



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

**PROJECT NO: 19057.00**

**DATE: June 24, 2020**

**ATTENDANCE: Greg Lawler, Jason Bojar, John Countryman, John Clark, Jonathan Silvester, Marcia Kinne, Mike Cassidy, Nate Wick, Shane Sayer, Susan Lacey, Preston Neil, Sloan, Russel Randolph, Brian Calhoun, Mitchell Starrs**

**SUBJECT: Planning Advisory Team (PAT) Meeting #5**

**Purpose:** The purpose of this meeting is to review the detailed cost estimate information for each option including the updated E2.2, E3.1 and S-1 options.

**Planning Advisory Team Meeting #5: (refer also to separate presentation slides)**

The memo dated 6/18/2020 was reviewed with the Planning Advisory Team. It was discussed that the current cost estimates include much more detailed information than the early conceptual numbers. In response to the increased costs, new versions of the options were created to be more cost effective while maintaining the educational goals identified by the PAT group. A summary of the key features of each option is provided below.

**Option E2.2: Refined option 2**

This option is based on E2 with further refinement to reduce the amount of major renovation and building additions.

Primary elements of focus include:

1. Connected pre-school building to main building
2. Classrooms remain approximately the same size as they currently exist
3. Included a flex area between most classroom pairs (2 without)
4. Two classrooms per grade are provided
5. Decrease in gymnasium area to create space for other programmatic elements
6. Supplemental classroom break-out spaces can serve as math intervention and other uses
7. Separation of the cafeteria from the gymnasium via folding wall for sound isolation
8. Severe needs special education suite is provided and would include restroom and storage
9. Renovated office area for increased security and program functionality
10. District offices remain as they currently exist
11. Staff Lounge would possibly be located where the district lounge is currently
12. A dedicated bus drop-off lane is provided in this scheme to the south with a turn around so that vehicles do not have to exit onto the highway.

Option E2.2 alternative additions: The following options to include with version E2.2 were illustrated for consideration.

1. The addition of a third pre-school classroom
2. The addition of two 5<sup>th</sup> Grade Classrooms and a flex space (this also allows for staff lounge and an extra classroom)

Comments/Questions:

- a. This option addresses the improved building functionality while being more cost effective.
- b. Option E2.2 also addresses building renewal needs.
- c. Option E2.2 would require asbestos abatement; although perhaps less than E2.1 would have required.

**Option E3.1: Refined Option 3**

Option E3.1 was created to reflect changes in the classroom sizes similar to those provided in Option E2.2. Other areas that were reduced in size include special education and the gymnasium.

**Option S1: Secondary School**

This option addresses the highest priority items identified for the Secondary School including renovations in the auditorium area (new sound system, new lighting system, control booth, improved acoustics and sound isolation), a 50 KVA solar panel system to be installed on the gym roof, and roof replacement.

As a separate option for consideration, we have provided an estimate for a new track to be located east of the existing soccer field. This track would be approximately half size (J shaped) and would feature 8 lanes and a corner. Other field events could be included in this area as well.

The cost summary for each option discussed is provided 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>

The Planning Advisory Team discussed the following considerations:

- 1. It was asked if the design team could provide a cost for carpet replacement for the PAT to consider.
- 2. It was noted that providing the community an estimate of what the tax impact would be on a typical home or business would be good information to provide.
- 3. Options to present to the community for feedback in the fall virtual open house include: Option E1, E2.2 (with separate number for pre-school and 5<sup>th</sup> grade additions), and Option S-1 (with separate J-track). Context would be provided around options E3 and E4 so the community could understand that these were considered.
- 4. The traffic improvements associated with Option E2.2 would be highlighted.
- 5. Information should be provided on how pre-school funding works for the community to consider when evaluating the alternative to add a third pre-school classroom.

RTA will continue to develop a virtual open house to reflect the information provided to the PAT.

Attachments:

CC:

REPORTED BY: \_\_\_\_\_ Brian Calhoun, AIA  
Printed Name