

Master Plan Meeting #4

April 22, 2020



Meeting Agenda

- 1. Agenda / Introductions – 5 minutes**
- 2. Overview of information to date – 5 minutes**
- 3. Summary of Proposed Options – Elementary**
Asbestos Report
- 4. Review Proposed Options – Secondary**
Discussion
- 5. Discuss Community Meeting**
- 6. Q&A – 5 minutes**

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

Fall 2020

Phase 2 IMPLEMENTATION PLAN

Funding Options / Timelines

Phase 3 – GRANT/BOND SUPPORT

• PAT MEETINGS:

- January 30th #1 *
- February 13th #2
- March 5th #3
- April 22nd #4
- May 7th #5 **

- Fall 2020 #6*

* Community Meeting

**Board of Education Work Session



Home

District Home

Secondary

Elementary

Calendars

Community

Employment



Quicklinks

Upcoming Events

In the News

WEB LINK



- Employment Opportunities



24 Feb 2020,
No School - Teacher Workday



25 Feb 2020,
RSS - 9th Grade Learn To Ice Climb

[RTA ARCHITECTS Ridgway School District Facilities Master Planning](#)

LATEST NEWS.....



Draft Enrollment Forecast

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

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

Elementary Capacity – 20 Students per Classroom

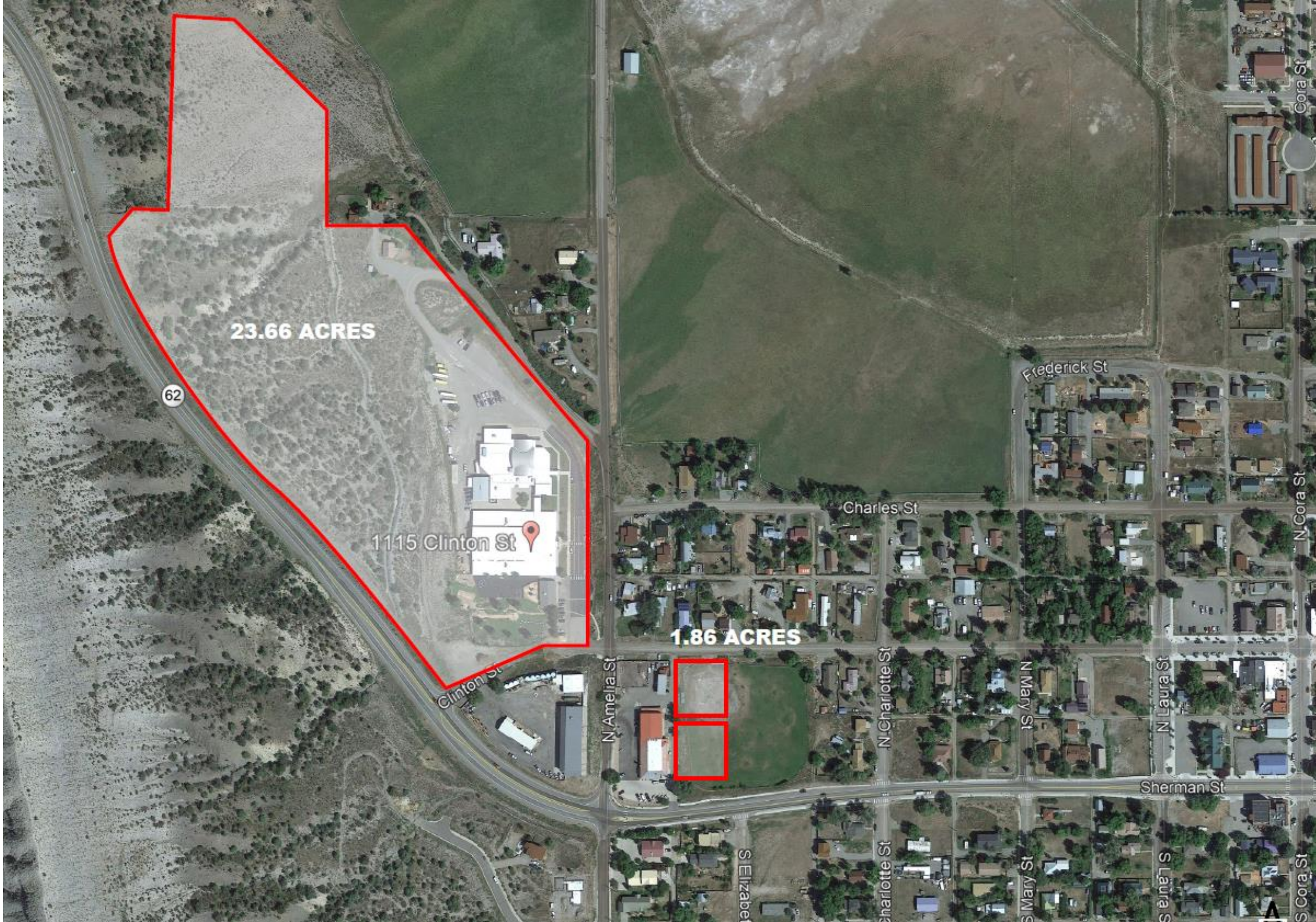
180 Students 327 SF/Student CDE 151 SF/Student

