



# 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
- Mike Nero, Facilities Director
- Jaclyn Tyrcha, Outreach Director
- Cheryl Austin, Blind School Dean of Students

## **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

---

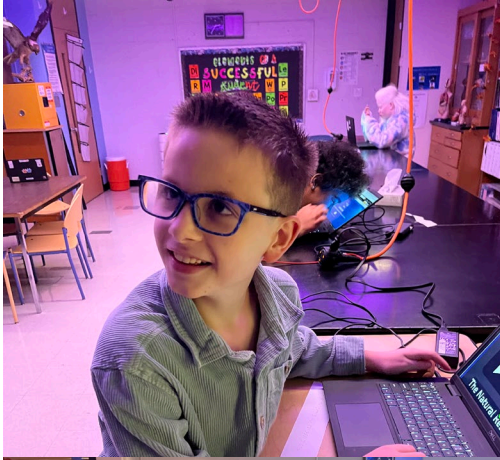
- Blind School is currently housed in Adams Hall
- Early Education Program is currently housed in the Early Education Center (EEC) with Student Health
- Adams Hall and EEC both require extensive renovations and cannot meet current program needs
- Combining both programs into a renovated and expanded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

As reported 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

---

- Meet ADA, accessibility, & safety concerns
- Accommodate growing student population
- Separate spaces for Elementary, Middle, High School
- Provide better and safer academic experience with larger classrooms
- Design new spaces with blind/low vision needs in mind
- Provide adequate support spaces – assessment, planning, meeting
- Improve environment to drive better student outcomes, staff recruitment & retention
- Improve operational efficiency







# Inadequate Spaces for Students with Complex Needs



Replaced Library to Meet the Needs of  
Students with Complex Needs

---



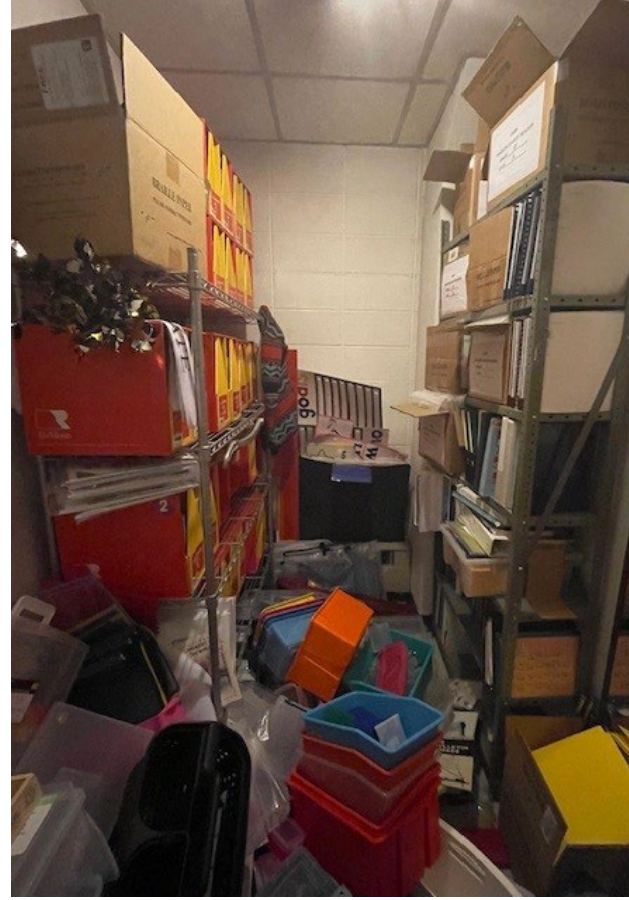
Using a  
Closet for a  
Classroom

---



Shared Classroom / Office Space

---



# Closets/Braille Storage

---



Staff Lounge

---

# The Need – Early Education Center

---

- Meet ADA, accessibility, & safety concerns
- Accommodate growing student population
- Separate spaces for different ages and abilities
- Design new spaces with blind/visually impaired & deaf/hard-hearing needs in mind
- Improve environment to drive better student outcomes, staff recruitment & retention
- Improve operational efficiency

