

NORTH CONEJOS SCHOOL DISTRICT MASTER PLAN

01/15/2026

NEENAN
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1 | Executive Summary

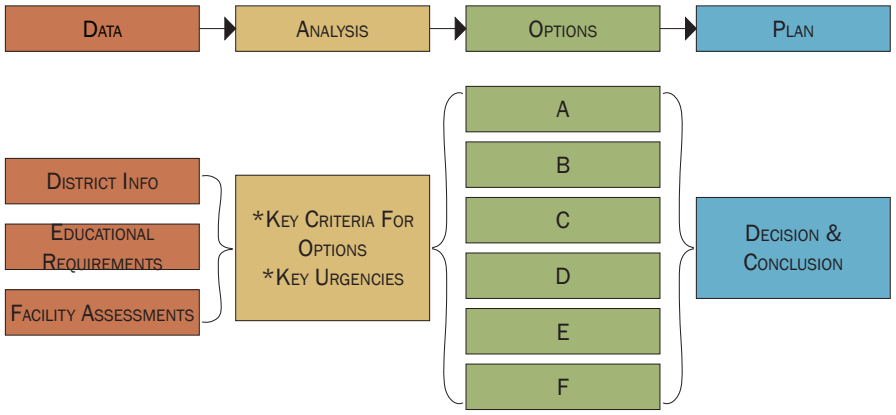
1.1 Introduction

This Master Plan outlines the goals of the North Conejos School District RE-1 and identifies the steps necessary to achieve them. Following the successful construction of Centauri High School in 2020, the project highlighted the need for continued improvements across the district's remaining facilities. While certain upgrades—such as new windows at La Jara Elementary—have been completed, many buildings remain in urgent need of modernization and renewal.

The purpose of this plan is to establish a clear framework for maintaining, upgrading, and optimizing the district's facilities to support high-quality education and community engagement. It gathers and analyzes key data including enrollment trends, space and program requirements, facility conditions, and community priorities. Based on this information, the Master Plan identifies actionable steps that align with the district's long-term vision.

This document is designed as a living plan—a foundation for current decision-making and a tool for guiding future investments. It should be revisited and updated as projects are completed, needs evolve, and new information becomes available.

Master Plan Organization



1.2 Background and Demographics

Located in the San Luis Valley of south-central Colorado, the North Conejos RE-1 School District serves a predominantly rural population centered around the towns of La Jara and Manassa. The district's schools are the social and cultural hubs of these small communities, supporting both educational and community-based activities.

Over recent years, enrollment has remained generally stable, though it reflects the gradual population decline common in rural Colorado. The district's five-year average enrollment (2020–2025) is approximately 633 students, down from an average of 672 students during 2014–2020. Despite these shifts, class sizes remain healthy and consistent, allowing for strong teacher-student connections—one of the district's highest values.

1.3 Educational and Community Requirements

A top priority for North Conejos School District is ensuring student safety, well-being, and educational opportunity. While many of the district's facilities remain functional, several are undersized, outdated, or no longer meet modern educational standards.

In summary:

- La Jara Elementary is at full capacity, and though its size is sufficient, its aging systems, inefficient layout, and inflexibility cause significant safety and education deficiencies.
- Manassa Elementary and Centauri Middle School both require additional space and modernization to support current and future programs.

Beyond classroom size and building condition, the district's facility needs are guided by its broader educational goals, which include:

- Enhancing building configurations to improve security and supervision.
- Expanding technology integration and digital learning environments.
- Increasing access to Career and Technical Education (CTE)

opportunities.Supporting collaboration, efficiency, and flexibility in shared resources.

These goals directly inform the Program of Spaces that outlines the district's current and projected facility requirements.

1.4 Facility Assessments

Facility evaluations were completed through both state-level assessments by the Colorado Department of Education (CDE) and on-site walkthroughs performed by The Neenan Company in collaboration with district facility staff.

The CDE report identified that many of the district's older buildings have exceeded their useful life and should be prioritized for repair or replacement. However, it also noted that the systems remain functional but at risk of failure without significant upgrades.

The Neenan-led assessments confirmed these findings, identifying multiple areas in need of attention, including:

- Entry security and visitor management improvements.
- HVAC system deficiencies, particularly regarding air quality and energy efficiency.
- Infrastructure and playground surface deterioration.
- Aging windows, finishes, and hardware, all of which require proactive replacement before further decline.

This chapter includes detailed diagrams and analysis of each facility, highlighting safety and security issues, educational suitability, and major maintenance priorities.

1.5 Interpret and Analyze Data

This chapter builds on the data and findings from previous sections to define the district's key priorities and the criteria for evaluating potential facility solutions. It establishes a foundation for decision-making by identifying the conditions of satisfaction for future improvements and providing a prioritized list of needs.

The analysis considers multiple factors, including:

- Grade level organization.
- Site location evaluation.
- Facility issue and solution recommendations.
- Repair versus replacement analysis.

This chapter also records the district's exploration and evaluation of the option to consolidate the elementary schools.

1.6 Options Considered

This chapter explores a range of facility improvement strategies for addressing the district's highest-priority needs. Each option is supported by conceptual diagrams, cost estimates, and phasing recommendations to assist in decision-making and budgeting.

The options also examine long-term organizational opportunities, such as potential grade reconfiguration or school consolidation, specifically consolidation of the elementary schools at the Centauri campus.

1.7 Strategic Plan

While all identified needs are important, the Master Plan Committee has prioritized immediate replacement of the elementary schools by building a new combined elementary at the Centauri site.

This section provides detail for that plan as well as a 20-year phased plan for upgrading the other facilities in the district.

Funding for the first phase of work may be pursued through the Building Excellent Schools Today (BEST) Grant Program, which typically requires a local match of 31%, or the maximum bonding capacity. Matching funds will likely be provided through district capital reserves.

The district's next step will be to refine and align the proposed scope to meet BEST grant eligibility and scoring criteria. As projects progress, this plan—and its prioritized list of needs—should be revisited regularly to track progress and guide future work.



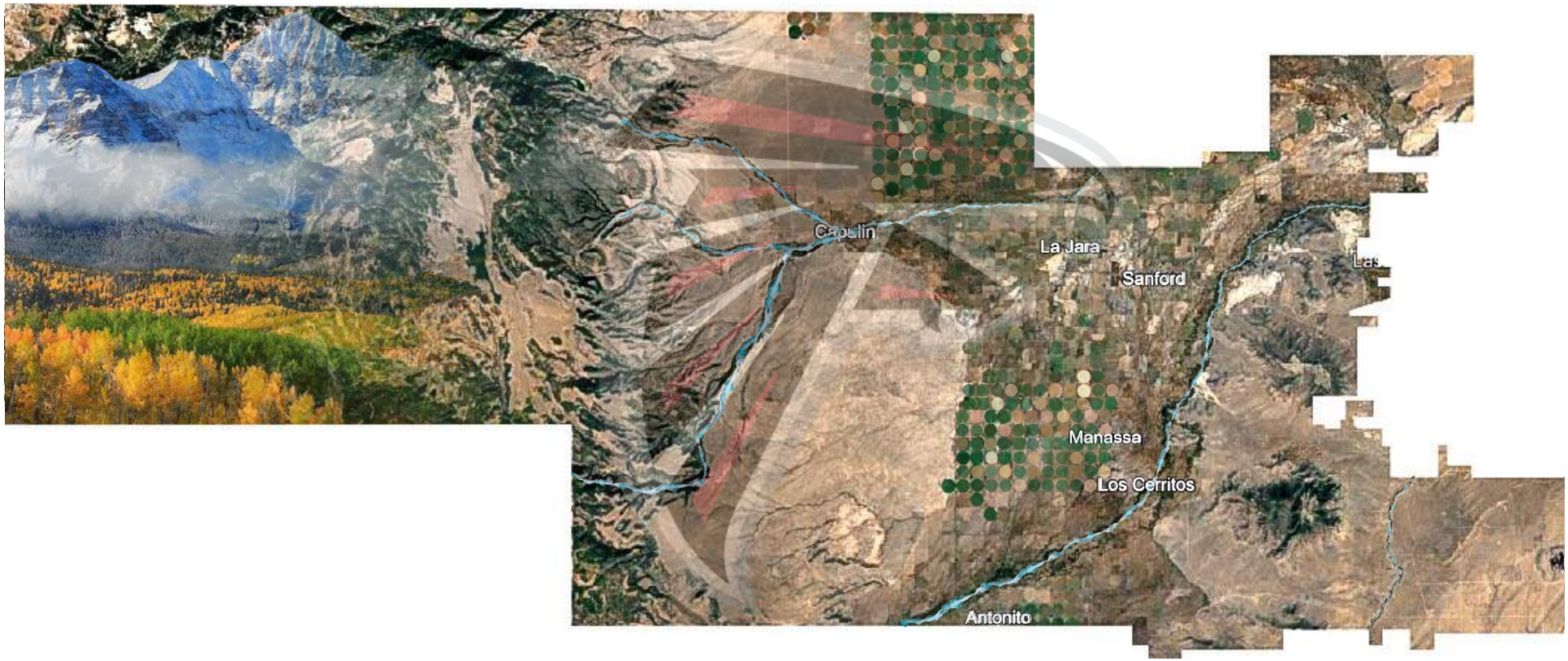
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2 | Background & Demographics

2.1 Overview

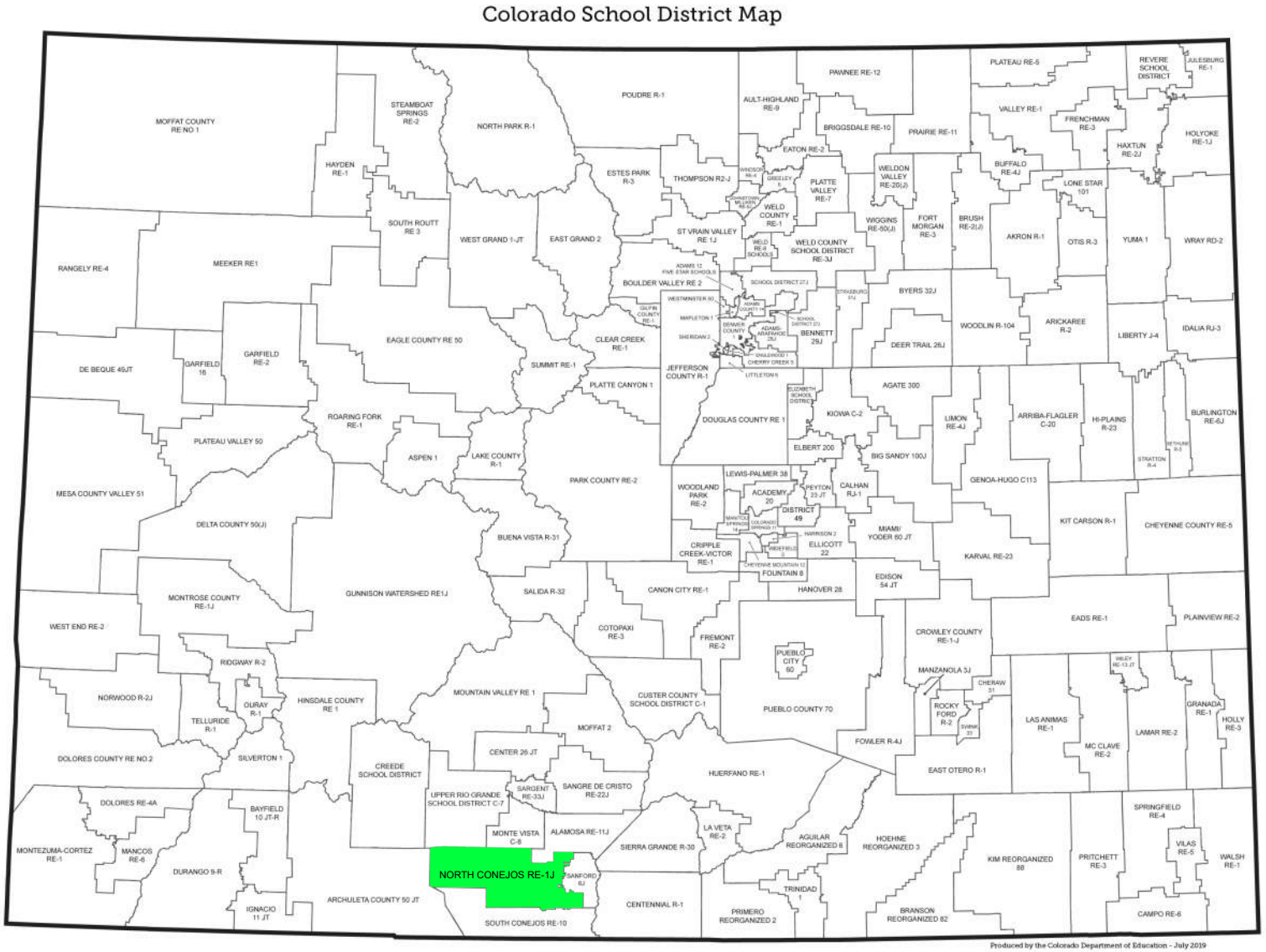
North Conejos RE-1 School District's demographics are important for the master plan because:

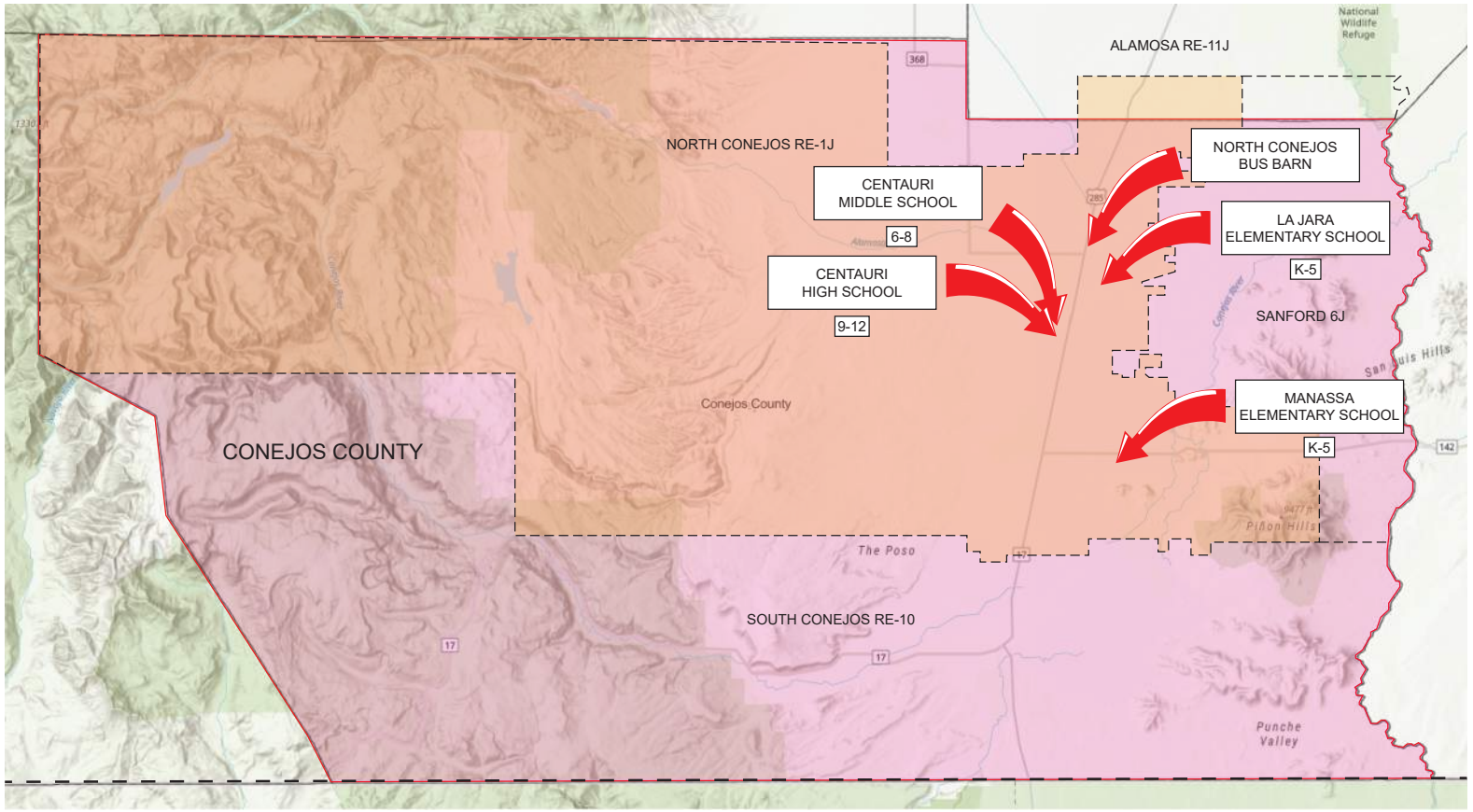
- Over the last 15-20 years there has been one enrollment spike but generally shows a steady decline.
- 90% of students within Conejos County enroll in the public school system.
- The district encompasses 642.3 square miles of remote, rural, agricultural, and mountainous area.
- Conejos County has had a population decrease of over 700 residents since 2010.



2.2 Location

Located in south central Colorado, near the border of New Mexico, North Conejos RE-1 is rural and expansive. The district is mostly located in Conejos County with a small area within Alamosa County to the north. The district serves a wide array of rural towns including La Jara, Manassa, Antonito, Romeo, and Los Cerritos. The district also serves other rural areas within its 642 square miles. The larger communities in the district are situated around the north/south corridor of Hwy 285. Alamosa is the closest large town to the district, 15 miles north.





2.3 History

2.3.1 The District

The North Conejos School District has a history rooted in the rich cultural heritage of the San Luis Valley. It was established to serve the educational needs of communities in the northern part of Conejos County, an area known for its strong ties to Hispano culture and traditions. The district's history reflects the evolution of education in rural Colorado, adapting to the changing demographics and needs of its students while preserving the unique identity of the region. The district currently operates out of 5 school buildings, 2 elementary schools, a middle school, a high school, and an alternative school. In 1964, high schools in Manassa and La Jara consolidated into one high school at the Centauri Campus. In the late 80's, early 90's two more schools closed and consolidated with others. Capulin K-8 school, west of La Jara consolidated with La Jara Elementary and Centauri Middle School. An elementary school in Romeo (K-2) consolidated with Manassa Elementary (3-5) to become Manassa K-5 school.

2.3.2 The Schools

La Jara Elementary School, originally built in 1933, encompasses students from kindergarten through 5th grade. The building has had two additions, one in 1979, and the second in 1996. Behind the site is the location of the alternative school where students of multiple grades participate in online courses. The alternative

school is situated within a repurposed house.

Manassa Elementary School, originally built in 1964, serves kindergarten through 5th grade. The building has undergone an addition in 1998 that provided 2 additional wings to the original building.

Centauri Middle School, originally built in 1992, serves 6th through 8th grade. The school shares a site with the Centauri High School and has access to multiple on-site additional buildings. There is a wrestling building, as well as an auxiliary building which houses a mechanic shop, welding shop, wood shop and agricultural class. The site also houses the administration building, which houses the middle school's music program, as well as the districts sports complex.

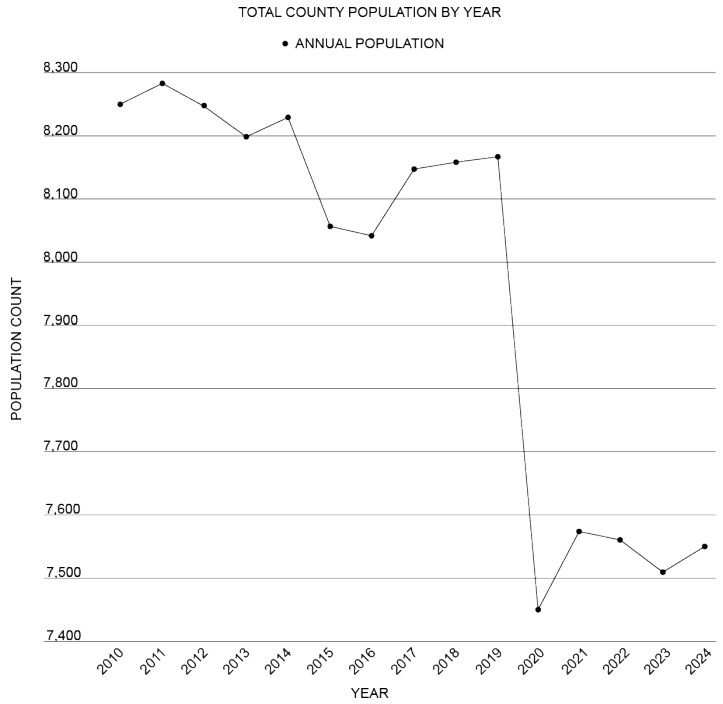
2.4 Demographics

Data of the county and district show a sharp decline in population and a trending decline in enrollment. The following graph shows all of Conejos County, which includes other school districts.

In 2023 the population of North Conejos School District was approximately 4,404 people[1]. The district serves 1,613 households[1] with a median income of $30,136[2]. Within the school district boundary, there is a 12.8% poverty rate, and most of the students qualify for free or reduced lunch[2].

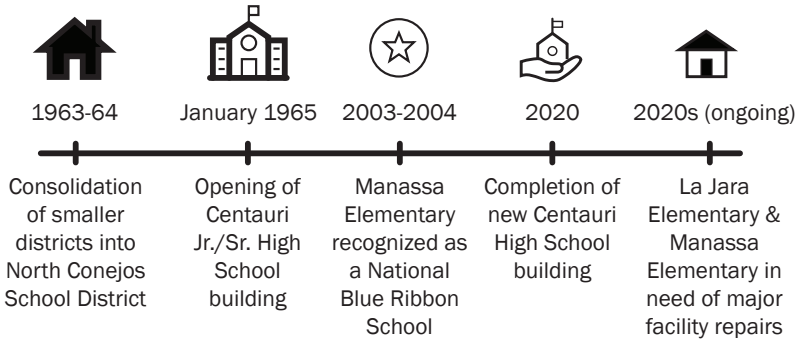
2.4.1 Employment Outlook

The largest industries in Conejos County include, "Health Care & Social Assistance (497 people), Agriculture, Forestry, Fishing & Hunting (395 people), and Construction (383 people), and the highest paying industries were Arts, Entertainment, & Recreation ($147,917), Manufacturing ($64,896), and Mining, Quarrying, & Oil & Gas Extraction ($56,042)."[3] The unemployment rate as of October 2024 was 4.1%[4].



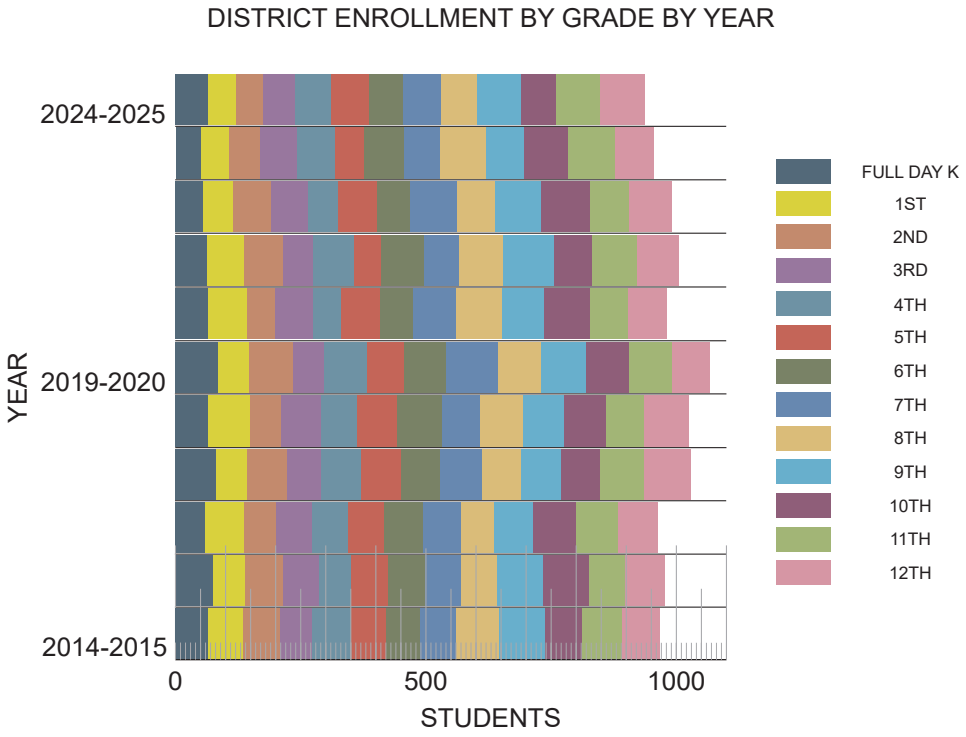
History of School Locations

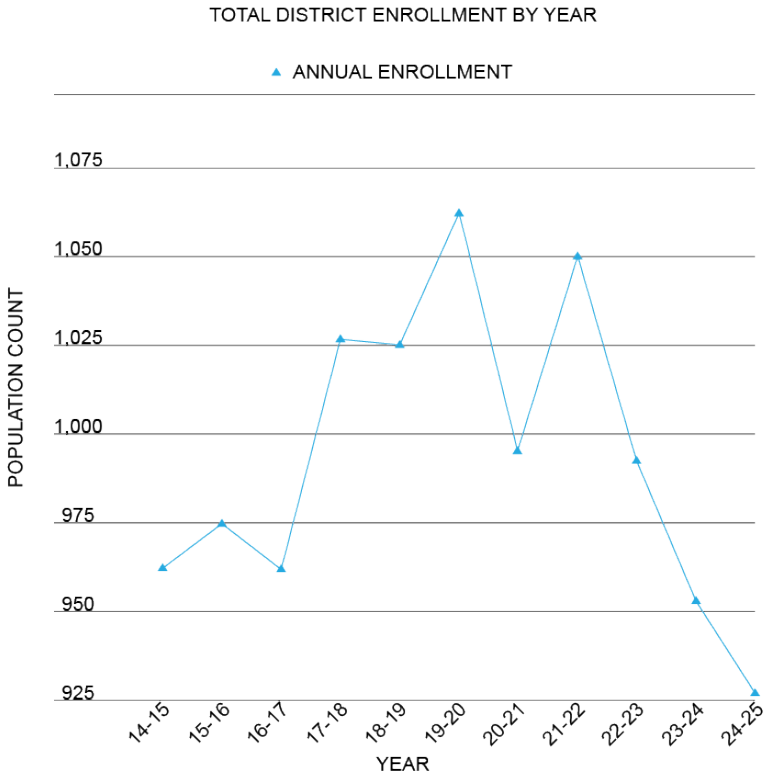
North Conejos School District



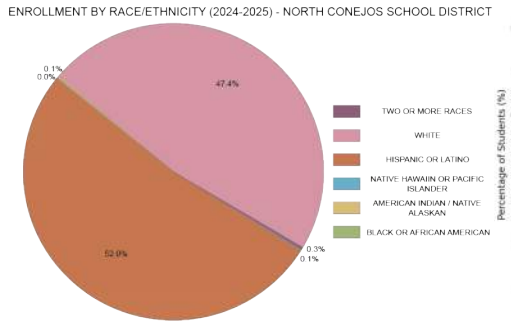
2.4.2 Enrollment Statistics

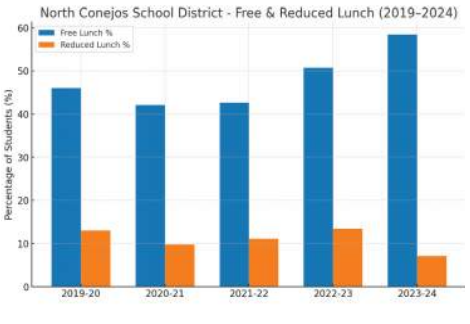
CDE data shows a trend of declining enrollment, although it does not necessarily match the decline in population of the county. 90% of students within the district's borders enroll in public schools within the district. At the current enrollment that translates to just over 100 students that choose to enroll elsewhere.
The average total enrollment over the last five years has been 974 students. These statistics demonstrate that enrollment has been declining from a high of 1,005 students in 2021-2022 to 937 students in 2024-2025. The district has an average teacher-to-student ratio of 14:1[5].





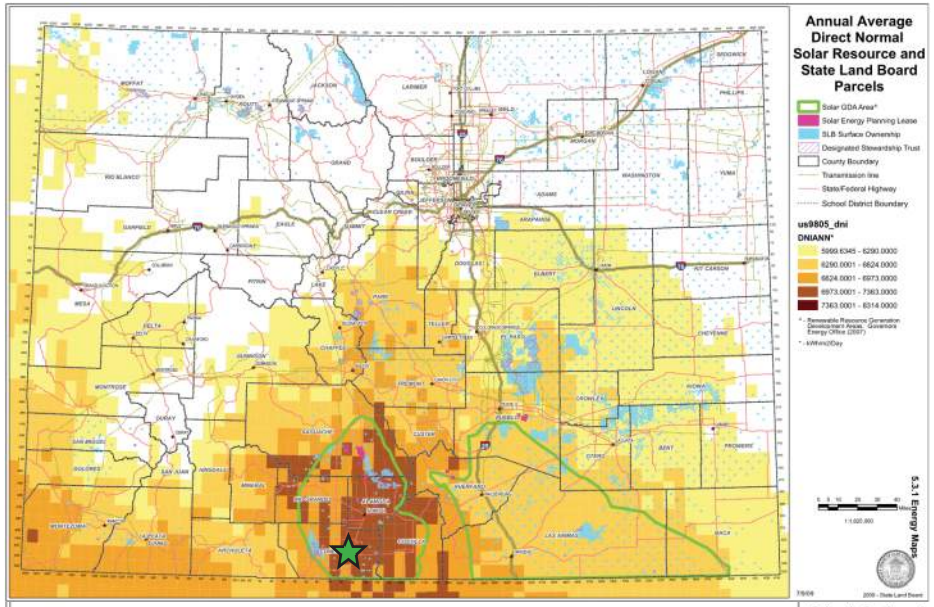
YEAR	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH
2014-2015	64	71	72	65	78	70	68	70	87	91	75	78	75
2015-2016	75	66	75	72	63	75	73	70	72	92	92	73	79
2016-2017	59	79	63	73	71	72	79	74	67	78	85	85	78
2017-2018	81	63	79	68	79	80	79	83	78	78	79	88	93
2018-2019	65	84	61	81	72	79	90	77	85	82	84	76	89
2019-2020	87	60	88	63	85	74	84	103	86	91	87	84	75
2020-2021	65	79	54	78	55	78	66	85	93	83	90	78	78
2021-2022	63	75	78	60	80	56	86	70	87	101	77	90	82
2022-2023	56	61	73	74	60	78	65	95	75	92	98	77	86
2023-2024	52	55	61	75	77	58	80	71	92	74	88	95	77
2024-2025	65	55	54	63	72	76	69	76	71	89	69	89	89

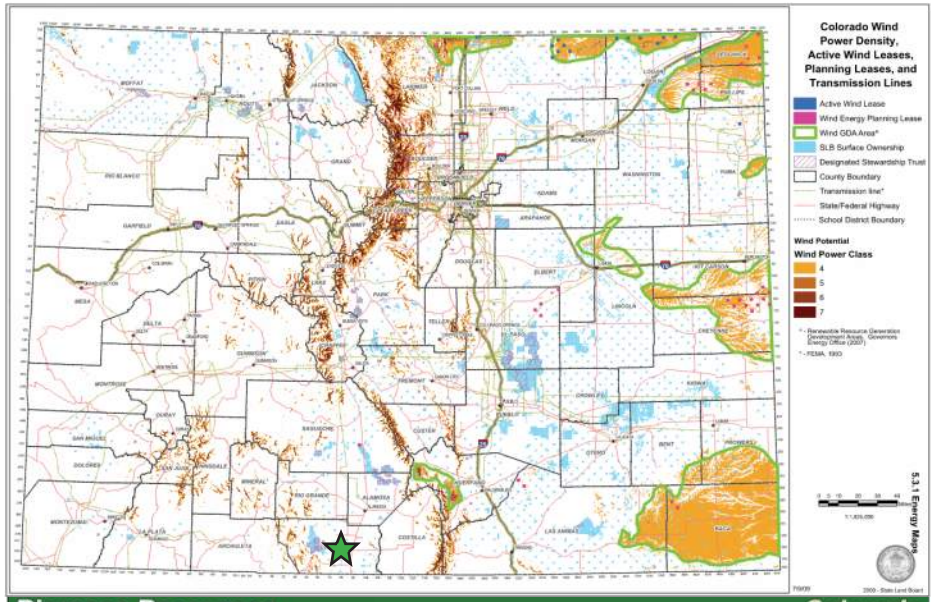


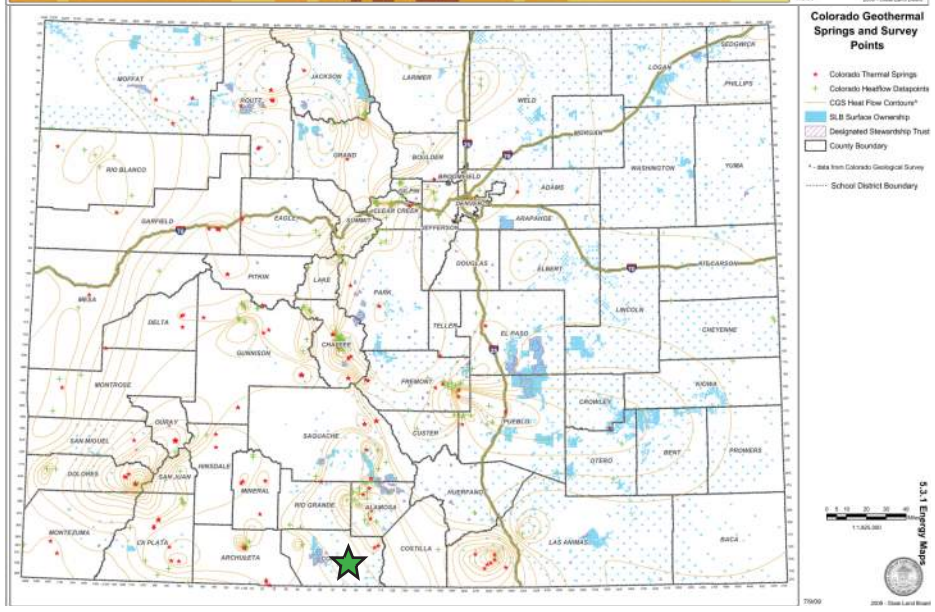


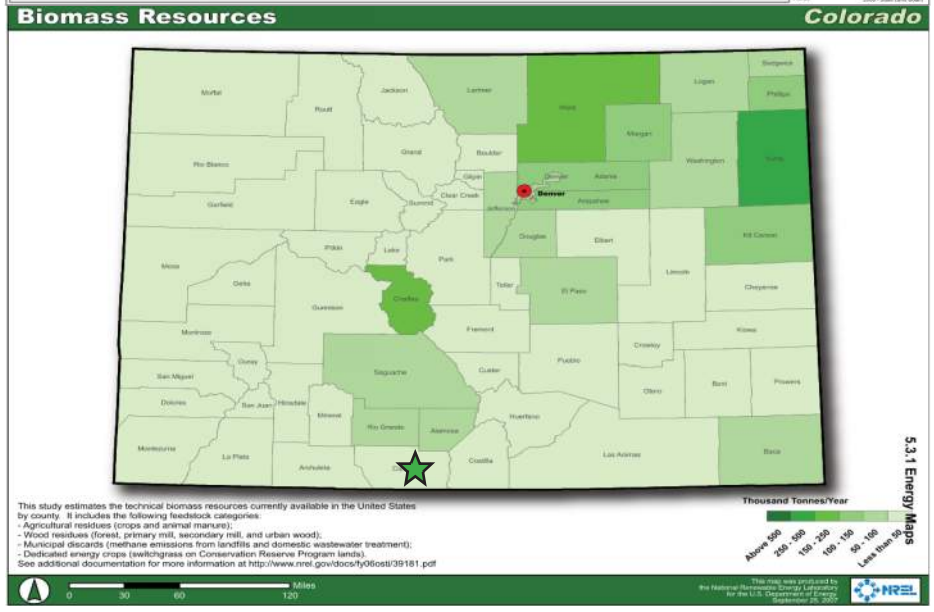
2.5 Local Renewable Energy Opportunities

The district can most effectively capitalize on solar energy. Within Conejos County, there are multiple solar farms, including the 1.5 MW Conejos 1 Community Solar Array and the 1 MW San Luis Solar project. It is one of the best locations in Colorado for solar production, with the capability to produce between 7363.0001 - 8314.0000 kWh/m2/day[6].











3

3 | Educational Requirements

3.1 Overview

While Centauri High School is a 3-year-old, well-functioning facility for the district, the remaining district facilities vary significantly in age, condition, and capacity to support modern educational goals. La Jara Elementary School faces serious infrastructure and systems challenges that affect safety, accessibility, and daily operations. Manassa Elementary School, while deeply valued by its community, requires substantial repair and modernization to meet educational and building code standards. Centauri Middle School, is undersized and in need of updates to support evolving curriculum requirements and learning environments.

Detailed building programs and classroom space calculations—provided later in this section—outline the specific area needs for each school. These projections are based not only on student enrollment and grade configurations but also on the educational programs offered. Classroom space requirements are influenced by the range of core and elective offerings needed to prepare students for future academic and career opportunities.

While square footage remains a critical metric in planning, the district's educational vision extends beyond simply meeting minimum space standards. North Conejos aims to improve building configurations for security and supervision, expand technology integration, and enhance access to Career and Technical Education (CTE) programs. These goals often require reconfiguration or modernization of existing spaces to support flexible, hands-on learning environments.

The following sections of this chapter explain the educational and community drivers behind these space needs, combining student enrollment projections, programmatic goals, and facility data to establish a long-term framework for right-sized, high-performing schools that continue to serve as cornerstones of their communities.

3.2 District Goals

The following goals were developed through engagement with teachers, administrators, board members, parents, and community members during the North Conejos School District's Collaborative Design Process (CDP). Together, these goals represent the shared values, aspirations, and practical needs of the district as it plans for the future of its educational facilities.

3.2.1 General Goals

The North Conejos School District values individual connection between students and teachers as the foundation of a successful education. Maintaining low student-to-teacher ratios—ideally between 16 and 18 students per classroom—allows educators to provide individualized attention and support for diverse learning needs.

Stakeholders emphasized the importance of consistent and equal educational opportunities across all schools, ensuring that every student, regardless of location, has access to the same level of instruction, programs, and resources. This includes maintaining high academic standards and integrating social and emotional learning (SEL) resources that help students develop well-rounded life skills.

The district also seeks to improve educational efficiency through shared resources, combined curriculum models, and collaborative teaching, which support both academic rigor and fiscal responsibility. Future facilities should be flexible and adaptable to population fluctuations, supporting both current and long-term enrollment patterns.

3.3 Administrative Goals and Requirements

Administrators identified several key requirements necessary to sustain quality education and district operations. These include:

- Right-sized facilities that are not overly large or costly to maintain but provide sufficient space for modern educational programming.
- Usable, up-to-date buildings that meet current safety codes and accessibility standards.
- Efficient maintenance and operations, balancing long-term costs and energy performance.
- Consideration of economics and maintenance between maintaining multiple smaller schools versus consolidating into fewer, larger facilities.
- Retention of students and staff, supported by safe, comfortable, and inspiring educational environments.
- Expanded Technology Access: Increase technology use and access for all students, K-12. Continue growing Smart Labs and digital learning tools and give teachers the support and training needed to use technology effectively in the classroom.
- Strengthen Career and Technical Education (CTE): Grow hands-on learning and career programs, especially in agriculture and local trades. Upgrade shop and lab spaces to improve safety, ventilation, and equipment, creating stronger connections between classroom learning and real-world skills.
- Improve Academic Achievement and Engagement: Focus on raising student performance through engaging, research-based teaching methods that inspire curiosity, critical thinking, and lifelong learning.
- Support and Empower staff: Build a culture of collaboration where teachers share ideas, innovate, and continuously improve. Provide training and professional development to help staff succeed with new tools and approaches.
- Improve Safety and Security: Bring all district schools up to modern safety standards. Add secure main entries, better visibility, and updated communication and monitoring systems.
- Continue and reinforce the districts competitive/winning mindset and high standards in academics and sports

The district's long-term success depends on maintaining facilities that not only serve educational needs but also reflect the district's pride, identity, and culture of excellence.

3.3.1 Administrative and Teaching Staff Concerns

Teachers and administrators expressed consistent concerns about the age and condition of facilities, including issues with heating and cooling, accessibility, and safety. Many classrooms lack adequate storage, technology access, and flexible spaces for collaborative or small-group learning. Classrooms also lack adequate lighting, both overhead and natural light, the addition of these will create aesthetically pleasing spaces for staff and students.

Staff also noted that outdated infrastructure—such as electrical systems, mechanical systems, and security limitations—creates daily operational challenges and restricts the ability to implement innovative teaching practices. Addressing these deficiencies will be critical to maintaining staff morale, supporting retention, and providing a safe and effective learning environment.

Specific educational suitability items are captured in the "Facility Issues Diagrams" in chapter 4, and the summary "Facility Issues Priority" list in 4.9. Space requirements are included in the "Program of Spaces" in this chapter.

3.4 Physical Education Requirements

Physical education plays a key role in the district's commitment to whole-child development. With the large existing middle school gym and the new high school facility, PE and athletic needs are well met at the middle and high school levels. The La Jara elementary gym is well sized, but the floor has reached the end of its life, and the room has significant aging issues. The Manassa

gym is separated from the school, undersized, the floor requires replacement, and the building has significant accessibility issues.

Stakeholders emphasized that elementary students should participate in physical education at least twice per week, complemented by access to "specials" such as art, music, and technology programs that enrich the overall learning experience.

Elementary gyms should ideally be sized to allow for full-court practice space for basketball, due to the limited overall district practice space.

3.5 Technology Goals

Technology plays a critical role in preparing students for college, careers, and lifelong learning. While North Conejos School District does not currently have a formal "Master Technology Plan," the district maintains a consistent, proactive approach to maintaining and upgrading its technology infrastructure.

Each school operates on a four-year upgrade rotation, which includes replacing network switches, access points, routers (as needed), and teacher computer setups. Every classroom across the district is equipped with a Smartboard, and there is a continual plan for growth and modernization across all facilities.

The district's main distribution frame (MDF) is located at Centauri High School, serving as the central hub for all network traffic and security management. Each building is connected via fiber-optic infrastructure, supported by Cat6 cabling, separate VLANs, and a central Sophos Firewall that manages DHCP services districtwide. The district's internet service provider, Jade Communications, delivers reliable high-speed service with options for future upgrades as needs evolve.

Currently, the district's wiring systems—outside of the high school—are outdated and in need of replacement. Ensuring powerful connectivity, modern cabling, and top-tier access points is viewed as a critical infrastructure priority for all new or renovated facilities. The district's overarching goal is to provide maximum—not minimum—performance standards for technology access, Wi-Fi speed, and network reliability.

District-wide technology priorities include:

- Expanding fiber connectivity to any new or renovated buildings.
- Constructing fully equipped MDF rooms in all facilities with premium switches, servers, and security equipment.
- Upgrading network cabling and access points to support 21st-century instructional and administrative technology needs.
- Ensuring reliable access to Chromebooks, Smartboards, and other essential instructional devices for all classrooms.
- Maintaining strong cybersecurity through robust firewall and monitoring systems.
- Continuing investment in security technology, including cameras and communication systems.

Funding for these improvements will require dedicated investment in both infrastructure (fiber, wiring, switches) and equipment (devices, servers, firewalls, and classroom technology). The district plans to continue leveraging technology grants and local resources but emphasizes that many core systems must be built into each facility's foundational design.

Ultimately, North Conejos School District's technology vision focuses on providing the best possible connectivity and user experience for all staff and students. Modern technology is considered a top priority for the district's long-term success and a cornerstone of educational excellence.

3.6 Community Needs and Identity

The North Conejos School District is deeply intertwined with the communities it serves. Schools are more than educational

facilities—they are anchors of small-town vitality, providing jobs, community identity, and gathering spaces that bring families together.

Stakeholders voiced strong pride in their local schools and town identities—particularly in La Jara and Manassa—and a desire to preserve that heritage while ensuring facilities remain functional and safe. There is a shared recognition that decisions about facility improvements or consolidations carry both educational and economic implications for the towns they serve.

Community members also emphasized:

- The need for walkable, neighborhood schools that support small-town living.
- Maintaining schools as hubs for community events and activities.
- Making choices that attract and retain enrollment, such as new programs, vocational and technical education, and enhanced extracurricular offerings.
- Preserving the history and cultural value of existing buildings wherever feasible.

In short, the community sees its schools as the heart of its identity—places that connect families, support local economies, and represent the shared values of education, safety, and opportunity.

3.7 Program of Spaces

The Program of Spaces is simply a list of the spaces required by the school district to serve the population of students. The following programs are based on the school's current grade level configurations. The programs are based on the district's goals, education requirements, and community needs.

The intent of this section is to establish a long-term plan based on the required spaces and ideal configurations for education, rather than sacrifice educational needs to fit into an existing building.

Each program represents a hypothetical building that would house the requirements of each school and shows a comparison to the existing spaces. In the "Options Considered" section of this master plan, the program is used to identify the amount of space neccessary to be modified to accommodate the required program, or to determine the size of a new, replacement school building for evaluation.

La Jara Elementary School 195 32.50

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION
ELEMENTARY SCHOOL SPACES	* For existing spaces with multiple in quantity, the average square footage is noted.								
KINDERGARTEN (FULL DAY)	35	22	606	2	20	38	760	2	1,520
KINDERGARTEN TOILET							50	2	100
CLASSROOM, 1ST GRADE	28	26	592	2	22	32	704	2	1,408
CLASSROOM, 2ND GRADE	29	26	732	2	22	32	704	2	1,408
CLASSROOM, 3RD GRADE	33	26	563	2	22	32	704	2	1,408
CLASSROOM, 4TH GRADE	33	26	615	2	22	30	660	2	1,320
CLASSROOM, 5TH GRADE	37	26	587	2	22	30	660	2	1,320
CLASSROOM, FLEX			590	1	25	32	800	0	0
	* CDE minimum classroom size: 675 SF								8,484
SPECIAL EDUCATION									
RESOURCE ROOM		5	815	1	12	20	240	1	240
BOCES ROOM			209	2	12	20	240	1	240
TOILET ROOM							75	1	75
STORAGE			13	1			100	1	100
TITLE 1 CLASSROOM					24	30	720	1	720
									1,375
SHARED EDUCATIONAL SPACES									
ART / STEAM PROJECT ROOM					30	35	1,050	1	1,050
STORAGE							100	1	100
MUSIC			1,124	1	30	35	1,050	1	1,050
STORAGE			64	2			250	1	250
									2,450
SHARED COMMON SPACES									
GYMNASIUM			6,661	1	30		4,200	1	4,200
STAGE			913	1			1,800	1	1,800
STORAGE							500	1	500
P.E. OFFICE							120	1	120
LIBRARY			1,561	1	30		900	1	900
COMPUTER LAB		26	1,032	1	25	30	750	1	750
STORAGE			252	1			150	1	150
WORK ROOM							200	1	200
OFFICE / CIRCULATION DESK							120	1	120
CAFETERIA/MULTI-PURPOSE			1,114	1	200	18	3,600	1	3,600
SERVING AREA					67	10	667	1	667
TABLE AND CHAIR STORAGE							250	1	250
KITCHEN			515	1	195	2	800	1	800
DRY & COLD STORAGE			211	1			350	1	350
OFFICE			100	1			120	1	120
RESTROOM							64	1	64
									14,591
SCHOOL ADMINISTRATION									
RECEPTION							250	1	250
OFFICES			126	6			120	3	360
ISS							120	1	120
MOTHERS ROOM							120	1	120
STAFF TOILET			13	1			64	2	128
CONFERENCE ROOM			302	1			250	1	250
WORK ROOM			361	1			500	1	500
CLINIC W/ HC TOILET			94	1			250	1	250
									1,978

La Jara Elementary Building Program Summary

The recommended La Jara Elementary program proposes a 39,000 square foot building, providing spaces and room sizes more closely aligned with CDE guidelines. The program includes correctly sized classrooms, necessary resources and support spaces, and appropriately sized shared areas such as the library, gymnasium, and cafeteria. This functional program is intended to better support collaboration, modern learning methods, and safety. This program results in approximately 200 square feet per student, which is slightly larger than CDE's median recommended total square footage, but reasonable for a rural school.

La Jara Elementary Existing Building Highlights

The proposed program is 2,000 square feet larger than the existing building. While the total square footage seems close, the aging two story building has inefficient and inflexible spaces.

- Classrooms are generally undersized and irregularly shaped
- Special education resource spaces are inefficiently configured, and there are not adequate support or intervention spaces throughout the building
- The building does not have an art classroom
- The cafeteria and kitchen are undersized for the population
- The administration area is constrained and does not allow for a secure entry nor adequate space for staff and clinic areas

SUMMARY	
TOTAL NET SF =	28,878
CIRCULATION 35% =	10,107
NEW CONSTRUCTION TOTAL GROSS SF =	**38,985**
NEW CONSTRUCTION SF PER STUDENT =	**200**
*** TOTAL EXISTING SF =**	**36,950**

* CDE Median = 146 Gross SF

Manassa Elementary Building Program Summary

La Jara and Manassa operate with a similar enrollment and 2 classrooms per grade level. The required programs for the two schools are identical. See the La Jara Elementary program summary of notes.

Manassa Elementary Existing Building Highlights

The Proposed program is 9,500 square feet larger than the existing building. While the number of general classrooms is sufficient for the current student population, the building struggles to meet programmatic needs due to undersized or outdated support spaces such as the kitchen, restrooms, and special education rooms. The detached gymnasium and limited connectivity between spaces also create functional and safety challenges. As a result, while the building's total area may appear efficient, the usable instructional and support space falls short of district and CDE standards.

- The cafeteria and kitchen are undersized for the population
- The building does not have an art classroom
- The music room is undersized for the population and there is not a performance space within the school
- There are inadequate restrooms in the building
- The administration area is constrained and does not have adequate space for staff and clinic areas

SUMMARY	
TOTAL NET SF =	28,878
CIRCULATION 35% =	10,107
NEW CONSTRUCTION TOTAL GROSS SF =	**38,985**
NEW CONSTRUCTION SF PER STUDENT =	**205**
*** TOTAL EXISTING SF =**	**29,500**

* CDE Median = 146 Gross SF

(includes 6,200 sf gym building)

Manassa Elementary School 190 31.67

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION
ELEMENTARY SCHOOL SPACES									
KINDERGARTEN (FULL DAY)	30	10	686	2	20	38	760	2	1,520
KINDERGARTEN TOILET							50	2	100
CLASSROOM, 1ST GRADE	27	20	758	2	22	32	704	2	1,408
CLASSROOM, 2ND GRADE	25	20	716	2	22	32	704	2	1,408
CLASSROOM, 3RD GRADE	30	20	707	2	22	32	704	2	1,408
CLASSROOM, 4TH GRADE	39	20	728	2	22	30	660	2	1,320
CLASSROOM, 5TH GRADE	39	20	685	2	22	30	660	2	1,320
CLASSROOM, FLEX					25	32	800	0	0
			* CDE minimum classroom size: 675 SF						8,484
SPECIAL EDUCATION									
RESOURCE ROOM		8	432	1	12	20	240	1	240
BOCES ROOM		6	440		12	20	240	1	240
TOILET ROOM							75	1	75
STORAGE							100	1	100
TITLE 1 CLASSROOM		20	636	1	24	30	720	1	720
									1,375
SHARED EDUCATIONAL SPACES									
ART / STEAM PROJECT ROOM					30	35	1,050	1	1,050
STORAGE							100	1	100
MUSIC		30	857	1	30	35	1,050	1	1,050
STORAGE							250	1	250
									2,450
SHARED COMMON SPACES									
GYMNASIUM					30		4,200	1	4,200
STAGE							1,800	1	1,800
STORAGE							500	1	500
P.E. OFFICE							120	1	120
LIBRARY		15	801	1	30		900	1	900
COMPUTER LAB		26	1,032	1	25	30	750	1	750
STORAGE							150	1	150
WORK ROOM							200	1	200
OFFICE / CIRCULATION DESK							120	1	120
CAFETERIA/MULTI-PURPOSE			1,160	1	200	18	3,600	1	3,600
SERVING AREA					67	10	667	1	667
TABLE AND CHAIR STORAGE							250	1	250
KITCHEN			494	1	190	2	800	1	800
DRY & COLD STORAGE			171	1			350	1	350
OFFICE							120	1	120
RESTROOM							64	1	64
									14,591
RECEPTION			196	1			250	1	250
OFFICES			140	2			120	3	360
ISS							120	1	120
MOTHERS ROOM							120	1	120
STAFF TOILET			39	1			64	2	128
CONFERENCE ROOM							250	1	250
WORK ROOM			684	1			500	1	500
CLINIC W/ HC TOILET			51	1			250	1	250
									1,978

Centauri Middle School Building Program Summary

The recommended program shows that the facility should ideally be 51,410 square feet, allowing for appropriately sized classrooms, and elective spaces, and improved circulation and commons areas. The recommended program expands and correctly sizes classrooms, adds elective and student support spaces, and enlarges the cafeteria and commons to accommodate full-school use. This program supports district goals for educational efficiency, technology integration, and student safety while enabling flexible scheduling and team-based learning. The proposed square footage aligns with CDE classroom and classroom sizing standards. This program results in approximately 244 square feet per student, which is larger than the CDE's median recommended total square footage, but reasonable for a rural school.

Centauri Middle School Existing Building Highlights

The proposed program is 12,100 square feet larger than the existing building. There is a significant need for space because the existing building does not have music or art classrooms, but also due to undersized education, staff, and other functional spaces. The existing gym is larger than typical for a middle school.

