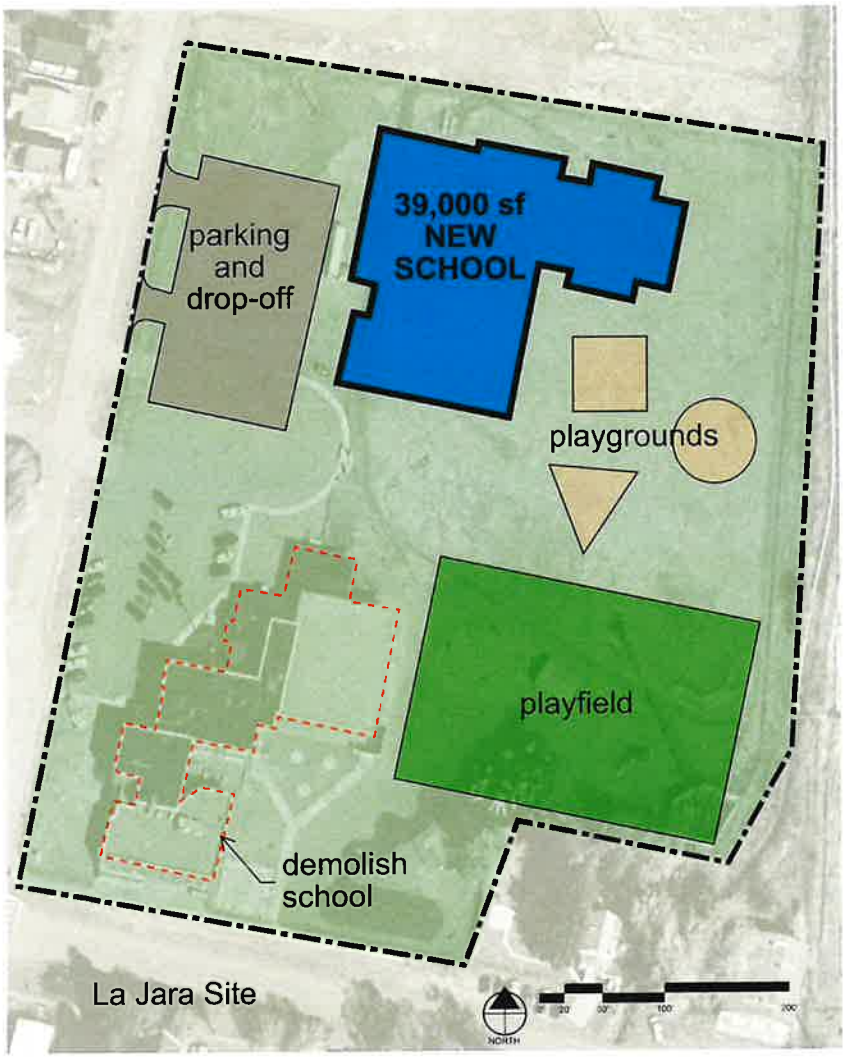
OPTION 1c

REPLACE LA JARA ELEM
@ La Jara site

REPLACE MANASSA ELEM
@ Manassa site

This option includes full demolition of the existing La Jara and Manassa elementary schools and all other structures on site, including playgrounds. Both new replacement buildings are 39,000 square feet to accomodate 195 students each at their respective site. See appendix for building program of spaces.





