

Master Plan – Secondary School Work Session May 4, 2020



RTA TEAM



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Principal-in-Charge



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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 1 year weighted 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

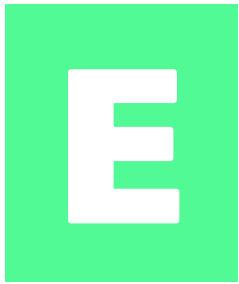
180 Students 327 SF/Student CDE 151 SF/Student

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



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**

E2.

MAINTENANCE



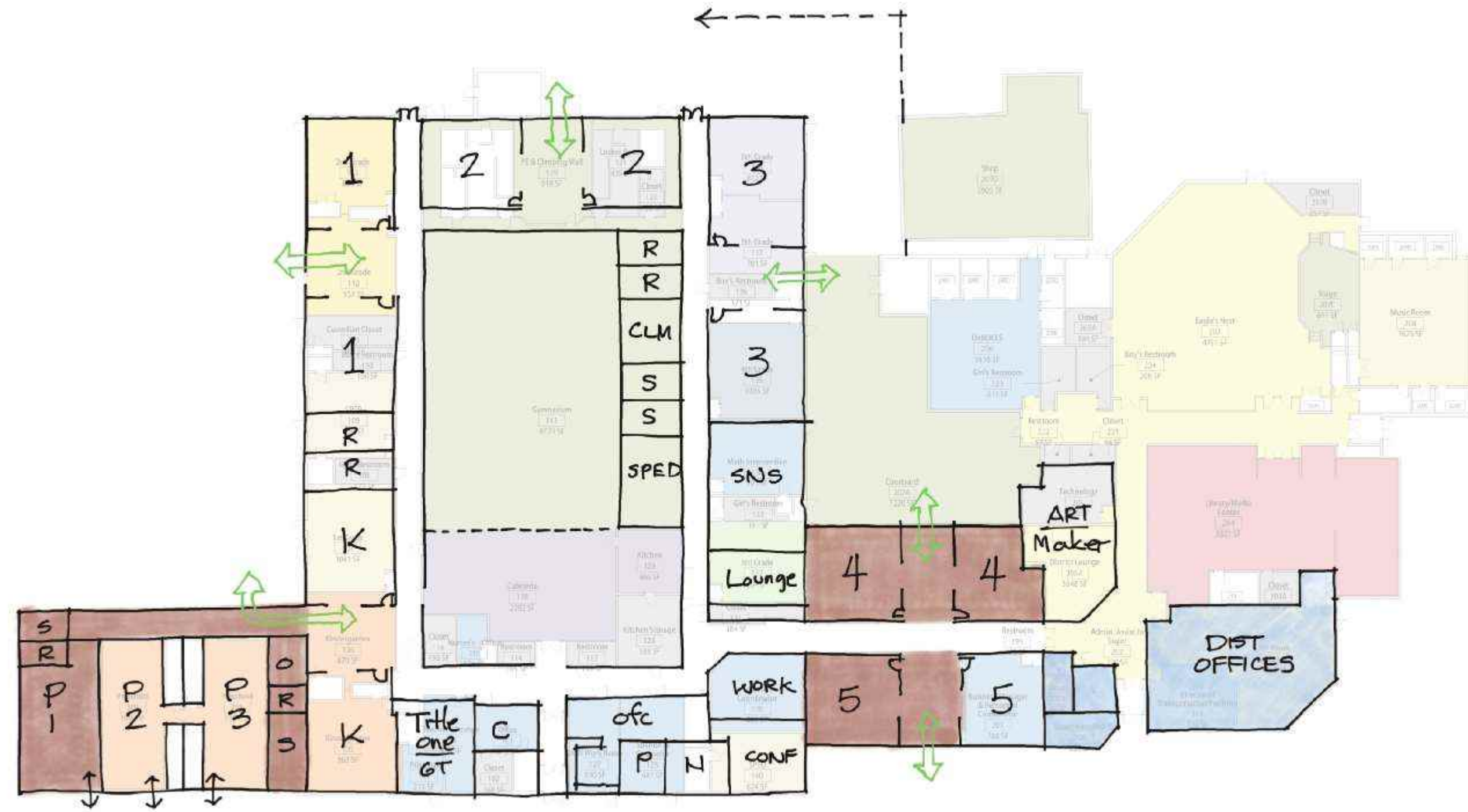
MAJOR RENOVATION



ADDITIONS
