

# Master Plan Meeting #1

## January 30, 2020





# RTA TEAM



**Brian Calhoun**  
**Principal-in-Charge**



**Mike Riggs**  
**Project Architect**





**Staff of 49**

**29 Registered Architects**

**Largest firm in southern Colorado**

**50% of our work is educational**

**13 BEST Projects**

**Multi-Skilled Educational Facilities Specialists**

**Master Planning**

**Educational Specifications**

**Furniture Design and Selection**

**Bond Election Assistance**

**Site Selection**

**Architectural Design**

**Facility Management Planning**

**Construction Administration**

**Programming**

**Interior Space Planning**

**Project Management**



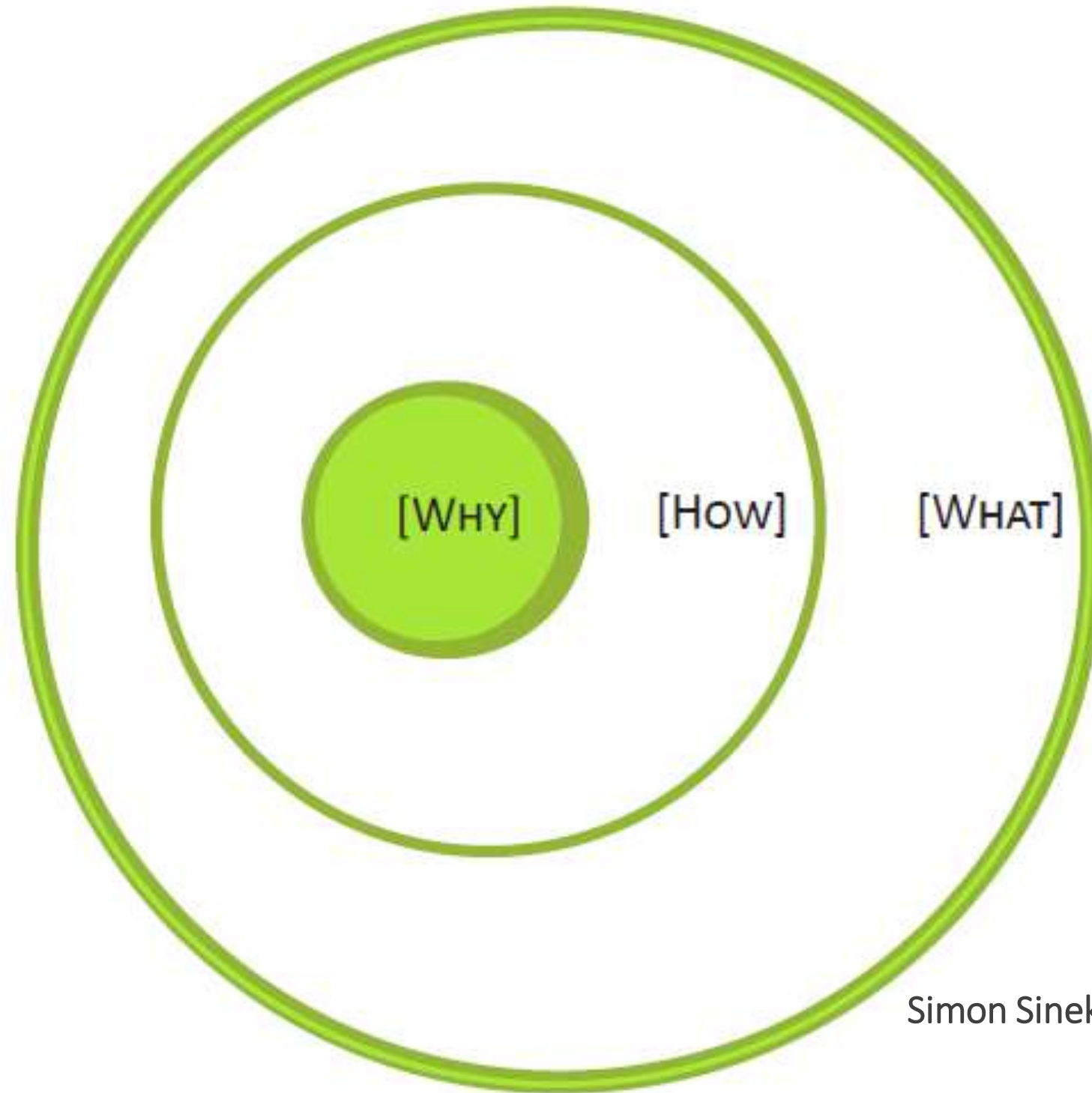


East Otero School District, Master Plan  
Archuleta School District, Master Plan  
Pueblo County School District 70, Facilities Needs Assessment  
Calhan School District, Master Plan  
Academy School District 20, Facility Conditions Index Audit  
Colorado Springs District 11, Facility Verifications Audit  
Colorado School for the Deaf and the Blind, Campus Master Plan  
Peyton School District, Master Plan  
Ignacio School District, District-Wide Master Plan  
West End School District, Paradox Valley School Master Plan  
Holly Public Schools, District Wide Master Plan  
Trinidad School District, District Wide Master Plan  
Swink School District, Campus Master Plan  
Aurora Public Schools, P-20 Campus Master Plan  
Brighton School District 27J, District-Wide Master Plan  
Douglas County School District, Facility Assessment  
Roaring Fork School District, District-Wide Master Plan  
Boulder Valley School District, Campus Master Plan and Renovation

***And a dozen more...***



# RTA Tenets



Simon Sinek – The Golden Circle



# What

**PURPOSEFUL, ENGAGING SOLUTIONS**

WE MEET EVERY CHALLENGE WITH INTENTIONAL RESPONSE AND THOUGHTFUL CRAFT TO ENRICH LIVES, INSPIRE AND DELIGHT.





# How

**EVER CURIOUS.  
EVER LEARNING.  
EVER IMPROVING.**

**WE PROMOTE A CULTURE OF INNOVATION THROUGH  
COLLABORATION, CREATIVE LEADERSHIP, AND DETERMINED  
EXPLORATION.**





# Why

**CONNECTING THROUGH  
EXPERIENCE OF PLACE.**

**WE ENHANCE THE LIVES OF THE PEOPLE IN THE  
COMMUNITY AND FOSTER A VIBRANT CULTURE.**



# Meeting Agenda

- 1. Agenda / Introductions – 5 minutes**
- 2. Meeting Norms – 5 minutes**
- 3. Process Overview/Schedule – 5 minutes**
- 4. Enrollment Forecast – 15 minutes**
- 5. Building Capacity Study – 5 Minutes**
- 6. Building Assessment overview – 10 minutes**
- 7. Review Survey Results – 30 minutes**
- 8. Energy Audit – 15 minutes**
- 9. Public Input – 15 minutes**
- 10. Question and Answers – 5 minutes**



# Meeting Norms

- Attendance is expected at all scheduled meetings.
- The meetings will start on time with duration of **1-1/2 hours** (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
- The students' interests come first.
- Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.
- Committee members are requested to focus on solutions that address the needs of the School District as a whole.
- Committee meetings will stay on task.
- Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.
- Minutes of each meeting will be distributed by email within one week of meeting date.
- All members are to speak up in an open forum- all points of view will be heard and valued.
- All participants will be treated with mutual respect.
- Members of the committees will operate on a first name basis.
- Snacks and Refreshments will be served at all meetings to give "energy boost."



## Your Master Plan will provide a road map for long-term planning:

- ✓ Assess the condition of your buildings
- ✓ Show how the buildings are utilized
- ✓ Identify key areas for improvement
- ✓ Review district-wide options
- ✓ Collect broad stakeholder input
- ✓ Provide the basis for data-driven decisions
- ✓ Support the your communication process
- ✓ Provide options for the future
- ✓ Create a strategic facility plan to guide future decisions





# Ridgway SD Master Plan Timeline

## Phase 1 –MASTER PLAN

### Step 1 – Collect District Information

Dec 2019 / Jan 2020

### Step 2 – Master Plan Meetings

Jan – May 2020

### Step 3 – Draft Recommendations

May 2020

## Phase 2 IMPLEMENTATION PLAN

Funding Options / Timelines

## Phase 3 – GRANT/BOND SUPPORT

### • PAT MEETINGS:

- January 30<sup>th</sup> #1 \*
- February 13<sup>th</sup> #2
- March 5<sup>th</sup> #3
- April 16<sup>th</sup> #4 \*
- May 7<sup>th</sup> #5 \*\*

\* Community Meeting

\*\*Board of Education



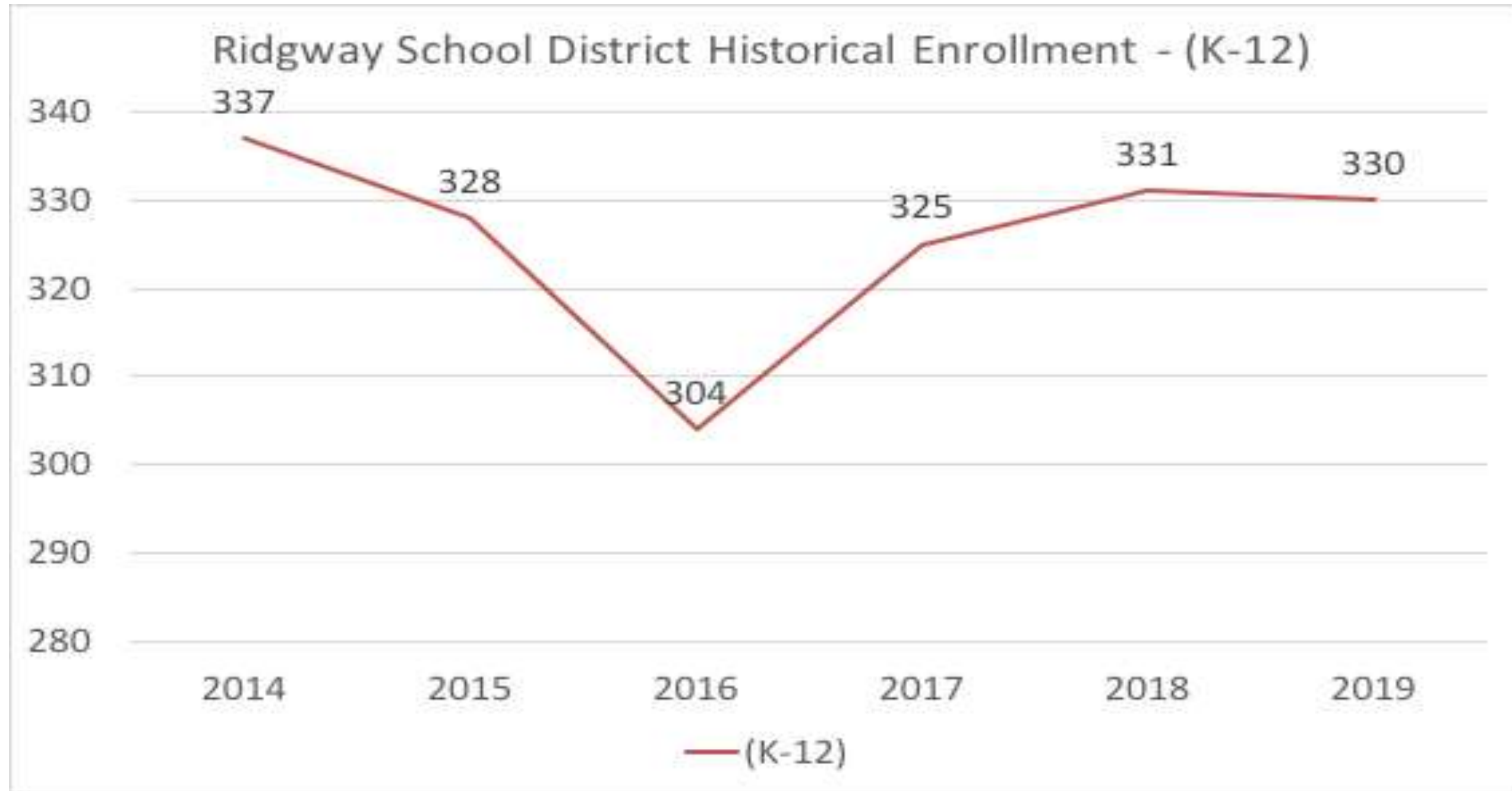
# Ridgway School District R-2 Demographic Data

Western Demographics, Inc.

12/12/19

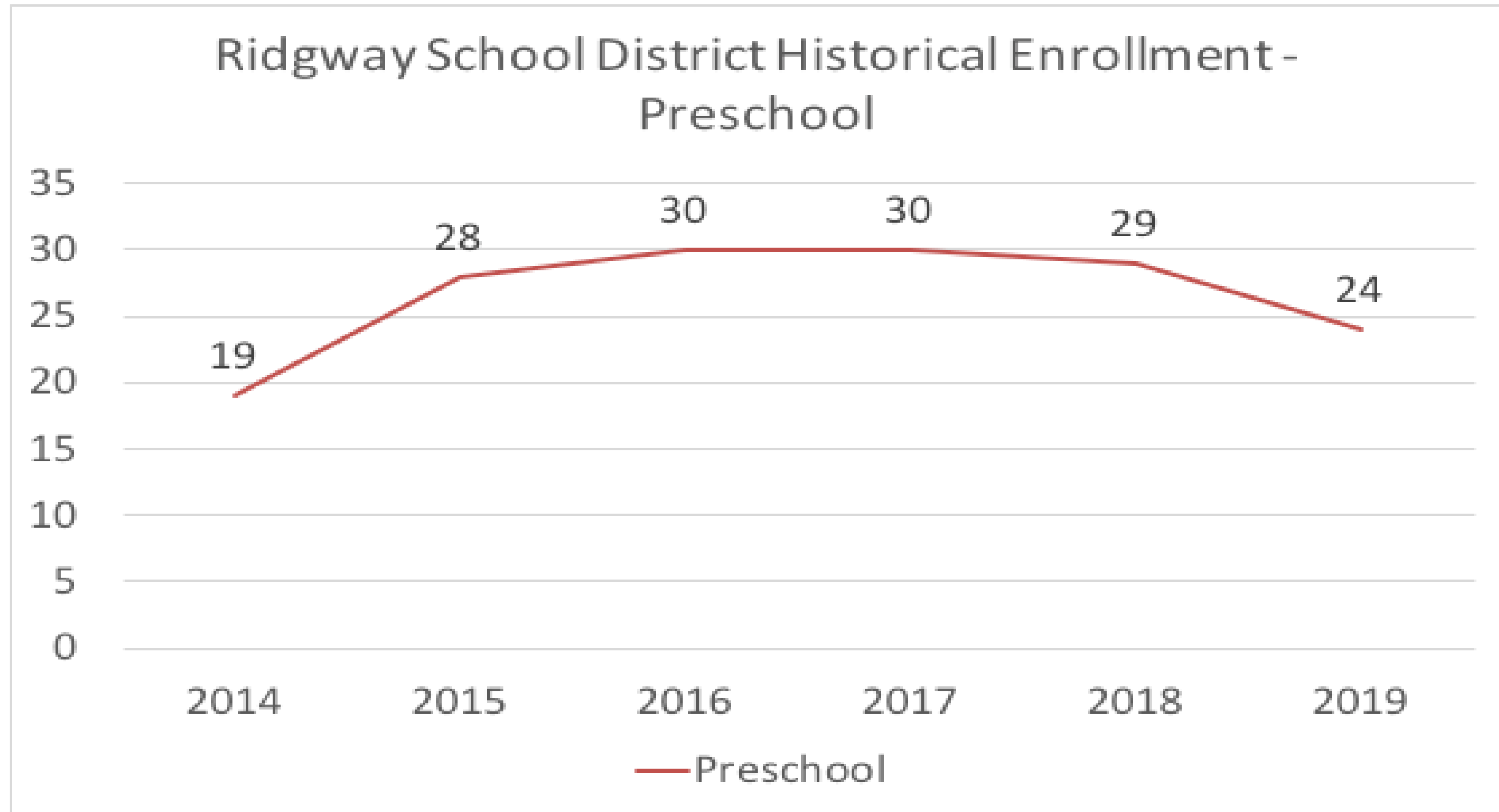


# K-12 Enrollment History



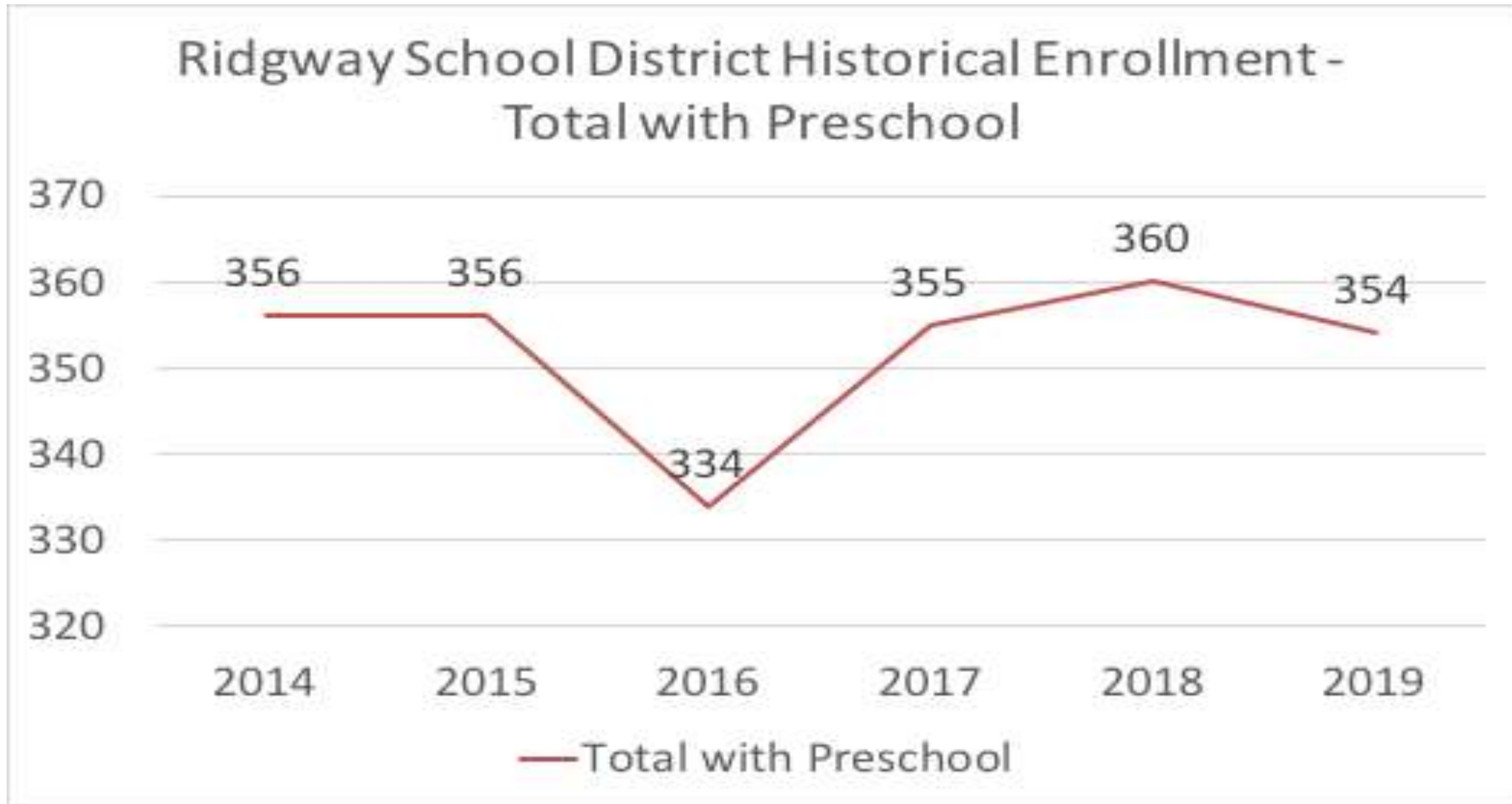


# Preschool Enrollment History



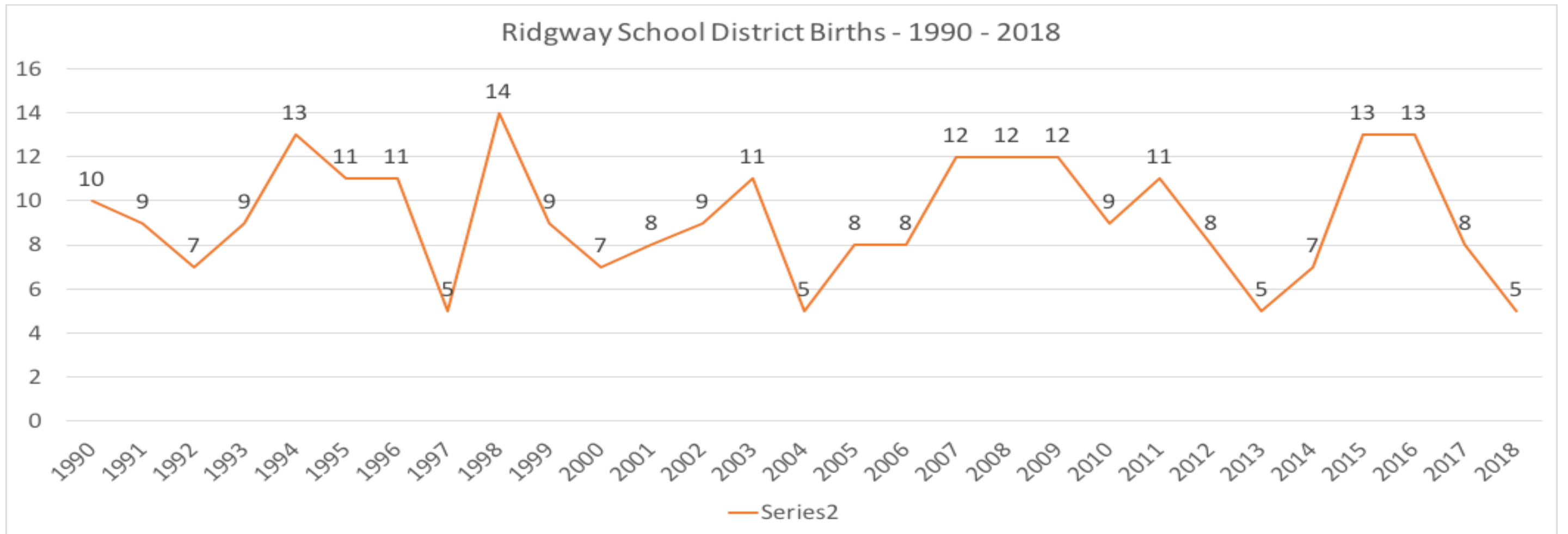


# PK-12 Enrollment History





# Births





# Active Developments

- River Sage – 8 – Large lot single family
- Lena Street Commons – 19 - Townhouse
- Alpenglow Cohousing – 26 – 20 Duplexes, 6 Above garage units
- Vista Park Commons – 23 – Single family and duplexes
- The Preserve – 33 – 22 Single family lots, two 3-unit lots, one 4-unit lot
- Block 28 Townhomes – 6 Townhomes
- Log Hill – 7-10 New single family homes per year

