



## MEMORANDUM

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**PROJECT:** Ridgway School District Master Plan  
**PROJECT NO:** 19057.00  
**DATE:** 6/18/2020  
**TO:** Planning Advisory Team  
**SUBJECT:** **Cost Opinion for Options**

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Planning Advisory Team,

On behalf of RTA and the Ridgway School District I wanted to provide you with an update on the cost opinion for each of the options that are being considered. The previous rough numbers have been updated and replaced with more detailed and precise figures that reflect research into current costs as well as inclusion of all the necessary expenses related to a complete project. Furthermore, the cost opinions now reflect detailed square footages for each option that have been developed based on recent meetings with school staff.

It should be noted that the costs in the detailed cost opinions are up significantly from the earlier numbers. The reasons for these increases include more detailed square footage basis, higher construction costs, inclusion of soft costs not considered before such as hazardous materials abatement and temporary classroom modular buildings to house students in during construction as well as other factors. Due to the increased costs, RTA has proposed two new options that are derivations of E2 and E3. These new options labeled E2.2 and E3.1 are described below. Refer to attached concept sketches for reference.

Option E2.2 remains a renovation option; however, the amount of building addition was reduced to only a corridor connecting to the pre-school building. In order to reduce addition areas and be more economically responsible, classroom sizes were reduced to similar sizes to those existing classrooms (although extra room is provided in flex spaces). This option eliminates paving of the north parking lot and leaves the district offices unchanged. The option does provide two classrooms for each grade level and provides flex learning spaces between most classroom groups. For consideration we have provided a separate cost opinion for a third Pre-School classroom addition as well as a fifth-grade addition that would include two classrooms and a flex area.

Option E3.1 is an addition option that replaces the existing 1972 portion of building with a new building that is attached to the 1996 building. It varies from E3 in that the classroom sizes have been reduced to levels similar to the existing classrooms. Other room sizes have been reduced including special education, and the gymnasium. Refer to space program document comparing each option.

Option S1: A cost opinion was prepared to include Secondary School scope. This option includes renovations to improve the auditorium, provision for a 50 KVA solar panel array, and replacement the roof. As a separate number we have provided a cost opinion for the construction of a J-shaped 8 lane track to be located east of the Secondary School (refer to attached image).

A summary of the current cost opinions for each option are below:

|   |                     |
|---|---------------------|
| <b>E1: Renewal</b>                        | <b>\$7,046,696</b>  |
| <b>E2.1: Extensive Renovation</b>         | <b>\$19,719,793</b> |
| <b>E2.2: Moderate Renovation</b>          | <b>\$13,717,286</b> |
| <b>Third Pre-School Classroom add</b>     | <b>\$782,375</b>    |
| <b>Fifth Grade Addition add</b>           | <b>\$1,365,530</b>  |
| <b>E3: New Classroom Building (Large)</b> | <b>\$39,205,512</b> |
| <b>E3.1: New Classroom Building (Med)</b> | <b>\$33,614,401</b> |
| <b>S1: Secondary School</b>               | <b>\$1,475,370</b>  |
| <b>8 Lane J-Track add</b>                 | <b>\$764,480</b>    |

At this time, we are planning to present three options to the public in a web based open house format. The options proposed include Option S1, E1, E2.2 and Option E3.1. Option E3.1 would require some sort of additional funding beyond the district's ability to bond. The BEST grant program may be an possible source of additional funding; however, budget levels for BEST grants are expected to be significantly reduced for 2021. The web based open house will provide information on each option including the costs, basic layout, pros/cons and will request feedback by means of a linked survey. The plan is to have the web based open house online by about September 1, 2020. The school district will take the feedback gathered from this survey to inform recommendations for moving forward.

We are requesting feedback on the proposed options and the E2.2 Pre-School and Fifth Grade classroom addition alternatives. You will be receiving a Zoom meeting request for PAT Meeting #5 to discuss these plus a rough outline for the Web based open house. Please plan to attend the meeting if you can, or provide any comments you may have if you are unable to attend.

Thank you for your continued assistance in the process.

