



PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: March 5, 2020

ATTENDANCE: Refer to separate attendance sheet

SUBJECT: Planning Advisory Team (PAT) Meeting #3

Purpose: The purpose of this meeting is to review masterplan options based upon previous PAT comments, district goals, and visions.

Planning Advisory Team Meeting #3: (refer also to separate presentation slides)

Agenda

Upcoming meetings. The next meeting is scheduled for April 22 from 4pm to 6pm. This will also be a public meeting.

Brian reminded the PAT that the previous meeting notes and slides are posted on the district webpage via a link to the RTA hosted webpage.

Information and data presented at previous meetings was reviewed in summary; projected enrollment, building capacity and district owned property. The northern edge of the elementary school site was discussed for possible teacher housing. The extension is 3 acres and has been studied by the district numerous years ago for potential use and subdivision. The secondary school site size has been confirmed as 25.17 acres. Susan stated that it has been recently discovered that the west parcel near the community garden is designated as federal wetlands. Brian stated that there is a process to re-designate the parcel to remove the wetlands assignment.

The CDE facility assessment for each facility was briefly reviewed. The individual line items should be reviewed by the PAT members. RTA has reviewed the elements identified by CDE with district personnel. Items were identified that are not urgent needs while other items were identified as necessary repairs that were not noted within the CDE assessment.

During the previous meeting the PAT group participated in group activities to identify educational issues with the current facilities. The results of the group activity were reviewed.

The PAT was given the opportunity to discuss other building challenges they have with the existing school facility. The items discussed can be summarized as follows:

1. Difficult access from building to Playgrounds for many of the classrooms
2. Access to pre-school is not ideal for parents
3. Gymnasium locker rooms (from when it was a PK-12) are not used (1 used for storage and 1 used for Teams/bathrooms)
4. The courtyard is not ideal
 - a. Improved security needed for outdoor use and easy access
 - b. Space is not inviting
 - c. Can be icy and improved drainage is needed

5. It was identified that severe needs special education space is needed in the building for pre-school through 5th grades.
6. Underutilized Spaces include:
 - a. Library
 - b. BOCES Space
 - c. Eagle's Nest
 - d. District Lounge

It was discussed that a work session will be scheduled to allow school staff more time to discuss specific building challenges and needs.

Brian Calhoun reviewed four options for addressing needs at the Ridgway Elementary School. Each option can be summarized as follows:

1. E1: Address maintenance Items and construct a pre-school addition
2. E2: Address maintenance Items and renovate/remodel the interior of the existing building to address functional needs, construct a pre-school addition and Library (Curiosity Center) addition.
3. E3: Demolish the 1972 portion of the building and construct a new building that would attach to the existing 1996 building.
4. E4: Construct a new PK-5 on the site west of the Secondary School.
5. E5: Other options to be identified by the PAT

Pros and cons were collected for each option. Refer to the images at the end of this report for notes taken in the meeting. Also refer to meeting slides for illustrations of each option. After the meeting RTA provided additional items on each pro/con and notes list to complete the thoughts that were expressed in the meeting. Items added by RTA are shown below in red.

Option E1: Address maintenance Items and construct a pre-school addition

Pros:

1. Takes care of building assessment needs
2. Can be funded without raising taxes (continues current mills)
3. Can be done in summer construction
4. **This is the lowest cost option**

Cons:

1. No additional instructional space is included (i.e. SPED)
2. Does not improve educational spaces

Notes:

1. Existing pre-school building is not a modular building (stick framed)
2. SPED Addition could be included in this option

Option E2: Address maintenance Items and renovate/remodel the interior of the existing building to address functional needs, construct a pre-school addition and Library (Curiosity Center) addition

Pros:

1. Can be funded without raising taxes (extend current mills)
2. Includes flex spaces/improves educational environment
3. Maintains town/community connection
4. Consistent with community survey

5. Utilizes existing building (may be beneficial from a sustainability standpoint to reuse existing building vs. demo and rebuilding)

Cons:

1. Parking configuration in this option was not an improvement (would be better without new playfields)
2. Bus Drop off was not improved in this option
3. Does not provide a single Pk-12 campus