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



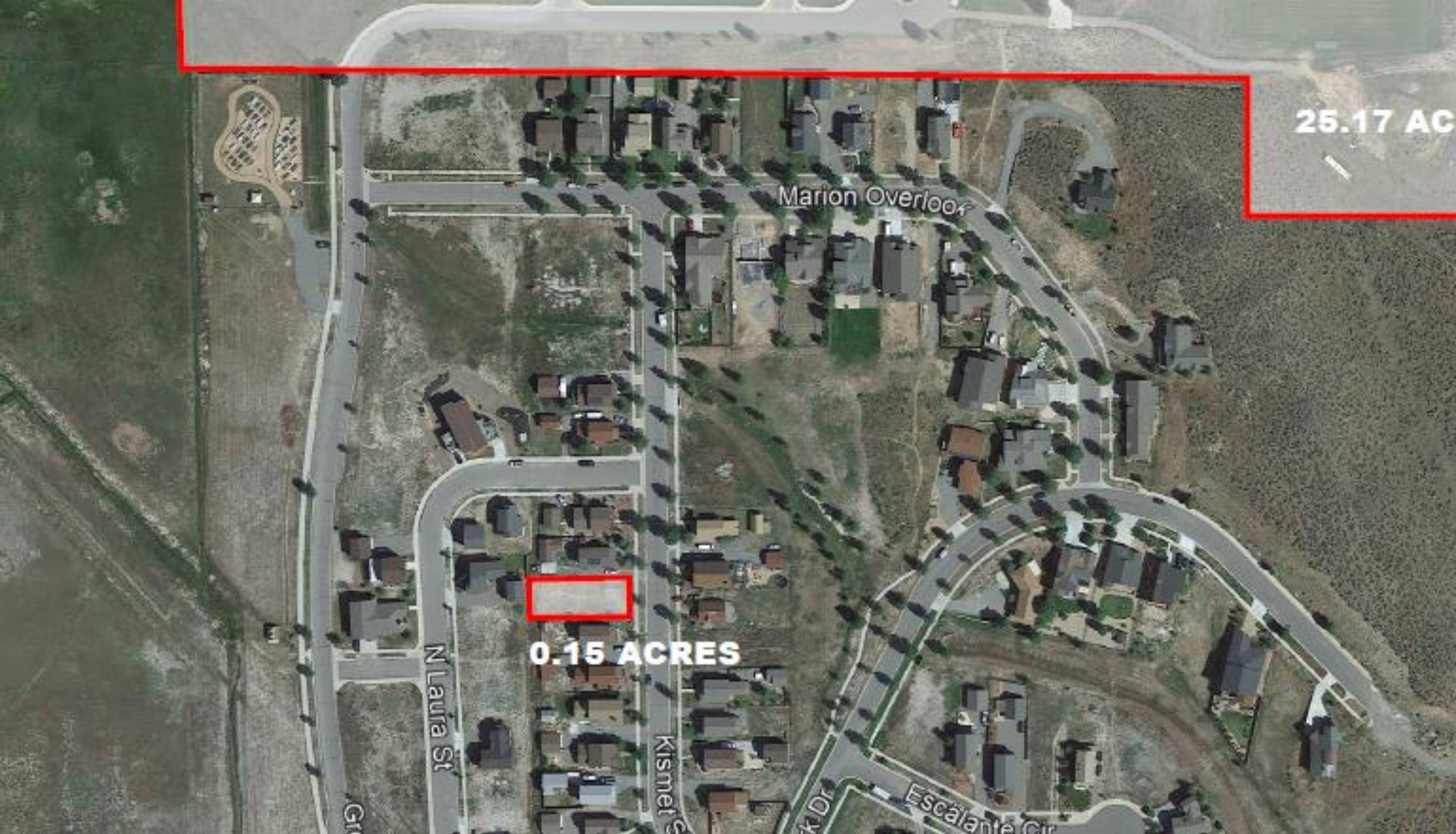


Golden Eagle Trail

1200 Green St

25.17 ACRES

Marion Overlook



25.17 AC

0.15 ACRES

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
Overall - Total	\$18,253,041	\$10,110,095	0.55

Executive Summary

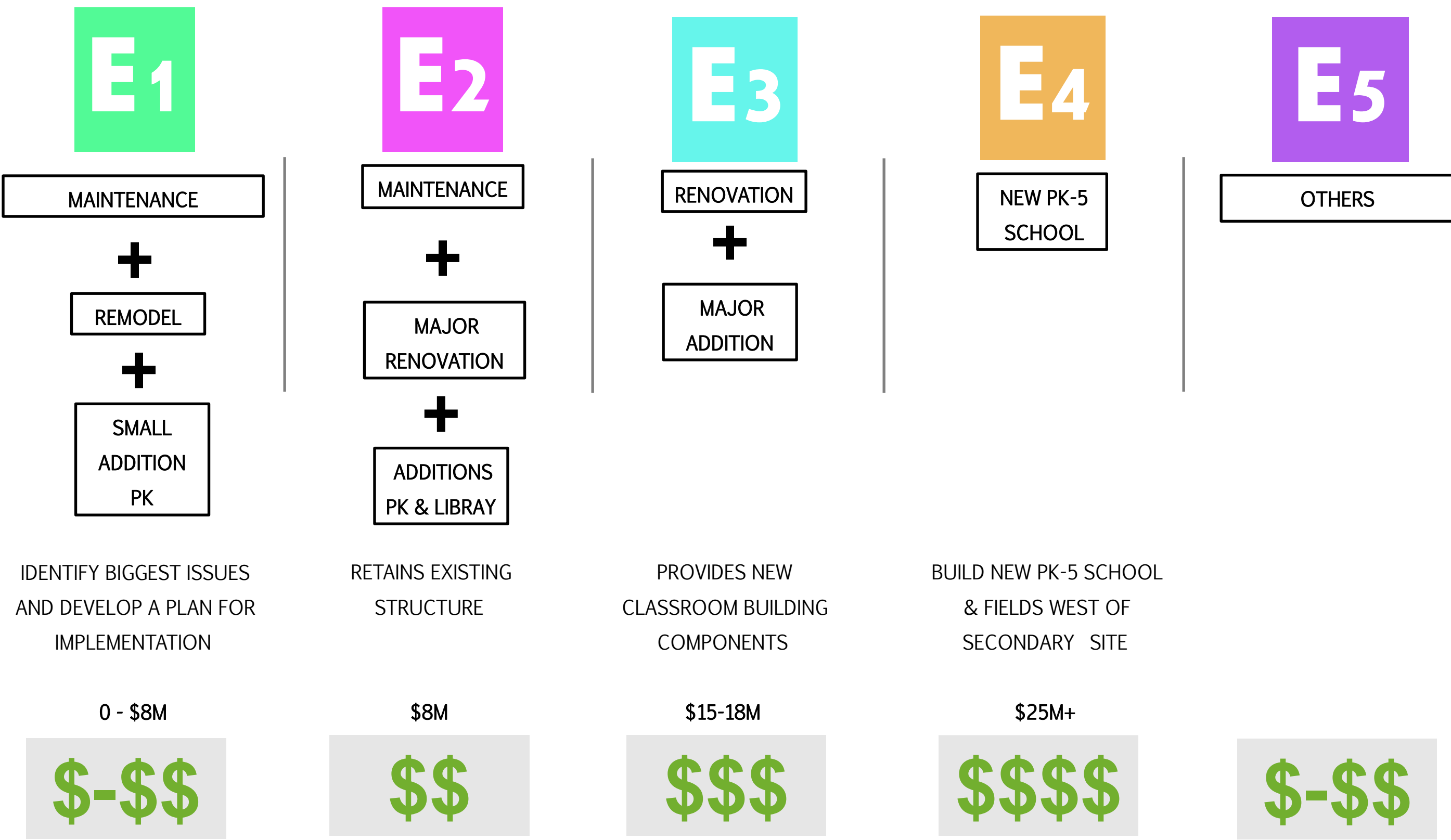
District:	Auditor - Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 GREEN STREET
City:	RIDGWAY
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	\$18,058,602
Condition Budget:	\$2,869,060
Total FCI:	0.16
Adequacy Index:	0.19



