



**To:** Attendees

**From:** Jenna Vertrees | JV

**Date:** November 14, 2019

**Comm. No:** 195041

**Subject:** Huerfano School District Re-1  
Master Planning Meeting #2  
November 6, 2019 Meeting Minutes

**Attendees:**

Dan Harper, Huerfano School District Re-1	dharper@huerfano.k12.co.us
Manuel Lujan, Huerfano School District Re-1	mlujan@huerfano.k12.co.us
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Joshua Vialpando, Huerfano School District Re-1	jvialpando@huerfano.k12.co.us
Carey Jones, Huerfano School District Re-1	cjones@huerfano.k12.co.us
Jaye Sudar, Huerfano School Board	jsudar@gmail.com
Gretchen Orr, Huerfano School Board	gorr@huerfano.k12.co.us
Melinda Riggle, Community Member	melinda.riggle@state.co.us
Aimee LaLone, Wold Architects and Engineers	alalone@woldae.com
Job Gutierrez, Wold Architects and Engineers	jgutierrez@woldae.com
Joe Scaglione, Wold Architects and Engineers	jscaglione@woldae.com
Michelle Klein, Wold Architects and Engineers	mklein@woldae.com
Jenna Vertrees, Wold Architects and Engineers	jvertrees@woldae.com

**Absentees**

Michael Moore, Huerfano School District Re-1	mmoore@huerfano.k12.co.us
Marsy Key, Parent	mkey@la-h-health.org

**Discussion Topics:**

- A. Thoughts since the last meeting?
1. The group agreed that meeting #1 was very productive, exciting and captured a lot of valuable information.
  2. The group mentioned that they would like to get community involved and share more information with the public.
    - a. The group agreed that a community meeting should be held after there is assessment data to review.
  3. Today's meeting is to focus on developing the District's ideals.



4. The updated CDE assessment for John Mall HS and Peakview PK-8 should be available in the next few weeks.
  - a. In addition to the CDE Assessment, Wold will be doing a comprehensive assessment for comparison.
- B. Preliminary Facilities Assessment Information
  1. Educational Adequacy
    - a. Wold team met with educational leadership on Monday, November 4, 2019, to understand the educational adequacy of both buildings.
    - b. Wold presented the top issues at John Mall HS with the group and the following comments were made.
      - 1) Poor ventilation throughout the school creates unpredictable temperature swings.
      - 2) CTE resources are limited due to availability of space and staff resources.
      - 3) Site safety is a concern.
        - a) Traffic patterns
        - b) ADA access
        - c) Parking
      - 1) Exterior door access, West Wing, especially is a safety concern.
      - 2) Circulation/layout/wayfinding is not intuitive or clear.
      - 3) Lack of community/collaboration spaces.
      - 4) Natural Light
        - d) The group discussed safety and security around transparency in a school.
        - e) The group also discussed that natural light would be beneficial to learning.
        - f) The group agreed that there is a balance between aesthetics and safety, and how that affects teaching and learning.
        - g) More discussion in the future.
    - c. Wold presented the top issues at Peakview PK-8 with the group and the following comments were made.
      - 1) Ventilation/temperature control
      - 2) Exterior Door Access
        - a) The group agreed that keying is an issue.
        - b) The group shared that due to limited exterior door access, students and staff members often have to travel around the building for access inside the school.
      - 3) Interior circulation/layout/wayfinding is not intuitive or clear
      - 4) Community/Collaboration Space
        - a) The group shared that the cafeteria and media center are the only two resources in the school to host community events and collaboration.
      - 5) Natural Light
        - a) The school does not have any windows from classrooms to the hallway, so hallways are closed off.
    - d. The group brought up additional issues and the following comments were made.
      - 1) There may be asbestos at John Mall HS.
      - 2) Wold mentioned that they are studying the capacity of each school to analyze how "full"/utilized the buildings are.
      - 3) Additional assessment information and FCI percentages will be shared with the group at next meeting.



