



**PROJECT: Ridgway School District – Facility Master Plan**

**PROJECT NO: 19057.00**

**DATE: January 30, 2020**

**ATTENDANCE: Refer to separate attendance sheet**

**SUBJECT: Planning Advisory Team (PAT) Meeting #1**

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**Purpose:** The purpose of this meeting is to introduce the planning advisory team and design team, kick-off the process and review the information that has been compiled to date.

**Planning Advisory Team Dinner:** The PAT met prior to the public meeting to give the group a chance to introduce themselves, meet the team from RTA and review an outline of the overall process. Brian reviewed the introductory slides that were prepared for the evenings public meeting.

**Planning Advisory Team Meeting #1: (refer to separate presentation slides)**

Susan Lacy introduced Brian Calhoun from RTA as the selected master planning professional team.

Brian began by introducing RTA and the rest of our design team. Brian reviewed the meeting agenda and the meeting norms. The purpose and outcomes of the facilities master plan were reviewed as well as the upcoming meetings.

Brian reviewed the enrollment forecast prepared by Western Demographics. The key information included the fact that the district should not expect to see significant growth in student numbers over the next seven years. The area will see some housing and population growth, but few new students are expected.

Brian reviewed the summary of buildings and properties owned by the school district. RTA has calculated the student capacity of each building based on the RSD standard of 20 students per classroom. The Ridgway Elementary School is just about at capacity at this time. However, it was also noted that the building has a lot of surplus area associated with the district offices, large library, large gym and the Eagle's Nest that could be converted to classroom space if needed in the future.

Brian reviewed the recently completed facility assessments that were completed by the Colorado Department of Education Insight program. The Ridgway Elementary School has over \$9M in building deficiencies primarily due to the age of the building. The replacement cost identified was over \$18M; however, it was mentioned that a new elementary school would actually cost more than this. The Elementary received an FCI score of 0.51. The Secondary School was in better shape with an FCI score of 0.16 and about \$2.3M in building deficiencies.

The items identified in the Adequacy section of the CDE Assessment were reviewed at a high level. Each building had a short list of items that were identified by the state assessment team. Refer to the presentation for the list.

Brian reviewed the results from the online survey that was released in early January. The survey had 248 responses, of which about 150 were from students. This response rate was very good. The survey indicated that in general both students and parents felt that the school facilities were providing good educational opportunities at both schools. The secondary school was found to be better than the elementary school. Areas of concern expressed by the respondents include parking and drop off areas,

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performance space at the Secondary School, and lack of a track for track and field athletics. The response indicate that a bond and/or mill would be supported.

Shane Ayers reviewed the work that the school district is doing with Honeywell to identify possible energy conservation measures and how those might be implemented through performance contracts. Shane also reviewed many of the current mechanical and other maintenance challenges he faces.

Brian reviewed summary information on the BEST Grant program. The district has a BEST grant match of 54%. Brian stated that the district currently has \$1.7M in outstanding debt from the previous bond. At the current tax rate, the district could raise \$13.2M in 2023 by continuing the current bond rate. The maximum bonding capacity of the district is \$20M.

**Questions:** At the end of the meeting attendees were given the opportunity to ask questions. The following are some of the paraphrased questions and answers that were discussed.

1. Can a BEST grant be used for affordable housing/staff housing? Answer: No, it is intended for school facilities only.
2. What is the RSD match for a BEST grant? Answer: RSD would be responsible for 54% of the overall project cost.
3. Can RSD go for a BEST grant if we can't pass a bond? Answer: You can go for a BEST Grant before you pass a bond. You have 12 months to pass a bond after receiving the grant, and at that time if you don't have the matching funds, you forfeit the grant.
4. Can solar projects be included in a BEST grant? Answer: Yes, solar panels may be included in the grant application; however, an application for only solar panels would not have the safety aspect which is a priority for getting grants.
5. How does the RSD schools' capacity compare to other districts? Answer: School capacity varies greatly across the state. Compared to front range schools RSD has plenty of space.
6. Do you have any recommendations yet? Answer: We are not at that stage of the process at this time. We first seek to collect district information before we develop options.
7. What is the feasibility of using the RES property NW of the current building? Answer: This property has soil slope stability issues that were identified through a soils investigation process.
8. Does RSS have enough acreage for a combined campus? Answer: Yes, there is enough space on the site west of the Secondary School to building a new Elementary.
9. Would there be a road cut across to the elementary school? Answer: The district is checking with the town to see if this is a possibility.

Attachments:  
CC:

REPORTED BY:

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Signature

Brian Calhoun, AIA  
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Printed Name