PK & CRs

RETAINS EXISTING
STRUCTURE

\$8M

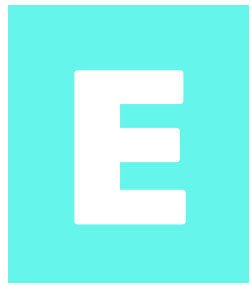


Remodel/Addition

- 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





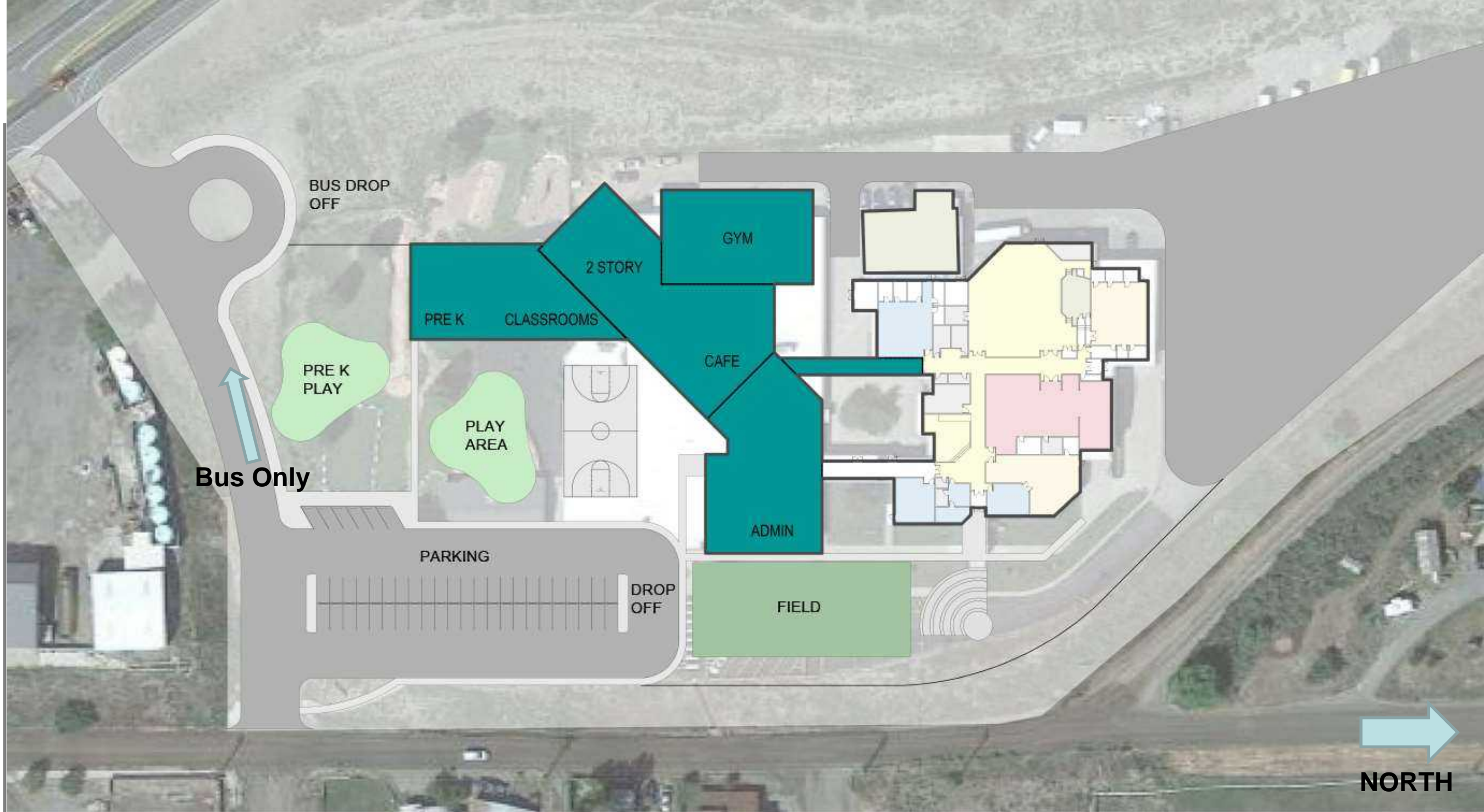
REMODEL/ADDITION



MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

\$15-18M



Remodel/Major Addition

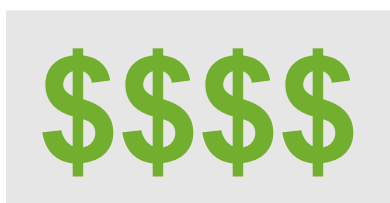
- Maintenance on '96 Building
- Temporarily move to '96 Building
- Demo '72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?



NEV -5

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.

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.