Attachments: Graphic Option diagrams for E1, E2.1, E2.2, E2.2 with Additions, E3, Secondary Track, Program Spreadsheet, Cost Opinions  
CC:

REPORTED BY: \_\_\_\_\_  
Signature

Brian Calhoun, Principal  
Printed Name and Title

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MAINTENANCE



REMODEL



SMALL  
ADDITION  
PK

IDENTIFY BIGGEST ISSUES  
AND DEVELOP A PLAN FOR  
IMPLEMENTATION

0 - \$8M



**Remodel/Addition**

- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Improve outdoor spaces (courtyard)
- **Isolated Abatement**



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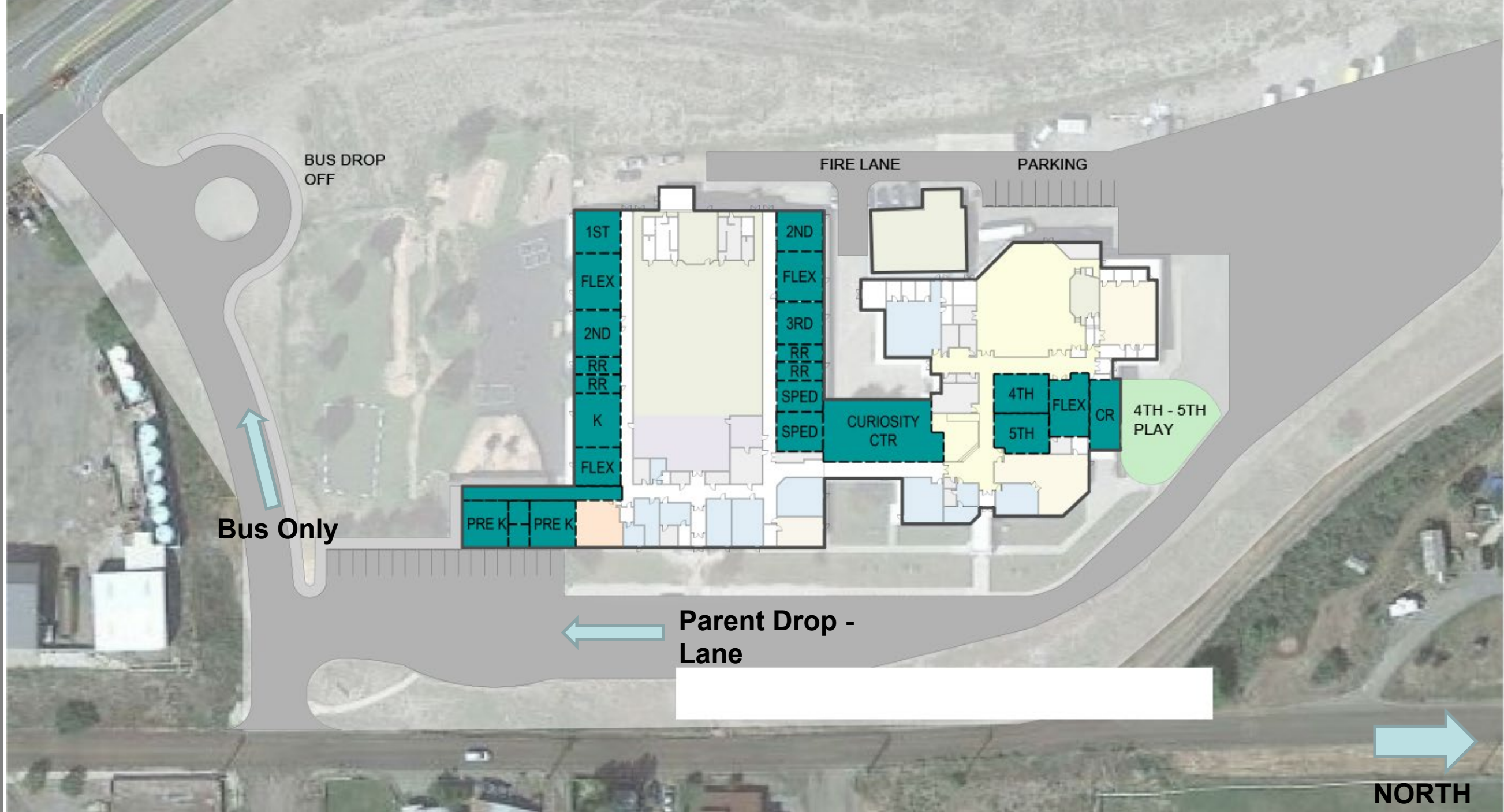
MAJOR RENOVATION



ADDITIONS  
PK & LIBRARY

RETAINS EXISTING  
STRUCTURE

x



**Remodel/Addition**

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler

- Library Renovation (4/5 Suite)
- Pre-K Addition
- Create additional SPED areas
- Improve outdoor spaces (courtyard)