North Conejos School District
Options

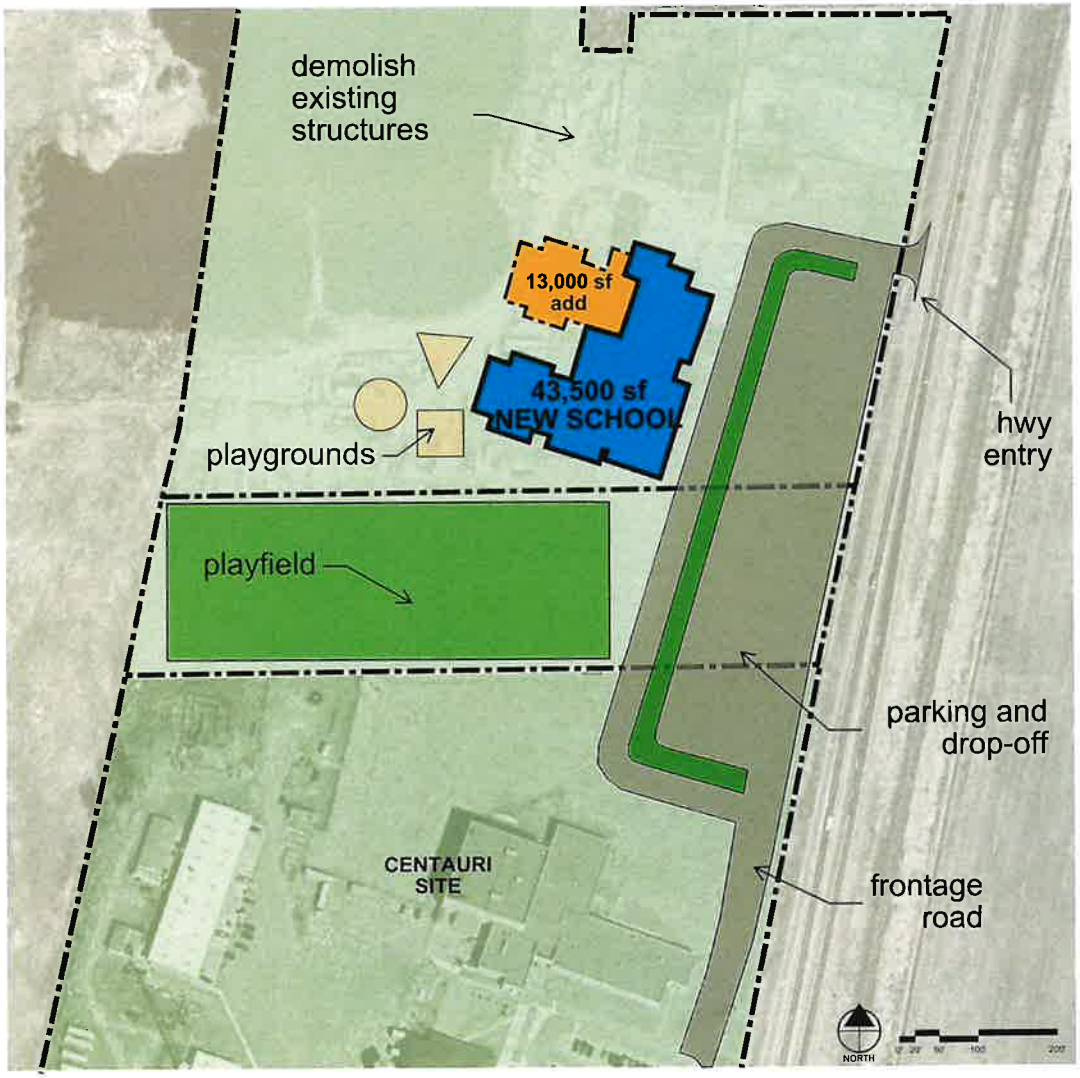
NEENAN ARCHISTRUCTION®

OPTION 2a

Replace La Jara @ Centauri (ability to add future CR wing), light remodel @ Manassa

This option includes the complete demolition of the existing La Jara Elementary School and the construction of a full replacement facility at the Centauri site. The new 43,500-square-foot building is designed to serve 195 students initially, with capacity for a future 13,000-square-foot addition to accommodate the relocation of Manassa Elementary. Refer to the building program for a detailed list of planned spaces.

At the Manassa Elementary site, the existing building will receive targeted upgrades to extend its educational usefulness. Improvements include a full roof replacement, installation of classroom heating and cooling units, and enhanced accessibility features.