- Special education resource spaces are undersized
- The building does not have an art classroom, and music is housed in a neighboring building
- There is inadequate technology classroom space
- Science lacks adequate storage and prep space
- The cafeteria and kitchen are undersized for the population
- The administration area is constrained and does not have adequate space for staff or clinic areas

SUMMARY	
TOTAL NET SF =	38,081
CIRCULATION 35% =	13,328
NEW CONSTRUCTION TOTAL GROSS SF =	51,410
NEW CONSTRUCTION SF PER STUDENT =	244
* TOTAL EXISTING SF =	39,300

* CDE Median = 157 Gross SF

Centauri Middle School 211 70.33

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION
SECONDARY SCHOOL SPACES		* For existing spaces with multiple in quantity, the average square footage is noted.							
CLASSROOM, 6TH GRADE	64	22	760	4	24	30	720	4	2,880
CLASSROOM, 7TH GRADE	76	22	750	4	26	28	728	4	2,912
CLASSROOM, 8TH GRADE	71	22	722	4	26	28	728	4	2,912
CLASSROOM, FLEX					26	28	728	1	728
SCIENCE LAB		44	1,230	1	30	40	1,200	1	1,200
PREP ROOM							200	1	200
STORAGE							200	1	200
		* CDE minimum classroom size: 675 SF							11,032
SPECIAL EDUCATION									
RESOURCE ROOM		12	373	1	12	20	240	3	720
TOILET ROOM							75	1	75
STORAGE							100	1	100
TITLE 1 CLASSROOM		12	361	1	24	30	720	1	720
									1,615
SHARED EDUCATIONAL SPACES									
ART					30	40	1,200	1	1,200
KILN ROOM							200	1	200
STORAGE							200	1	200
MUSIC - VOCAL					30	35	1,050	1	1,050
MUSIC - INSTRUMENTAL					30	35	1,050	1	1,050
STORAGE							500	1	500
PRACTICE ROOM - LARGE							100	1	100
OFFICE							120	1	120
COMPUTER LAB / STEAM LAB					30	32	960	1	960
									5,380
SHARED COMMON SPACES									
GYMNASIUM			11,519	1	30		6,528	1	6,528
STORAGE			152	1			600	1	600
P.E. LOCKER ROOM			453	4	60	12	720	2	1,440
P.E. OFFICE			81	2			120	1	120
LIBRARY			1,264	1	30		1,200	1	1,200
STORAGE							100	1	100
WORK ROOM							150	1	150
OFFICE / CIRCULATION DESK							120	1	120
COMMONS			1,380	1			2,000	1	2,000
CAFETERIA/MULTI-PURPOSE		72	1,335	1	211	18	3,798	1	3,798
SERVING AREA					70	10	703	1	703
KITCHEN			781	1		2	800	1	800
DRY & COLD STORAGE			60	1			350	1	350
OFFICE							120	1	120
TABLE AND CHAIR STORAGE							250	1	250
									18,279
SCHOOL ADMINISTRATION									
RECEPTION			233	1			250	1	250
MOTHERS ROOM							120	1	120
OFFICES			108	3			120	3	360
ISS							120	1	120
STAFF TOILET			30	1			50	2	100
CONFERENCE ROOM				1			250	1	250
WORK ROOM			219	1			250	1	250
CLINIC W/ HC TOILET			81	1			250	1	250
STORAGE			63	1			75	1	75
		(total)	734						1,775

Centauri High School Building Program Summary

With the recent construction of the Centauri High School building, re-visiting the high school program was not included as part of the scope of the master plan. The current high school building functions as required for the curriculum and enrollment of that school, with one exception; The cafeteria space is undersized for the needs of the school, and the district and staff would like an additional 1,700 sf of space to accommadate the current student population during lunch.

3.7.1 Number of Teaching Spaces

The calculation of required teaching spaces for the North Conejos School District follows the same foundational principles used by the Colorado Department of Education (CDE), but it also reflects the district's emphasis on individual student connection, small class sizes, and education efficiency through shared resources.

Elementary (Grades K–5):
Both La Jara Elementary and Manassa Elementary currently operate with class sizes averaging 16–18 students, aligning closely with the district's goal of maintaining a low teacher-to-student ratio. However, existing facilities at both schools are undersized relative to their enrollment, with several classrooms operating near or above their functional capacity.
The programmed improvements for both schools provide appropriately sized classrooms that meet CDE's minimum standard for square foot per student.

Middle School (Grades 6–8):
At Centauri Middle School, class sizes range between 18–24 students per room, depending on grade and subject area.
The new program, provides the appropriate number of classrooms to support four core subjects — Math, English, Social Studies, and Science — as well as a range of electives including Art, Music, PE, and Technology.

While a middle school of 200 students could theoretically operate with 12-14 teaching spaces with maximized class size and limited curriculum offerings, the district's curriculum goals and teacher planning times requires a total of 19 instructional spaces, including shared labs and athletic facilities. This ensures scheduling flexibility and supports differentiated instruction across all grades.

High School / Vocational and Technical Education (CTE):
The district places a strong emphasis on career technical education (CTE) as a key component of student preparation for both college and the local workforce. The vocational program, housed at Centauri High School, includes specialized teaching spaces for agriculture, a woodshop, welding, and mechanics. These facilities are integral not only to the district's academic mission but also to the economic vitality of the surrounding communities.
The long-term goal of the program is to expand and modernize these teaching spaces, improving safety, efficiency, and flexibility while maintaining strong community partnerships and access to hands-on learning opportunities.

3.7.2 Size of Teaching Spaces

The required size of teaching spaces across the North Conejos School District varies by grade level and educational program. Planning for this master plan follows the Colorado Department of Education (CDE) Public School Facility Construction Guidelines (1 CCR 303(l)), while also considering the district's goals of maintaining small class sizes, individualized instruction, and efficient, flexible facilities that can support a range of programs.

Kindergarten:
Early childhood and kindergarten classrooms are designed to support an average of 16 to 18 students per room, reflecting licensing limits and the district's emphasis on individual student connection. Following CDE guidelines of 38 square feet per student, these rooms should range between 700–950 square feet.

Elementary Classrooms (Grades 1–5):
Elementary classrooms across both La Jara and Manassa Elementary Schools currently operate with average class sizes between 16 and 18 students, though the district aims to plan for up to 20–22 students per classroom to provide flexibility for enrollment fluctuations.
In accordance with CDE standards of 32–30 square feet per student, each classroom should provide a minimum of 700–800 square feet of usable instructional space.

Middle School Classrooms (Grades 6–8):
At Centauri Middle School, the district's target class size is 18–24 students, consistent with CDE recommendations. Applying 28 square feet per student, general education classrooms should provide at least 700 square feet each.
However, as instruction at this level becomes more specialized, certain rooms—such as Science Labs, Art, and Technology—require additional space to safely and effectively deliver their programs. These specialized teaching areas typically range from 900 to 1,200 square feet, depending on equipment and curriculum needs.

Career and Technical Education (CTE) / Vocational Programs:
The Vocational and Technical Education (CTE) programs are a cornerstone of the district's educational and community identity, particularly in the industrial arts, agriculture, and welding disciplines. These spaces must accommodate heavy equipment, safety clearances, and hands-on learning activities that align with industry standards.
Typical shop and lab areas range between 1,500 and 2,500 square feet, depending on the equipment provided, ventilation needs, and circulation requirements. In addition, supporting spaces such as storage rooms, tool cages, and small group instruction areas are essential for maintaining program safety and efficiency.

Summary:
The North Conejos School District's facilities must balance right-sized learning environments with flexibility to adapt to changing enrollment and curriculum demands. While the CDE guidelines establish baseline requirements, the district's unique goals — including low student-to-teacher ratios, shared resource efficiency, and community-driven program identity — justify modestly larger classroom sizes that prioritize comfort, flexibility, and long-term adaptability.

3.7.3 Allowance for Growth

While the proposed programs are designed for the current population and minimum reasonable classroom sizes, there is some flexibility in overall building capacity. This flexibility is intended to accommodate fluctuations in grade level enrollment, but results in flexibility for maximum capacity.

Manassa Elementary School:
Manassa has a current enrollment of 190 students. The existing building, at CDE recommended sq ft/student, has classroom capacity to accommodate 226 students, but the building does not have the support spaces for this many students. The proposed program is designed to provide space for 20 students per classroom. for a total enrollment of 200 students. The maximum capacity of the program, at 22 students per class, would be 221 students (K-5).

La Jara Elementary School:
La Jara has a current enrollment of 195 students. The existing building, at CDE recommended sq ft/student, is at capacity with the ability to accomodate 195 students. The proposed program is designed to provide space for 20 students per classroom, for a total enrollment of 200 students. The maximum capacity of the program, at 22 students per class, would be 221 students (K-5).

Centauri Middle School:
Centauri Middle School will show a higher capacity than enrollment due to the number of rooms required to provide the programming for middle school. The classrooms are designed to function for the program needed, which establishes the toatl square footage of the building.
The school has a current enrollment of 211 students. The existing building at CDE recommended sq ft/student, can accommodate up to 316 students. The proposed program allows space for 24 students per classroom, for a total enrollment of 286 students at ideal efficiency. The maximum capacity of the program, at 28 students per classroom, would be 309 students (6-8).

Districtwide Capacity Planning:
Overall, the North Conejos School District's facilities are designed for current enrollment, but allow modest growth, recognizing the importance of maintaining small, community-centered schools while providing flexibility to respond to enrollment fluctuations. Growth capacity can also be managed through:

- Adjusting scheduling and classroom utilization efficiency
- Reallocating shared program spaces for instructional use
- Adjusting elective course opportunity and scheduling throughout the day
- Adjusting student-to-teacher ratios

While the region's population growth is not projected to rise significantly in the coming decade, the district's long-term plan ensures that its schools remain adaptable, efficient, and responsive to both educational and community needs.



4 | Facility Assessments

4.0 Facility Assessment Overview

The State of Colorado's Facility Assessment provides a standardized evaluation of school buildings across the state, identifying physical conditions, life-cycle needs, and compliance issues that affect educational environments. This process establishes a consistent baseline for measuring building performance, safety, and long-term capital needs.

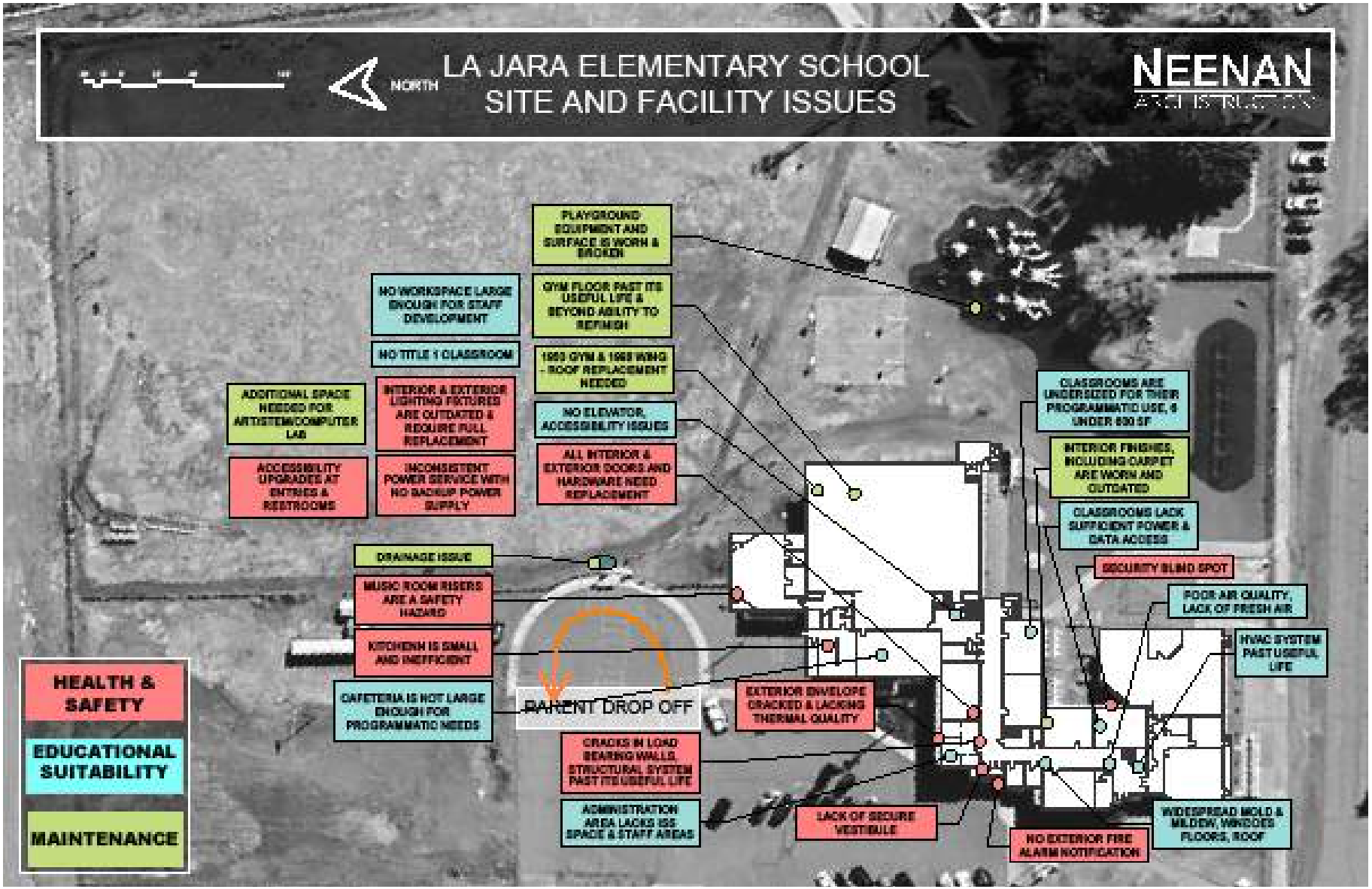
In addition to the state's assessment, our team conducted an on-site walk-through of each North Conejos RE-1 School District facility.

These visits allowed us to directly observe how building systems, accessibility, safety, and daily operations impact students and staff. While the state's data highlights quantifiable conditions, our walk-throughs capture the lived experience of those who occupy these spaces — noting issues such as temperature swings, security vulnerabilities, accessibility barriers, and aging systems that may not be fully reflected in statewide reporting.

The findings that follow summarize these first-hand observations at each school, providing a more complete picture of the district's facility challenges and priorities.

North Conejos RE-1 School District Facility Map




LA JARA ELEMENTARY SCHOOL
SITE AND FACILITY ISSUES
NORTH
NEENAN
PLAYGROUND EQUIPMENT AND SURFACE IS WORN & BROKEN
NO WORKSPACE LARGE ENOUGH FOR STAFF DEVELOPMENT
GYM FLOOR PAST ITS USEFUL LIFE & BEYOND ABILITY TO REFINISH
NO TITLE 1 CLASSROOM
1953 GYM & 1968 WING - ROOF REPLACEMENT NEEDED
ADDITIONAL SPACE NEEDED FOR ART/STEM/COMPUTER LAB
INTERIOR & EXTERIOR LIGHTING FIXTURES ARE OUTDATED & REQUIRE FULL REPLACEMENT
NO ELEVATOR, ACCESSIBILITY ISSUES
ACCESSIBILITY UPGRADES AT ENTRIES & RESTROOMS
INCONSISTENT POWER SERVICE WITH NO BACKUP POWER SUPPLY
ALL INTERIOR & EXTERIOR DOORS AND HARDWARE NEED REPLACEMENT
CLASSROOMS ARE UNDERSIZED FOR THEIR PROGRAMMATIC USE, 6 UNDER 850 SF
INTERIOR FINISHES, INCLUDING CARPET ARE WORN AND OUTDATED
CLASSROOMS LACK SUFFICIENT POWER & DATA ACCESS
DRAINAGE ISSUE
SECURITY BLIND SPOT
MUSIC ROOM RISERS ARE A SAFETY HAZARD
POOR AIR QUALITY, LACK OF FRESH AIR
KITCHENN IS SMALL AND INEFFICIENT
HVAC SYSTEM PAST USEFUL LIFE
CAFETERIA IS NOT LARGE ENOUGH FOR PROGRAMMATIC NEEDS
PARENT DROP OFF
EXTERIOR ENVELOPE CRACKED & LACKING THERMAL QUALITY
CRACKS IN LOAD BEARING WALLS, STRUCTURAL SYSTEM PAST ITS USEFUL LIFE
ADMINISTRATION AREA LACKS ISS SPACE & STAFF AREAS
LACK OF SECURE VESTIBULE
WIDESPREAD MOLD & MILDEW, WINDOES FLOORS, ROOF
NO EXTERIOR FIRE ALARM NOTIFICATION
HEALTH & SAFETY
EDUCATIONAL SUITABILITY
MAINTENANCE

4.1 La Jara ES

4.1.1 Summary of the Main Facility Issues:

The school facility is facing widespread and critical infrastructure issues that impact safety, functionality, and overall learning conditions. The structural system, HVAC, and exterior envelope are all past their useful life and require full re-evaluation and repair/replacement, while both the 1950 gym and 1998 wing need new roofing systems. Interior and exterior doors and hardware are severely worn, and interior finishes, including carpeting and the gym floor, are outdated or beyond repair. Widespread mold and mildew, along with unstable wood subfloors caused by water damage and crawlspace moisture, pose serious health and safety risks. The HVAC system is not only outdated but also ineffective, leading to inconsistent classroom temperatures and poor air quality, which staff report contributes to frequent illness. Classrooms lack sufficient power and data access, limiting the use of essential technology. The building is not accessible, with no elevator and inadequate accommodation for students with mobility needs. Security is also a major concern due to the absence of a secure entry vestibule, unreliable classroom door locks, and no exterior fire alarm system to alert those outside during emergencies. Additional hazards include unsafe concrete tiered seating in the music room, a deteriorating and dangerous playground surface, and the complete lack of a backup power source despite an unreliable local power grid.

From a programming standpoint, the school faces several space challenges. Classrooms are undersized, limiting flexibility and comfort. There is no dedicated Title I classroom. There is also no large conference or collaboration space for all staff to meet at once. The reception area is missing important spaces like in-school suspension (ISS), a mother's room and private clinic space. Additionally, the cafeteria is too small to accommodate all students for the free breakfast and lunch programs.

4.1.2 Major Items Identified in the State Facility Assessment:

Reference the "CDE School Report" (separate document) for more detailed information.

- Structural system is past its useful life.
- HVAC system is past its useful life and is due for replacement.
- Exterior envelope is past its useful life.
- 1950 gym and 1998 Wing – Roof replacement needed.
- All interior and exterior doors and hardware need replacement.
- Interior finishes, including carpeting, are worn and outdated.
- Gym floor is past its useful life and beyond ability to re-finish.

4.1.3 Major Items NOT Identified in the State Facility Assessment:

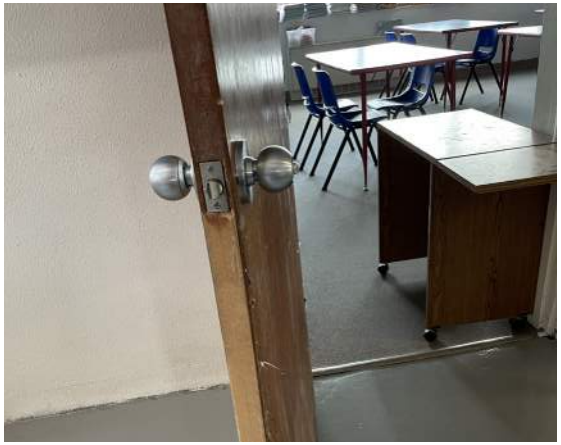
- Widespread Mold and Mildew: Mold and mildew are present in walls, ceilings, above windows, and beneath carpets in multiple areas, posing health and air quality concerns.
- Unstable Flooring: Several sections have deteriorating wood subfloors, compromised by restroom water damage and moisture intrusion from the crawlspace.
- Lack of a Secure Vestibule: Visitors have immediate access to the school interior upon entry, creating significant security vulnerabilities.
- Interior Door and Lock Failures: Many interior doors are in disrepair, with unreliable locks that prevent proper classroom security.
- No Exterior Fire Alarm Notification: There is no exterior fire alarm system; staff and students outside, particularly on the playground, are unaware of fire emergencies inside the building.
- No Backup Power Supply: The building lacks an emergency power source, leaving it vulnerable during outages due to the town's unreliable power grid

4.1.4 Main Items Affecting Educational Adequacy:

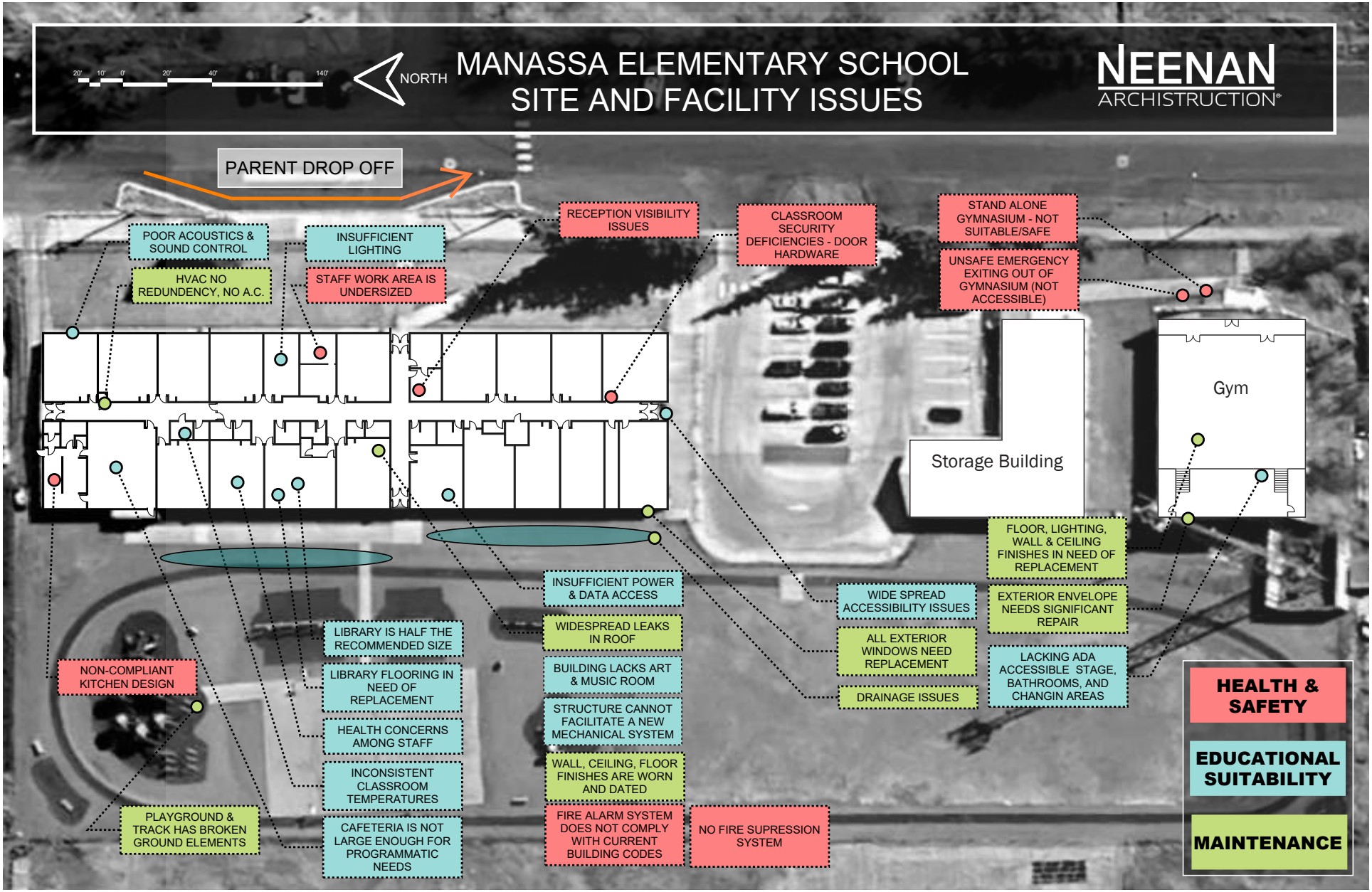
- Classrooms are undersized.
- No Title One classroom, requiring staff to haul materials between classrooms.
- No conference/workspace, large enough to hold all staff at one time.
- Reception lacks ISS, & mother's room.
- HVAC System: Poorly functioning, causing inconsistent classroom temperatures that affect student focus and learning.
- Power and Data Access: Classrooms lack sufficient electrical outlets (some with only two) and have no data connectivity, limiting the use of technology.
- Air Quality: Inadequate fresh air supply contributes to poor indoor air quality; staff report frequent illness and allergy symptoms, more than at other schools.
- Accessibility: No elevator present; students with special needs must be scheduled on the first floor due to mobility limitations.
- Music Room Safety: Concrete tiered seating is dangerous, with students frequently falling and sustaining injuries.
- Playground Safety: Playground is worn and hazardous; students have tripped on damaged PIP rubber surfacing, resulting in serious injuries such as knocked-out teeth.
- Cafeteria is not large enough to hold student body for the free breakfast program or lunch periods. Breakfast becomes chaotic, and lunch is broken into several periods making scheduling difficult.



Broken/Dangerous Playground



Outdated Door & Hardware


MANASSA ELEMENTARY SCHOOL
SITE AND FACILITY ISSUES
NORTH
NEENAN ARCHISTRUCTION
PARENT DROP OFF
POOR ACOUSTICS & SOUND CONTROL
INSUFFICIENT LIGHTING
HVAC NO REDUNDENCY, NO A.C.
STAFF WORK AREA IS UNDERSIZED
RECEPTION VISIBILITY ISSUES
CLASSROOM SECURITY DEFICIENCIES - DOOR HARDWARE
STAND ALONE GYMNASIUM - NOT SUITABLE/SAFE
UNSAFE EMERGENCY EXITING OUT OF GYMNASIUM (NOT ACCESSIBLE)
Gym
Storage Building
FLOOR, LIGHTING, WALL & CEILING FINISHES IN NEED OF REPLACEMENT
EXTERIOR ENVELOPE NEEDS SIGNIFICANT REPAIR
LACKING ADA ACCESSIBLE STAGE, BATHROOMS, AND CHANGIN AREAS
WIDE SPREAD ACCESSIBILITY ISSUES
ALL EXTERIOR WINDOWS NEED REPLACEMENT
DRAINAGE ISSUES
INSUFFICIENT POWER & DATA ACCESS
WIDESPREAD LEAKS IN ROOF
BUILDING LACKS ART & MUSIC ROOM
STRUCTURE CANNOT FACILITATE A NEW MECHANICAL SYSTEM
WALL, CEILING, FLOOR FINISHES ARE WORN AND DATED
FIRE ALARM SYSTEM DOES NOT COMPLY WITH CURRENT BUILDING CODES
NO FIRE SUPRESSION SYSTEM
LIBRARY IS HALF THE RECOMMENDED SIZE
LIBRARY FLOORING IN NEED OF REPLACEMENT
HEALTH CONCERNS AMONG STAFF
INCONSISTENT CLASSROOM TEMPERATURES
CAFETERIA IS NOT LARGE ENOUGH FOR PROGRAMMATIC NEEDS
NON-COMPLIANT KITCHEN DESIGN
PLAYGROUND & TRACK HAS BROKEN GROUND ELEMENTS
HEALTH & SAFETY
EDUCATIONAL SUITABILITY
MAINTENANCE

4.2 Manasa Elementary School

4.2.1 Summary of the Main Facility Issues:

The school buildings suffer from numerous deficiencies, including a complete lack of fire-suppression systems, widespread accessibility issues, and extensive infrastructure deterioration. The main building has a leaking roof needing replacement, all windows require replacement, there is no air conditioning or heating system redundancy, and all interior finishes and system components are outdated and past their useful life.
The main reception lacks visibility into the entry vestibule, and restrooms and exterior entrances across buildings are not accessible. Classrooms lack security locks, have inconsistent temperatures, insufficient power and data connections, and poor acoustics; staff also report illness possibly linked to the building.
The aging kitchen is non-compliant with many current health department codes.
The gym is structurally questionable with an aging adobe system, deteriorating finishes, and an unsafe accessible ramp; it also requires major envelope and window repairs. The gym is not physically connected to the school, forcing students to walk outside and out of view for classes.

From a programming perspective, the cafeteria is undersized, resulting in challenges. Additionally, both the library and kitchen lack the necessary space to support the services expected in these areas. The absence of a dedicated art room further limits the school's ability to offer robust creative programming for students. The P.E. office and storage building that is also located on site is not beyond its useful life and not well suited for education.

4.2.2. Major Items Identified in the State Facility Assessment:

Reference the "CDE School Report" (separate document) for more detailed information.

- All buildings lack fire-suppression systems.
- Main building - many roof leaks present. Roof needs replacement.
- Main building – all exterior windows in need of replacement.
- Main building - heating systems have no redundancy, no air conditioning.
- Main building – all interior finishes, fixtures and system components in the building
- Gym - exterior envelope needs significant repair, and windows replaced.
- Gym - structural system is 100-year-old adobe mud and straw, stability uncertain.
- Gym - the accessible ramp at entrance is deteriorating and in need of replacement.
- Gym - floor, lighting, wall and ceiling finishes are at the end of life and in need of replacement.

4.2.3 MAJOR ITEMS NOT IDENTIFIED IN THE STATE FACILITY ASSESSMENT:

- Reception Visibility Issues: There is no direct line of sight from the reception area to the entry vestibule, reducing front-office oversight and building security.
- Classroom Security Deficiencies: Classrooms lack interior security locks, requiring doors to be opened from the inside and locked from the hallway—posing a safety risk during emergencies.
- Non-Compliant Kitchen Design: The kitchen in the main building is undersized and has a non-functional 3-compartment sink, lacks a dedicated janitor's room and office space, and has a restroom that opens directly into the kitchen area—all of which violate multiple building and health codes.
- Isolated Gym Access: The gym is not connected to the main school building; students must walk outside and around a storage facility to access it, leaving them out of sight and unsupervised during transitions.

4.2.4 Main Items Affecting Educational Adequacy:

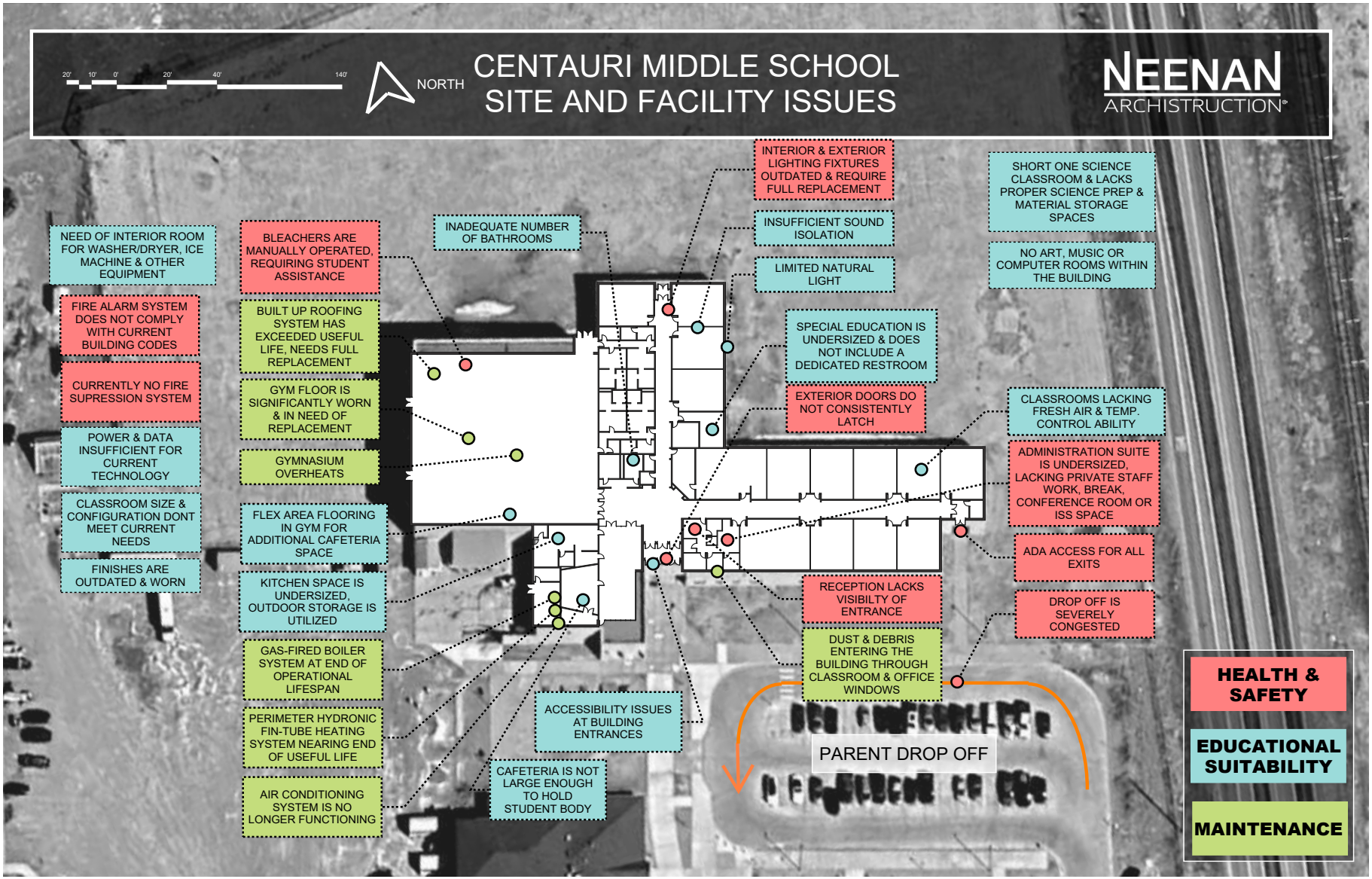
- Inconsistent Classroom Temperatures: In the main building, classrooms frequently run too hot or too cold due to an outdated HVAC system encased in concrete floors, making upgrades and repairs extremely difficult.
- Insufficient Power and Data Access: Classrooms lack adequate electrical outlets and data connections, limiting the integration of modern technology into instruction.
- Poor Acoustics and Sound Control: Sound easily transmits between classrooms and from outside the building, leading to frequent distractions and a disrupted learning environment.
- Health Concerns Among Staff: Staff report symptoms consistent with “building sickness,” including allergies and frequent illness, possibly due to poor air quality.
- Widespread Accessibility Issues: All buildings lack sufficient accessibility features, including proper entryways and compliant restrooms, creating barriers for individuals with disabilities.
- Cafeteria is not large enough to hold student body for the free breakfast program or lunch periods. Breakfast becomes chaotic, and lunch is broken into several periods making scheduling difficult.
- No art room is present, leading teachers to limit art to the homeroom.
- Library space is half the size of recommendation, limiting the services that can be provided.



Widespread Leaks



Exterior Windows need Replacement


20' 10' 0' 20' 40' 140'
NORTH
CENTAURI MIDDLE SCHOOL
SITE AND FACILITY ISSUES
NEENAN
ARCHISTRUCTION
NEED OF INTERIOR ROOM FOR WASHER/DRYER, ICE MACHINE & OTHER EQUIPMENT
FIRE ALARM SYSTEM DOES NOT COMPLY WITH CURRENT BUILDING CODES
CURRENTLY NO FIRE SUPRESSION SYSTEM
POWER & DATA INSUFFICIENT FOR CURRENT TECHNOLOGY
CLASSROOM SIZE & CONFIGURATION DONT MEET CURRENT NEEDS
FINISHES ARE OUTDATED & WORN
BLEACHERS ARE MANUALLY OPERATED, REQUIRING STUDENT ASSISTANCE
BUILT UP ROOFING SYSTEM HAS EXCEEDED USEFUL LIFE, NEEDS FULL REPLACEMENT
GYM FLOOR IS SIGNIFICANTLY WORN & IN NEED OF REPLACEMENT
GYMNASIUM OVERHEATS
FLEX AREA FLOORING IN GYM FOR ADDITIONAL CAFETERIA SPACE
KITCHEN SPACE IS UNDERSIZED, OUTDOOR STORAGE IS UTILIZED
GAS-FIRED BOILER SYSTEM AT END OF OPERATIONAL LIFESPAN
PERIMETER HYDRONIC FIN-TUBE HEATING SYSTEM NEARING END OF USEFUL LIFE
AIR CONDITIONING SYSTEM IS NO LONGER FUNCTIONING
INADEQUATE NUMBER OF BATHROOMS
ACCESSIBILITY ISSUES AT BUILDING ENTRANCES
CAFETERIA IS NOT LARGE ENOUGH TO HOLD STUDENT BODY
INTERIOR & EXTERIOR LIGHTING FIXTURES OUTDATED & REQUIRE FULL REPLACEMENT
INSUFFICIENT SOUND ISOLATION
LIMITED NATURAL LIGHT
SPECIAL EDUCATION IS UNDERSIZED & DOES NOT INCLUDE A DEDICATED RESTROOM
EXTERIOR DOORS DO NOT CONSISTENTLY LATCH
RECEPTION LACKS VISIBILTY OF ENTRANCE
DUST & DEBRIS ENTERING THE BUILDING THROUGH CLASSROOM & OFFICE WINDOWS
SHORT ONE SCIENCE CLASSROOM & LACKS PROPER SCIENCE PREP & MATERIAL STORAGE SPACES
NO ART, MUSIC OR COMPUTER ROOMS WITHIN THE BUILDING
CLASSROOMS LACKING FRESH AIR & TEMP. CONTROL ABILITY
ADMINISTRATION SUITE IS UNDERSIZED, LACKING PRIVATE STAFF WORK, BREAK, CONFERENCE ROOM OR ISS SPACE
ADA ACCESS FOR ALL EXITS
DROP OFF IS SEVERELY CONGESTED
PARENT DROP OFF
HEALTH & SAFETY
EDUCATIONAL SUITABILITY
MAINTENANCE

4.3 Centauri Middle School

4.3.1 Summary of the Main Facility Issues:

The facility faces a range of critical issues affecting safety, functionality, and the overall learning environment. Exterior doors, windows, lighting, roofing, heating and air conditioning systems, and flooring are nearing the end of their service life. The building lacks a fire suppression system, posing a serious safety risk.

Additional concerns include a reception area that lacks direct visibility of the main entry vestibule, allowing unscreened visitor access, and exterior doors that do not consistently latch, creating potential security risks. From an educational standpoint, classrooms lack adequate sound isolation and natural light, creating distractions and a less effective learning environment. Furthermore, special education spaces are undersized and lack dedicated restrooms, limiting both accessibility and appropriate support for students with special needs.

From a programming perspective, the building lacks sufficient space to support key instructional areas, including science, art, music, and computer science. Food service operations are also limited by inadequate kitchen equipment, insufficient food storage, and a lack of appropriate serving and dining space. The administrative suite is undersized and does not include essential space such as private work areas for staff, a staff break room, a conference room, or a designated in-school suspension (ISS) space.

4.3.2 Major Items Identified in the State Facility Assessment:

Reference the “CDE School Report” (separate document) for more detailed information.

- Exterior doors and windows are nearing the end of their service life. Staff have reported that fine dust is entering rooms through the windows.
- The building does not have a fire suppression system, which presents significant safety concern.
- Interior and exterior lighting fixtures are outdated and require full replacement.
- The built-up roofing system has exceeded its useful life and needs to be replaced.
- The gas-fired boiler system is at the end of its operational lifespan and requires replacement.
- The perimeter hydronic fin-tube heating system is nearing the end of its lifespan and should be replaced.
- The air conditioning system is no longer functioning efficiently and is due for replacement.
- The gymnasium floor is significantly worn and in need of replacement.

4.3.3 Major Items NOT Identified in the State Facility Assessment:

- Reception lacks direct visibility of the main entry vestibule, allowing visitors to enter the school without being screened through the reception area.
- Exterior doors do not consistently latch, posing a potential security risk due to unauthorized access.
- Carpeting in hallways retains moisture, raising concerns about mold growth and indoor air quality.
- Bleachers in the large gymnasium are manually operated, requiring student assistance to extend and retract, which poses a safety concern.

4.3.4 Main Items Affecting Educational Adequacy:

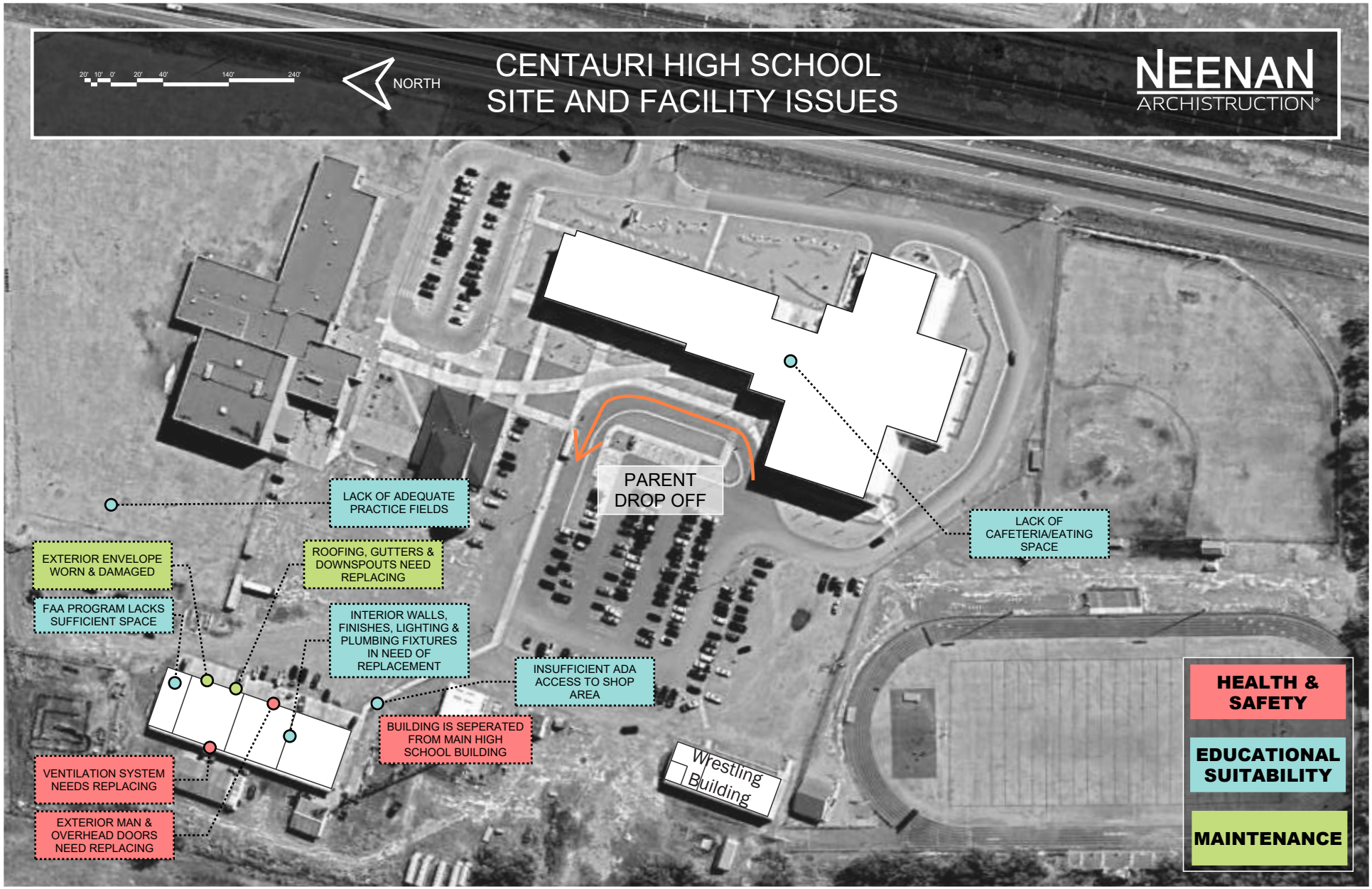
- Classrooms lack sufficient sound isolation, resulting in frequent distractions that hinder learning.
- Classroom spaces have limited natural light due to minimal window coverage, affecting the overall learning environment.
- Special education space is undersized and does not include a dedicated restroom, limiting accessibility and privacy.
- The school is short one science classroom and doesn't have proper science prep and material storage spaces creating teaching challenges.
- There are no Art, Music or Computer rooms within the building resulting in lost student opportunities and/or having to travel to other buildings for classes.
- Cafeteria is not large enough to hold student body for the free breakfast program or lunch periods. Breakfast becomes chaotic, and lunch is broken into several periods making scheduling difficult.
- Kitchen space is severely undersized, leading to outdoor storage being utilized, and limited ability to have proper kitchen equipment.
- Administration suite is severely undersized, lacking private staff work, staff break, conference room, or ISS space.



Manual Bleachers



Above wall sound isolation is insufficient


20' 10' 0' 20' 40' 140' 240'
NORTH
CENTAURI HIGH SCHOOL
SITE AND FACILITY ISSUES
NEENAN
ARCHISTRUCTION
PARENT
DROP OFF
LACK OF ADEQUATE
PRACTICE FIELDS
EXTERIOR ENVELOPE
WORN & DAMAGED
ROOFING, GUTTERS &
DOWNSPOUTS NEED
REPLACING
FAA PROGRAM LACKS
SUFFICIENT SPACE
INTERIOR WALLS,
FINISHES, LIGHTING &
PLUMBING FIXTURES
IN NEED OF
REPLACEMENT
INSUFFICIENT ADA
ACCESS TO SHOP
AREA
BUILDING IS SEPERATED
FROM MAIN HIGH
SCHOOL BUILDING
VENTILATION SYSTEM
NEEDS REPLACING
EXTERIOR MAN &
OVERHEAD DOORS
NEED REPLACING
Wrestling
Building
LACK OF
CAFETERIA/EATING
SPACE
HEALTH &
SAFETY
EDUCATIONAL
SUITABILITY
MAINTENANCE

4.4 Centauri High School Site & Facilities

4.4.1 Summary of the Main Facility Issues:

The Highschool building was replaced in 2022 and currently has no major facility needs. Since its completion, the district has undertaken several additional projects to enhance the building's usability and durability. These improvements include paving large areas of the site to create additional circulation paths and parking, as well as replacing turf areas with low-water-use landscaping and gravel. Inside the building, high-traffic student circulation areas have been fitted with wall protection, which was not part of the original scope but became necessary due to early signs of wear.

From a programming perspective, the most significant concern is the lack of a dedicated cafeteria. Instead, cafeteria tables must be rolled in and out of the secondary gym, which has proven to be inefficient. This setup requires dedicated staff to transition the space between mealtimes and instructional use, impacting both scheduling and operations.

4.5 Centauri Vocational Trades Building

4.5.1 Summary of the Main Facility Issues:

The vocational trades building, constructed in 1970, has undergone minimal upgrades since its original construction and is now well beyond its useful life. Full replacement is needed. The programs housed in this facility were not included in the recent high school replacement project, as doing so would have required significant downsizing that would have compromised their functionality and educational curriculum.

Currently the wood, metal, and auto shops have sufficient space and equipment to operate effectively. However, the FFA program lacks the necessary space and infrastructure to support its curriculum and activities appropriately.

4.5.2 Major items identified in the State Facility Assessment:

Reference the "CDE School Report" (separate document) for more detailed information.

- Exterior wall skin system is worn and damaged and should be budgeted for replacement.
- Exterior man and overhead doors are beyond useful life and should be replaced.
- Roofing, gutters and downspouts are beyond useful life and should be replaced.
- Interior walls, finishes, and lighting and plumbing fixtures are beyond useful life and should be replaced.
- Ventilation upgrades are needed throughout facilities

4.5.3 Main Items Affecting Educational Adequacy:

- FFA space is severely undersized and is not programmed for the needs of the program
- FFA space does not have proper ventilation for the activities of the program
- Building is separated from main high school building, requiring students to travel outside

4.6 High School Wrestling Complex

4.6.1 Summary of the Main Facility Issues:

The wrestling building, constructed in 2009, was designed to support high school wrestling and other mat-based sports. The facility includes a dedicated mat area, an office, a restroom, and an equipment storage mezzanine. Since its original construction, no remodels or additions have been made. At the time of the masterplan, the building was found to adequately meet the program's needs, with no significant deficiencies noted-aside from a safety concern related to the building being physically separated

from the main high school facility.

4.7 North Conejos Alternative School

4.7.1 Summary of the Main Facility Issues:

The North Conejos Alternative School is housed in a two-story, residential building originally constructed in 1930. In 2014, the district completed a full renovation to address the building's physical deficiencies. However, several critical systems are now due for inspection and possible replacement, including the fire alarm, water heater, and security system. While the building provides a residential atmosphere that supports the alternative education model, it falls short in several key areas related to educational adequacy. Notably, it lacks a fire suppression system, a secure vestibule, and the accessibility features required in public facilities. Additionally, the program faces greater demand than the facility can accommodate, leaving some students in the district without access to an appropriate alternative education option.

4.7.2 Major items identified in the State Facility Assessment:

Reference the "CDE School Report" (separate document) for more detailed information.

- There is no fire suppression system in the building.
- The fire alarm system is past its useful life but still functioning.
- The water heater is past its useful life but still functioning.
- The security system is past its useful life but still functioning.

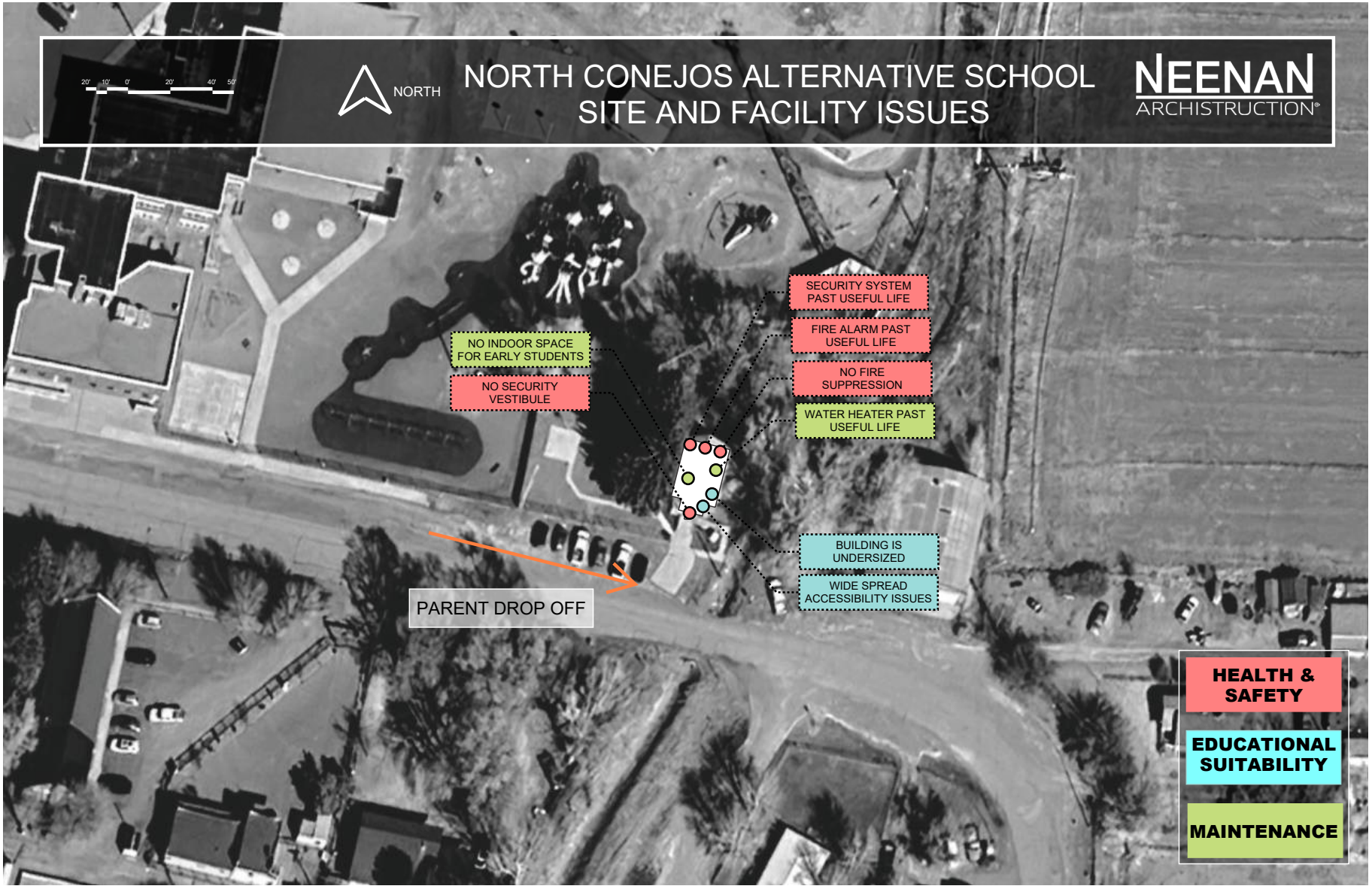
4.7.3 Major items NOT identified in the State Facility Assessment affecting educational adequacy:

- Building is undersized for the demand of the program. The building can handle 14 students, but only 10 students in the classroom space per fire code.
- The building lacks accessibility features for students and staff.
- No security vestibule
- No indoor space is available for students who arrive early.

4.8 Bus Barn

4.8.1 Summary of the Main Facility Issues:

The bus barn building was built in 1948 as a car dealership in the town of La Jara. It has since been taken over by the school district and used as a bus maintenance facility. Buses are stored outside on the 1/2-acre site. The facility has an office and other unused, and inaccessible spaces at the mezzanine level. All components of the facility are worn and past their useful life and in need of replacement.


NORTH
NORTH CONEJOS ALTERNATIVE SCHOOL
SITE AND FACILITY ISSUES
NEENAN
ARCHISTRUCTION
NO INDOOR SPACE FOR EARLY STUDENTS
NO SECURITY VESTIBULE
SECURITY SYSTEM PAST USEFUL LIFE
FIRE ALARM PAST USEFUL LIFE
NO FIRE SUPPRESSION
WATER HEATER PAST USEFUL LIFE
BUILDING IS UNDERSIZED
WIDE SPREAD ACCESSIBILITY ISSUES
PARENT DROP OFF
HEALTH & SAFETY
EDUCATIONAL SUITABILITY
MAINTENANCE

4.9 Facility Issues Priority

All issues noted on the "facilities issues diagrams are included on the Facility Issues Priority List, organized by school. The issues are categorized by color, similar to the notes on the issues diagram as "safety and security" issues (items that are considered health and safety issues for staff and students); "Educational Suitability" issues (items that disrupt or impede learning for students) and "Maintenance" issues (items that require continual or higher than ordinary annual expenses). The reason for these categories is to help with establishing priorities of resolving issues. Safety is paramount for the district and should be resolved immediately. Improving educational suitability and maintenance concerns can be prioritized based on their severity and impact. Additionally, funding sources such as BEST are focused on solving safety and security issues for students, and those issues should be highlighted in requests for financial assistance.

Through several meetings, the master plan team and district admin reviewed and prioritized the lists of issues per school. Additionally, the district admin identified district wide issues that need priority as well as established a reasonable assessment of urgency for the issues. In general, health, safety and security are the highest priority issues and should be resolved within a couple of years.

