RTA ARCHITECTS

MEETING RECORD

PROJECT: Ouray School District – Gymnasium Facilities Master Plan

PROJECT NO: 2024-033.00

DATE: 9/9/2025

ATTENDANCE: See Attached Attendance Sheet

SUBJECT: PAT Meeting #4

Brian Calhoun kicked off the meeting with a brief reintroduction given that the last meeting was almost 1 year ago.

Brian Calhoun gave a brief overview of the goals of a master planning process including understanding the existing facility needs, identifying costs associated with those needs, understanding programmatic deficiencies and development of strategic options to address those needs.

1. Brian identified specific issues that the board of education wanted to address through the planning process. These include Stakeholder Input, Support for CTE programs, Band room safety and acoustic considerations, Separate wood shop and art, Improve the weight room, understand and address gym needs, and to develop an overall Strategic Facilities Plan.
2. Brian reviewed the district strategic plan Focus #2, which identifies facility goals.
3. Tod reviewed slides of the tours the group took to see the new buildings at West End School District and also Ridgway Elementary School. It was noted that these buildings provided excellent flexibility in spaces accommodating multiple uses in each room. Most spaces could adapt to accommodate multiple functions and sizes of groups.
4. Financial Overview & Tax Context
   The school's operating costs are heavily supported by local property taxes, with about 70% coming from this source. - Current mill levy overrides and bonds contribute significant funding, but some will sunset after 2027, affecting future revenue streams. - The district's total bond capacity is $21.3 million, but actual taxpayer tolerance for increases is a key consideration.
5. Grant & Funding Opportunities
   The state's BEST grant program is a major potential funding source, but is highly competitive and prioritizes safety/security projects. - Matching requirements and the possibility of waivers were discussed, with the district's current match rate at 59%. - The upcoming grant cycle is expected to be especially competitive due to reduced available funds.
6. Project Timing & Strategic Planning
   The timing of facility projects is being considered in relation to the sunset of existing mill levies, with the goal of minimizing new tax impacts. - A potential timeline was outlined: master planning this fall, public input and design over the next year, grant application in early 2027, bond campaign in fall 2027, and possible new construction by fall 2029.
7. Facility Needs & Building Assessments
   The current gym and associated buildings have significant issues: aging mechanical systems, structural and code deficiencies, poor energy efficiency, lack of ADA accessibility, and inadequate specialized spaces (music, art, wood shop, weight room). - Health and safety concerns were raised, including air quality and noise issues, especially in the music room.
8. Site & Building Options
   Multiple site fit options were discussed, including using existing district land, acquiring adjacent parcels, and various configurations for new or renovated facilities. - Concepts included stacking functions (cafeteria, gym, classrooms) in multi-story buildings and bridging between sites. - The feasibility of renovating versus replacing the gym was debated, with cost, disruption, and long-term needs considered.

9. Group Brainstorming & Input
   Attendees were divided into groups to develop master plan concepts and phase one priorities, using provided floor plans and program blocks. - Common themes included maximizing use of existing land, addressing immediate space needs, and planning for long-term flexibility. - Concerns about overbuilding relative to student population and the importance of cost-effective solutions were voiced.
10. Next Steps & Action Items
    The district will investigate the feasibility and community support for a bond measure. - A detailed cost analysis and funding plan will be prepared for conceptual options. - Engagement with the BEST grant program will continue to assess funding competitiveness. - A follow-up meeting will be scheduled to review conceptual plans and gather further feedback. - Groups are tasked with developing master plan concepts for both short-term and long-term visions. A summary of the options the groups assembled can be found on the attached slides. Some key takeaways from the exercise include:
    a. A focus on academic spaces including Art, Music, Wood Shop were prioritized over gym spaces.
    b. Cafeteria and Kitchen were seen as important needs and could also support the school with more multifunctional spaces.
    c. The group focused on a smaller building in phase one that could be built on existing district land. It was noted however by most groups that additional land would be beneficial for all options, even if you left the existing houses in place on built along the alley.
    d. Most groups felt that the purchase of additional land was a once in a lifetime opportunity regardless of what is done with it initially.