North Conejos School District
Options

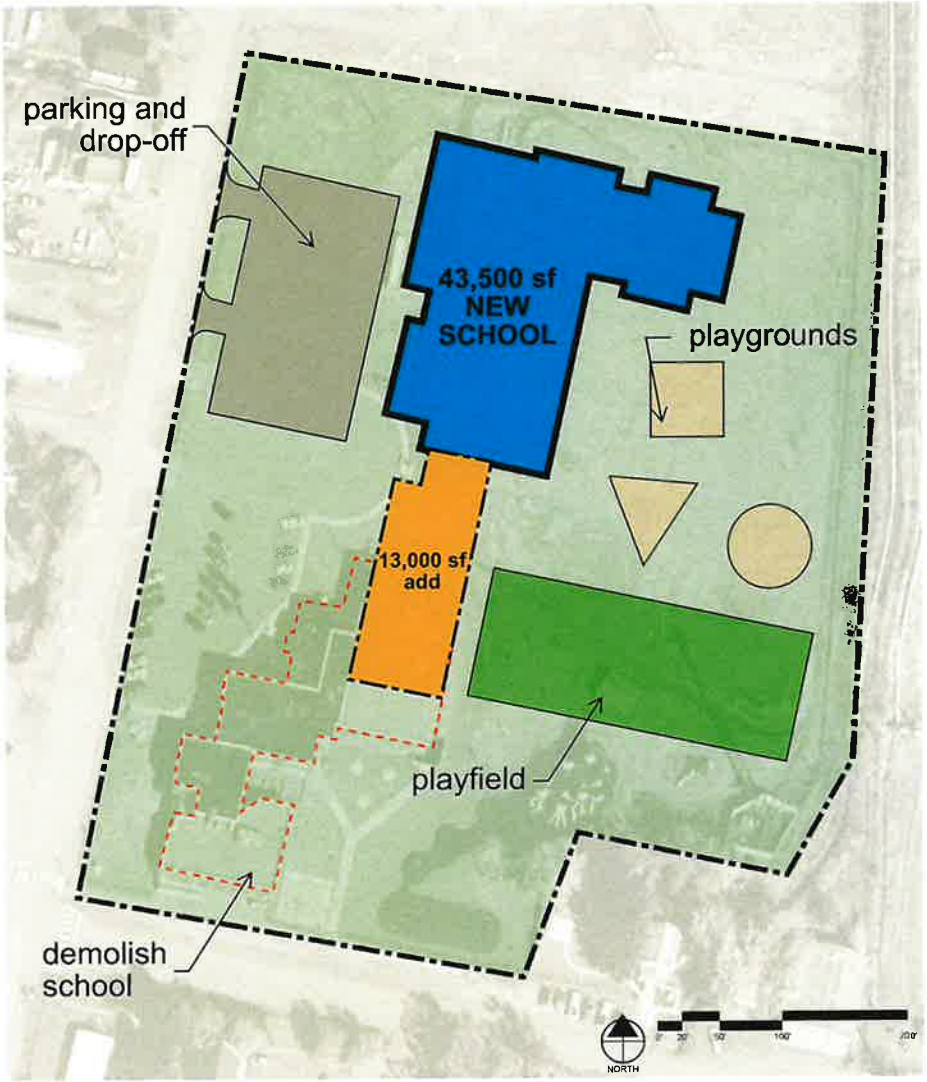
NEENAN ARCHISTRUCTION

OPTION 2a.2

Replace La Jara @ La Jara (ability to add future CR wing), light remodel @ Manassa

This option includes the complete demolition of the existing La Jara Elementary School and the construction of a full replacement facility at the La Jara site. The new 43,500-square-foot building is designed to serve 195 students initially, with capacity for a future 13,000-square-foot addition to accommodate the relocation of Manassa Elementary. Refer to the building program for a detailed list of planned spaces.

At the Manassa Elementary site, the existing building will receive targeted upgrades to extend its educational usefulness. Improvements include a full roof replacement, installation of classroom heating and cooling units, and enhanced accessibility features.