School	Category	Priority	Deficiency
LaJara Elem	Health & Safety	1	No secure vestibule
LaJara Elem	Health & Safety	1	All interior & exterior doors and hardware need replacement
LaJara Elem	Health & Safety	1	outdoor playground Security Blind spot
LaJara Elem	Health & Safety	1	Widespread mold & mildew, windows, floors, roof
LaJara Elem	Health & Safety	1	Cracks in load bearing walls, Structural system past its useful life
LaJara Elem	Health & Safety	1	No exterior fire alarm notification
LaJara Elem	Health & Safety	1	Playground equipment and surfacing is worn & broken
LaJara Elem	Health & Safety	1	Interior & Exterior lighting fixtures are outdated & require full replacement
LaJara Elem	Ed. Suitability	1	No elevator, accessibility issues
LaJara Elem	Ed. Suitability	1	Classrooms lack sufficient power & data access
LaJara Elem	Ed. Suitability	1	Poor air quality, lack of fresh air
LaJara Elem	Ed. Suitability	1	HVAC system past its useful life
LaJara Elem	Ed. Suitability	1	No title-1 classroom
LaJara Elem	Maintenance Cost	1	1950 gym & 1998 wing roof replacement needed
LaJara Elem	Health & Safety	2	Music room risers safety hazard
LaJara Elem	Health & Safety	2	Exterior envelope cracked and lacking thermal quality
LaJara Elem	Health & Safety	2	Inconsistent power service with no back up power supply
LaJara Elem	Health & Safety	2	Kitchen is small and not efficient
LaJara Elem	Health & Safety	2	Accessibility Upgrades at Entries & Restrooms
LaJara Elem	Ed. Suitability	2	Administration area lacks ISS space & staff areas
LaJara Elem	Ed. Suitability	2	Classrooms are undersized for their programmatic use, 6 under 600 SF
LaJara Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs
LaJara Elem	Ed. Suitability	2	No workspace large enough for staff development
LaJara Elem	Maintenance Cost	2	Interior finishes, including carpet are worn and outdated

LaJara Elem	Maintenance Cost	3	Site Drainage issues
LaJara Elem	Maintenance Cost	3	Gym floor is past its useful life, beyond ability to refinish
LaJara Elem	Maintenance Cost	3	Additional Space Needed for Art/Stem/Computer Lab

School	Category	Priority	Deficiency
Manassa Elem	Health & Safety	1	Reception visibility issues
Manassa Elem	Health & Safety	1	Classroom security deficiencies - door hardware
Manassa Elem	Ed. Suitability	1	Inconsistent classroom temperatures
Manassa Elem	Ed. Suitability	1	Structure cannot facilitate a new mechanical system
Manassa Elem	Ed. Suitability	1	Poor air quality, health concerns among staff
Manassa Elem	Maintenance Cost	1	Widespread leaks in roof
Manassa Elem	Maintenance Cost	1	HVAC has no redundancy, no A.C.
Manassa Elem	Health & Safety	2	Unsafe Emergency exiting out of the gymnasium (Not Accessable)
Manassa Elem	Health & Safety	2	Non-compliant kitchen design
Manassa Elem	Ed. Suitability	2	lacking ADA accessible stage, bathrooms, and changing areas (Gym)
Manassa Elem	Ed. Suitability	2	Insufficient power & data access in classrooms
Manassa Elem	Ed. Suitability	2	Insufficient lighting
Manassa Elem	Ed. Suitability	2	Widespread accessibility issues
Manassa Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs
Manassa Elem	Maintenance Cost	2	All exterior windows need replacement
Manassa Elem	Health & Safety	3	Isolated gym access
Manassa Elem	Ed. Suitability	3	Poor acoustics & sound control (exterior walls)
Manassa Elem	Ed. Suitability	3	Library is half the programmatic recommended size
Manassa Elem	Ed. Suitability	3	Building lacks an art room
Manassa Elem	Ed. Suitability	3	Building lacks a Music Room
Manassa Elem	Ed. Suitability	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)
Manassa Elem	Ed. Suitability	3	Stand alone Gymnasium - not suitable/safe
Manassa Elem	Maintenance Cost	3	Playground & track has broken surface elements
Manassa Elem	Maintenance Cost	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)
Manassa Elem	Maintenance Cost	3	Exterior envelope needs significant repair (Gym)
Manassa Elem	Maintenance Cost	3	Drainage issues
Manassa Elem	Maintenance Cost	3	library flooring needs replaced

Manassa Elem	Maintenance Cost	3	Wall, Floor and Ceiling Finishes are worn and dated
Manassa Elem	Health & Safety	4	Staff Work Area undersized
Manassa Elem	Health & Safety	4	Fire Alarm System does not comply with current building codes
Manassa Elem	Health & Safety	4	Currently no Fire Suppression System

School	Category	Priority	Deficiency
Centauri Middle School	Health & Safety	1	Exterior doors do not latch consistently
Centauri Middle School	Health & Safety	1	Reception lacks visibility of entrance
Centauri Middle School	Health & Safety	1	ADA access for all exits
Centauri Middle School	Health & Safety	1	Administration suite is undersized, lacking secure entry/private staff, work, break, conference room or ISS space
Centauri Middle School	Health & Safety	1	Drop off severely congested
Centauri Middle School	Ed. Suitability	1	Insufficient sound insulation between classrooms
Centauri Middle School	Ed. Suitability	1	Classrooms lacking fresh air and temp. control ability
Centauri Middle School	Ed. Suitability	1	Special education space is undersized and does not include a dedicated restroom
Centauri Middle School	Maintenance Cost	1	Built up roofing system has exceeded its useful life, needs full replacement
Centauri Middle School	Maintenance Cost	1	Gas-fired boiler system at end of operational lifespan
Centauri Middle School	Maintenance Cost	1	Perimeter hydronic fin-tube heating system nearing end of useful life
Centauri Middle School	Maintenance Cost	1	dust and debris entering the building through classroom and office windows
Centauri Middle School	Health & Safety	2	Interior & Exterior lighting fixtures are outdated & require full replacement
Centauri Middle School	Health & Safety	2	Bleachers are manually operated, requiring student assistance
Centauri Middle School	Ed. Suitability	2	Inadequate number bathrooms
Centauri Middle School	Ed. Suitability	2	Science room lacks proper science prep & material storage
Centauri Middle School	Ed. Suitability	2	Kitchen space is undersized & utilizes outdoor storage space
Centauri Middle School	Ed. Suitability	2	Accessibility Issues at Building Entrances
Centauri Middle School	Maintenance Cost	2	Gymnasium overheats
Centauri Middle School	Maintenance Cost	2	Original flooring worn and in need of replacement
Centauri Middle School	Ed. Suitability	3	Limited natural light
Centauri Middle School	Ed. Suitability	3	No art or music room within the building
Centauri Middle School	Ed. Suitability	3	Need of an interior room for washer/dryer, ice machine and other equipment
Centauri Middle School	Ed. Suitability	3	Cafeteria is not large enough to hold student body
Centauri Middle School	Maintenance Cost	3	Gym floor is significantly worn & in need of replacement

Centauri Middle School	Maintenance Cost	3	Flex Area Floor near Gym. - worn & in need of replacement
Centauri Middle School	Health & Safety	4	Fire Alarm System does not comply with current building codes
Centauri Middle School	Health & Safety	4	Currently no Fire Suppression System
Centauri Middle School	Ed. Suitability	4	Power & Data out of date and not sufficient for current technology
Centauri Middle School	Ed. Suitability	4	Classroom Size and Configuration don't meet current needs
Centauri Middle School	Ed. Suitability	4	Gymnasium sound system does not function
Centauri Middle School	Ed. Suitability	4	Finishes are Outdated and worn

School	Category	Priority	Deficiency
Centauri High School	Health & Safety	2	Vocational building ventilation system needs replacing
Centauri High School	Ed. Suitability	2	FAA program lacking adequate space and sanitary components
Centauri High School	Health & Safety	3	Vocational building exterior man & overhead doors need replacing
Centauri High School	Health & Safety	3	Pick up and Drop off conjestion - bottle neck at highway entrance
Centauri High School	Ed. Suitability	3	ADA access to shop/out buildings
Centauri High School	Ed. Suitability	3	Lack of cafeteria/eating space
Centauri High School	Ed. Suitability	3	Vocational building interior walls, finishes, lighting & plumbing fixtures need replacement
Centauri High School	Maintenance Cost	3	Vocational building exterior envelope is worn & damaged
Centauri High School	Maintenance Cost	3	Vocational building roofing & gutters in need of replacement
Centauri High School	Health & Safety	4	Vocational building is separated from main building

School	Category	Priority	Deficiency
North Conejos Alt. School	Health & Safety	1	Lacking in entry security system
North Conejos Alt. School	Health & Safety	1	No security vestibule
North Conejos Alt. School	Health & Safety	2	Fire alarm is past its useful life
North Conejos Alt. School	Ed. Suitability	2	Program is limited to 14 students due to building size. Classrooms are undersized
North Conejos Alt. School	Ed. Suitability	2	Residential constructed building not suitable for school use
North Conejos Alt. School	Ed. Suitability	2	Widespread accessibility issues
North Conejos Alt. School	Health & Safety	3	No fire suppression
North Conejos Alt. School	Maintenance Cost	3	Water heater is past its useful life
North Conejos Alt. School	Maintenance Cost	3	No indoor space for students who arrive early

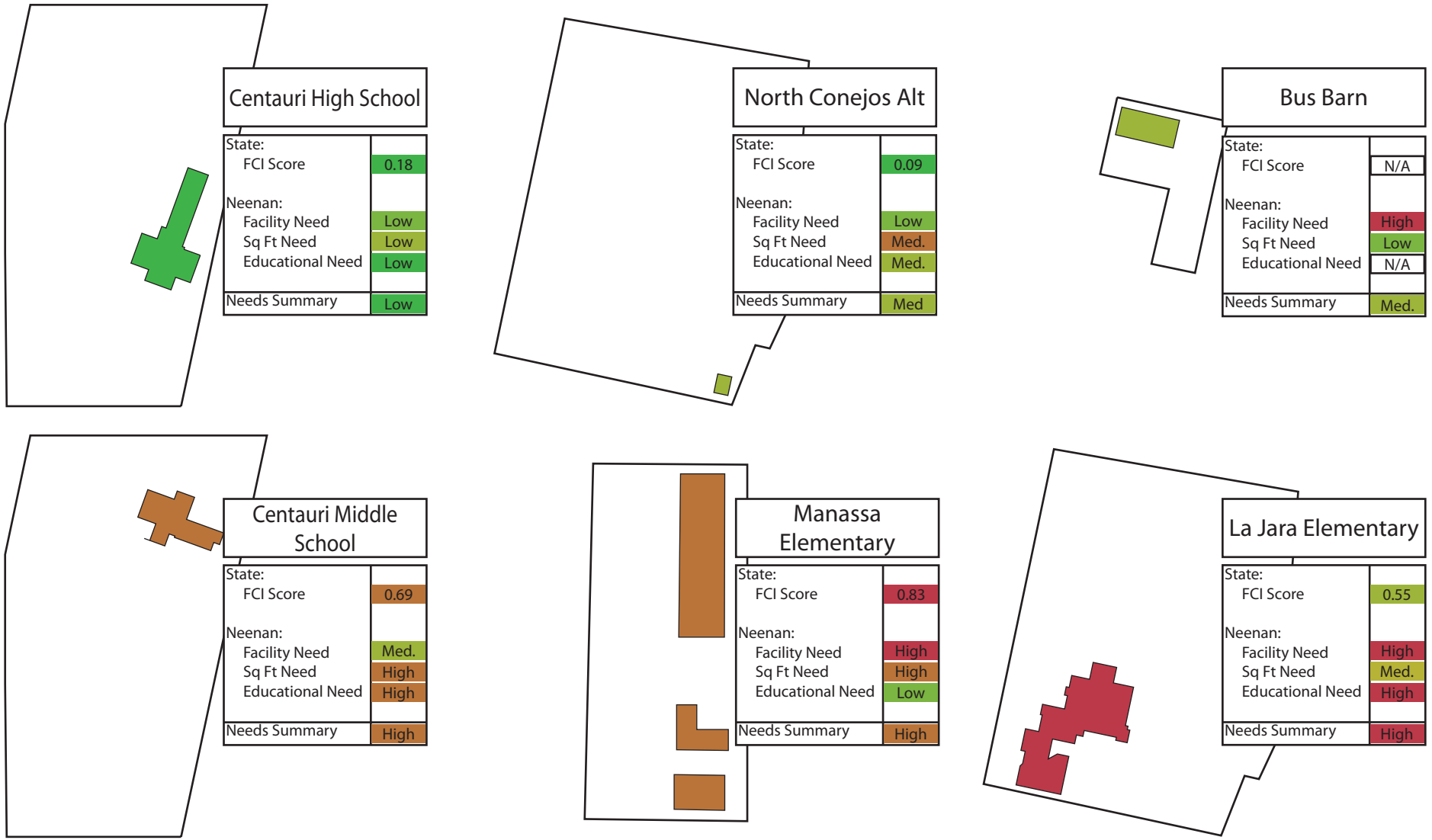
School	Category	Priority	Deficiency
District Admin Bldg	Maintenance Cost	2	Reception area is ineffective for check in and efficient workspace
District Admin Bldg	Maintenance Cost	2	Outdated wires and conduit from 1980s. Constrained MDF space and communications entry point, MDF and server in high moisture location directly below AC units
District Admin Bldg	Maintenance Cost	2	Lighting is insufficient and at end of useful life
District Admin Bldg	Maintenance Cost	3	Limited storage and access to storage

School	Category	Priority	Deficiency
North Conejos Bus Barn	Health & Safety	4	Facility is worn & past its useful life and in need of full replacement
North Conejos Bus Barn	Health & Safety	4	Widespread accessibility issues

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

4.10 Facility Assessment Summary

The following diagrams represent a summary and assessment of priority of need of the facilities. The colored ranking represents the sum of State Assessment FCI score and Neenan's assessment of facility need, square footage needs, and educational need. The resulting color represents the level of facilities need, red representing a high priority, and green representing a lower priority.



5 | Interpret & Analyze Data



5

5. Interpret and Analyze Data

The previous three chapters provide information about the school district. The intent of this chapter is to interpret and analyze the data in order to declare the qualities and priorities that should be considered for the future of the school district's facilities. The conclusion of this chapter identifies the "conditions of satisfaction" of options or potential solutions for the master plan.

Evaluations include considerations of the given location and community of the school district, the organization of the student population, appropriateness of site locations, adequacy of the program, physical adequacy of the facilities, and ability to achieve the many other subjective district and community goals.

Outline of chapter:

Part 1: General Analysis
- 5.1 Location and population
- 5.2 Grade level organization
- 5.3 Site locations
- 5.4 Facility evaluation
- 5.5 Educational goals
- 5.6 Facility Solution Recommendations
- 5.7 Repair versus replacement

Part 2: Elementary Consolidation
- 5.8 Why it is important to consider while master planning
- 5.9 District consideration of consolidation
- 5.10 Community input and poll
- 5.11 Benefits and concerns of consolidation
- 5.12 Elementary Consolidation Summary

Part 3: Conclusion of analysis

Part 1: General Analysis

5.1 District Location and Population Considerations

The North Conejos School District RE-1J serves a broad rural area located in southern San Luis Valley, encompassing the communities of La Jara, Manassa, and surrounding unincorporated regions of Conejos County. Future plans need to adequately address the needs of the small communities, as well as provide a unified community resource for the rural areas.

While a formal demographic study was not commissioned as part of this master plan, available enrollment data and local input suggest that district enrollment has remained relatively stable, with only minor fluctuations over recent years. Broader regional trends, however, indicate a gradual population decline across the San Luis Valley, particularly among young families—a pattern consistent with other rural regions of Colorado. Given these conditions, it is unlikely that the district will experience significant long-term growth in student population, but the district should build in the flexibility to accommodate grade-level "bubbles" in enrollment, without overbuilding.

Another thing to consider for master plan options is the number of resident students enrolling in neighboring districts or choosing alternative education options like home schooling. Attracting and retaining students should be a focal point of master plan solutions.

5.2 District Grade Level Organization

In the late '80s, the district consolidated facilities, providing the centralized Centauri Middle School and Centauri High School. At that time, two other elementary schools were closed, and all elementary students went to either Manassa or LaJara Elementary. The district's facilities are organized in a way that balances neighborhood accessibility with operational efficiency

and equitable educational opportunity.

Current Configuration:
- K-5 (Manassa)
- K-5 (LaJara)
- 6-8 (Centauri Middle School)
- 9-12 (Centauri High School)

When a school district has over 400 students, there is a choice of separate school buildings and grade levels. A natural division of grade levels due to state teaching certification requirements is at the 6th grade level, which can either be part of elementary or part of middle school.

North Conejos has enough students to justify a separate 9-12 group (approximately 300 students) and a 6-8 middle school group (approximately 200 students). If population decreases in the future there is the possibility of combining middle school and high school, but that is not a foreseeable need at this time.

When a school district has over 432 elementary age students, there is a choice of providing more than one elementary school. (432 creates a choice between one school (6 grade levels, 3 classrooms per grade, 24 students per classroom: 6x3x24=432); or two schools (6 grade levels, 2 classrooms per grade, 18 students per classroom: 6x2x18=216). North Conejos School District is currently operating with two separate elementary schools and has the ability to choose between one or two elementary buildings (more on this later.)

When a school has two elementary buildings, there is a choice of providing “grade level organization,” for example K-2, 3-5, or “neighborhood schools.” When a school district has more than two elementary school buildings, a neighborhood organization is recommended. At that point, the disadvantages of grade-level organization outweigh the benefits.
Evaluation of schools by grade level vs. neighborhood schools:
Schools organized by grade level BENEFITS:
- Fewer staff needed per grade overall
- Promotes equality of opportunity by ensuring all students receive the same educational experience, rather than discrepancies among neighborhood schools.
- Enables increased staff collaboration and shared resources
- Provides better grade-level balance and efficient use of teaching staff across the district. (Avoids ending up with 2 classes of 16 at one school and 2 classes of 26 at another)
- Results in cost savings for the district due to fewer classrooms per grade required, reducing total sq ft and staff required

Neighborhood/ K-5 / multi-grade-level schools BENEFITS:
- Reduces travel time and is more convenient for families with multiple children.
- Strengthens community identity and relationships between staff and families.
- Minimizes transitions between schools, supporting social-emotional continuity and reducing potential for parents to pull students out of the district
- Provides leadership and mentorship opportunities among mixed-age students.
- Provides educational opportunities for accelerated learning/ higher grade level classes

North Conejos School District currently operates elementary under the neighborhood schools organization, which remains an important part of community identity. Located within district, separate communities, the benefits of the proximity to home and connection to community outweigh the benefits of grade level organization.

Within school buildings, the following is a summary of ideal grade level combinations and grade separations:

Preschool (currently operated separately from the public-school buildings):
- Has separate licensing, administration, and staff than upper grades
- Has separate food service requirements than upper grades
- Has separate playground requirements
- Can be separate facility or combined with elementary school

Preschool Combined with other schools:
- Convenient for parents with other older children

K-2:
- Good match with curriculum and age, within school buildings these grades can share resources
- Enables focused instruction aligned to developmental stages (early literacy)

3-5:
- Good match with curriculum and age, within school buildings these grades can share resources
- Enables focused instruction aligned to developmental stages (intermediate academic readiness)

K-5:
- Grades K-5 work well together having similar administrative and educational program requirements

6th grade:
- Represents a transitional year that has flexibility to be associated with either elementary or middle school.
- Too mature for elementary settings yet still developing social-emotional skills for middle school.
- Has State teaching and testing requirements of Elementary

K-8:
- Provides educational benefits of accelerated learning, student mentoring, and staff collaboration.

6-8/middle school:
- Allows for a large enough enrollment for a standalone middle school.
- Facilitates focused curriculum development and co-curricular programming unique to middle school needs

7-12:
- Has educational benefits of student mentoring and staff collaboration.
- Education, staff, and testing requirements are similar.
- 8th to 9th grade transition is relatively easy.
- Share CTE, athletics, and other resources

9-12
- Standard high school configuration
- At North Conejos, the Centauri campus' MS/HS proximity achieves many benefits while maintaining age separation and appropriate program differentiation

Grade Level Organization Summary:
In the long term, there is flexibility to adjust grade levels among schools. As the district considers long range plans, they should include the following ideas for flexibility:
- Generally, options should maintain the current grade level configuration: K-5, 6-8, and 9-12
- 6th grade could be associated with either elementary or middle school
- 7th through 12th could be combined in the future, if necessary.

5.3 Site Locations

The district currently maintains 3 school sites and a maintenance/bus barn site. The following is a brief summary of district site locations and any benefits or concerns to their location regarding convenience, population, and connectivity.

Location Evaluations:

- Manassa elementary is located within the town of Manassa, off busy streets, and has recently developed safe access sidewalks to the main street. The site is adequate for the current elementary but is narrow and limited in size for future improvements.
- LaJara Elementary is located within the town of LaJara, off busy streets, and has ample site area. There is some concern that there is not enough passive security or "eyes on the school" with limited neighboring housing and businesses.
- The Centauri Middle/High School campus is in a good central location for the district but has constrained access off of Hwy 285 and parent drop off congestion within the site that is a concern of the community. The site is remote from housing areas and does not provide walk or bike ability from residential areas. This site has the benefit of being surrounded by undeveloped land, providing the opportunity for school property expansion

As the district considers long range plans, the following ideas should be considered:

- Future solutions at the Centauri Campus should aim to improve access, drop off safety, and congestion.
- If a combined Elementary is considered, there should be a rigorous evaluation between the choice of a central location (Centauri Campus) and access to residential areas (Manassa or LaJara) as well as transportation impacts.

5.4 Facility Evaluation

In Chapter 4, each facility was evaluated based on facility and educational suitability need. While all facilities have some amount of need, the diagrams showed each level of need compared to each other.

In summary:

LaJara Elementary: Replace within 5 years.
This building has the greatest overall need in the district and initial estimates show the cost of renovation justifies replacement. The building is beyond its effective service life, with aging systems, security concerns, accessibility issues, inefficient layout, failing systems, and limited ability to support modern educational programs. While recent upgrades - such as new windows - have provided minor improvements, the overall structure remains ineffective.

Manassa Elementary: Replace within 5 years.
This building is in moderately better condition than La Jara, but the facility faces similar challenges with aging systems. It is recommended the focus remains on maintaining safe and functional operations without significant investment until the building can be replaced. The pre-engineered metal building structure and system design limits flexibility and serviceability of the space and systems. The mechanical system needs full replacement but would be too sizable of investment for the quality of building to justify.

Centauri Middle School: Maintain for 30+ years.
The middle school is a valuable building that remains operationally functional, but has entry security and admin deficiencies, and impending mechanical and other system replacement needs requiring upgrades. Given its condition, adjacency to Centauri High School, and available site area, expansion and modernization are recommended.

Centauri High School: Maintain for 50+ years.
The High School is the district's newest facility, completed in

2020, and is in excellent condition. The building meets modern safety, accessibility, and educational design standards and provides capacity for current and projected enrollment. Future improvements should focus primarily on adding cafeteria space, and site vehicle circulation improvements.

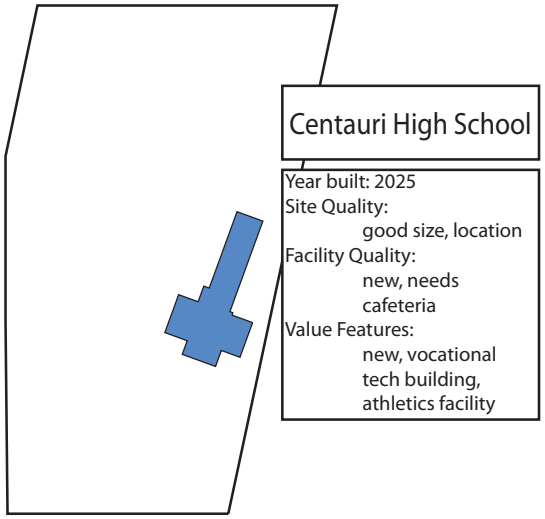
North Conejos Alternative Program: Replace within 15 years.
This residential building lacks key safety and accessibility features to function as an education space. While it is currently functioning, the space is not large enough to grow the program into what could better serve the community.

The Centauri Vo/Ag Shop: Replace within 15 years.
Constructed in 1970 as a pre-engineered metal building, it is in need of significant modernization. While the wood, metal, and auto shops currently provide adequate space and equipment for instruction, upgrades to the ventilation and safety systems are necessary to meet current standards. Additionally, the FFA program lacks sufficient dedicated space and supporting infrastructure to fully accommodate its growing curriculum and activities.

The Centauri Wrestling Facility: Maintain for 20+ years.
Constructed in 2009, it remains well-suited for its intended use and continues to effectively support the wrestling program. Since its original construction, no remodels or additions have been completed. At the time of the master plan, the building was found to adequately meet program needs, with no major deficiencies identified. However, its physical separation from the main high school raises a notable safety concern, particularly regarding student supervision and secure access during school hours.

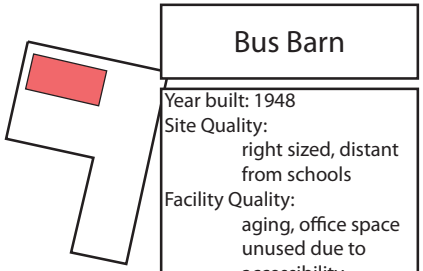
District Administration Building: Maintain for 20+ years.
The admin building is adequate for current operations and may be valuable for continued use or reconfiguration for various district needs based on its central location. The facility is of wood construction and may not last as long as other district facilities.

North Conejos Bus Barn: Replace within 20 years.
The bus barn is in poor condition. While functional, the district should not invest extensive maintenance or improvements in this building.



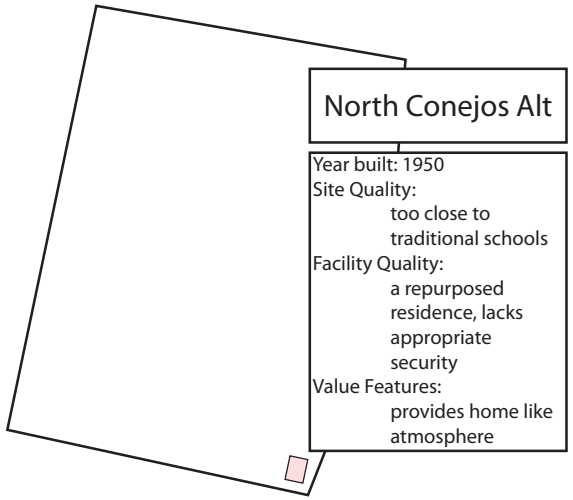
Centauri High School

Year built: 2025
Site Quality:
good size, location
Facility Quality:
new, needs cafeteria
Value Features:
new, vocational tech building, athletics facility



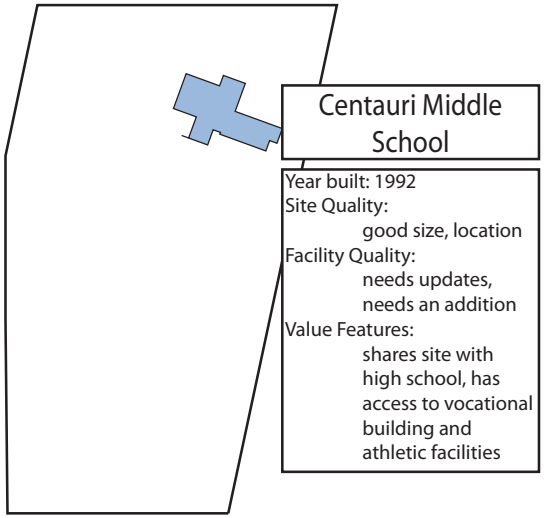
Bus Barn

Year built: 1948
Site Quality:
right sized, distant from schools
Facility Quality:
aging, office space unused due to accessibility
Value Features:
Large garage space for repairs



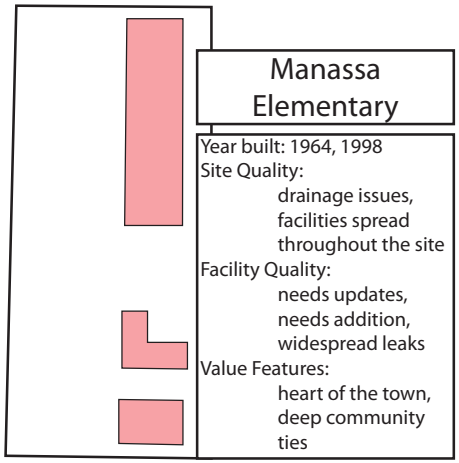
North Conejos Alt

Year built: 1950
Site Quality:
too close to traditional schools
Facility Quality:
a repurposed residence, lacks appropriate security
Value Features:
provides home like atmosphere



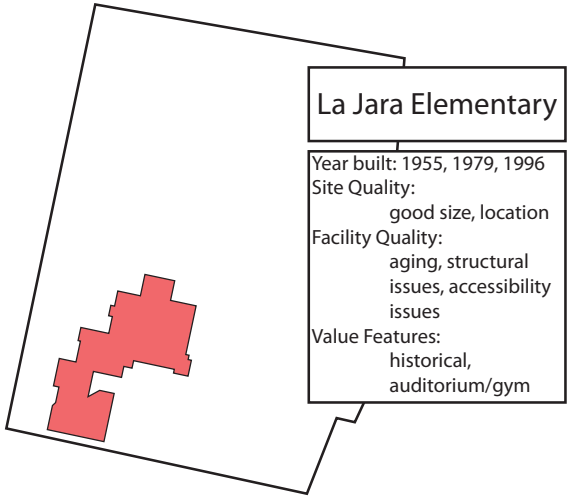
Centauri Middle School

Year built: 1992
Site Quality:
good size, location
Facility Quality:
needs updates, needs an addition
Value Features:
shares site with high school, has access to vocational building and athletic facilities



Manassa Elementary

Year built: 1964, 1998
Site Quality:
drainage issues, facilities spread throughout the site
Facility Quality:
needs updates, needs addition, widespread leaks
Value Features:
heart of the town, deep community ties



La Jara Elementary

Year built: 1955, 1979, 1996
Site Quality:
good size, location
Facility Quality:
aging, structural issues, accessibility issues
Value Features:
historical, auditorium/gym

Low Value

High Value

5.5 District Educational Goals

The district's educational goals described in chapter 3 influenced the priority of facility issues to address, largely focusing on:

- adequate space for necessary curriculum
- conducive, healthy classroom environment
- ability to easily access educational opportunities and provide fairness across the district
- improved technology and tech access

5.6 Specific Facility Solution Recommendations

The following Facility Issues & Solution Estimate shows the prioritized list of issues with recommended solutions and cost. The end of the list shows the summary cost of facility improvements to expect over the phases of work.

Master plan options should focus on resolving the first and second priority items and provide the ability to achieve third and fourth priority items in the future.

5.7 Repair versus Replacement

The projected repair work at the elementary schools is extensive. An initial cost estimate was developed to understand the cost of repair vs replacement, based on the space programs developed in chapter 3.

At La Jara Elementary, the cost to renovate would be 79% of the cost to replace. This level of renovation would still result in a facility with undesirable educational configuration and again systems. It is recommended that master plan options include replacement of La Jara.

At Manassa Elementary, the high priority items aren't as extensive, and the cost to repair would be 33% of the cost to replace. Taking into account the facility assessment, repair would result in a long-term solution with undersized spaces and aging systems. It is recommended that master plan options consider the long-range cost and benefit of replacing the existing school.

Description of Elementary School Options	Size (SF)	Unit	Cost Range	
Major Remodel & Small Additions at Existing La Jara Elementary School * 30-40 year solution	36,950	SF	$32,727,000	$37,600,000
New La Jara Replacement Elementary School	40,000	SF	$41,600,000	$47,800,000
			repair vs replacement cost:	79%
Required Remodel & Small Addition at Existing Manassa Elementary School * priority 1 and 2 items only, 20 year solution	29,500	SF	$13,900,000	$16,000,000
New Manassa Replacement Elementary School	40,000	SF	$41,600,000	$47,800,000
			repair vs replacement cost:	33%

Facility Issues Solution

NEENAN ARCHISTRUCTION®

School	Category	Priority	Deficiency	Solution	Cost Range	
LaJara Elem	Health & Safety	1	No secure vestibule	addition needed to make secure	$ 577,500	$ 664,125
LaJara Elem	Health & Safety	1	All interior & exterior doors and hardware need replacement	replace all interior & exterior doors and hardware	$ 371,250	$ 426,938
LaJara Elem	Health & Safety	1	outdoor playground Security Blind spot	cameras or fencing needed	$ 68,750	$ 79,063
LaJara Elem	Health & Safety	1	Widespread mold & mildew, windows, floors, roof	full cleaning or replacement of interior walls	$ 687,500	$ 790,625
LaJara Elem	Health & Safety	1	Cracks in load bearing walls, Structural system past its useful life	structural assessment needed	$ 5,783,594	$ 6,651,133
LaJara Elem	Health & Safety	1	No exterior fire alarm notification	new fire alarm & fire suppression system required	$ 1,156,719	$ 1,330,227
LaJara Elem	Health & Safety	1	Playground equipment and surfacing is worn & broken	playground surface and playground structure replacement	$ 550,000	$ 632,500
LaJara Elem	Health & Safety	1	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	No elevator, accessibility issues	addition likely needed to install an elevator	$ 584,375	$ 672,031
LaJara Elem	Ed. Suitability	1	Classrooms lack sufficient power & data access	new data and electric receptacles to be installed	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	Poor air quality, lack of fresh air	HVAC replacement	$ 4,626,875	$ 5,320,906
LaJara Elem	Ed. Suitability	1	HVAC system past its useful life	HVAC replacement (included above)	$ -	$ -
LaJara Elem	Ed. Suitability	1	No title-1 classroom	an addition would be required to install this into the program	$ 825,000	$ 948,750
LaJara Elem	Maintenance Cost	1	1950 gym & 1998 wing roof replacement needed	replace roof	$ 480,150	$ 552,173
LaJara Elem	Health & Safety	2	Music room risers safety hazard	demo risers and install new flooring	$ 38,638	$ 44,433
LaJara Elem	Health & Safety	2	Exterior envelope cracked and lacking thermal quality	this issue can be addressed through a full replacement of the building	$ 4,032,875	$ 4,637,806
LaJara Elem	Health & Safety	2	Inconsistent power service with no back up power supply	back up generator can be installed	$ 343,750	$ 395,313
LaJara Elem	Health & Safety	2	Kitchen is small and not efficient	Kitchen Addition and equipment upgrades	$ 1,113,750	$ 1,280,813
LaJara Elem	Health & Safety	2	Accessibility Upgrades at Entries & Restrooms	Accessibility Study Required (Allowance)	$ 825,000	$ 948,750
LaJara Elem	Ed. Suitability	2	Administration area lacks ISS space & staff areas	an addition would be required to install these into the program	$ 412,500	$ 474,375
LaJara Elem	Ed. Suitability	2	Classrooms are undersized for their programmatic use, 6 under 600 SF	this issue can be addressed through a full replacement of the building	Not Possible for remodel	
LaJara Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 4,125,000	$ 4,743,750
LaJara Elem	Ed. Suitability	2	No workspace large enough for staff development	could be addressed in an addition or replacement of the building	$ 158,125	$ 181,844
LaJara Elem	Maintenance Cost	2	Interior finishes, including carpet are worn and outdated	full replacement of interior finishes	$ 1,850,750	$ 2,128,363
LaJara Elem	Maintenance Cost	3	Site Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
LaJara Elem	Maintenance Cost	3	Gym floor is past its useful life, beyond ability to refinish	new gym floor to be installed	$ 320,994	$ 369,143
LaJara Elem	Maintenance Cost	3	Additional Space Needed for Art/Stem/Computer Lab	New Art/Stem/Computer Lab	$ 343,750	$ 395,313
					$ -	$ -
LaJara Elem				***Subtotal:***	***$ 32,727,406***	***$ 37,636,517***

* combining scopes of work will likely reduce the overall cost

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 17,099,775***	***$ 19,664,741***
priority 2 issues	***$ 12,900,388***	***$ 14,835,446***
priority 3 issues	***$ 2,727,244***	***$ 3,136,330***
priority 4 issues	***$ -***	***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
Manassa Elem	Health & Safety	1	Reception visibility issues	re-programming required	$ 412,500	$ 474,375
Manassa Elem	Health & Safety	1	Classroom security deficiencies - door hardware	door hardware to be replaced	$ 280,500	$ 322,575
Manassa Elem	Ed. Suitability	1	Inconsistent classroom temperatures	HVAC replacement, equip. and duct.	$ 2,722,500	$ 3,130,875
Manassa Elem	Ed. Suitability	1	Structure cannot facilitate a new mechanical system	Replace roof structure	$ 5,445,000	$ 6,261,750
Manassa Elem	Ed. Suitability	1	Poor air quality, health concerns among staff	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Maintenance Cost	1	Widespread leaks in roof	full roof replacement needed	$ 816,750	$ 939,263
Manassa Elem	Maintenance Cost	1	HVAC has no redundancy, no A.C.	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Health & Safety	2	Unsafe Emergency exiting out of the gymnasium (Not Accessable)	demo of ramp and new ramp to be installed, demo and replace stairs at rear of building	$ 206,250	$ 237,188
Manassa Elem	Health & Safety	2	Non-compliant kitchen design	full kitchen replacement needed	$ 1,240,938	$ 1,427,078
Manassa Elem	Ed. Suitability	2	lacking ADA accessible stage, bathrooms, and changing areas (Gym)	could be addressed in a building replacement	$ -	$ -
Manassa Elem	Ed. Suitability	2	Insufficient power & data access in classrooms	new data and electric receptacles to be installed	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Insufficient lighting	new lighting throughout	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Widespread accessibility issues	ADA review, create accessible exits as needed	$ 825,000	$ 948,750
Manassa Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 962,500	$ 1,106,875
Manassa Elem	Maintenance Cost	2	All exterior windows need replacement	replace all windows	$ 220,000	$ 253,000
Manassa Elem	Health & Safety	3	Isolated gym access	could be addressed in a building replacement	$ 206,250	$ 237,188
Manassa Elem	Ed. Suitability	3	Poor acoustics & sound control (exterior walls)	gyp. bd. Removed and sound batts to be installed	$ 320,561	$ 368,645
Manassa Elem	Ed. Suitability	3	Library is half the programmatic recommended size	could be addressed in an addition or replacement of the building	$ 1,375,000	$ 1,581,250
Manassa Elem	Ed. Suitability	3	Building lacks an art room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Building lacks a Music Room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	could be addressed in an addition or replacement of the building	$ 7,837,500	$ 9,013,125
Manassa Elem	Ed. Suitability	3	Stand alone Gymnasium - not suitable/safe	demolish existing building, reclaim site	$ 618,750	$ 711,563
Manassa Elem	Maintenance Cost	3	Playground & track has broken surface elements	playground surface replacement	$ 550,000	$ 632,500
Manassa Elem	Maintenance Cost	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	replace all finishes within gym	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Exterior envelope needs significant repair (Gym)	could be addressed in a building replacement	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
Manassa Elem	Maintenance Cost	3	library flooring needs replaced	replacement of flooring in the library	$ 13,750	$ 15,813
Manassa Elem	Maintenance Cost	3	Wall, Floor and Ceiling Finishes are worn and dated	replace finishes (will be required with najor renovations)	$ 1,089,000	$ 1,252,350
Manassa Elem	Health & Safety	4	Staff Work Area undersized	Modify existing configuration	$ 8,594	$ 9,883
Manassa Elem	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 272,250	$ 313,088
Manassa Elem	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 408,375	$ 469,631
					$ -	$ -
Manassa Elem				***Subtotal:***	***$ 32,836,217***	***$ 37,761,649***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

* combining scopes of work will likely reduce the overall cost

priority 1 issues	***$ 9,677,250***	***$ 11,128,838***
priority 2 issues	***$ 4,271,438***	***$ 4,912,153***
priority 3 issues	***$ 18,198,311***	***$ 20,928,057***
priority 4 issues	***$ 689,219***	***$ 792,602***

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri Middle School	Health & Safety	1	Exterior doors do not latch consistently	replacement of all exterior door hardware and paint	$ 106,563	$ 122,547
Centauri Middle School	Health & Safety	1	Reception lacks visibility of entrance	install a large viewing window into vestibule	$ 11,000	$ 12,650
Centauri Middle School	Health & Safety	1	ADA access for all exits	ADA review, create accessible exits as needed	$ -	$ -
Centauri Middle School	Health & Safety	1	Administration suite is undersized, lacking secure entry/private staff, work, break, conference room or ISS space	renovating entrance and expanding admin suite into science room area	$ 304,054	$ 349,662
Centauri Middle School	Health & Safety	1	Drop off severely congested	reconfigure drop off area - TBD scope of work	$ -	$ -
Centauri Middle School	Ed. Suitability	1	Insufficient sound insulation between classrooms	removing gyp. bd. Adding sound batts, extending wall up to deck	$ 126,720	$ 145,728
Centauri Middle School	Ed. Suitability	1	Classrooms lacking fresh air and temp. control ability	HVAC replacement	$ 2,028,125	$ 2,332,344
Centauri Middle School	Ed. Suitability	1	Special education space is undersized and does not include a dedicated restroom	could be addressed in an addition	$ 287,100	$ 330,165
Centauri Middle School	Maintenance Cost	1	Built up roofing system has exceeded its useful life, needs full replacement	replace roof	$ 1,629,375	$ 1,873,781
Centauri Middle School	Maintenance Cost	1	Gas-fired boiler system at end of operational lifespan	boiler replacement	$ 137,500	$ 158,125
Centauri Middle School	Maintenance Cost	1	Perimeter hydronic fin-tube heating system nearing end of useful life	replacement	$ 1,086,250	$ 1,249,188
Centauri Middle School	Maintenance Cost	1	dust and debris entering the building through classroom and office windows	replacement of windows	$ 257,813	$ 296,484
Centauri Middle School	Health & Safety	2	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 814,688	$ 936,891
Centauri Middle School	Health & Safety	2	Bleachers are manually operated, requiring student assistance	replace bleachers with automatic functions	$ 206,250	$ 237,188
Centauri Middle School	Ed. Suitability	2	Inadequate number bathrooms	add additional restroom group and 2 single users	$ 309,375	$ 355,781
Centauri Middle School	Ed. Suitability	2	Science room lacks proper science prep & material storage	assuming admin remodel, new science area would be an addition	$ 3,025,000	$ 3,478,750
Centauri Middle School	Ed. Suitability	2	Kitchen space is undersized & utilizes outdoor storage space	could be addressed in an addition	$ 2,990,625	$ 3,439,219
Centauri Middle School	Ed. Suitability	2	Accessibility Issues at Building Entrances	reconfigure Entrances	$ 825,000	$ 948,750
Centauri Middle School	Maintenance Cost	2	Gymnasium overheats	add AC to gym	$ 687,500	$ 790,625
Centauri Middle School	Maintenance Cost	2	Original flooring worn and in need of replacement	replace flooring throughout classroom area	$ 324,500	$ 373,175
Centauri Middle School	Ed. Suitability	3	Limited natural light	additional windows/skylights to be installed	$ 275,000	$ 316,250
Centauri Middle School	Ed. Suitability	3	No art or music room within the building	could be addressed in an addition	$ 6,600,000	$ 7,590,000
Centauri Middle School	Ed. Suitability	3	Need of an interior room for washer/dryer, ice machine and other equipment	could be addressed in an addition	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Cafeteria is not large enough to hold student body	could be addressed in an addition or expand into existing space	$ 2,750,000	$ 3,162,500
Centauri Middle School	Maintenance Cost	3	Gym floor is significantly worn & in need of replacement	full replacement of gym floor	$ 474,031	$ 545,136
Centauri Middle School	Maintenance Cost	3	Flex Area Floor near Gym. - worn & in need of replacement	replace Flooring	$ 39,738	$ 45,698
Centauri Middle School	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 543,125	$ 624,594
Centauri Middle School	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Power & Data out of date and not sufficient for current technology	additional electrical outlets, circuits, new data wiring, switches, MDF	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Classroom Size and Configuration don't meet current needs	reconfigure & upgrade walls @ existing classrooms	$ 1,344,063	$ 1,545,672
Centauri Middle School	Ed. Suitability	4	Gymnasium sound system does not function	new gym head-end, speakers, mics	$ 41,250	$ 47,438
Centauri Middle School	Ed. Suitability	4	Finishes are Outdated and worn	replace finishes throughout remaining areas	$ 350,625	$ 403,219
					$ -	$ -
Centauri Middle School				***Subtotal:***	***$ 29,892,143***	***$ 34,375,964***

* combining scopes of work will likely reduce the overall cost

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 5,974,499***	***$ 6,870,674***
priority 2 issues	***$ 9,182,938***	***$ 10,560,378***
priority 3 issues	***$ 10,826,269***	***$ 12,450,209***
priority 4 issues	***$ 3,908,438***	***$ 4,494,703***

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri High School	Health & Safety	2	Vocational building ventilation system needs replacing	Replace ventilation system	$ 1,113,750	$ 1,280,813
Centauri High School	Ed. Suitability	2	FAA program lacking adequate space and sanitary components	Renovate interior space 4,000 sf	$ 825,000	$ 948,750
Centauri High School	Health & Safety	3	Vocational building exterior man & overhead doors need replacing	new doors	$ 68,750	$ 79,063
Centauri High School	Health & Safety	3	Pick up and Drop off conjestion - bottle neck at highway entrance	resolve in combination with MS improvements	$ -	$ -
Centauri High School	Ed. Suitability	3	ADA access to shop/out buildings	TBD access requirements	$ -	$ -
Centauri High School	Ed. Suitability	3	Lack of cafeteria/eating space	1,675 sf. addition at main commons on exterior plaza	$ 1,151,563	$ 1,324,297
Centauri High School	Ed. Suitability	3	Vocational building interior walls, finishes, lighting & plumbing fixtures need replacement	renovation of interior needed	$ 5,568,750	$ 6,404,063
Centauri High School	Maintenance Cost	3	Vocational building exterior envelope is worn & damaged	exterior envelope needs repair and replacement	$ 1,628,000	$ 1,872,200
Centauri High School	Maintenance Cost	3	Vocational building roofing & gutters in need of replacement	roof and gutters need replacement	$ 668,250	$ 768,488
Centauri High School	Health & Safety	4	Vocational building is separated from main building	full building replacement as new addition to HS	$ 11,137,500	$ 12,808,125
					$ -	$ -
Centauri High School				***Subtotal:***	***$ 11,024,063***	***$ 12,677,672***

* full shop building replacement cost not included in total

1	Issues requiring immediate resolution	**priority 1 issues**	***$0.00*** ***$ -***
2	Issues to be resolved within 5-10 years	**priority 2 issues**	***$ 1,938,750*** ***$ 2,229,563***
3	Issues to be resolved or planned improvement within 10-20 years	**priority 3 issues**	***$ 9,085,313*** ***$ 10,448,109***
4	Lower priority issues or planned improvements to be resolved in 20+ yrs	**priority 4 issues**	***$ 11,137,500*** ***$ 12,808,125***

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Alt. School	Health & Safety	1	Lacking in entry security system	installation of security system	$ 25,300	$ 29,095
North Conejos Alt. School	Health & Safety	1	No security vestibule	vestibule addition	$ 110,000	$ 126,500
North Conejos Alt. School	Health & Safety	2	Fire alarm is past its useful life	new fire alarm system	$ 31,625	$ 36,369
North Conejos Alt. School	Ed. Suitability	2	Program is limited to 14 students due to building size. Classrooms are undersized	Requires 5,500 sf building replacement or new location	$ 2,268,750	$ 2,609,063
North Conejos Alt. School	Ed. Suitability	2	Residential constructed building not suitable for school use	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Widespread accessibility issues	ADA review needed - but generally difficult to accommodate in current space	$ -	$ -
North Conejos Alt. School	Health & Safety	3	No fire suppression	could be added to the building	$ 47,438	$ 54,553
North Conejos Alt. School	Maintenance Cost	3	Water heater is past its useful life	replacement of water heater	$ 4,125	$ 4,744
North Conejos Alt. School	Maintenance Cost	3	No indoor space for students who arrive early	could be addressed with vestibule or replacement of the building	$ -	$ -
					$ -	$ -
North Conejos Alt. School				***Subtotal:***	***$ 2,487,238***	***$ 2,860,323***

* some scopes are either/or, not additive

1	Issues requiring immediate resolution	**priority 1 issues**	***$ 135,300*** ***$ 155,595***
2	Issues to be resolved within 5-10 years	**priority 2 issues**	***$ 2,300,375*** ***$ 2,645,431***
3	Issues to be resolved or planned improvement within 10-20 years	**priority 3 issues**	***$ 51,563*** ***$ 59,297***
4	Lower priority issues or planned improvements to be resolved in 20+ yrs	**priority 4 issues**	***$ -*** ***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
District Admin Bldg	Maintenance Cost	2	Reception area is ineffective for check in and efficient workspace		$ 41,250	$ 47,438
District Admin Bldg	Maintenance Cost	2	Outdated wires and conduit from 1980s. Constrained MDF space and communications entry point, MDF and server in high moisture location directly below AC units	Update MDF room and replace wiring / equipment	$ 55,000	$ 63,250
District Admin Bldg	Maintenance Cost	2	Lighting is insufficient and at end of useful life		$ 183,563	$ 211,097
District Admin Bldg	Maintenance Cost	3	Limited storage and access to storage		$ 82,500	$ 94,875
					$ -	$ -
District Admin Bldg				***Subtotal:***	***$ 362,313***	***$ 416,659***

* some scopes are either/or, not additive

1	Issues requiring immediate resolution	**priority 1 issues**	***$0.00*** ***$ -***
2	Issues to be resolved within 5-10 years	**priority 2 issues**	***$ 279,813*** ***$ 321,784***
3	Issues to be resolved or planned improvement within 10-20 years	**priority 3 issues**	***$ 82,500*** ***$ 94,875***
4	Lower priority issues or planned improvements to be resolved in 20+ yrs	**priority 4 issues**	***$ -*** ***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Bus Barn	Health & Safety	4	Facility is worn & past its useful life and in need of full replacement	building needs replacement, 10,000 sf PEMB	$ 4,125,000	$ 4,743,750
North Conejos Bus Barn	Health & Safety	4	Widespread accessibility issues	ADA review needed	$ -	$ -
					$ -	$ -
North Conejos Bus Barn				***Subtotal:***	***$ 4,125,000***	***$ 4,743,750***

All District Facilities	***Total:***	***$ 113,454,378***	***$ 130,472,535***

Priority Scale:

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 32,886,824***	***$ 37,819,847***
priority 2 issues	***$ 30,873,700***	***$ 35,504,755***
priority 3 issues	***$ 40,971,198***	***$ 47,116,878***
priority 4 issues	***$ 19,860,156***	***$ 22,839,180***

Part 2: Elementary Consolidation

5.8 Why is it important to consider consolidation while master planning?

Consolidation is often an uncomfortable topic, but it is an essential consideration in the master planning process. Even if a district decides not to consolidate now, simply acknowledging the possibility allows options to remain flexible and adaptable for the future. Conversely, if the preferred plan does not allow for future consolidation, it is important to document that limitation and acknowledge it as a deliberate decision.

A core goal of master planning is not only to evaluate a range of ideas but also to document the reasoning behind decisions. Capturing the district's values, priorities, and long-term goals provides clarity and ensures transparency in decision-making.

Ultimately, the decision to consolidate—or not—belongs to the school district. That choice is influenced by many factors: declining enrollment, financial sustainability, community values, and educational priorities. If enrollment falls to a level where maintaining operations becomes financially unfeasible, the decision may be forced by circumstance. But in times of uncertainty or moderate decline, broader goals and values must guide the discussion.

Key Considerations:

Financial:
- Upfront cost and the size of a feasible project
- Long-term maintenance and staffing needs tied to total square footage
- Transportation requirements for the district and families
- Community support for bond measures

Educational environment:
- Small school sizes that support strong student-staff relationships and positive outcomes
- Shared resources that expand educational opportunities

Community pride and identity:
- Schools as anchors of community life and stability
- Historical and cultural identity tied to existing facilities

Flexibility for the future:
- Ability to adapt to changing conditions without extensive rework or added costs to the community

Local Constraints:
- Availability of land and site limitations

Safety and Security:
- Supervision and management requirements across multiple sites
- Community perceptions of what feels safe for their children

Timing:
- Urgency of current needs

Other important goals and values of the school district and community:
- Traffic considerations
- Drop off/Pick up timing
- High caliber education
- Emotional well-being of students & families
- Economic impact on small towns

The following are opportunities to consider and evaluate through prioritizing the above goals and values:

Building Size evaluation:

Manassa Elementary, 190 students, 2 classrooms per grade (13-20 students/classroom)

LaJara Elementary, 195 students, 2 classrooms per grade (14-19 students/classroom)

If combined: 385 total students

- there COULD BE 4 classrooms per grade (14-19 students/classroom) and eliminate duplicate spaces (administration, gym, kitchen, media center, special programs). Or there COULD BE 3 classrooms per grade (18-25 students/classroom) reducing square footage by an additional 4,800 sq. ft.
- This is a financial, educational opportunity, safety/supervision, and timing consideration.

If combined with the Middle School; An addition to the middle school could provide necessary, space for both elementary consolidation and expanded middle school programs.

- This is a financial, safety/supervision, and educational opportunity consideration.

Location evaluation:

Existing LaJara Elementary Site:

- Benefits: Minimal change for families, land is available,
- Drawbacks: Limited future potential for full consolidation.

Existing Manassa Elementary Site:

- Benefits: Addresses needs for all elementary students now, land is available, requires less square footage long-term.
- Drawbacks: Larger upfront project cost; longer travel distance for La Jara families.

Existing MS/HS site:

- Benefits: Central location; supports both partial and full consolidation; potential to enhance middle school programs.
- Drawbacks: Limited land availability; community concerns about mixing grade levels; larger school population (approx. 600) to manage; traffic challenges.

Conclusion:
Consolidation is not an immediate requirement, but it is a critical factor developing appropriate long-term plans. Whether the district consolidates now, later, or not at all, the greater value lies in clearly identifying and prioritizing its goals and values. This ensures that any decision, consolidation, expansion, or maintaining current facilities, reflects what the community believes is most important.

5.9 The School District's Consideration of Consolidation

During the collaborative design process, stakeholders were asked to identify and prioritize the core values that best represent the North Conejos community and school district. The full list of Goals and Values from 10/3/2025 is included in the appendix "8.7 2025 10 03 CDP notes" The following were voted as the highest priority items:
(14 votes) - Individual connection - teacher to student ratio
(11 votes) - Education efficiency - combine curriculums, share resources, equal education opportunity
(10 votes) - Safety of students
(9 votes) - Economic impact on jobs (town viability)
(8 votes) - Low classroom sizes 16-18 students
(5 votes) - Competitive/Winning mindset, high education standards, high standards in sports
(3 votes) - Shared resources of staff specialization & collaboration
(2 votes) - Strong vocational tech program
(2 votes) - Social/Emotional learning resources available to students

The district engaged in a Choosing by Advantage (CBA) exercise to initially evaluate possibilities of consolidation. In the process prioritized values were listed and assigned weighted importance factors. Three options were then evaluated against each value: the option of separate elementary buildings, combined elementary buildings, or elementary combined with middle school.

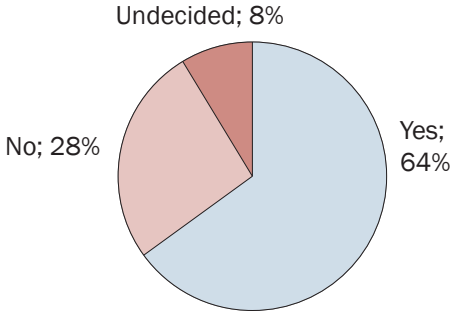
The numerical values and resulting sums help objectively determine which option may provide the greatest overall advantage for the district's long-term goals and community priorities. Interestingly, there are many educational and operational advantages to a combined K-8 building. This is an option that should be developed and considered for the master plan.