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
Overall - Total	\$18,058,602	\$2,893,782	0.16

SUMMARY OF OPTIONS – Elementary School





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
- Fire Sprinkler?
- Library Renovation (Maker/STEM)
- Pre-K Addition

- Create additional SPED areas?
- Improve outdoor spaces (courtyard)
- **Isolated Abatement**



MAINTENANCE



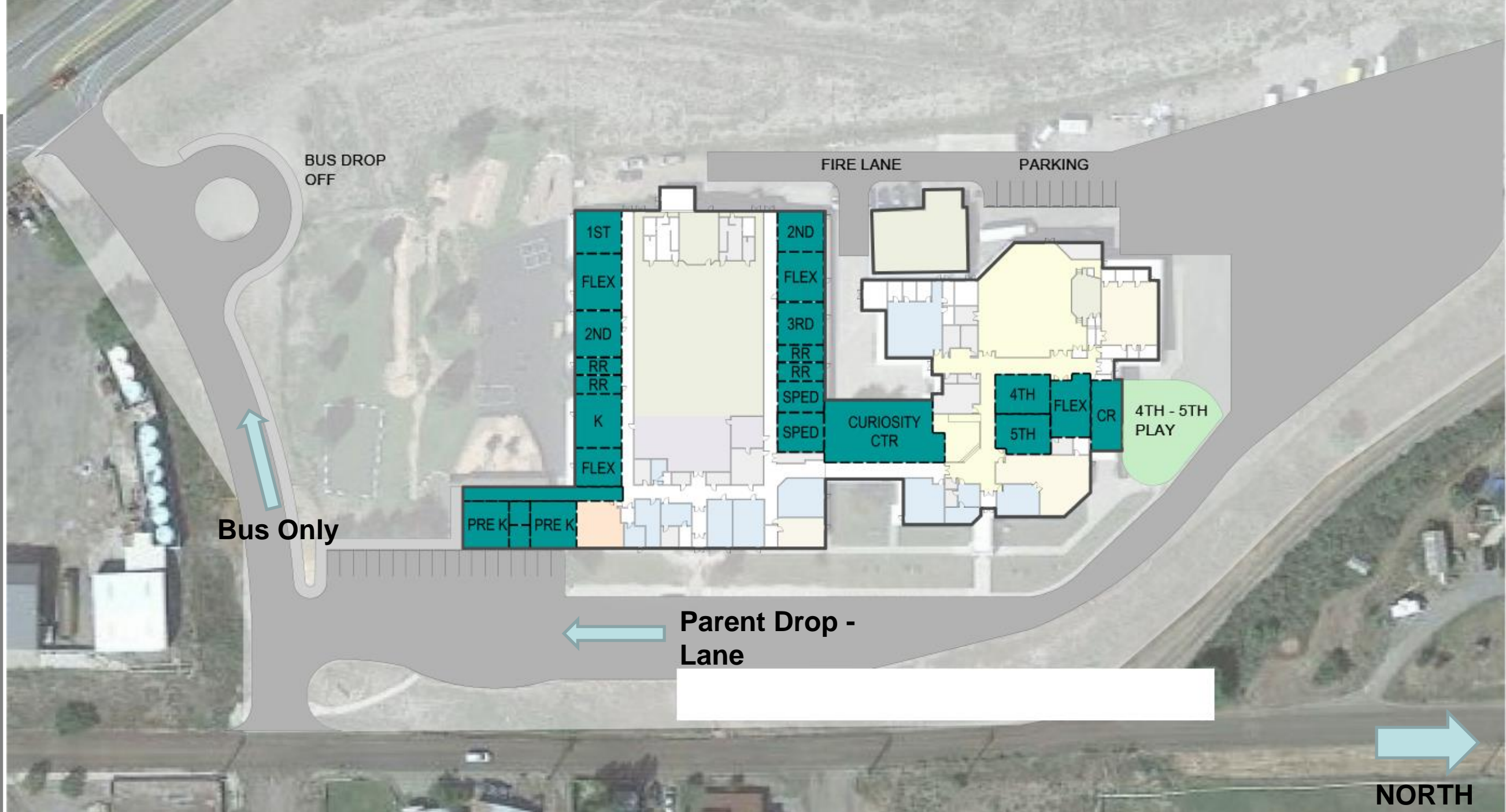
MAJOR RENOVATION



ADDITIONS
PK & LIBRARY

RETAINS EXISTING
STRUCTURE

\$8M



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
- **Extensive Abatement**

E2.1

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS
PK & CRs

RETAINS EXISTING
STRUCTURE

\$8M

\$\$



Remodel/Addition