Notes:

1. Look at using locker room space for other uses
2. Consider Eagle's Nest space for more educational space

Option E3: Demolish the 1972 portion of the building and construct a new building that would attach to the existing 1996 building

Pros:

1. Provides opportunity to design and build the ideal 21st century classroom area
2. Provides a facility of equal or superior quality to that provided at the Secondary School
3. Provides an improved parking and parent drop off situation
4. Provides opportunities for better configuration of playgrounds and outdoor spaces

Cons:

1. Bus drop requires access on highway
2. Would require increased taxes and/or BEST Grant
3. Would require a temporary move and 1.5 years of construction

Notes:

1. Look at other options to separate bus drop loop that does not require highway access

Option E4: Construct a new PK-5 on the site west of the Secondary School

Pros:

1. Creates a connected PK-12 educational campus
2. Provides opportunity to design and build the ideal 21st century school
3. Provides a facility of equal or superior quality to that provided at the Secondary School
4. Provides an improved parking and parent drop off situation
5. Provides opportunities for better configuration of playgrounds and outdoor spaces

Cons:

1. Requires additional funding (would max out bonding capacity plus need for BEST Grant)
2. Leaves an unused facility that would need to be addressed (perhaps this could be sold or could become a site for teacher housing)
3. The wetlands designation would need to be addressed

Option E5: Other Options

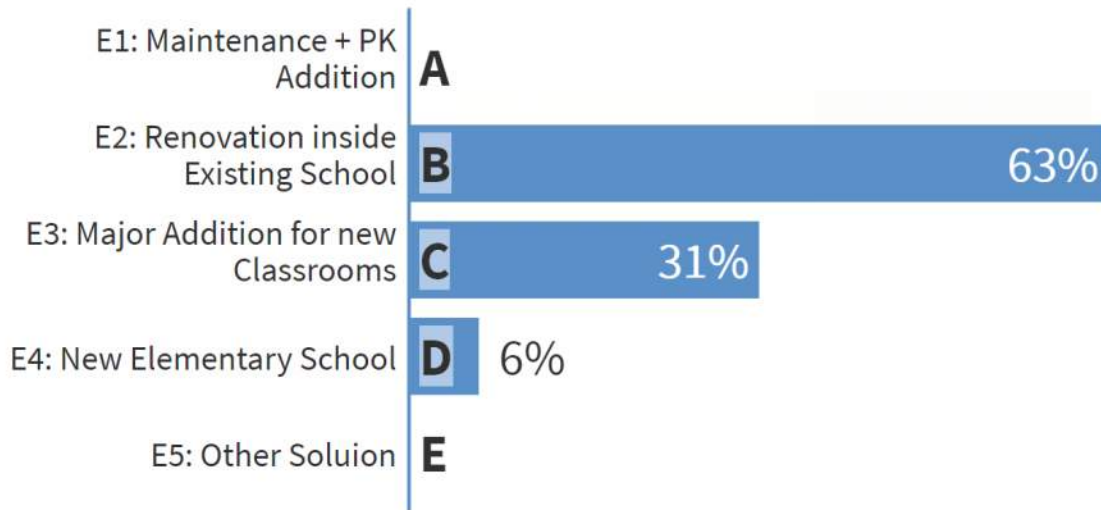
1. Build a new PK-5 on the Secondary Parking Lot
2. Build a new PK-5 on Secondary Soccer Field

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The PAT participated in a live Poll to determine the current interest in each option. Below is the results of this initial polling.

Respond at [PollEv.com/rta739](https://www.poll-ev.com/rta739)
Text **RTA739** to **22333** once to join, then **A, B, C, D, or E**

What is your preferred Elementary Option



Brian quickly reviewed a draft list of improvements at the secondary school based on feedback obtained so far. The PAT did not have time to prioritize the list of items in the meeting.

Brian showed two illustrations showing the size of a fully compliant CHSAA track located on the land west of the Secondary School and also on the town athletic field site. These figures illustrate the amount of land this would occupy. The PAT discussed the idea that a new track may not need to be a full-size track that could host track meets. Maybe they should consider something smaller.