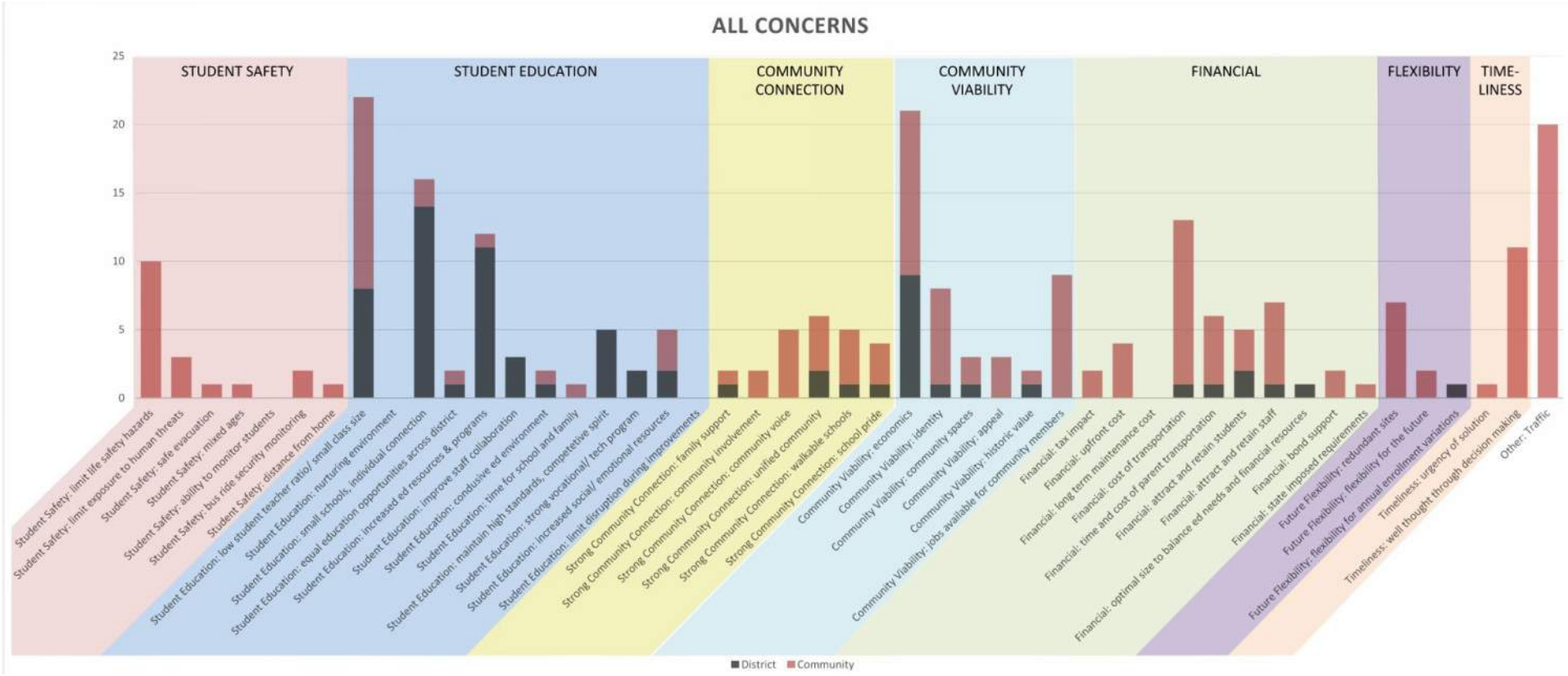
	Weight Factor	Seperate Elementaries	Votes	Total	Combined Elementaries	Votes	Total	Combined K-8	Votes	Total	Combined K-12	Votes	Total
Small school community sizes - individual attention - low classroom # (16-18 students each)	x5	Best. Smaller schools allow for smaller school populations	3	15	Better. Elem still under 400 students and would need similar staff as 2 separate	2	10		1	5		0	0
Student safety	x5	Individual attention but more area to monitor	1	5	Better for monitoring students plus perception of separate MS & Elem. / exposure	2	10	Best structural safety, one facility better for all students one space-easier to monitor	3	15		0	0
Economic impact of communities	x4	Best- maintain current community locations	3	6	Have to choose a location, but one or the other would be impacted	1	2	La Jara and Manassa communities would be impacted	1	2		0	0
Shared resources and education opportunities	x3		1	3	Good - combines Elementary shared resources	2	6	Best addresses Middle School needs & provides extended elementary opportunities	3	9		0	0
District High Standards, “Winning Mindset” for benefit or students	x2	Schools compete to be the best	1	2	Better - provides equal opportunity for all elementary	2	4	Best - encourages mentoring & role modeling	3	6		0	0
Long term maintenance and staffing cost	x2		1	2	Better - less square feet than seperate schools	2	4	Best - least amount of overall square feet, # of facilities, and duplicated resources	3	6		0	0
Ability to adapt flexibility for future	x1	Better - allows for redundency if one school has an issue	2	2	Best - allows for increase or decrease in enrollment flexibility	3	3		1	1		0	0
Meets district needs quicker / improvements for more students	x1		1	1	Better - takes care of all elementary students	2	2	Best - takes care of all schools with major needs	3	3		0	0
Ability to design the best for education (less constraints)	x1	Best - Space to design	3	3	Best - Freedom to configure school and site with ideal configuration	3	3		1	1		0	0
			16	45		16	46		18	50		0	0

5.10 Community Input and Poll

Between 10/13/2025 and 11/18/2025 the school district held two community meetings about the master planning process and the possibility of elementary consolidation. In between the meetings the district polled the community regarding elementary consolidation. Concerns and benefits were gathered from the poll meetings to help steer potential solutions for the school district. Info shared at the community meeting is in appendix: “8.7 2025 11 11 Community Meeting Presentation”

In favor of hearing more about possible consolidation of La Jara & Mannsassa Elementary Schools





5.11 Benefits and Concerns of Consolidation

Benefits of Consolidation

- Access to specialized programs - reading intervention, STEM, art and enrichment - that smaller, under-resourced schools struggle to provide alone
- Consistent support staff like counselors, special educators, and paraprofessionals who can collaborate in one location
- Safe, modern classrooms that meet building codes and allow them to focus on learning, not distractions
- Shared resources between students, teachers, & facility maintenance
- Financial benefits, cost of maintenance, utilities, administration
- Consistent curriculum delivery across all grade levels
- Larger peer groups and a sense of belonging
- A single, united school identity that builds community pride

Concerns of consolidation

- Losing a key part of each town's individual identity
- Fewer local events and traditions that bring neighbors together
- Declining small-town participation and morale
- A potential shift in community balance and influence
- Loss of walkability
- Smaller schools traditionally have higher engagement and attendance, lower discipline issues, stronger teacher-student relationships and more family involvement
- Larger class sizes
- Cultural clashes between different school environments
- Possible staff reductions
- Transportation costs
- Traffic considerations
- Merging schools can disrupt friendships, comfort zones, and daily routines
- Parents disagreeing with consolidation could choose to home school their kids instead

5.12 Elementary Consolidation Summary

The community is a passionate and involved group of people that care deeply about their towns and respective schools. Many concerns were identified and listed, and the district hosted info sessions and gained input at both community meetings and school board meetings. Through discussion, concerns with similarities were combined into more comprehensive central concerns, creating an updated and consolidated list of district and community values. This is included below as a prioritized list of values to be used to evaluate master plan school configuration options.

Ultimately, the school district believes there are significant educational and long-term cost benefits of consolidation the elementary school buildings and will consider various consolidation options for the facilities master plan.

Part 3: Conclusion of Analysis:

5.13 Conditions of Satisfaction for Options

The following are major factors and goals that should be considered when evaluating Master Plan options and decisions. This can be considered the "Conditions of Satisfaction" for the Master Plan based on all the previous chapters and this analysis.

Master plan options shall:

- Adequately enroll community members and address needs from all communities within the district
- Consider the eventual need to replace Manassa and Bus Barn facilities and caution significant investment in those buildings.
- Consider the higher quality of the HS and MS facilities and plan for long-range investment in those buildings.
- Determine a phased approach to addressing issues.

- Address traffic concerns regarding the Centauri Campus
- Options should provide the ability for elementary schools to eventually consolidate
- Evaluate options, benefits, and drawbacks of WHERE and WHEN elementary should be consolidated

Prioritized list of values to be used to evaluate master plan elementary school configuration options:

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

6 | Options Considered



6

6.1 Options Intro

Facility master plan options were developed according to the prioritized list of solutions presented in section 5.6. In general, the master plan options need to include an eventual replacement of elementary school buildings, and maintenance of the middle and high school buildings. Future consideration is also necessary for the replacement of ancillary district buildings such as the bus barn, the high school shop, and the alternative school.

This chapter is in two sections: options considered for elementary followed by options and next steps for other district facilities.

6.2 Options for the Elementary Schools

The best way to describe the variety of options for elementary schools is through a tree diagram.

The first question for the district was IF the school wanted a long-term plan to maintain separate elementary schools, or plan for eventual consolidation.

If yes, the second question was WHEN the right time for consolidation would be, either plan for future consolidation or consolidate now.

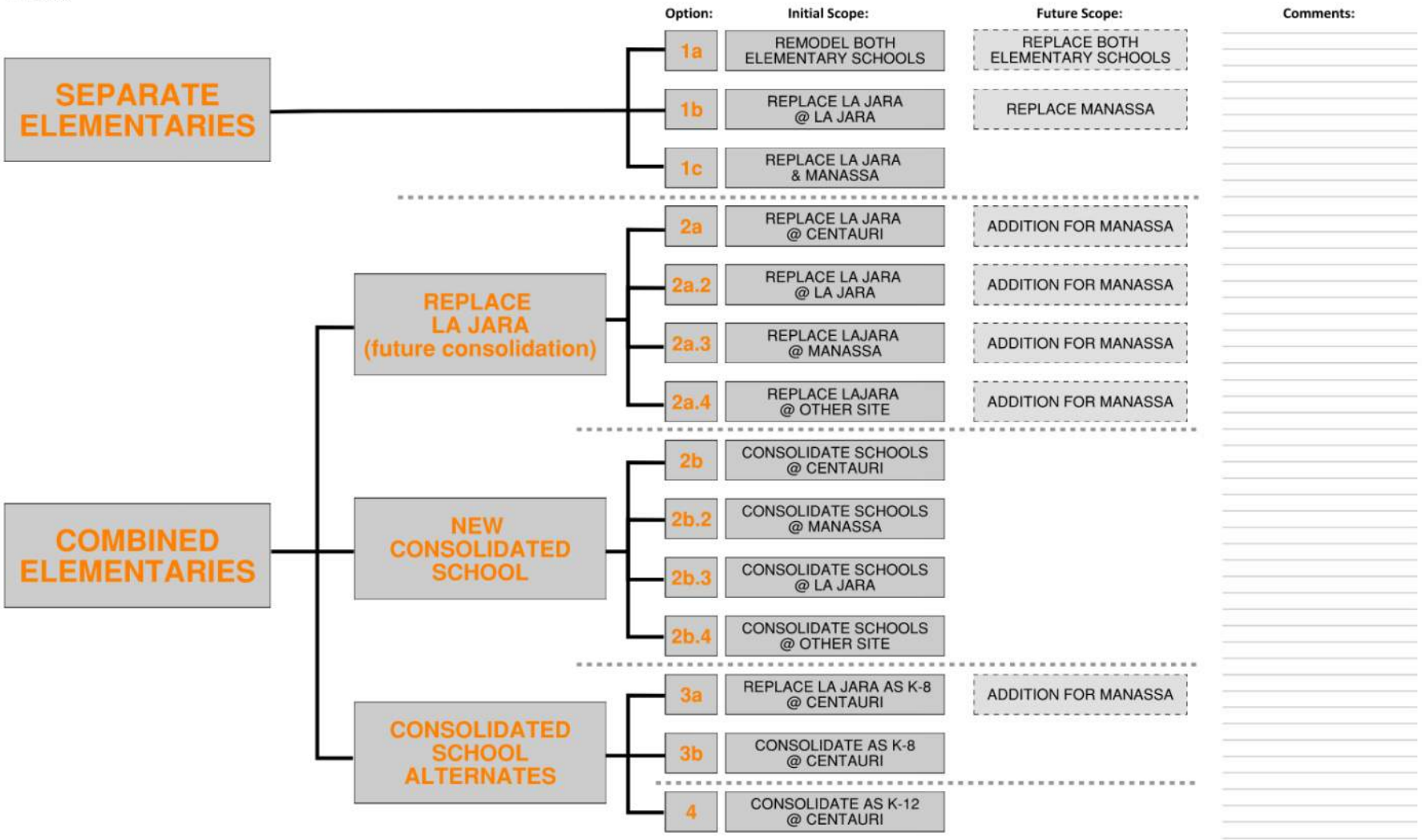
In either case, the remainder of options developed out of WHERE elementary consolidation should happen.

The following diagram describes the variety of options available.

North Conejos School District — Elementary Configuration Options

NEENAN ARCHISTRUCTION

11-21-2025



North Conejos School District
Options

NEENAN ARCHISTRUCTION

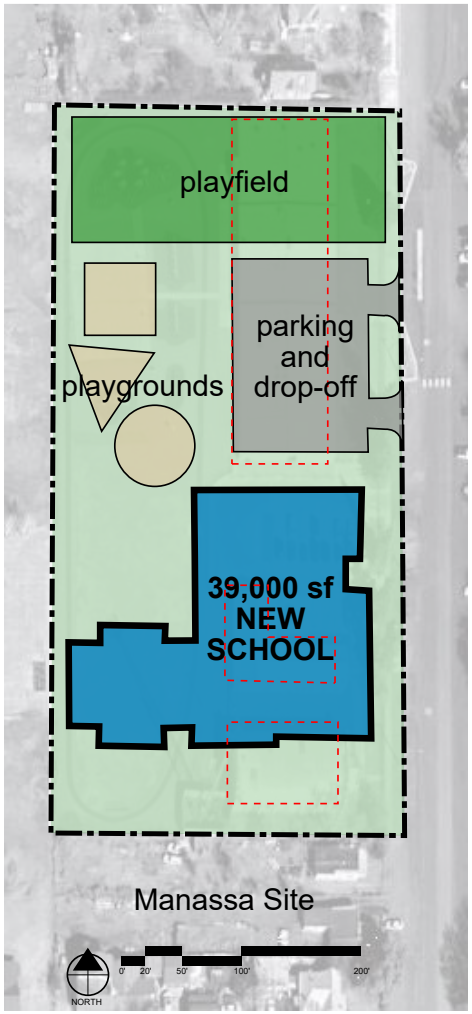
OPTION 1c

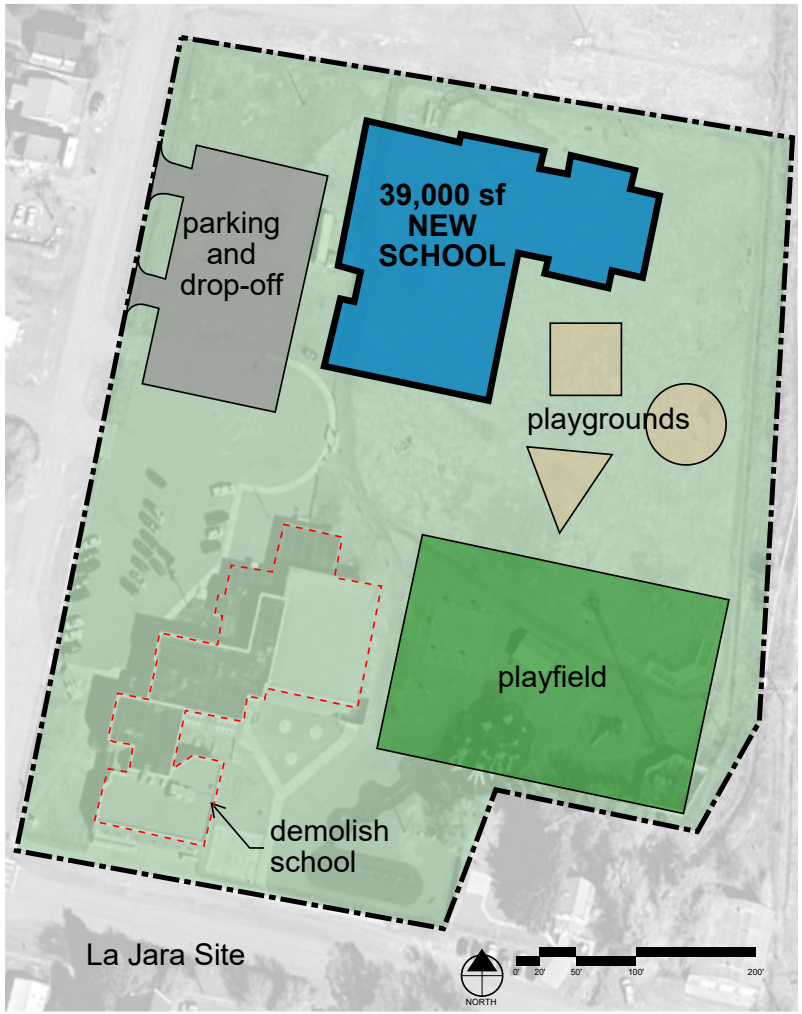
REPLACE LA JARA ELEM
@ La Jara site

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.

Conclusion:
The options of replacing or maintaining both schools as separate buildings do not meet long range financial and educational goals of the school district. They negate the future ability to consolidate. The options are developed as a baseline for cost comparison.





North Conejos School District
Options

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OPTION 3b

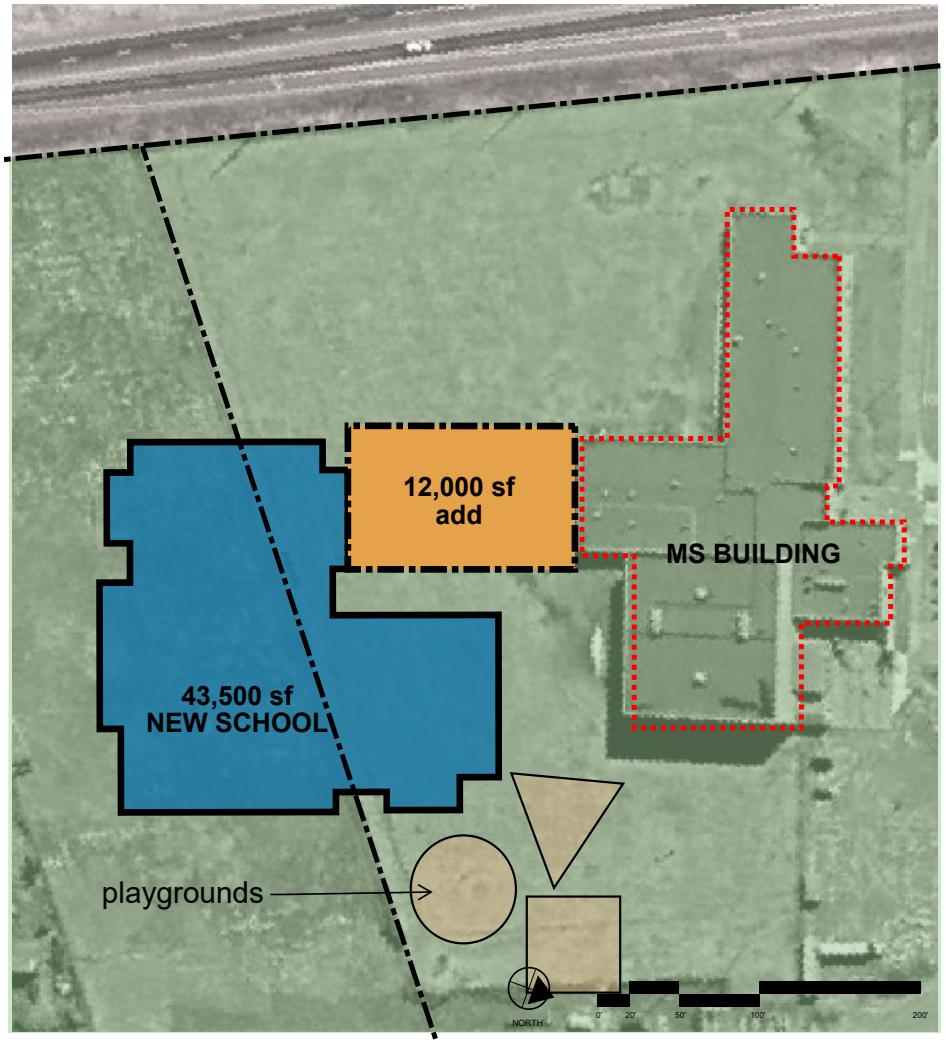
CONSOLIDATE AS K-8 @ Centauri Site

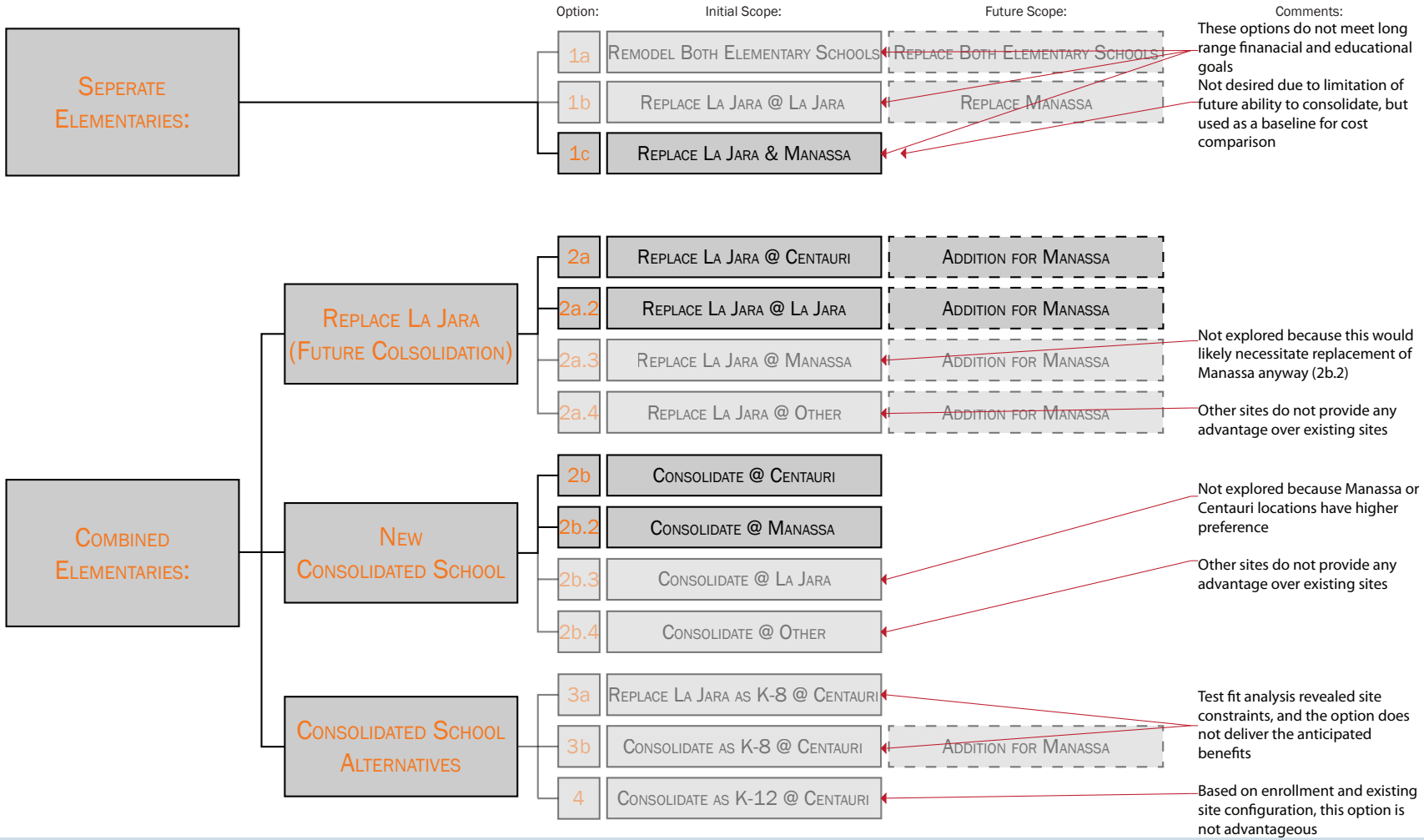
In section 5.9, it was discovered that there would be educaitonal and operational benefits to develop a K-8 building by adding as elementary wing onto the existing Centauri Middle School building. This option would provide an immediate solution for all elementary and middle school facility issues.

This option was explored with an approximate 43,000 sq ft elementary addition and a 12,000 sq ft middle school addition.

The option could be modified to be phased, with a replacement of La Jara first and an ability to add a 13,000 sq ft addition for a future replacement of Manassa, but was designed to show how the full build-out could work.

Conclusion:
The location of the existing building and the resulting site drop off, entry orientation, parking, and site traffic flow constraints reduced the anticipated benefits. Ultimately, this option was not pursued any further.





Through the discussions and evaluations recorded in chapter 5, the benefits of educational and operational effectiveness have steered the district to master plan options that allow for consolidated elementary buildings.

Initial options were reduced to 4 final options, with reasonings noted above. These consolidation options allow for a more efficient program of spaces than separate elementary schools, with shared common spaces. A program has been developed for a consolidated school at 55,500 sq ft, 22,500 square feet smaller than two separate buildings. The program can be referenced in the appendix, “6.2 North Conejos Consolidated Elementary Program.”

The accompanying diagrams illustrate site and building improvements associated with these proposed solutions and help to visualize the areas of work used to develop preliminary budgets. These visual aids, combined with phased cost estimates, provide the district with a clear understanding of the scope, scale, and sequence of potential investments.

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.



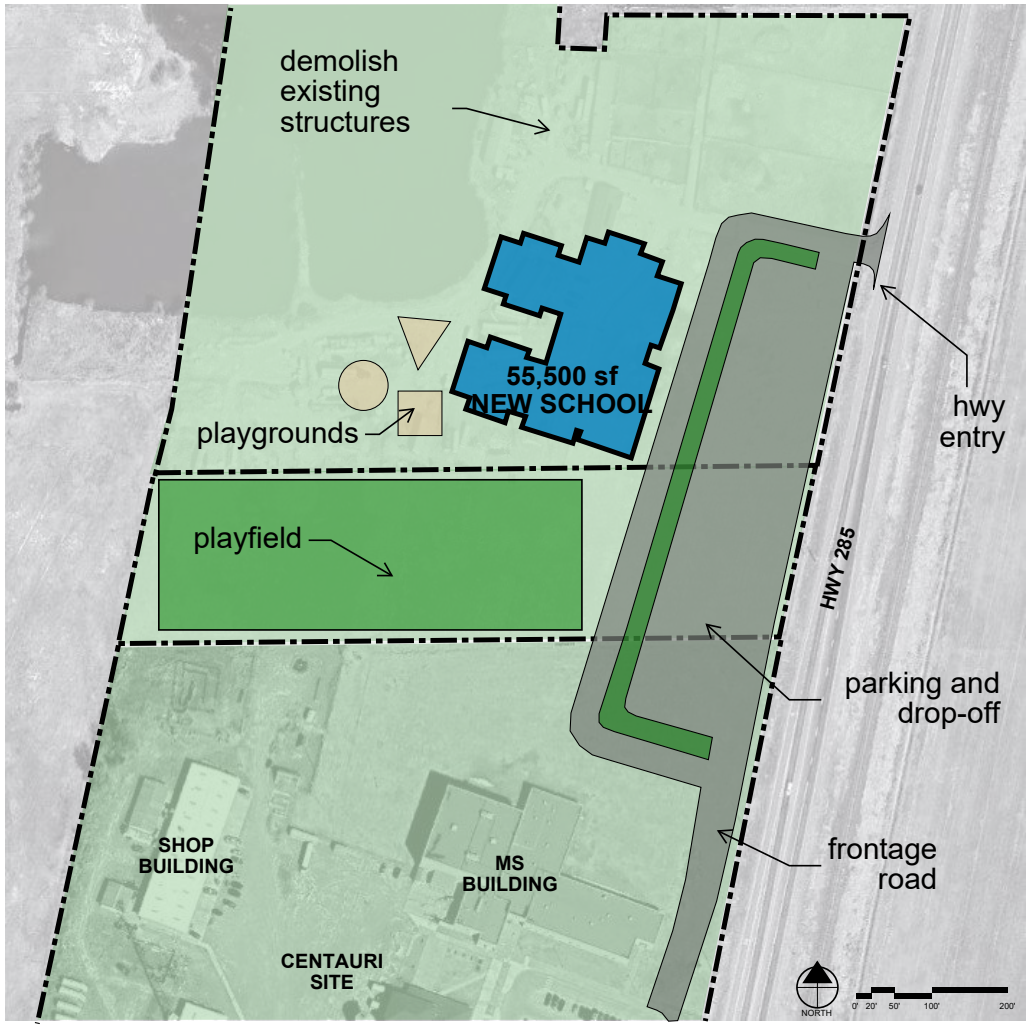
North Conejos School District Options

NEENAN ARCHISTRUCTION®

OPTION 2b

REPLACE BOTH ELEMENTARY SCHOOLS W/ CONSOLIDATED ELEMENTARY @ 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 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.



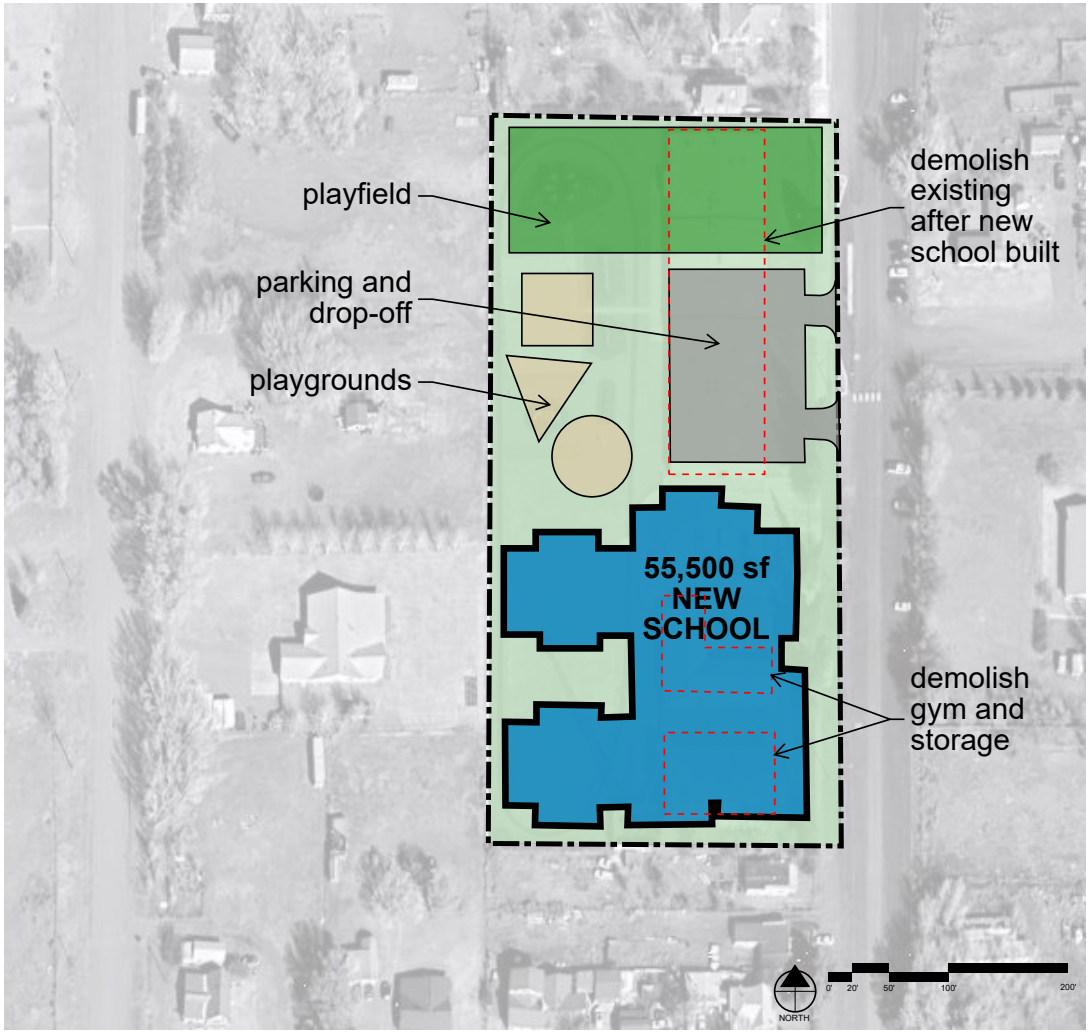
North Conejos School District
Options

NEENAN ARCHISTRUCTION®

OPTION 2b.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.



Conceptual Cost Summary

The cost summary of the final options includes Option 1c, replacement of two separate elementary schools as a cost comparison.

The costs for construction are comparable cost/sqft of other projects currently under construction and recent BEST application projects of similar size. The cost range shown provides a reasonable assumption of total project cost depending on how soon the projects can be completed.

The cost comparison also shows that Options 2a and 2a.2 have future phases to replace the Manassa Elementary building, and while they show as a lower cost in the first phase, the second phase would result in a higher overall cost to the district and community.

Choosing by Advantage

The district engaged in a Choosing by Advantage (CBA) exercise to evaluate the master plan elementary options. In this process the prioritized values from chapter 5 were listed and assigned weighted importance factors. The four options were then evaluated against each value.

The numerical values and resulting sums help objectively determine which option may provide the greatest overall advantage for the district's long-term goals and community priorities.

Based on the results, Option 2b, replacing both elementary buildings into one consolidated building at Centauri, is the clear winner. Additionally, the cost is not significantly higher than other options, especially when taking into account the requirement of future phases of work.

The other three options resulted in similar scores, which provides the district with viable options if Option 2b does not work.

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)

		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 ability 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 faciliites	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 ability 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.

6.3 Other District Facilities

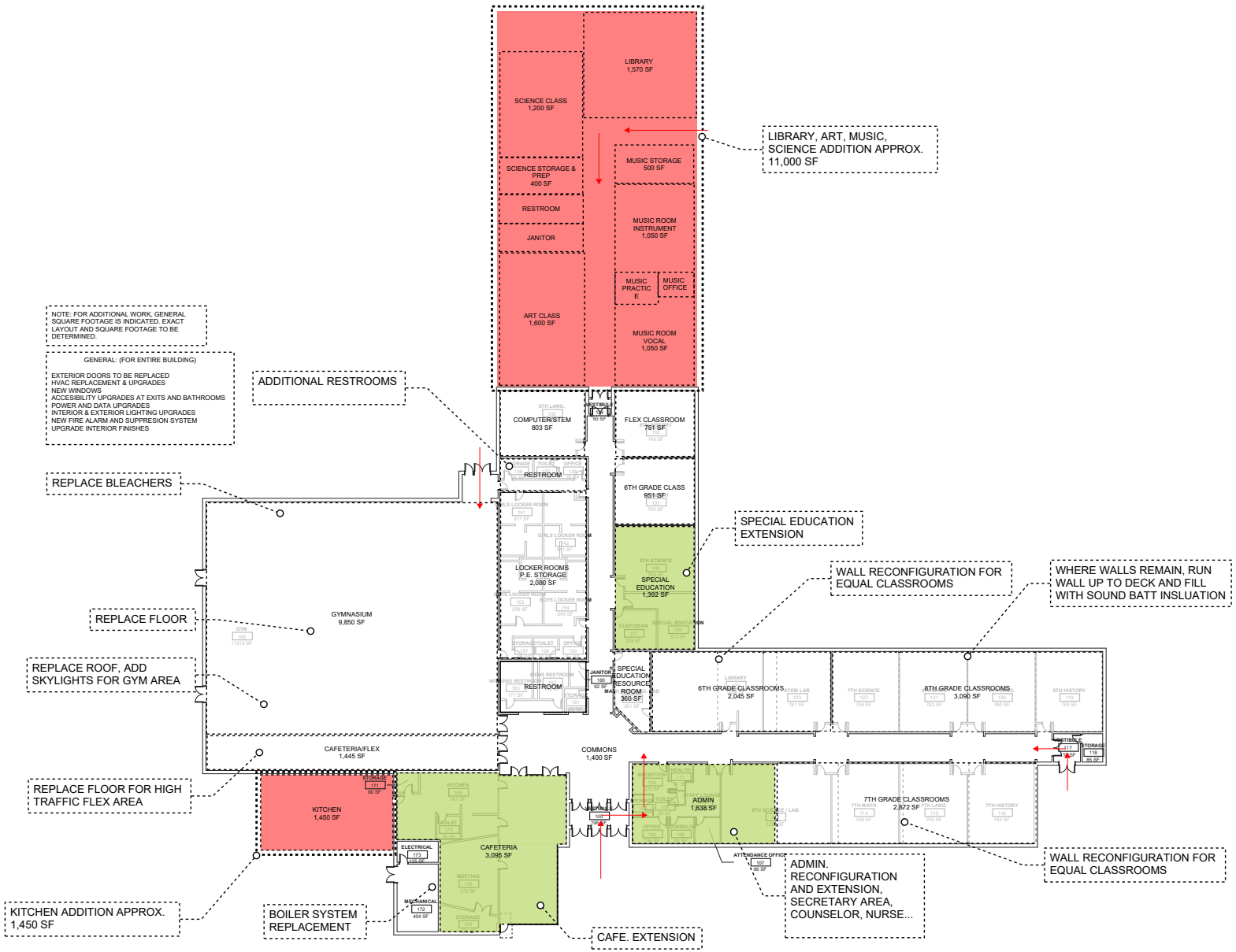
The following describes the master plan needs and options of other district buildings including middle school, the bus barn, the high school shop, and the alternative school.

Each of the buildings has a variety of issues that require resolutions and are best described with scopes and cost of work on the “5.6 Facility Issues-Solution - N Conejos 2025 12 09 - final for MP” included in chapter 5. Recommended improvements and priorities are described in that document. As projects are completed, the total scope of work and priorities of repairs can be re-evaluated and adjusted, but this document financial planning document. The middle school has multiple, interrelated improvement needs that would be most effectively addressed through a combined upgrade project.

Middle School
Replacement of the middle school building at 51,400 sq ft would cost significantly more than renovating and updating the existing building in fair condition and was not developed as an option.

The following is a plan representation of upgrades noted on the Facility Issues-Solution list and program of spaces needed for middle school.

From the Facility Issues Solution list, it is recommended that priority 1 & 2 items be included in the first phase of upgrade as well as the priority 4 items required due to the size of the project, including the fire alarm, sprinkler, and technology upgrades. This results in a total project cost range of $19M to $22M.


LIBRARY, ART, MUSIC, SCIENCE ADDITION APPROX. 11,000 SF
NOTE: FOR ADDITIONAL WORK, GENERAL SQUARE FOOTAGE IS INDICATED. EXACT LAYOUT AND SQUARE FOOTAGE TO BE DETERMINED.
GENERAL: (FOR ENTIRE BUILDING)
EXTERIOR DOORS TO BE REPLACED
HVAC REPLACEMENT & UPGRADES
NEW WINDOWS
ACCESIBILITY UPGRADES AT EXITS AND BATHROOMS
POWER AND DATA UPGRADES
INTERIOR & EXTERIOR LIGHTING UPGRADES
NEW FIRE ALARM AND SUPPRESION SYSTEM
UPGRADE INTERIOR FINISHES
ADDITIONAL RESTROOMS
REPLACE BLEACHERS
REPLACE FLOOR
REPLACE ROOF, ADD SKYLIGHTS FOR GYM AREA
REPLACE FLOOR FOR HIGH TRAFFIC FLEX AREA
KITCHEN ADDITION APPROX. 1,450 SF
BOILER SYSTEM REPLACEMENT
CAFE. EXTENSION
SPECIAL EDUCATION EXTENSION
WALL RECONFIGURATION FOR EQUAL CLASSROOMS
WHERE WALLS REMAIN, RUN WALL UP TO DECK AND FILL WITH SOUND BATT INSLUATION
ADMIN. RECONFIGURATION AND EXTENSION, SECRETARY AREA, COUNSELOR, NURSE...
WALL RECONFIGURATION FOR EQUAL CLASSROOMS
LIBRARY 1,570 SF
SCIENCE CLASS 1,200 SF
SCIENCE STORAGE & PREP 400 SF
RESTROOM
JANITOR
ART CLASS 1,600 SF
MUSIC STORAGE 500 SF
MUSIC ROOM INSTRUMENT 1,050 SF
MUSIC PRACTICE
MUSIC OFFICE
MUSIC ROOM VOCAL 1,050 SF
COMPUTER/STEM 803 SF
FLEX CLASSROOM 751 SF
6TH GRADE CLASS 951 SF
LOCKER ROOMS P.E. STORAGE 2,080 SF
SPECIAL EDUCATION 1,392 SF
GYMNASIUM 9,850 SF
SPECIAL EDUCATION RESOURCE ROOM 360 SF
6TH GRADE CLASSROOMS 2,045 SF
8TH GRADE CLASSROOMS 3,090 SF
CAFETERIA/FLEX 1,445 SF
COMMONS 1,400 SF
KITCHEN 1,450 SF
CAFETERIA 3,095 SF
ADMIN 1,838 SF
7TH GRADE CLASSROOMS 2,872 SF

7 | Strategic Plan



7.1 Conclusion

With four main educational facilities and several additional educational and district structures, there are many facility issues and maintenance planning items to consider. After reviewing all facilities and reviewing critical priorities, this chapter provides a 20 year, phased plan for facility improvements. The most critical for student health, safety, and educational suitability is to address the elementary school buildings.

After months of evaluating facility conditions, educational needs, site constraints, and long-term operational goals, one theme consistently emerged: North Conejos School District would benefit most from consolidating its elementary program at the Centauri campus, where educational, safety, and community resources can be unified in one location. Numerous configurations were explored—including remodels, additions, replacement options, and multi-campus arrangements—but the option that proved most advantageous was the one that best aligned with both district priorities and long-term feasibility.

The district is currently under contract to acquire land adjacent to the Centauri campus, making this site uniquely positioned to support future growth and provide the space necessary for improved traffic circulation, safer student access, and expanded outdoor activity areas. By co-locating educational programs on one campus, the district can streamline staffing, enhance supervision, strengthen collaboration across grade levels, and more efficiently share resources and specialized services.

While many options offered partial solutions, several carried significant challenges—particularly cost, grant competitiveness, logistical complexity, or limited ability to resolve major safety and transportation concerns. The chosen direction—to construct a new combined elementary school at the Centauri site—proved to be the most responsible and sustainable long-term path for the district. This approach also allows the district to pursue a BEST grant application that focuses strategically on high-priority needs, without overextending scope in a way that could limit funding eligibility.

In addition to resolving critical elementary facility and safety needs, this option creates an opportunity to resolve existing site circulation and traffic safety concerns at the Centauri Campus for both the middle school and high school. The addition of a new campus entry would reduce congestion at the highway access point, while new connections to internal drive lanes would better distribute on-site traffic and improve overall efficiency. By positioning key programs together and investing in modern efficient infrastructure, the district can provide a cohesive K-12 environment that strengthens community identity and supports academic excellence for years to come.

Beyond elementary facilities, the middle school and alternative school buildings also exhibit student safety and educational suitability concerns and are therefore prioritized for a second phase of work.

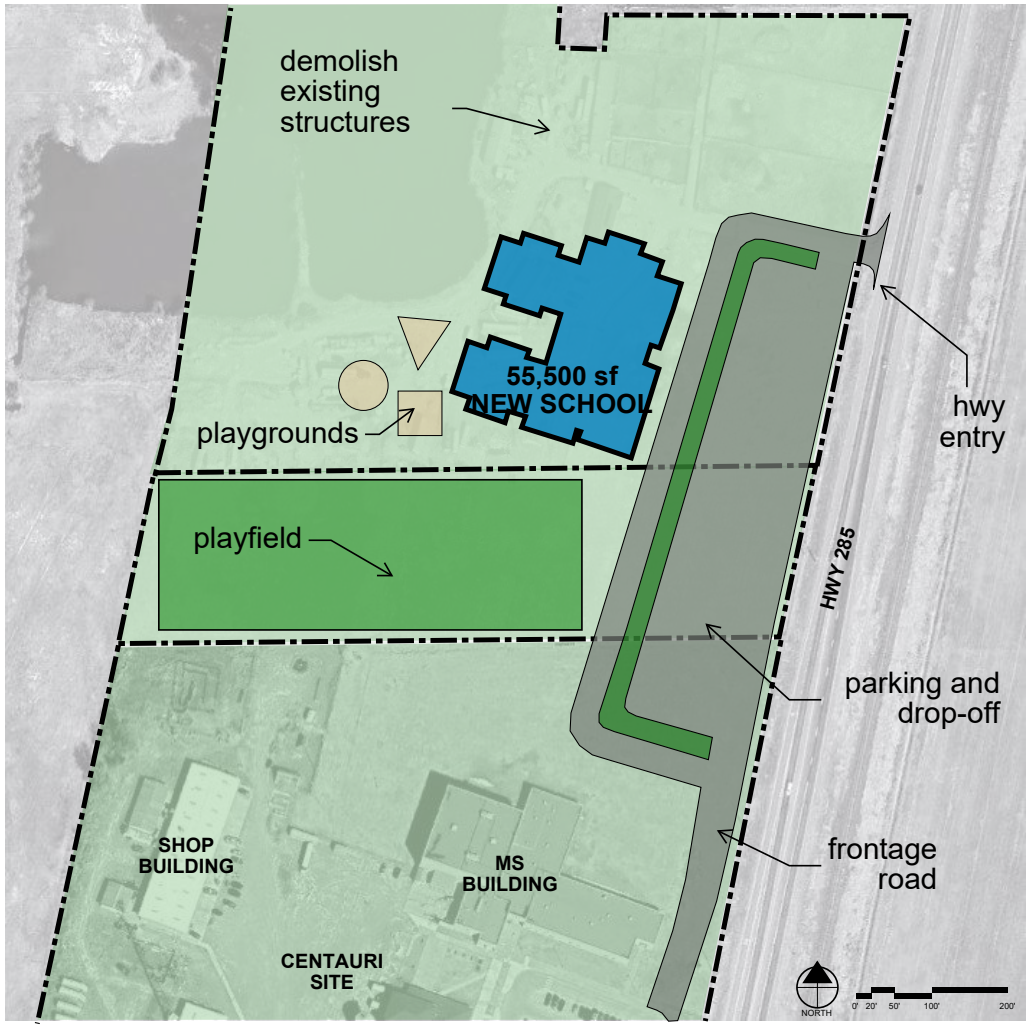
North Conejos School District Options

NEENAN ARCHISTRUCTION®

OPTION 2b

REPLACE BOTH ELEMENTARY SCHOOLS W/ CONSOLIDATED ELEMENTARY @ 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.



7.2 Funding Options

7.2.1 Capital Renewal and District Funding Capacity

The North Conejos School District general fund serves as the primary account for district expenditures, both annual operations and long-term facility investment.

In recent years, NCSD has maintained responsible financial practices, resulting in a current fund balance of approximately $12,000,000. The fund allows the district to cover sizable projects, however, facility replacement such as the elementary school are beyond the capabilities of district funds. The fund still needs to accommodate routine maintenance across multiple buildings including district-wide utilities and essential upgrades (technology, security, and mechanical systems) as part of the operating budget.

The district is currently utilizing district funds to acquire land adjacent to the Centauri campus.

7.2.2 Local Bond Capacity

As of 2024–2025, North Conejos School District has available bonding capacity determined by its assessed valuation. Although exact figures should be verified with current county assessment data, rural San Luis Valley districts traditionally have modest assessed valuations, resulting in limited bonding capacity compared to total facility needs. This makes BEST funding especially important.

2024/25 Bonding Capacity = $7,805,104
Current Debt as of 2025 = $5,233,536
Remaining Bond Capacity = $2,571,568

A local bond is not necessary to provide the required match for a BEST grant for a new combined elementary school on the Centauri site. However, the school district may choose to pursue a bond initiative for further phases of facility improvement as identified in master planning.

If the district considers a bond measure in coordination with a BEST grant application, timing will be essential. A 2026 or 2027 bond election may allow the district to align tax impacts with grant cycles and build strong messaging around safety, consolidation benefits, and long-term cost efficiency. Clear communication with the community, particularly around replacing aging buildings, improving campus safety, and reducing long-term operational costs, will be central to gaining voter support.

7.2.3 BEST Grant (Building Excellent Schools Today)

The BEST Grant remains the most impactful funding source available to North Conejos School District for school replacement. The program assists districts with limited financial capacity and significant facility needs by providing competitive grants for capital improvement projects.

For rural districts similar to NCSD, recent match requirements have typically ranged from approximately 25%–50% depending on assessed valuation, enrollment, free/reduced lunch percentage, and district income factors. While final match percentages for each application cycle are determined annually, NCSD's size, facility conditions, and financial metrics suggest the district is likely to receive a relatively favorable match rate compared to more urban districts. The current required match for NCSD as of 2025/26 fiscal year is 31%.

The BEST program also includes a statutory match reduction waiver, which allows districts with low bonding capacity to move forward with essential projects even if the full district share exceeds local financial limits. This waiver has been successfully used by multiple rural districts replacing outdated elementary or PK-12 buildings.

Given the urgency of replacing the existing elementary school, consolidating the campus, improving safety and traffic circulation, and addressing long-term educational needs, NCSD is a strong candidate for an upcoming BEST cycle, particularly the fiscal year 2026/27 grant round.

7.2.4 Additional Funding Sources

In addition to local bonds and BEST requirements, the district may be able to pursue supplemental grants that support specific project components:

DOLA (Department of Local Affairs) — Often supports infrastructure tied to community growth, utilities, or critical public facilities.
GOCO (Great Outdoors Colorado) — Well suited for outdoor recreation areas, playgrounds, fields, and trails that offer community access.

Brownfields Cleanup Grant Program - funds to assist in redevelopment and remediation of abandoned properties that contain environmental hazards benefit the public good (like re-purposing school buildings into community spaces.)

FEMA Hazard Mitigation Funding — May apply if the proposed project includes a shelter component or addresses emergency response capabilities.

Private/Local Partnerships — Particularly relevant for agricultural or CTE programs, which can attract local business and industry support.

Although these sources are typically smaller in scale, they significantly strengthen a BEST application, broaden community benefits, and reduce the district's local financial burden.

7.3 Five-Year Strategic Plan

North Conejos School District RE-1J

The "Facility Issues-Solution" list in chapter 5 offers detail for prioritizing and addressing district issues with projected costs, and the following "Facility Master Plan Recommendations" provides a summary of the phased approach for addressing the scopes of work. These lists can be maintained and updated as progress is made. The highest-priority items, outlined in Phase 1 and 2 scopes of work, should be initiated within five years. Grant funding, along with matching contributions, should be sought to tackle these critical issues. The following timeline outlines the steps to implement Phase 1 and 2 items.

Other maintenance and education issues identified on the "Facility Issues-Solution" list should be addressed in the next 10 to 20 years with future grant funding, district capital reserves, and bond support.

As needs evolve over the next 20 years with changing student enrollment, the master plan document should be updated to identify any larger remodels and major projects.

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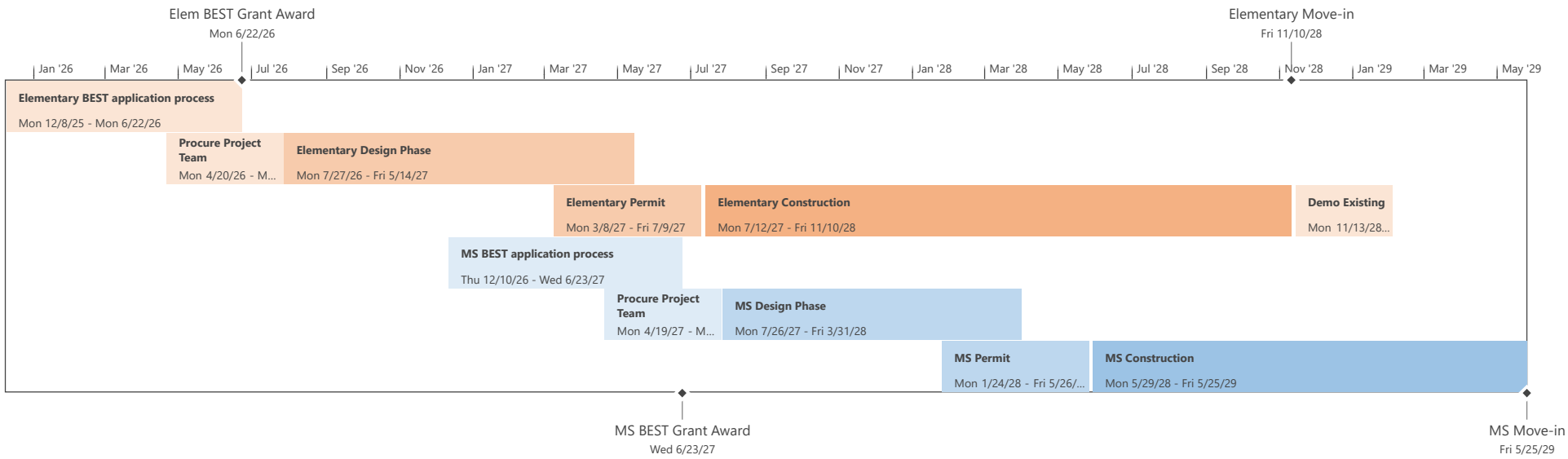
Facility Master Plan Recommendations

Project #: 3543

Project Name:
North Conejos
School District

Phase 1 work: immediate				
LaJara Elem	Replace Building with consolidated elementary	$ 59,612,000	$ 68,553,800	
Manassa Elem	Replace Building with consolidated elementary		$ -	
Facility Master Plan Recommendations: phase 1, 2026-28	***Total:***	***$ 59,612,000***	***$ 68,553,800***	
Phase 2 work: within 1-2 years				
Centauri Middle School	Priority 1 & 2 items, and priority 4 items that are required due to the size of project (fire alarm, sprinkler, etc.)	$ 19,065,874	$ 21,925,755	
Centauri High School	Priority 1 & 2 items	$ 1,938,750	$ 2,229,563	
North Conejos Alt. School	Priority 1 items	$ 135,300	$ 155,595	
Facility Master Plan Recommendations: phase 2, 2027-29	***Total:***	***$ 21,139,924***	***$ 24,310,912***	
Phase 3 work: within 5-10 years				
Centauri High School	Priority 3 items (cafeteria and repair or replacement of vocational building)	$ 9,085,313	$ 10,448,109	
North Conejos Alt. School	New location, 5,500 sq ft space remodel	$ 2,268,750	$ 2,609,063	
District Admin Bldg	Repairs	$ 362,313	$ 416,659	
Facility Master Plan Recommendations: phase 3, 2032	***Total:***	***$ 11,716,375***	***$ 13,473,831***	
Phase 4 work: within 20 years				
North Conejos Bus Barn	Replace building	$ 4,125,000	$ 4,743,750	
Facility Master Plan Recommendations: phase 4, 2045	***Total:***	***$ 4,125,000***	***$ 4,743,750***	

7.3.1 Timeline, 2026–2029



7.3.3 Contingency Strategy (If BEST Funding Is Delayed)

If the district is not funded in the first application cycle, the following actions should be taken:

1. Update and strengthen the application based on CCAB scoring feedback.
2. Refresh cost estimates to maintain accuracy in a fluctuating construction market.
3. Continue acquiring supporting grants and building community awareness.
4. Re-apply in the next BEST cycle while sustaining essential maintenance from the general fund and capital reserves.