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

Flex Areas





LEARN
Mission + Purpose



TARGET
Energy + People



ANALYZE
Energy + People

Energy Use Intensity

Carbon Emissions

Energy Cost

Energy Escalation

Life Cycle Costs

Net Zero Energy



Indoor Air Quality

Thermal Comfort

Acoustical Comfort

Visual Comfort

Access to Nature

Quality of Views

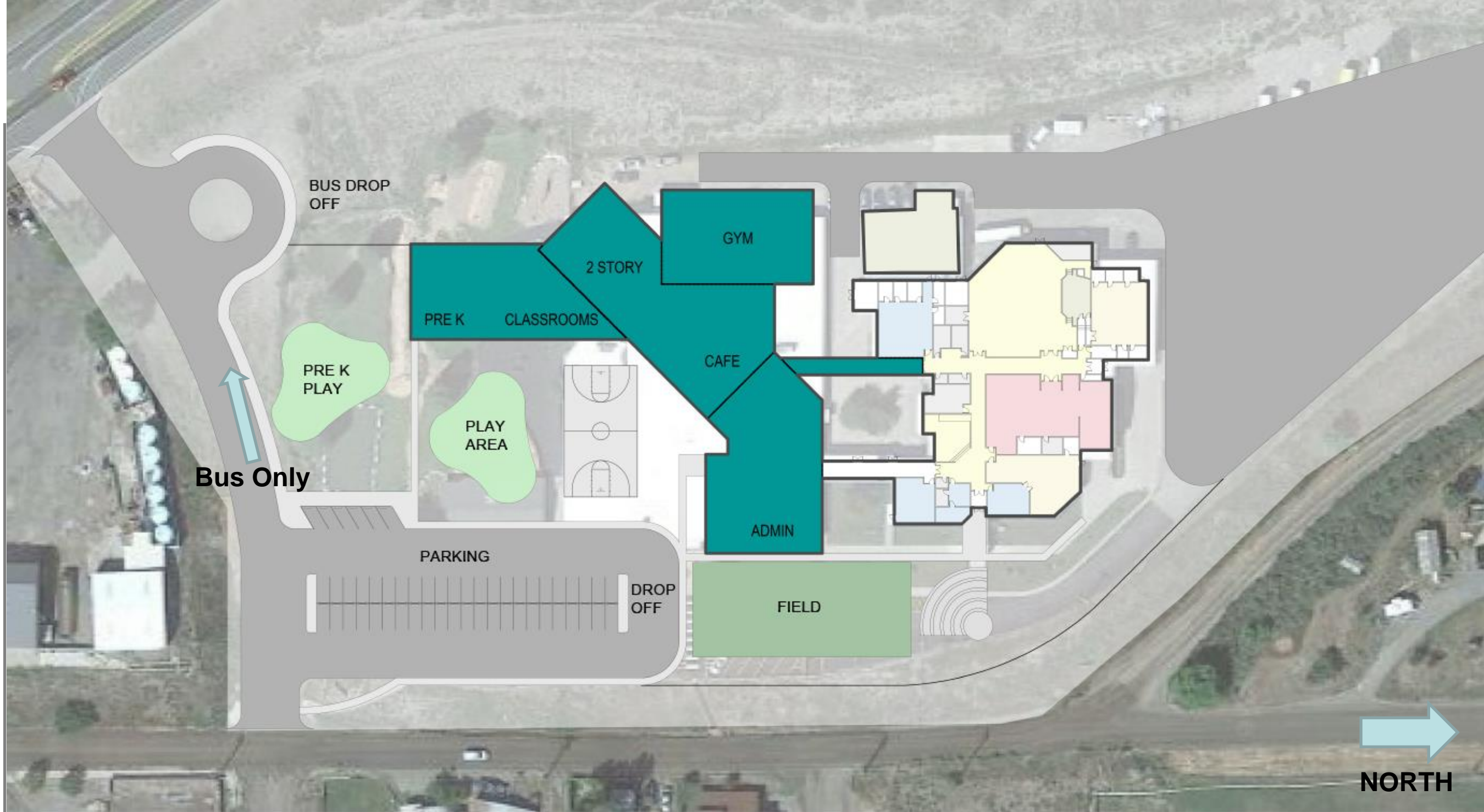
Biophilia



RENOVATION



MAJOR ADDITION



PROVIDES NEW CLASSROOM BUILDING COMPONENTS

\$15-18M



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?



NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

\$25M+



New Building

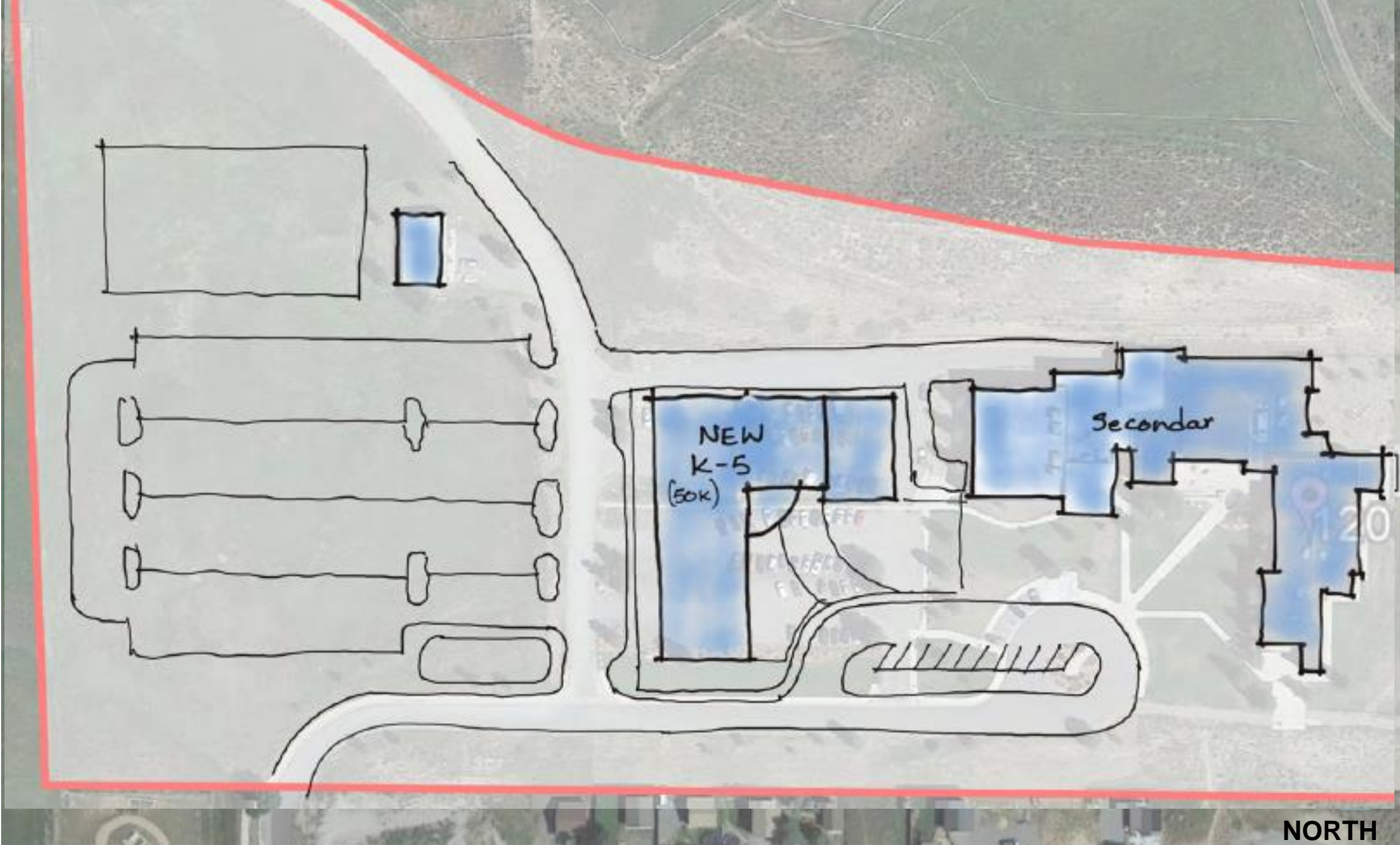
- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking

- Plan for future expansion
- Building new CTE Program on Secondary Site

- Includes all design features of a new 21st Century School

E4.1

NEW PK-5 SCHOOL



BUILD NEW PK-5 SCHOOL ON PARKING LOT AT SECONDARY SITE

\$25M+

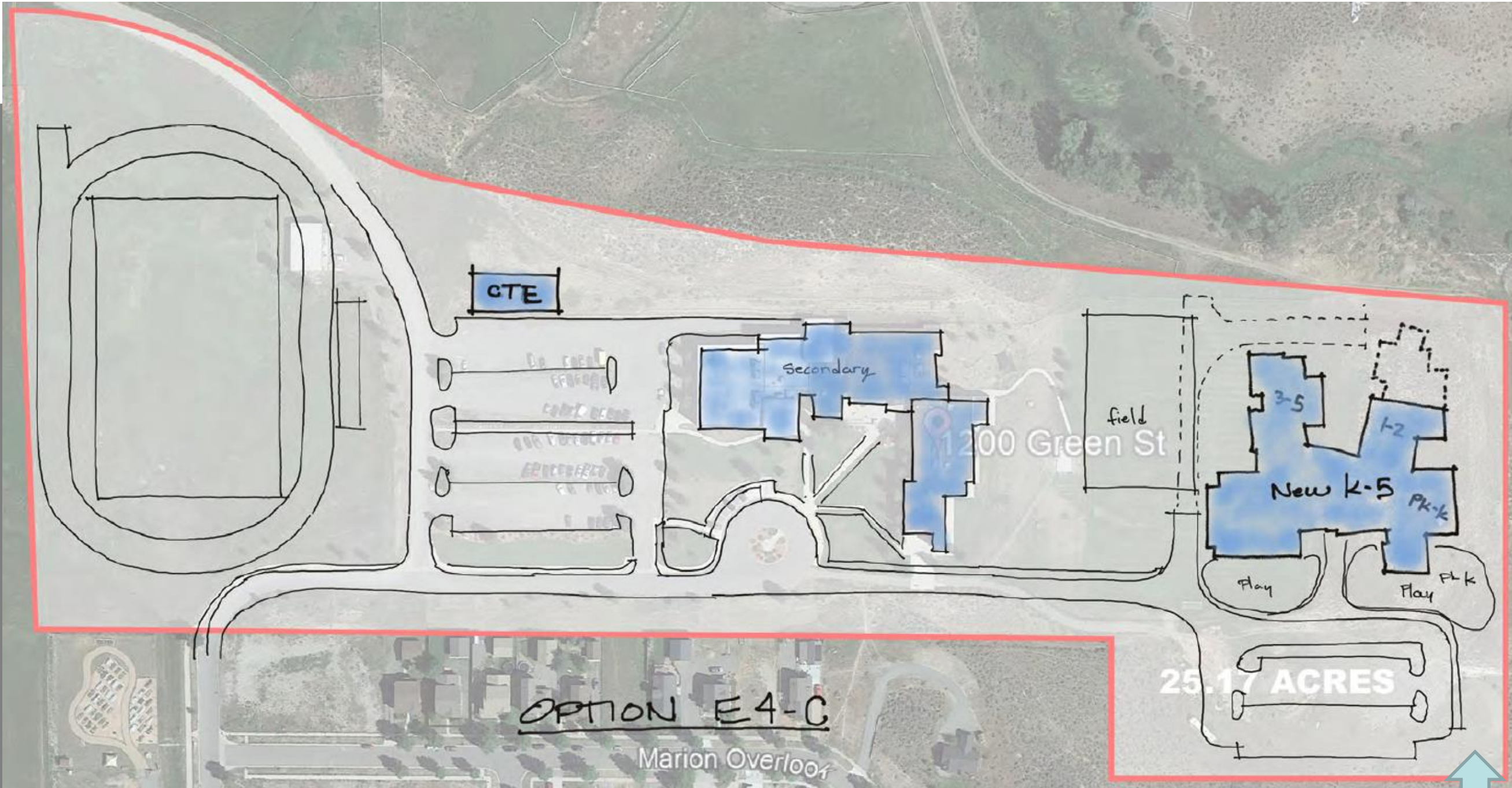
\$\$\$\$

New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

E4.2

NEW PK-5 SCHOOL



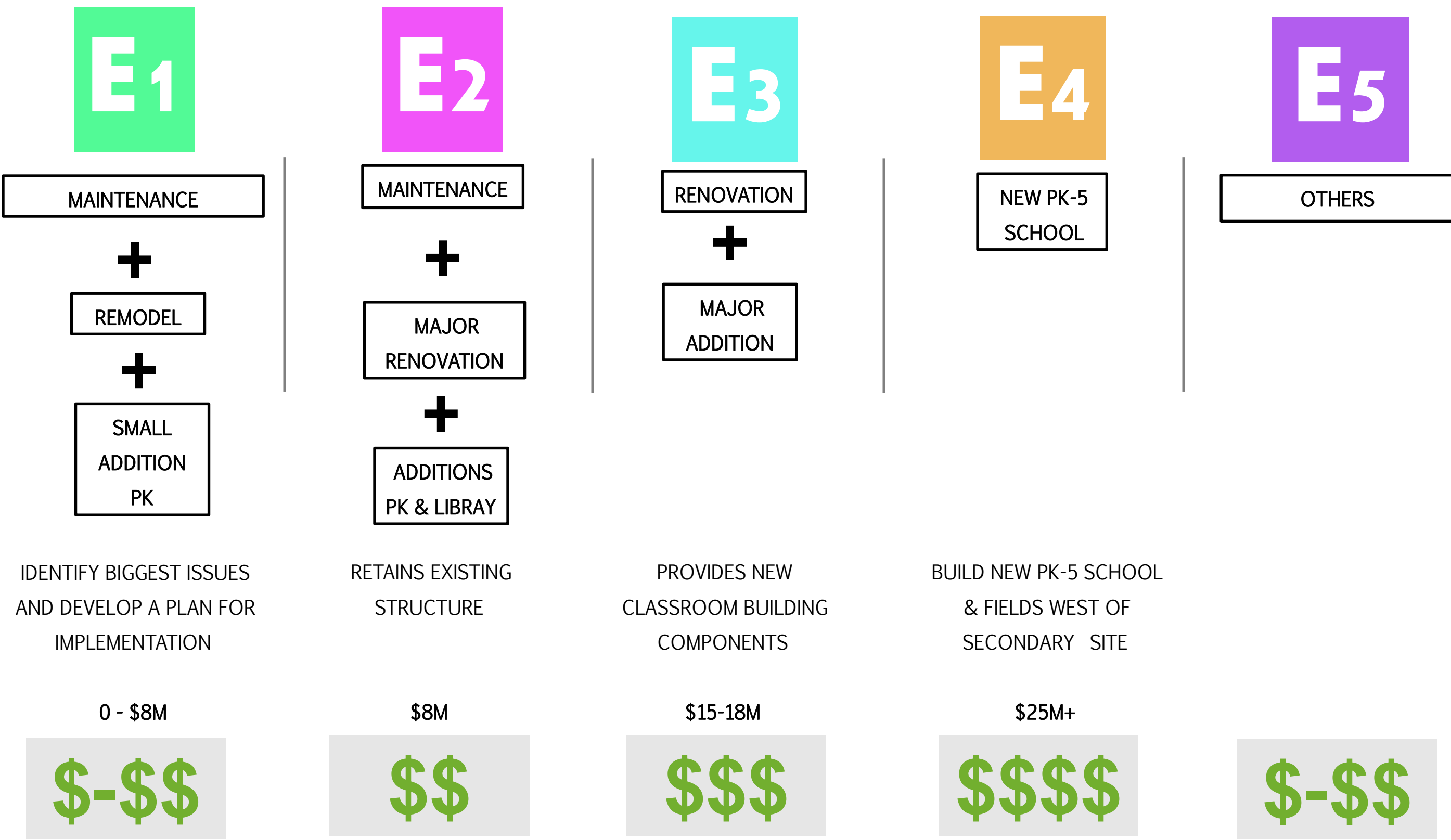
BUILD NEW PK-5 SCHOOL EAST OF SECONDARY SITE - NEW TRACK & FIELD
\$30M+

\$\$\$\$