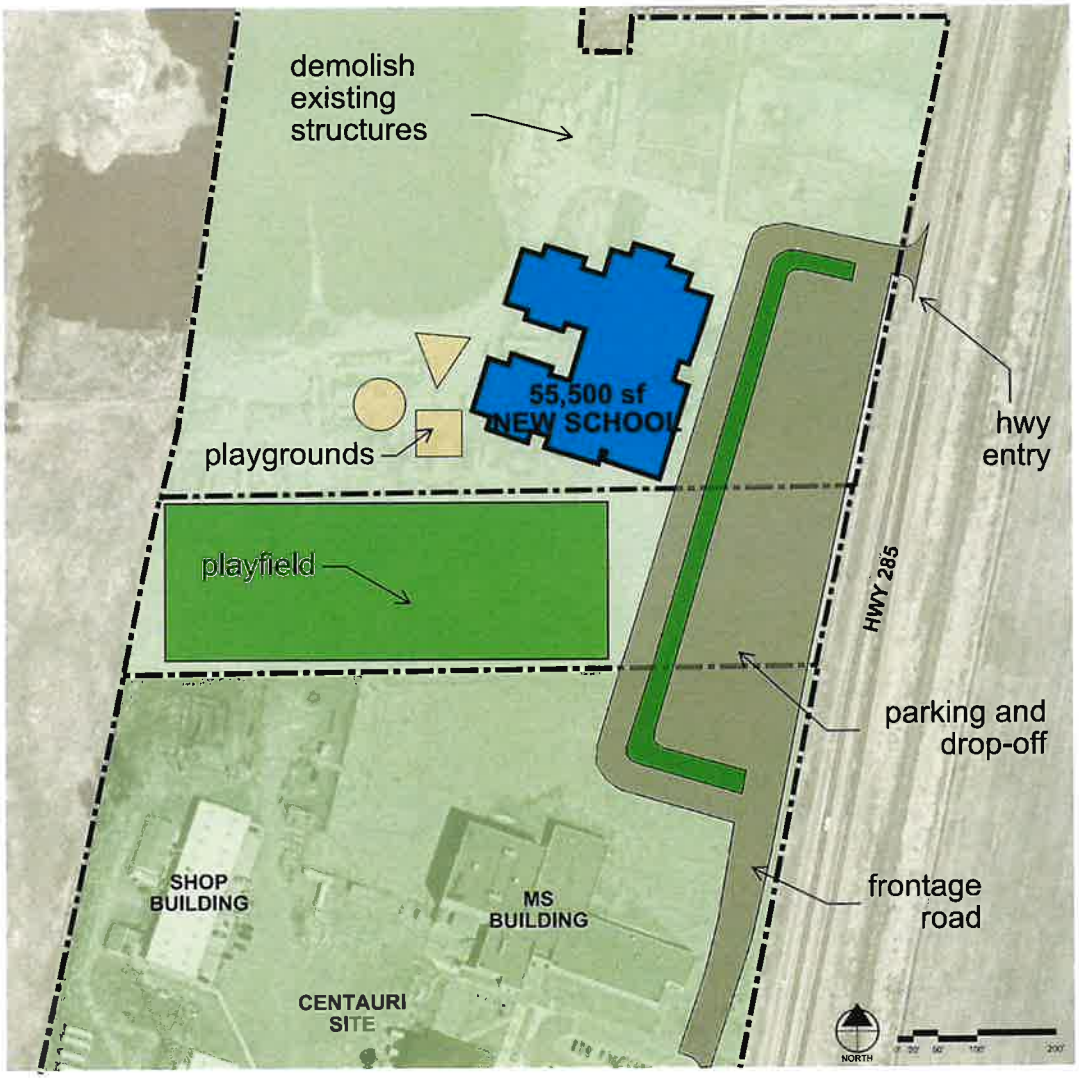
North Conejos School District
Options

NEENAN ARCHISTRUCTION

OPTION 2b

REPLACE BOTH ELEMENTARY SCHOOLS @ Centauri Site

This option includes full demolition of the existing La Jara and Manassa Elementary school buildings and sites, and provides a new, combined full building replacement at the Centauri site. The new 55,000-square-foot building is designed to serve 385 students. See building program for list of spaces provided.