The district's commitment remains to avoid new bonding, unless future community conditions shift substantially and the public expresses desire for a multi-phase expansion beyond BEST capability.

7.4 Summary of Master Planning Process

7.4.1 Process

From the summer of 2025 through the end of the year, the North Conejos School Board, the Neenan Company, North Conejos school district staff, and communities of La Jara and Manassa met for several tours, meetings, and work sessions to develop the content of this masterplan. The meetings followed the sequence of gathering information and goals, analyzing and brainstorming potential options, and then developing potential solutions.

Meeting presentations and minutes for all the meetings and work sessions by TNC have been included in the appendix.

- August 06, 2025: Neenan and North Conejos School Board (NCSB) meet to discuss Master Plan Process and preliminarily walk facilities with the architect and preconstruction manager.
- September 05, 2025: Neenan and School Superintendent check in on master plan process.
- September 16, 2025: Neenan and NCMPC meet to discuss educational needs, and facility assessments
- September 23, 2025: Neenan and NCSB meet to discuss progress of the master plan, introduce goals of the CDP and prepare for the CDP
- October 03, 2025: Neenan, the NCSB and the community gather for the Collaborative Design Process (CDP) to develop priorities of facility issues, school organization possibilities, as well as review school programs and costs
- October 13, 2025: NCDS and the community gather to provide info and update on master plan process, and initiate community poll
- October 21, 2025: Neenan and the North Conejos Master Plan Committee (NCMPC) meet to align on master plan direction and specific requests of the school
- November 04, 2025: Neenan and the NCSB meet to align on the upcoming community meeting, and the next steps toward BEST scope decision
- November 11, 2025: Neenan attends the community meeting set up by the NCSB. The goal of this meeting includes, providing context for the purpose and timeline/current progress of the facilities master plan, provide current facilities information, gather and prioritize community values, and answer questions about the master plan progress.
- November 18, 2025: Neenan and the NCMPC meet to align on necessary info to choose master plan direction
- December 02, 2025: Neenan and the NCMPC meet for a work session to determine the master plan direction for elementary schools, including picking which option best suits the district
- December 08, 2025: The district facilities planning committee presents recommended master plan direction to the school board, and the board approves the direction
- December 09, 2025: Neenan and the NCMPC meet to align on master plan direction for non-elementary scopes of work
- December 16, 2025: Neenan and NCMPC meet for final review of master plan direction prior to printing document

7.4.2 Master Planning Team

The process of creating this document included several meetings with the school board, staff and community members as well as the professional team from the Neenan Company. A master facilities planning committee composed of school administrators, staff and community members provided context, creative input, critical feedback, and helped formulate the options included in this report.

Darren Edgar	Super intendent
Regina Denton	Manassa Elem. Principal
Michelle Woodward	La Jara Elem. Principal
Brian Riccatone	Centauri MS Principal
Susan Hamilton	N. Conejos Alt. Program
Richard Ruybal	N. Conejos Facilities
Brock Miller	N. Conejos I.T.
Jessica Shawcroft	Committee Member
Danette Barr	Committee Member
Regina Denton	Committee Member
Michi Ross	Committee Member
April McCarroll	Committee Member
Jessica Ulmala	Committee Member
Renee Dupont Valerio	Committee Member
Stephanie Shawcroft	Committee Member
Charlotte Coombs	Committee Member
Melanie Sowards	Committee Member
Janine Christensen	Committee Member
Joshua Spaw	Committee Member
Kalee Buhr	Committee Member

The Neenan Company Team:

David Kurtz	Principal Architect
Charles van Wormer	Architect
Travis Huppert	General Superintendent
Rick Surbrugg	Preconstruction Manager
Megan Ellis	School Designer
Sarah Schmidt	School Designer
Leah Lamkin	Business Development
Tucker Saunders	School Designer

8 | Appendix



8

APPENDIX CONTENTS

8.5.6 Facility Issues-solution - N Conejos 2025 12 15

8.6.2 North Conejos Consolidated Elementary Program

8.6.2 North Conejos Separate Elementary Program 8.5x11

8.7 2025 09 05 Superintendent meeting notes

8.7 2025 09 16 Committee Meeting notes

8.7 2025 09 23 Board Meeting MP update notes

8.7 2025 10 03 CDP Notes

8.7 2025 10 21 Committee notes

8.7 2025 11 04 Committee Meeting notes

8.7 2025 11 11 Committee Meeting agenda

8.7 2025 11 11 Community Meeting presentation

8.7 2025 11 18 Committee Meeting notes

8.7 2025 12 02 Committee Meeting notes

8.7 2025 12 09 Committee Meeting notes

8.7 2025 12 16 Committee Meeting notes

North Conejos School District
Facility Issues and Solutions

NEENAN ARCHISTRUCTION®

Facility Issues & Solutions Estimate

Project #: 3543

Project Name:
North Conejos
School District

School	Category	Priority	Deficiency	Solution	Cost Range	
LaJara Elem	Health & Safety	1	No secure vestibule	addition needed to make secure	$ 577,500	$ 664,125
LaJara Elem	Health & Safety	1	All interior & exterior doors and hardware need replacement	replace all interior & exterior doors and hardware	$ 371,250	$ 426,938
LaJara Elem	Health & Safety	1	outdoor playground Security Blind spot	cameras or fencing needed	$ 68,750	$ 79,063
LaJara Elem	Health & Safety	1	Widespread mold & mildew, windows, floors, roof	full cleaning or replacement of interior walls	$ 687,500	$ 790,625
LaJara Elem	Health & Safety	1	Cracks in load bearing walls, Structural system past its useful life	structural assessment needed	$ 5,783,594	$ 6,651,133
LaJara Elem	Health & Safety	1	No exterior fire alarm notification	new fire alarm & fire suppression system required	$ 1,156,719	$ 1,330,227
LaJara Elem	Health & Safety	1	Playground equipment and surfacing is worn & broken	playground surface and playground structure replacement	$ 550,000	$ 632,500
LaJara Elem	Health & Safety	1	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	No elevator, accessibility issues	addition likely needed to install an elevator	$ 584,375	$ 672,031
LaJara Elem	Ed. Suitability	1	Classrooms lack sufficient power & data access	new data and electric receptacles to be installed	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	Poor air quality, lack of fresh air	HVAC replacement	$ 4,626,875	$ 5,320,906
LaJara Elem	Ed. Suitability	1	HVAC system past its useful life	HVAC replacement (included above)	$ -	$ -
LaJara Elem	Ed. Suitability	1	No title-1 classroom	an addition would be required to install this into the program	$ 825,000	$ 948,750
LaJara Elem	Maintenance Cost	1	1950 gym & 1998 wing roof replacement needed	replace roof	$ 480,150	$ 552,173
LaJara Elem	Health & Safety	2	Music room risers safety hazard	demo risers and install new flooring	$ 38,638	$ 44,433
LaJara Elem	Health & Safety	2	Exterior envelope cracked and lacking thermal quality	this issue can be addressed through a full replacement of the building	$ 4,032,875	$ 4,637,806
LaJara Elem	Health & Safety	2	Inconsistent power service with no back up power supply	back up generator can be installed	$ 343,750	$ 395,313
LaJara Elem	Health & Safety	2	Kitchen is small and not efficient	Kitchen Addition and equipment upgrades	$ 1,113,750	$ 1,280,813
LaJara Elem	Health & Safety	2	Accessibility Upgrades at Entries & Restrooms	Accessibility Study Required (Allowance)	$ 825,000	$ 948,750
LaJara Elem	Ed. Suitability	2	Administration area lacks ISS space & staff areas	an addition would be required to install these into the program	$ 412,500	$ 474,375
LaJara Elem	Ed. Suitability	2	Classrooms are undersized for their programmatic use, 6 under 600 SF	this issue can be addressed through a full replacement of the building	Not Possible for remodel	
LaJara Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 4,125,000	$ 4,743,750
LaJara Elem	Ed. Suitability	2	No workspace large enough for staff development	could be addressed in an addition or replacement of the building	$ 158,125	$ 181,844
LaJara Elem	Maintenance Cost	2	Interior finishes, including carpet are worn and outdated	full replacement of interior finishes	$ 1,850,750	$ 2,128,363
LaJara Elem	Maintenance Cost	3	Site Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
LaJara Elem	Maintenance Cost	3	Gym floor is past its useful life, beyond ability to refinish	new gym floor to be installed	$ 320,994	$ 369,143
LaJara Elem	Maintenance Cost	3	Additional Space Needed for Art/Stem/Computer Lab	New Art/Stem/Computer Lab	$ 343,750	$ 395,313
					$ -	$ -
LaJara Elem				***Subtotal:***	***$ 32,727,406***	***$ 37,636,517***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

* combining scopes of work will likely reduce the overall cost

priority 1 issues	***$ 17,099,775***	***$ 19,664,741***
priority 2 issues	***$ 12,900,388***	***$ 14,835,446***
priority 3 issues	***$ 2,727,244***	***$ 3,136,330***
priority 4 issues	***$ -***	***$ -***

North Conejos School District
Facility Issues and Solutions

School	Category	Priority	Deficiency	Solution	Cost Range	
Manassa Elem	Health & Safety	1	Reception visibility issues	re-programming required	$ 412,500	$ 474,375
Manassa Elem	Health & Safety	1	Classroom security deficiencies - door hardware	door hardware to be replaced	$ 280,500	$ 322,575
Manassa Elem	Ed. Suitability	1	Inconsistent classroom temperatures	HVAC replacement, equip. and duct.	$ 2,722,500	$ 3,130,875
Manassa Elem	Ed. Suitability	1	Structure cannot facilitate a new mechanical system	Replace roof structure	$ 5,445,000	$ 6,261,750
Manassa Elem	Ed. Suitability	1	Poor air quality, health concerns among staff	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Maintenance Cost	1	Widespread leaks in roof	full roof replacement needed	$ 816,750	$ 939,263
Manassa Elem	Maintenance Cost	1	HVAC has no redundancy, no A.C.	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Health & Safety	2	Unsafe Emergency exiting out of the gymnasium (Not Accessable)	demo of ramp and new ramp to be installed, demo and replace stairs at rear of building	$ 206,250	$ 237,188
Manassa Elem	Health & Safety	2	Non-compliant kitchen design	full kitchen replacement needed	$ 1,240,938	$ 1,427,078
Manassa Elem	Ed. Suitability	2	lacking ADA accessible stage, bathrooms, and changing areas (Gym)	could be addressed in a building replacement	$ -	$ -
Manassa Elem	Ed. Suitability	2	Insufficient power & data access in classrooms	new data and electric receptacles to be installed	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Insufficient lighting	new lighting throughout	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Widespread accessibility issues	ADA review, create accessible exits as needed	$ 825,000	$ 948,750
Manassa Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 962,500	$ 1,106,875
Manassa Elem	Maintenance Cost	2	All exterior windows need replacement	replace all windows	$ 220,000	$ 253,000
Manassa Elem	Health & Safety	3	Isolated gym access	could be addressed in a building replacement	$ 206,250	$ 237,188
Manassa Elem	Ed. Suitability	3	Poor acoustics & sound control (exterior walls)	gyp. bd. Removed and sound batts to be installed	$ 320,561	$ 368,645
Manassa Elem	Ed. Suitability	3	Library is half the programmatic recommended size	could be addressed in an addition or replacement of the building	$ 1,375,000	$ 1,581,250
Manassa Elem	Ed. Suitability	3	Building lacks an art room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Building lacks a Music Room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	could be addressed in an addition or replacement of the building	$ 7,837,500	$ 9,013,125
Manassa Elem	Ed. Suitability	3	Stand alone Gymnasium - not suitable/safe	demolish existing building, reclaim site	$ 618,750	$ 711,563
Manassa Elem	Maintenance Cost	3	Playground & track has broken surface elements	playground surface replacement	$ 550,000	$ 632,500
Manassa Elem	Maintenance Cost	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	replace all finishes within gym	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Exterior envelope needs significant repair (Gym)	could be addressed in a building replacement	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
Manassa Elem	Maintenance Cost	3	library flooring needs replaced	replacement of flooring in the library	$ 13,750	$ 15,813
Manassa Elem	Maintenance Cost	3	Wall, Floor and Ceiling Finishes are worn and dated	replace finishes (will be required with najor renovations)	$ 1,089,000	$ 1,252,350
Manassa Elem	Health & Safety	4	Staff Work Area undersized	Modify existing configuration	$ 8,594	$ 9,883
Manassa Elem	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 272,250	$ 313,088
Manassa Elem	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 408,375	$ 469,631
					$ -	$ -
Manassa Elem				***Subtotal:***	***$ 32,836,217***	***$ 37,761,649***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

* combining scopes of work will likely reduce the overall cost

priority 1 issues	***$ 9,677,250***	***$ 11,128,838***
priority 2 issues	***$ 4,271,438***	***$ 4,912,153***
priority 3 issues	***$ 18,198,311***	***$ 20,928,057***
priority 4 issues	***$ 689,219***	***$ 792,602***

North Conejos School District
Facility Issues and Solutions

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri Middle School	Health & Safety	1	Exterior doors do not latch consistently	replacement of all exterior door hardware and paint	$ 106,563	$ 122,547
Centauri Middle School	Health & Safety	1	Reception lacks visibility of entrance	install a large viewing window into vestibule	$ 11,000	$ 12,650
Centauri Middle School	Health & Safety	1	ADA access for all exits	ADA review, create accessible exits as needed	$ -	$ -
Centauri Middle School	Health & Safety	1	Administration suite is undersized, lacking secure entry/private staff, work, break, conference room or ISS space	renovating entrance and expanding admin suite into science room area	$ 304,054	$ 349,662
Centauri Middle School	Health & Safety	1	Drop off severely congested	reconfigure drop off area - TBD scope of work	$ -	$ -
Centauri Middle School	Ed. Suitability	1	Insufficient sound insulation between classrooms	removing gyp. bd. Adding sound batts, extending wall up to deck	$ 126,720	$ 145,728
Centauri Middle School	Ed. Suitability	1	Classrooms lacking fresh air and temp. control ability	HVAC replacement	$ 2,028,125	$ 2,332,344
Centauri Middle School	Ed. Suitability	1	Special education space is undersized and does not include a dedicated restroom	could be addressed in an addition	$ 287,100	$ 330,165
Centauri Middle School	Maintenance Cost	1	Built up roofing system has exceeded its useful life, needs full replacement	replace roof	$ 1,629,375	$ 1,873,781
Centauri Middle School	Maintenance Cost	1	Gas-fired boiler system at end of operational lifespan	boiler replacement	$ 137,500	$ 158,125
Centauri Middle School	Maintenance Cost	1	Perimeter hydronic fin-tube heating system nearing end of useful life	replacement	$ 1,086,250	$ 1,249,188
Centauri Middle School	Maintenance Cost	1	dust and debris entering the building through classroom and office windows	replacement of windows	$ 257,813	$ 296,484
Centauri Middle School	Health & Safety	2	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 814,688	$ 936,891
Centauri Middle School	Health & Safety	2	Bleachers are manually operated, requiring student assistance	replace bleachers with automatic functions	$ 206,250	$ 237,188
Centauri Middle School	Ed. Suitability	2	Inadequate number bathrooms	add additional restroom group and 2 single users	$ 309,375	$ 355,781
Centauri Middle School	Ed. Suitability	2	Science room lacks proper science prep & material storage	assuming admin remodel, new science area would be an addition	$ 3,025,000	$ 3,478,750
Centauri Middle School	Ed. Suitability	2	Kitchen space is undersized & utilizes outdoor storage space	could be addressed in an addition	$ 2,990,625	$ 3,439,219
Centauri Middle School	Ed. Suitability	2	Accessibility Issues at Building Entrances	reconfigure Entrances	$ 825,000	$ 948,750
Centauri Middle School	Maintenance Cost	2	Gymnasium overheats	add AC to gym	$ 687,500	$ 790,625
Centauri Middle School	Maintenance Cost	2	Original flooring worn and in need of replacement	replace flooring throughout classroom area	$ 324,500	$ 373,175
Centauri Middle School	Ed. Suitability	3	Limited natural light	additional windows/skylights to be installed	$ 275,000	$ 316,250
Centauri Middle School	Ed. Suitability	3	No art or music room within the building	could be addressed in an addition	$ 6,600,000	$ 7,590,000
Centauri Middle School	Ed. Suitability	3	Need of an interior room for washer/dryer, ice machine and other equipment	could be addressed in an addition	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Cafeteria is not large enough to hold student body	could be addressed in an addition or expand into existing space	$ 2,750,000	$ 3,162,500
Centauri Middle School	Maintenance Cost	3	Gym floor is significantly worn & in need of replacement	full replacement of gym floor	$ 474,031	$ 545,136
Centauri Middle School	Maintenance Cost	3	Flex Area Floor near Gym. - worn & in need of replacement	replace Flooring	$ 39,738	$ 45,698
Centauri Middle School	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 543,125	$ 624,594
Centauri Middle School	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Power & Data out of date and not sufficient for current technology	additional electrical outlets, circuits, new data wiring, switches, MDF	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Classroom Size and Configuration don't meet current needs	reconfigure & upgrade walls @ existing classrooms	$ 1,344,063	$ 1,545,672
Centauri Middle School	Ed. Suitability	4	Gymnasium sound system does not function	new gym head-end, speakers, mics	$ 41,250	$ 47,438
Centauri Middle School	Ed. Suitability	4	Finishes are Outdated and worn	replace finishes throughout remaining areas	$ 350,625	$ 403,219
					$ -	$ -
Centauri Middle School				***Subtotal:***	***$ 29,892,143***	***$ 34,375,964***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

* combining scopes of work will likely reduce the overall cost

priority 1 issues	***$ 5,974,499***	***$ 6,870,674***
priority 2 issues	***$ 9,182,938***	***$ 10,560,378***
priority 3 issues	***$ 10,826,269***	***$ 12,450,209***
priority 4 issues	***$ 3,908,438***	***$ 4,494,703***

North Conejos School District
Facility Issues and Solutions

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri High School	Health & Safety	2	Vocational building ventilation system needs replacing	Replace ventilation system	$ 1,113,750	$ 1,280,813
Centauri High School	Ed. Suitability	2	FAA program lacking adequate space and sanitary components	Renovate interior space 4,000 sf	$ 825,000	$ 948,750
Centauri High School	Health & Safety	3	Vocational building exterior man & overhead doors need replacing	new doors	$ 68,750	$ 79,063
Centauri High School	Health & Safety	3	Pick up and Drop off conjestion - bottle neck at highway entrance	resolve in combination with MS improvements	$ -	$ -
Centauri High School	Ed. Suitability	3	ADA access to shop/out buildings	TBD access requirements	$ -	$ -
Centauri High School	Ed. Suitability	3	Lack of cafeteria/eating space	1,675 sf. addition at main commons on exterior plaza	$ 1,151,563	$ 1,324,297
Centauri High School	Ed. Suitability	3	Vocational building interior walls, finishes, lighting & plumbing fixtures need replacement	renovation of interior needed	$ 5,568,750	$ 6,404,063
Centauri High School	Maintenance Cost	3	Vocational building exterior envelope is worn & damaged	exterior envelope needs repair and replacement	$ 1,628,000	$ 1,872,200
Centauri High School	Maintenance Cost	3	Vocational building roofing & gutters in need of replacement	roof and gutters need replacement	$ 668,250	$ 768,488
Centauri High School	Health & Safety	4	Vocational building is separated from main building	full building replacement as new addition to HS	$ 11,137,500	$ 12,808,125
					$ -	$ -
Centauri High School				***Subtotal:***	***$ 11,024,063***	***$ 12,677,672***

* full shop building replacement cost not included in total

1	Issues requiring immediate resolution	**priority 1 issues**	***$0.00 $ -***
2	Issues to be resolved within 5-10 years	**priority 2 issues**	***$ 1,938,750 $ 2,229,563***
3	Issues to be resolved or planned improvement within 10-20 years	**priority 3 issues**	***$ 9,085,313 $ 10,448,109***
4	Lower priority issues or planned improvements to be resolved in 20+ yrs	**priority 4 issues**	***$ 11,137,500 $ 12,808,125***

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Alt. School	Health & Safety	1	Lacking in entry security system	installation of security system	$ 25,300	$ 29,095
North Conejos Alt. School	Health & Safety	1	No security vestibule	vestibule addition	$ 110,000	$ 126,500
North Conejos Alt. School	Health & Safety	2	Fire alarm is past its useful life	new fire alarm system	$ 31,625	$ 36,369
North Conejos Alt. School	Ed. Suitability	2	Program is limited to 14 students due to building size. Classrooms are undersized	Requires 5,500 sf building replacement or new location	$ 2,268,750	$ 2,609,063
North Conejos Alt. School	Ed. Suitability	2	Residential constructed building not suitable for school use	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Widespread accessibility issues	ADA review needed - but generally difficult to accommodate in current space	$ -	$ -
North Conejos Alt. School	Health & Safety	3	No fire suppression	could be added to the building	$ 47,438	$ 54,553
North Conejos Alt. School	Maintenance Cost	3	Water heater is past its useful life	replacement of water heater	$ 4,125	$ 4,744
North Conejos Alt. School	Maintenance Cost	3	No indoor space for students who arrive early	could be addressed with vestibule or replacement of the building	$ -	$ -
					$ -	$ -
North Conejos Alt. School				***Subtotal:***	***$ 2,487,238***	***$ 2,860,323***

* some scopes are either/or, not additive

1	Issues requiring immediate resolution	**priority 1 issues**	***$ 135,300 $ 155,595***
2	Issues to be resolved within 5-10 years	**priority 2 issues**	***$ 2,300,375 $ 2,645,431***
3	Issues to be resolved or planned improvement within 10-20 years	**priority 3 issues**	***$ 51,563 $ 59,297***
4	Lower priority issues or planned improvements to be resolved in 20+ yrs	**priority 4 issues**	***$ - $ -***

North Conejos School District
Facility Issues and Solutions

School	Category	Priority	Deficiency	Solution	Cost Range	
District Admin Bldg	Maintenance Cost	2	Reception area is ineffective for check in and efficient workspace		$ 41,250	$ 47,438
District Admin Bldg	Maintenance Cost	2	Outdated wires and conduit from 1980s. Constrained MDF space and communications entry point, MDF and server in high moisture location directly below AC units	Update MDF room and replace wiring / equipment	$ 55,000	$ 63,250
District Admin Bldg	Maintenance Cost	2	Lighting is insufficient and at end of useful life		$ 183,563	$ 211,097
District Admin Bldg	Maintenance Cost	3	Limited storage and access to storage		$ 82,500	$ 94,875
					$ -	$ -
District Admin Bldg				***Subtotal:***	***$ 362,313***	***$ 416,659***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

* some scopes are either/or, not additive

priority 1 issues	***$0.00***	***$ -***
priority 2 issues	***$ 279,813***	***$ 321,784***
priority 3 issues	***$ 82,500***	***$ 94,875***
priority 4 issues	***$ -***	***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Bus Barn	Health & Safety	4	Facility is worn & past its useful life and in need of full replacement	building needs replacement, 10,000 sf PEMB	$ 4,125,000	$ 4,743,750
North Conejos Bus Barn	Health & Safety	4	Widespread accessibility issues	ADA review needed	$ -	$ -
					$ -	$ -
North Conejos Bus Barn				***Subtotal:***	***$ 4,125,000***	***$ 4,743,750***

All District Facilities	***Total:***	***$ 113,454,378***	***$ 130,472,535***

Priority Scale:

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 32,886,824***	***$ 37,819,847***
priority 2 issues	***$ 30,873,700***	***$ 35,504,755***
priority 3 issues	***$ 40,971,198***	***$ 47,116,878***
priority 4 issues	***$ 19,860,156***	***$ 22,839,180***

8.6.2 North Conejos Consolidated Elementary Program

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

Combined Elementary School 385 64.17 Average Students per Grade

SPACE	2024-2025 ENROLLMENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
		* For existing spaces with multiple in quantity, the average square footage is noted.							
ELEMENTARY SCHOOL SPACES									
KINDERGARTEN (FULL DAY)	65	**646**	4	20	38	**760**	4	**3,040**	
KINDERGARTEN TOILET						**50**	4	**200**	
CLASSROOM, 1ST GRADE	55	**675**	4	24	32	**768**	3	**2,304**	
CLASSROOM, 2ND GRADE	54	**724**	4	24	32	**768**	3	**2,304**	
CLASSROOM, 3RD GRADE	63	**635**	4	24	32	**768**	3	**2,304**	
CLASSROOM, 4TH GRADE	72	**671**	4	24	30	**720**	3	**2,160**	
CLASSROOM, 5TH GRADE	76	**636**	4	24	30	**720**	3	**2,160**	
CLASSROOM, FLEX		**590**	1	24	32	**768**	2	**1,536**	To accommodate grade level enrollment fluctuations
		* CDE minimum classroom size: 675 SF						**16,008**	
SPECIAL EDUCATION									
RESOURCE ROOM	60	**632**	2	12	30	**360**	2	**720**	
BOCES ROOM		**209**	2	12	30	**360**	1	**360**	
TOILET ROOM						**75**	2	**150**	
STORAGE		**13**	1			**100**	2	**200**	
TITLE 1 CLASSROOM		**636**	1	24	30	**720**	1	**720**	
								2,150	
SHARED EDUCATIONAL SPACES									
ART				30	35	**1,050**	1	**1,050**	
STORAGE						**100**	1	**100**	
MUSIC		**923**	2	30	35	**1,050**	1	**1,050**	
STORAGE		**64**	2			**250**	1	**250**	
								2,450	
SHARED COMMON SPACES									
GYMNASIUM		**6,661**	1	30		**6,500**	1	**6,500**	
STAGE		**913**	1	30		**1,800**	1	**1,800**	1000 sf usable. includes space for ramp. option to associate stage with gym or cafeteria
STORAGE						**500**	1	**500**	Indoor and outdoor storage
P.E. OFFICE						**120**	1	**120**	
LIBRARY		**1,181**	2	30		**1,200**	1	**1,200**	
COMPUTER LAB		**861**	2	30	30	**900**	1	**900**	Touch screen computers - testing space - connected to Library
STORAGE		**252**	1			**150**	1	**150**	
WORK ROOM						**200**	1	**200**	
OFFICE / CIRCULATION DESK						**120**	1	**120**	
CAFETERIA/MULTI-PURPOSE		**1,137**	2	200	18	**3,600**	1	**3,600**	(3) lunch periods, sized for 1/2 max student poplulation. Discuss with district
SERVING AREA				133	10	**1,333**	1	**1,333**	Sized for 1/3 population
TABLE AND CHAIR STORAGE						**250**	1	**250**	
KITCHEN		**515**	1	385	2	**800**	1	**800**	CDE Minimum = 800SF
DRY & COLD STORAGE		**191**	2			**350**	1	**350**	
OFFICE		**100**	1			**120**	1	**120**	
RESTROOM						**64**	1	**64**	
								18,007	
SCHOOL ADMINISTRATION									
RECEPTION		**196**	1			**250**	1	**250**	
OFFICES		**133**	8			**120**	4	**480**	Principal, Asst Principal, Counselor, Jan
ISS						**120**	1	**120**	
MOTHERS ROOM						**120**	1	**120**	
STAFF TOILET		**26**	2			**64**	3	**192**	
CONFERENCE ROOM		**302**	1			**250**	1	**250**	Seating for (10) occupants
WORK ROOM		**522**	2	25	32	**800**	1	**800**	Larger teacher planning room for all staff
CLINIC W/ HC TOILET		**71**	2			**250**	1	**250**	
								2,462	

8.6.2 North Conejos Consolidated Elementary Program

BUILDING PROGRAM

SPACE	2024-2025 ENROLLMENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES

SUMMARY	
TOTAL NET SF =	41,077
CIRCULATION 35% =	14,377
NEW CONSTRUCTION TOTAL GROSS SF =	**55,454**
NEW CONSTRUCTION SF PER STUDENT =	**144**
*** TOTAL EXISTING SF =**	**66,450**
*** TOTAL EXISTING SF PER STUDENT =**	**173**

* CDE Median = 137 Gross SF

* Combined Manassa and La Jara Elem. Existing square footage noted

ANALYSIS	
(2) SEPARATE ELEMENTARY SF =	77,970
COMBINED ELEMENTARY SF =	55,454
DIFFERENCE SF =	**22,515**

8.6.2 North Conejos Separate Elementary Program 8.5x11

FACILITY MASTER PLAN

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

Elementary School 195 **32.50** Average Students per Grade

SPACE	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
ELEMENTARY SCHOOL SPACES						
KINDERGARTEN (FULL DAY)	20	38	**760**	2	**1,520**	
KINDERGARTEN TOILET			**50**	2	**100**	
CLASSROOM, 1ST GRADE	22	32	**704**	2	**1,408**	
CLASSROOM, 2ND GRADE	22	32	**704**	2	**1,408**	
CLASSROOM, 3RD GRADE	22	32	**704**	2	**1,408**	
CLASSROOM, 4TH GRADE	22	30	**660**	2	**1,320**	
CLASSROOM, 5TH GRADE	22	30	**660**	2	**1,320**	
CLASSROOM, FLEX	25	32	**800**	0	**0**	District request for larger Teacher planning room for all staff (Included under Admin).
					8,484	
SPECIAL EDUCATION						
RESOURCE ROOM	12	20	**240**	1	**240**	
BOCES ROOM	12	20	**240**	1	**240**	Existing = Para Rooms
TOILET ROOM			**75**	1	**75**	
STORAGE			**100**	1	**100**	
TITLE 1 CLASSROOM	24	30	**720**	1	**720**	Separate areas within room
					1,375	
SHARED EDUCATIONAL SPACES						
ART / STEAM PROJECT ROOM	30	35	**1,050**	1	**1,050**	
STORAGE			**100**	1	**100**	
MUSIC	30	35	**1,050**	1	**1,050**	
STORAGE			**250**	1	**250**	
					2,450	
SHARED COMMON SPACES						
GYMNASIUM	30		**4,200**	1	**4,200**	Request for larger gym - discuss with district
STAGE			**1,800**	1	**1,800**	1000 sf usable. includes space for ramp. option to associate stage with gym or cafeteria
STORAGE			**500**	1	**500**	Indoor and outdoor storage
P.E. OFFICE			**120**	1	**120**	
LIBRARY	30		**900**	1	**900**	Separate areas within room - all grades - smaller work group areas
COMPUTER LAB	25	30	**750**	1	**750**	Touch screen computers - testing space - connected to Library
STORAGE			**150**	1	**150**	
WORK ROOM			**200**	1	**200**	
OFFICE / CIRCULATION DESK			**120**	1	**120**	
CAFETERIA/MULTI-PURPOSE	200	18	**3,600**	1	**3,600**	(3) lunch periods. District request to increase to include full student population (Breakfast)
SERVING AREA	67	10	**667**	1	**667**	Sized for 1/3 population
TABLE AND CHAIR STORAGE			**250**	1	**250**	
KITCHEN	195	2	**800**	1	**800**	CDE Minimum = 800SF
DRY & COLD STORAGE			**350**	1	**350**	
OFFICE			**120**	1	**120**	
RESTROOM			**64**	1	**64**	
					14,591	

8.6.2 North Conejos Separate Elementary Program 8.5x11

FACILITY MASTER PLAN

BUILDING PROGRAM

SPACE	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
SCHOOL ADMINISTRATION						
RECEPTION			**250**	1	**250**	
OFFICES			**120**	3	**360**	
ISS			**120**	1	**120**	
MOTHERS ROOM			**120**	1	**120**	
STAFF TOILET			**64**	2	**128**	
CONFERENCE ROOM			**250**	1	**250**	Seating for (10) occupants
WORK ROOM			**500**	1	**500**	Larger teacher planning room for all staff
CLINIC W/ HC TOILET			**250**	1	**250**	
					1,978	

Elementary School

SUMMARY	
TOTAL NET SF =	28,878
CIRCULATION 35% =	10,107
NEW CONSTRUCTION TOTAL GROSS SF =	**38,985**
NEW CONSTRUCTION SF PER STUDENT =	**200**

* CDE Median = 146 Gross SF

8.7 2025 09 05 Superintendent meeting notes

Date: 09 05 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
David Kurtz, Neenan
Charles VanWormer, Neenan

Agenda:

Master Planning Schedule/Progress update

Upcoming CDP – what, why, who

Check ins prior to CDP

Upcoming Board meeting 9/16 update and discussion

Notes/ Talking Points:

Master Planning Schedule/Progress:

- What's done, and upcoming activities – reviewed schedule (attached)
- School facility analysis – compiling notes in progress
- School educational requirements and analysis (necessary spaces and sq ft vs existing sq ft) – compiling notes in progress
- Issues priorities matrix w/ each school – decision making to come – showed example of issues/repair cost estimate

Upcoming CDP – collaborative work session of possibilities:

- WHAT is a CDP:
  - 6 hr work session at their district – all together in a big room. Client, design, preconstruction, contractor professionals to create and evaluate options in real time.
  - Day composed of 1 hr small group work sessions with large group check-ins between.
  - Begins the day with alignment of goals, values, "conditions of satisfaction"
  - We coordinate the day and record the ideas and decisions
- WHY: answer the big questions in real time, explore possibilities together, district alignment on options, decisions, and reasons why, saves time of back&forth design options.
- WHAT is the topic: somewhat dependent if there is a clear direction on consolidation or no. Possible topics:
  - Current issues and prioritization of issues: Manassa, LaJara, MS, and other facilities
  - Consolidation: what are indicators of decision, values, cost considerations, and possible benefits and drawbacks – if this is a future possibility or not.
  - LaJara elementary options: (variety of options are dependent on first work session) remodel, addition, replacement

8.7 2025 09 05 Superintendent meeting notes

    - Replacement elementary locations: (if replacement is a viable option) benefit and drawback analysis of location.
    - (Send topics and general outline to Darren so he can share with admin group)
- WHO: decision makers and influencers:
    - At a minimum Superintendent, Facilities director, Elem and MS admin., board representatives.
    - All board members if it can be advertised
    - Staff and Community members – great opportunity for community to have input and understanding of master plan concerns and decision-making process.
- WHEN: verify Friday October 3rd
    - Morning: suggest start at 8:00, provide lunch, be done by 4:00
- WHERE: board room? Larger space?

Check ins prior to CDP

- Decision making group for Master planning, or "Master plan committee", we should set regular check ins with (at least 1 prior to CDP and 2 after CDP.)
    - Elem and MS principals, susan, brian, michelle, regina(alt), Katie (HS), board representative, Richard (facilities)
    - Set time with Darren for meeting
- Align on the topics for work sessions
- Discuss consolidation – if it is on the table or not.
- Darren requests our assessment of cost of renovation compared to new build prior to CDP

Upcoming Board meeting 9/16

- Provide an update on MP progress
- Discuss the consolidation question: what if future consolidation and how would that influence our MP decisions?
    - Send proposed agenda
    - Is it possible for consolidation be ruled out or determined prior to CDP? – helps focus CDP topics
        - Kurtz suggests activity in the board meeting to identify the main values or goals of district – helps with grounding on deciding one direction or the other.
    - There can be separate conversations about facility condition and consolidation to help determine what the driver is for decisions.

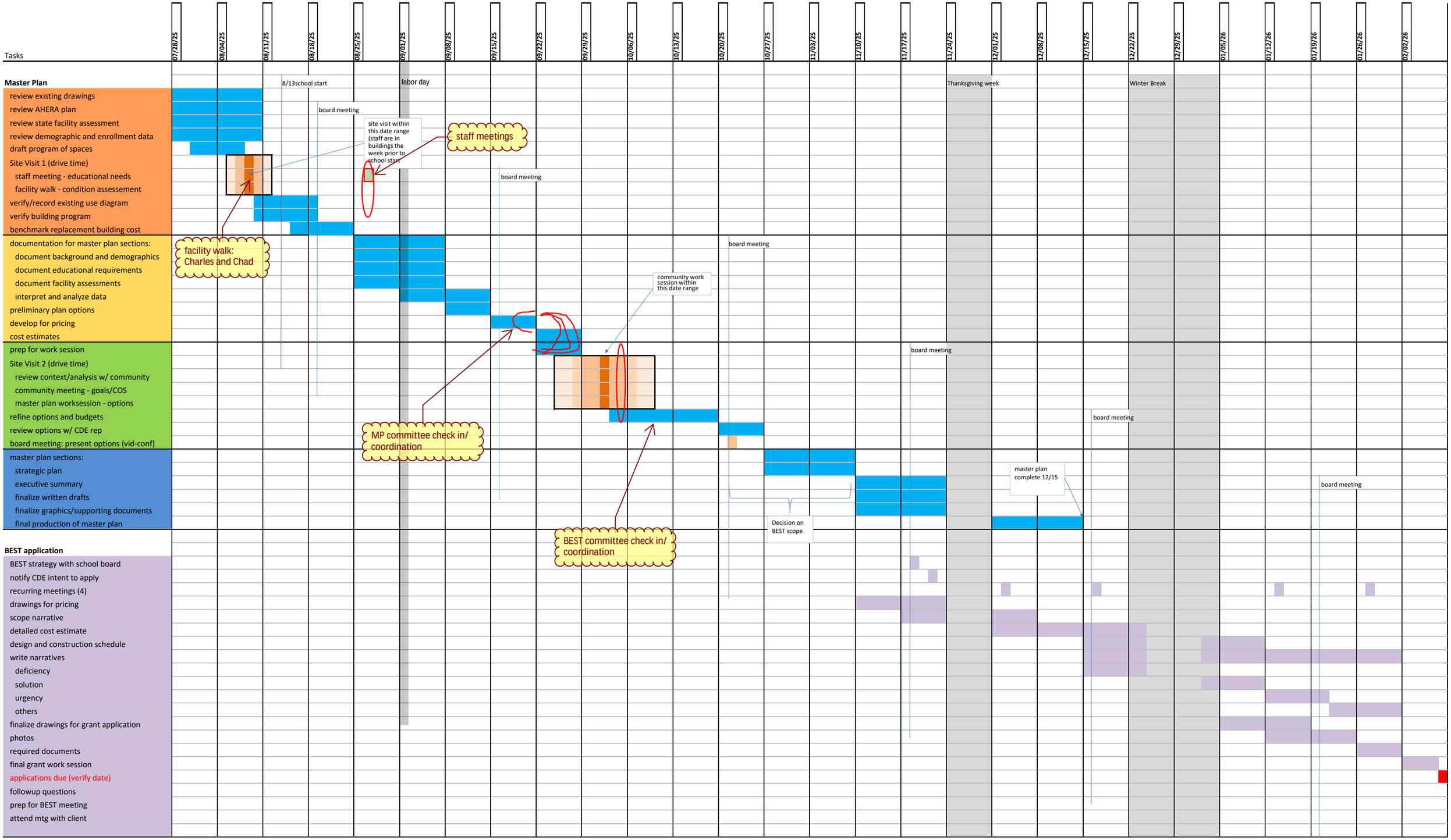
Questions:

- None for now

8.7 2025 09 05 Superintendent meeting notes

Master Plan and BEST Application Schedule:

updated 5/29/2025



North Conejos School District

NEENAN ARCHISTRUCTION®

3543 North Conejos School District | Master Plan check in

Date: 09 16 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
David Kurtz – Neenan
Charles VanWormer – Neenan
Megan Ellis – Neenan
Chad Norton – Neenan
Sarah Schmidtt – Neenan
Rick Surbrugg - Neenan

Goal: Educational needs questions, facility assessment questions, goals of CDP

Notes

School sizes and program needs:

- Reviewed school educational requirements and analysis (see attached programs and existing sq ft comparison)
- Elementary
  - Similar enrollment, check in if space needs should be the same – yes. makes sense
  - LaJara Elementary program recommendation is similar in size to existing.
  - Manassa replacement is recommended to be larger than existing, because of missing or small spaces in existing.
  - Reviewed necessary programmed space for elementary buildings – see attached programs for notes.
- Middle school questions
  - Reviewed ideal size compared to existing – identifies some educational deficiencies in existing
  - Positive condition of building – any project would likely be an addition rather than replacement.
  - See attached program for notes

School facility assessments:

- Briefly reviewed school facility analysis – major items (see draft issues diagrams)
- School educational suitability requirements will be added to diagrams
- Next step: Prioritization of the Issues – this will be most effective in person – recommend as one of the activities during CDP day

Conversation about consolidation:

- It's an uncomfortable topic but it was the first question staff asked us. "Are you here to tell us we have to consolidate schools?"
  - This is a district decision, based on what is important to the district.
  - The intent of master plan is to record the current thoughts and considerations of the school district
  - The conversation about consolidation is a "What if?" question.
  - Important because a major project for LaJara is imminent, and a major project for refurbishing Manassa will likely be needed within the 20yr timeframe of a bond.

8.7 2025 09 16 Committee meeting notes

    - Request the MP committee use the above to be able to answer staff/community question of why this is being discussed.
- Plan to gather from the school board: important goals and values of the school district (DK to develop 9/23 board meeting agenda/conversation around this)
    - Upfront cost
    - Long term maintenance cost
    - Appropriate size of building/ school community
    - Community pride/identity
    - Flexibility for the future
    - Others…
- Darren asked MP committee and Neenan to each start compiling Benefits/Drawbacks thoughts of consolidation
    - DK to create organization of Benefits/drawbacks and values for MP – format ready for board meeting
- Reviewed basic cost considerations:
    - 2 elementaries, 38,000 sq ft ea. @ $800/sq ft = $60.8M
    - 1 elementary, 51,000 sq ft @ $800/sq ft = $40.8M
        - (25,000 sq ft difference * $800/sq ft = $20M)
    - Additionally, what about cost considerations of transportation, maintenance, supervision, staffing?

Upcoming CDP – collaborative work session of possibilities:

- CDP intro
- Possibilities of topics
    - Current issues and prioritization of issues: Manassa, LaJara, MS, and other facilities
    - Consolidation: what are indicators of decision, values, cost considerations, and possible benefits and drawbacks – if this is a future possibility or not.
    - Replacement elementary locations: benefit and drawback analysis of locations.
    - LaJara elementary options: (variety of options are dependent on first work session) remodel, addition, replacement
    - 5, 10, 20+ year scenarios of facility repair costs
- Question by the school if they should invite community members: Neenan: yes, this is the perfect opportunity for community alignment/involvement/understanding of what the school is considering for Master plan and including them in the process.
    - Invite some key staff members, and some community members who are interested in future of the school.
- Darren asked to make sure the CDP and Master Plan includes MS, HS, and other district buildings, even if their aren't many issues. Wants to make sure they are still considered and future needs/planning is identified.
    - Neenan to include issues of other buildings in "issues prioritization" exercise at CDP.

Recurring MP Committee meeting times

- Every other week, now till Thanksgiving, 1 1/2hrs – Tuesday 11:00am starting 10/7
- (then transition to BEST application committee after thanksgiving)

Other

- Darren requested we add Brock Miller, IT, to MP committee.

8.7 2025 09 16 Committee meeting notes

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

La Jara Elementary School 195 — 32.50 Average Students per Grade

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
ELEMENTARY SCHOOL SPACES			* For existing spaces with multiple in quantity, the average square footage is noted.							
KINDERGARTEN (FULL DAY)	35	22	606	2	24	38	912	2	1,824	
KINDERGARTEN TOILET							50	2	100	
CLASSROOM, 1ST GRADE	28	26	592	2	24	32	768	2	1,536	
CLASSROOM, 2ND GRADE	29	26	732	2	24	32	768	2	1,536	
CLASSROOM, 3RD GRADE	33	26	563	2	24	32	768	2	1,536	
CLASSROOM, 4TH GRADE	33	26	615	2	24	30	720	2	1,440	
CLASSROOM, 5TH GRADE	37	26	587	2	24	30	720	2	1,440	
CLASSROOM, FLEX			590	1	30	32	960	1	960	Existing space not utilized, discuss need w/ district
									10,372	
SPECIAL EDUCATION										
RESOURCE ROOM			815	1	12	20	240	1	240	
BOCES ROOM			209	2	12	20	240	1	240	Existing = Para Rooms
TOILET ROOM							75	1	75	
STORAGE			13	1			100	1	100	
TITLE 1 CLASSROOM					24	30	720	1	720	
									1,375	
SHARED EDUCATIONAL SPACES										
ART					30	35	1,050	1	1,050	Art class held in existing Library
~~KILN ROOM~~							200	1	200	
STORAGE							100	1	100	
MUSIC			1,124	1	30	35	1,050	1	1,050	
STORAGE			64	2			250	1	250	
COMPUTER LAB		26	1,032		~~30~~	30	900	1	900	
									3,550	
SHARED COMMON SPACES										
GYMNASIUM			6,661	1	30		4,200	1	4,200	Request for larger gym - discuss with district
STAGE			913	1			1,800	1	1,800	
STORAGE							500	1	500	Indoor and outdoor storage
P.E. OFFICE							120	1	120	
LIBRARY			1,561	1	30		1,200	1	1,200	
STORAGE			252	1			150	1	150	
WORK ROOM							200	1	200	
OFFICE / CIRCULATION DESK							120	1	120	
CAFETERIA/MULTI-PURPOSE			1,114	1	65	18	1,170	1	1,170	(3) lunch periods
SERVING AREA							150	1	150	
TABLE AND CHAIR STORAGE							250	1	250	
KITCHEN			515	1	195	2	800	1	800	CDE Minimum = 800SF
DRY & COLD STORAGE			211	1			350	1	350	
OFFICE			100	1			120	1	120	
SERVING AREA							150	1	150	
RESTROOM							50	1	50	
									11,330	
SCHOOL ADMINISTRATION										
RECEPTION							250	1	250	
OFFICES			126	6			120	3	360	
ISS							120	1	120	
MOTHERS ROOM							120	1	120	
STAFF TOILET			13	1			50	2	100	
CONFERENCE ROOM			302	1			250	1	250	Seating for (10) occupants
WORK ROOM			361	1			250	1	250	Existing "Break Room"
CLINIC W/ HC TOILET			94	1			250	1	250	
									1,700	

SUMMARY	
TOTAL NET SF =	28,327
CIRCULATION 35% =	9,914
NEW CONSTRUCTION TOTAL GROSS SF =	**38,241**
NEW CONSTRUCTION SF PER STUDENT =	**196**
*** TOTAL EXISTING SF =**	**36,950**

* CDE Median = 146 Gross SF

TEACHER PLANNING ROOM, large enough for all staff - could be a larger teacher work room

Minimum classroom size: 675 SF

additional room necessary? or 1 room larger than others?

separate areas within room

verify size of Title 1 needs

STEAM project room

discuss flexible room: art and...

~~touch screen computers, testing room,~~ connected to library. 25 students

full size court host events/performances

discuss gym requirements

separate areas w/in room for primary from older grades, smaller work group areas

~~large enough for full population~~ breakfast serving

discuss existing cafeteria size compared to proposed

8.7 2025 09 16 Committee meeting notes

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

Manassa Elementary School 190 31.67 Average Students per Grade

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
			* For existing spaces with multiple in quantity, the average square footage is noted.							
ELEMENTARY SCHOOL SPACES										
KINDERGARTEN (FULL DAY)	30	10	686	2	24	38	912	2	1,824	
KINDERGARTEN TOILET							50	2	100	
CLASSROOM, 1ST GRADE	27	20	758	2	24	32	768	2	1,536	
CLASSROOM, 2ND GRADE	25	20	716	2	24	32	768	2	1,536	
CLASSROOM, 3RD GRADE	30	20	707	2	24	32	768	2	1,536	
CLASSROOM, 4TH GRADE	39	20	728	2	24	30	720	2	1,440	
CLASSROOM, 5TH GRADE	39	20	685	2	24	30	720	2	1,440	
CLASSROOM, FLEX					30	32	960	1	960	Discuss need with district
			* CDE minimum classroom size: 675 SF						10,372	
SPECIAL EDUCATION										
RESOURCE ROOM		8	432	1	12	20	240	1	240	
BOCES ROOM		6	440		12	20	240	1	240	
TOILET ROOM							75	1	75	
STORAGE							100	1	100	
TITLE 1 CLASSROOM		20	636	1	24	30	720	1	720	
									1,375	
SHARED EDUCATIONAL SPACES										
ART					30	35	1,050	1	1,050	
KILN ROOM							200	1	200	
STORAGE							100	1	100	
MUSIC		30	857	1	30	35	1,050	1	1,050	
STORAGE							250	1	250	
COMPUTER LAB		20	690	1	30	30	900	1	900	
									3,550	
SHARED COMMON SPACES										
GYMNASIUM					30		4,200	1	4,200	Existing gym = detached
STAGE							1,800	1	1,800	
STORAGE							500	1	500	Indoor and outdoor storage
P.E. OFFICE							120	1	120	
LIBRARY		15	801	1	30		1,200	1	1,200	
STORAGE							150	1	150	
WORK ROOM							200	1	200	
OFFICE / CIRCULATION DESK							120	1	120	
CAFETERIA/MULTI-PURPOSE		small	1,160	1	65	18	1,170	1	1,170	(3) lunch periods
SERVING AREA							150	1	150	
TABLE AND CHAIR STORAGE							250	1	250	
KITCHEN			494	1	190	2	800	1	800	CDE Minimum = 800SF
DRY & COLD STORAGE			171	1			350	1	350	
OFFICE							120	1	120	
SERVING AREA							150	1	150	
RESTROOM							50	1	50	
									11,330	
RECEPTION			196	1			250	1	250	
OFFICES			140	2			120	3	360	
ISS							120	1	120	
MOTHERS ROOM							120	1	120	
STAFF TOILET			39	1			50	2	100	
CONFERENCE ROOM							250	1	250	Seating for (10) occupants
WORK ROOM			684	1			250	1	250	Existing "Break Room" if large enough, could be the "flex room"
CLINIC W/ HC TOILET			51	1			250	1	250	
									1,700	

SUMMARY	
TOTAL NET SF =	28,327
CIRCULATION 35% =	9,914
NEW CONSTRUCTION TOTAL GROSS SF =	**38,241**
NEW CONSTRUCTION SF PER STUDENT =	**201**
*** TOTAL EXISTING SF =**	**23,300**

* CDE Median = 146 Gross SF

+ 6,200 sf gym = 29,500

8.7 2025 09 16 Committee meeting notes

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

Centauri Middle School 211 70.33 Average Students per Grade

SPACE	2024-2025 ENROLLMENT #	EXISTING STUDENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
SECONDARY SCHOOL SPACES		* For existing spaces with multiple in quantity, the average square footage is noted.								
CLASSROOM, 6TH GRADE	64	22	760	4	24	30	720	4	2,880	Lang., History, Math, Science
CLASSROOM, 7TH GRADE	76	22	750	4	26	28	728	4	2,912	Lang., History, Math, Science
CLASSROOM, 8TH GRADE	71	22	722	4	26	28	728	4	2,912	Lang., History, Math, Science
CLASSROOM, FLEX					26	28	728	1	728	science classroom
SCIENCE LAB		44	1,230	1	30	40	1,200	1	1,200	8th grade Science Classroom / shared lab existing
PREP ROOM							200	1	200	
STORAGE							200	1	200	
		* CDE minimum classroom size: 675 SF							11,032	
SPECIAL EDUCATION										
RESOURCE ROOM		12	373	1	12	20	240	3	720	
TOILET ROOM							75	1	75	
STORAGE							100	1	100	
TITLE 1 CLASSROOM		12	361	1	24	30	720	1	720	"Math and Language Lab"
									1,615	
SHARED EDUCATIONAL SPACES										
ART					30	40	1,200	1	1,200	
KILN ROOM							200	1	200	
STORAGE							200	1	200	
MUSIC - VOCAL					30	35	1,050	1	1,050	
MUSIC - INSTRUMENTAL					30	35	1,050	1	1,050	
STORAGE							500	1	500	
PRACTICE ROOM - LARGE							100	1	100	
OFFICE							120	1	120	
COMPUTER LAB STEAM lab					30	32	960	1	960	
									5,380	
SHARED COMMON SPACES										
GYMNASIUM			11,519	1	30		6,528	1	6,528	
STORAGE			152	1			600	1	600	Indoor and outdoor storage
P.E. LOCKER ROOM			453	4	60	12	720	2	1,440	
P.E. OFFICE			81	2			120	1	120	
LIBRARY			1,264	1	30		1,200	1	1,200	
STORAGE							100	1	100	
WORK ROOM							150	1	150	
OFFICE / CIRCULATION DESK							120	1	120	
COMMONS			1,380	1			3,316	1	3,316	
CAFETERIA/MULTI-PURPOSE		72	1,335	1	72	18	1,296	1	1,296	(3) lunch periods
SERVING AREA					72	10	720	1	720	
KITCHEN			781	1		2	800	1	800	CDE Minimum = 800SF
DRY & COLD STORAGE			60	1			350	1	350	
OFFICE							120	1	120	
TABLE AND CHAIR STORAGE							250	1	250	
									17,110	
SCHOOL ADMINISTRATION										
RECEPTION			233	1			250	1	250	
MOTHERS ROOM							120	1	120	
OFFICES			108	3			120	3	360	
ISS							120	1	120	
STAFF TOILET			30	1			50	2	100	
CONFERENCE ROOM				1			250	1	250	Seating for (10) occupants
WORK ROOM			219	1			250	1	250	"Staff Lounge"
CLINIC W/ HC TOILET			81	1			250	1	250	
STORAGE			63	1			75	1	75	
									1,775	

needs 1 additional classroom for curriculum scheduling + 800sf

inadequate existing special education and resource rooms. + 860 sf

no existing art, music, and computer lab space. +5,380 sf

competition gym with no cross courts, seats 200. -5000 sf

inadequate existing public/commons space?, +2000

ideally a space for whole population

overcrowded lunch serving/seating area. +600 sf

inadequate food storage area and kitchen function. +650 sf

no existing private staff area +120

no existing student discipline area +120

no meeting space +250

inadequate health and clinic area +170

SUMMARY	
TOTAL NET SF =	36,912
CIRCULATION 35% =	12,919
NEW CONSTRUCTION TOTAL GROSS SF =	**49,831**
NEW CONSTRUCTION SF PER STUDENT =	**236**
*** TOTAL EXISTING SF =**	**39,300**

* CDE Median = 157 Gross SF

if providing necessary program to existing building as an addition:
800 sf additional classroom
1600 sf art room
1000 sf tech lab
400 sf science prep and storage
860 sf additional special needs and resource spaces
1250 sf additional kitchen and cafeteria space
460 sf additional admin space
?? sf music? - ideally yes for safety
6,370 sf total (w/o music)
2,230 sf circulation 35%
8,600 sf TOTAL ADDITION

8.7 2025 09 16 Committee meeting notes

OPTION TO CONSIDER:

BUILDING PROGRAM

NORTH CONEJOS SCHOOL DISTRICT

Combined Elementary School 385 64.17 Average Students per Grade

SPACE	2024-2025 ENROLLMENT #	EXISTING SIZE (SF)	EXISTING QTY	RECOMMENDED STUDENT #	RECOMMENDED SF/STUDENT	RECOMMENDED SIZE (SF)	RECOMMENDED QTY	NEW CONSTRUCTION	PROGRAM NOTES
* For existing spaces with multiple in quantity, the average square footage is noted.									
ELEMENTARY SCHOOL SPACES									allows for 3 classrooms per grade with 18-25 kids/classroom (reduces 6 classrooms)
KINDERGARTEN (FULL DAY)	65	646	4	24	38	912	3	2,736	
KINDERGARTEN TOILET						50	3	150	
CLASSROOM, 1ST GRADE	55	675	4	24	32	768	3	2,304	
CLASSROOM, 2ND GRADE	54	724	4	24	32	768	3	2,304	
CLASSROOM, 3RD GRADE	63	635	4	24	32	768	3	2,304	
CLASSROOM, 4TH GRADE	72	671	4	24	30	720	3	2,160	
CLASSROOM, 5TH GRADE	76	636	4	24	30	720	3	2,160	
CLASSROOM, FLEX		590	1	30	32	960	1	960	
* CDE minimum classroom size: 675 SF								15,078	
SPECIAL EDUCATION									removes duplicate SPED areas
RESOURCE ROOM	60	632	2	12	20	240	2	480	
BOCES ROOM		209	2	12	20	240	1	240	
TOILET ROOM						75	2	150	
STORAGE		13	1			100	2	200	
TITLE 1 CLASSROOM		636	1	24	30	720	1	720	
								1,790	
SHARED EDUCATIONAL SPACES									removes duplicate specials
ART				30	35	1,050	1	1,050	
KILN ROOM						200	1	200	
STORAGE						100	1	100	
MUSIC		923	2	30	35	1,050	1	1,050	
STORAGE		64	2			250	1	250	
COMPUTER LAB		861	2	30	30	900	1	900	
								3,550	
SHARED COMMON SPACES									larger gym than single schools for scheduling multiple classes w/ divider curtain
GYMNASIUM		6,661	1	30		6,500	1	6,500	
STORAGE						500	1	500	Indoor and outdoor storage
P.E. OFFICE						120	1	120	
LIBRARY		1,181	2	30		1,200	1	1,200	removes duplicate library, stage, kitchen)
STORAGE		252	1			100	1	100	
WORK ROOM						150	1	150	
OFFICE / CIRCULATION DESK						120	1	120	
CAFETERIA/MULTI-PURPOSE		1,137	2	128	18	2,304	1	2,304	(3) lunch periods
STAGE		913	1	30		1,800	1	1,800	option to associate stage with cafeteria	provides larger cafeteria area and additional area for serving
SERVING AREA				128	10	1,280	1	1,280	
KITCHEN		515	1	385	2	800	1	800	CDE Minimum = 800SF
DRY & COLD STORAGE		191	2			350	1	350	
OFFICE		100	1			120	1	120	
TABLE AND CHAIR STORAGE						250	1	250	
								15,594	
SCHOOL ADMINISTRATION									reduces duplicate admin areas
RECEPTION		196	1			250	1	250	
OFFICES		133	8			120	4	480	Principal, Asst Principal, Counselor, Jan
ISS						120	1	120	
MOTHERS ROOM						120	1	120	
STAFF TOILET		26	2			50	3	150	
CONFERENCE ROOM		302	1			250	1	250	Seating for (10) occupants
WORK ROOM		522	2			250	1	250	
CLINIC W/ HC TOILET		71	2			250	1	250	
								1,870	

SUMMARY	
TOTAL NET SF =	37,882
CIRCULATION 35% =	13,259
NEW CONSTRUCTION TOTAL GROSS SF =	**51,141**
NEW CONSTRUCTION SF PER STUDENT =	**133**
*** TOTAL EXISTING SF =**	**66,450**
*** TOTAL EXISTING SF PER STUDENT =**	**173**

* CDE Median = 137 Gross SF

* Combined Manassa and La Jara Elem. Existing square footage noted

ANALYSIS	
(2) SEPARATE ELEMENTARY SF =	76,483
COMBINED ELEMENTARY SF =	51,141
DIFFERENCE SF =	**25,342**

8.7 2025 09 23 Board Meeting MP update notes

Date: 09 23 2025
Location: Board Room/virtual
Attendees:

Goal: update on progress of MP, introduce goals of CDP and prepare

Agenda

Master Planning Schedule:

- MP process diagram
- Where we are (Schedule/timeline)
- What's done, and upcoming activities

MP progress

- School facility analysis – major items (issues diagrams)
- School educational requirements and analysis (programs and existing sq ft analysis)
- Issues priorities matrix w/ each school – decision making to come (example priorities matrix?)