# Ridgway School District R-2 – Demographic Observations

- Enrollment has been stable during the past five years and is expected to grow only slightly during the next five years
- Sluggish birth rates in the district and on the western slope in general have restrained enrollment growth
- New housing growth has occurred in the district and new subdivisions continue to be built, but house affordability has resulted in fewer young families with school-aged children locating or remaining in the district
- Existing enrollment continues to be clustered in the heart of Ridgway and in close-in County subdivisions served by district transportation
- Employment and economic conditions in the district have been relatively stable and are not expected to affect school enrollment for the foreseeable future
- Overall population growth and economic development will continue in the district, but school enrollment will remain stable
- Existing facilities will have enough seats to serve student populations during the next five years, but school condition and obsolescence will need to be addressed



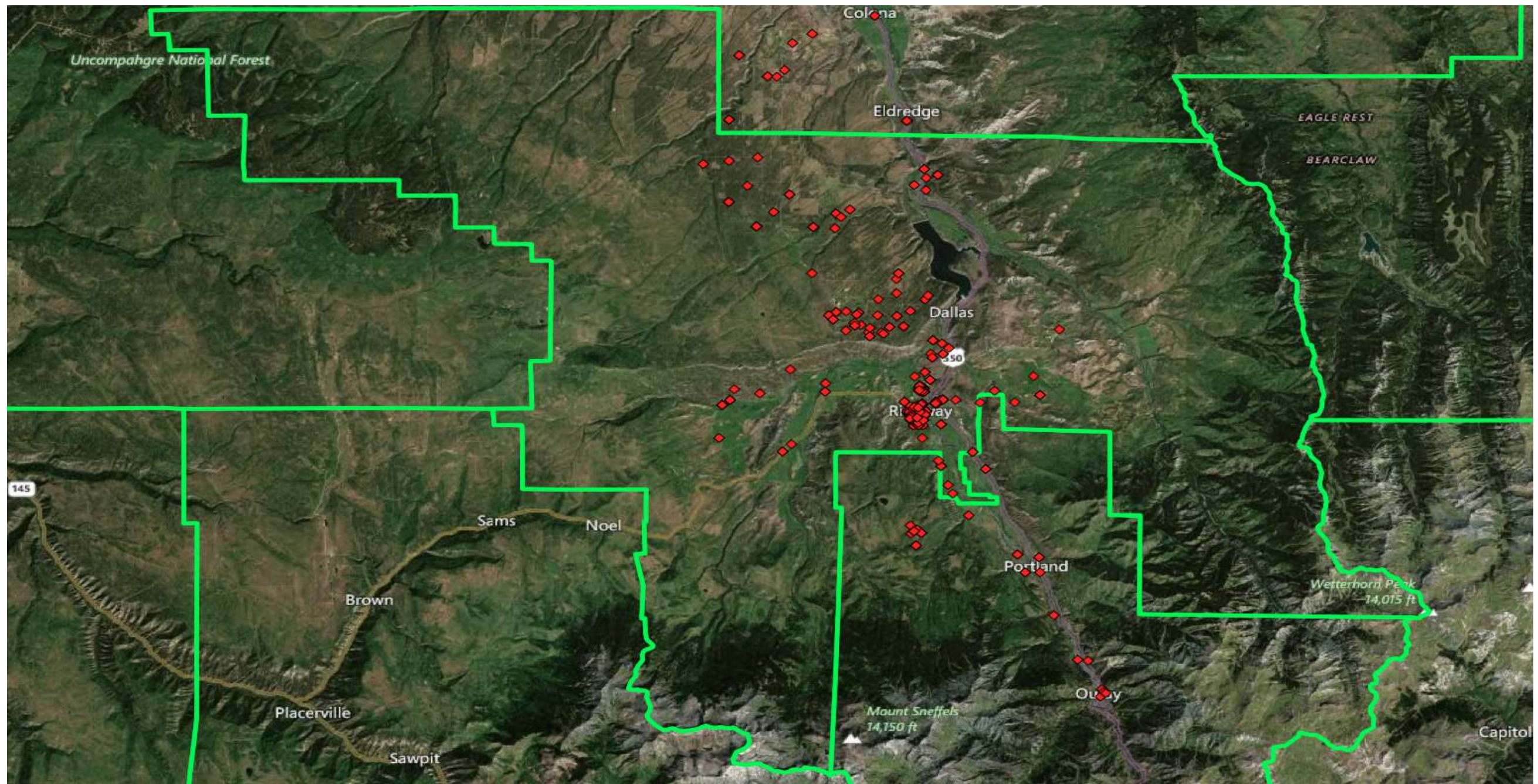
# Draft Enrollment Forecast

<i>Year</i>	(K-5)	(6-8)	(9-12)	(K-12)	<u>Preschool</u>	Tot w PS	Net Growth
<b>2020</b>	<b>181</b>	<b>54</b>	<b>94</b>	<b>328</b>	24	352	-2
<b>2021</b>	<b>177</b>	<b>52</b>	<b>92</b>	<b>322</b>	24	346	-6
<b>2022</b>	<b>176</b>	<b>53</b>	<b>93</b>	<b>322</b>	24	346	0
<b>2023</b>	<b>170</b>	<b>50</b>	<b>87</b>	<b>307</b>	24	331	-15
<b>2024</b>	<b>167</b>	<b>62</b>	<b>90</b>	<b>318</b>	24	342	11
<b>2025</b>	<b>171</b>	<b>64</b>	<b>85</b>	<b>320</b>	24	344	1
<b>2026</b>	<b>174</b>	<b>58</b>	<b>97</b>	<b>329</b>	24	353	10
<b>2027</b>	<b>181</b>	<b>57</b>	<b>96</b>	<b>333</b>	24	357	4

<i>Projections based upon 1 year weighted average (Modified)</i>	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
<b>2020</b>	23	24	24	31	25	24	31	23	30	19	31	18	26	181	54	94	328	24	352	-2
<b>2021</b>	24	21	25	24	33	26	26	28	23	30	15	31	17	177	52	92	322	24	346	-6
<b>2022</b>	24	18	22	25	26	34	28	24	29	22	26	15	29	176	53	93	322	24	346	0
<b>2023</b>	24	15	19	22	27	27	36	26	24	28	19	26	14	170	50	87	307	24	331	-15
<b>2024</b>	25	25	16	20	24	29	29	35	27	23	25	18	24	167	62	90	318	24	342	11
<b>2025</b>	25	25	26	17	22	26	31	28	36	26	19	24	16	171	64	85	320	24	344	1
<b>2026</b>	28	25	27	28	19	23	27	50	28	35	22	18	22	174	58	97	329	24	353	10
<b>2027</b>	25	26	27	28	29	21	25	27	30	27	31	21	17	181	57	96	333	24	357	4

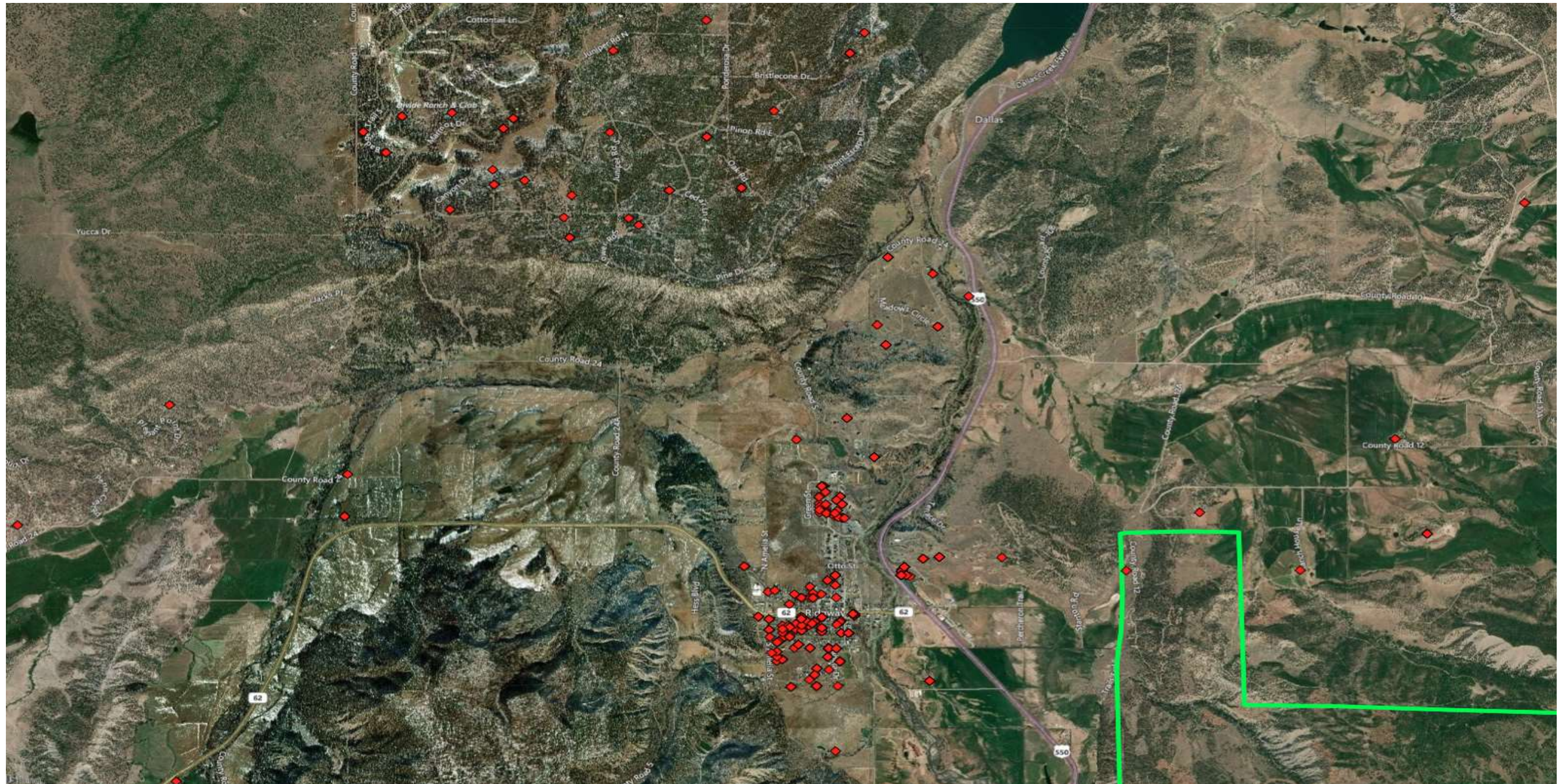


# Student Distribution – District-wide





# Student Distribution – Greater Ridgway





# Student Distribution – Ridgway Town Core





**Department Legend**

- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- ADMINISTRATION
- ART/MUSIC
- BREAKOUT INSTRUCTION
- CAFETERIA
- CIRCULATION
- DINING/COMMON
- EXPLORATORY
- INSTRUCTIONAL AREAS
- KINDERGARTEN
- LIBRARY INFORMATION
- PE/ATHLETICS
- SCIENCE
- SP.ED.
- SUPPORT



# Elementary



# Secondary



## **Elementary Capacity – 20 Students per Classroom**

180 Students                      327 SF/Student                      CDE 151 SF/Student

Enrollment 175                      336 SF/Student

## **Secondary Capacity – 20 Students per Classroom / 70% Utilization**

294 Students                      210 SF/Student                      CDE 164 SF/Student

Enrollment 150                      412 SF/Student

## Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway ES
Address:	1115 WEST CLINTON STREET
City:	RIDGWAY
Gross Area (SF):	64,700
Number of Buildings:	2
Replacement Value:	\$18,253,041
Condition Budget:	\$9,327,348
Total FCI:	0.51
Adequacy Index:	0.28



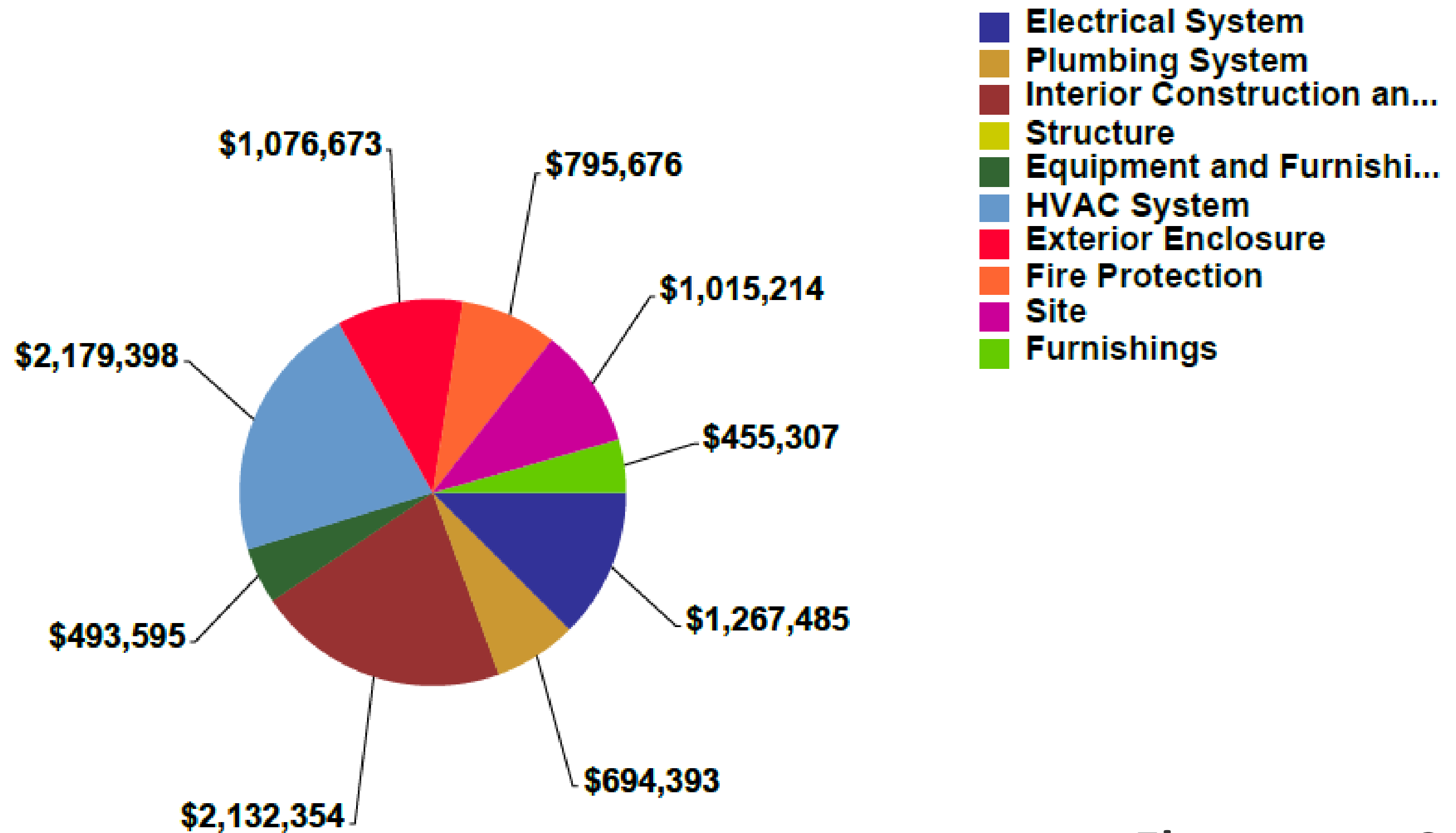
## Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,665,798	\$1,267,485	0.48
Equipment and Furnishings	\$420,888	\$493,595	1.17
Exterior Enclosure	\$3,847,856	\$1,076,673	0.28
Fire Protection	\$13,596	\$795,676	58.52
Furnishings	\$407,175	\$455,307	1.12
HVAC System	\$2,524,974	\$2,179,398	0.86
Interior Construction and Conveyance	\$3,247,920	\$2,132,354	0.66
Plumbing System	\$1,004,945	\$694,393	0.69
Site	\$1,967,727	\$1,015,214	0.52
Structure	\$2,152,161	\$0	0.00
<b>Overall - Total</b>	<b>\$18,253,041</b>	<b>\$10,110,095</b>	<b>0.55</b>



# Condition Deficiency by System Group

## System Group



Elementary School



## Executive Summary

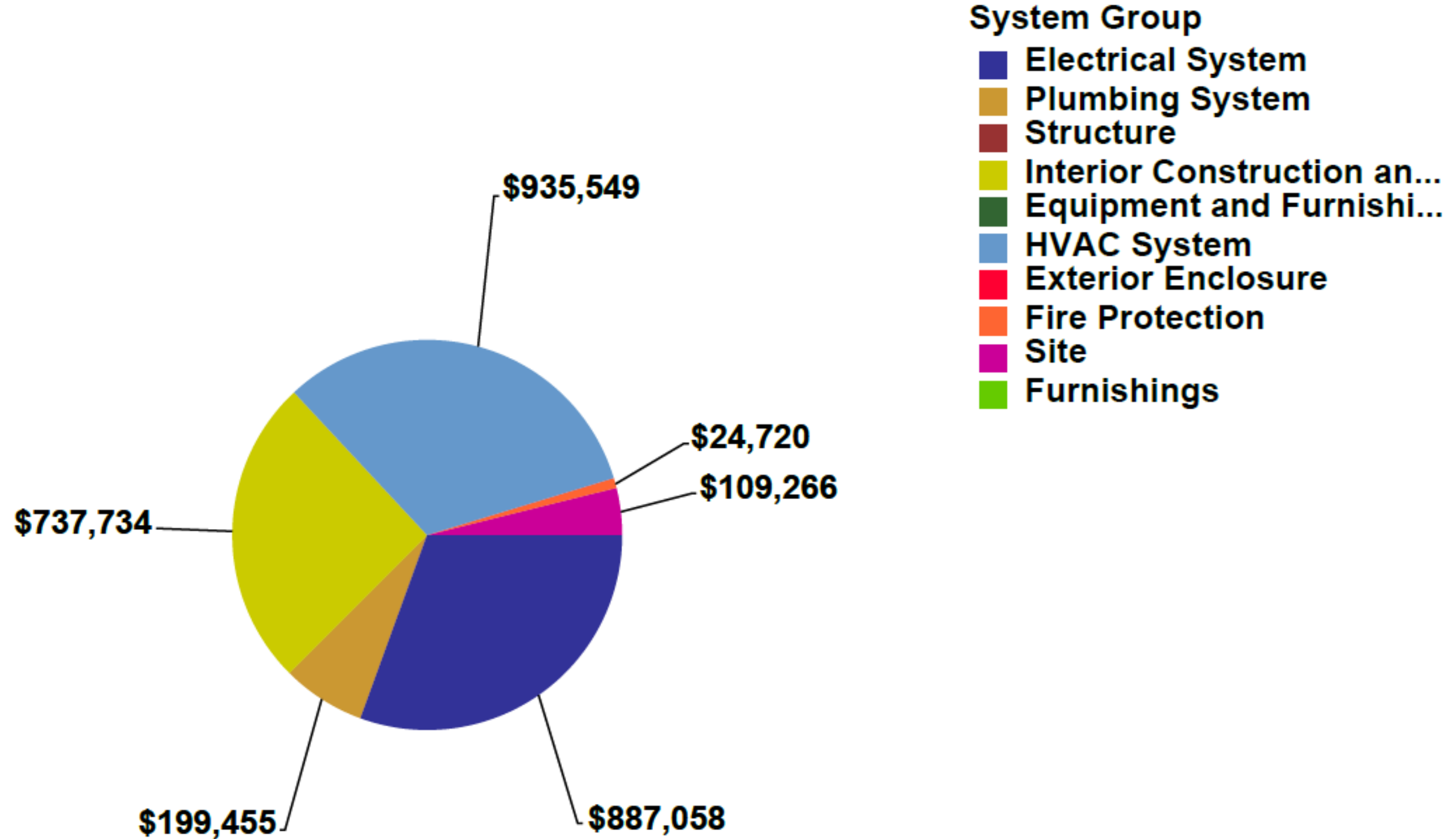
District:	Auditor - Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 GREEN STREET
City:	RIDGWAY
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	\$18,058,602
Condition Budget:	\$2,869,060
Total FCI:	0.16
Adequacy Index:	0.19



## Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,745,295	\$887,058	0.32
Equipment and Furnishings	\$628,066	\$0	0.00
Exterior Enclosure	\$2,375,643	\$0	0.00
Fire Protection	\$600,387	\$24,720	0.04
Furnishings	\$544,325	\$0	0.00
HVAC System	\$1,433,461	\$935,549	0.65
Interior Construction and Conveyance	\$3,064,271	\$737,734	0.24
Plumbing System	\$1,196,475	\$199,455	0.17
Site	\$2,619,639	\$109,266	0.04
Structure	\$2,851,041	\$0	0.00
<b>Overall - Total</b>	<b>\$18,058,602</b>	<b>\$2,893,782</b>	<b>0.16</b>

# Condition Deficiency by System Group



Secondary School



# Elementary – Adequacy Assessment

From CDE Insight

- Few parking areas well lit
- Some stormwater drainage issues
- Natural gas service not protected
- Few areas adequately fenced and provided with egress gates
- No backup generator (although we don't see this typically in elementaries)
- Single pane windows in '72 building
- Some observable cracks in exterior masonry
- Classroom doors encroach into corridor when opened
- Classroom locks not equipped for lockdown (aftermarket solution provided)
- No fire sprinkler system
- Entry not protected from vehicle forced entry
- Exterior doors not labeled (in process)

## Secondary – Educational Adequacy

From CDE Insight

- Bus loading and unloading not per guidelines
- Parking stalls are not paved/marked
- Gas service locked away – but not protected
- Few areas have adequate site fencing
- Limited use of solar, wind, natural ventilation
- No intrusion detection system
- Exterior doors not labeled (in process)
- Lack of storage in woodshop



## Ridgeway School District Air Quality Readings - 01/13/2020

Ridgeway Elementary School	PM2.5	PM10	Particles	CO2	HCHO	Temperature (F)	Humidity (%)	Comments
Hallway	0.5	0.5	56	544	0.061	63	23%	
206-BOCES	0.5	0.6	111	500	0.088	64	21%	
204-Library	1.0	1.3	67	487	0.174	66	20%	unoccupied
132-Classroom	1.9	2.8	93	481	0.083	66	20%	
138-Classroom	3.6	6.3	171	1034	0.066	68	24%	15 Students
112-Classroom	10.1	14.8	951	786	0.084	69	24%	14 Students
115-Nurse	1.5	2.7	181	612	0.975	70	21%	
Exterior	0.3	0.5	60	400	0.055	32	19%	
<b>Ridgeway Secondary School</b>								
Upper Gym	1.1	2.1	63	438	0.065	59	22%	unoccupied
Lower Gym	3.3	5.2	101	400	0.056	62	21%	unoccupied
103-Classroom	2.2	3.7	108	837	0.065	68	23%	13 Students
210-Classroom	2.3	4.5	83	1271	0.067	69	26%	13 Students
<b>Ridgeway Pre-School</b>								
308-Classroom	0.6	0.8	54	450	0.066	61	27%	Unoccupied for 30 m.

### Air Quality Parameter for Reference

Status \ Pollutant	Good	Moderate	Unhealthy for Sensitive Groups	Unhealthy	Very Unhealthy	Hazardous
PM2.5 ( $\mu\text{g}/\text{m}^3$ )	$\leq 12$	12.1~35.4	35.5~55.4	55.5~150.4	150.5~250.4	$\geq 250.5$
PM10 ( $\mu\text{g}/\text{m}^3$ )	$\leq 54$	55~154	155~254	255~354	355~424	$\geq 425$
CO2 (ppm)	$\leq 700$	701~1000	1001~1500	1501~2500	2501~5000	$\geq 5001$















# Ridgway School District R-2 Master Plan - Survey

Tuesday, January 21, 2020

# 248

Total Responses

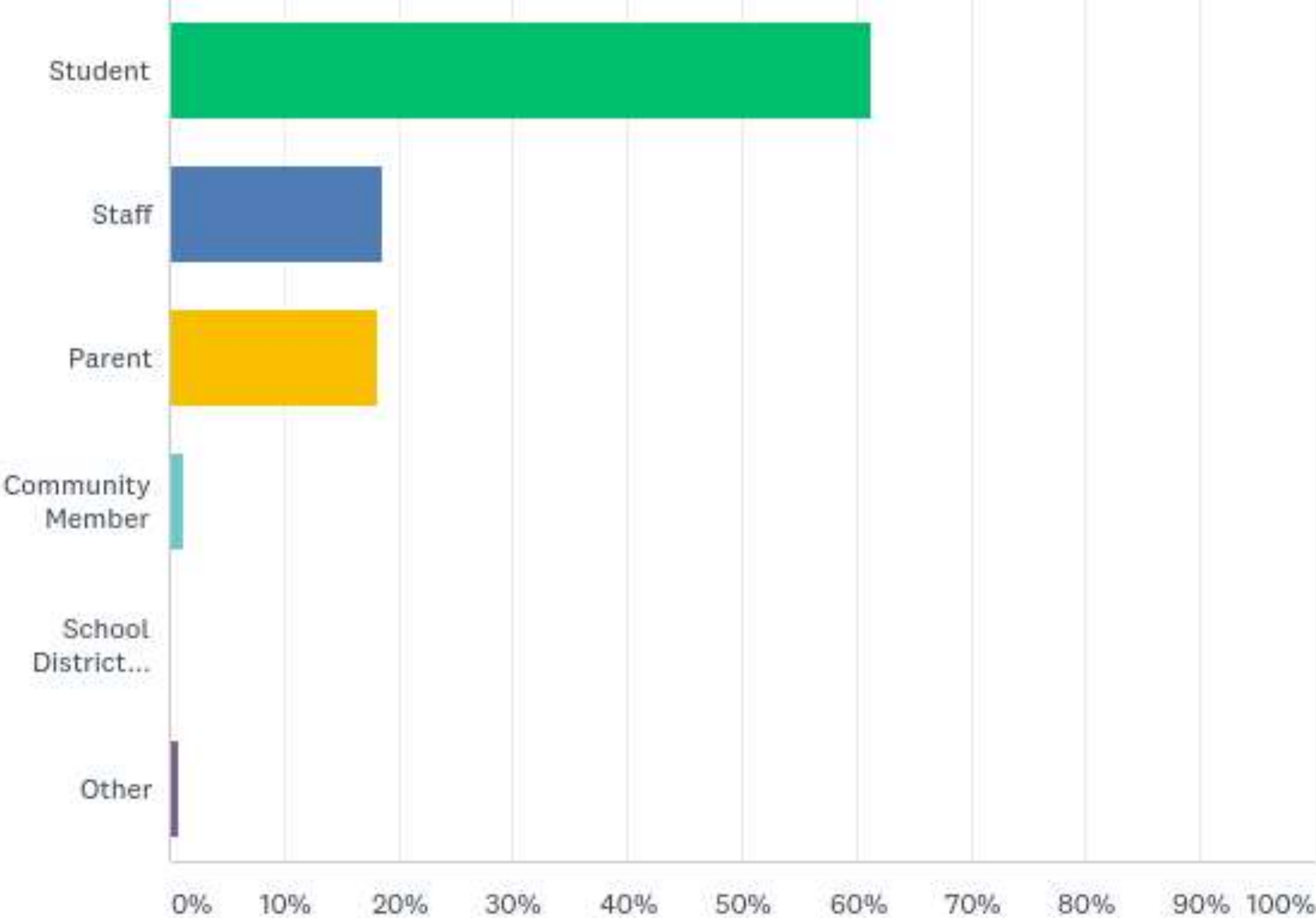
Date Created: Saturday, November 16, 2019

Complete Responses: 248



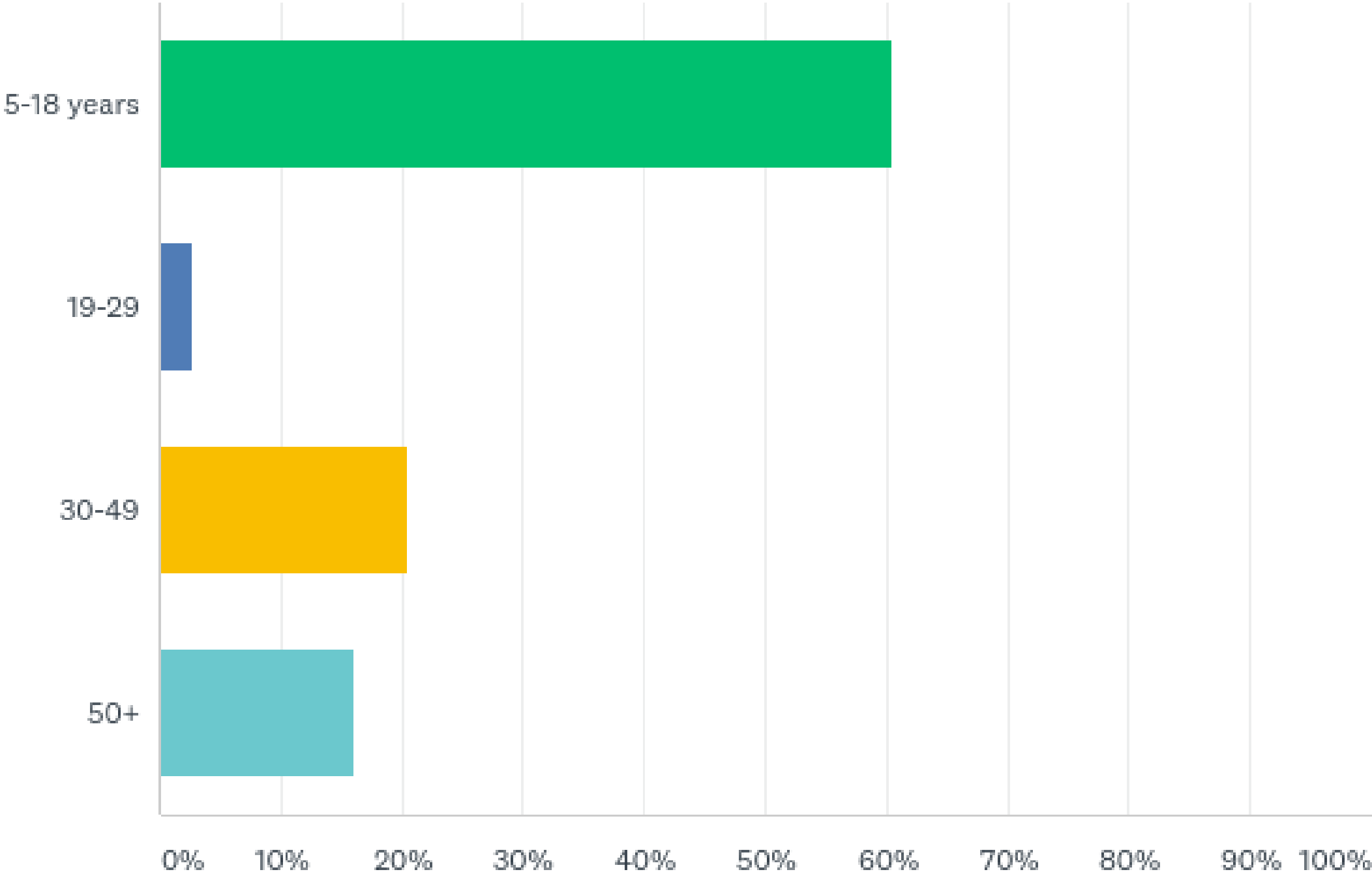
# Q1: My relationship to the school is:

Answered: 248 Skipped: 0



# Q2: Please indicate your age bracket:

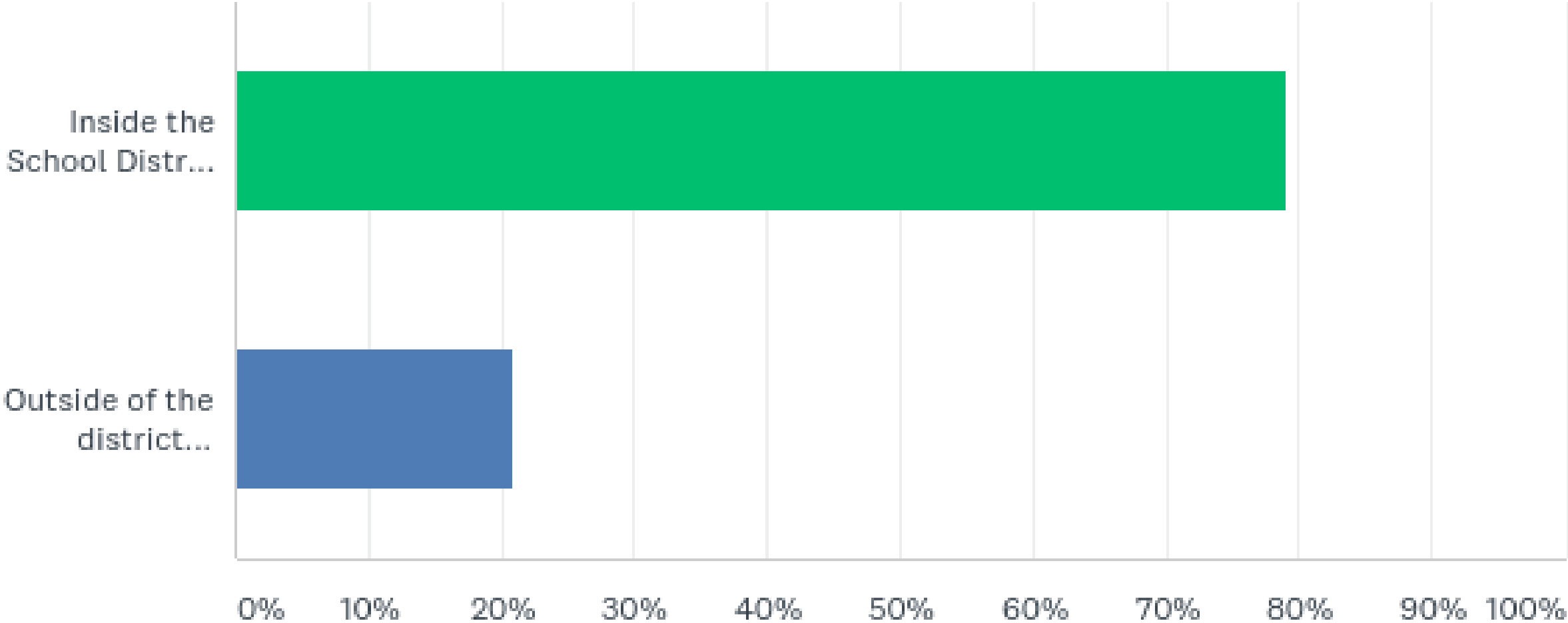
Answered: 248 Skipped: 0





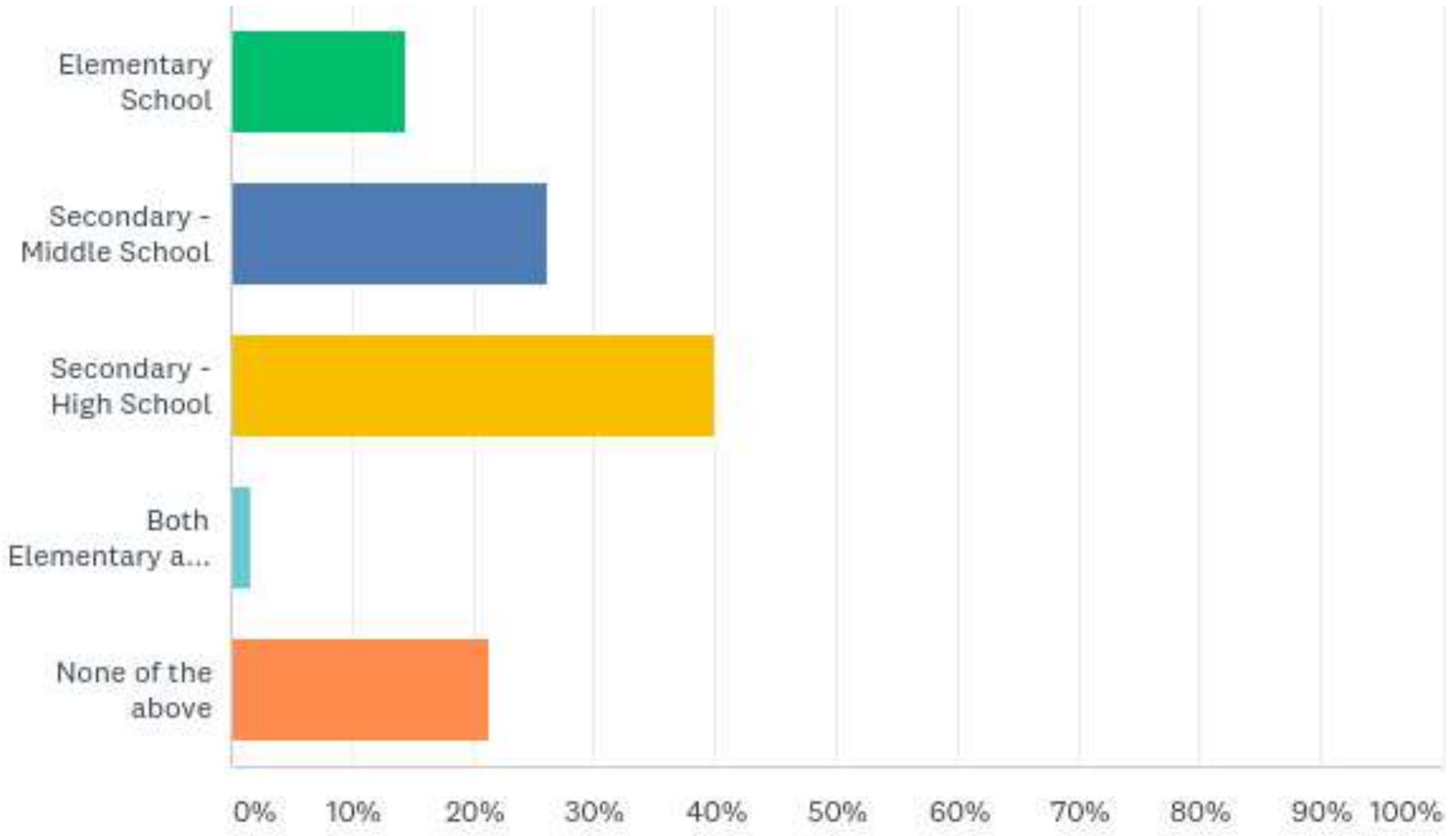
# Q3: The location of your primary residence is:

