



West Hall Renovation & Addition

COLORADO SCHOOL FOR
THE DEAF AND THE BLIND



Agenda

- **Team Introductions**
- **Vision & Mission of CSDB**
- **Brief History**
- **Project Background**
- **Blind School Needs**
- **Early Education Program Needs**
- **Q&A**
- **Other Information: Space Requirements, West Hall Project & Funding Request**

Team Introduction

CSDB Leadership Team

- Tera Spangler, Superintendent
- Jennifer Thompson, Preschool Director
- Jamie Lugo, Blind School Principal
- Beth Oliver, Controller
- Mike Nero, Facilities Director

CRP Architects

- Brian Risley, Principal Architect

Vision & Mission of CSDB

Vision Statement

CSDB aspires to be an exemplary global resource for families and professionals that excels in preparing diverse learners to transform the world with PRIDE: Positive Attitude, Respect, Independence, Determination, and Excellence

Mission Statement

The Colorado School for the Deaf and the Blind (CSDB), in collaboration with families, school districts and community partners, educates and inspires learners throughout the state, birth through age 21, to achieve their full potential through comprehensive, individualized academic, transition, residential and outreach programs and resources.



Brief History of CSDB

- Founded in 1874 in Colorado Springs as a School for the Deaf
- 1883 – Blind Students admitted
- 1968 – Built Preschool and trained teachers
- 1969 – Built Adams Hall School for the Blind
- CSDB is a state agency serving students who require a specialized learning environment.



Project Background

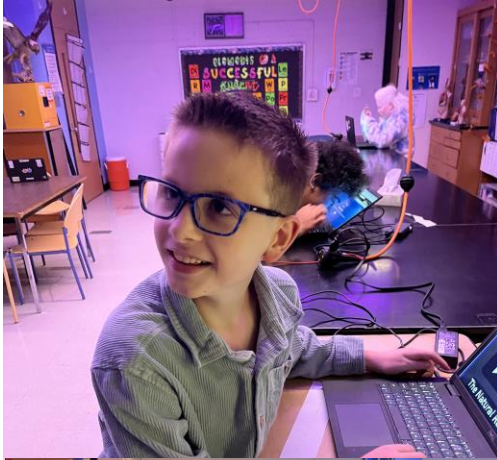
- Blind School is currently housed in Adams Hall
- Early Education Program is currently housed in the Early Education Center (EEC) with Student Health
- Adams Hall and EEC both require extensive renovations and cannot meet current program needs
- Combining both programs into a renovated and expanded West Hall is cost effective and best for both programs

As reported in the 2021 State of our Schools, by the National Council on School Facilities, “**The quality of our educational facilities impacts the quality of American education.**

Studies show that the physical environment in which kids learn affects everything from student behavior and truancy rates to memory and academic achievement. Heating and cooling systems, air quality and filtration, acoustics and general maintenance all make a huge difference to student health and performance. Facilities matter to America’s educators, too, and have been shown to impact teacher retention.”

The Need – Blind School

- Accommodate growing student population
- Provide better and safer academic experience with larger classrooms
- Space designed with blind/visually impaired needs in mind
- ADA/accessibility/safety concerns
- Support spaces – assessment, planning, meeting
- Separate spaces for Elementary, Middle, High School
- Environment drives better student outcomes/staff recruitment & retention
- Improve operational efficiency





Closets/Braille Storage



Closet or
Classroom?