The conversation about consolidation: (clear the air)

- It's an uncomfortable topic but it was the first question staff asked us. "Are you here to tell us we have to consolidate schools?"
    - The conversation about consolidation is a "What if?" question.
    - The intent of master plan is to record the current thoughts and considerations of the school district
    - This is a district decision, based on what is important to the district. But it does need to be discussed.
    - Your opinions help us provide possible options for the master plan.
    - Important because a major project for LaJara is imminent, and a major project for refurbishing Manassa will likely be needed within the 20yr timeframe of a bond.
- What is important to the school district? (discuss thoughts, benefits/drawbacks, possible/not possible)
    - Upfront cost
    - Long term maintenance cost
    - Appropriate size of building/ school community
    - Community pride/identity
    - Flexibility for the future
    - Others…

Upcoming CDP – collaborative work session of possibilities:

- 6 hr work session at their district – design, preconstruction, contractor professionals to help them create and evaluate options in real time.
- Why we do CDPs
- Announce date and Proposed topics

Questions:

8.7 2025 10 03 CDP notes

NORTH CONEJOS SCHOOL DISTRICT MASTER PLAN

SUMMARY OF CDP 10/03/2025

NEENAN ARCHISTRUCTION®

AGENDA & ATTENDEES

8:00 AM Introductions, Agenda, Rules of the Day

Goals of the Day: prioritization of district-wide issues to address, narrow down solution options to address elementaries, narrow down district-wide MP options

8:10 AM Project Context

Review master planning context & timeline, program reqmts, facility assessment summary

8:20 AM Values and Prioritization (COS)

Intro to Values
Values Exercise

9:30 PM Design Work Session #1

- Team 1: Facility issues prioritization (timeline)
- Team 2: Consolidation - CBA of options

10:30 PM Check-In #1

Groups present findings/opportunities. Whole group feedback. Determine next steps

10:45 PM Design Work Session #2

- Team 1: K-8 option @ existing Middle School
- Team 2: School location options, 50 yr long range options
- Team 3: Cost option evaluation

11:45 PM Check-In #2

Groups present findings/opportunities. Whole group feedback. Determine next steps

12:15 PM Lunch Arrives

12:45 PM Design Work Session #3

- Team 1: Combined Elementary School, and Site
- Team 2: Combined Elementary School, Phased Options

2:00 PM Final Check-In #3

Groups present designs, findings, and next steps

2:40 PM Next Steps & “Not Now, Not Yet” Review

2:50 PM Plus / Delta evaluation of the day

3:00 PM Complete

Training Sign-in Sheet

Training Description	Facilities Master Planning
Purpose	Staff will be provided an overview of the district's Facilities Master Plan, emphasizing the importance of aligning school infrastructure with long-term educational goals. This will involve stakeholder engagement and prioritizing of facilities needs.
Date and Duration	October 3, 2025 6 hours of PD $150.00 for 6 hours

Name (Print)	Name (Signature)	Date
Beck Miller		10/3/25
Michelle Woodmansee		10/3/25
Brian Riccatone		10/3/25
Jessica Shawcroft		10-3-2025
Danette Barr		10-3-25
Regina Denton		10-3-25
[illegible]		10-3-25
Michi Ross	Michi Ross	10-3-25
April McCarroll		10-3-25
Jessica Ulmala		10/3/25
Renée DuPont Valerio		10/3/25
Stephanie Shawcroft		10/3/25
Charlotte Coombs		10/3/25
Melanie Sowards		10/3/25
Janine Christensen		10/3/25
Joshua Spann		10/3/25
Kalee Buhr		10/3/25

Facilitator Name: _____

Facilitator Signature: _____

Page 1 of 1

DISTRICT VALUES

Goals and Values

10/3/2025

Prompt: considering potential benefits and drawbacks of combining elementary schools, what values to you fee are important to uphold in your district, not just for elementaries, but for the whole district.

(14 votes) - Individual connection – teacher to student ratio

(11 votes) - Education efficiency – combine curriculums, share resources, equal education opportunity

(10 votes) - Safety of students

(9 votes) - Economic impact to jobs (town viability)

(8 votes) - Low classroom sizes – 16-18 students

(5 votes) - Competitive/winning mindset, high education standards, high standards in sports

(3 votes) - Shared resources of staff specialization & collaboration

(2 votes) - Strong vocational tech program

(2 votes) - Social/Emotional learning resources available to students

(1 votes) - Usable, up to date facilities

(1 votes) - Family – strong community values & connection

School pride/identity

Economics & maintenance comparison between 1 vs 2 buildings

Transportation effort for parents

Consistent & equal education opportunity

Limit transportation costs

Student & staff retention

Community identity – towns of La Jara & Manassa, school community

History & value of current buildings

Choices that help increase enrollment – programs & opportunities

Flexible population variations

Individual attention for students & families

Unified district – in goals, growth & mission

Small town walkability (neighborhood schools)

Hub for the community

Community comes together

P.E. twice a week for elementary & other specials beyond classroom

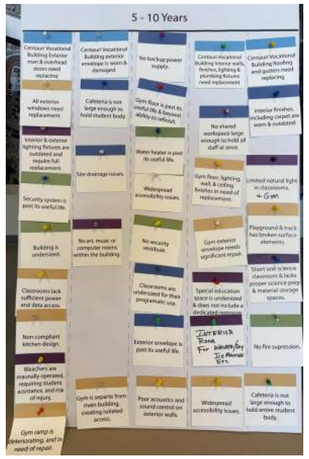
Economic impact to the small community (Manassa)

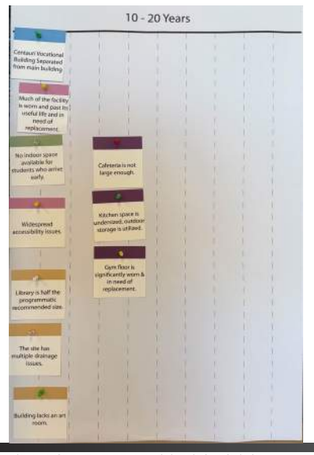
Right sized – not too big, not too small



PRIORITIZED ISSUES



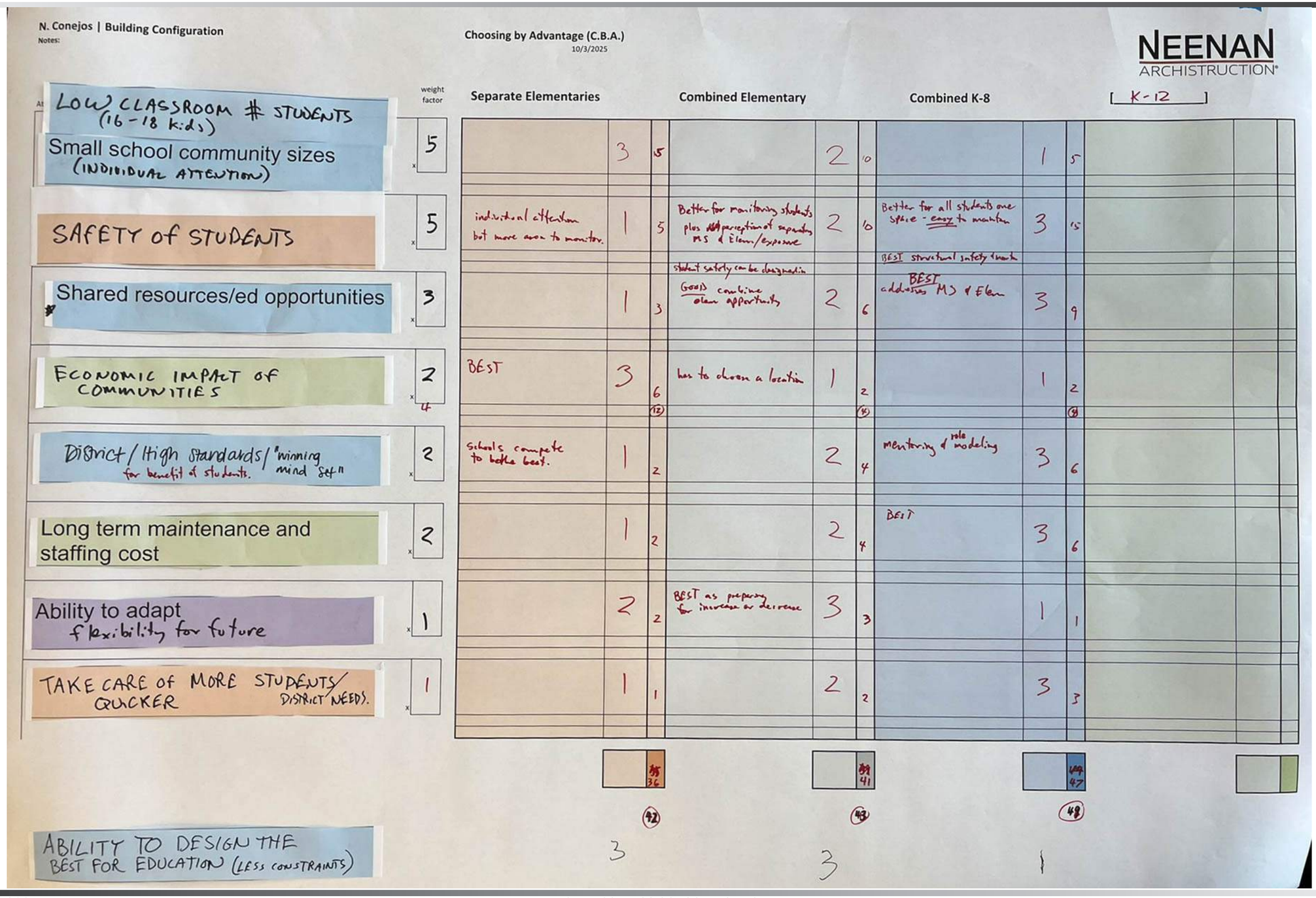




	LA JARA ELEMENTARY		CENTAURI MIDDLE SCHOOL	CENTAURI HIGH SCHOOL	NORTH CONEJOS ALTERNATIVE SCHOOL
1-5 YEARS	• HVAC SYSTEM PAST ITS USEFUL LIFE • WIDESPREAD MOLD & MILDEW • POOR AIR QUALITY, LACK OF FRESH AIR • NO EXTERIOR FIRE ALARM NOTIFICATION • LACK OF SECURE VESTIBULE • NO ELEVATOR, ADA ISSUES • RECEPTION LACKS ISS SPACE & MOTHERS ROOM • MUSIC ROOM BLEACHER SEATS CREATE SAFETY ISSUES • ALL DOOR HARDWARE IN NEED OF REPLACEMENT • NO TITLE-1 CLASSROOM • SECURITY BLIND SPOT IN PLAYGROUND AREA • STRUCTURAL SYSTEM PAST ITS USEFUL LIFE • PLAYGROUND IN NEED OF REPLACEMENT • 1950 GYM & 1988 WING ROOF IN NEED OF REPLACEMENT • CLASSROOMS LACK SUFFICIENT POWER & DATA ACCESS	• HVAC SYSTEM HAS NO REDUNDENCY AND NO AIR CONDITIONING • WIDESPREAD LEAKS IN ROOF AND VISIBLE CEILING TILE DAMAGE • RECEPTION LACKS VISIBILITY OF SECURE VESTIBULE AREA • BUILDING CREATES HEALTH CONCERNS AMONG STAFF • CLASSROOM DOOR HARDWARE CREATES SECURITY DEFICIENCIES	• AIR CONDITIOING SYSTEM IS NO LONGER FUNCTIONING • EXTERIOR DOORS DO NOT CONSISTENTLY LATCH • ADA ACCESS FOR ALL EXITS • EXTERIOR DOORS & WINDOWS NEARING END OF USEFUL LIFE • GAS-FIRED BOILER SYSTEM AT END OF OPERATIONAL LIFESPAN • PERIMETER HYDRONIC FIN-TUBE HEATING SYSTEM NEARING END OF USEFUL LIFE • HVAC SYSTEM CREATING HEALTH CONCERNS • BUILT UP ROOFING SYSTEM NEEDS FULL REPLACEMENT • ADMINISTRATION SUITE IS UNDERSIZED, LACKING PRIVATE STAFF, WORK, BREAK, CONFERENCE ROOM OR ISS SPACE • ADDITIONAL BATHROOMS ARE NEEDED • RECEPTION LACKS VISIBILITY OF THE ENTRANCE • INSUFFICIENT SOUND ISOLATION BETWEEN CLASSROOMS & OFFICE	• ADA ACCESS TO SHOP/OUT BUILDINGS • VOCATIONAL BUILDING VENTILATION SYSTEM NEEDS REPLACING • LACK OF CAFETERIA/EATING SPACE	• FIRE ALARM IS PAST ITS USEFUL LIFE
5-10 YEARS	• CAFETERIA IS NOT LARGE ENOUGH TO HOLD STUDENT BODY • SITE DRAINAGE ISSUES • NO BACKUP POWER SUPPLY • GYM FLOOR IS PAST ITS USEEFUL LIFE & BEYOND ABILITY TO REFINISH • CLASSROOMS ARE UNDERSIZED FOR THEIR PROGRAMMATIC USE • EXTERIOR ENVELOPE IS PAST ITS USEFUL LIFE • NO SHARED WORKSPACE LARGE ENOUGH TO HOLD ALL STAFF AT ONCE • INTERIOR FINISHES INCLUDING CARPET ARE WORN & OUTDATED	• ALL EXTERIOR WINDOWS NEED REPLACEMENT • CLASSROOMS LACK SUFFIECIENT POWER & DATA ACCESS • NON-COMPLIANT KITCHEN DESIGN • GYM RAMP IS DETERIORATING AND IN NEED OF REPAIR • GYM IS SEPERATE FROM THE MAIN BUILDING, CREATING ISOLATED ACCESS • POOR ACOUSTICS AND SOUND CONTROL IN EXTERIOR WALLS • GYM FLOOR, LIGHTING, WALL & CEILING FINISHES IN NEED OF REPLACEMENT • GYM EXTERIOR ENVELOPE NEEDS SIGNIFICANT REPAIR • WIDESPREAD ACCESSIBILITY ISSUES • PLAYGROUND & TRACK HAS BROKEN SURFACE ELEMENTS • CAFETERIA IS NOT LARGE ENOUGH TO HOLD ENTIRE STUDENT BODY	• INTERIOR & EXTERIOR LIGHTING FIXTURES ARE OUTDATED AND REQUIRE FULL REPLACEMENT • BLEACHERS ARE MANUALLY OPERATED, REQUIRING STUDENT ASSISTANCE, CREATING A RISK OF INJURY • NO ART, MUSIC, OR COMPUTER ROOM WITHIN THE BUILDING • SPECIAL EDUCATION SPACE IS UNDERSIZED & DOES NOT INCLUDE A DEDICATED RESTROOM • NEED OF AN INTERIOR ROOM FOR WASHER/DRYER, ICE MACHINE AND OTHER EQUIPMENT • LIMITED NATURAL LIGHT IN CLASSROOMS & GYM • SHORT ONE SCIENCE CLASSROOM & LACKS PROPER SCIENCE PREP & MATERIAL STORAGE SPACE	• VOCATIONAL BUILDING EXTERIOR MAN & OVERHEAD DOORS NEED REPLACING • VOCATIONAL BUILDING EXTERIOR ENVELOPE IS WORN & DAMAGED • VOCATIONAL BUILDING INTERIOR WALLS, FINISHES, LIGHTING & PLUMBING FIXTURES NEED REPLACEMENT • VOCATIONAL BUILDING ROOFING & GUTTERS IN NEED OF REPLACEMENT	• SECURITY SYSTEM IS PAST ITS USEFUL LIFE • BUILDING IS UNDERSIZED • WATER HEATER IS PAST ITS USEFUL LIFE • WIDESPREAD ACCESSIBILITY ISSUES • NO SECURITY VESTIBULE • NO FIRE SUPPRESSION
10-15 YEARS		• LIBRARY IS HALF THE PROGRAMMATIC RECOMMENDED SIZE • SITE HAS MULTIPLE DRAINAGE ISSUES • BUILDING LACKS AN ART ROOM	• CAFETERIA IS NOT LARGE ENOUGH • KITCHEN SPACE IS UNDERSIZED & UTILIZES OUTDOOR STORAGE SPACE • GYM FLOOR IS SIGNIFICANTLY WORN & IN NEED OF REPLACEMENT	• VOCATIONAL BUILDING IS SEPERATED FROM MAIN BUILDING	• NO INDOOR SPACE FOR STUDENTS WHO ARRIVE EARLY **NORTH CONEJOS BUS BARN** • FACILITY IS WORN & PAST ITS USEFUL LIFE AND IN NEED OF FULL REPLACEMENT • WIDESPREAD ACCESSIBILITY ISSUES

SAFETY & SECURITY EDUCATIONAL SUITABILITY MAINTENANCE

CHOOSING BY ADVANTAGE



8.7 2025 10 03 CDP notes

N. Conejos | Building Configuration

Choosing by Advantage (C.B.A.)

10/3/2025

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Attributes: (values and concerns to address)		weight factor	Separate Elementaries			Combined Elementary			Combined K-8			Combined K-12 (not desired)		
Small school community sizes - individual attention - low classroom # (16-18 students each)	x	5	Best. Smaller schools allow for smaller school populations	3	15	Better. Elem still under 400 students and would need similar staff as 2 separate	2	10		1	5			
Student Safety	x	5	Individual attention but more area to monitor	1	5	Better for monitoring students plus perception of separating MS and elementary / exposure	2	10	Best structural safety, one facility better for all students one space - easier to monitor.	3	15			
Economic impact of communities	x	4	Best - maintain current community locations	3	12	Have to choose a location, but one or the other would be impacted	1	4	La Jara and Manassa communities would be impacted	1	4			
Shared resources and educational opportunities	x	3		1	3	Good - combines elementary shared resources	2	6	Best - addresses MS needs & provides extended elementary opportunities	3	9			
District high standards, "winning mind set" for benefit of students	x	2	Schools compete to be the best	1	2	Better - provides equal opportunity for all elementary	2	4	Best - encourages mentoring and role modeling	3	6			
Long term maintenance and staffing costs	x	2		1	2	Better - less sq ft than separate schools	2	4	Best - least amount of overall sq ft, # of facilities, and duplicated resources	3	6			
Ability to adapt and flexibility for the future	x	1	better - allows for reduntancy if one school has an issue	2	2	Best - allows for increase or decrease in enrollment flexibility	3	3	no redundancy if building needs to shut down, more difficult add in future	1	1			
Meets district needs quicker / improvements for more students	x	1		1	1	Better - takes care of all elementary students	2	2	Best - takes care of all schools with major needs	3	3			
Ability to design the best for education (less constraints)	x	1	Best. Space to design	3	3	Best. Freedom to configure school and site with ideal config.	3	3		1	1			
				16	45		16	46		18	50			

COST OPTIONS

North Conejos School District

Conceptual Project Cost Model

10/9/2025

Elementary School Options for North Conejos School District	Cost Range	
1- Remodel La Jara and Manassa Schools	**$65,000,000**	**$74,700,000**
2- Replace La Jara and Manassa Schools with Two New Elementary Schools	**$83,200,000**	**$95,600,000**
3- Replace La Jara and Manassa Schools with One New Larger Elementary School	**$58,200,000**	**$66,900,000**

Description for Elementary School Options	Size (SF)	Unit	Cost Range	
Major Remodel & Small Additions at Existing La Jara Elementary School	**36,950**	**SF**	**$33,500,000**	**$38,500,000**

* Preliminary cost estimate includes Construction, Design, and Owner's Cost

Construction Costs Include:

* New Fire Suppression & Fire Alarm System, New HVAC (Heating & Air Conditioning), New Lighting, Power, & Data, New Exterior Building Enclosure Upgrades, Structural Upgrades as Required
* Replace all Interior Finishes; Floors, Ceilings, & Walls, Replace Doors & Door Hardware, Accessibility Upgrades at Building Entries & Restrooms
* New Gym Roof, New Gym Floor, Remodel Music Room, Remodel Staff Breakroom, Admin Reconfiguration, New Elevator, New Art/Stem/Computer Lab, Replace Roof at 1998 Wing, Kitchen Addition with Equipment Upgrades, Cafeteria Addition, Secure Entry Vestibule, Second Floor Work Room
* Drainage Repairs & Upgrades, Replace & Resurface Playground
* Considered this a brief description of the work required for a complete building remodel for the La Jara School.

Major Remodel & Small Additions at Existing Manassa Elementary School	**29,500**	**SF**	**$31,500,000**	**$36,200,000**

* Preliminary cost estimate includes Construction, Design, and Owner's Cost

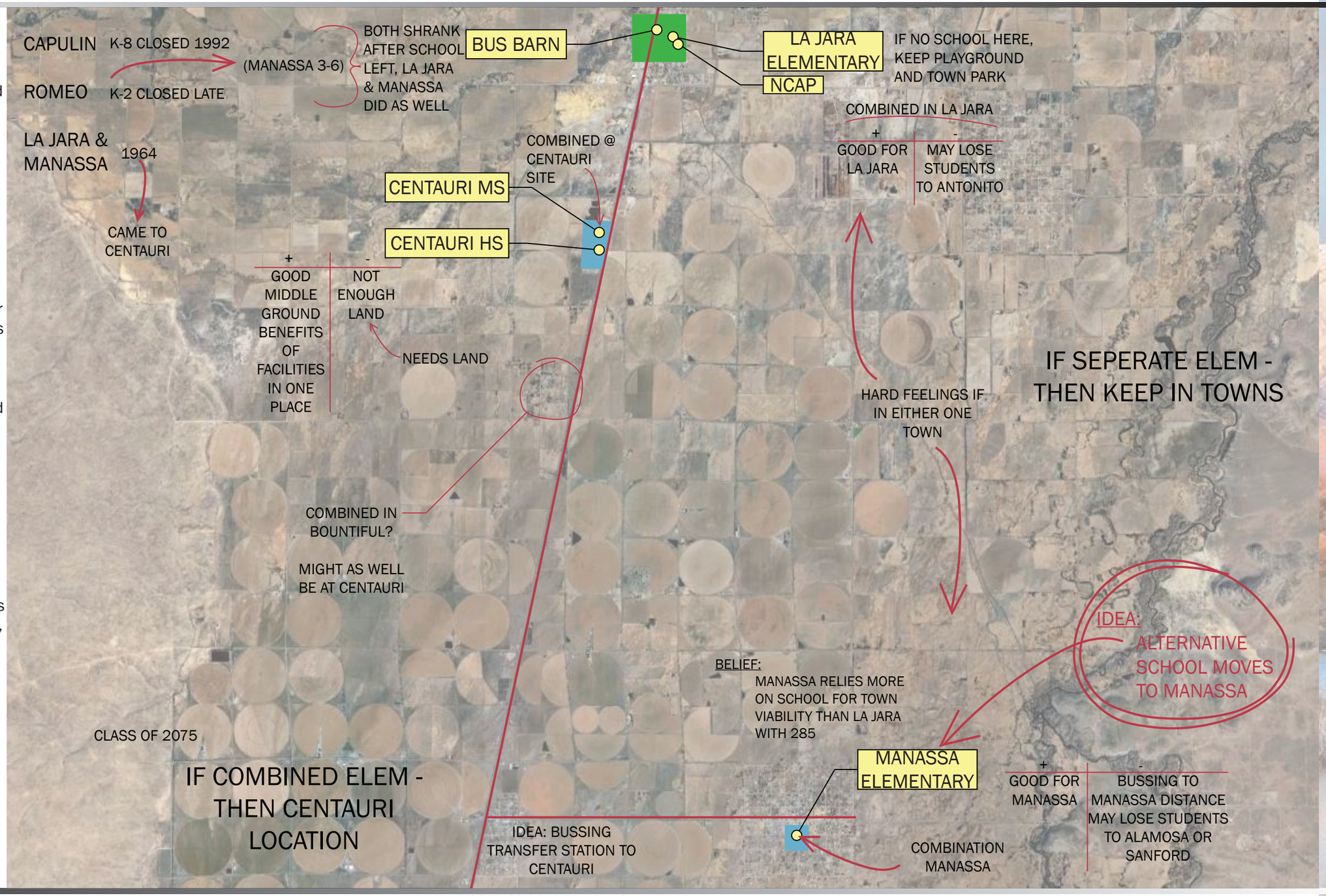
Construction Costs Include:

* New Fire Suppression & Fire Alarm System, New HVAC, New Lighting, Power & Data, New Exterior Building Enclosure Upgrades, New Exterior Windows, Structural Upgrades as Required
* Replace all Interior Finishes; Floors, Ceilings, & Walls, Replace Doors & Door Hardware, Accessibility Upgrades at Building Entries & Restrooms
* New Gymnasium, Music Room, Art Room, and Library
* New Roof Structure (Required to Facilitate New HVAC System), New Roof, Reconfigure Restrooms, Admin Reconfiguration, Kitchen Addition with Equipment Upgrades, Cafeteria Addition
* Demolish Detached Gymnasium and Storage Building
* Drainage Repairs & Upgrades, Playground & Track Repairs
* Considered this a brief description of the work required for a complete building remodel for the La Jara School.

New La Jara Replacement Elementary School	**40,000**	**SF**	**$41,600,000**	**$47,800,000**
New Manassa Replacement Elementary School	**40,000**	**SF**	**$41,600,000**	**$47,800,000**
New "Combined" Elementary School	**56,000**	**SF**	**$58,200,000**	**$66,900,000**

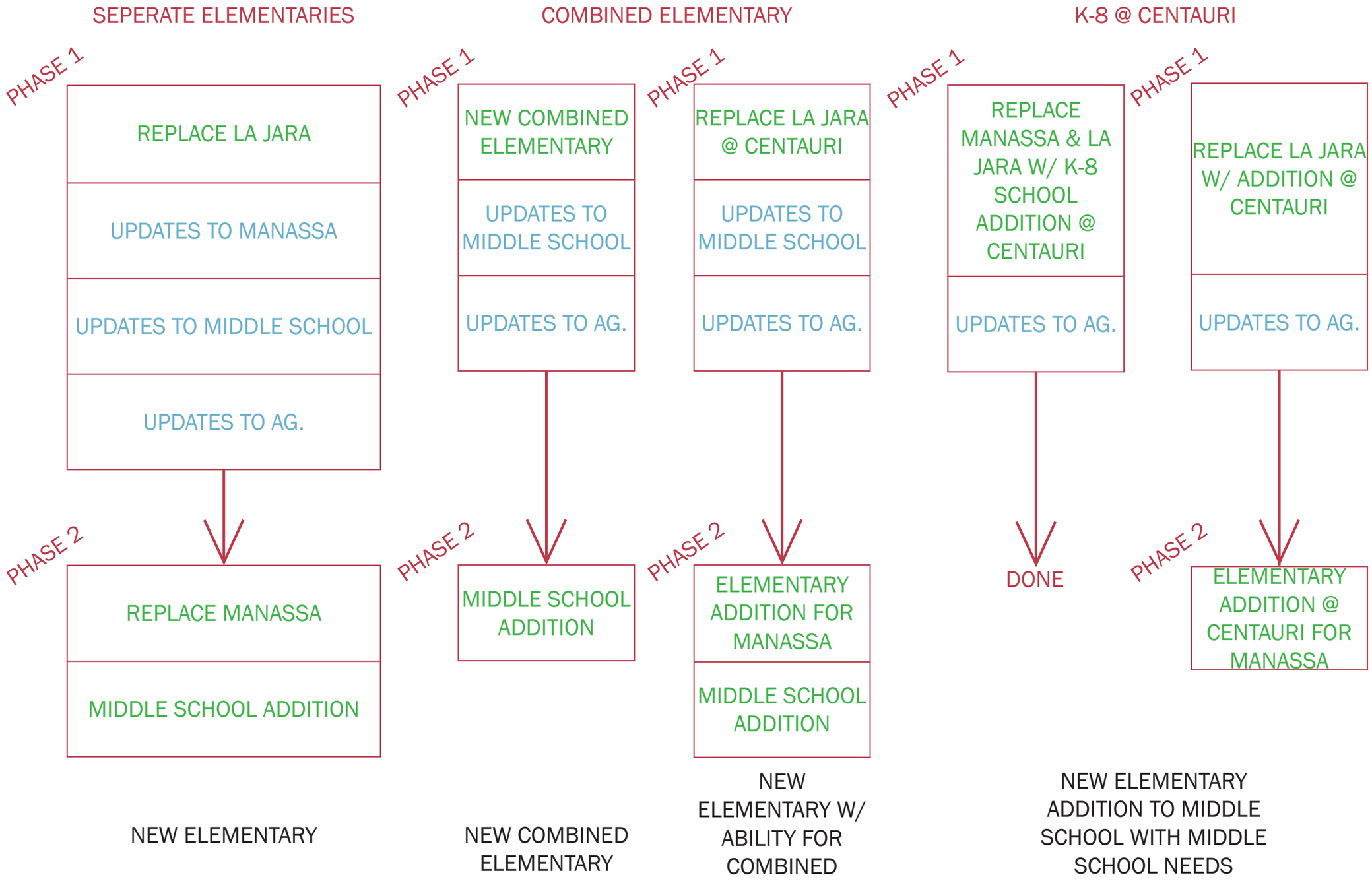
SCHOOL LOCATION OPTIONS

During this exercise other existing towns were mentioned that once had schools that were closed and moved elsewhere, when this occured those towns lost their vitality. This is a major concern for Manassa that relies on the traffic that the school brings to town. La Jara has the benefit of 285 which runs through the center of the town and brings traffic that supports the community. This is a large driving factor in selecting the site for a possible new school, whether it be a combined elementary, two new elementaries or a K-8 school. This graphic represents the options that will be discussed further in the master plan options section of this document. Multiple options were explored and discussed using this image as a starting point. Some of the thoughts put forward were a combined elementary school in La Jara, Manassa, Centauri, or even Bountiful. Other possibilities were put forward exploring how to keep Manassa economically viable, those included moving the alternative school to Manassa, as well as a drop off location for parents to transfer the students onto busses, keeping the flow of traffic coming through the town,



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MASTER PLAN EXPLORATION



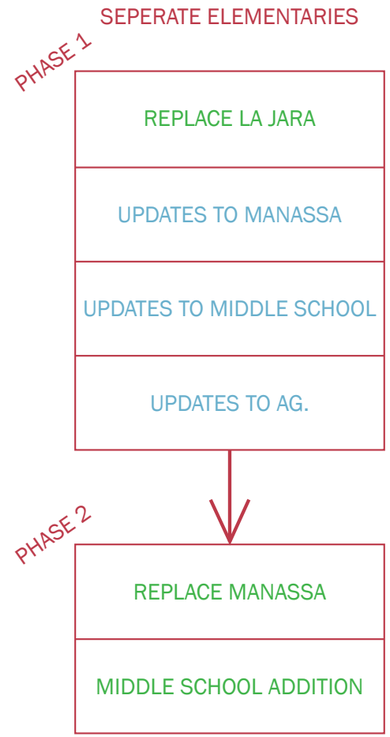
MASTER PLAN OPTION SEPERATE ELEMENTARIES

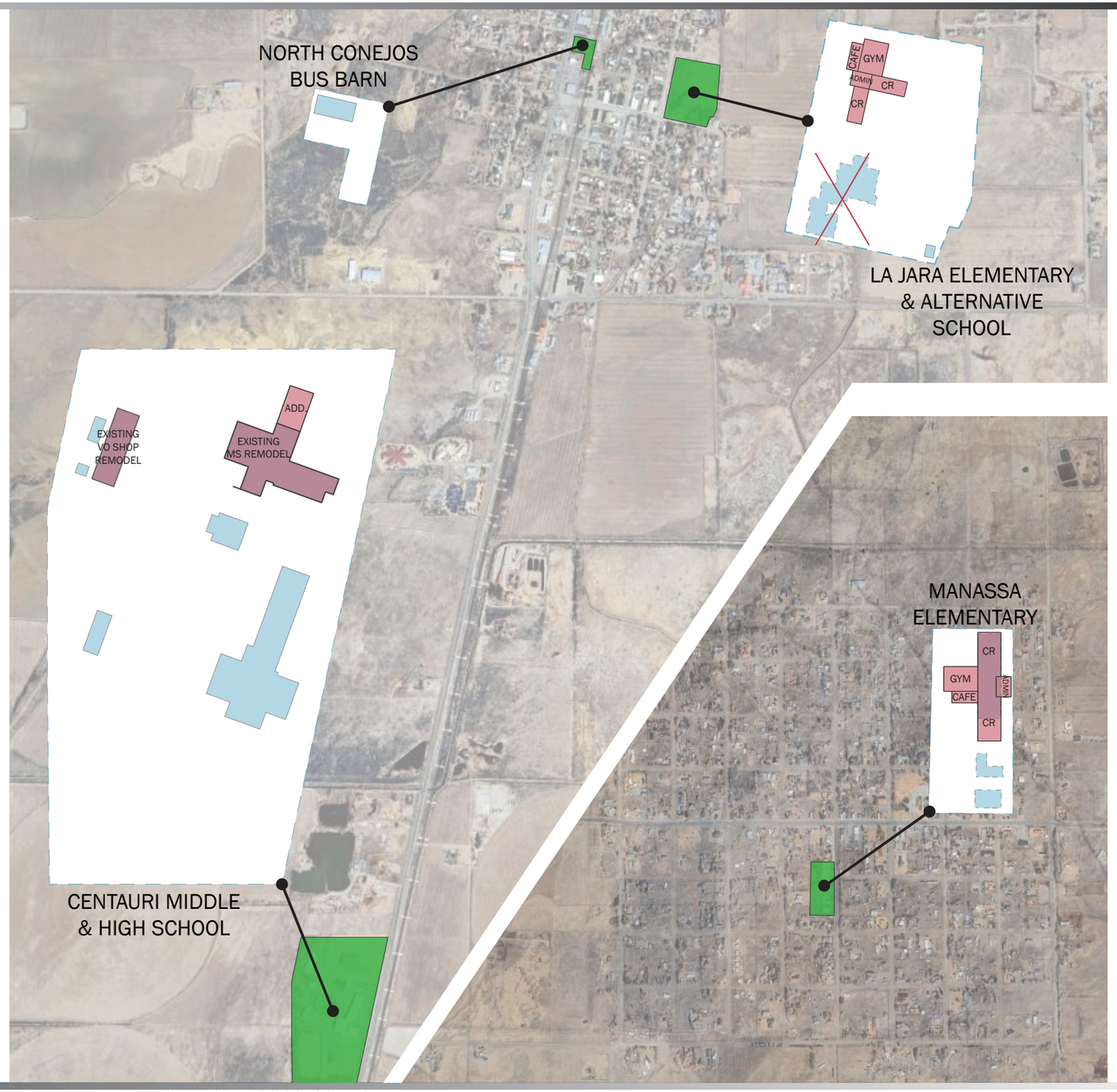
MASTER PLAN OPTION 1

SEPERATE ELEMENTARIES

The option of seperate elementaries includes a two phased plan. In Phase 1 the plan would include replacing La Jara Elementary at its current site, with a new 40k square foot building. The building would include, 2k sqft of admin space, 7k sqft of gym space, 2k sqft of library space, 6k sqft of cafe space, and 13k sqft of education spaces. Manassa would be updated to improve on its educational and safety capabilities, Centauri Middle School would recieve a remodel as well as updates to the Vocational shop located at the site.

During Phase 2, the plan would include a full replacement of Manassa with a 40k square foot new build with very similar programmatic requirements as La Jara and an additional 16k square foot addition to the middle school to meet the schools programmatic needs.





MASTER PLAN OPTION COMBINED ELEMENTARY

MASTER PLAN OPTION 2

COMBINED ELEMENTARIES

The option of combined elementaries includes two options. Both options include a two phased plan.

Option 2A

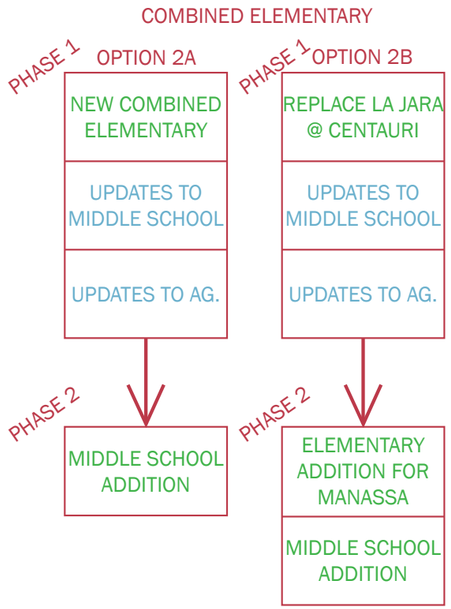
In the option 2A, Phase 1 includes replacing La Jara and Manassa Elementary at the Centauri site, with a new 55k square foot building. The building would include, 2.5k sqft of admin space, 9k sqft of gym space, 2.5k sqft of library space, 7k sqft of cafe space, and 20k sqft of education spaces. Centauri Middle School would recieve a remodel as well as updates to the Vocational shop located at the site.

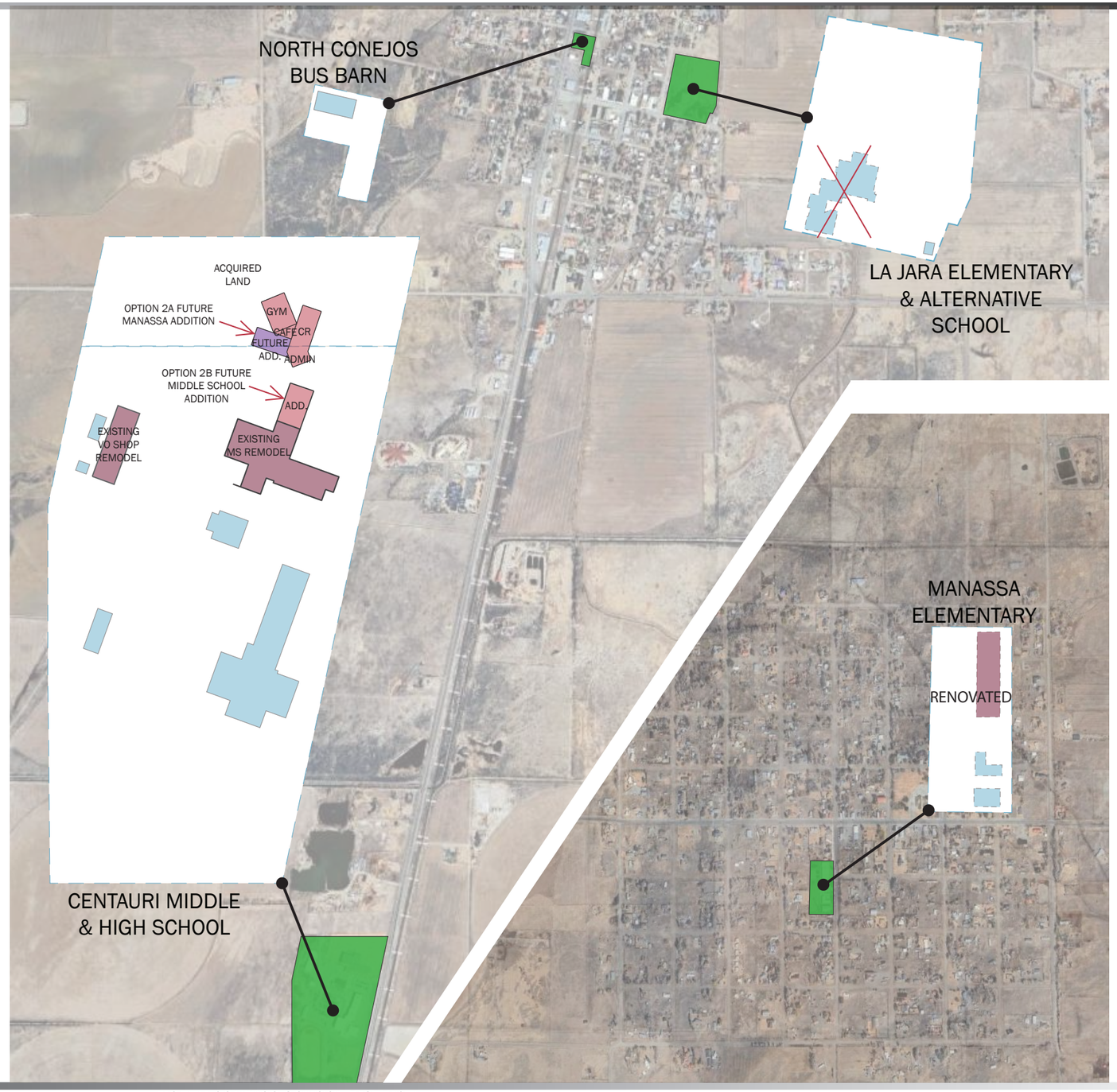
During Phase 2, the plan would include a 16k square foot addition to the middle school to meet the schools programmatic needs.

Option 2B

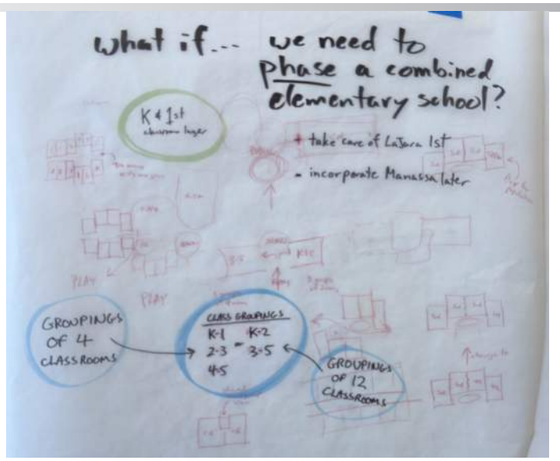
The option 2B of a combined elementary school is also a two phased plan. During the first phase La Jara would be replaced with a new building at the Centauri site, with similar programmatic needs as listed in option 1 of the master plan. The difference would be the ability to add an addition in the future to accommodate students from Manassa. During this time updates would be applied to Manassa in order to keep the school in working order and update its educational and security needs. Updates would also be included to the Vocational shop located at Centauri.

During Phase 2 of the second option the addition would be applied to the new Elementary school at the Centauri site and at that time the students at Manassa would transfer there. Also included in this phase is the required 16k sqft addition to the middle school.

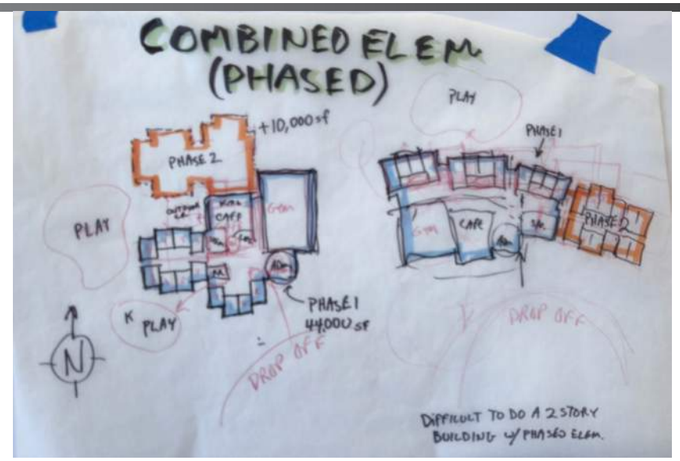




COMBINED PHASED ELEMENTARY



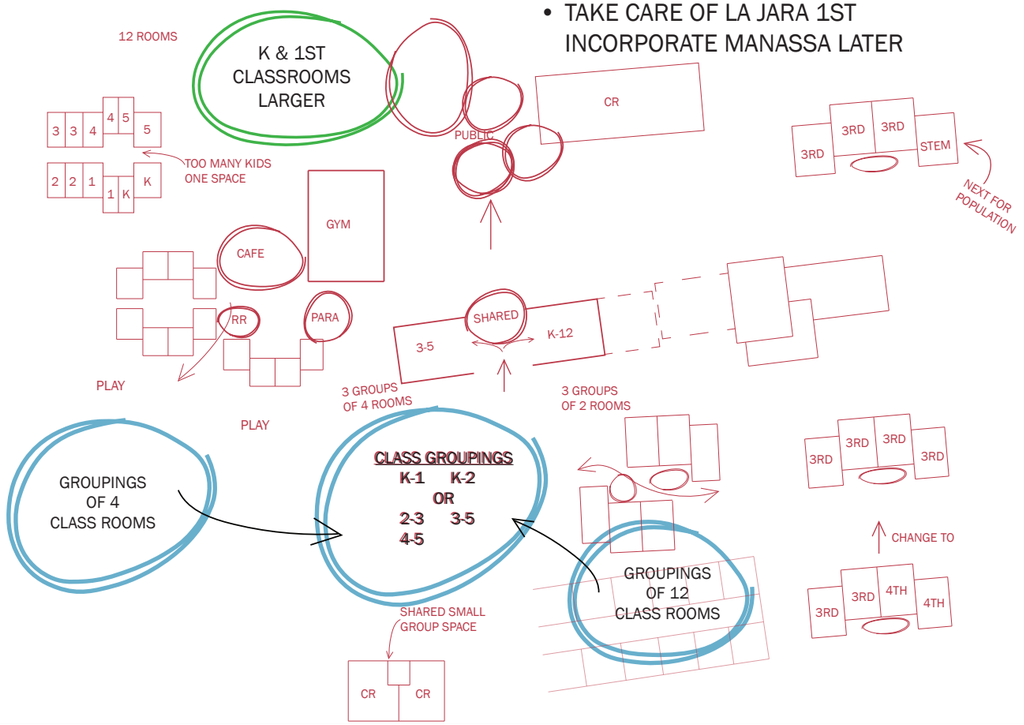
This exercise explored the possibility of a combined elementary, without a specific site involved. The first sketch explores the possible combinations of space to house elementary students. As well as, what if that project was phased to house one elementary school and then bring in the population of students once the second phase was completed. In the second sketch weve explored what that second phase could possibly look like layed out next to the first phase. With no specific site involved the design was freed from limitations of drop off and pick up logistics and created integrated layouts that efficiently house the programmatic needs of La Jara and Manassa.



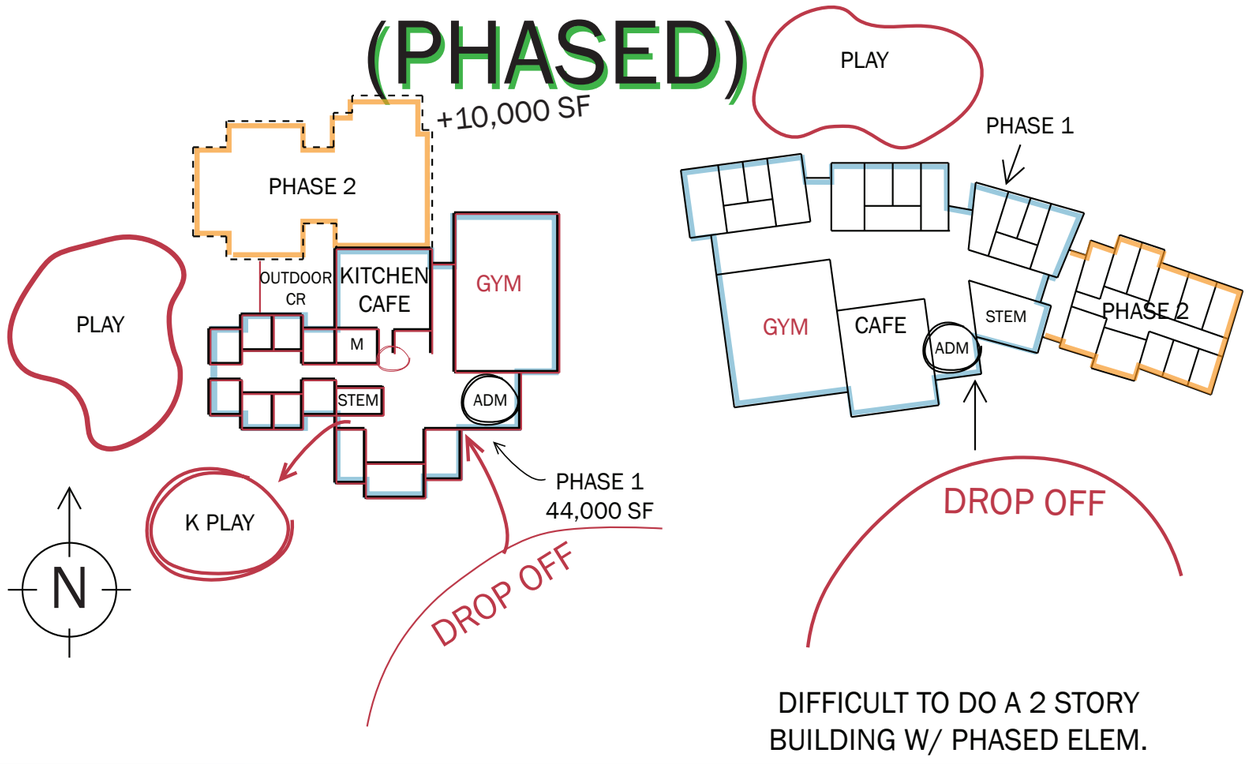
WHAT IF...

WE NEED TO PHASE A COMBINED ELEMENTARY SCHOOL?

- TAKE CARE OF LA JARA 1ST
  INCORPORATE MANASSA LATER



COMBINED ELEM. (PHASED)



DIFFICULT TO DO A 2 STORY BUILDING W/ PHASED ELEM.

NEENAN ARCHISTRUCTION®

MASTER PLAN OPTION K-8 AT CENTAURI

MASTER PLAN OPTION 3

CENTAURI K-8

The option of combined K-8 includes two options.