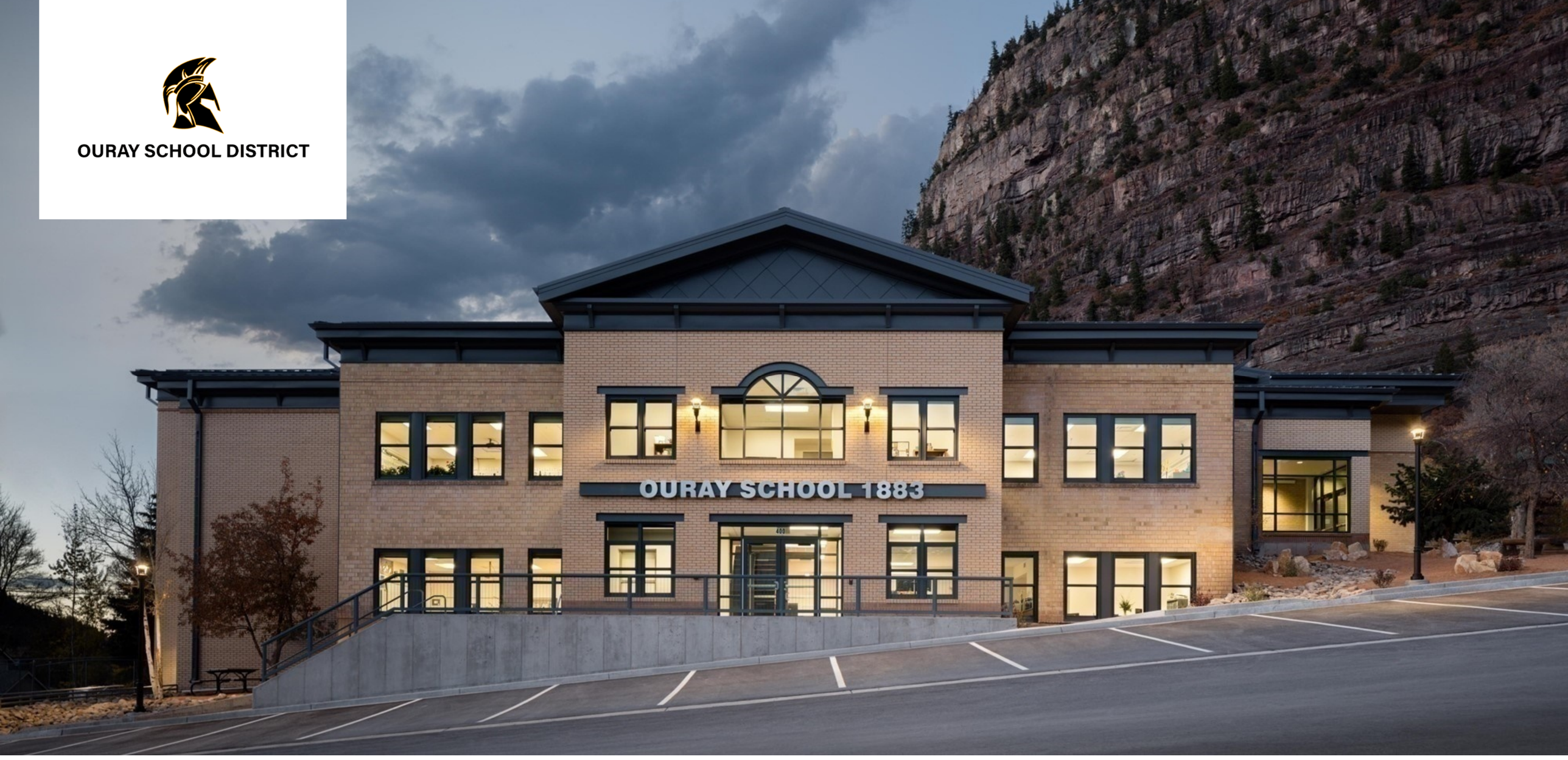
Attachments: PAT#4 PowerPoint Slides

CC: File

REPORTED BY: _____ Brian Calhoun, AIA

Signature Printed Name

OURAY SCHOOL DISTRICT



RTA ARCHITECTS

Ouray School District – Gymnasium Master Plan

September 9, 2025



Brian Calhoun, AIA, LEED AP BD+C
Principal in Charge

Here Today

RTA ARCHITECTS



40+

District-wide Master Plans / Facility Assessments

20+

Rural School District Master Plans / Facility Assessments

6M+

Square feet assessed in the past 6 years

Academy District 20 Facilities Assessment
Archuleta School District Master Plan
Arriba-Flagler School District Facility Assessments
Brighton School District 27J Master Plan
Burlington School District RE-6J Master Plan
Calhan School District Master Plan
Campo School District Master Plan
Cheyenne County School District Master Plan
Cheraw School District Master Plan
Colorado Springs District 11 Facilities Assessment Index Audit
Colorado Springs School Master Plan
East Otero School District Master Plan
Early Connections System-Wide Master Plan
Fowler School District Master Plan
Gunnison Watershed School District Master Plan
Hanover School District Master Plan
High Mountain Institute Master Plan
Hinsdale School District Master Plan
Hoehne School District #3 Facility Assessments
Holly School District Master Plan
Ignacio School District Master Plan
Las Animas School District Master Plan
Lewis-Palmer District #38 Master Plan
Montrose County School District Master Plan
Mountain Valley School District Master Plan
Ouray School District Master Plan
Peyton School District Master Plan
Platte Canyon RE-1 District Master Plan
Pueblo District 70 Facilities Needs Assessment
Ridgway School District Master Plan
Roaring Fork School District Master Plan
Springfield School District RE-4 Master Plan
Strasburg School District Master Plan
The Colorado School for the Deaf and the Blind Master Plan
Trinidad School District Master Plan
Vilas School District Master Plan

Colorado's Master Planning Experts

A Living Road Map for Future Planning

- ✓ Provides a strategy for a unified cohesive approach, integrated with the community
- ✓ Assessments of facility inventory and building aligned with mission and pedagogy
- ✓ Educational Adequacy and Safety/Security Assessments
- ✓ Develop a Space Program for Gymnasium Building
- ✓ Develop design options (may include renovations and new)
- ✓ Invites broad stakeholder input