Answered: 248 Skipped: 0



# Q4: I am or I have a child in the \_\_\_\_\_ at Ridgway School District.

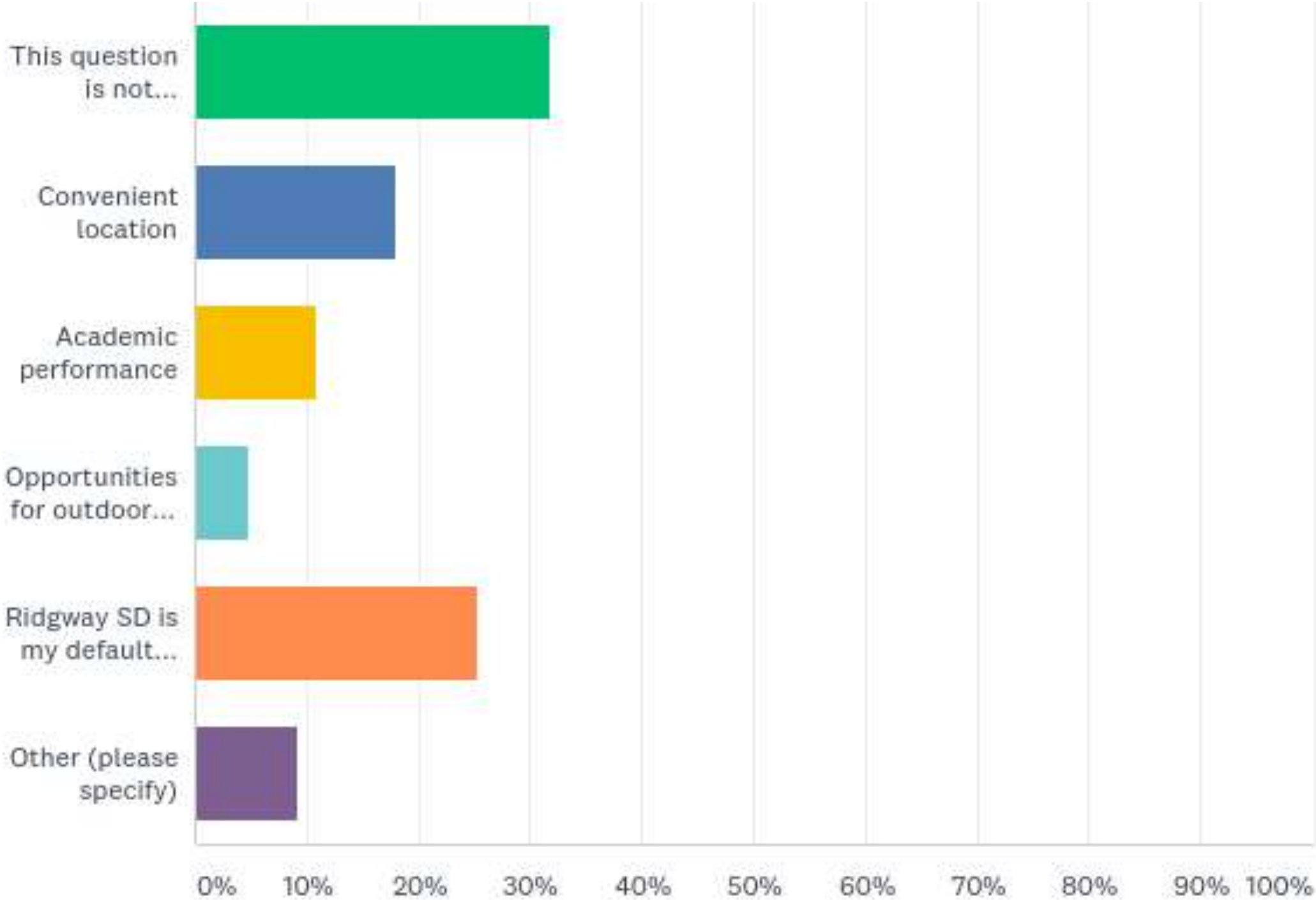
Answered: 248 Skipped: 0





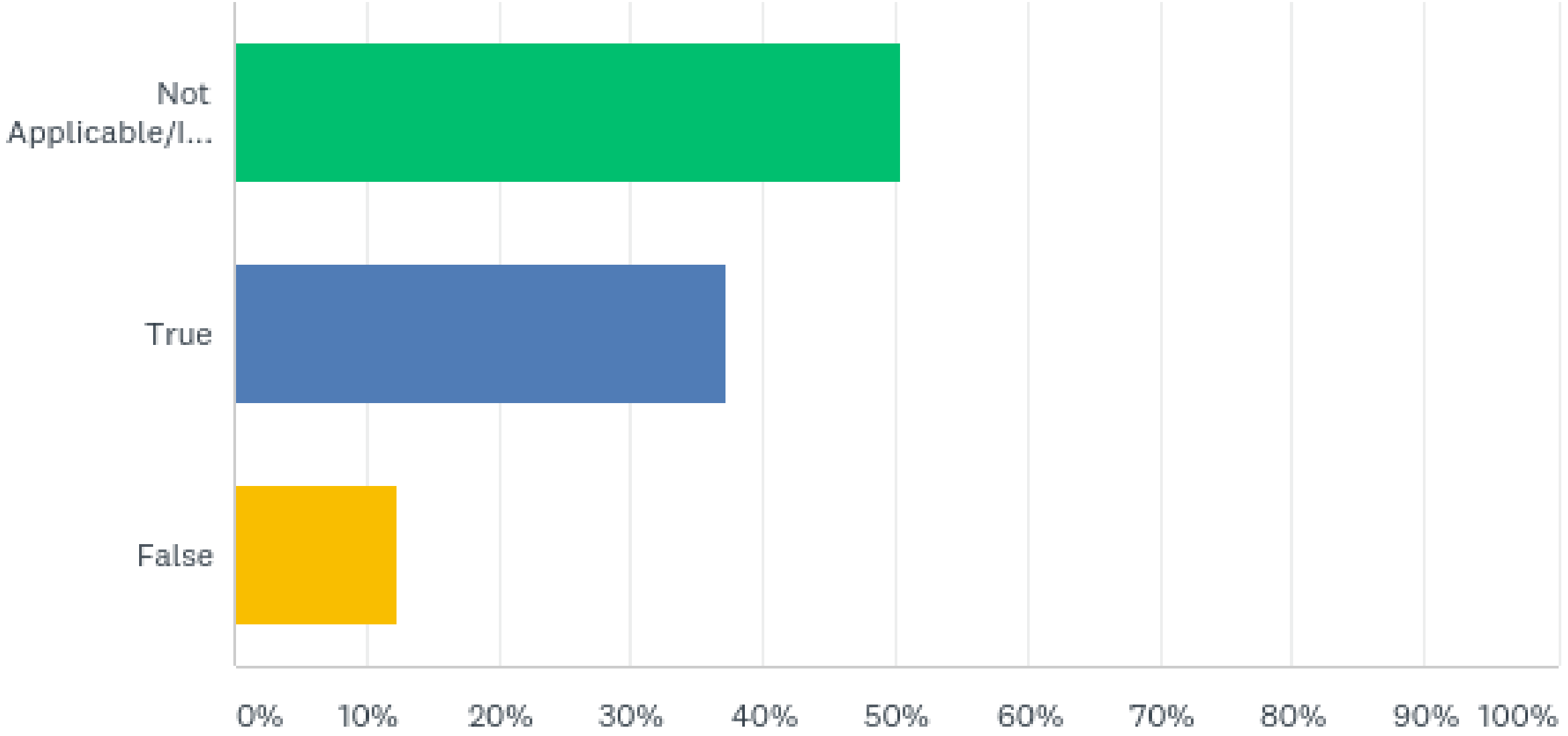
# Q5: If applicable, I attend or send my child to Ridgway School District primarily because:

Answered: 229 Skipped: 19



# Q6: Elementary School: In general, classroom physical size and layout are adequate to meet the educational needs of students at Ridgway School District. (Questions relating to the Secondary School will follow in the second half of the survey)

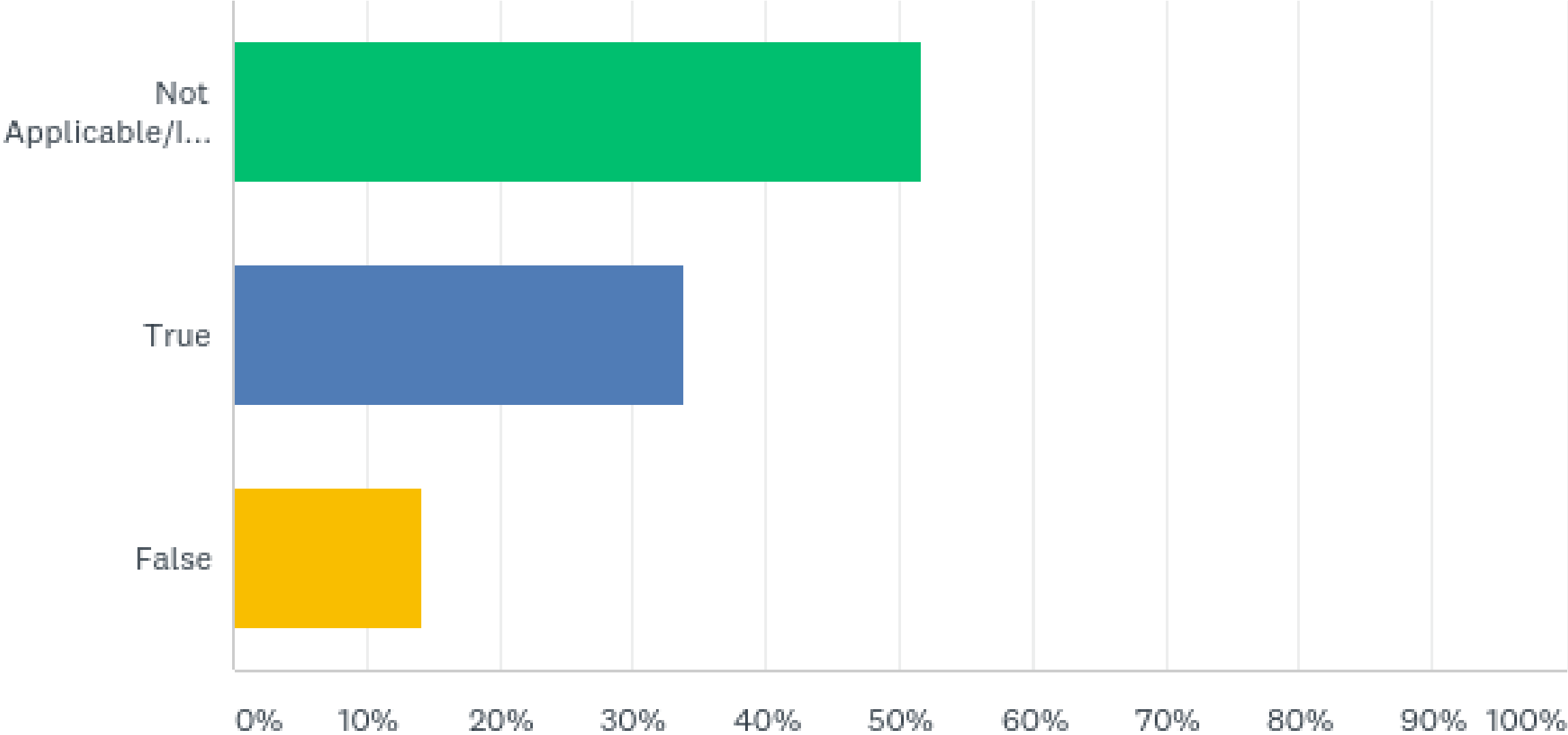
Answered: 204 Skipped: 44





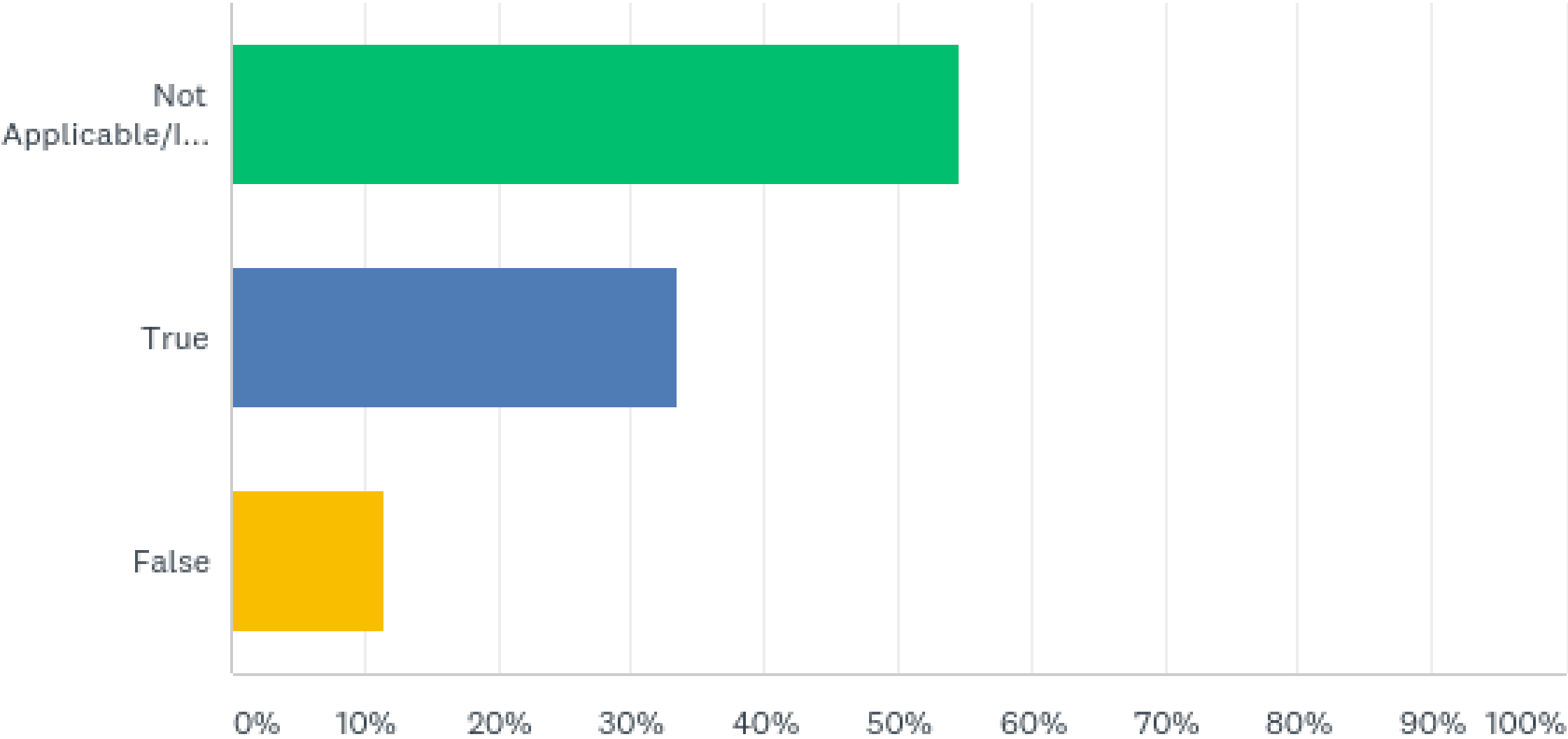
# Q7: Elementary School: The physical education facilities at Ridgway School district are adequate.

Answered: 203 Skipped: 45



# Q8: Elementary School: The cafeteria, serving and kitchen facilities are adequate.

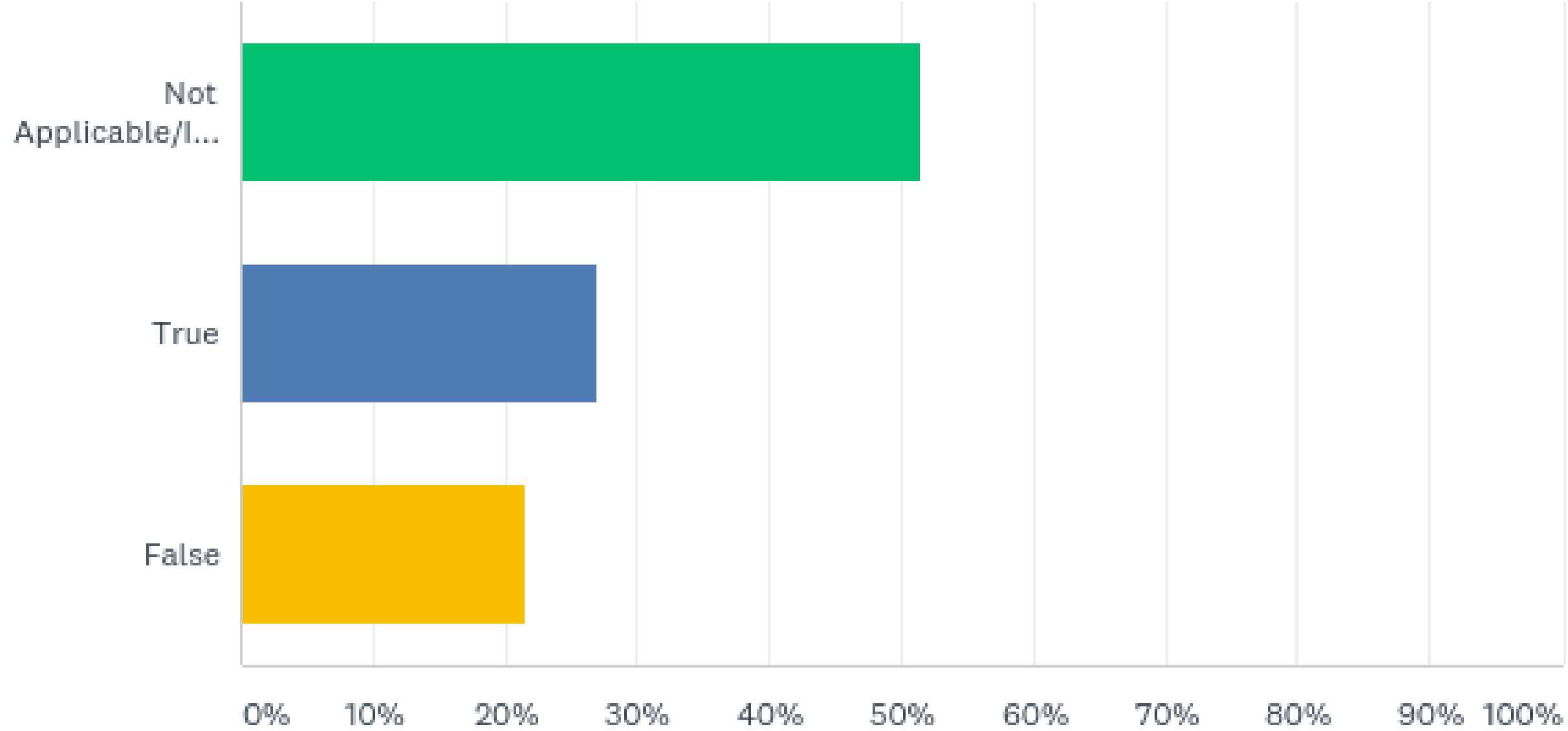
Answered: 200 Skipped: 48





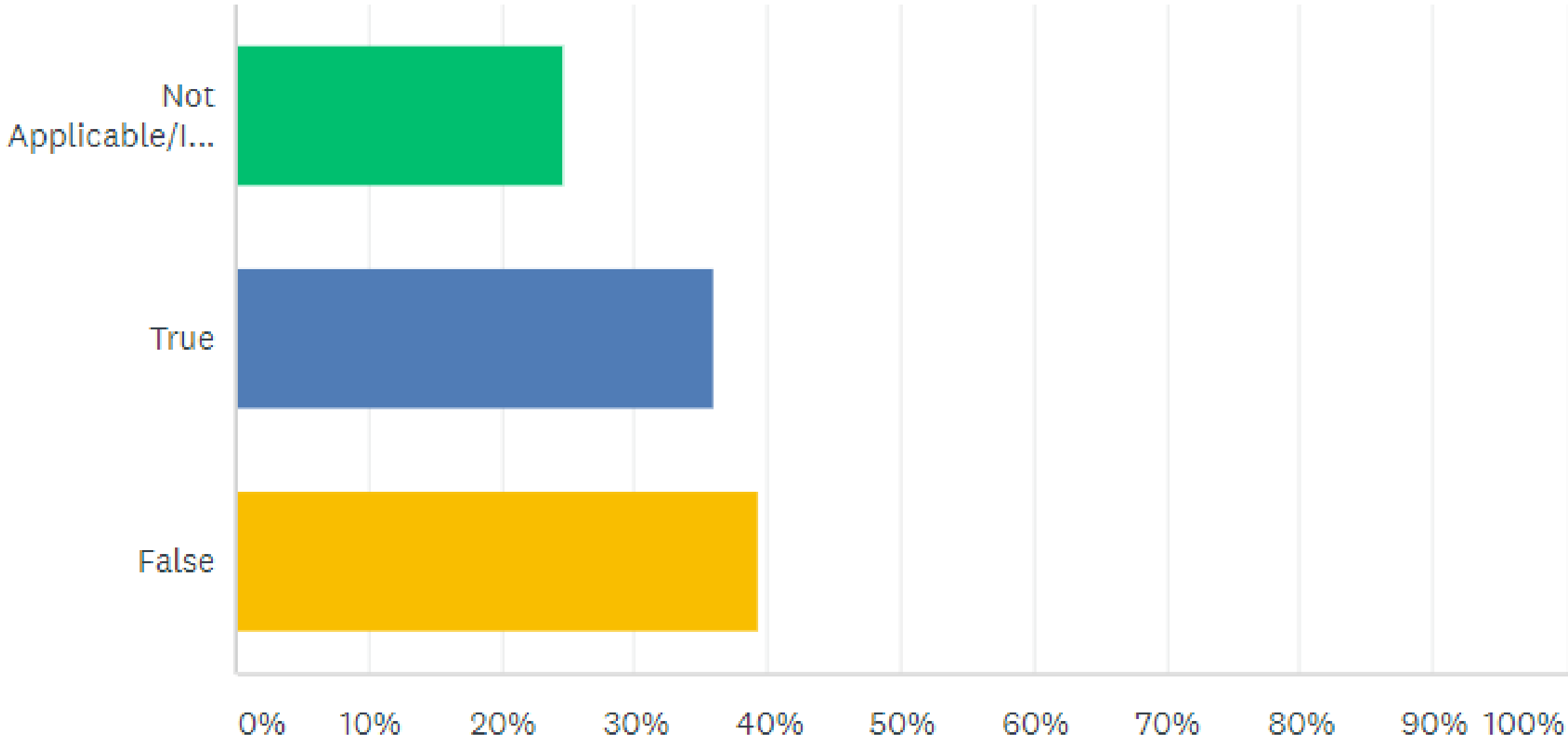
# Q9: Elementary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs.