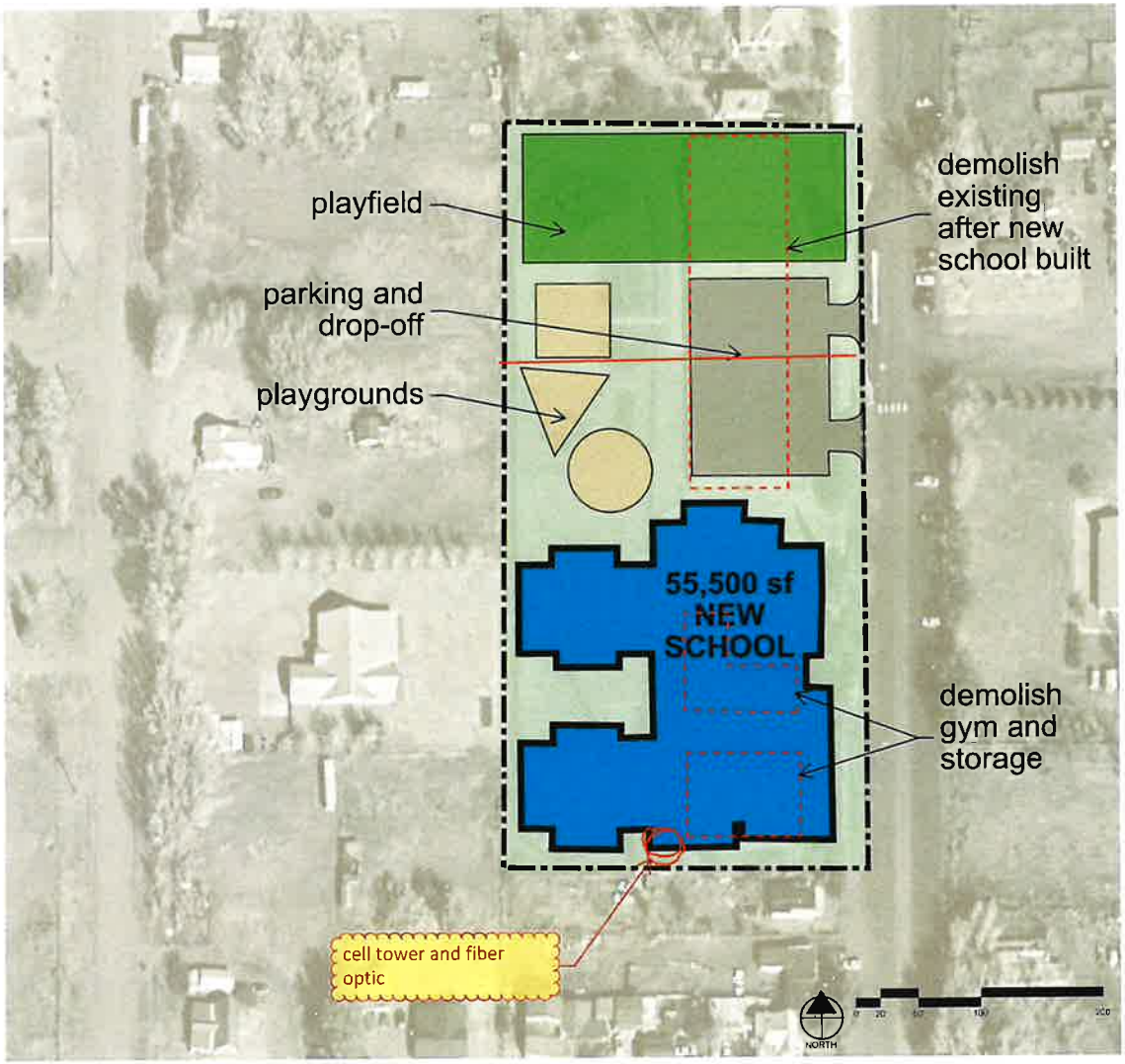
North Conejos School District
Options

NEENAN ARCHISTRUCTION

OPTION 2b.2

REPLACE BOTH ELEMENTARY SCHOOLS @ Manassa site

This option includes full demolition of the existing La Jara and Manassa Elementary school buildings and sites, and provides a new, combined full building replacement at the Manassa site. The new 55,500-square-foot building is designed to serve 385 students. See building program for list of spaces provided.



The Neenan Company

North Conejos School District
Conceptual Project Cost Model
12/8/2025

School Options	Size (SF)	Unit	Subtotals	Phase 1 Cost Range		Future Phase	Total Cost Range	
Option 1c: Replace La Jara @ La Jara, Replace Manassa @ Manassa; 39,000 sf each	(2) 39,000	SF		$78,504,000	$90,279,600	$0	$78,504,000	$90,279,600
La Jara Elementary Construction			$31,200,000			none		
Manassa Elementary Construction			$31,200,000					
Abatement & Demo			$3,000,000					
Design			$3,744,000					
Owner Costs - FF&E			$9,360,000					
Option 2a: Replace La Jara @ Centauri (ability to add future CR wing) 43,500 sf, light remodel @ Manassa	43,500	SF		$52,625,000	$60,518,750	$15,600,000	$68,225,000	$76,118,750
Centauri Elementary Construction			$34,800,000			13,000 sf addition		
Manassa Elementary Remodel			$4,500,000			assuming 20%		
Abatement & Demo			$1,500,000			inflation		
Design			$3,930,000					
Owner Costs - FF&E			$5,895,000					
Utilities & Infrastructure Improvements			$2,000,000					
Option 2a.2: Replace La Jara @ La Jara (ability to add future CR wing) 43,500 sf, light remodel @ Manassa	43,500	SF		$50,625,000	$58,218,750	$15,600,000	$66,225,000	$73,818,750