- Create Flex Spaces
- Curiosity Center Addition
- 4/5 Playground and field
- Bus Drop-Off/Pave Parking
- **Extensive Abatement**

# E2.1

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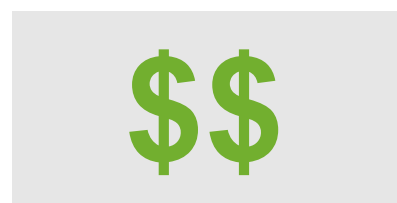
MAJOR RENOVATION



ADDITIONS  
PK & CRs

RETAINS EXISTING  
STRUCTURE

x



### Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Pre-K Addition (3<sup>rd</sup> CR)
- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces
- Larger Classrooms
- New Admin area
- Reconfigure District Offices
- Bus Drop-Off
- **Extensive Abatement**

# E2.2

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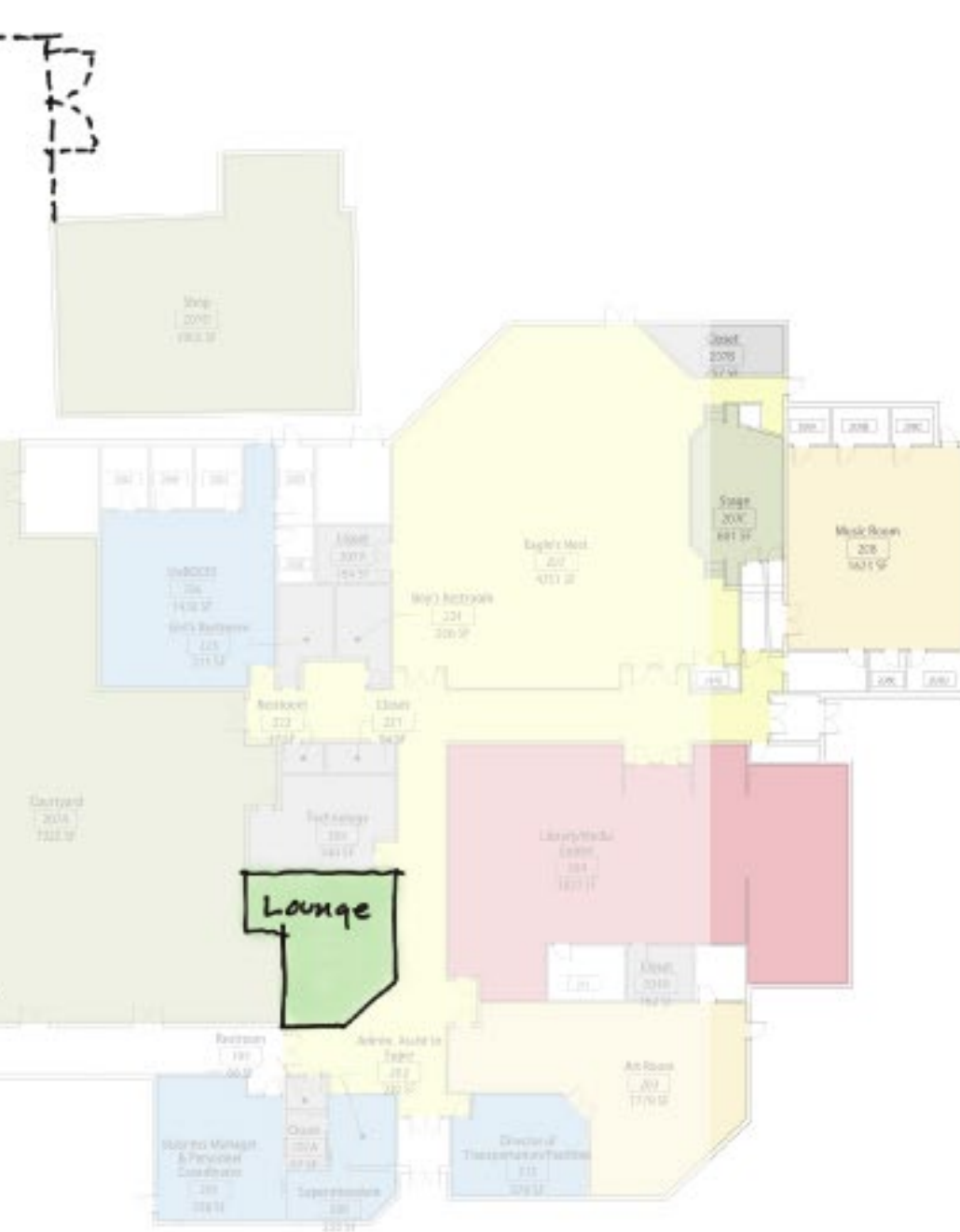
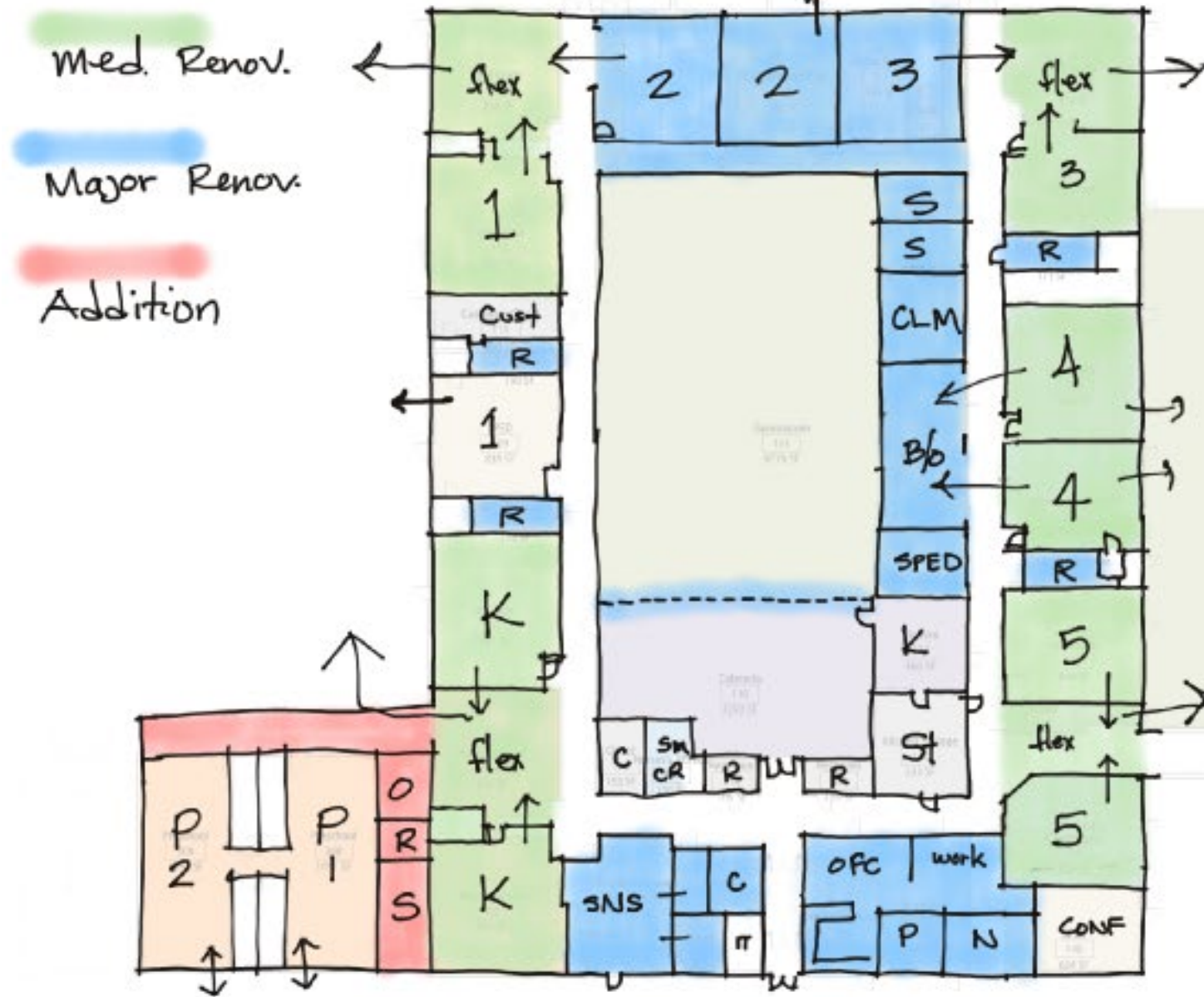
MAJOR RENOVATION