The PAT discussed the next meeting to occur on April 22. Consideration will be given to possibly having the PAT meet before the public portion of the meeting. The school staff will participate in a work session to further develop options E2 and E3 prior to the next meeting.

Attachments:
CC:

REPORTED BY: _____

Brian Calhoun, AIA
Printed Name



ELEMENTARY SCHOOL DEFICIENCIES

DIFFICULT ACCESS & EGRESS TO PLAYGROUND

PRE-SCHOOL ACCESS & LOCATION

SPECIAL EDUCATION

GYM LOCKER ROOMS - NOT USED

- STORAGE. # PE Locker Rooms

- 1 ROOM USED FOR TEAMS/BATHROOMS

COURTYARD USE

SECURITY.

HOT HITTING.

ICE / DRAINAGE.

UNUSED SPACE / UNDERUTILIZED / FUNCTIONALITY.

LIBRARY.

BOYS SPACE.



PRO:

- * TAKES CARE OF BUILDING ASSESSMENT DEFICIENCIES
- * FUND WITHOUT RAISING TAXES.
- * SUMMER CONSTRUCTION/RENOVATION.

CON:

- * NO ADDITIONAL INSTRUCTIONAL SPACE
I.E. SPED
- * DOES NOT IMPROVE EDUCATION SPACES
I.E. FLEXIBLE LEARNING, MAKER SPACE.

NOTES:

- * ~~MAINTAIN PK MONOLARS FOR RELOCATION~~
- STICK FRAME. NOT MONOLAR.
- * ADD SPED ADDITIONAL.

E5

A. ELEM ON SECONDARY PARKING LOT

B. ELEM ON SECONDARY SOCCER FIELD

- * MAINTAINS TOWN/COMMUNITY CONNECTION.
- * CONSISTENT WITH COMMUNITY SURVEY

(cont.)

- * CHECKER IN PARKING LOT
- * BUS/DROP OFF AREA
- * CONNECTED AS ONE SPACE

OPPORTUNITIES

- * REUSE LOCKERS - ADD SPACE
- * REUSE SPACES THAT ARE SO SPACE?

Block de Hojas Reposicionables
Super Adhesivas

E2

PRO

- * FUNDED WITHOUT RAISING TAXES.
 - EXTENDS CURRENT TAXES.
- * INCLUDES FLEX SPACES / IMPROVES FID ENVIRONMENT
- * MAINTAINS TOWN / COMMUNITY CONNECTION.
- * CONSISTENT WITH COMMUNITY SURVEY.

CON:

- * CHARACTER IN PARKING CONFIGURATION
 - PLAYFIELD DISRUPTION.
- * BUS / DROP OFF NOT IMPROVED.
- * NOT CONNECTED AS ONE CAMPUS

OPPORTUNITIES

- * REMOVE LOCKER ROOMS - ADD SPACE
 - * REVISIT FACILITIES MOST FOR ED SPACE?



Easel Pad
Tableau à feuilles mobiles
Block de Hojas Reponicionables

Super Sticky
Super Collant
Super Adhesivas



5.2 in (13.3 in x 2.08 in)
5.2 pul (13.3 pul x 2.08 pul)
Cont. 1 block de 30 hojas



E3

Pro:

* CREATES EDUCATION CAMPUS

Con:

* BUS DROP @ HIGHWAY ACCESS

* REQUIRES ADDITIONAL FUNDING, BOND / BEST GRANT.



Easel Pad
Tableau à feuilles mobiles
Block de Hojas Reposicionables

Super Sticky
Super Collant
Super Adhesivos

5.2 1/2" (2.5 1/8 x 2.08 ft)
5.2 1/2" (2.5 1/8 x 2.08 ft)
Cont. 1 block de 30 hojas

3M



PRO

+ CREATES EDUCATION CAMPUS

CON

- * ADDITIONAL FUNDING.
- * UNUSED FACILITY - EXISTING EZZON
 - HOWEVER IT IS MARKETABLE.