# Preschool Sensory Play in the Hallway







# Preschool Classroom from the Door

---

- \* Outdated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



Preschool Naptime Area

---



Preschool Confined Workstation and Limited Storage

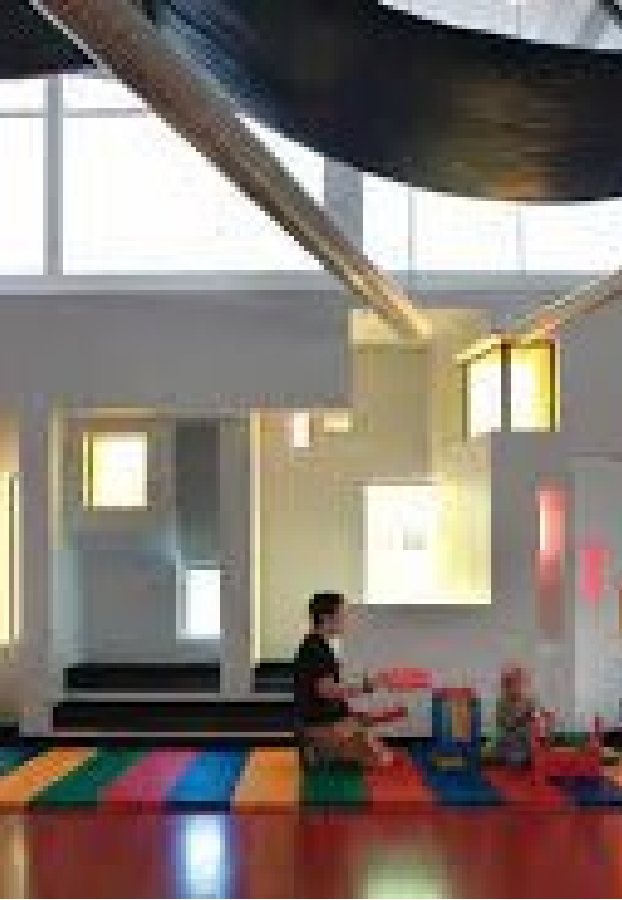
---



# 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:

- If funded FY25-26 & FY26-27, Construction would be completed January 2028. Every year it goes without funding critical needs will continue to go unaddressed
- Programs and student/staff performance will suffer due to inefficiencies
- Students in need will be turned away
- Maintenance and operations costs will continue to climb
- Buildings with historical significance will continue to deteriorate

# What happens if this project is not funded?

- CSDB/The State will have to spend ~\$1.5M on installing temporary / modular classrooms for the Blind School
- Moved professional and support staff into a residential dorm this year, 1 school psychologist, 1 speech-language pathologist, 1 orientation and mobility instructor, and 6-8 paraeducators
- Using the common space in the residential dorm for staff and student meetings and classes on Fridays

**This Project Meets Governor's Accessibility, Energy and  
Preschool Goals and Restores a State Historical Building!**



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 & deterioration – 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
- Expand Chiller Plant to provide cooling
- Add back-up power generator
- Add solar panels & EV charging stations

# Funding Request

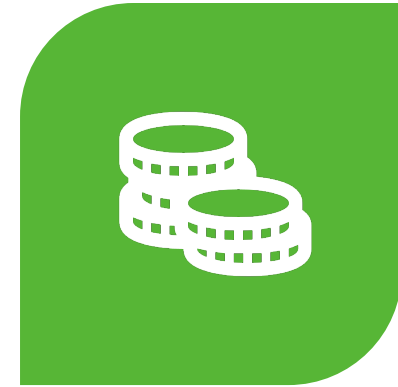
---



**TOTAL PROJECT  
COST \$39,536,736**



**\$12,043,667 BEST  
GRANT**



**\$27,493,069 STATE  
FUNDING**

# Funding Strategy

---

CSDB will request State funding in two phases:

**Phase 1** FY25-26 - \$12,773,031 • Design & CM/GC fees

- EV Charging Stations
- Public Art • Solar Panels
- Chiller Plant Expansion
- Backup Generator

**Phase 2** FY26-27 - 55% State (\$14,720,038) & 45% BEST Grant (\$12,043,667)

- Asbestos Abatement
- Renovate 17,256 sf & 10,000 sf Addition
- ADA Accessibility (elevator, entrances, etc.)
- Preschool Playground

**Apply for \$12,043,667 BEST Grant February 2026 for award in July 2026**