2. Mechanical, Electrical and Technology preliminary assessment walk was today.
  - a. Wold shared the top issues with the group from the John Mall site visit.
    - 1) If there were to be an upgrade to the mechanical equipment, it is likely that there would also have to be an upgrade to the main electrical service.
    - 2) New mechanical equipment with better zoning capabilities would be needed to improve the ventilation issues.
    - 3) The main office and the music room were recently updated with LED lights, which are more energy efficient, there are still T8 fixtures everywhere else.
    - 4) Ductwork condition is an issue, there are some areas with missing pieces of duct.
    - 5) The gym is served by swamp coolers and may be related to the gym floor buckling.
    - 6) There are three separate building automation system manufacturers in the district, which makes for complex and challenging connections between each building. The group prefers Alerton as the manufacturer.
    - 7) The "wash station" lavatories outside of the restrooms are inadequate.
    - 8) The heights of some plumbing fixtures are non-compliant.
    - 9) There seems to be plenty of capacity in the electrical panels at the Peakview "Phase 1" building.
    - 10) The 2003 Phase 1 RTU's are missing dirt leg connections for the gas piping on the roof.
    - 11) Wold suggested to keep all systems and connections simple and efficient, in order to maximize efficiency and maintenance.
    - 12) There are occupancy sensors in Peakview, but they do not have any daylighting controls, which minimizes energy efficiency.
    - 13) The damper for the unit that supplies the west wing science room was left open, which started to bring in the outside air.
      - a) The science rooms vent hood was closed by roofing and the supply air now cycles with the return air, which is connected to whole building.
      - b) The drains for the eye wash/shower do not exist. This is not a code violation, but impedes the facilities ability to test them.
    - 14) Most of the technology systems are reaching the end of their life.
    - 15) The fiber between buildings does not create a ring; therefore, it does not provide redundancy throughout the district.
    - 16) The A/V equipment is outdated. The group discussed replacement value (i.e. projector versus TV) of equipment versus repair.
    - 17) The surveillance system is sufficient
    - 18) The building is secure at night, but during the day door access is unmanaged. The group would prefer to have an electronic access control system to manage security.
    - 19) Currently the school has no way to enforce a lockdown and secure the students and staff members.
      - a) A group member shared that the last documented time the locks at Peakview PK-8 were last replaced was in 1990.
      - b) Card readers were installed, but the system became outdated quickly. The card readers remain in place, but have not been used since 2007.



- b. Other comments:
  - 1) Ventilation in the building has been an issue for a long time.
  - 2) The CDE assessment in 2008/2009 does not identify specific issues, it looks at the mechanical systems as one and not individually.
  - 3) There are at least one or two water breaks every year (gym) at John Mall HS including sewer issues at restrooms and plumbing within the kitchen.
  - 4) The group would like to investigate the issue underneath the gym at John Mall HS where the floor is warping to determine the cause.
- c. The group shared that some of the locks were replaced at John Mall HS in 2012, but the full replacement was not completed.
- 3. Assessment next steps
  - a. Wold will complete the assessments of both buildings and compare that to the CDE report once received.
- C. Discuss Criteria/Guiding Principles
  - 1. Wold reviewed the proposed guiding principles with the group and the following changes were suggested.
    - a. Revise to read, "We continue to support our culture of academic and athletic excellence and all areas of the arts."
    - b. Revise to read, "We will prepare students for relevant careers in high demand occupations and trades."
      - 1) Include ever changing and future thinking careers.
    - c. Add, "Explore partnerships with organizations in the area work force/industry/higher education"
    - d. The world is changing and we are prepared.
      - 1) Revise to include: future ready, soft skills, application not memorization, workplace readiness, and collaboration.
    - e. Add, "Our schools shall remain nimble to adapt for the future."
    - f. Revise to read, "We are prudent with resources and facility decisions and consider long-term financial impacts to the school and community."
    - g. Revise to read "We are fiscally responsible."
    - h. Add "We are Walsenburg strong!"
      - 1) Add, "Resourceful and resilient."
    - i. Add, "Focus on our strengths."
    - j. Add, "Open and transparent process with input and engagement from the community."
      - 1) Revise to include, "Community driven and informed process."
    - k. Add, "Honor our history and traditions"
      - 1) Add, "Honor our history and traditions."
        - a) Revise to include, "We continue to support our culture of academic and athletic excellence and all areas of the arts."
        - b) Revise to include, "We are prudent with resources and facility decisions and consider long-term financial impacts to the school and community."
        - c) Revise to include, "Our schools are the center of our diverse community. Walsenburg has an inclusive culture where people help and support each other."
    - l. Add, "Facilitate and support extracurricular programs"
      - 1) Add, "Diversity of curriculum and extracurricular programs."



m. Add, "STEAM"

- 1) Revise to include, "hands on learning, adult education, CTE, PDL and maker space."

D. Next Steps

1. Finalize Guiding Principles with group at next meeting.
2. Share the assessments and FCI with the group.
3. Review information and begin to consider the options.
4. The group agreed to schedule the community meeting after November 20, 2019. Date, time and location to be determined.

cc: Wold Team

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