Shared Classroom / Office Space



Secondary Room for Students with Additional Disabilities



Elementary Room for Students with Additional Disabilities



Staff Lounge

The Need – Early Education Center

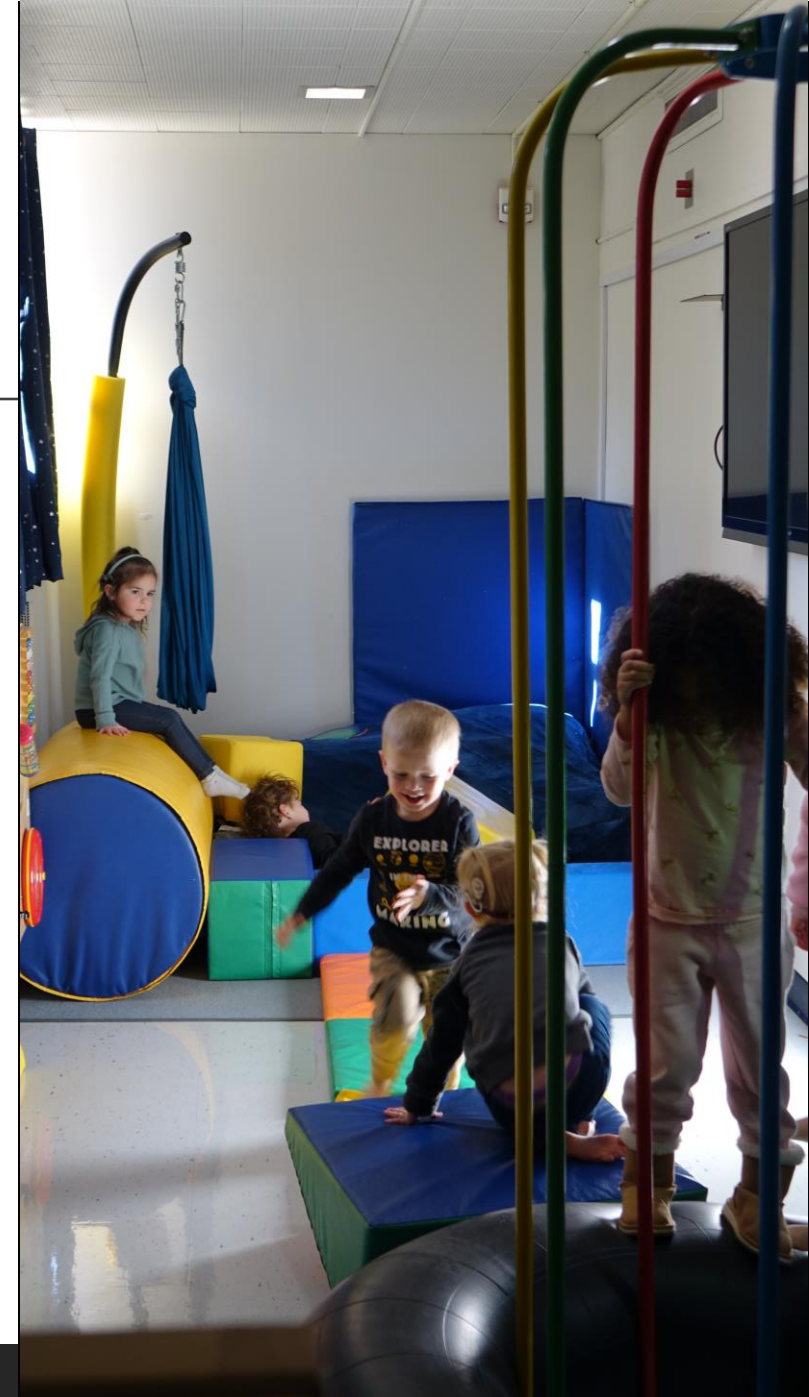
- Accommodate growing student population
- Accommodate differences in ages and abilities
- Environment drives better student outcomes/staff recruitment & retention
- Spaces designed with Deaf/Hard-Hearing & Blind/Visually Impaired needs in mind



Preschool Classroom from the Door

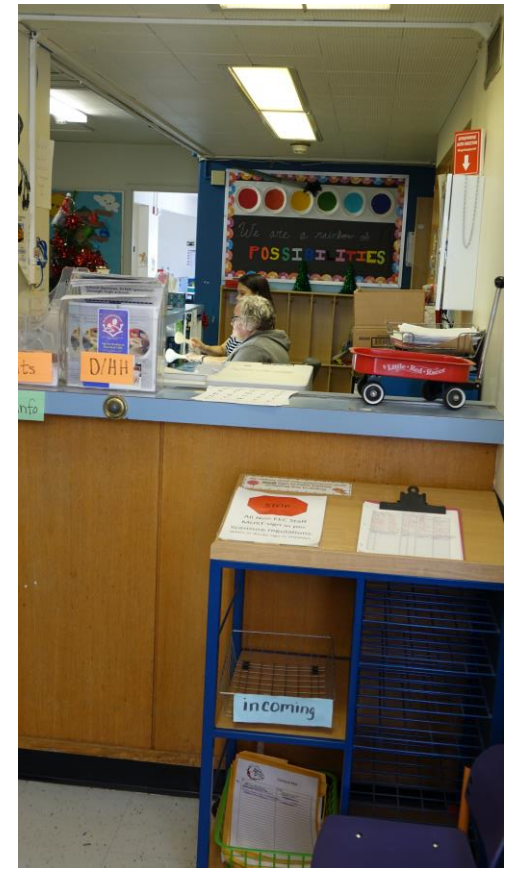
- * Outdated
- * New Program- IPR
- * Max Capacity
- * Limited in our long-term goal of 5 full classrooms

Preschool Sensory Play in the Hallway





Preschool Naptime Area



Preschool Workstation and Storage



Early Learning 12 mo - 3 yo

- Little Language Learners (1 day/wk)
- Little Learners & Explorers (pilot)
- Parent focused
- One dedicated room - no space for staff or storage
- Max Capacity
- Building safety needs and upkeep





Model Programs

What happens if this project is not funded?

CSDB is the only school of its kind in Colorado – without funding this project, several critical needs go unaddressed:

- Students in need will be turned away
- Maintenance and operations costs will continue to climb
- Buildings with historical significance will continue to deteriorate
- Programs and student/staff performance will suffer due to inefficiencies

Invest in our students today

Questions?