Answered: 204 Skipped: 44



# Q9: Elementary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs. (Excluding Student Responses)

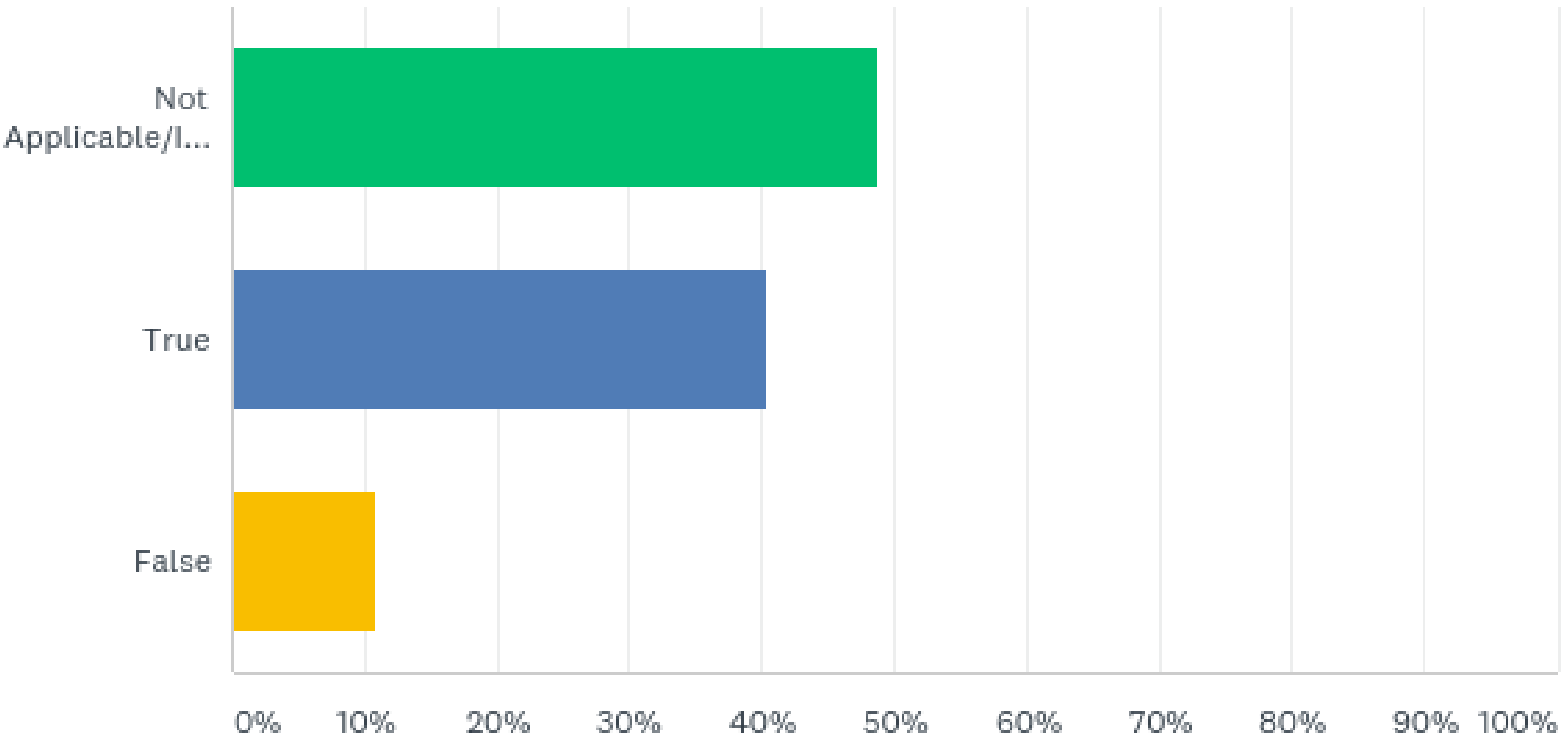
Answered: 204 Skipped: 44





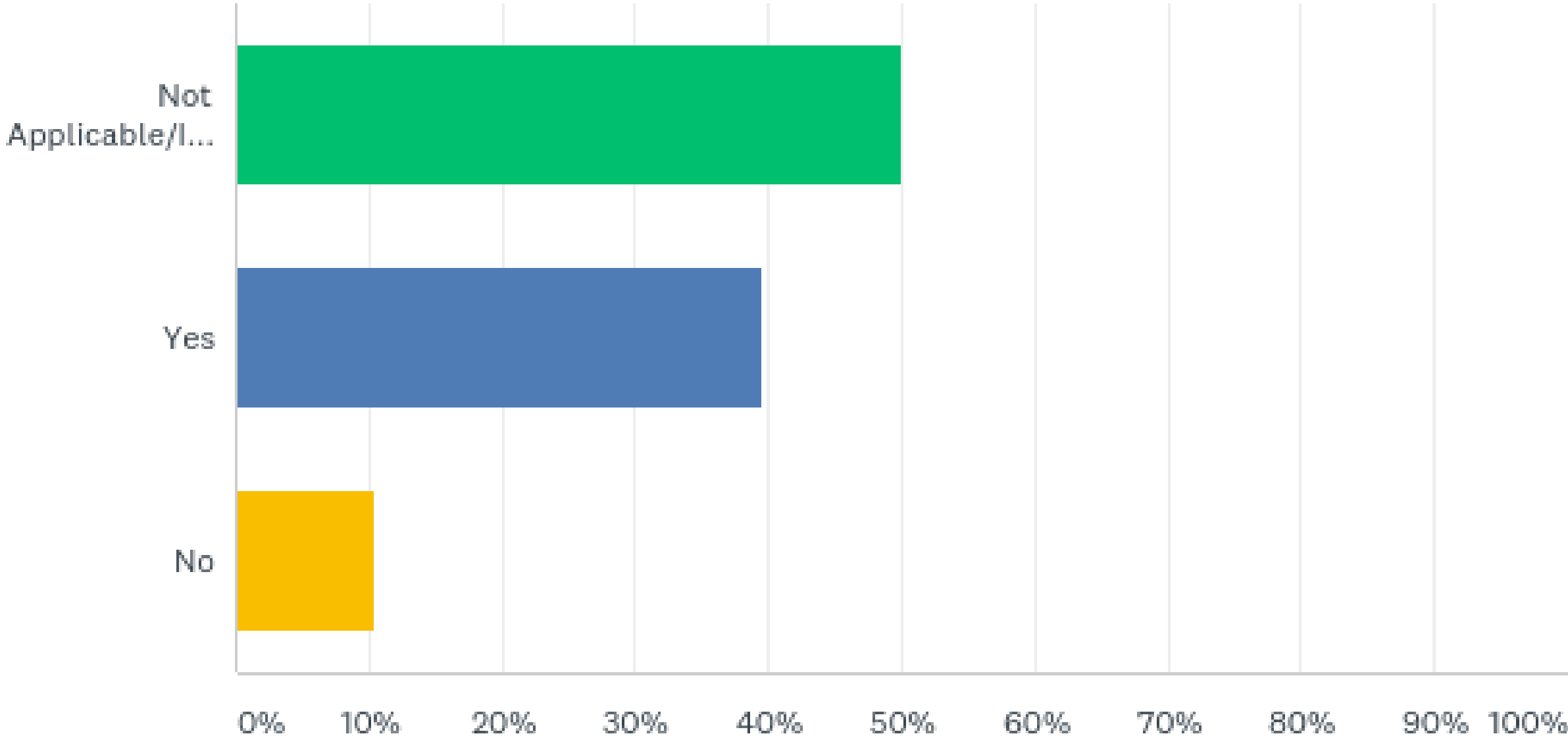
# Q10: Elementary School: The outdoor play and recreation spaces are adequate.

Answered: 201 Skipped: 47



# Q11: Elementary School: Do you feel that Ridgway School facilities are safe and secure?

Answered: 202 Skipped: 46





# Q12: Elementary School: Indicate how urgently you feel the following potential facility needs require addressing. (You may skip this question if it is not applicable to you).

Answered: 153 Skipped: 95

	NOT IMPORTANT	FAIRLY IMPORTANT	SOMEWHAT IMPORTANT	URGENT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Bus/Parent Drop-Off Improvements	12.50% 19	17.76% 27	17.11% 26	12.50% 19	40.13% 61	152	3.50
Outdoor Education/Green Space	13.33% 20	18.67% 28	18.00% 27	7.33% 11	42.67% 64	150	3.47
Principal's Office location for security and supervision	18.54% 28	15.23% 23	15.89% 24	7.28% 11	43.05% 65	151	3.41
General Building renewal (finishes)	7.28% 11	15.23% 23	18.54% 28	19.21% 29	39.74% 60	151	3.69
Electrical systems, Heating, Ventilation and Air-Conditioning systems	2.65% 4	13.25% 20	15.23% 23	21.19% 32	47.68% 72	151	3.98
Kitchen, Serving and Cafeteria Improvements	6.58% 10	19.08% 29	17.76% 27	9.21% 14	47.37% 72	152	3.72
Plumbing systems	7.33% 11	10.67% 16	14.00% 21	13.33% 20	54.67% 82	150	3.97
Technology upgrades	11.26% 17	13.25% 20	19.87% 30	13.25% 20	42.38% 64	151	3.62
Educational spaces that support 21st century learning	6.58% 10	7.24% 11	21.71% 33	25.66% 39	38.82% 59	152	3.83

# Q13: Elementary School: Rate your overall satisfaction with the following facilities to perform their intended function. (You may skip this question if it is not applicable to you).

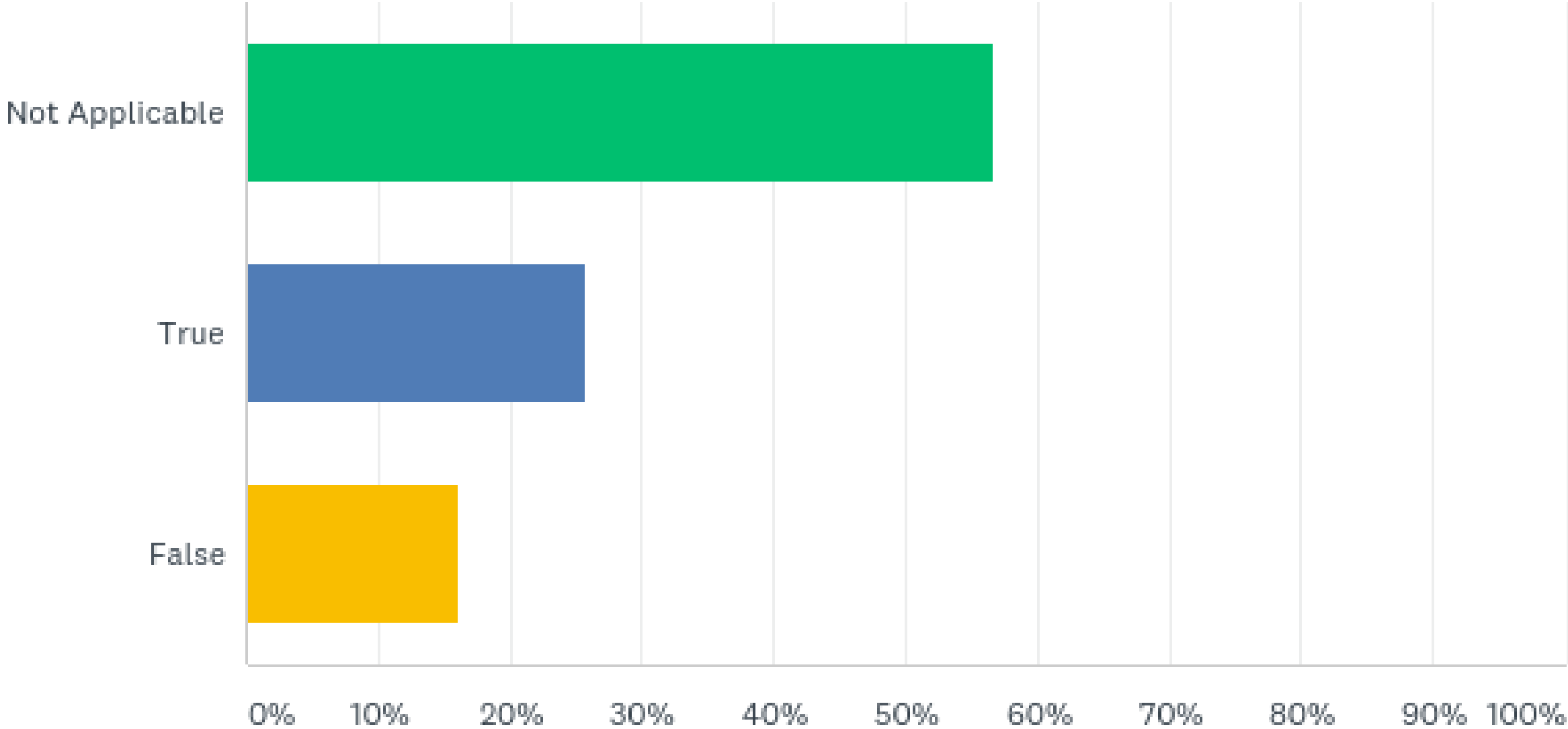
Answered: 145 Skipped: 103

	DISSATISFIED	SOMEWHAT DISSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	I DON'T KNOW/NA	TOTAL	WEIGHTED AVERAGE
K-5 Classrooms	2.76% 4	10.34% 15	22.76% 33	17.24% 25	46.90% 68	145	3.03
Pre-School Classrooms	4.90% 7	11.19% 16	15.38% 22	13.29% 19	55.24% 79	143	2.83
Library/Media Center	1.41% 2	4.23% 6	19.72% 28	30.99% 44	43.66% 62	142	3.42
Restrooms	6.25% 9	8.33% 12	27.78% 40	13.89% 20	43.75% 63	144	2.88
Commons/Cafeteria	4.14% 6	11.03% 16	29.66% 43	13.79% 20	41.38% 60	145	2.91
Gymnasium	3.45% 5	10.34% 15	22.07% 32	21.38% 31	42.76% 62	145	3.07
Administration Offices	0.69% 1	8.33% 12	21.53% 31	16.67% 24	52.78% 76	144	3.15
Music Rooms	1.39% 2	5.56% 8	17.36% 25	31.25% 45	44.44% 64	144	3.41
Art Room	2.78% 4	5.56% 8	13.19% 19	31.94% 46	46.53% 67	144	3.39
Science Classrooms	5.63% 8	9.86% 14	11.97% 17	14.08% 20	58.45% 83	142	2.83
Playground	2.10% 3	9.09% 13	18.18% 26	30.77% 44	39.86% 57	143	3.29
Special Education Spaces	2.11% 3	12.68% 18	13.38% 19	7.04% 10	64.79% 92	142	2.72



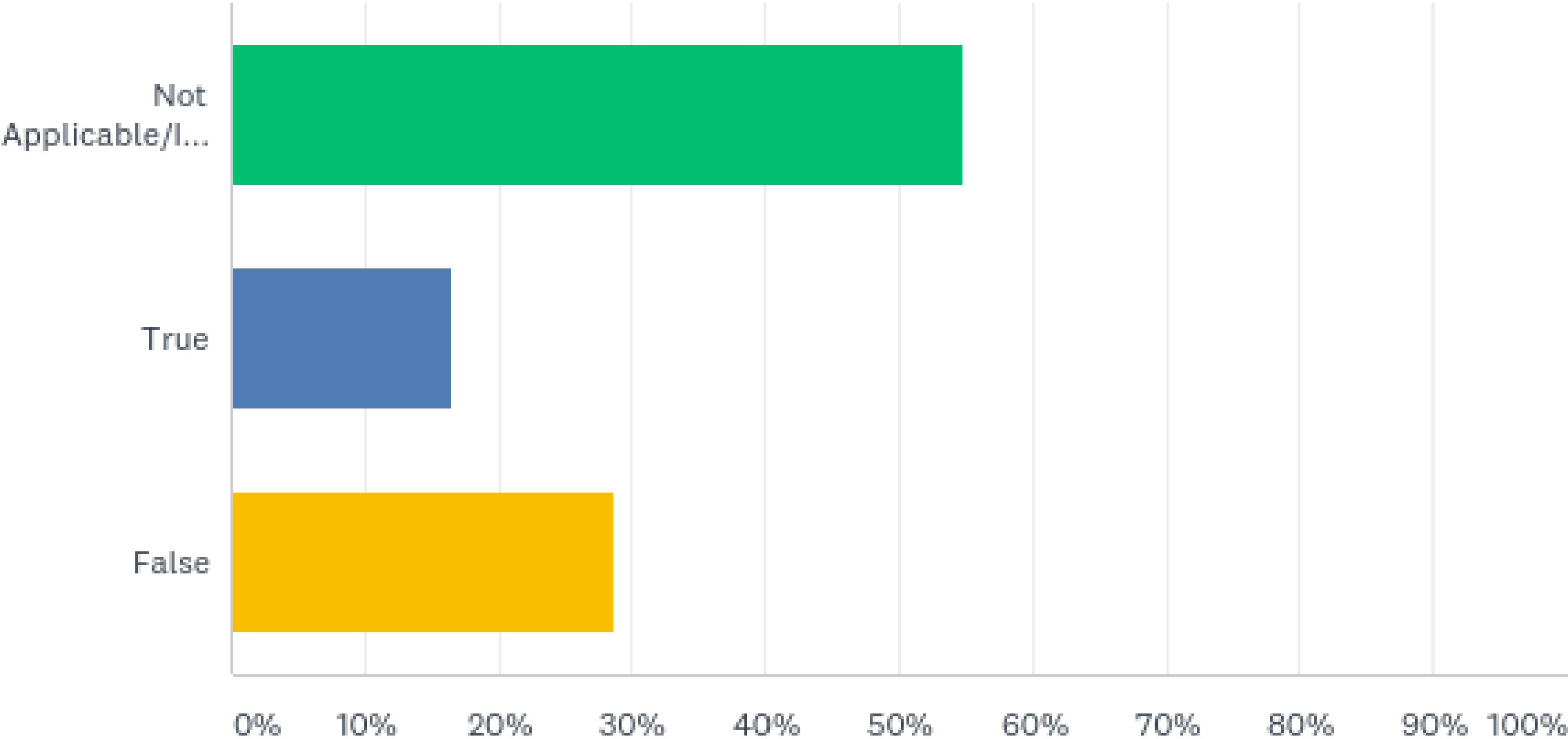
# Q14: Elementary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance.

Answered: 187 Skipped: 61



# Q15: Elementary School: I am concerned that the buildings at the Ridgway School District do not provide a safe and healthy environment for students.