NEW PK-5 SCHOOL



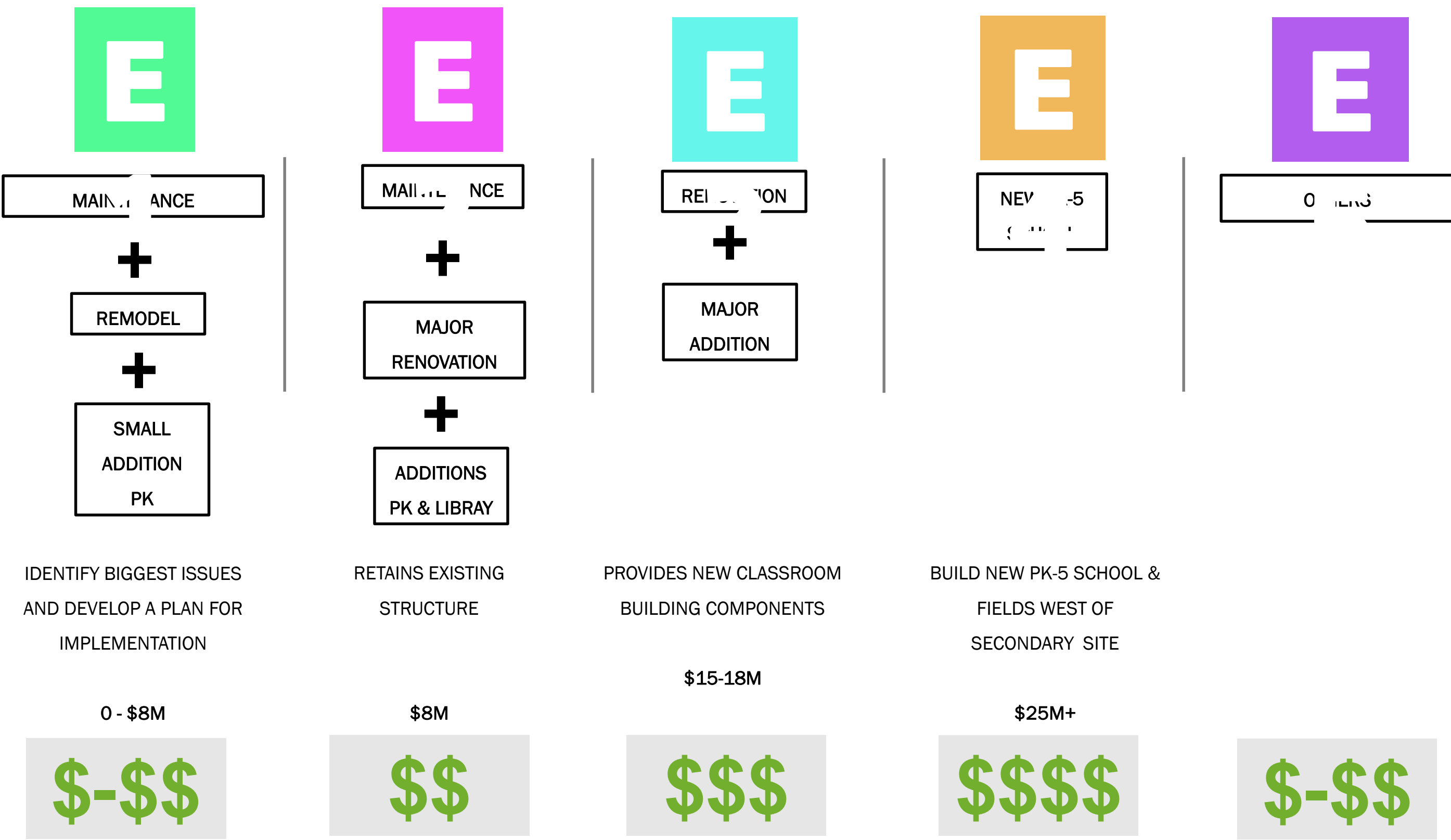
BUILD NEW PK-5 SCHOOL
EAST OF SECONDARY SITE -
NEW TRACK & FIELD
\$30M+

\$\$\$\$

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



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

Break into groups

5 minutes each question

**What are the biggest obstacles you face
in your existing facilities?**

(Limit to top 5 items)

**What would be different in your ideal
school from what you have today?**

(Limit to top 5 items)

Ridgway Secondary School Concerns

Obstacle - Science Community Conit 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

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 S1.1

The following items are currently the identified issues

Maintenance Items

1. Replace Roof – 5 years
2. Replace Mechanical Units – 5 years

Required Items (due to code or district policy)

1. Provide Gender Neutral Locker Rooms
2. Renovate Locker Rooms – private shower stalls
3. Others

Program or Functional Improvements

1. Solar Panel Project
2. Renovate for Teacher Collaboration, Conference Room
3. Renovate/Improve Cafetorium
4. Expand Industrial Arts Program
5. Enclose storage area on north side of school
6. Provide additional outdoor learning spaces
7. Provide Flexible Furniture
8. Construct a Track/Practice field
9. Accommodation for Health Office
10. Pave/improve Parking Lot
11. Provide Green House
12. Provide separate weight room
13. Others