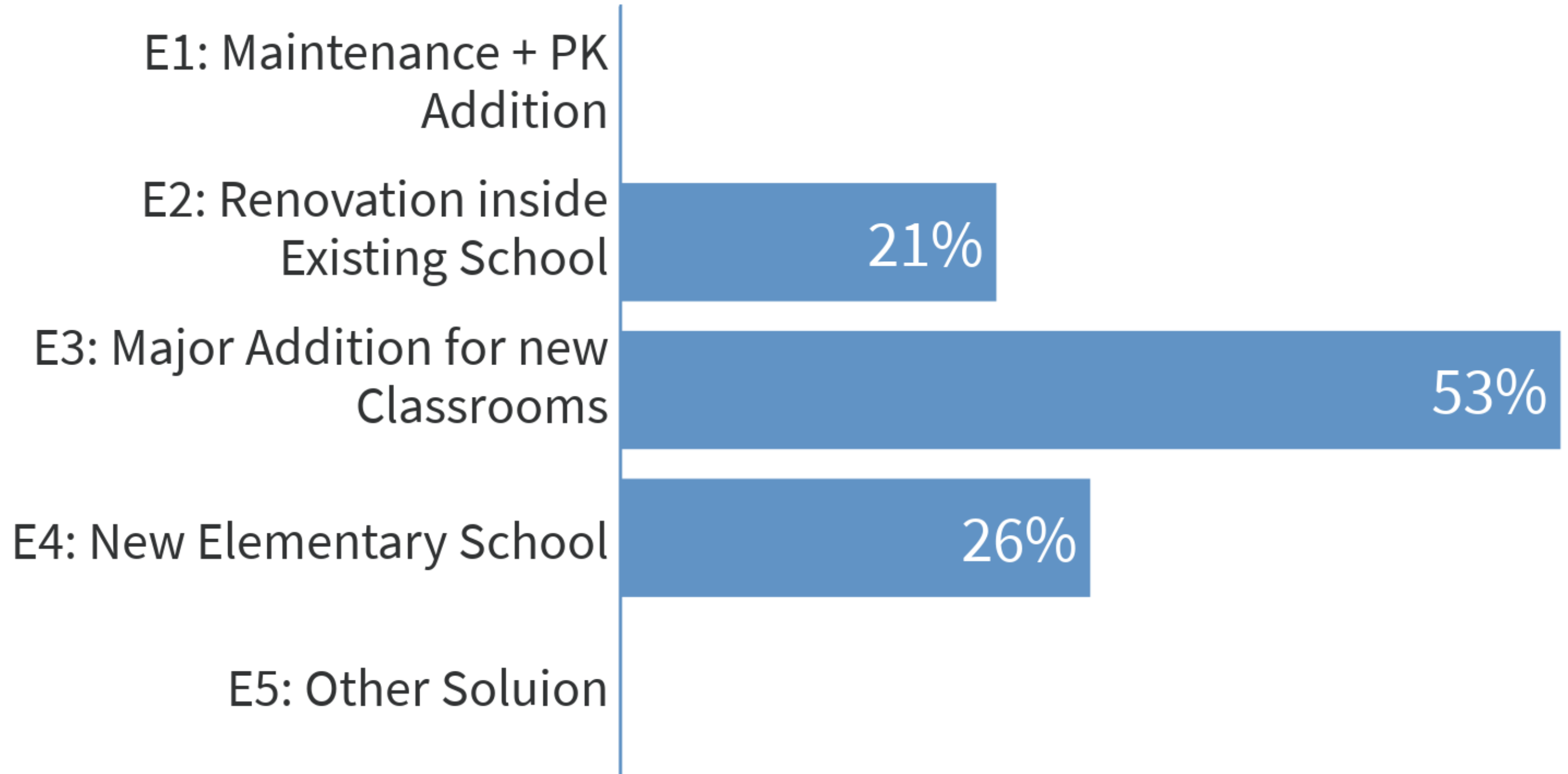
New Building

- Build a new K-5 School on site east of Secondary (225+ Students)
- Build new track and fields to west
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

SUMMARY OF OPTIONS – Elementary School



What is your preferred Elementary Option



Start the presentation to see live content. Still no live content? Install the app or get help at PollEv.com/app

[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

Match:

Ridgway School District: **54%**

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



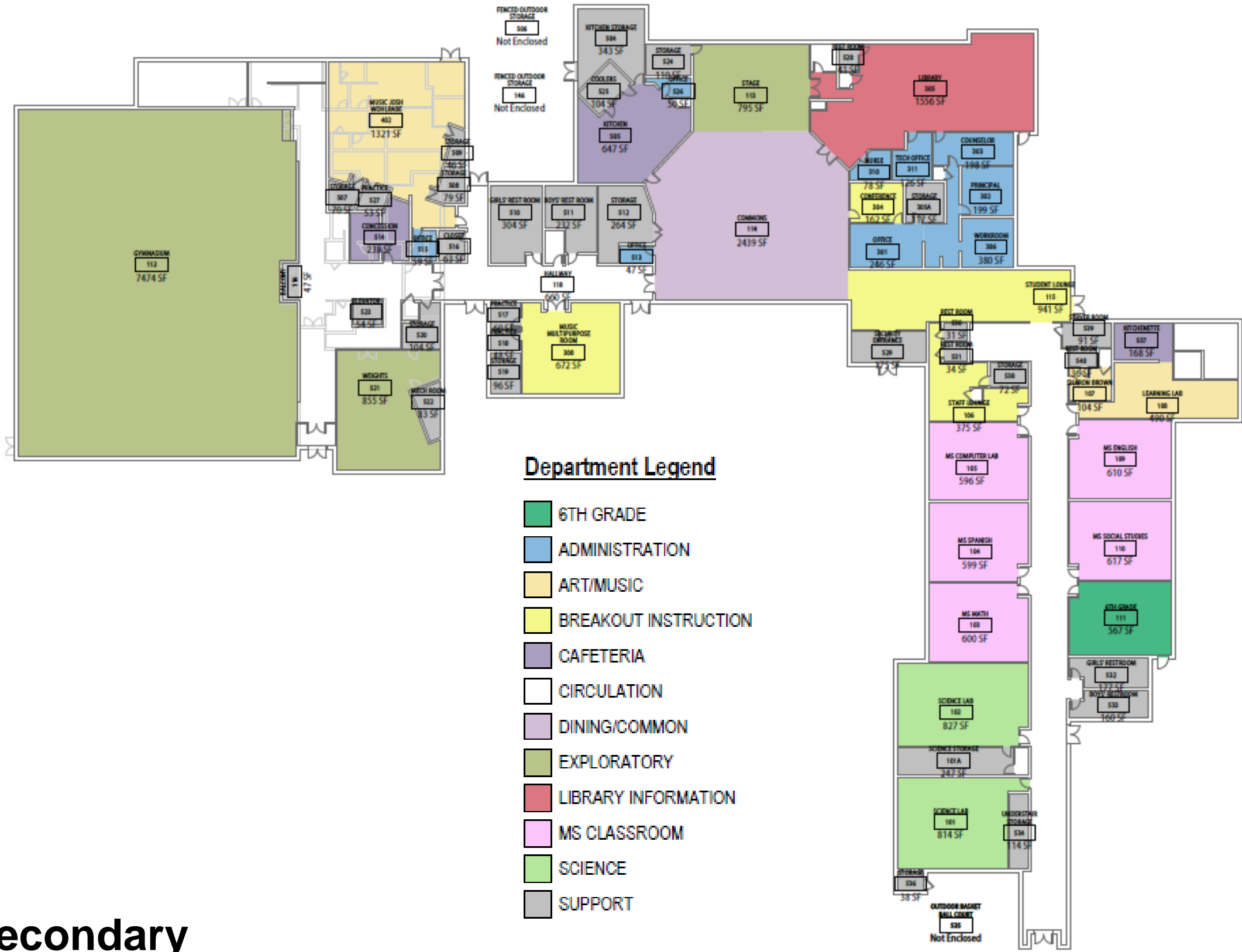
Green St

Green St

Ridgway Secondary School Concerns

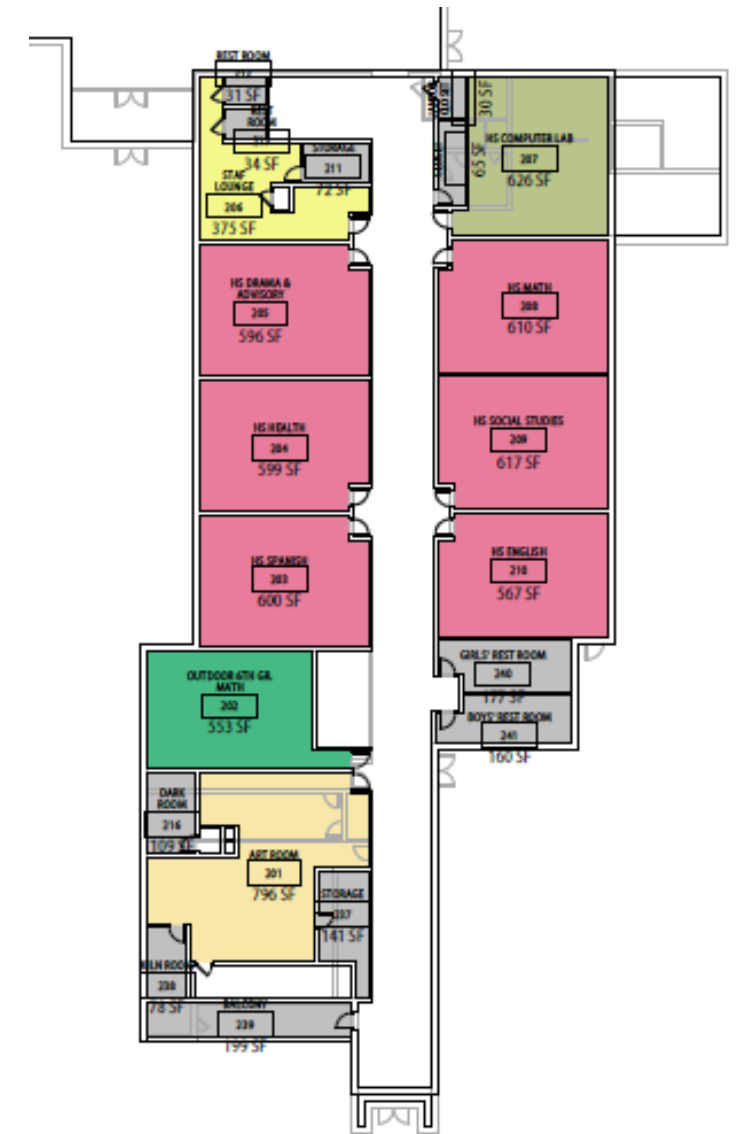
Obstacle — Science Community Cant break-out