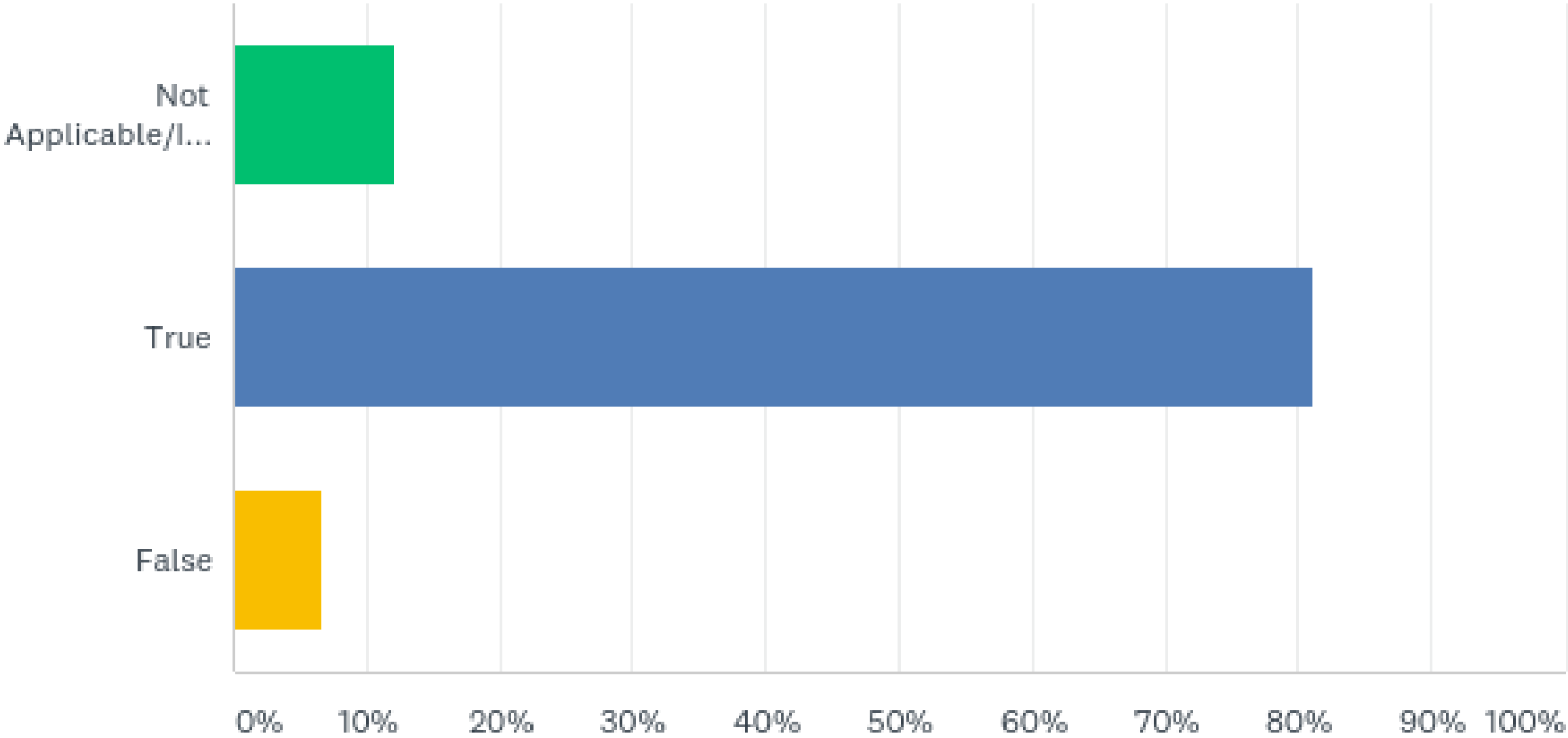
Answered: 188 Skipped: 60





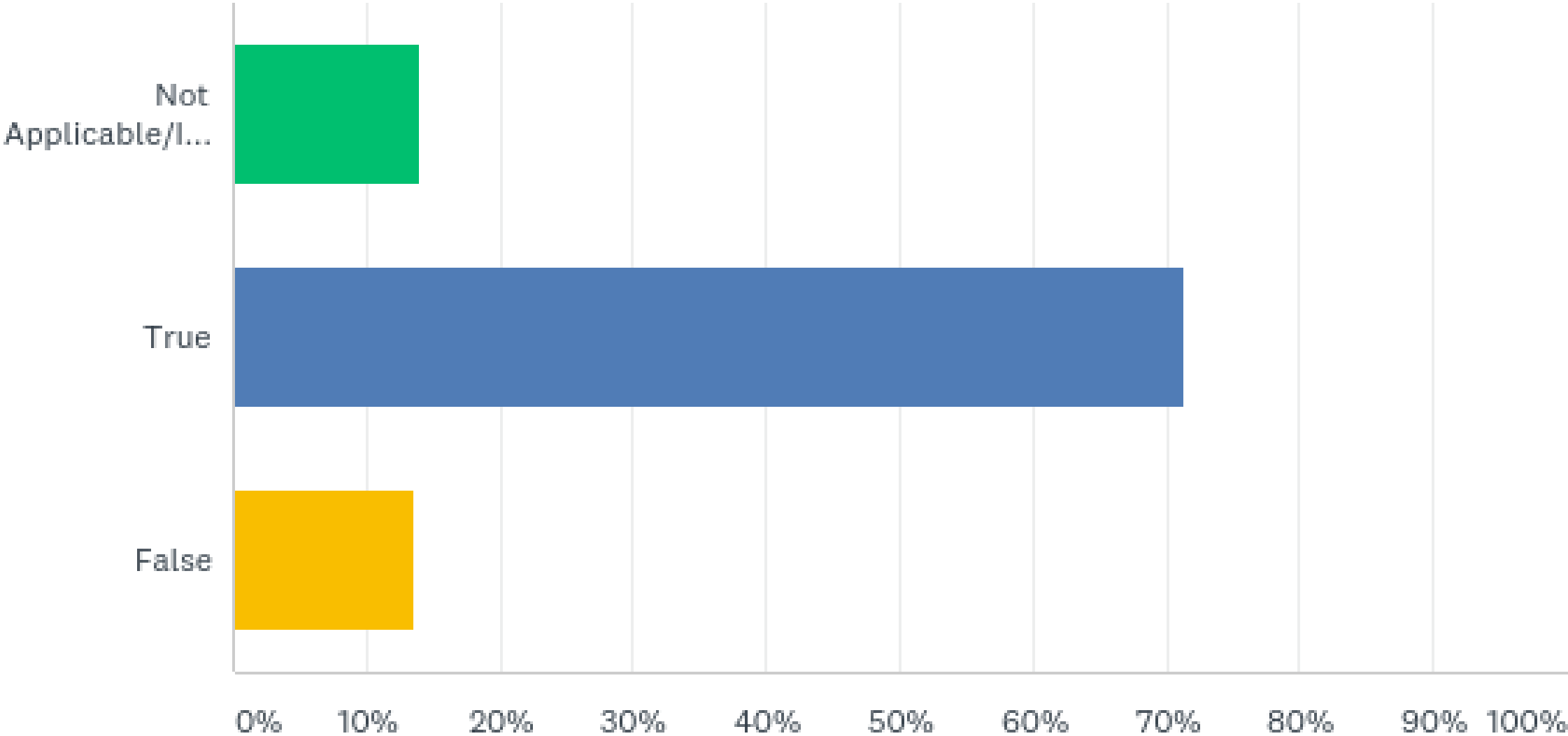
# Q16: Secondary School: In general, classroom physical size and layout are adequate to meet the educational needs of students at Ridgway School District.

Answered: 238 Skipped: 10



# Q17: Secondary School: The athletic facilities at Ridgway School district are adequate.

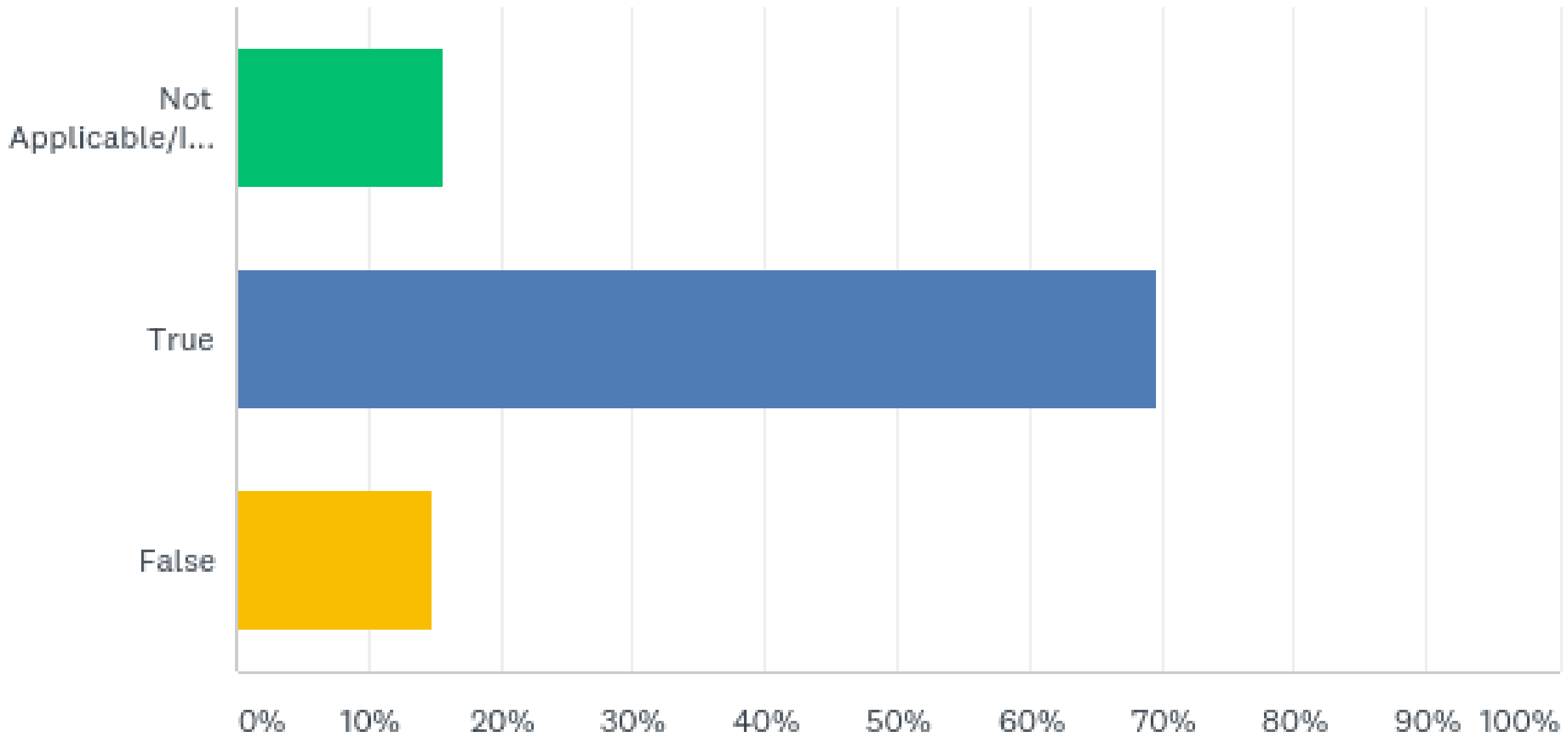
Answered: 237 Skipped: 11





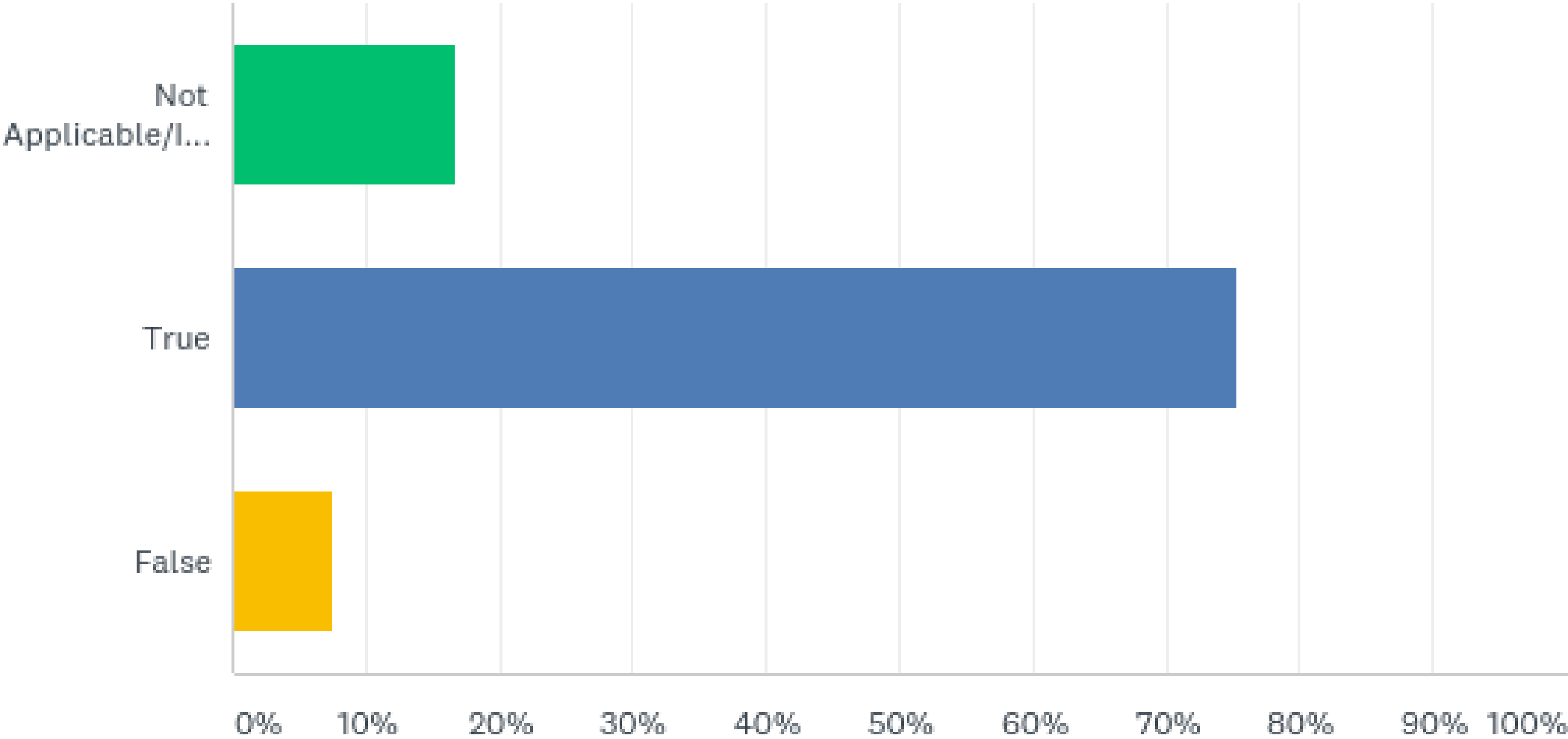
# Q18: Secondary School: The cafeteria, serving and kitchen facilities are adequate.

Answered: 237 Skipped: 11



# Q19: Secondary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs.

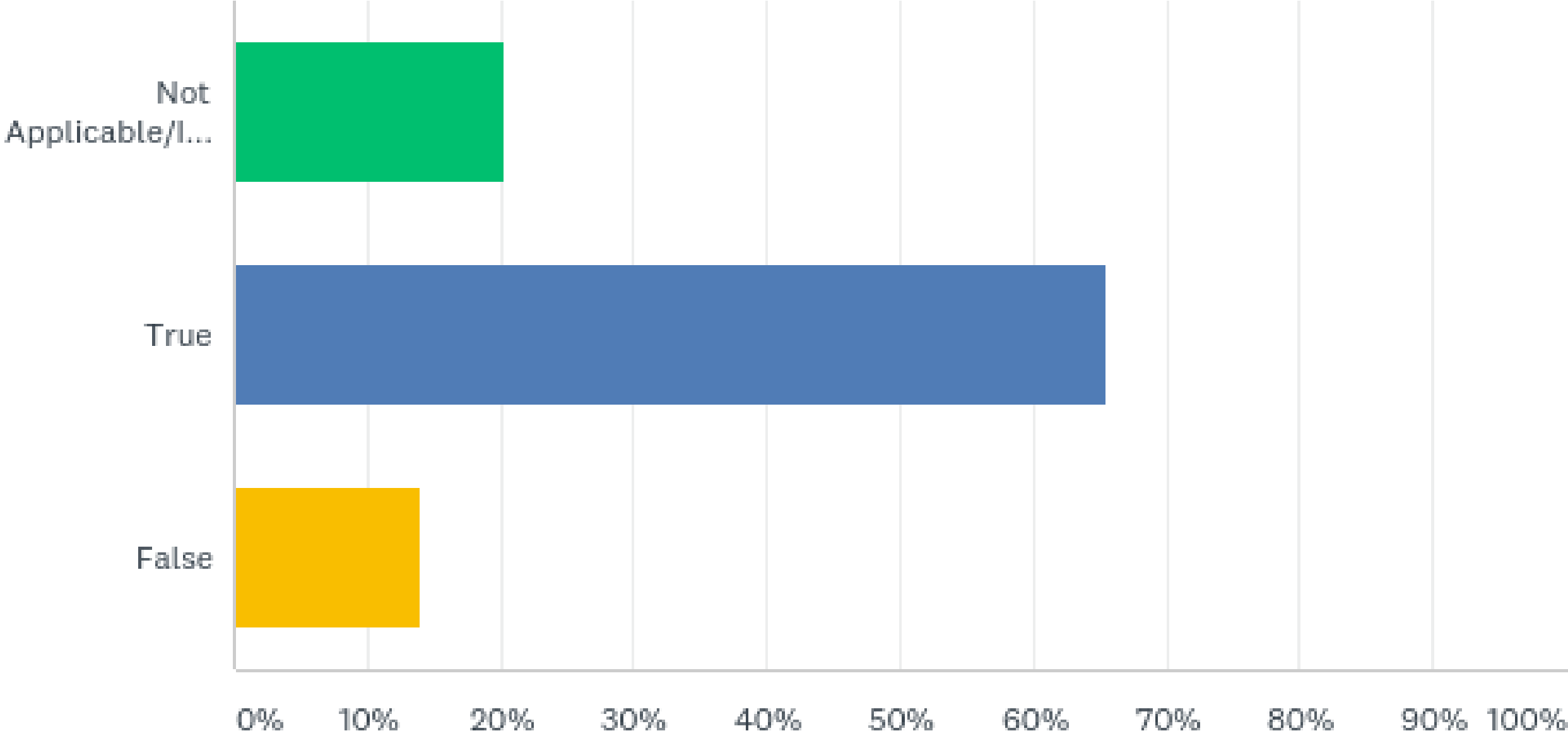
Answered: 238 Skipped: 10





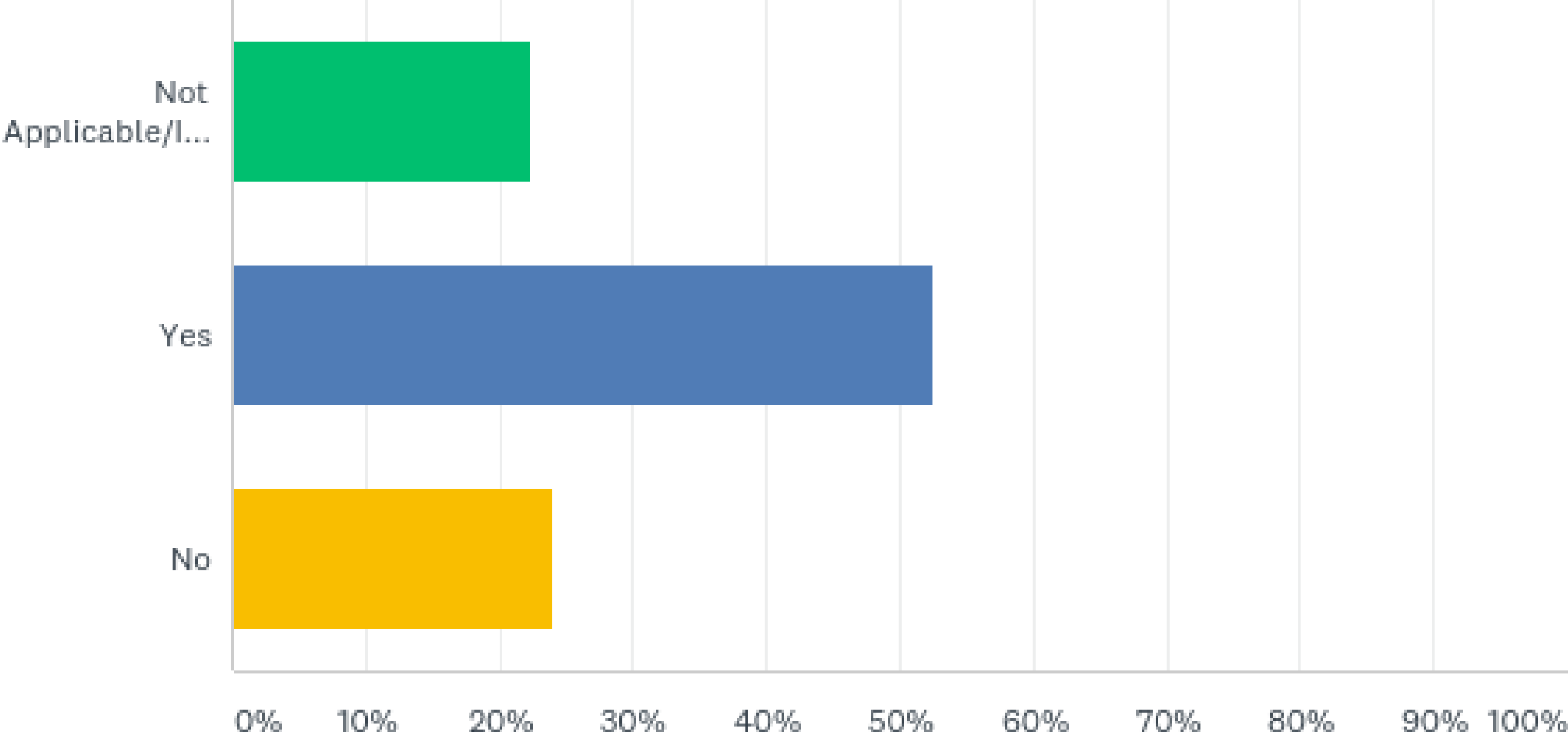
# Q20: Secondary School: The outdoor education and recreation spaces are adequate.