- IDENTIFY BIGGEST ISSUES
- PLAN FOR IMPLEMENTATION

0 - \$4M





1200 Green St

25.17 ACRES

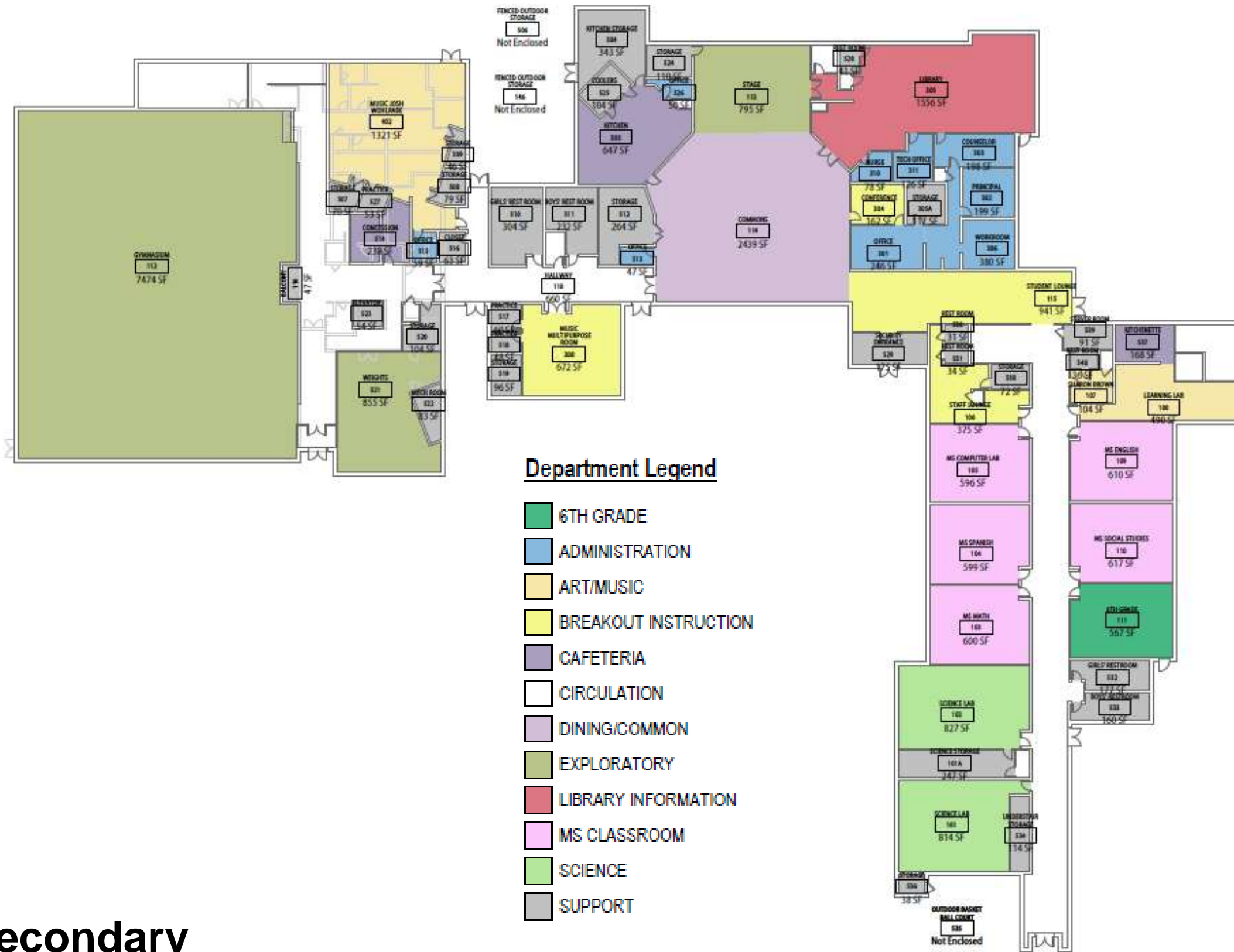
Marion Overlook

Golden Eagle Trail



Green St

Green St

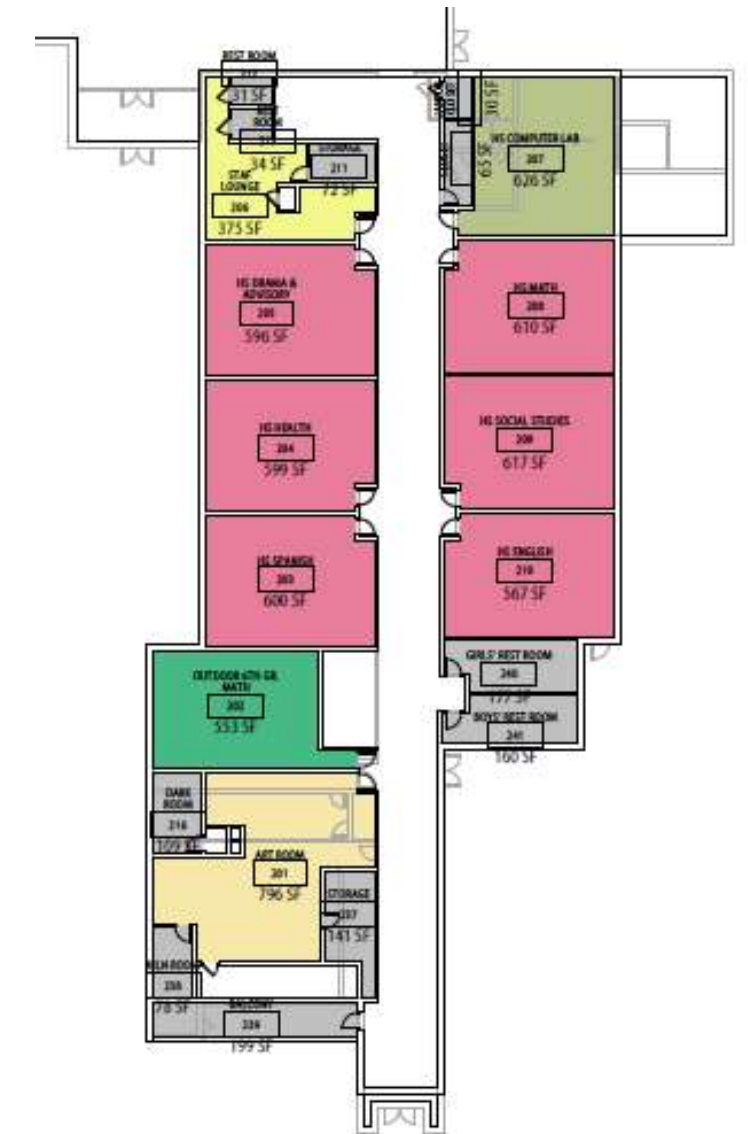


Department Legend

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

Department Legend

- 6TH GRADE
- ADMINISTRATION
- ART/MUSIC
- BREAKOUT INSTRUCTION
- CAFETERIA
- CIRCULATION
- DINING/Common
- EXPLORATORY
- LIBRARY INFORMATION
- MS CLASSROOM
- SCIENCE
- SUPPORT



Secondary

“Provide flexible learning environments that support various modes of education”



Photograph: V/S Furniture

Break Out Space





Ideal Learning Spaces call for:

- Flexibility and Variety
- Agility
- Collaboration
- Transparency
- Community
- Technology
- Choice