- Industrial Arts limited
 - Automotive
 - Welding
 - Home Ec
 - Woodworking
- Performing Arts limitations
- furniture not flexible
 - Not inviting in student spaces.
- Teacher breakroom ^{not} inviting or collaborative
- Conference room off the main office not big enough
- More outdoor learning spaces.
- Cardio/weight-lifting space needs to be a dedicated space
- practice field / track
- greenhouse growing / horticulture space
- Teacher housing



Department Legend

- 6TH GRADE
- ART/MUSIC
- BREAKOUT INSTRUCTION
- EXPLORATORY
- HS CLASSROOM
- SUPPORT



Secondary

BOARD POLICY: PRIORITIZATION OF FACILITY IMPROVEMENTS

1. **Priority Group 1: Critical Projects**

Health and safety, required by law, prevention of facility closure, prevent deterioration (complete within 1 year)

2. **Priority Group 2: Necessary Projects**

Expanded capacity, renovation for program needs, operational efficiencies (these are divided into sub-groups A – F) (Complete within 5 years)

2A – Avoid imminent failure of building system

2B – Projects to house students

2C – Auxiliary/support programs (35 years or older)

2D – Auxiliary/support programs (30 years or older)

2E – Auxiliary/support programs (25 years or older)

2F – Site Facilities, computer labs, modular ed labs

3. **Priority Group 3: Deferrable Necessary Projects**

Same as above except that they may be deferred beyond 5 years

4. **Priority Group 4: Desirable Projects**

Other projects that improve environmental qualities

SECONDARY SCHOOL: OPTION S1

The following items are currently the identified issues

1. Renovate/Improve Cafetorium
2. Construct a Track/Practice field
3. Expand Industrial Arts Program
4. Solar Panel Project
5. Provide additional outdoor learning spaces
6. **Replace Roof**
7. Renovate for Teacher Collaboration, Conference Room
8. Provide Gender Neutral Locker Rooms
9. Renovate Locker Rooms – private shower stalls
10. Provide separate weight room
11. Provide Flexible Furniture
12. Provide Green House
13. **Replace Mechanical Units – 5 yrs**
14. Pave/improve Parking Lot
15. Other

S1

MAINTENANCE

+

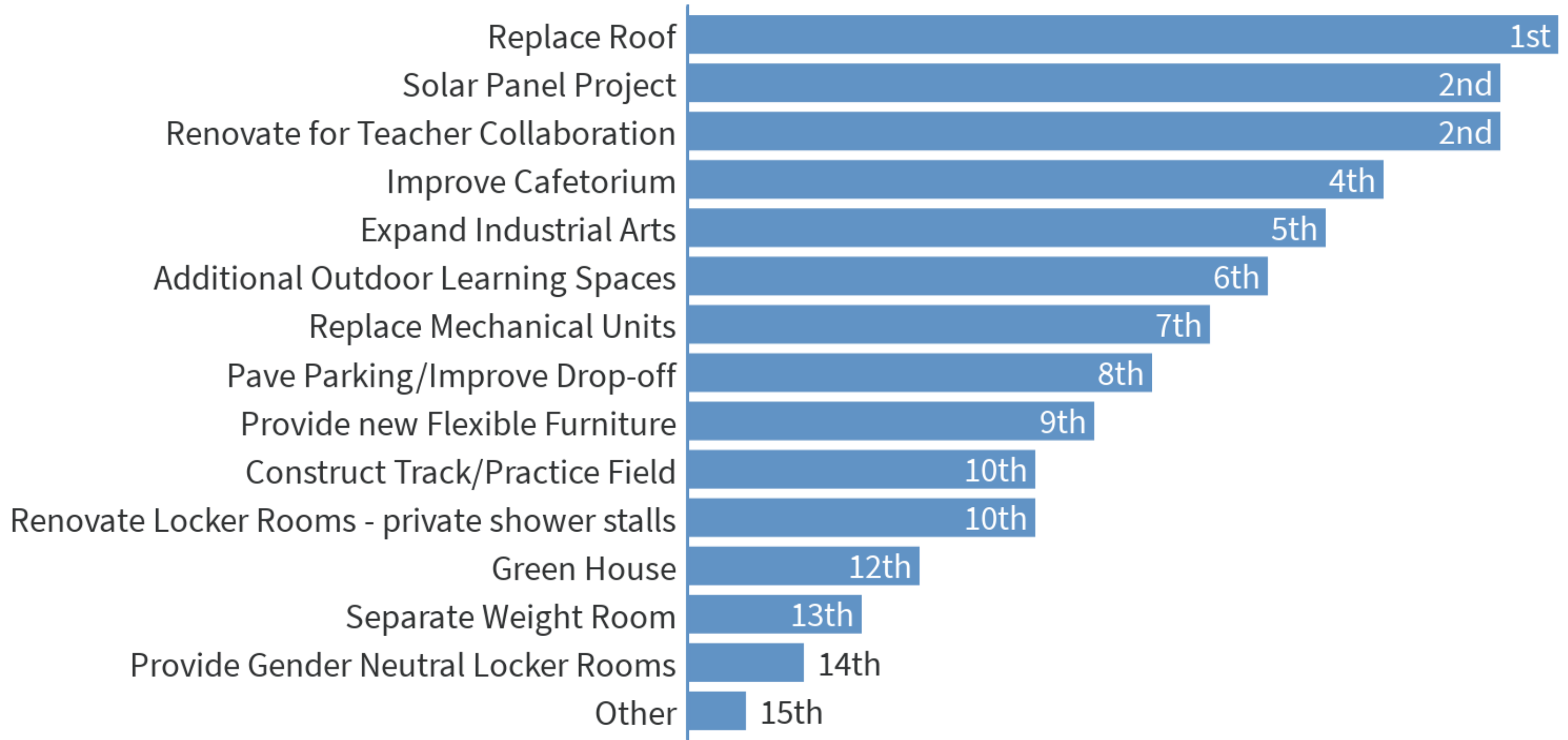
REMODEL

- IDENTIFY BIGGEST ISSUES
- PLAN FOR IMPLEMENTATION

0 - \$4M

\$-\$-\$

In what order would you prioritize the following Items



Start the presentation to see live content. Still no live content? Install the app or get help at PollEv.com/app

Questions?

Next PAT Meeting – Community Meeting

Fall 2020

TBD



Thank You!



www.rtaarchitects.com