Answered: 237 Skipped: 11



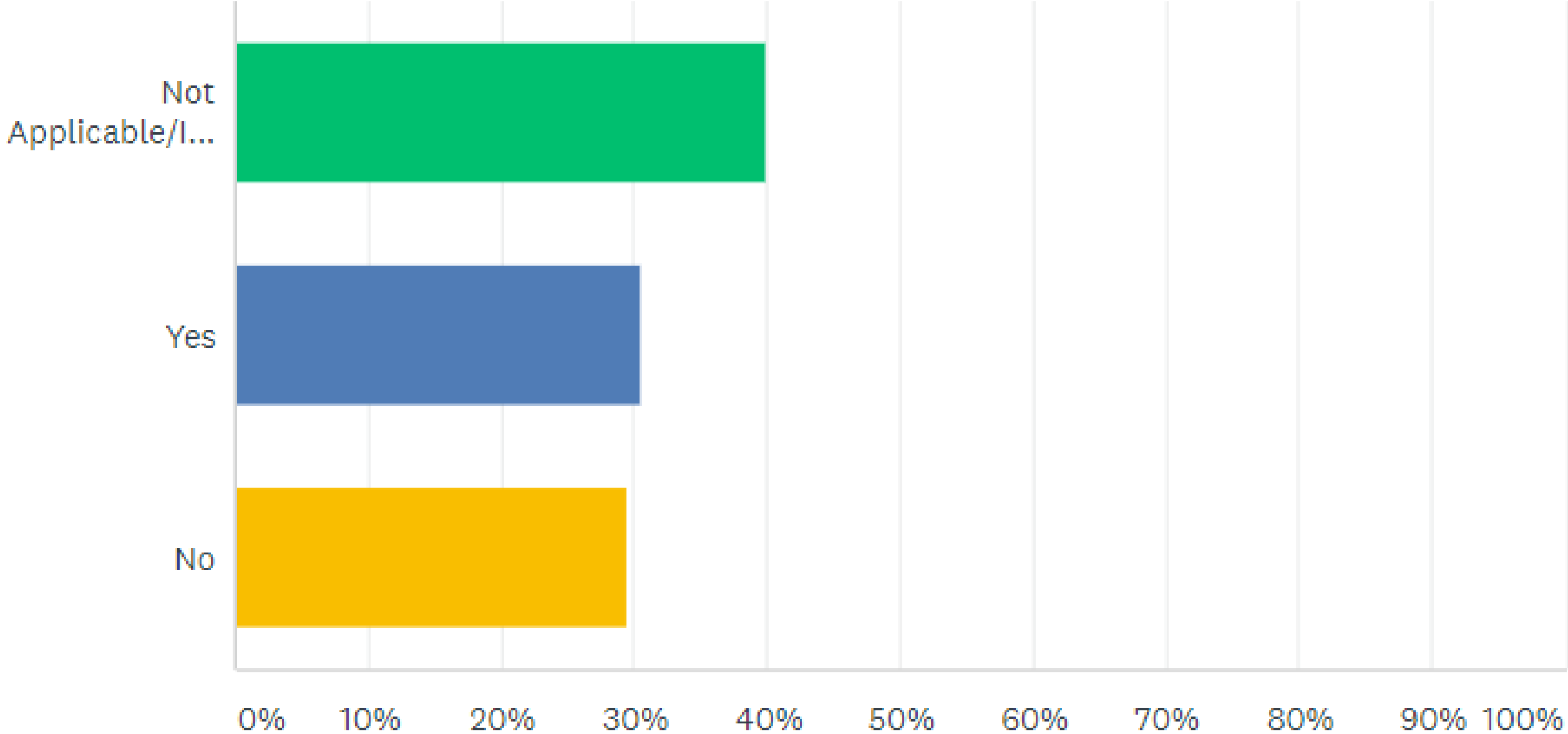
# Q21: Secondary School: The performing arts spaces are adequate.

Answered: 236 Skipped: 12



# Q21: Secondary School: The performing arts spaces are adequate. (Excluding Student Responses)

Answered: 236 Skipped: 12





# Q22: Secondary School: Indicate how urgently you feel the following potential facility needs require addressing. (You may skip this question if it is not applicable to you).

Answered: 221 Skipped: 27

	NOT IMPORTANT	FAIRLY IMPORTANT	SOMEWHAT IMPORTANT	URGENT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Bus/Parent Drop-Off Improvements	45.41% 99	20.64% 45	14.68% 32	2.75% 6	16.51% 36	218	2.24
Athletic Fields/Track	21.10% 46	19.27% 42	33.94% 74	13.30% 29	12.39% 27	218	2.77
Front Office location for security and supervision	46.48% 99	15.96% 34	15.96% 34	7.51% 16	14.08% 30	213	2.27
General Building renewal (finishes)	32.72% 71	20.28% 44	24.88% 54	8.29% 18	13.82% 30	217	2.50
Electrical systems, Heating, Ventilation and Air-Conditioning systems	21.46% 47	20.55% 45	21.92% 48	18.72% 41	17.35% 38	219	2.90
Kitchen, Serving and Cafeteria Improvements	26.61% 58	19.72% 43	27.98% 61	10.55% 23	15.14% 33	218	2.68
Plumbing systems	30.70% 66	19.07% 41	18.60% 40	7.91% 17	23.72% 51	215	2.75
Technology upgrades	20.28% 44	21.66% 47	26.73% 58	17.05% 37	14.29% 31	217	2.83
Educational spaces that support 21st century learning	13.36% 29	22.58% 49	28.57% 62	19.82% 43	15.67% 34	217	3.02

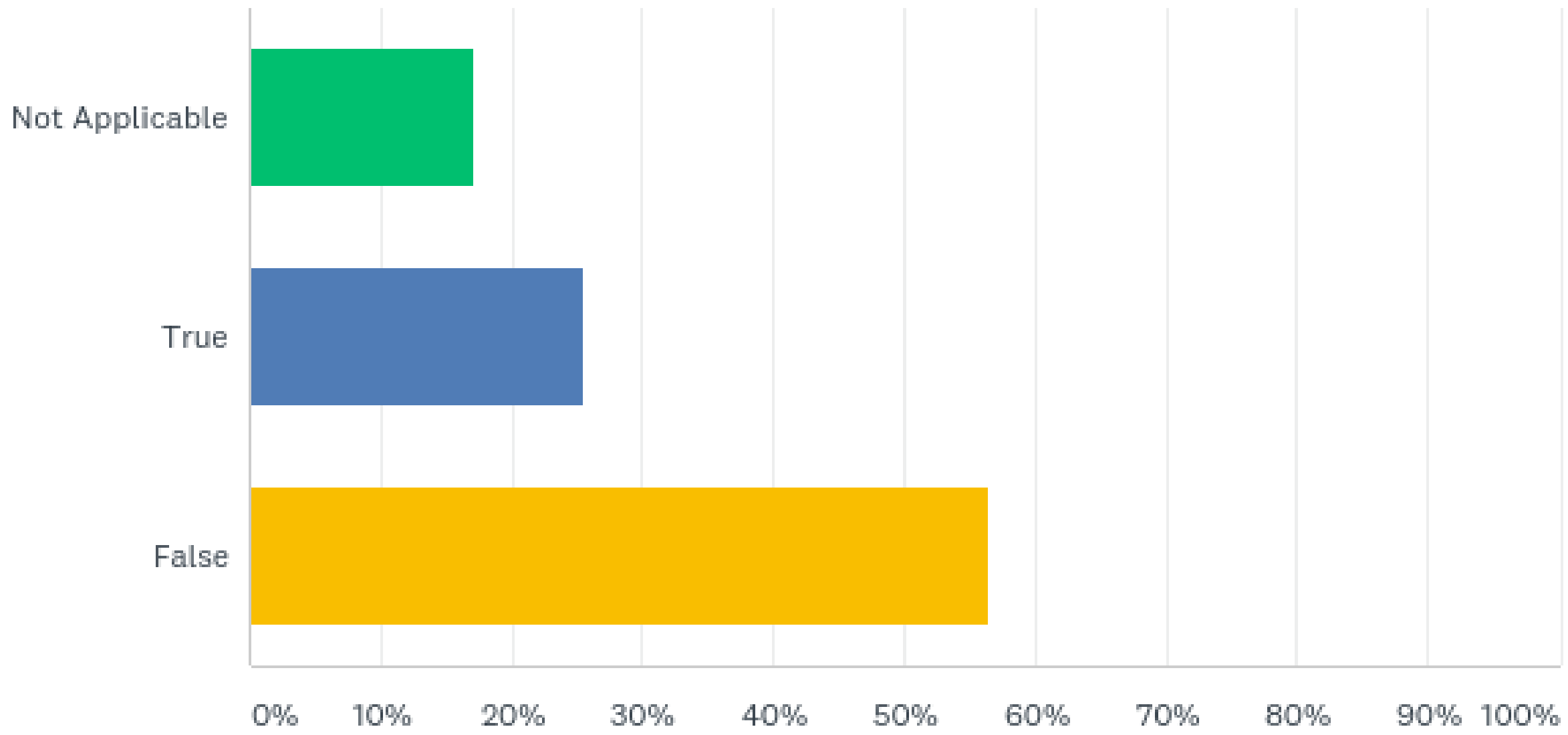
# Q23: Secondary School: Rate your overall satisfaction with the following facilities to perform their intended function. (You may skip this question if it is not applicable to you).

Answered: 219 Skipped: 29

	DISSATISFIED	SOMEWHAT DISSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	I DON'T KNOW/NA	TOTAL	WEIGHTED AVERAGE
Classrooms	0.93% 2	4.65% 10	35.81% 77	47.44% 102	11.16% 24	215	3.46
Science Labs/Rooms	3.70% 8	6.94% 15	33.80% 73	39.81% 86	15.74% 34	216	3.30
Library/Media Center	3.26% 7	18.14% 39	37.67% 81	28.84% 62	12.09% 26	215	3.05
Restrooms	6.51% 14	13.02% 28	37.67% 81	32.09% 69	10.70% 23	215	3.07
Commons/Cafeteria	2.76% 6	10.14% 22	37.79% 82	39.63% 86	9.68% 21	217	3.27
Corridors/Lockers	1.84% 4	6.91% 15	37.79% 82	42.40% 92	11.06% 24	217	3.36
Gymnasium	0.46% 1	3.69% 8	22.58% 49	63.59% 138	9.68% 21	217	3.65
Locker Rooms	6.54% 14	16.36% 35	29.91% 64	26.17% 56	21.03% 45	214	2.96
Administration Offices	0.93% 2	6.48% 14	31.02% 67	36.11% 78	25.46% 55	216	3.37
Music Rooms	3.26% 7	5.58% 12	26.51% 57	45.12% 97	19.53% 42	215	3.41
Art Room	3.26% 7	2.79% 6	26.51% 57	46.51% 100	20.93% 45	215	3.47
Special Education Rooms	2.78% 6	4.17% 9	15.28% 33	26.85% 58	50.93% 110	216	3.35
Sports Field/Track	10.14% 22	16.13% 35	32.72% 71	24.42% 53	16.59% 36	217	2.86
Outdoor education/Green space	8.88% 19	13.55% 29	30.37% 65	25.23% 54	21.96% 47	214	2.92

# Q24: Secondary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance.

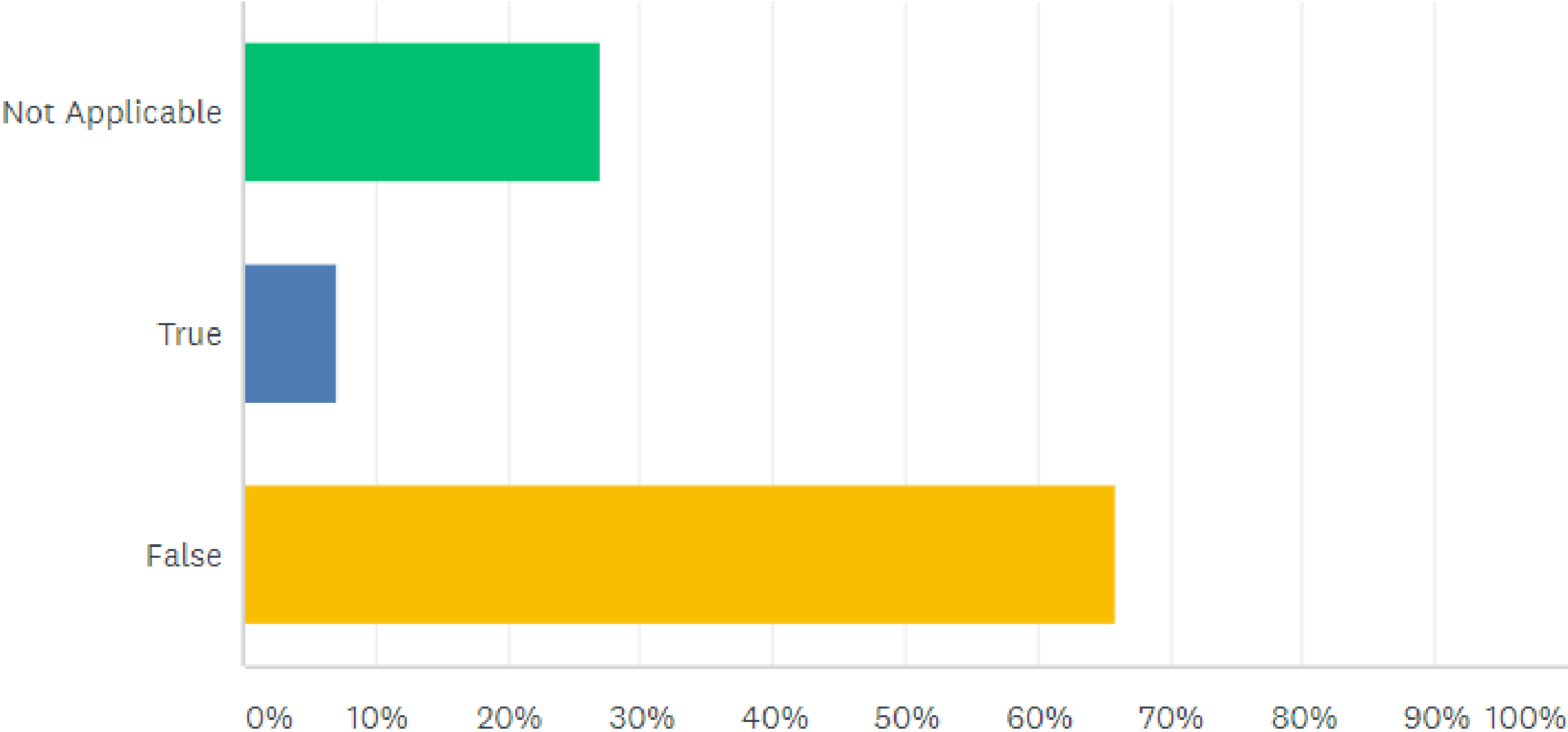
Answered: 232 Skipped: 16





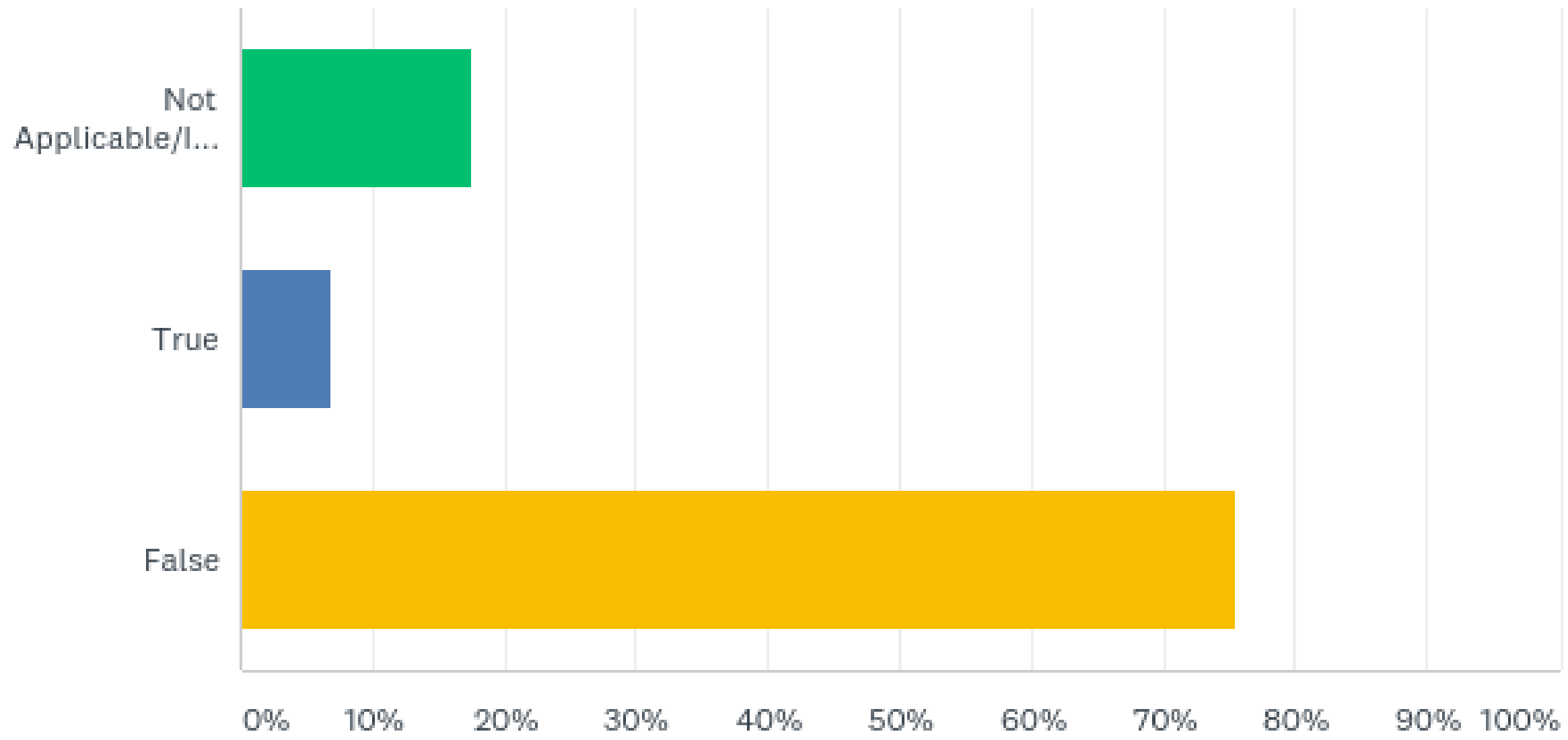
# Q24: Secondary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance. (Excluding Student Responses)

Answered: 232 Skipped: 16



# Q25: Secondary School: I am concerned that the buildings at the Ridgway School District do not provide a safe and healthy environment for students.