Maker Space/Learning Center

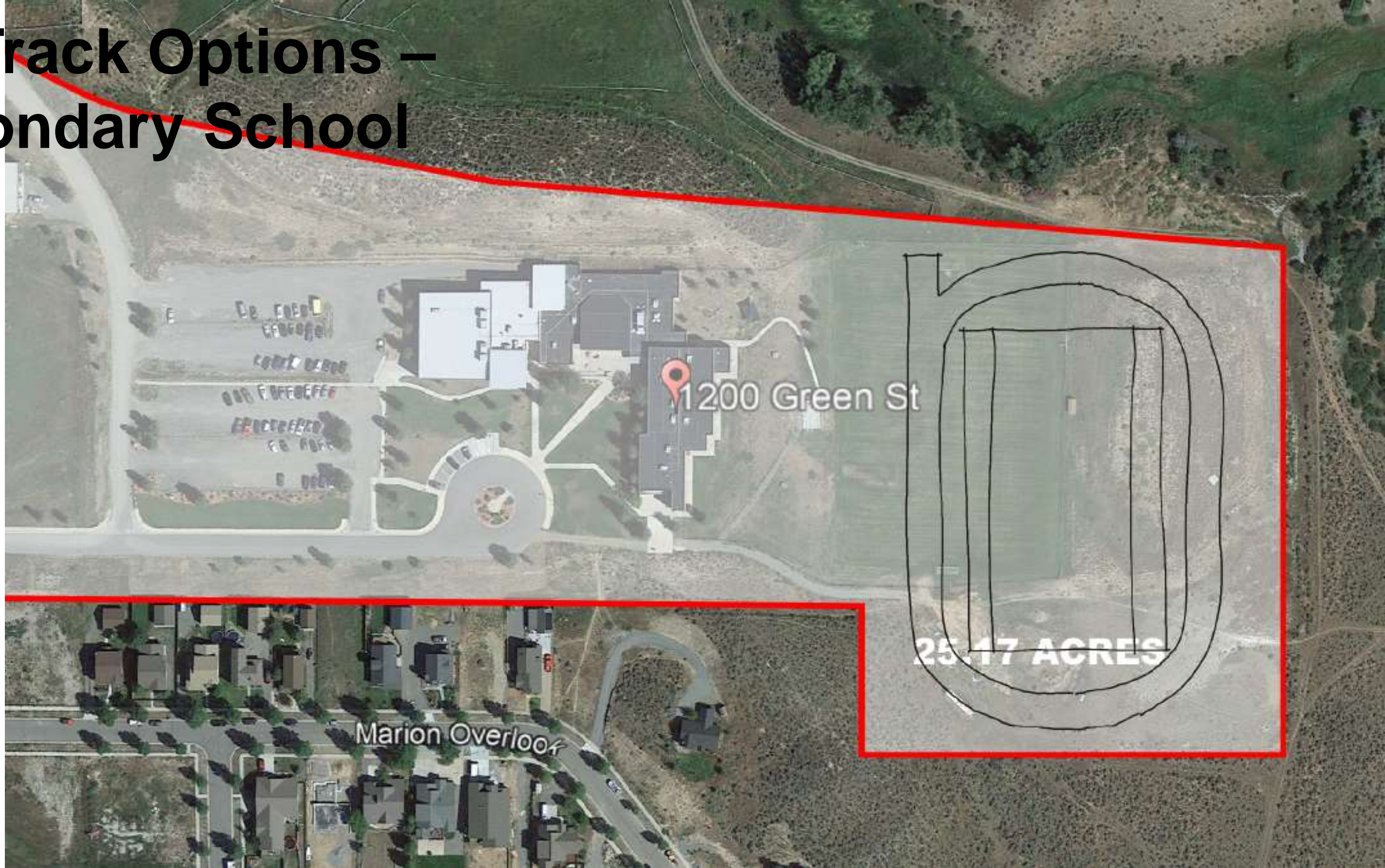
BEFORE



A: Track Options – Secondary School



B: Track Options – Secondary School



C: Track Options – Secondary School



Track Options Town Park???



[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**