La Jara Elementary Construction			$34,800,000			13,000 sf addition		
Manassa Elementary Remodel			$4,500,000			assuming 20%		
Abatement & Demo			$1,500,000			inflation		
Design			$3,930,000					
Owner Costs - FF&E			$5,895,000					
Option 2b: Replace La Jara and Manassa w/ consolidated elementary school @ Centauri 55,500 sf	55,500	SF		$59,612,000	$68,553,800	$0	$59,612,000	$68,553,800
Centauri Elementary Construction			$44,400,000			none		
Abatement & Demo			$3,000,000					
Design			$3,552,000					
Owner Costs - FF&E			$6,660,000					
Utilities & Infrastructure Improvements			$2,000,000					
Option 2b.2: Replace La Jara and Manassa w/ consolidated elementary school @ Manassa 55,500 sf	55,500	SF		$57,612,000	$66,253,800	$0	$57,612,000	$66,253,800
Manassa Consolidated Elementary Construction			$44,400,000			none		
Abatement & Demo			$3,000,000					
Design			$3,552,000					
Owner Costs - FF&E			$6,660,000					

Notes:
Construction Costs (Site, Building, Interiors, Exterior Improvements)
Abatement & Demo (Removal of Asbestos and other Contaminants, Demolition of Existing Structures)
Design Fees (Architectural, Interiors, Structural, Civil, Mechanical, Plumbing and Electrical)
Owner Costs (Contingency, Owner's Rep, Testing, Telephone/ Data and FF&E)

N. Conejos | Building Configuration
Options for WHERE and WHEN elementary consolidation should happen

Choosing by Advantage (C.B.A.)
12/2/2025

NEENAN ARCHISTRUCTION

Attributes: (values and concerns to address)