Answered: 233 Skipped: 15



# Q26: All School Buildings: How important do you feel it is to have the following in the Ridgway Schools?

Answered: 244 Skipped: 4

		VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT IMPORTANT	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
1	Good indoor air quality	78.28% 191	9.84% 24	8.61% 21	0.82% 2	2.46% 6	244	1.39
4	Daylight and views from classrooms	62.30% 152	23.77% 58	11.07% 27	0.82% 2	2.05% 5	244	1.57
2	Energy efficient buildings	69.42% 168	19.42% 47	7.02% 17	2.07% 5	2.07% 5	242	1.48
3	Secure campuses	68.44% 167	15.57% 38	10.25% 25	2.87% 7	2.87% 7	244	1.56
5	Spaces that support 21st century learning	61.07% 149	23.36% 57	9.43% 23	3.28% 8	2.87% 7	244	1.64
6	Playground/Outdoor play spaces	51.65% 125	24.38% 59	16.53% 40	5.37% 13	2.07% 5	242	1.82
7	Teacher Housing	44.63% 108	26.03% 63	16.94% 41	6.61% 16	5.79% 14	242	2.03



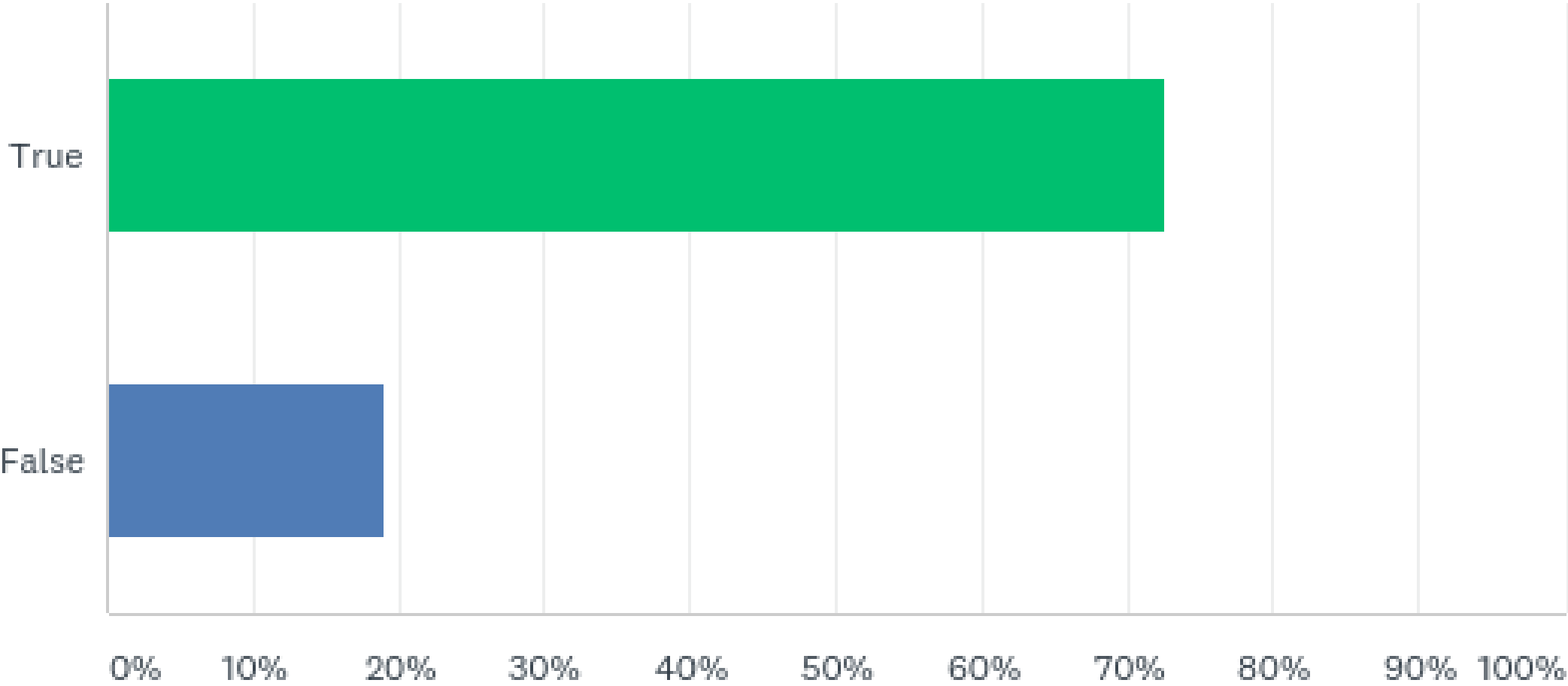
# Q26: All School Buildings: How important do you feel it is to have the following in the Ridgway Schools? (Excluding Students)

Answered: 244 Skipped: 4

		VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT IMPORTANT	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
2	Good indoor air quality	90.43% 85	6.38% 6	1.06% 1	0.00% 0	2.13% 2	94	1.17
6	Daylight and views from classrooms	69.15% 65	24.47% 23	5.32% 5	0.00% 0	1.06% 1	94	1.39
3	Energy efficient buildings	81.91% 77	15.96% 15	1.06% 1	0.00% 0	1.06% 1	94	1.22
1	Secure campuses	92.55% 87	5.32% 5	1.06% 1	0.00% 0	1.06% 1	94	1.12
5	Spaces that support 21st century learning	73.40% 69	19.15% 18	5.32% 5	1.06% 1	1.06% 1	94	1.37
4	Playground/Outdoor play spaces	72.34% 68	23.40% 22	2.13% 2	1.06% 1	1.06% 1	94	1.35
7	Teacher Housing	57.45% 54	25.53% 24	10.64% 10	5.32% 5	1.06% 1	94	1.67

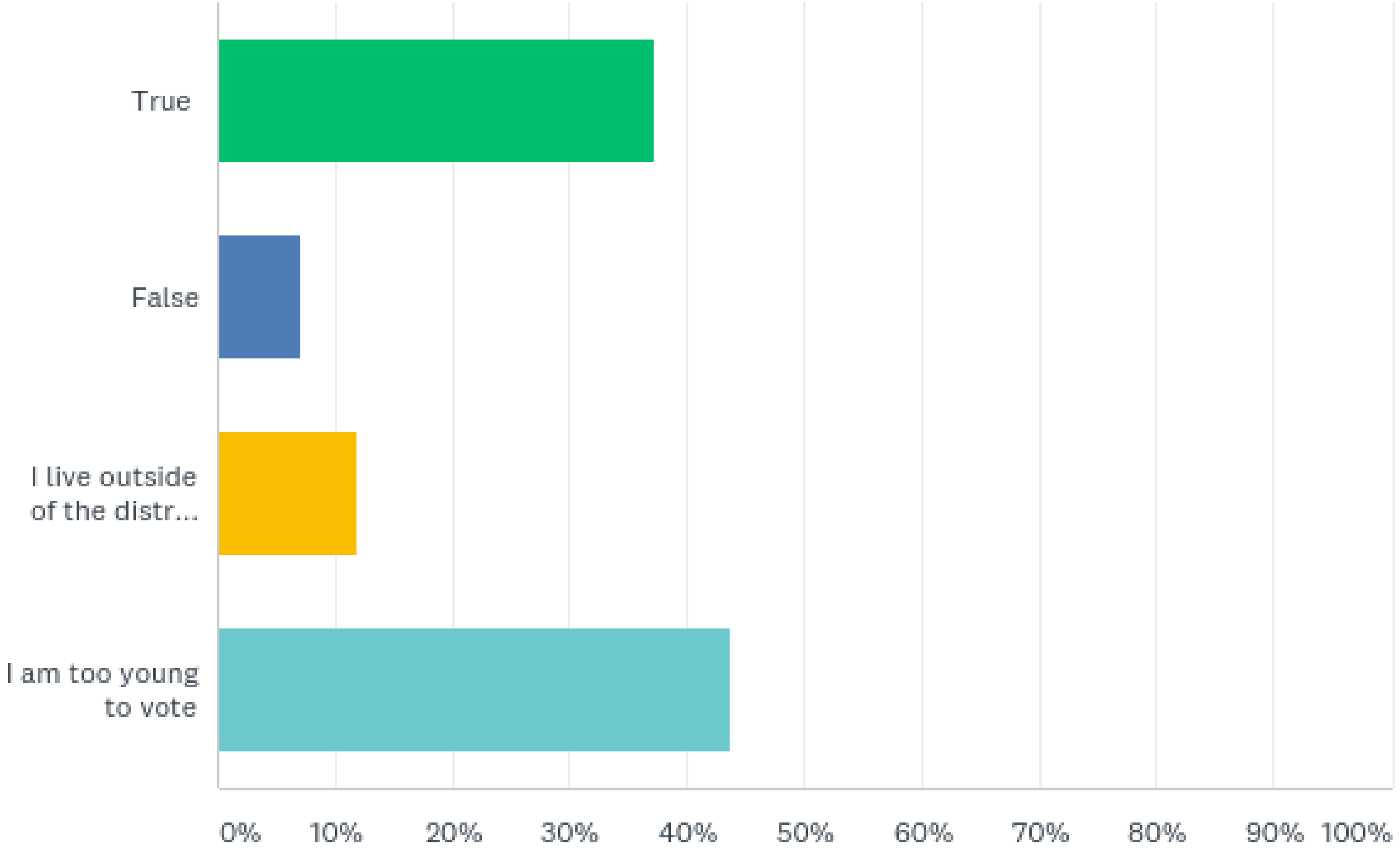
**Q27: The District Office, which houses the roles of Superintendent, Personnel/Pupil Coordinator, Finance Manager, Transportation & Maintenance Director, Information Technology Director, and Assistant to the Superintendent and Board of Education has adequate space and is conveniently located.**

Answered: 230 Skipped: 18



# Q28: If the school district were to consider a tax measure to fund school improvements, I would support this measure.

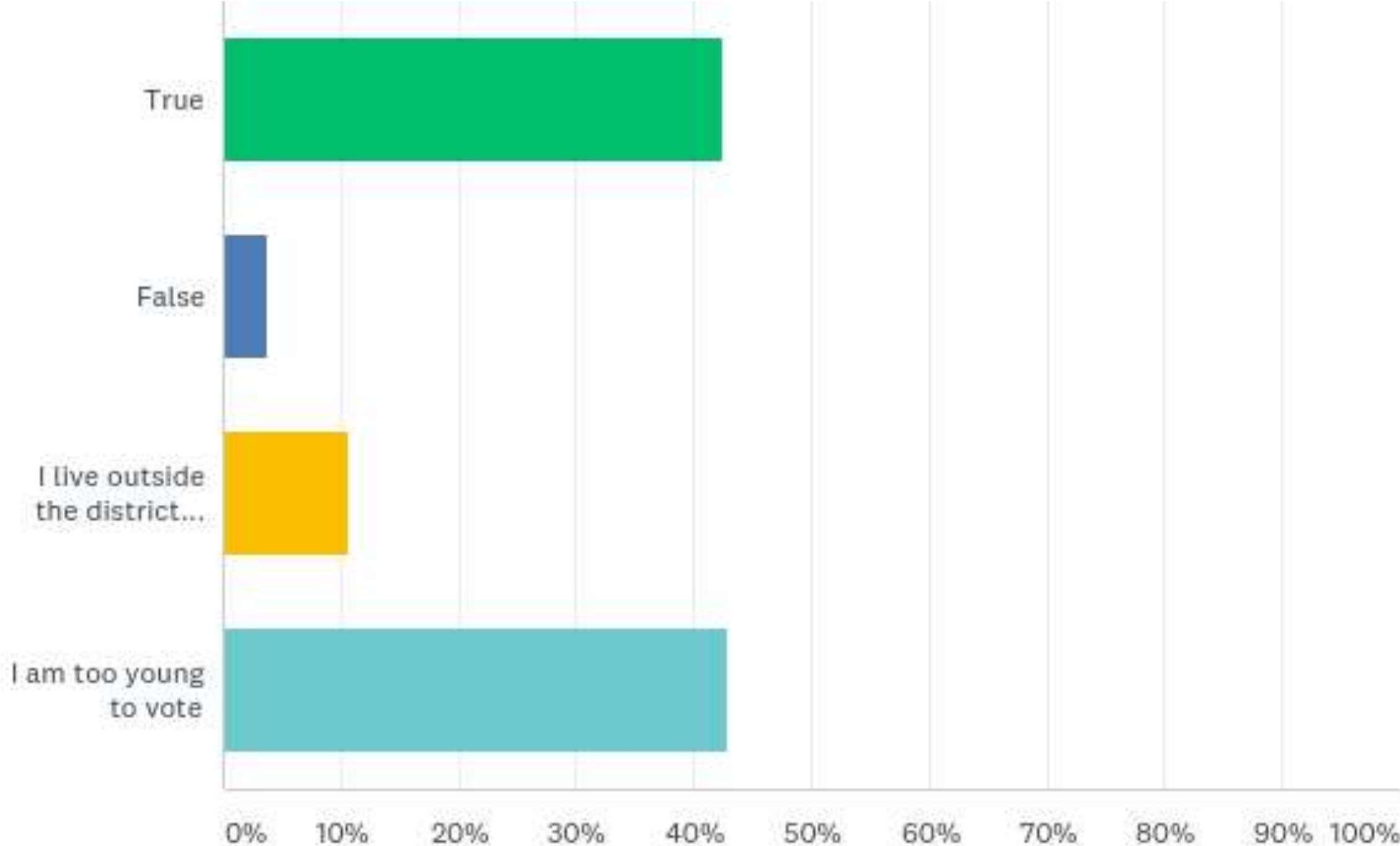
Answered: 242 Skipped: 6





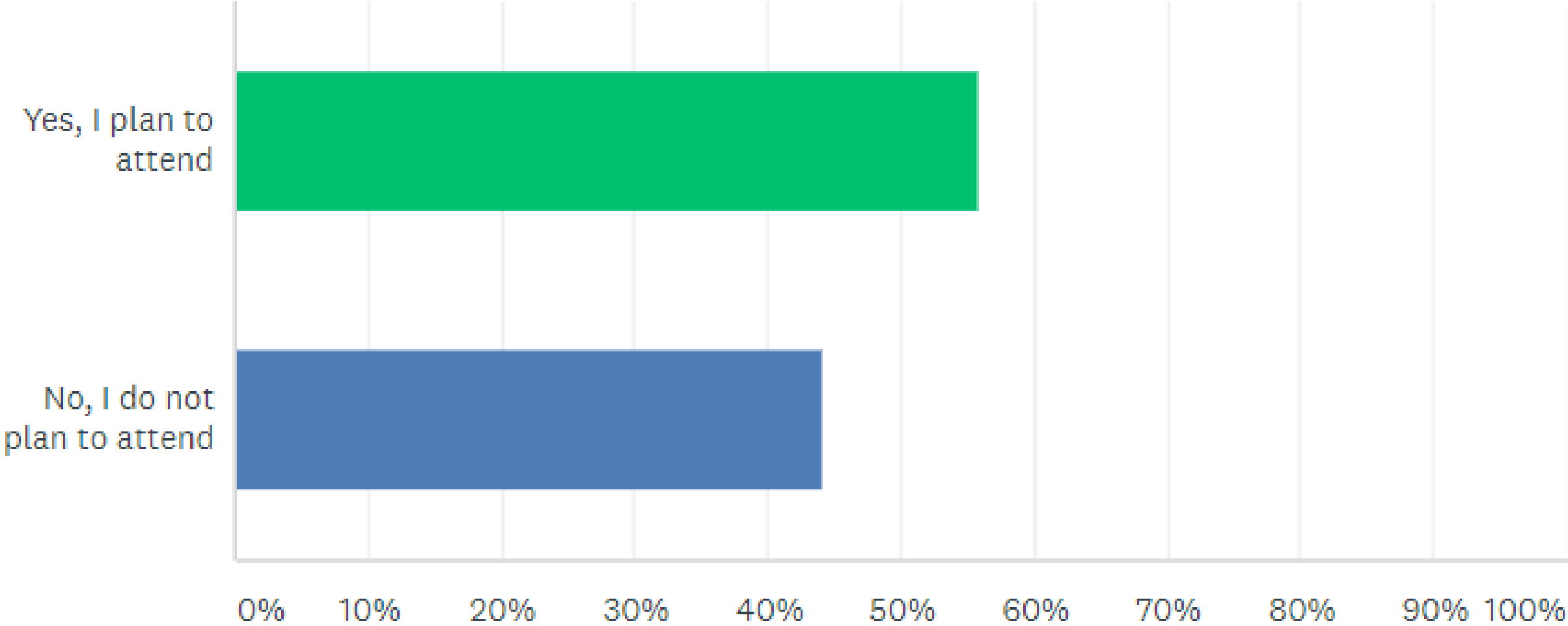
# Q29: If the school district were to consider a mill levy for operational costs including increasing teacher salaries, I would support this measure.

Answered: 242 Skipped: 6



**Q30: RTA will conduct a 1.5 hour community presentation about these survey results and other information concerning our facilities at the elementary school, Thursday, January 30th at 7pm. I plan to be in attendance at this meeting? (Excluding Students)**

Answered: 242 Skipped: 6











# **RIDGWAY SCHOOL DISTRICT, PRELIMINARY AUDIT FINDINGS**

**JASON RANDALL**  
ACCOUNT EXECUTIVE

February 2, 2020

**Honeywell**



# ENERGY PERFORMANCE PROCESS

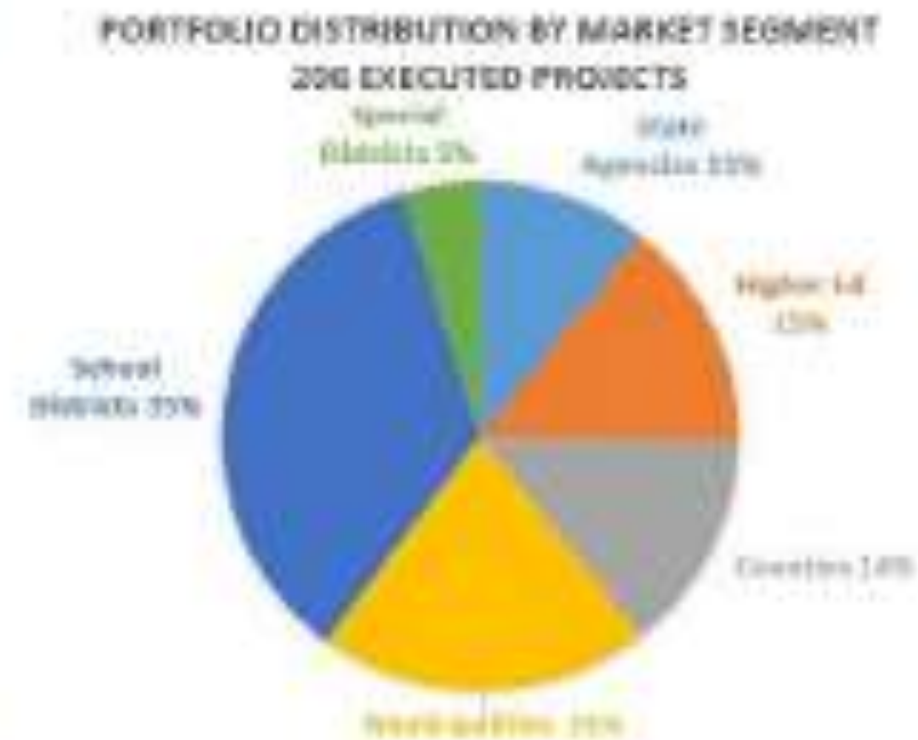
## ENERGY PERFORMANCE CONTRACTING

*A proven tool for financing public facility improvements from utility cost savings*

Are you a Board or Council member, chief administrator, finance manager or facility manager at one of Colorado's state agencies, institutions of higher education or local governments? If so, are you concerned about utility bill expenses, and/or outdated, inefficient mechanical, electrical and plumbing equipment subject to repairs?

Finding capital improvement funding for public facilities can be challenging. Energy Performance Contracting (EPC) is a time-tested tool for alleviating those concerns. Since the mid 1990s, Colorado's public sector has successfully used the Colorado EPC program to finance facility improvements with guaranteed savings. EPC is authorized by state statutes and complies with other requirements, such as Colorado Constitution TABOR and federal Dodd Frank regulations, as well as industry standards.

With EPC, public jurisdictions first contract an energy service company (ESCO) to analyze utility bills, conduct a detailed, investment-grade audit of your facilities and discuss how a list of potential facility improvement measures might be incorporated into a scope of work for a subsequent construction and improvement project. Then, in an energy performance contract, the ESCO guarantees you will realize energy, water and associated operations and maintenance savings from a set of facility improvements. Those utility savings offset construction costs. After construction, you enter a period of measurement and verification to ensure the ESCO savings guarantee is realized.



# **RIDGWAY SCHOOL DISTRICT PEA FINDINGS**

## **Honeywell Preliminary Engineering Analysis Report Deliverables**

- Preliminary list of recommended improvement measures
- Potential energy conservation measures, security solutions and renewable energy measures.
- Scope of work narratives for identified upgrades.
- Order of magnitude pricing and savings for identified upgrades by facility.
- Comparative analysis -- current situation vs. HBT solution set(s).

**The overarching goal of the PEA is to create an infrastructure roadmap that can serve as a foundation for a coordinated and sustainable infrastructure renewal solution for the District's facilities and infrastructure**



# NEXT STEPS

## Option #1

- Work with Honeywell to develop an Investment Grade Audit as the initial step in design build energy project process.
  - Note: RSD to contact and engage Colorado Energy Office if District requires guaranteed energy savings as part of program.

## Option #2

- Work with Honeywell to develop a competitive solicitation based on selected measures identified from PEA
  - Note: RSD to contact and engage Colorado Energy Office if District requires guaranteed energy savings as part of program.

**If RSD does not require guaranteed energy savings, the District can proceed directly with Honeywell**

# [ B.E.S.T. Building Excellent Schools Today ]

## What is BEST?

Collaboration by CO legislative leadership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to \$1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dangerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

## 3 types of BEST grants:

- 1 BEST Cash Grants [Fund smaller projects]
- 2 BEST Lease Purchase Grants [Fund larger projects]
- 3 BEST Emergency Grants [Unanticipated events]

## Project funding is prioritized by:

**-Safety hazards, health concerns  
and security at existing public  
school facilities**

-Relieve overcrowding in public  
school facilities

-Incorporating technology into the  
educational environment

-All other projects

Ridgway School District: **54%**

**\$20.2M +10% Available Bonding Capacity  
\$13M w/o new taxes  
\$1.7M in current debt**

# Questions?



# **Next PAT Meeting – Educational Workshop**

**Working with teaching staff**

**Thursday, February 13<sup>th</sup>, 4:00-6:00pm**

**Next Public Meeting: April 16<sup>th</sup>**

**We want your input in the process!**

**What is the school district missing?**

**What are the biggest issues facing the district?**

**What else should we consider in the Master Plan?**

**Comment cards in back of room... or email me at**

**[brian@rtaarchitects.com](mailto:brian@rtaarchitects.com)**



# Thank You!



[www.rtaarchitects.com](http://www.rtaarchitects.com)