Questions?

Next PAT Meeting – Community Meeting

Fall 2020

TBD



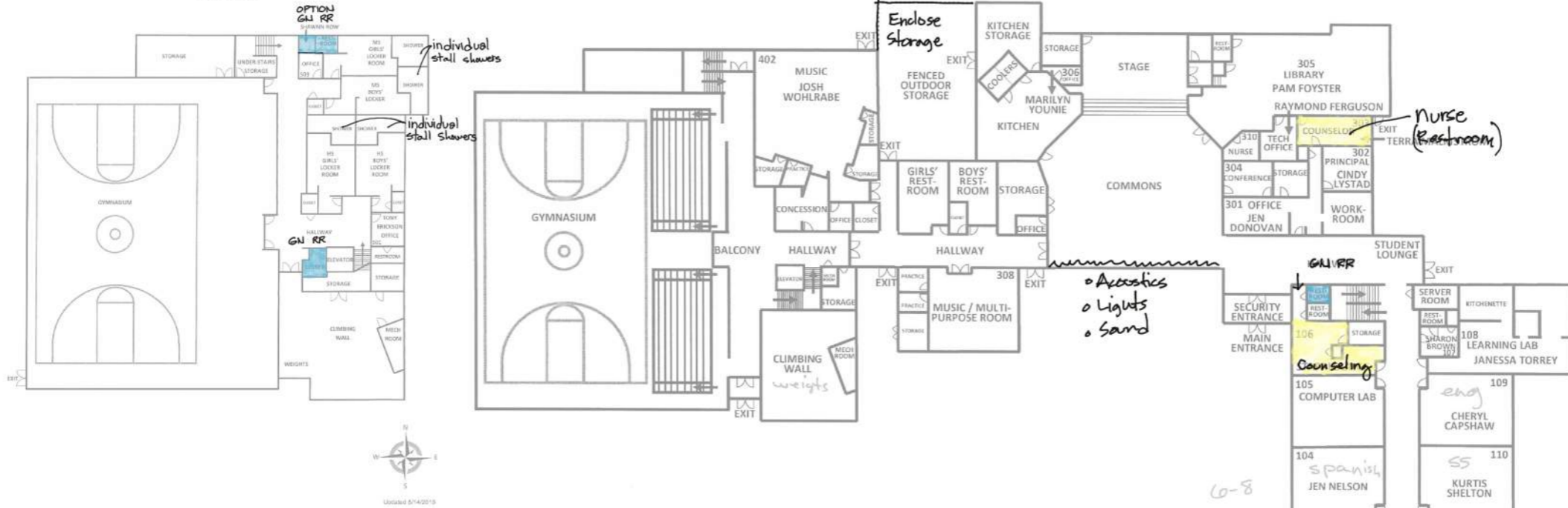
Thank You!



www.rtaarchitects.com



Ridgway Secondary School
Basement Level Gym Classrooms
2019-2020



Ridgway Secondary School
Second Floor Classrooms
2019-2020