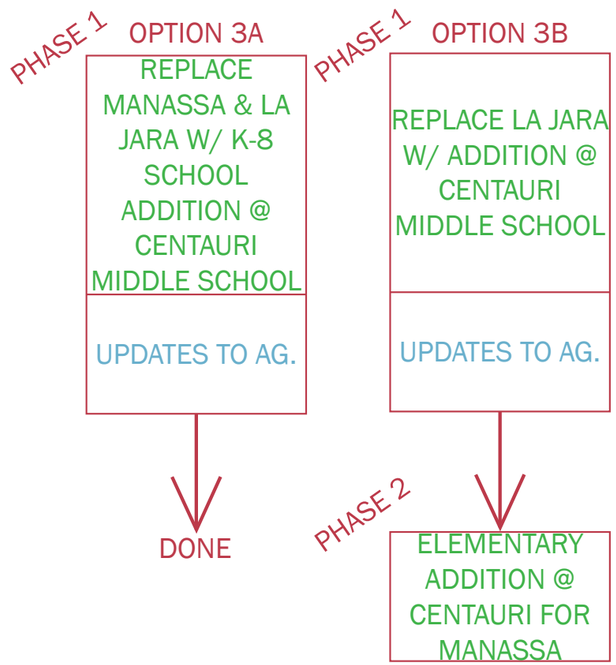
Option 3A

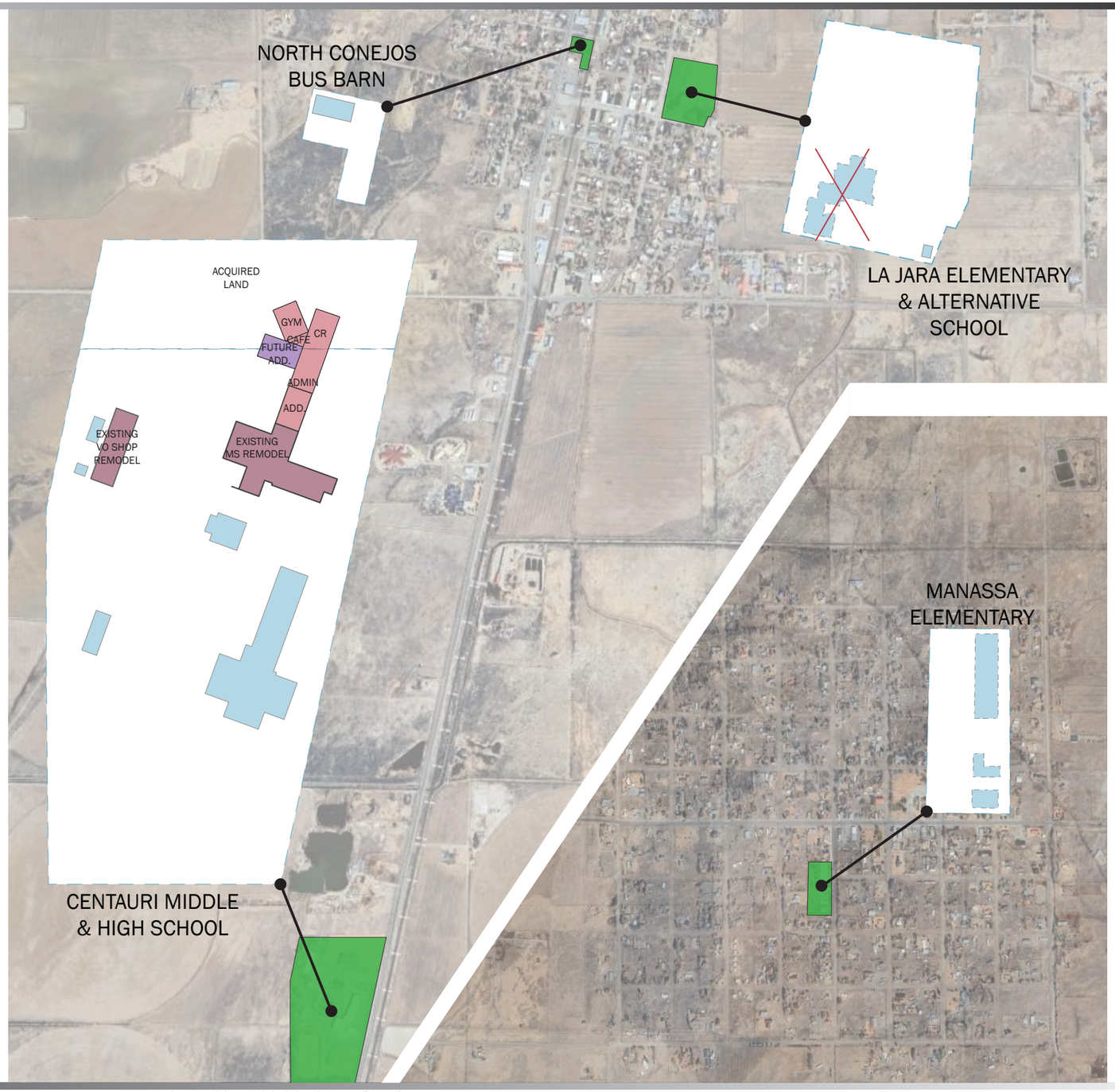
In option 3A, which includes replacing Manassa and La Jara with a K-8 school addition at Centauri. There will be the addition of 16k sqft onto the existing Middle School, then add an additional 55k sqft onto the addition to house the required programmatic space needed to house the combined student body of Manassa and La Jara. The Vocational shop would also be updated in this option.

Option 3B

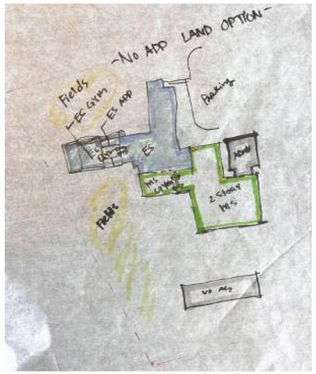
The option 3B of a K-8 school is a two phased plan. During the first phase La Jara would be replaced with a new addition at the Centauri site, which would be attached to the 16k sqft addition at the middle school. The difference would be the ability to add an addition in the future to accomadate students from Manassa. Updates would also be included to the Vocational shop located at Centauri.

During Phase 2 of option 3B the addition would be applied to the new Elementary school at the Centauri site and at that time the students at Manassa would transfer there.

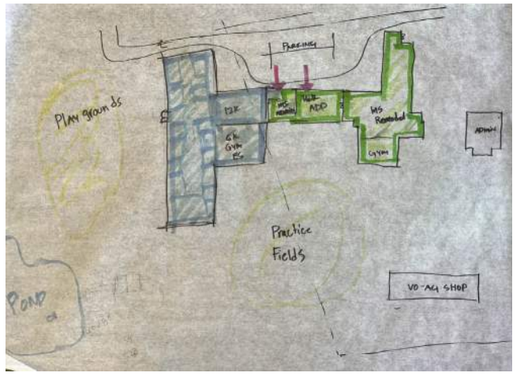




K-8 OPTION AT CENTAURI MIDDLE SCHOOL

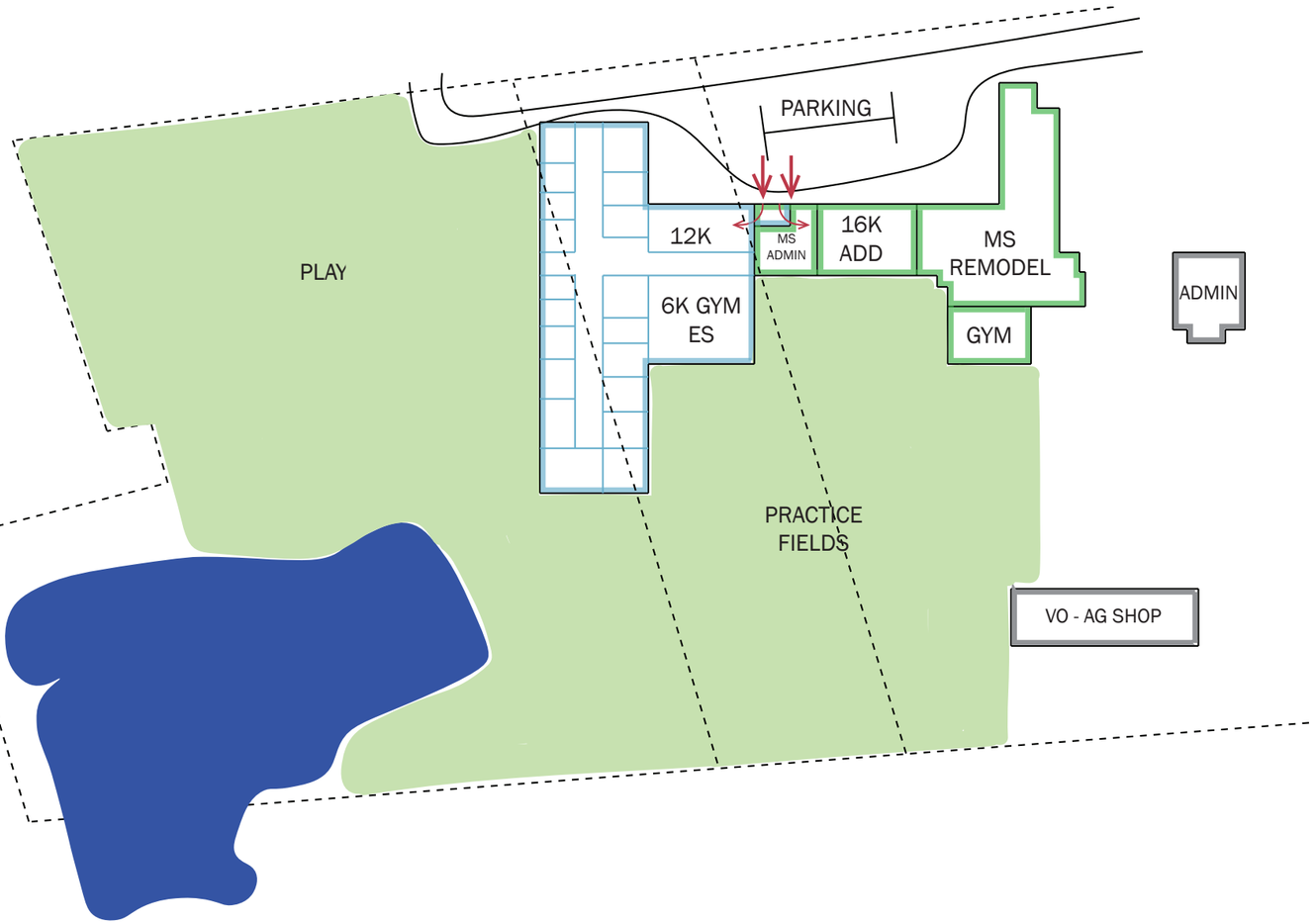


A more detailed exploration of a K-8 option at the Centauri site. This option explored an addition to the existing Middle School, which would then transition to be the K-5 portion of the K-8 school. A new addition would also be added to school to house the 6-8 grade students, and connect to the music portion of the administration building, creating a fully connected and integrated K-8 school at the Centauri site. This plan involved a playground area in the front of the school which was deemed dangerous do to the proximity of the highway.

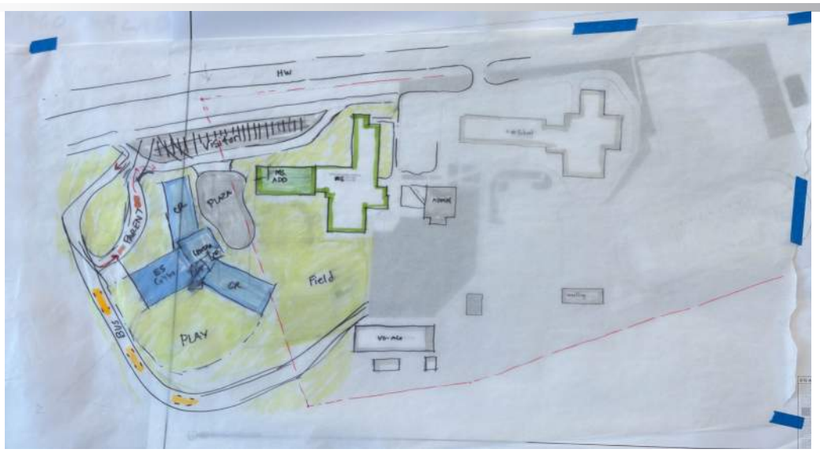


A secondary exploration into a joint K-8 school at the Centauri site. This exploration involved extending a new Elementary portion of the school into the neighboring plot of land and seperating it from an addition to the middle school with an administration portion of the building that could control access into both wings of the school. This option pushed the playground to the north side of the new addition, which still wasnt satifactory for the safety of children in proximity of the highway.

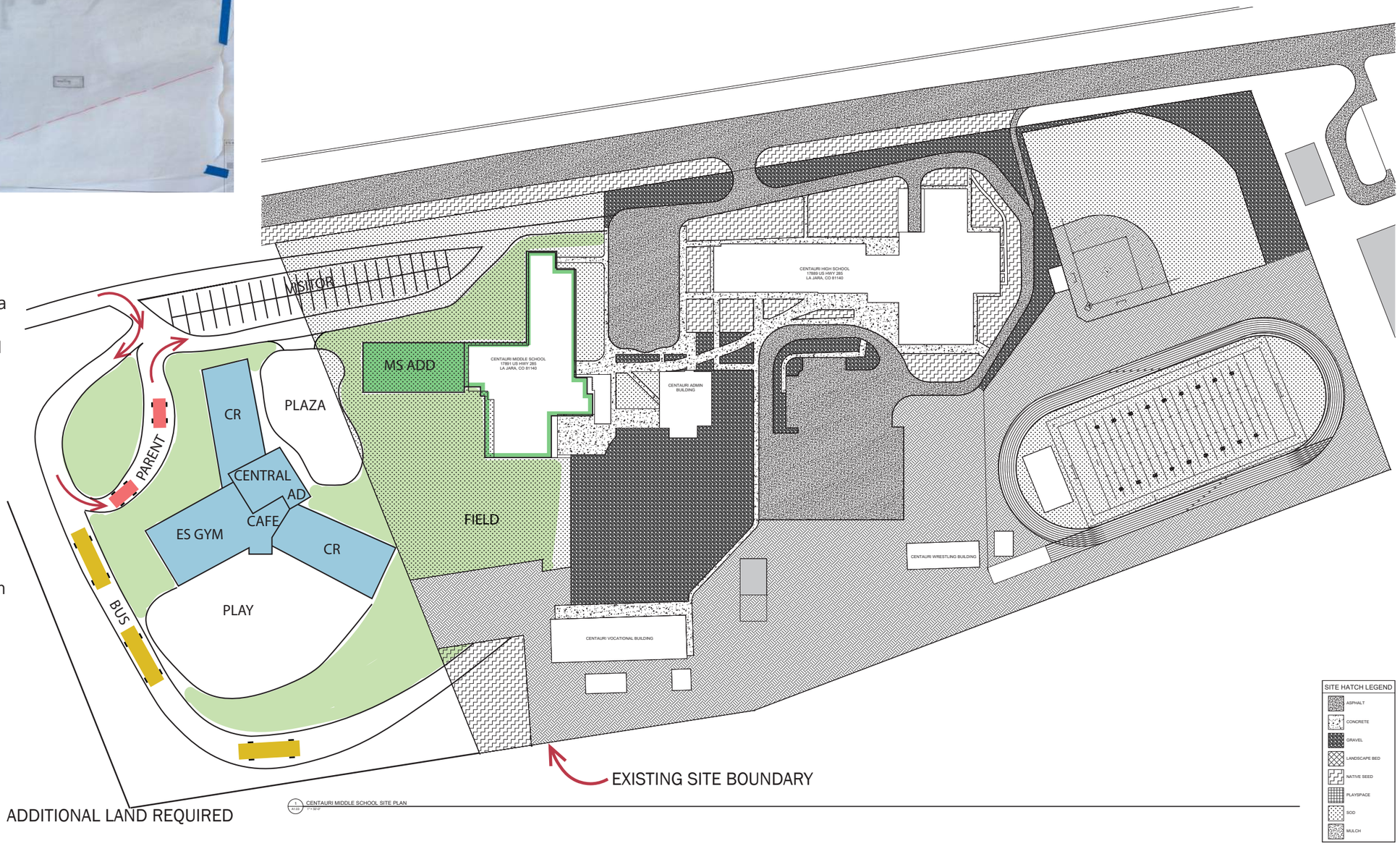




ELEMENTARY AT CENTAURI SITE EXPLORATION

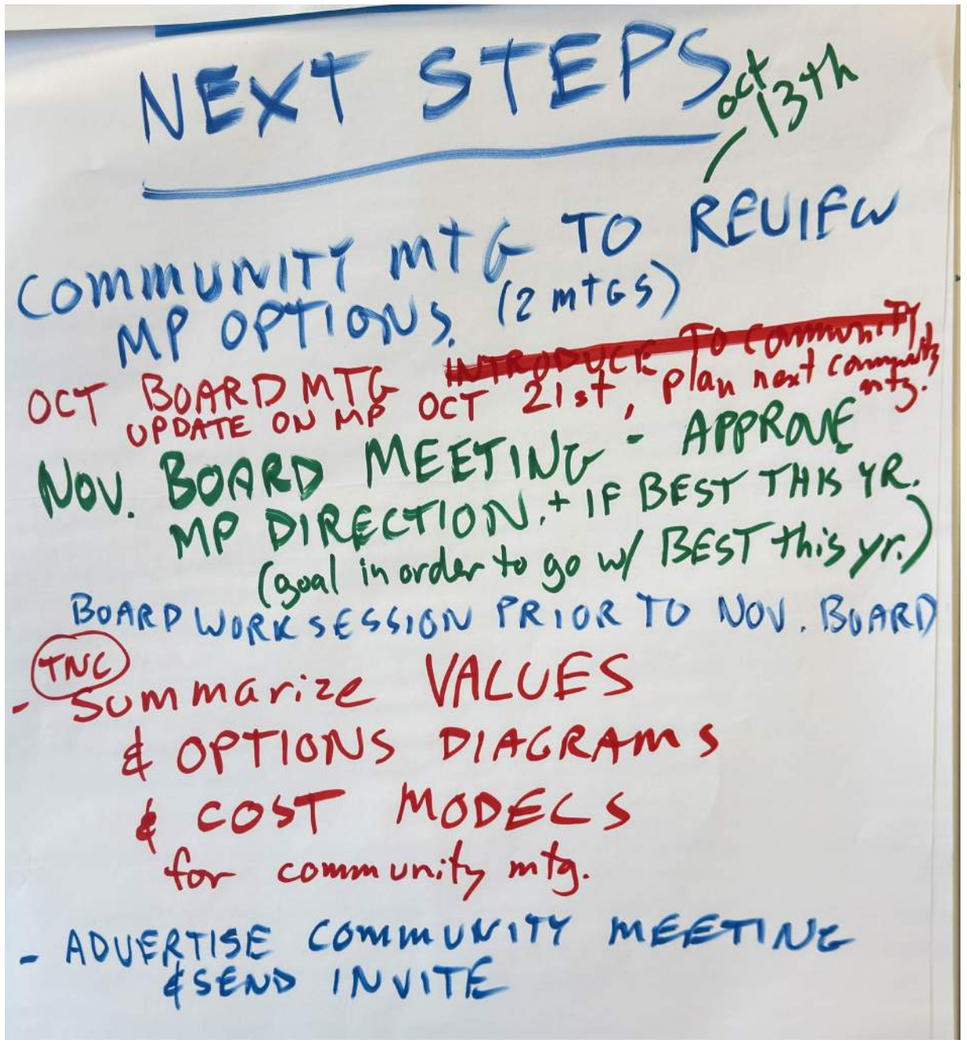


After the first two explorations of a K-8 school at the Centauri site, it was determined it would be more efficient to break the Elementary away from the Middle School in order to create the desired protected play area that was deemed important for the drop off and pick up logistics. This new design allowed for the creation of a play area that wasnt only protected from the highway but also from the prevailing winds the rush up the valley. This new design was driven majorily by the drop off and pick up process that creates a major traffic issue on the adjacent highway. By seperating and diverting the traffic of buses and parents who are dropping their children off we are aiming to ease the burden of the singular entrance and exit that is currently at the site. This design also includes the addition of a plaza as well as the programmatic requirements that would be required in a combined Elementary school as well as the addition to the Middle School.



NEENAN ARCHISTRUCTION®

NEXT STEPS



- COMMUNITY MEETING TO REVIEW MASTER PLAN OPTIONS. (2 MEETINGS)
- OCTOBER BOARD MEETING UPDATE ON MASTER PLAN OCTOBER 21ST, PLAN NEXT COMMUNITY MEETING
- NOVEMBER BOARD MEETING - APPROVE MASTERPLAN DIRECTION AND IF BEST THIS YEAR. (GOAL IN ORDER TO GO WITH BEST THIS YEAR)
- BOARD WORK SESSION PRIOR TO NOVEMBER BOARD MEETING
- THE NEENAN COMPANY TO SUMMARIZE VALUES & OPTIONS DIAGRAMS & COST MODELS FOR COMMUNITY MEETING
- ADVERTISE COMMUNITY MEETING & SEND INVITE

8.7 2025 10 21 Committee Meeting notes

Date: 10 21 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
David Kurtz – Neenan
Charles VanWormer – Neenan
Megan Ellis – Neenan
Chad Norton – Neenan
Sarah Schmidtt – Neenan
Rick Surbrugg - Neenan

Goal: Alignment on general master plan direction, specific requests of school

Agenda

Community meeting and conversation about consolidation:

- Update on community feedback
- Next community meeting and consolidation discussion:
  - Neenan will plan to be there
  - Propose date:
  - Format
  - Comfort or questions about recording of benefits and drawbacks, values and advantages scoring
  - Questions about basic cost considerations of consolidation
  - Any insights for how to deliver or display info that will make it easier to communicate the ideas?

Program and educational needs:

- We have detailed info on issues at each school that needs addressed
- Request for a broader educational plan or goals?

School facility issues priorities:

- Review prioritization of the Issues. Discussion on phases of work
- Total estimate of priority 1 work (plan for next committee meeting.)

Next Steps/Next meeting:

- Board Meeting tonight
- Committee meeting in two weeks 11/4

8.7 2025 11 04 Committee Meeting notes

Date: 11 04 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
David Kurtz – Neenan
Charles VanWormer – Neenan
Rick Surbrugg - Neenan

Goal: Alignment on community meeting and next steps toward BEST scope decision

Notes

Community meeting and conversation about consolidation:

- Meeting agenda: align around Kristin format
- Modifications, prep needs, assign focus groups
- Where in presentation to acknowledge poll concerns (that school is listening)
  - Can be at close of Neenan portion (why are we talking about consolidation?)
  - Time to close poll? Final results?
  - summarize poll results with “central concerns” for community meeting?
  - Update poll results during meeting? Or use existing poll info?
-

School facility issues priorities:

- Review prioritization of the Issues by staff at CDP, and our recommendation of priorities

Program and educational needs:

- Check in on request broader educational plan or goals

Next Steps/Next meeting:

- Community Meeting at Manassa Gym 11/11 @ 6:00
- Committee meeting in two weeks 11/18
- Board meeting 11/18

NORTH CONEJOS SCHOOL DISTRICT

NOVEMBER 11

CENTAURI HIGH SCHOOL GYM

6:00 PM

FMP COMMUNITY MEETING

INTRODUCTION

6:00-6:10

- Welcome
- Goals of the Day
- Set norms for the meeting

PRESENTATION BY NEENAN

6:10-6:40

- Facilities master planning process: Where we are
- High Priority Facility Issues
- Prioritize Criteria for decisions

BREAKOUT FOCUS GROUPS

6:40-7:40

- Opportunity for community discussions in focus groups
  - Transportation & Safety
  - Financial Impacts
  - Education/Student Wellbeing
  - Community Identity/Culture
  - Facility Assessments

Q&A/COMMUNITY FEEDBACK

7:40-8:00

- Address questions not answered in focus groups

CLOSING

8:00-8:15

- Next steps

NORTH CONEJOS SCHOOL DISTRICT

INTRODUCTION

6:00-6:10

Welcome: Darren Edgar

Moderator: Rodney Noga

- Goal of the meeting
  - Provide context and current progress of the facilities master plan
  - Provide current facilities information
  - Discuss and incorporate community values
  - Answer questions about the master plan progress
- Set norms for the meeting:
  - All in attendance will be respectful. Any type of violence will not be tolerated.
  - Remind everyone that we are here to find solutions
- Ensure time frames are being kept
- Introduce each new agenda section
  - Neenan - presenting the high priority issues & timeline considerations
  - Focus Groups - Topics are the top concerns that were shared in the community survey
  - Q&A - Any additional questions that will help come to a solution. Additional questions can be left in the comment box as well.
  - Closing - Next steps/decisions to be made
- Facilitate Q&A

PRESENTATION BY NEENAN

NORTH CONEJOS SCHOOL DISTRICT

6:10-6:40

Presenter: Neenan

- Facilities master planning process: Where we are
- High Priority Facility Issues
- Why discuss consolidation?
- Prioritize critera for decisions (survey results and intro to focus groups

- In progress FMP Information will be shared with the community prior to the meeting via school district website.
  - David Kurtz will provide:
    - updated FMP info for district website by end of day Friday 11/7
    - draft slide presentation for meeting by end of day Friday 11/7

- Items to consider:
  - Technology needs
  - Slide deck and presentation screens
  - Brock - Provide method for multi-screen display

NORTH CONEJOS SCHOOL DISTRICT

FOCUS GROUP TEAMS

TRANSPORTATION & SAFETY

- Subject Matter Expert: Rodney Noga & Patrick Romero
- Committee Members: Melanie Sowards, Cindy Wilson, Mindy Russell
- Board Member: Jake Cary
- Record Keeper/Scribe: Jessica Ulmala

FINANCIAL IMPACTS

- Subject Matter Expert: Darren Edgar, Rick Surbrugg (Neenan)
- Committee Members: Donna Mae Keys, Renee Valerio, Lola Garcia
- Board Member: Kim Baroz
- Record Keeper/Scribe: Danette Barr

EDUCATION/STUDENT WELLBEING

- Subject Matter Expert: Brian Riccatone, Michelle Woodward
- Committee Members: Jessica Shawcroft, David Kurtz (Neenan), Erica Martinez, Janette Cary
- Board Member: Mary Jane Valdez
- Record Keeper/Scribe: April McCarroll

COMMUNITY IDENTITY/CULTURE

- Subject Matter Expert: Regina Denton, David Kurtz (Neenan)
- Committee Members: Anna Gearhart, Kalee Buhr, Charlotte Coombs, Janine Christensen
- Board Member: Nathan Coombs, Kristin McCarroll
- Record Keeper/Scribe: Shannon Hamilton

FACILITY ASSESSMENTS

- Subject Matter Expert: Richard Ruybal, Van Wormer (Neenan)
- Committee Members: Joshua Spannigal, Micki Ross, Paul Naranjo
- Board Member: Tyler Buhr
- Record Keeper/Scribe: Stephanie Shawcroft

NORTH CONEJOS SCHOOL DISTRICT MASTER PLAN

NEENAN
ARCHISTRUCTION®

Community Meeting
11/11/2025

8.7 2025 11 11 Community Meeting presentation

Agenda:

1) Context and current progress of the facilities master plan

2) Current facilities information

3) Why discuss consolidation?

4) Prioritize criteria for decisions

8.7 2025 11 11 Community Meeting presentation

1) Facilities Master Plan Progress

Master Plan Organization

DATA → **ANALYSIS** → **OPTIONS** → **PLAN**

- District info
- Educational requirements
- Facility assessments

*key criteria for options

*key urgencies

- A
- B
- C
- D
- E
- F

Decision & Conclusion

where we are today

feedback and re-prioritization of criteria

NEENAN ARCHISTRUCTION®

2) Current facilities information

20' 10' 0' 20' 40' 140'

NORTH

LA JARA ELEMENTARY SCHOOL
SITE AND FACILITY ISSUES

NEENAN ARCHISTRUCTION®

PLAYGROUND IS WORN & BROKEN

NO SHARED WORKSPACE LARGE ENOUGH TO HOLD ALL STAFF AT ONCE

GYM FLOOR PAST ITS USEFUL LIFE & BEYOND ABILITY TO REFINISH

NO TITLE 1 CLASSROOM

1950 GYM & 1998 WING - ROOF REPLACEMENT NEEDED

NO ELEVATOR, ACCESSIBILITY ISSUES

ALL INTERIOR & EXTERIOR DOORS AND HARDWARE NEED REPLACEMENT

NO BACKUP POWER SUPPLY

DRAINAGE ISSUE

MUSIC ROOM SAFETY

PARENT DROP OFF

CLASSROOMS ARE UNDERSIZED

INTERIOR FINISHES, INCLUDING CARPET ARE WORN AND OUTDATED

CLASSROOMS LACK SUFFICIENT POWER & DATA ACCESS

SECURITY BLIND SPOT

CAFETERIA IS NOT LARGE ENOUGH

POOR AIR QUALITY, LACK OF FRESH AIR

EXTERIOR ENVELOPE PAST ITS USEFUL LIFE

STRUCTURAL SYSTEM PAST ITS USEFUL LIFE

RECEPTION LACKS ISS, MOTHER'S ROOM

LACK OF SECURE VESTIBULE

NO EXTERIOR FIRE ALARM NOTIFICATION

WIDESPREAD MOLD & MILDEW

HVAC SYSTEM PAST USEFUL LIFE

SAFETY & SECURITY

EDUCATIONAL SUITABILITY

MAINTENANCE

8.7 2025 11 11 Community Meeting presentation

20' 10' 0' 20' 40' 140'

NORTH

MANASSA ELEMENTARY SCHOOL
SITE AND FACILITY ISSUES

NEENAN ARCHISTRUCTION®

PARENT DROP OFF

POOR ACOUSTICS & SOUND CONTROL

HVAC NO REDUNDENCY, NO A.C.

RECEPTION VISIBILITY ISSUES

CLASSROOM SECURITY DEFICIENCIES

ISOLATED GYM ACCESS

GYM RAMP IS DETERIORATING, IN NEED OF REPAIR

CAFETERIA IS NOT LARGE ENOUGH

NON-COMPLIANT KITCHEN DESIGN

LIBRARY IS HALF THE RECOMMENDED SIZE

HEALTH CONCERNS AMONG STAFF

INCONSISTENT CLASSROOM TEMPERATURES

INSUFFICIENT POWER & DATA ACCESS

WIDESPREAD LEAKS IN ROOF

NO ART ROOM PRESENT

WIDE SPREAD ACCESSIBILITY ISSUES

ALL EXTERIOR WINDOWS NEED REPLACEMENT

DRAINAGE ISSUES

FLOOR, LIGHTING, WALL & CEILING FINISHES IN NEED OF REPLACEMENT

EXTERIOR ENVELOPE NEEDS SIGNIFICANT REPAIR

PLAYGROUND & TRACK HAS BROKEN GROUND ELEMENTS

SAFETY & SECURITY

EDUCATIONAL SUITABILITY

MAINTENANCE

8.7 2025 11 11 Community Meeting presentation

20' 10' 0' 20' 40' 140'

NORTH

CENTAURI MIDDLE SCHOOL
SITE AND FACILITY ISSUES

NEENAN ARCHISTRUCTION®

NO ART, MUSIC OR COMPUTER ROOMS WITHIN THE BUILDING

SHORT ONE SCIENCE CLASSROOM & LACKS PROPER SCIENCE PREP & MATERIAL STORAGE SPACES

INTERIOR & EXTERIOR LIGHTING FIXTURES OUTDATED & REQUIRE FULL REPLACEMENT

NOT ENOUGH BATHROOMS

INSUFFICIENT SOUND ISOLATION

BLEACHERS ARE MANUALLY OPERATED, REQUIRING STUDENT ASSISTANCE

LIMITED NATURAL LIGHT

BUILT UP ROOFING SYSTEM HAS EXCEEDED USEFUL LIFE, NEEDS FULL REPLACEMENT

SPECIAL EDUCATION IS UNDERSIZED & DOES NOT INCLUDE A DEDICATED RESTROOM

GYM FLOOR IS SIGNIFICANTLY WORN & IN NEED OF REPLACEMENT

EXTERIOR DOORS DO NOT CONSISTENTLY LATCH

HVAC-HEALTH CONCERNS

ADMINISTRATION SUITE IS UNDERSIZED, LACKING PRIVATE STAFF WORK, BREAK, CONFERENCE ROOM OR ISS SPACE

KITCHEN SPACE IS UNDERSIZED, OUTDOOR STORAGE IS UTILIZED

LACK OF ACCESSIBILITY ACCESS AT EXITS

LACKING LAUNDRY ROOM

RECEPTION LACKS VISIBILTY OF ENTRANCE

EXTERIOR DOORS & WINDOWS NEARING END OF USEFUL LIFE

GAS-FIRED BOILER SYSTEM AT END OF OPERATIONAL LIFESPAN

CAFETERIA IS NOT LARGE ENOUGH

PERIMETER HYDRONIC FIN-TUBE HEATING SYSTEM NEARING END OF USEFUL LIFE

PARENT DROP OFF

AIR CONDITIONING SYSTEM IS NO LONGER FUNCTIONING

SAFETY & SECURITY

EDUCATIONAL SUITABILITY

MAINTENANCE

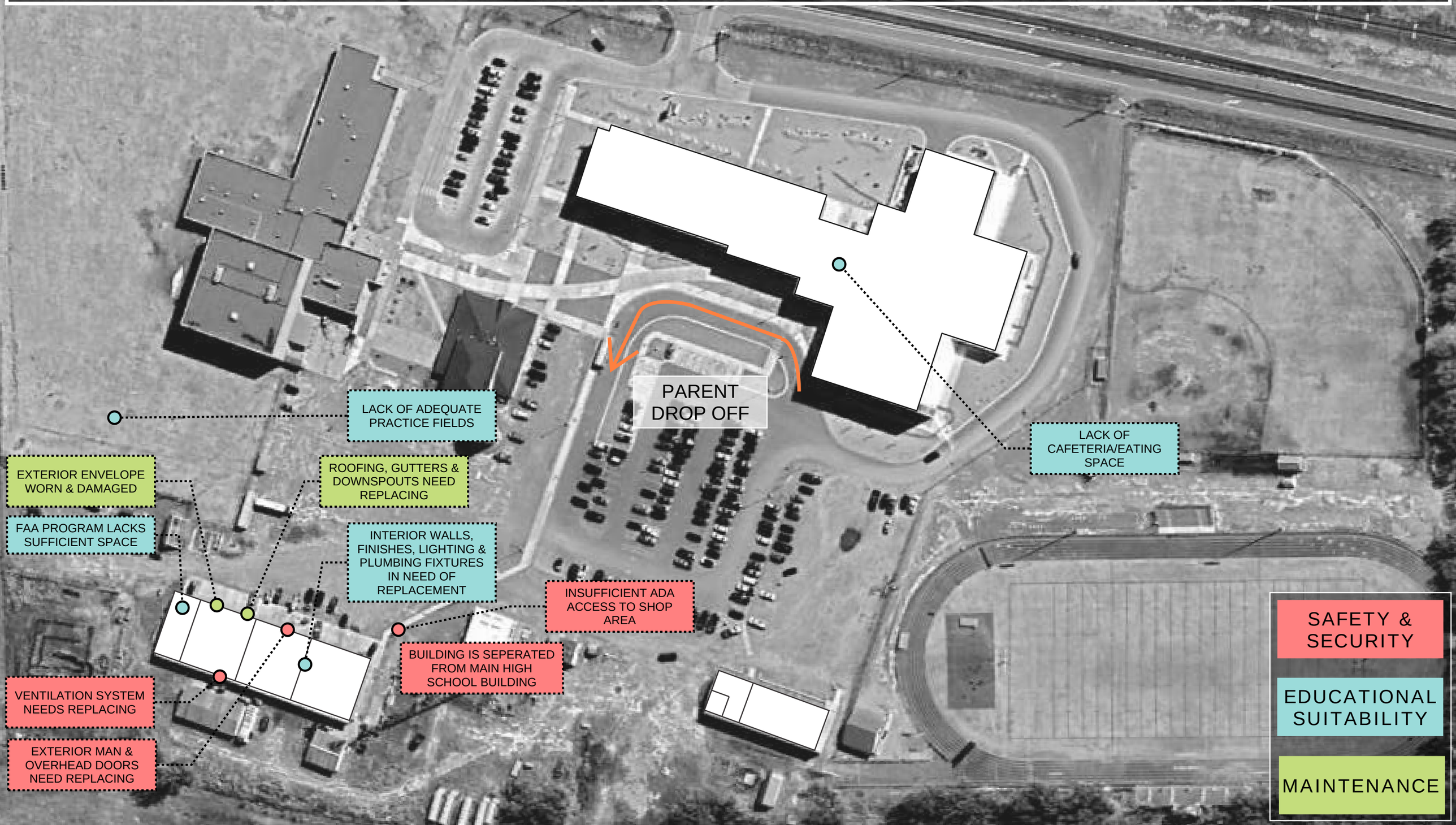
8.7 2025 11 11 Community Meeting presentation

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NORTH

CENTAURI HIGH SCHOOL
SITE AND FACILITY ISSUES

NEENAN ARCHISTRUCTION®



8.7 2025 11 11 Community Meeting presentation

NORTH CONEJOS ALTERNATIVE SCHOOL
SITE AND FACILITY ISSUES

20′ 10′ 0′ 20′ 40′ 50′

NORTH

NEENAN ARCHISTRUCTION®



NEENAN ARCHISTRUCTION®

Facility Issues & Solutions Estimate

Project #: 3543

Project Name:
North Conejos
School District

School	Category	Priority	Deficiency	Solution	Cost Range	
LaJara Elem	Health & Safety	1	No secure vestibule	addition needed to make secure	$ 577,500	$ 664,125
LaJara Elem	Health & Safety	1	All interior & exterior doors and hardware need replacement	replace all interior & exterior doors and hardware	$ 371,250	$ 426,938
LaJara Elem	Health & Safety	1	outdoor playground Security Blind spot	cameras or fencing needed	$ 68,750	$ 79,063
LaJara Elem	Health & Safety	1	Widespread mold & mildew, windows, floors, roof	full cleaning or replacement of interior walls	$ 687,500	$ 790,625
LaJara Elem	Health & Safety	1	Cracks in load bearing walls, Structural system past its useful life	structural assessment needed	$ 5,783,594	$ 6,651,133
LaJara Elem	Health & Safety	1	No exterior fire alarm notification	new fire alarm & fire suppression system required	$ 1,156,719	$ 1,330,227
LaJara Elem	Health & Safety	1	Playground equipment and surfacing is worn & broken	playground surface and playground structure replacement	$ 550,000	$ 632,500
LaJara Elem	Health & Safety	1	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	No elevator, accessibility issues	addition likely needed to install an elevator	$ 584,375	$ 672,031
LaJara Elem	Ed. Suitability	1	Classrooms lack sufficient power & data access	new data and electric receptacles to be installed	$ 694,031	$ 798,136
LaJara Elem	Ed. Suitability	1	Poor air quality, lack of fresh air	HVAC replacement	$ 4,626,875	$ 5,320,906
LaJara Elem	Ed. Suitability	1	HVAC system past its useful life	HVAC replacement (included above)	$ -	$ -
LaJara Elem	Ed. Suitability	1	No title-1 classroom	an addition would be required to install this into the program	$ 825,000	$ 948,750
LaJara Elem	Maintenance Cost	1	1950 gym & 1998 wing roof replacement needed	replace roof	$ 480,150	$ 552,173
LaJara Elem	Health & Safety	2	Music room risers safety hazard	demo risers and install new flooring	$ 38,638	$ 44,433
LaJara Elem	Health & Safety	2	Exterior envelope cracked and lacking thermal quality	this issue can be addressed through a full replacement of the building	$ 4,032,875	$ 4,637,806
LaJara Elem	Health & Safety	2	Inconsistent power service with no back up power supply	back up generator can be installed	$ 343,750	$ 395,313
LaJara Elem	Health & Safety	2	Kitchen is small and not efficient	Kitchen Addition and equipment upgrades	$ 1,113,750	$ 1,280,813
LaJara Elem	Health & Safety	2	Accessibility Upgrades at Entries & Restrooms	Accessibility Study Required (Allowance)	$ 825,000	$ 948,750
LaJara Elem	Ed. Suitability	2	Administration area lacks ISS space & staff areas	an addition would be required to install these into the program	$ 412,500	$ 474,375
LaJara Elem	Ed. Suitability	2	Classrooms are undersized for their programmatic use, 6 under 600 SF	this issue can be addressed through a full replacement of the building	Not Possible for remodel	
LaJara Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 4,125,000	$ 4,743,750
LaJara Elem	Ed. Suitability	2	No workspace large enough for staff development	could be addressed in an addition or replacement of the building	$ 158,125	$ 181,844
LaJara Elem	Maintenance Cost	2	Interior finishes, including carpet are worn and outdated	full replacement of interior finishes	$ 1,850,750	$ 2,128,363
LaJara Elem	Maintenance Cost	3	Site Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
LaJara Elem	Maintenance Cost	3	Gym floor is past its useful life, beyond ability to refinish	new gym floor to be installed	$ 320,994	$ 369,143
LaJara Elem	Maintenance Cost	3	Additional Space Needed for Art/Stem/Computer Lab	New Art/Stem/Computer Lab	$ 343,750	$ 395,313
					$ -	$ -
LaJara Elem				***Subtotal:***	***$ 32,727,406***	***$ 37,636,517***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 17,099,775***	***$ 19,664,741***
priority 2 issues	***$ 12,900,388***	***$ 14,835,446***
priority 3 issues	***$ 2,727,244***	***$ 3,136,330***
priority 4 issues	***$ -***	***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
Manassa Elem	Health & Safety	1	Reception visibility issues	re-programming required	$ 412,500	$ 474,375
Manassa Elem	Health & Safety	1	Classroom security deficiencies - door hardware	door hardware to be replaced	$ 280,500	$ 322,575
Manassa Elem	Ed. Suitability	1	Inconsistent classroom temperatures	HVAC replacement, equip. and duct.	$ 2,722,500	$ 3,130,875
Manassa Elem	Ed. Suitability	1	Structure cannot facilitate a new mechanical system	Replace roof structure	$ 5,445,000	$ 6,261,750
Manassa Elem	Ed. Suitability	1	Poor air quality, health concerns among staff	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Maintenance Cost	1	Widespread leaks in roof	full roof replacement needed	$ 816,750	$ 939,263
Manassa Elem	Maintenance Cost	1	HVAC has no redundancy, no A.C.	HVAC replacement, equip. and duct.	$ -	$ -
Manassa Elem	Health & Safety	2	Unsafe Emergency exiting out of the gymnasium (Not Accessable)	demo of ramp and new ramp to be installed, demo and replace stairs at rear of building	$ 206,250	$ 237,188
Manassa Elem	Health & Safety	2	Non-compliant kitchen design	full kitchen replacement needed	$ 1,240,938	$ 1,427,078
Manassa Elem	Ed. Suitability	2	lacking ADA accessible stage, bathrooms, and changing areas (Gym)	could be addressed in a building replacement	$ -	$ -
Manassa Elem	Ed. Suitability	2	Insufficient power & data access in classrooms	new data and electric receptacles to be installed	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Insufficient lighting	new lighting throughout	$ 408,375	$ 469,631
Manassa Elem	Ed. Suitability	2	Widespread accessibility issues	ADA review, create accessible exits as needed	$ 825,000	$ 948,750
Manassa Elem	Ed. Suitability	2	Cafeteria is not large enough for programmatic needs	could be addressed in an addition or replacement of the building	$ 962,500	$ 1,106,875
Manassa Elem	Maintenance Cost	2	All exterior windows need replacement	replace all windows	$ 220,000	$ 253,000
Manassa Elem	Health & Safety	3	Isolated gym access	could be addressed in a building replacement	$ 206,250	$ 237,188
Manassa Elem	Ed. Suitability	3	Poor acoustics & sound control (exterior walls)	gyp. bd. Removed and sound batts to be installed	$ 320,561	$ 368,645
Manassa Elem	Ed. Suitability	3	Library is half the programmatic recommended size	could be addressed in an addition or replacement of the building	$ 1,375,000	$ 1,581,250
Manassa Elem	Ed. Suitability	3	Building lacks an art room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Building lacks a Music Room	could be addressed in an addition or replacement of the building	$ 2,062,500	$ 2,371,875
Manassa Elem	Ed. Suitability	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	could be addressed in an addition or replacement of the building	$ 7,837,500	$ 9,013,125
Manassa Elem	Ed. Suitability	3	Stand alone Gymnasium - not suitable/safe	demolish existing building, reclaim site	$ 618,750	$ 711,563
Manassa Elem	Maintenance Cost	3	Playground & track has broken surface elements	playground surface replacement	$ 550,000	$ 632,500
Manassa Elem	Maintenance Cost	3	Floor, lighting, wall & ceiling finishes in need of replacement (Gym)	replace all finishes within gym	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Exterior envelope needs significant repair (Gym)	could be addressed in a building replacement	(Ref. Gym. Replacement)	
Manassa Elem	Maintenance Cost	3	Drainage issues	new grading could be applied to the site	$ 2,062,500	$ 2,371,875
Manassa Elem	Maintenance Cost	3	library flooring needs replaced	replacement of flooring in the library	$ 13,750	$ 15,813
Manassa Elem	Maintenance Cost	3	Wall, Floor and Ceiling Finishes are worn and dated	replace finishes (will be required with najor renovations)	$ 1,089,000	$ 1,252,350
Manassa Elem	Health & Safety	4	Staff Work Area undersized	Modify existing configuration	$ 8,594	$ 9,883
Manassa Elem	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 272,250	$ 313,088
Manassa Elem	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 408,375	$ 469,631
					$ -	$ -
Manassa Elem				***Subtotal:***	***$ 32,836,217***	***$ 37,761,649***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 9,677,250***	***$ 11,128,838***
priority 2 issues	***$ 4,271,438***	***$ 4,912,153***
priority 3 issues	***$ 18,198,311***	***$ 20,928,057***
priority 4 issues	***$ 689,219***	***$ 792,602***

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri Middle School	Health & Safety	1	Exterior doors do not latch consistently	Replacement of all exterior door hardware and paint	$ 106,563	$ 122,547
Centauri Middle School	Health & Safety	1	Reception lacks visibility of entrance	install a large viewing window into vestibule	$ 11,000	$ 12,650
Centauri Middle School	Health & Safety	1	ADA access for all exits	ADA review, create accessible exits as needed	$ -	$ -
Centauri Middle School	Health & Safety	1	Administration suite is undersized, lacking secure entry/private staff, work, break, conference room or ISS space	moving entrance, and admin suite into new addition	$ 304,054	$ 349,662
Centauri Middle School	Health & Safety	1	Drop off severely congested	Reconfigure drop off area	$ -	$ -
Centauri Middle School	Ed. Suitability	1	Insufficient sound insulation between classrooms	removing gyp. bd. Adding sound batts, extending wall up to deck	$ 126,720	$ 145,728
Centauri Middle School	Ed. Suitability	1	Classrooms lacking fresh air and temp. control ability	HVAC replacement	$ 2,028,125	$ 2,332,344
Centauri Middle School	Ed. Suitability	1	Special education space is undersized and does not include a dedicated restroom	could be addressed in an addition	$ 287,100	$ 330,165
Centauri Middle School	Maintenance Cost	1	Built up roofing system has exceeded its useful life, needs full replacement	replace roof	$ 1,629,375	$ 1,873,781
Centauri Middle School	Maintenance Cost	1	Gas-fired boiler system at end of operational lifespan	boiler replacement	$ 137,500	$ 158,125
Centauri Middle School	Maintenance Cost	1	Perimeter hydronic fin-tube heating system nearing end of useful life	replacement	$ 1,086,250	$ 1,249,188
Centauri Middle School	Maintenance Cost	1	dust and debris entering the building through classroom and office windows	replacement of windows	$ 257,813	$ 296,484
Centauri Middle School	Health & Safety	2	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 814,688	$ 936,891
Centauri Middle School	Health & Safety	2	Bleachers are manually operated, requiring student assistance	replace bleachers with automatic functions	$ 206,250	$ 237,188
Centauri Middle School	Ed. Suitability	2	Inadequate number bathrooms	add additional restroom group and 2 single users	$ 309,375	$ 355,781
Centauri Middle School	Ed. Suitability	2	Short one science classroom & lacks proper science prep & material storage	could be addressed in an addition	$ 4,125,000	$ 4,743,750
Centauri Middle School	Ed. Suitability	2	Kitchen space is undersized & utilizes outdoor storage space	could be addressed in an addition	$ 2,990,625	$ 3,439,219
Centauri Middle School	Ed. Suitability	2	Accessibility Issues at Building Entrances	Reconfigure Entrances	$ 825,000	$ 948,750
Centauri Middle School	Maintenance Cost	2	Gymnasium overheats	Add AC to gym	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Limited natural light	additional windows/skylights to be installed	$ 275,000	$ 316,250
Centauri Middle School	Ed. Suitability	3	No art, music or computer room within the building	could be addressed in an addition	$ 7,562,500	$ 8,696,875
Centauri Middle School	Ed. Suitability	3	Need of an interior room for washer/dryer, ice machine and other equipment	could be addressed in an addition	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Cafeteria is not large enough to hold student body	could be addressed in an addition	$ 2,750,000	$ 3,162,500
Centauri Middle School	Ed. Suitability	3	Existing Cafeteria is not large enough to hold student body	Rework Existing Cafeteria Space	$ 574,509	$ 660,686
Centauri Middle School	Maintenance Cost	3	Gym floor is significantly worn & in need of replacement	full replacement of gym floor	$ 474,031	$ 545,136
Centauri Middle School	Maintenance Cost	3	Flex Area Floor near Gym. - worn & in need of replacement	Replace Flooring	$ 39,738	$ 45,698
Centauri Middle School	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 543,125	$ 624,594
Centauri Middle School	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Power & Data not sufficient for current technology	Upgrade electrical power & data	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Classroom Size and Configuration don't meet current needs	Reconfigure & Upgrade Walls @ Existing Classrooms	$ 1,344,063	$ 1,545,672
Centauri Middle School	Ed. Suitability	4	Finishes are Outdated and worn	Replace finishes throughout remaining Areas	$ 350,625	$ 403,219
					$ -	$ -
Centauri Middle School				***Subtotal:***	***$ 32,163,402***	***$ 36,987,912***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 5,974,499***	***$ 6,870,674***
priority 2 issues	***$ 9,958,438***	***$ 11,452,203***
priority 3 issues	***$ 12,363,278***	***$ 14,217,770***
priority 4 issues	***$ 3,867,188***	***$ 4,447,266***

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri High School	Health & Safety	2	Vocational building ventilation system needs replacing	Replace ventilation system	$ 1,113,750	$ 1,280,813
Centauri High School	Ed. Suitability	2	FAA program lacking adequate space and sanitary components	Renovate interior space 4,000 sf	$ 825,000	$ 948,750
Centauri High School	Health & Safety	3	Vocational building exterior man & overhead doors need replacing	new doors	$ 68,750	$ 79,063
Centauri High School	Health & Safety	3	Vocational building is separated from main building	currently no solution to this issue	$ -	$ -
Centauri High School	Ed. Suitability	3	ADA access to shop/out buildings	no solution for this issue as of now	$ -	$ -
Centauri High School	Ed. Suitability	3	Lack of cafeteria/eating space	1,675 sf. addition at main commons on exterior plaza	$ 1,151,563	$ 1,324,297
Centauri High School	Ed. Suitability	3	Vocational building interior walls, finishes, lighting & plumbing fixtures need replacement	renovation of interior needed	$ 5,568,750	$ 6,404,063
Centauri High School	Maintenance Cost	3	Vocational building exterior envelope is worn & damaged	exterior envelope needs repair and replacement	$ 1,628,000	$ 1,872,200
Centauri High School	Maintenance Cost	3	Vocational building roofing & gutters in need of replacement	roof and gutters need replacement	$ 668,250	$ 768,488
					$ -	$ -
Centauri High School				***Subtotal:***	***$ 11,024,063***	***$ 12,677,672***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$0.00***	***$ -***
priority 2 issues	***$ 1,938,750***	***$ 2,229,563***
priority 3 issues	***$ 9,085,313***	***$ 10,448,109***
priority 4 issues	***$ -***	***$ -***

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Alt. School	Health & Safety	1	Lacking in entry security system	installation of security system	$ 25,300	$ 29,095
North Conejos Alt. School	Health & Safety	2	Fire alarm is past its useful life	new fire alarm system required	$ 31,625	$ 36,369
North Conejos Alt. School	Health & Safety	2	No security vestibule	could be addressed in an addition	$ 55,000	$ 63,250
North Conejos Alt. School	Ed. Suitability	2	Residential constructed building not suitable for school use	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Building is undersized, classrooms are undersized	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Widespread accessibility issues	ADA review needed	$ -	$ -
North Conejos Alt. School	Health & Safety	3	No fire suppression	could be added to the building	$ 47,438	$ 54,553
North Conejos Alt. School	Maintenance Cost	3	Water heater is past its useful life	replacement of water heater	$ 4,125	$ 4,744
North Conejos Alt. School	Maintenance Cost	3	No indoor space for students who arrive early	could be addressed in an addition or replacement of the building	$ 137,500	$ 158,125
					$ -	$ -
North Conejos Alt. School				***Subtotal:***	***$ 300,988***	***$ 346,136***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 25,300***	***$ 29,095***
priority 2 issues	***$ 86,625***	***$ 99,619***
priority 3 issues	***$ 189,063***	***$ 217,422***
priority 4 issues	***$ -***	***$ -***

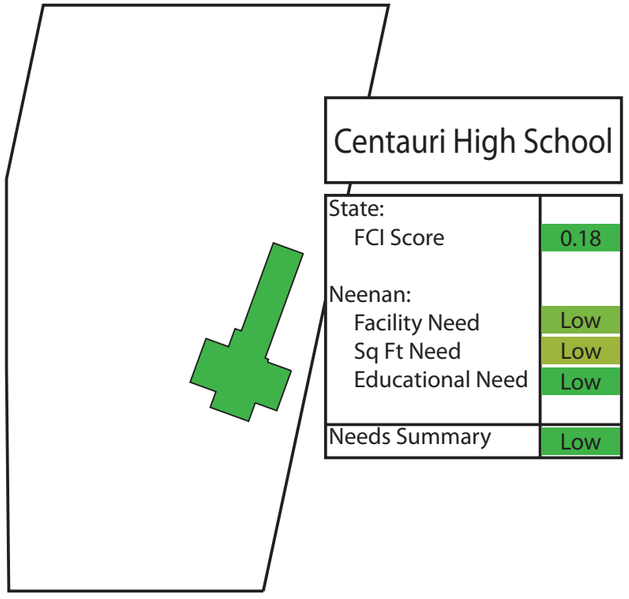
School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Bus Barn	Health & Safety	4	Facility is worn & past its useful life and in need of full replacement	building needs replacement, 10,000 sf PEMB	$ 4,812,500	$ 5,534,375
North Conejos Bus Barn	Health & Safety	4	Widespread accessibility issues	ADA review needed	$ -	$ -
					$ -	$ -
North Conejos Bus Barn				***Subtotal:***	***$ 4,812,500***	***$ 5,534,375***

All District Facilities	***Total:***	***$ 113,864,575 $ 130,944,261***

Priority Scale:		
	1	Issues requiring immediate resolution
	2	Issues to be resolved within 5-10 years
	3	Issues to be resolved or planned improvement within 10-20 years
	4	Lower priority issues or planned improvements to be resolved in 20+ yrs

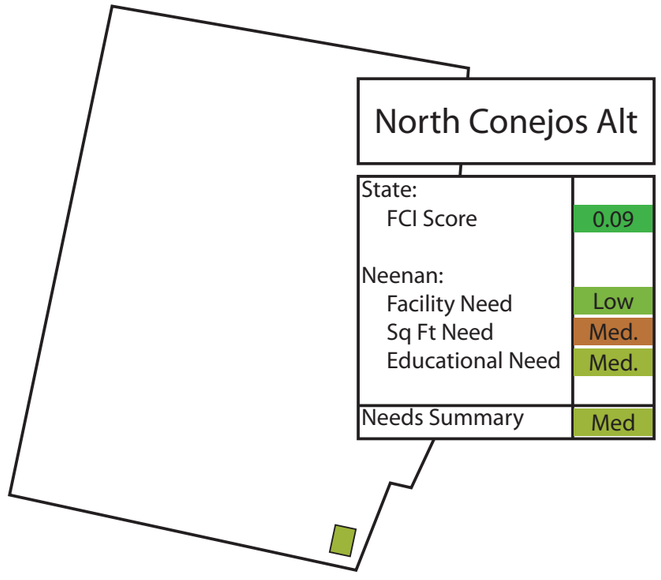
priority 1 issues	***$ 32,776,824 $ 37,693,347***
priority 2 issues	***$ 29,155,638 $ 33,528,983***
priority 3 issues	***$ 42,563,208 $ 48,947,689***
priority 4 issues	***$ 9,368,906 $ 10,774,242***

date: 10.24.2025



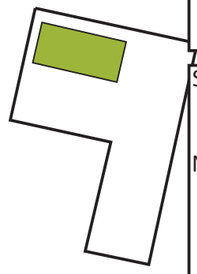
Centauri High School

State:	
FCI Score	0.18
Neenan:	
Facility Need	Low
Sq Ft Need	Low
Educational Need	Low
Needs Summary	Low



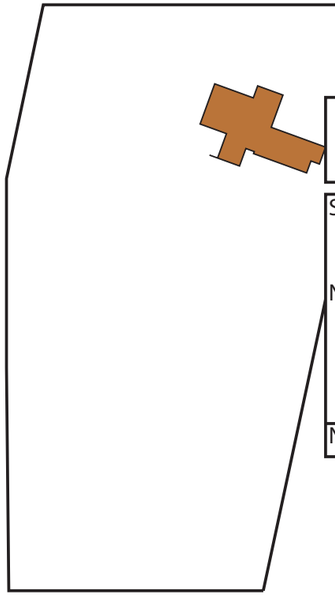
North Conejos Alt

State:	
FCI Score	0.09
Neenan:	
Facility Need	Low
Sq Ft Need	Med.
Educational Need	Med.
Needs Summary	Med



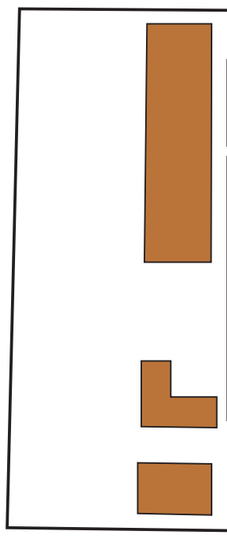
Bus Barn

State:	
FCI Score	N/A
Neenan:	
Facility Need	High
Sq Ft Need	Low
Educational Need	N/A
Needs Summary	Med.