Attributes: (values and concerns to address)		weight factor	Option 2a: Replace La Jara Elementary only at the Centauri campus (ability to add classrooms in the future for a consolidated elementary)			Option 2a.2: Replace La Jara Elementary only at the La Jara site (ability to add classrooms in the future for a consolidated elementary)			Option 2b: Build a combined elementary, replacing both schools, at the Centauri campus			Option 2b.2: Build a combined elementary, replacing both schools, at the Manassa site			
Student safety: a location with low concern for **human threat** or better ability to easily monitor and protect from human threat	x	5	BETTER provides a plan for single future campus to simplify security monitoring	2	10	OK concern with the location at La Jara and spreading security staff over 3 sites			BEST ability to monitor students at one campus	3	15	GOOD limits secuity monitoring to two campuses	1	5	
Student safety: a location with minimal physical safety hazards or better ability to protect students from physical hazards (like highway traffic or other hazards, and ability to evacuate to safe space)	x	5	OK requires design efforts to provide protections from highway and standing water, and provide emergency area of refuge	1	5	BEST minimal physical hazards and ample site area	3	15	OK requires design efforts to provide protections from highway and standing water, and provide emergency area of refuge	1	5	GOOD minimal physical hazards but constrained site for emergency exit	2	10	*
Student and staff educational opportunities: a location that provides a broader range of ed resources, specialty staff, and staff collaboration	x	4	BETTER provides a plan for single future campus	2	8	OK Provides future ability for elementary staff collaboration	1	4	BEST single campus benefit	3	12	OK Allows elementary staff collaboration	1	4	
Reduced long term maintenance cost: timing and location that will reduce long term operation and maintenance costs for the district and taxpayers	x	4	BETTER provides a plan for single future campus	2	8	OK Provides future abillty for 2 district campuses	1	4	BEST immediate single campus benefit	3	12	BETTER immediate fix of elementary facilities and reduces # of campuses to 2	2	8	
Attract and retain students and staff: timing and location that more likely attracts and retains students and staff	x	3	BETTER provides a plan for single future campus attractiveness	2	6	OK	1	3	BEST New facility, educational benefits, and a neutral site, staff convenience, rural/remote parent convenience	3	9	OK New facility	1	3	
District unity: a location that promotes a unified school district community and district pride	x	3	BETTER	2	6	OK	1	3	BEST	3	9	OK	1	3	
Timeliness: ability to address urgent facility situations the soonest	x	2	OK phased solution for elementary	1	2	OK phased solution for elementary	1	2	BEST immediate fix of elementary facilites	3	6	BETTER	2	4	*
Flexibility for the future: timing and location that increases flexibility for the future (like ability to react to changes in enrollment, ability to adapt to emergency situations)	x	2	OK provides some flexibility to adapt to enrollment in the future	1	2	BETTER provides additional school district sites in case of emergency, and allows for flex to adapt to enrollment in future	2	4	BETTER ability to get the square footage needed now, rather than depending on future funding	2	4	BEST provides additional school district sites in case of emergency, and has the abillty to get funding now.	3	6	*
Community viability: a location that supports town and community identity, economic viability, and community spaces	x	1	OK	1	1	BETTER keeping a school in the community has benefits for La Jara, but not Manassa	2	2	OK	1	1	BEST keeping a school in the community has benefits for Manassa	3	3	*
Distance from homes and neighborhoods: a location that promotes community connection, walkable schools, and ease of parent transportation	x	1	OK	1	1	BEST	3	3	OK	1	1	BEST	3	3	*
				15	49		15	40		23	74		19	49	
			$52,625,000			**$50,625,000**			**$59,612,000**			**$57,612,000**			
			plus $15,600,000 future cost			plus $15,600,000 future cost									

* these item scores were adjusted through committee discussion after the initial poll

Attributes are the various benefits of the options. The attributes are organized in order of priority. A weight factor of each of the attributes has been provided. Notes under each option describe the option's advantage, regarding the attribute, compared to the other options. Each option has a numerical ranking of that attribute compared to the other options. The total score at the bottom provides the ranking of overall advantage.