ADDITIONS  
PK  
Connection

RETAINS EXISTING  
STRUCTURE

x



## Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler

- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces
- New Admin area

- Bus Drop-off
- **Extensive Abatement**

# E2.2

MAINTENANCE



MAJOR RENOVATION



ADDITIONS  
PK & CRs

RETAINS EXISTING  
STRUCTURE

x



## Remodel/Addition

- Third Pre-School Classroom
- Fifth Grade Addition
- Extra Classroom

E3

RENOVATION

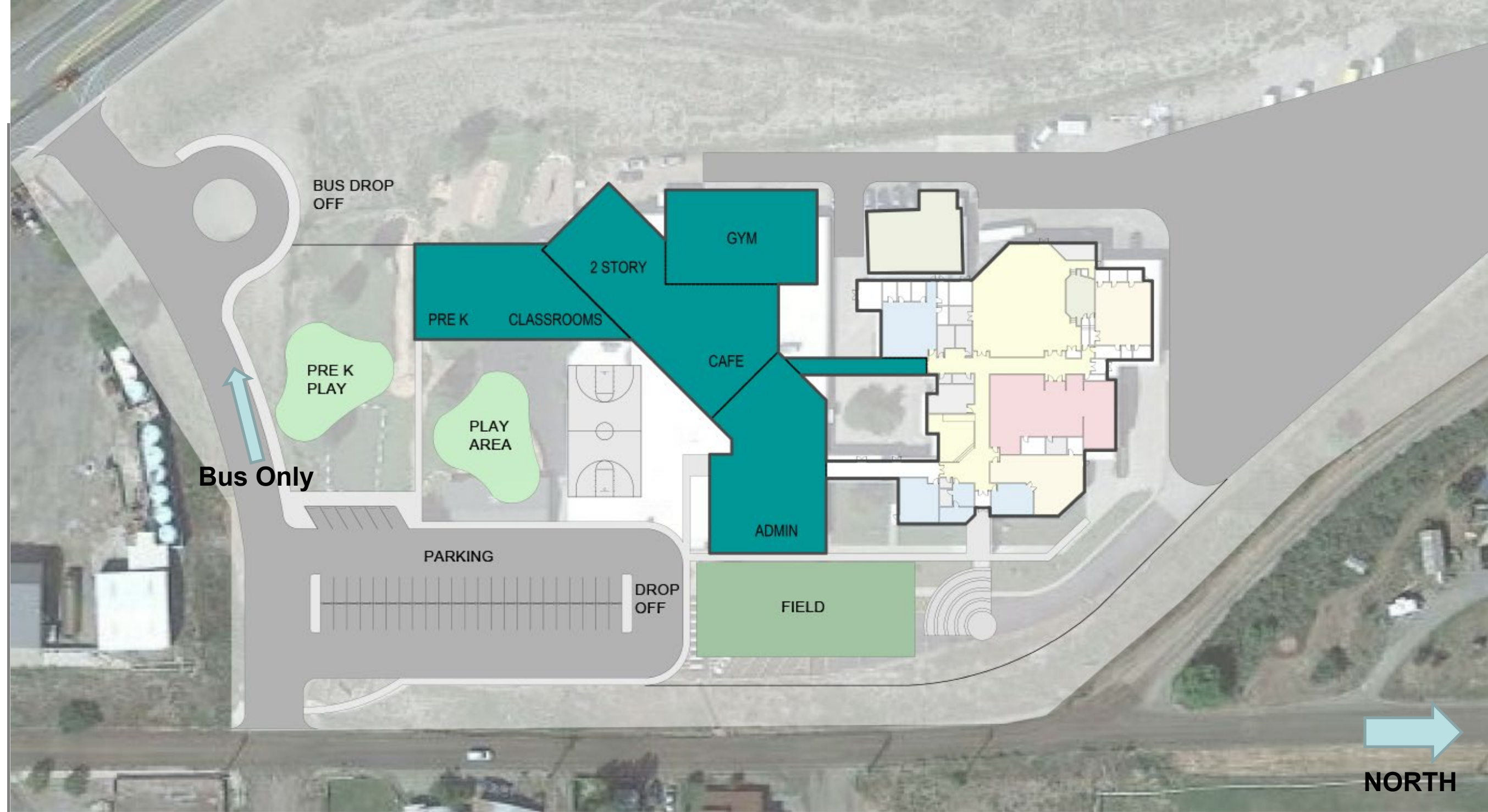


MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

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**Remodel/Major Addition**

- Maintenance on '96 Building
- Temporarily move to '96 Building
- Demo '72 and Construct New
- New Playgrounds in front (with

- separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices

- Classroom areas include Learning Commons concept
- Renovate existing library?



# C: Track Options – Secondary School