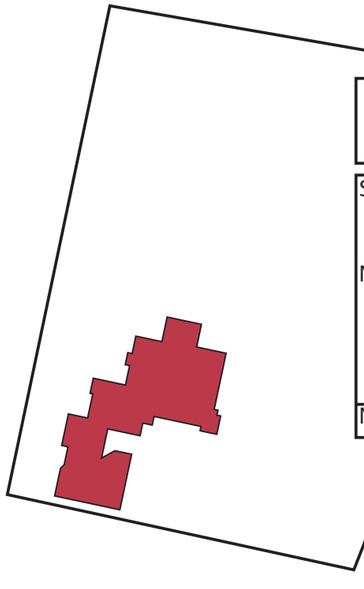
Centauri Middle School

State:	
FCI Score	0.69
Neenan:	
Facility Need	Med.
Sq Ft Need	High
Educational Need	High
Needs Summary	High



Manassa Elementary

State:	
FCI Score	0.83
Neenan:	
Facility Need	High
Sq Ft Need	High
Educational Need	Low
Needs Summary	High



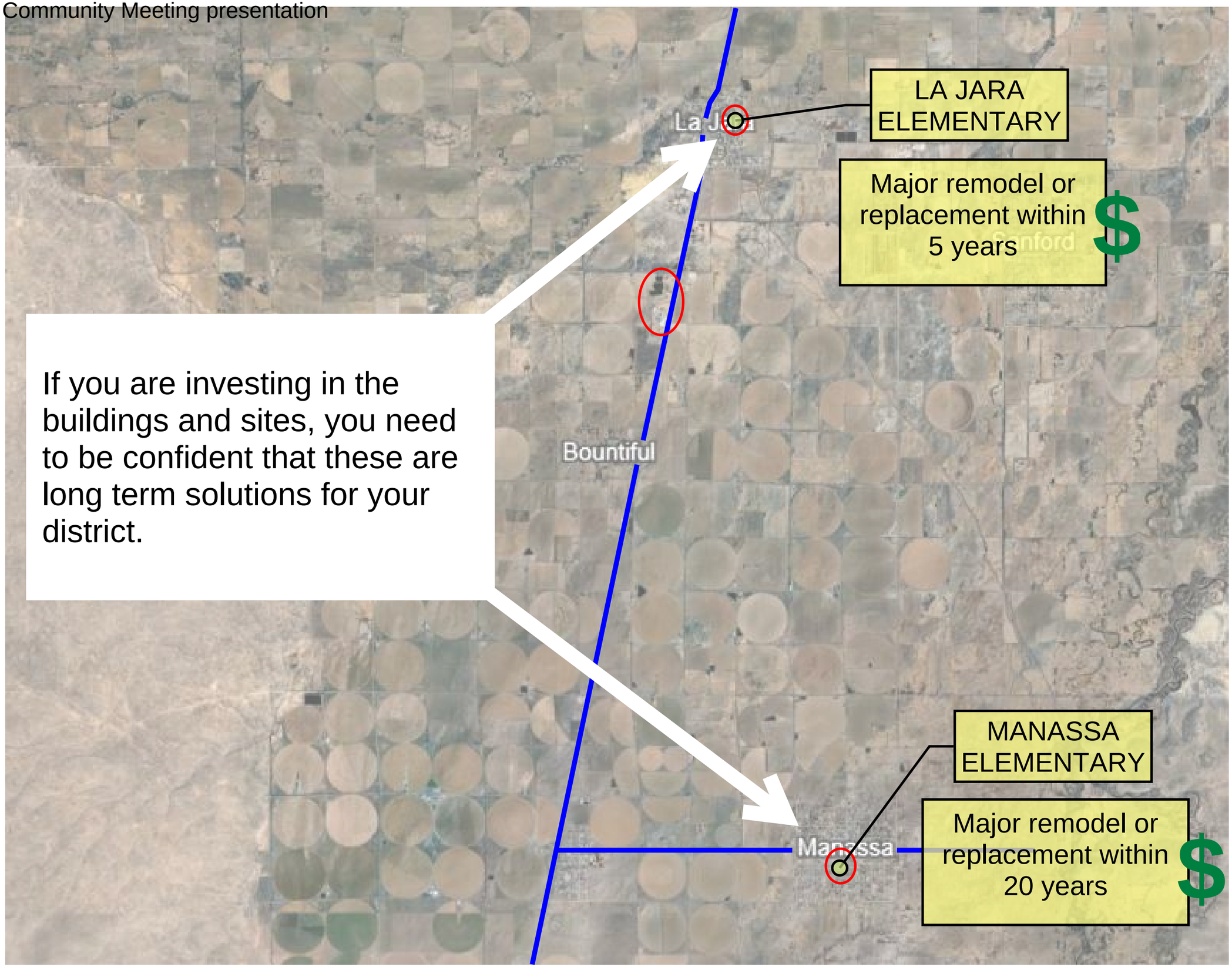
La Jara Elementary

State:	
FCI Score	0.55
Neenan:	
Facility Need	High
Sq Ft Need	Med.
Educational Need	High
Needs Summary	High

Low Need — High Need

8.7 2025 11 11 Community Meeting presentation

3) Why discuss consolidation?



If you are investing in the buildings and sites, you need to be confident that these are long term solutions for your district.

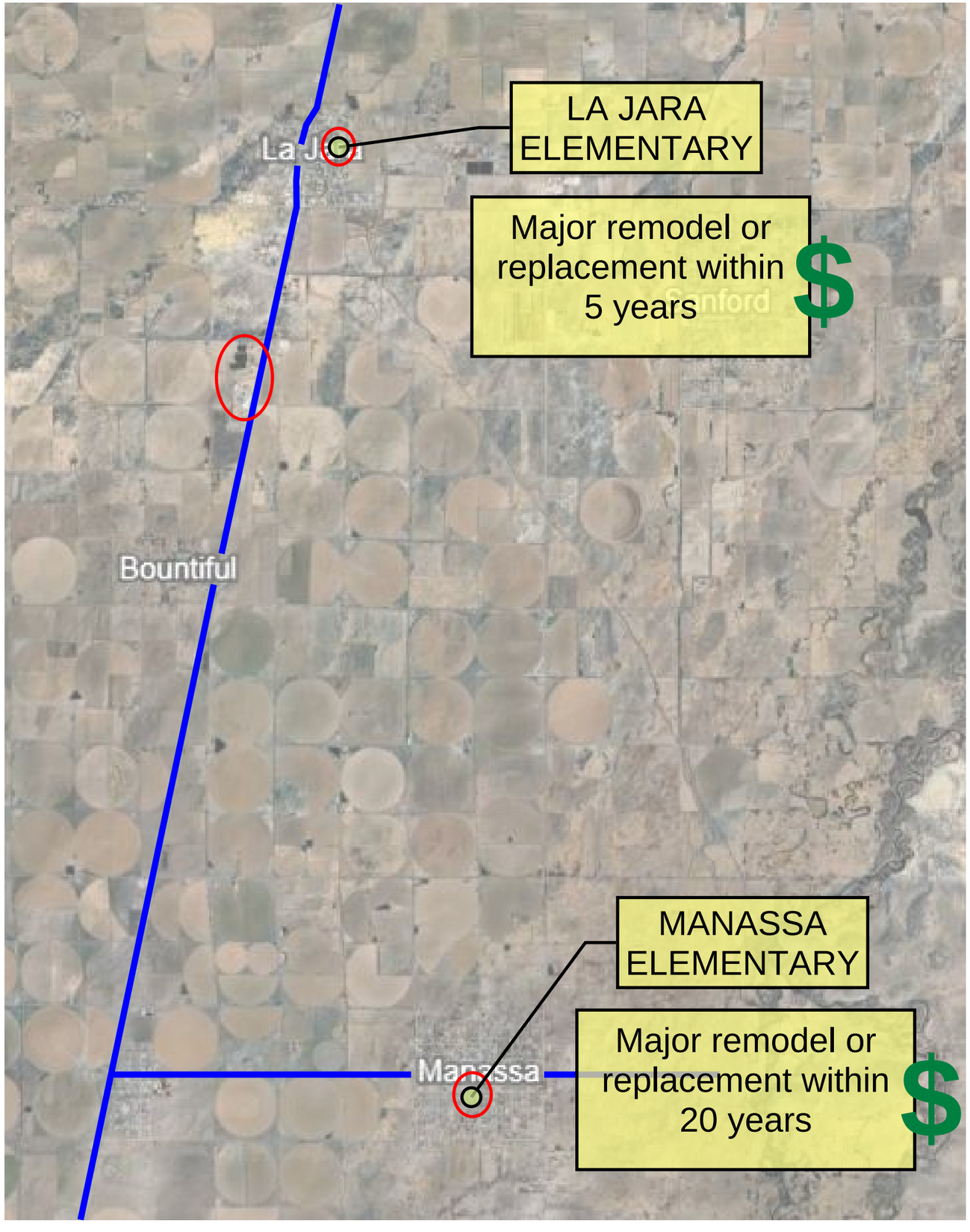
The conversation about consolidation is:

1) a "What if?" question

2) necessary to be considered in Master Plan to evaluate options

3) to explore and record
WHY and WHY NOT

4) ultimately a district decision based on your values and goals



North Conejos School District

Conceptual Project Cost Models

11/11/2025

Description of Elementary School Options	Size (SF)	Unit	Cost Range	
Major Remodel & Small Additions at Existing La Jara Elementary School	**36,950**	**SF**	**$32,727,000**	**$37,600,000**
* 30-40 year solution				
New La Jara Replacement Elementary School	**40,000**	**SF**	**$41,600,000**	**$47,800,000**

repair vs replacement cost: 79%

Required Remodel & Small Addition at Existing Manassa Elementary School	**29,500**	**SF**	**$13,900,000**	**$16,000,000**
* priority 1 and 2 items only, 20 year solution				
New Manassa Replacement Elementary School	**40,000**	**SF**	**$41,600,000**	**$47,800,000**

repair vs replacement cost: 33%

North Conejos School District

Conceptual Project Cost Models

11/11/2025

Description of Elementary School Options	Size (SF)	Unit	Cost Range	
Option 1c: Two New Elementary School Buildings	**80,000**	**SF**	**$83,200,000**	**$95,600,000**
Replace La Jara School	40,000	SF	$41,600,000	$47,800,000
Replace Manassa School	40,000	SF	$41,600,000	$47,800,000
Option 2a: New La Jara Elementary and Remodel Manassa	**69,500**	**SF**	**$55,500,000**	**$63,800,000**
Replace La Jara School	40,000	SF	$41,600,000	$47,800,000
Remodel Manassa School priority 1 and 2 items only, 20 year solution	29,500	SF	$13,900,000	$16,000,000
Option 2b: New "Combined" Elementary School	**56,000**	**SF**	**$58,200,000**	**$66,900,000**

evaluate the variety of options:

North Conejos School District

NEENAN ARCHISTRUCTION®

note: each option would include MS renovations & HS/Ag shop work

MASTER PLAN DECISION:

DO WE WANT THE ABILITY TO CONSOLIDATE ELEMENTARIES IN THE FUTURE?

NO. SEPARATE SCHOOLS

K-5

OPTION 1a
REMODEL BOTH ELEMENTARY SCHOOLS

REPLACE BOTH ELEMENTARY SCHOOLS IN THE FUTURE

OPTION 1b
REPLACE LAJARA,

REMODEL MANASSA

REPLACE MANASSA IN THE FUTURE @ MANASSA

OPTION 1c
REPLACE BOTH ELEMENTARY SCHOOLS @ LAJARA & MANASSA

YES. ABILITY TO COMBINE

K-5

OPTION 2a
REPLACE LAJARA @ CENTAURI

"LIGHT" REMODEL MANASSA

REPLACE MANASSA IN THE FUTURE @ CENTAURI

OPTION 2b
REPLACE BOTH ELEMENTARY SCHOOLS WITH COMBINED BLDG @ CENTAURI

K-8

OPTION 3a
REPLACE LAJARA AS MS ADDITION

"LIGHT" REMODEL MANASSA

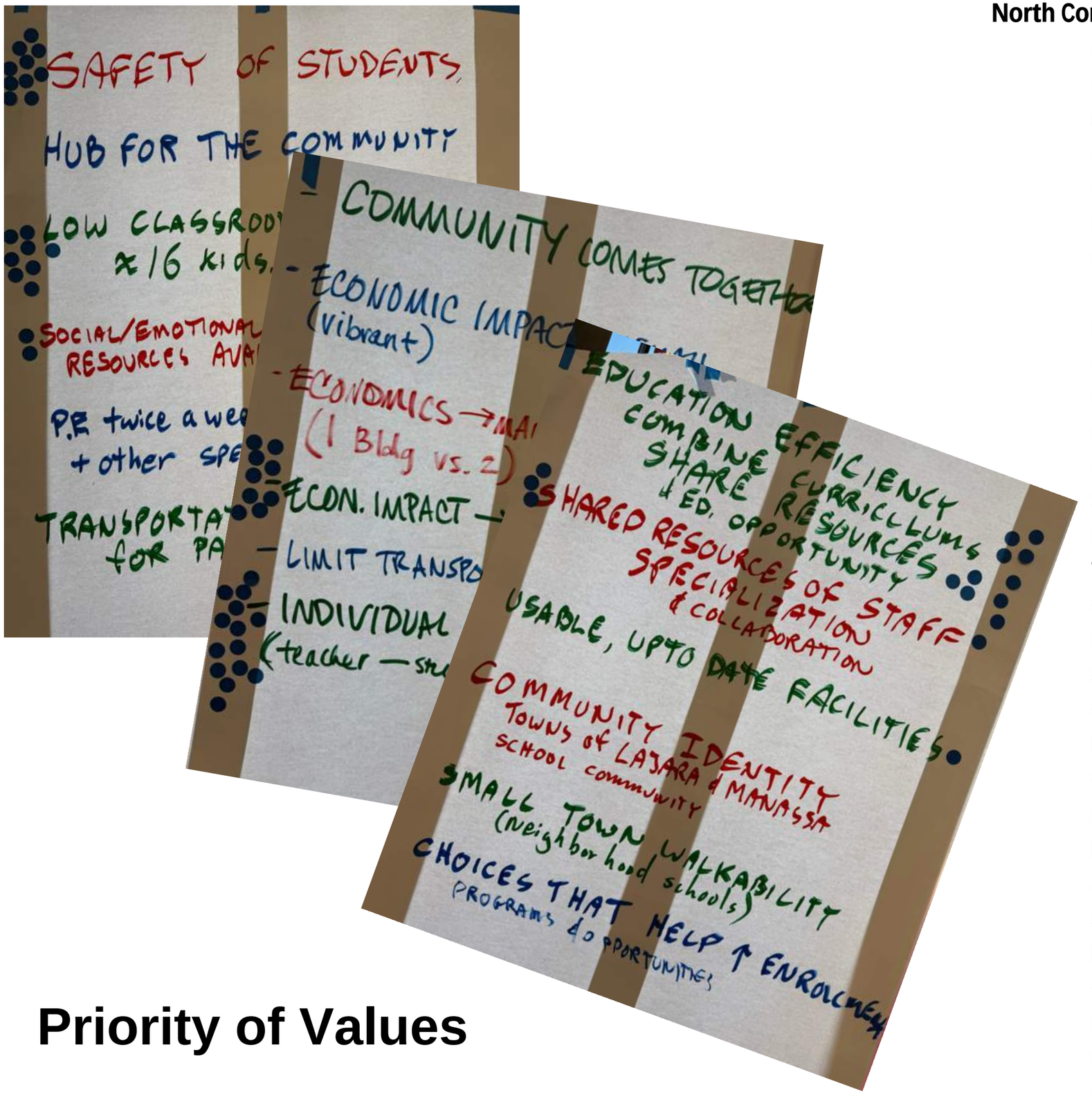
REPLACE MANASSA IN THE FUTURE @ CENTAURI

OPTION 3b
REPLACE BOTH ELEMENTARY SCHOOLS AS MS ADDITION

K-12?

no

4) Prioritize criteria for decisions



Priority of Values

North Conejos School District - Goals and Values - 10/3/2025

(14 votes) - Individual connection – teacher to student ratio
(11 votes) - Education efficiency – combine curriculums, share resources, equal education opportunity
(10 votes) - Safety of students
(9 votes) - Economic impact to jobs (town viability)
(8 votes) - Low classroom sizes – 16-18 students
(5 votes) - Competitive/winning mindset, high education standards, high standards in sports
(3 votes) - Shared resources of staff specialization & collaboration
(2 votes) - Strong vocational tech program
(2 votes) - Social/Emotional learning resources available to students
(1 votes) - Usable, up to date facilities
(1 votes) - Family – strong community values & connection
School pride/identity
Economics & maintenance comparison between 1 vs 2 buildings
Transportation effort for parents
Consistent & equal education opportunity
Limit transportation costs
Student & staff retention
Community identity – towns of La Jara & Manassa, school community
History & value of current buildings
Choices that help increase enrollment – programs & opportunities
Flexible population variations
Individual attention for students & families
Unified district – in goals, growth & mission
Small town walkability (neighborhood schools)
Hub for the community
Community comes together
P.E. twice a week for elementary & other specials beyond classroom
Economic impact to the small community (Manassa)
Right sized – not too big, not too small

8.7 2025 11 11 Community Meeting presentation

N. Conejos | Building Configuration

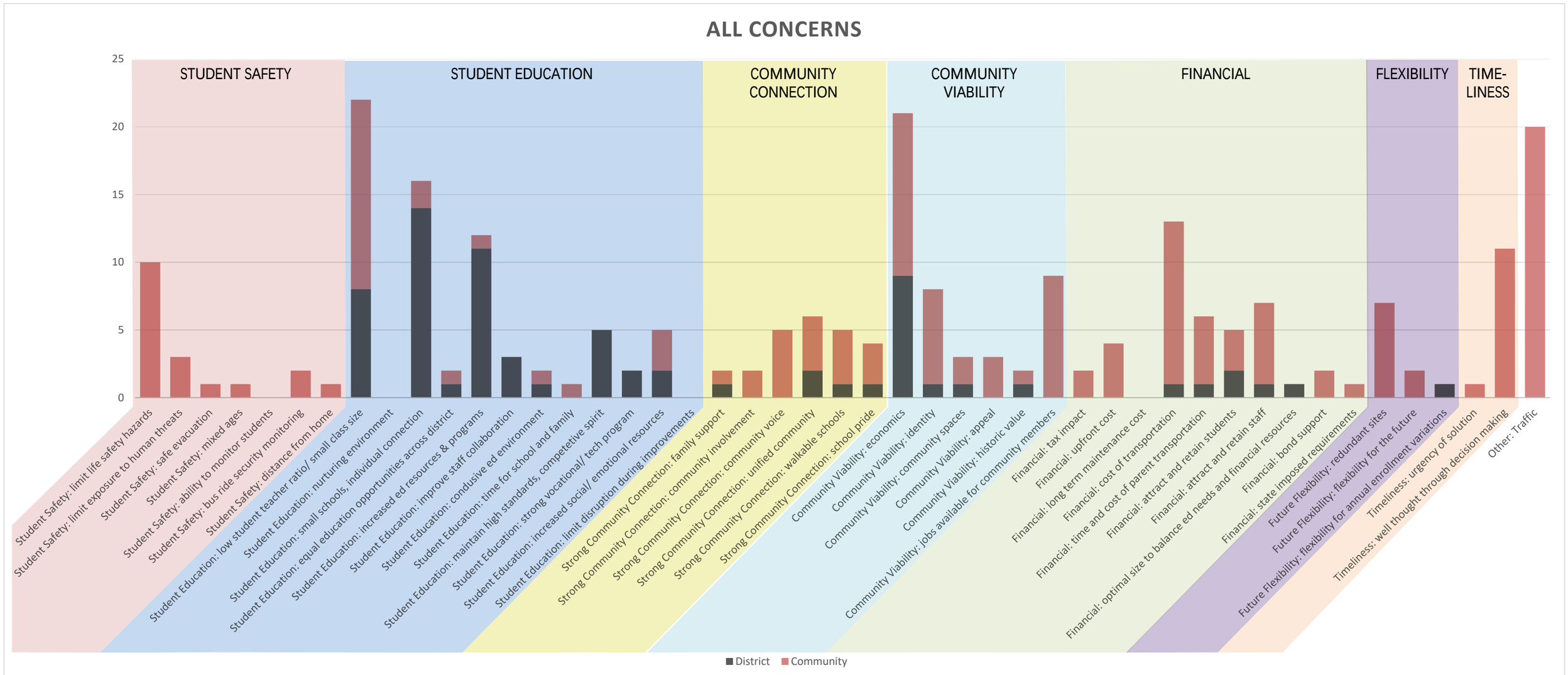
Choosing by Advantage (C.B.A.)

10/3/2025

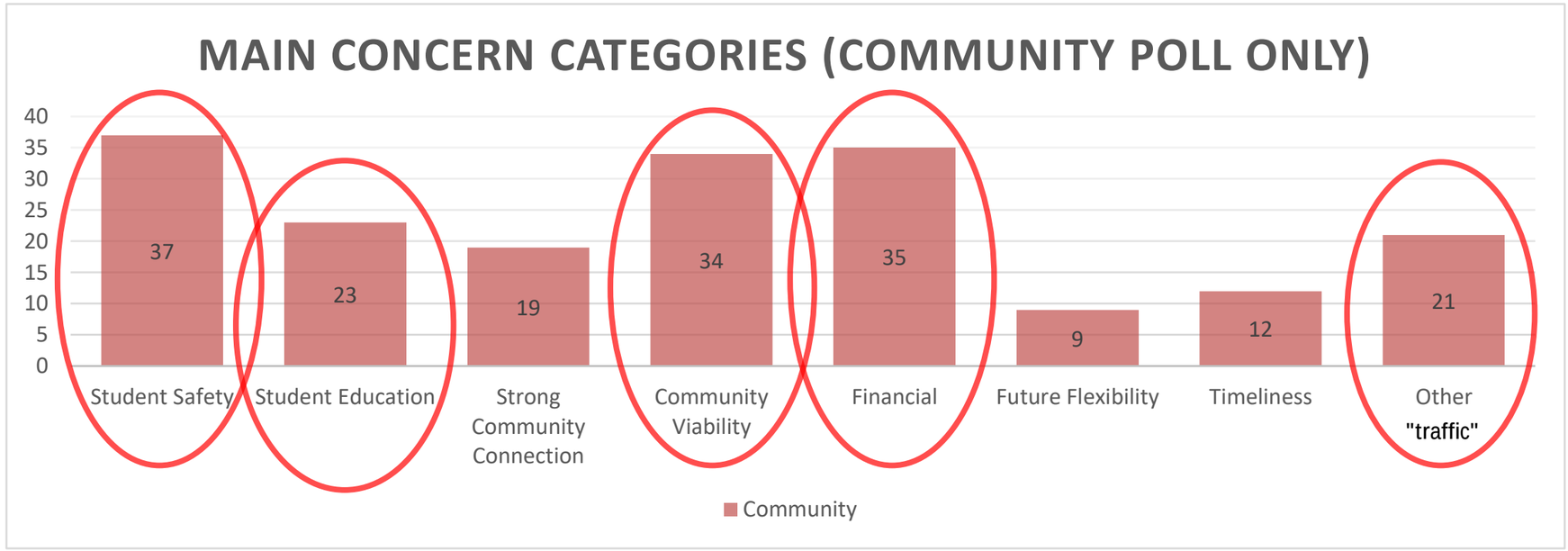
NEENAN ARCHISTRUCTION®

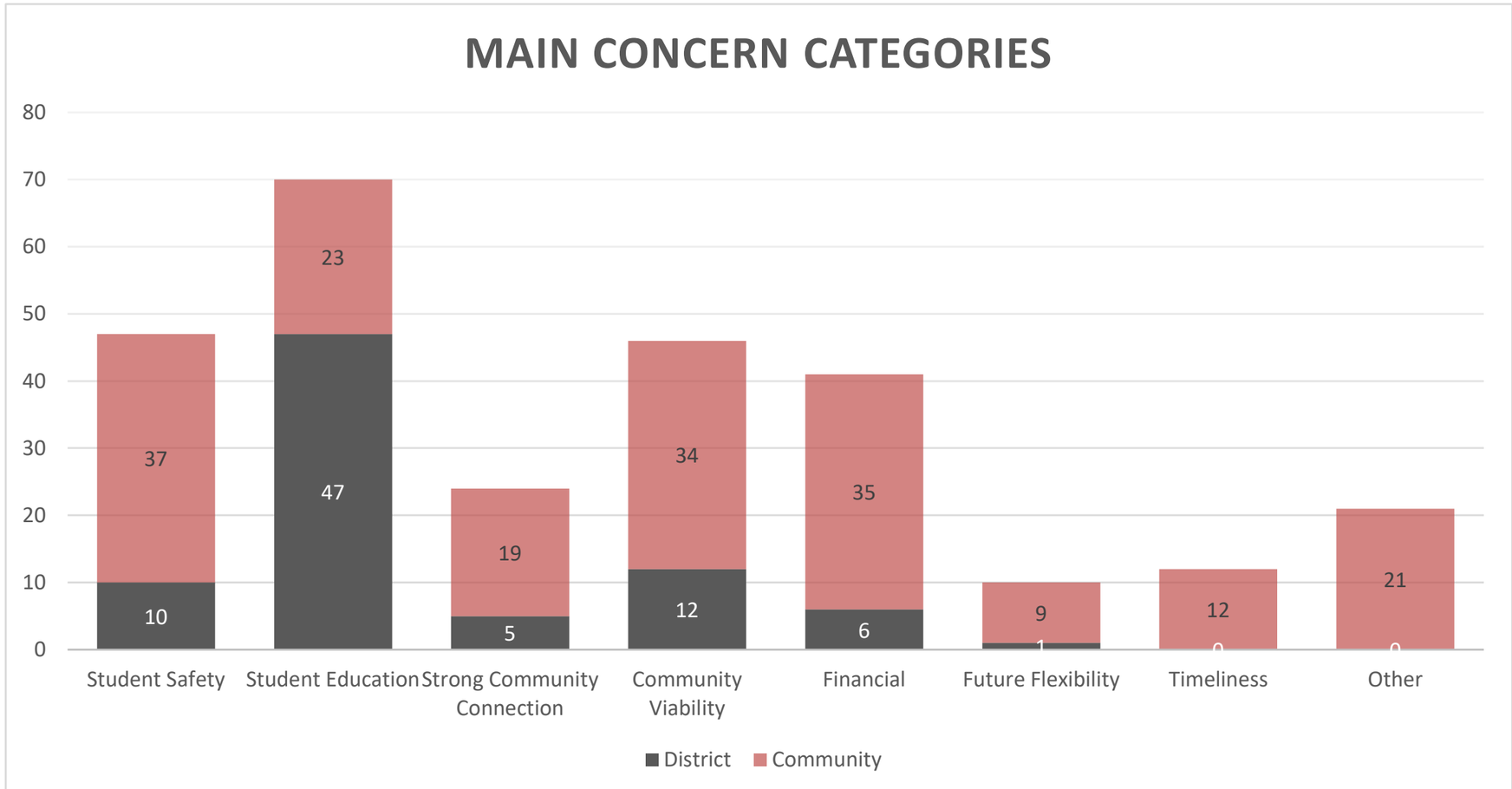
Attributes: (values and concerns to address)		weight factor	Separate Elementaries			Combined Elementary			Combined K-8			Combined K-12 (not desired)		
Small school community sizes - individual attention - low classroom # (16-18 students each)	x	5	Best. Smaller schools allow for smaller school populations	3	15	Better. Elem still under 400 students and would need similar staff as 2 separate	2	10		1	5			
Student Safety	x	5	Individual attention but more area to monitor	1	5	Better for monitoring students plus perception of separating MS and elementary / exposure	2	10	Best structural safety, one facility better for all students one space - easier to monitor.	3	15			
Economic impact of communities	x	4	Best - maintain current community locations	3	12	Have to choose a location, but one or the other would be impacted	1	4	La Jara and Manassa communities would be impacted	1	4			
Shared resources and educational opportunities	x	3		1	3	Good - combines elementary shared resources	2	6	Best - addresses MS needs & provides extended elementary opportunities	3	9			
District high standards, "winning mind set" for benefit of students	x	2	Schools compete to be the best	1	2	Better - provides equal opportunity for all elementary	2	4	Best - encourages mentoring and role modeling	3	6			
Long term maintenance and staffing costs	x	2		1	2	Better - less sq ft than separate schools	2	4	Best - least amount of overall sq ft, # of facilities, and duplicated resources	3	6			
Ability to adapt and flexibility for the future	x	1	better - allows for reduntancy if one school has an issue	2	2	Best - allows for increase or decrease in enrollment flexibility	3	3	no redundancy if building needs to shut down, more difficult add in future	1	1			
Meets district needs quicker / improvements for more students	x	1		1	1	Better - takes care of all elementary students	2	2	Best - takes care of all schools with major needs	3	3			
Ability to design the best for education (less constraints)	x	1	Best. Space to design	3	3	Best. Freedom to configure school and site with ideal config.	3	3		1	1			
				16	45		16	46		18	50			

Ranked Options according to Values



COMMUNITY POLL RESULTS AS OF 10/29/2025, INCLUDING INITIAL DISTRICT CONCERNS/VALUES





Focus Groups:

o Transportation & Safety

o Financial Impacts

o Education/Student Wellbeing

o Community Identity/Culture

o Facility Assessments

8.7 2025 11 18 Community Meeting notes

3543 North Conejos School District | Master Plan check in

Date: 11 18 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
David Kurtz – Neenan
Charles VanWormer – Neenan
Rick Surbrugg - Neenan

Goal: Align on necessary info to choose Master Plan and BEST scope direction

Notes

Community meeting wrap-up:

- Thoughts on meeting:
  - Improvement over last meeting, but still messy
  - Email from parent – Darren forwarding for committee to review – some good points to consider
  - Dan, Mayor of Manassa, will be addressing school board tonight with follow-up and questions.
- Committee opinion about MP direction: long term goal of consolidating schools, but flexible options as to how to start. (phase 1 options)
- Follow up tasks
  - Meet with CDOT about Centauri site access – Darren setting up meeting, invite Rick from Neenan.

MP direction:

- Goal/ central concern prioritization:
  - Had an initial prioritization at CDP
  - Community provided prioritization of concern through poll
  - How have community meetings influenced goal/ central concerns for Facility Master Plan?
    - Committee believes goals of safety, small classes, improving education established in CDP are still important.
    - Traffic is a major concern, and requires follow-up with CDOT to understand if concerns can be alleviated at Centauri Campus
    - It is very important to the community of Manassa that a school is part of their community for identity and long-term sustainability.
    - Re-establishing the evaluation of site locations could show how the community has influenced the district's opinion – DK set up exercise for this
- Decisions to be made:
  - 1) does the district want a plan, long term, for the elementaries to be consolidated? yes
  - 2) if so, where should the consolidated elementary be? Centauri, Manassa, or LaJara site?
    - Opinion is that the benefits of Centauri, still outweigh the benefits of the other town sites (see summary)

8.7 2025 11 18 Community Meeting notes

        - Need CDOT info and limitations for second school site entry at Centauri site to make sure there is not a major cost or constraint to developing site.
    - 3) When should elementaries be consolidated? Now or in the future?
        - This question may be more about the BEST application strategy: take care of both schools now? Or focus only on the needs of LaJara? – board and committee discussion between now and Winter Break
    - 4) What else should be included in the first phase of work? MS, Ag Shop, NCAHS – determine this as part of BEST application strategy between thanksgiving and winter break

<u>BEST grant strategy:</u>

- Neenan Opinions:
    - There is benefit to addressing all district issues (ag shop, MS items, Manassa items) as well as LaJara because it is in the spirit of Build Excellent Schools Today, which was made to take care of things now. But there is a limited amount of $ available and large requests are difficult to approve.
    - There is a good story for the BEST board to include Manassa replacement as one consolidated elementary. It recognizes a long-term need and reduces the amount of overall district sq ft to maintain. And, Manassa has a higher FCI than LaJara, so the State does recognize it as a need.
    - There is benefit to focusing the BEST grant on LaJara only: clean for board to review – The school has very clear issues. Clear solution to address issues. And a master plan that identifies other district issues that may require future grants. We have received advice on other grants from CDE reps to focus the grant to avoid muddling the request. (Dove Creek and Holyoke are examples of this. RE-1 Valley is an example of getting a response that the request was trying to address various little things in too many different buildings.)
    - Consider the strategy of submitting the elementary school solution now (two buildings with the highest FCI scores), and submitting a MS grant in the future to fix those issues. – would require more match money by the school district, but would simplify the grant requests and potentially increase grant receipt probability by breaking into bite sized chunks.
- Timeline for application: the more complicated the application (more schools involved) the more time needed to compile and provide reasons and grounding for the necessary work.
    - Ideally, we want to complete drawings and scope descriptions of proposed work before winter break in order to complete budgeting and deficiency descriptions in January – to create a quality application.
    - It will be difficult to decide on scope if including scope of multiple buildings and declaring the direction of consolidation. Need scope alignment for BEST by winter break.
    - It is possible to change site locations after receiving a grant. The project just needs to meet the cost and sq ft. promise.

<u>Requests for master plan document:</u>

- Administrators review chapter 3 – Educational Suitability (email from Charles) – Admin to review and reply by Thanksgiving
- Copy of HS plan and space program – Darren to provide

<u>Next Steps/Next meeting</u>:

- Board meeting tonight, 11/18
    - Mayor of Manassa will be presenting to the board about Manassa future and questions for school board
    - Neenan provide update of MP process and clarify any questions from Manassa presentation.
- Next Committee meeting: Tuesday, 12/2
    - Re-establish project location CBA with updated priorities.
    - Discuss scope for other facilities to be included in phase 1

8.7 2025 11 18 Community Meeting notes

Date: 11/18/2025

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

- YES or NO

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

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

4) What else should be included in priority work (BEST scope of work strategy decision)

- Middle School
- Ag Shop
- Alternate School
- Bus Barn
- District Offices

8.7 2025 12 02 Community Meeting notes

3543 North Conejos School District | Master Plan Options Work Session

Date: 12 02 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
Centauri HS:
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
Facilities Master Plan Committee Members…
David Kurtz – Neenan
Charles VanWormer – Neenan
Rick Surbrugg - Neenan

Goal: Determine Master Plan direction for elementary schools

Agenda

Review Options and Cost Estimates: (review option plan diagrams)

- Option 1c: Replace La Jara @ La Jara, Replace Manassa @ Manassa, 39,000 sf each
- Option 2a: Replace La Jara @ Centauri (ability to add future CR wing) 43,500 sf, light remodel @ Manassa
- Option 2a.2: Replace La Jara @ La Jara (ability to add future CR wing) 43,500 sf, light remodel @ Manassa
- Option 2b: Replace both elementary schools w/ consolidated elem @ Centauri 55,500 sf
- Option 2b.2: Replace both elementary schools w/ consolidated elem @ Manassa 55,500 sf

Review Poll and CBA of options:

- Choosing by Advantage results
- Discuss results, additional considerations

Option Decision:

- 5 options discussion
- Poll of options if needed
- Recommendation to board

Check in on previous requests for master plan document:

- Administrators review chapter 3 – Educational Suitability (email from Charles) – Admin to review and reply by Thanksgiving
- Copy of HS plan and space program – Darren to provide

Next Steps/Next meeting:

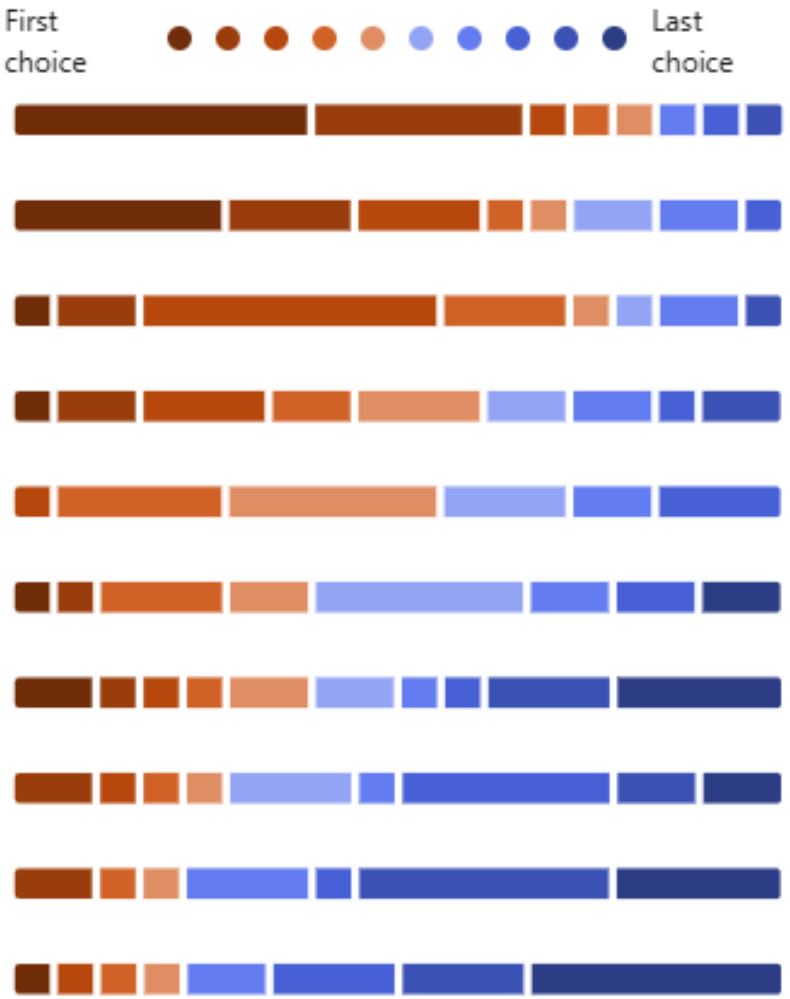
- Board meeting Monday 12/08
  - Neenan presentation of options and costs
  - Committee presentation of considerations and recommendation to board
- Next Committee meeting: Tuesday, 12/9
  - Discuss and decide on phase 1 scope of work at other school facilities

8.7 2025 12 02 Community Meeting notes

1. The following are the top ten district and community concerns that have to do with WHERE the elementary should be located and WHEN consolidation should happen. Please drag and drop the concerns to rank them from highest priority at the top to lowest priority at the bottom.

18 Responses

Rank	Options
1	Student safety: a location with low concern for human thre at or better ability to easily monitor and protect from hu...
2	Student safety: a location with minimal physical safety haz ards or better ability to protect students from physical h...
3	Student and staff educational opportunities: a location tha t provides a broader range of ed resources, specialty staf...
4	Reduced long term maintenance cost: timing and location that will reduce long term operation and maintenance c...
5	Attract and retain students and staff: timing and location t hat more likely attracts and retains students and staff
6	District unity: a location that promotes a unified school dis trict community and district pride
7	Timeliness: ability to address urgent facility situations the s oonest
8	Flexibility for the future: timing and location that increases flexibility for the future (like ability to react to changes in...
9	Community viability: a location that supports town and co mmunity identity, economic viability, and community sp...
10	Distance from homes and neighborhoods: a location that promotes community connection, walkable schools, and ...



8.7 2025 12 09 Community Meeting notes

Date: 12 09 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
Centauri HS:
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
Facilities Master Plan Committee Members…
David Kurtz – Neenan
Charles VanWormer – Neenan
Rick Surbrugg - Neenan

Goal: Align on Master Plan direction for non-elementary scopes of work

Notes

Review board meeting:
- Any actions? None.

Review Middle School Scope: (review scope phases and plan diagram)
- Suggested BEST strategy with this scope – notes on solution/cost spreadsheet
- Verify high priorities for master plan

Review High School Scope: (review scope phases)
- Priority of work at HS buildings – notes on solution/cost spreadsheet

Review Alternative School Scope: (review scope phases)
- Priority of needs – notes on solution/cost spreadsheet
- Possibilities with other facility scopes

Review Other district building Scope: (review scope phases)
- Bus barn timeline – notes on solution/cost spreadsheet
- District office long range plan – notes on solution/cost spreadsheet

Check in on previous requests for master plan document:
- Copy of HS plan and space program – Darren to provide

Next Steps/Next meeting:
- Next Committee meeting: Tuesday, 12/16
    - Follow up on MP direction and BEST strategy

flooring/carpeting specifically needs replaced

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri Middle School	Health & Safety	1	Exterior doors do not latch consistently	Replacement of all exterior door hardware and paint	$ 106,563	$ 122,547
Centauri Middle School	Health & Safety	1	Reception lacks visibility of entrance	install a large viewing window into vestibule	$ 11,000	$ 12,650
Centauri Middle School	Health & Safety	1	ADA access for all exits	ADA review, create accessible exits as needed	$ -	$ -
Centauri Middle School	Health & Safety	1	Administration suite is undersized, lacking secure entry/private staff, work, break, conference room or ISS space	moving entrance, and admin suite into new addition	$ 304,054	$ 349,662
Centauri Middle School	Health & Safety	1	Drop off severely congested	Reconfigure drop off area	$ -	$ -
Centauri Middle School	Ed. Suitability	1	Insufficient sound insulation between classrooms	removing gyp. bd. Adding sound batts, extending wall up to deck	$ 126,720	$ 145,728
Centauri Middle School	Ed. Suitability	1	Classrooms lacking fresh air and temp. control ability	HVAC replacement	$ 2,028,125	$ 2,332,344
Centauri Middle School	Ed. Suitability	1	Special education space is undersized and does not include a dedicated restroom	could be addressed in an addition	$ 287,100	$ 330,165
Centauri Middle School	Maintenance Cost	1	Built up roofing system has exceeded its useful life, needs full replacement	replace roof	$ 1,629,375	$ 1,873,781
Centauri Middle School	Maintenance Cost	1	Gas-fired boiler system at end of operational lifespan	boiler replacement	$ 137,500	$ 158,125
Centauri Middle School	Maintenance Cost	1	Perimeter hydronic fin-tube heating system nearing end of useful life	replacement	$ 1,086,250	$ 1,249,188
Centauri Middle School	Maintenance Cost	1	dust and debris entering the building through classroom and office windows	replacement of windows	$ 257,813	$ 296,484
Centauri Middle School	Health & Safety	2	Interior & Exterior lighting fixtures are outdated & require full replacement	replace all light fixtures	$ 814,688	$ 936,891
Centauri Middle School	Health & Safety	2	Bleachers are manually operated, requiring student assistance	replace bleachers with automatic functions	$ 206,250	$ 237,188
Centauri Middle School	Ed. Suitability	2	Inadequate number bathrooms	add additional restroom group and 2 single users	$ 309,375	$ 355,781
Centauri Middle School	Ed. Suitability	2	~~Short one science classroom~~ & lacks proper science prep & material storage	could be addressed in an addition	$ 4,125,000	$ 4,743,750
Centauri Middle School	Ed. Suitability	2	Kitchen space is undersized & utilizes outdoor storage space	could be addressed in an addition	$ 2,990,625	$ 3,439,219
Centauri Middle School	Ed. Suitability	2	Accessibility Issues at Building Entrances	Reconfigure Entrances	$ 825,000	$ 948,750
Centauri Middle School	Maintenance Cost	2	Gymnasium overheats	Add AC to gym	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Limited natural light	additional windows/skylights to be installed	$ 275,000	$ 316,250
Centauri Middle School	Ed. Suitability	3	No art, music or ~~computer~~ room within the building	could be addressed in an addition	$ 7,562,500	$ 8,696,875
Centauri Middle School	Ed. Suitability	3	Need of an interior room for washer/dryer, ice machine and other equipment	could be addressed in an addition	$ 687,500	$ 790,625
Centauri Middle School	Ed. Suitability	3	Cafeteria is not large enough to hold student body	could be addressed in an addition	$ 2,750,000	$ 3,162,500
Centauri Middle School	Ed. Suitability	3	Existing Cafeteria is not large enough to hold student body	Rework Existing Cafeteria Space	$ 574,509	$ 660,686
Centauri Middle School	Maintenance Cost	3	Gym floor is significantly worn & in need of replacement	full replacement of gym floor	$ 474,031	$ 545,136
Centauri Middle School	Maintenance Cost	3	Flex Area Floor near Gym. - worn & in need of replacement	Replace Flooring	$ 39,738	$ 45,698
Centauri Middle School	Health & Safety	4	Fire Alarm System does not comply with current building codes	provide new fire alarm system (required if major remodel)	$ 543,125	$ 624,594
Centauri Middle School	Health & Safety	4	Currently no Fire Suppression System	provide a fire suppression system (required if addition)	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Power & Data not sufficient for current technology	Upgrade electrical power & data	$ 814,688	$ 936,891
Centauri Middle School	Ed. Suitability	4	Classroom Size and Configuration don't meet current needs	Reconfigure & Upgrade Walls @ Existing Classrooms	$ 1,344,063	$ 1,545,672
Centauri Middle School	Ed. Suitability	4	Finishes are Outdated and worn	Replace finishes throughout remaining Areas	$ 350,625	$ 403,219
					$ -	$ -
Centauri Middle School				***Subtotal:***	***$ 32,163,402***	***$ 36,987,912***

sound system in gym, mics, receiver, speakers, head-end, etc

out of date wireing, switches, MDF throughout school. needs to be part of any project

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 5,974,499***	***$ 6,870,674***
priority 2 issues	***$ 9,958,438***	***$ 11,452,203***
priority 3 issues	***$ 12,363,278***	***$ 14,217,770***
priority 4 issues	***$ 3,867,188***	***$ 4,447,266***

potential next phase of BEST grant

School	Category	Priority	Deficiency	Solution	Cost Range	
Centauri High School	Health & Safety	2	Vocational building ventilation system needs replacing	Replace ventilation system	$ 1,113,750	$ 1,280,813
Centauri High School	Ed. Suitability	2	FAA program lacking adequate space and sanitary components	Renovate interior space 4,000 sf	$ 825,000	$ 948,750
Centauri High School	Health & Safety	3	Vocational building exterior man & overhead doors need replacing	new doors	$ 68,750	$ 79,063
Centauri High School	Health & Safety	3	Vocational building is separated from main building	currently no solution to this issue	$ -	$ -
Centauri High School	Ed. Suitability	3	ADA access to shop/out buildings	no solution for this issue as of now	$ -	$ -
Centauri High School	Ed. Suitability	3	Lack of cafeteria/eating space	1,675 sf. addition at main commons on exterior plaza	$ 1,151,563	$ 1,324,297
Centauri High School	Ed. Suitability	3	Vocational building interior walls, finishes, lighting & plumbing fixtures need replacement	renovation of interior needed	$ 5,568,750	$ 6,404,063
Centauri High School	Maintenance Cost	3	Vocational building exterior envelope is worn & damaged	exterior envelope needs repair and replacement	$ 1,628,000	$ 1,872,200
Centauri High School	Maintenance Cost	3	Vocational building roofing & gutters in need of replacement	roof and gutters need replacement	$ 668,250	$ 768,488
					$ -	$ -
Centauri High School				***Subtotal:***	***$ 11,024,063***	***$ 12,677,672***

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

add concern of bottleneck at highway entrance to campus.

priority 1 issues	***$0.00***	***$ -***
priority 2 issues	***$ 1,938,750***	***$ 2,229,563***
priority 3 issues	***$ 9,085,313***	***$ 10,448,109***
priority 4 issues	***$ -***	***$ -***

potential next phase of BEST grant

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Alt. School	Health & Safety	1	Lacking in entry security system	installation of security system	$ 25,300	$ 29,095
North Conejos Alt. School	Health & Safety	2	Fire alarm is past its useful life	new fire alarm system required	$ 31,625	$ 36,369
North Conejos Alt. School	Health & Safety	2	No security vestibule	could be addressed in an addition	$ 55,000	$ 63,250
North Conejos Alt. School	Ed. Suitability	2	Residential constructed building not suitable for school use	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Building is undersized, classrooms are undersized	could be addressed in a building replacement	$ -	$ -
North Conejos Alt. School	Ed. Suitability	2	Widespread accessibility issues	ADA review needed	$ -	$ -
North Conejos Alt. School	Health & Safety	3	No fire suppression	could be added to the building	$ 47,438	$ 54,553
North Conejos Alt. School	Maintenance Cost	3	Water heater is past its useful life	replacement of water heater	$ 4,125	$ 4,744
North Conejos Alt. School	Maintenance Cost	3	No indoor space for students who arrive early	could be addressed in an addition or replacement of the building	$ 137,500	$ 158,125
					$ -	$ -
North Conejos Alt. School				***Subtotal:***	***$ 300,988***	***$ 346,136***

limited program to 14 students because of size of building. no ability to grow

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

Summary: plan for new location of Alternative program, better suited for the program. 10 year financial plan for district. future discusion on identifying the most strategic location for the alt program: on campus, in community, access to HS vocational programs?

priority 1 issues	***$ 25,300***	***$ 29,095***
priority 2 issues	***$ 86,625***	***$ 99,619***
priority 3 issues	***$ 189,063***	***$ 217,422***
priority 4 issues	***$ -***	***$ -***

District Administration Building:
lighting needs upgrade
reception area work and check in efficiency needs
constrained MDF space and communications entry, district server location directly below AC units, high moisture - wires and conduit from 1980s
limited district storage and access to storage areas

School	Category	Priority	Deficiency	Solution	Cost Range	
North Conejos Bus Barn	Health & Safety	4	Facility is worn & past its useful life and in need of full replacement	building needs replacement, 10,000 sf PEMB	$ 4,812,500	$ 5,534,375
North Conejos Bus Barn	Health & Safety	4	Widespread accessibility issues	ADA review needed	$ -	$ -
					$ -	$ -
North Conejos Bus Barn				***Subtotal:***	***$ 4,812,500***	***$ 5,534,375***

Summary: determine best site location for a facility builidng and allocate district funding for eventual replacement. likely BEST funding will not be as easy to get for this project.

All District Facilities	***Total:***	***$ 113,864,575***	***$ 130,944,261***

Priority Scale:

1	Issues requiring immediate resolution
2	Issues to be resolved within 5-10 years
3	Issues to be resolved or planned improvement within 10-20 years
4	Lower priority issues or planned improvements to be resolved in 20+ yrs

priority 1 issues	***$ 32,776,824***	***$ 37,693,347***
priority 2 issues	***$ 29,155,638***	***$ 33,528,983***
priority 3 issues	***$ 42,563,208***	***$ 48,947,689***
priority 4 issues	***$ 9,368,906***	***$ 10,774,242***

8.7 2025 12 16 Community Meeting notes

Date: 12 16 2025
Location: Zoom
Attendees: Darren Edgar, Superintendent
Manassa Elementary: Regina Denton
LaJara: Michelle Woodward
Centauri Middle School: Brian Riccatone
Centauri HS:
N. Conejos Alternative Program: Susan Hamilton
Richard Ruybal – N Conejos Facilities
Brock Miller – N Conejos IT
Facilities Master Plan Committee Members…
David Kurtz – Neenan
Charles VanWormer – Neenan
Rick Surbrugg - Neenan

Goal: This final meeting before winter break is to go over any loose ends as we wrap up the master plan.

Notes

- Summary of facility master plan direction: Elementary replacement and phases of other scopes (updated issues/solution spreadsheet)
    - Facility committee is aligned
- BEST application scope for 2026: replacement combined elementary at Centauri
    - Neenan to create a plan based on combined program
    - Design in flexibility for classrooms to be combined in future – flexibility to combine two small rooms into one large room.

- Next steps:
    - CDOT activities
        - Asked Neenan to coordinate traffic study – send proposals to N.Conejos.
    - Neenan to set up BEST coordination meetings for January
        - Same committee as FMP group
    - Finalize master plan document by 1/15/2026
        - Send to board in board packets
        - Present to board at Jan 20th meeting
    - Darren to reach out to FCI and ask for a budget estimate for BEST application.
- Any questions on master plan?
- Anything needed for 12/16 board meeting? no