Space Requirement Research

Blind School

Research & Data from 10 different states

Number of Students per class:

Deaf/Blind = 6-10 students (Blind School averages 8 students per class)

Deaf/Blind = 60-100 sf per students / 600 - 1,000 sf per classroom (Blind School actual classroom are 490 sf)

Moderate/Severe Needs = 5-8 students (Blind School averages 11 students per class)

Moderate/Severe Needs = 150-200 sf per student / 1,000-1,600 sf (Blind School actual classrooms are 1,500 & 575 sf)

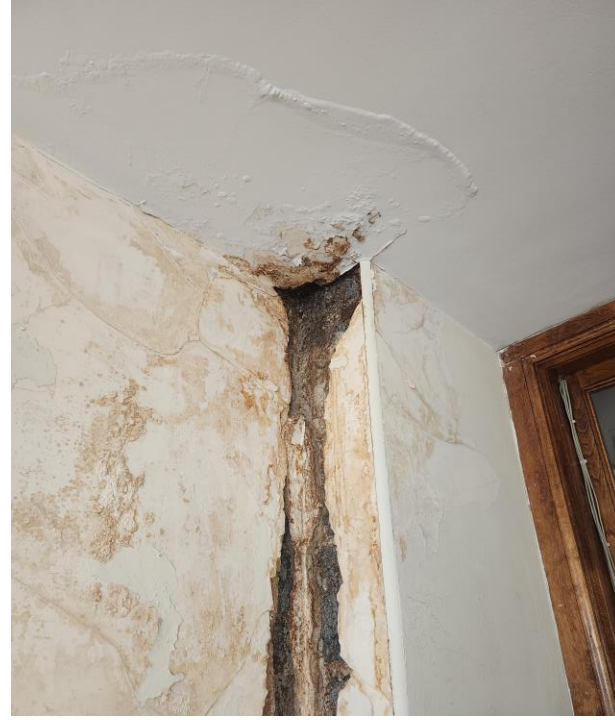
Space Requirement Research

Preschool

- Did not find any specific guidelines for Deaf or Blind preschools.
- For licensing, a typical preschool class in Colorado is required to have between 30-50 sf per student, depending on ages, and 75 sf of outdoor play space per child
- Best Practice Class Sizes for CSDB
 - Two Deaf Classrooms; 400 sf (8 students ages 3-4) & 600 sf (12 students ages 4-5)
 - Two Blind Classrooms; 400 sf (8 students ages 3-4) & 600 sf (12 students ages 4-5)
 - One 600 sf Classroom to meet the needs of listening and spoken language students
 - Enrollment of 50 students would require 3,750 sf playground (existing 2,000 sf)
- CSDB only has one Blind, one Deaf classroom and they are 715 sf and 765 sf, respectively

West Hall

- 17,256 SF three-story building, constructed in 1931 – originally built for dormitories & classrooms.
- Named for George E. West, a CO State Senator & CSDB Board of Trustees member.
- Largely still in its original condition (new roof 2023).
- Third floor unoccupied due to significant water damage – mainly used for storage.
- First & Second Floors Outreach Program, ASL Instructors & Communications.



West Hall Scope of Work

Renovate & Expand Existing Building:

- Expand programming opportunities
- Secured entry vestibule
- ADA compliance/optimize floor plan layout
- Elevator for accessibility/vertical circulation
- Designed for specialized student needs
- Arrange Blind School on 3 floors by grade level
- New Mechanical, Electrical & Plumbing upgrades
- New interior finishes
- Eliminate Asbestos, Lead & Universal Waste
- Improve building envelope – energy efficiency, operational savings, occupant comfort

Site/Utility Improvements:

- New Preschool playground
- Replace non-ADA compliant playground
- Expand Chiller Plant to provide cooling
- Add back-up power generator
- Add solar panels & EV charging stations

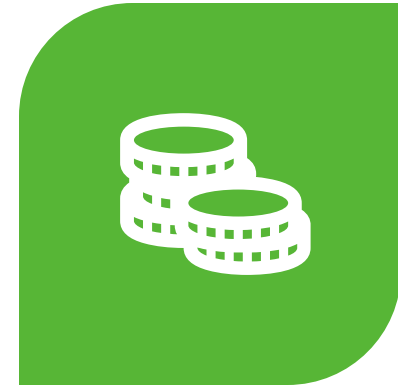
Funding Request



**TOTAL PROJECT
COST \$36,883,241**



**\$16,597,458 BEST
GRANT**



**\$20,285,783
STATE FUNDING**

Funding Strategy

Preferred Option 1	Apply	Award	Funded
General Fund FY25 \$20,285,783 (55%)	July 2023	April/May 2024	July 2024
BEST FY25 \$16,597,458 (45%)	January 2024	May/June 2024	July 2024

Option 2	Apply	Award	Funded
General Fund FY25 \$10,142,892 (55%)	July 2023	April/May 2024	July 2024
General Fund FY26 \$10,142,891 (55%)	July 2024	April/May 2025	July 2025
BEST FY26 \$16,905,188 (45%)	January 2025	May/June 2025	July 2025