- ✓ Evaluate Funding options and Timelines
- ✓ Provides the basis for data-driven decisions against known benchmarks
- ✓ Supports your communication process
- ✓ Supports your students' success

What Will an Effective Master Plan Do?

Ouray School District:

Initial Goals for Master Plan

- *Stakeholder Input / Public Process*
- *Support CTE program(s)*
- *Band room: Look at safety around acoustics and room design*
- *Separate wood shop and art*
- *Improve Weight Room*
- *Understand and address aging Gym Building Needs*
- *Develop Strategic Facilities Plan*

Ouray School District Strategic Plan

FOCUS 2
Buildings and learning spaces for the future

1. Design future buildings for expanded programs and course offerings
2. Include flexible learning spaces
3. Design multi-purpose spaces
4. Provide quality athletic facilities

Measures of Success

- Facilities master plan completion
- Stakeholder attendance in planning and design

Site Visits – November, 2024


WEST END RE 2
SCHOOL DISTRICT


HONOR YOUR
HISTORY
AS YOU EXPLORE YOUR
FUTURE


Home
Guests
period
player
game
fouls
won


NHS


053
AND JUSTICE FOR ALL
053 KITCHEN
Take what you want to eat & eat all you take
NO CHEWING GUM


Nucla High School
Class of 2014
Nucla High School
Class of 2015
Nucla High School
Class of 2016
Nucla High School
Class of 2018
Nucla High School
Nucla High School
Class of 2020
Nucla High School
Class of 2021
Pick Up Here
WE TAKE CARDS
Order Here
NUCLA


067


WHEN I WA
A KID, PLUTO
WAS A PLANET


ART BOOKS
MISTAKES
Swish
Wipe
Blot




EXIT
RIDGID
LADDERS


206
MAKE YOUR OWN
COMICS
CURRENT
CONFERENCE
ROOM
206
Please Plug
Back In
So They Can Charge


NO FOOD OR DRINK
IN THE GYM



Step Five:

Funding Options

Current Mill Total – Ouray School District FY2025

FUND	Dollar Value	Mill Total
General Fund		
Total Program	**$2,333,312**	**22.931**
Hold Harmless	**$0**	**0.000**
Voter Approved Mill Levy Override/s	**$493,505**	**4.850**
Abatement	**$21,063**	**0.207**
Total General Fund	**$2,847,880**	**27.988**
Bond Redemption Fund	**$195,876**	**1.925**
Transportation Fund	**$0**	**0.000**
Special Building & Technology	**$0**	**0.000**
Supplemental Capital Construction, Technology, & Maintenance	**$0**	**0.000**
Other	**$0**	**0.000**
Total Non-General Fund	**$195,876**	**1.925**

Bonding Capacity: $21.3M Maximum

Total Bonding Capacity

Debt-Based Assumptions	FY 2024/25	FY 2025/26
Net Assessed Valuation	$101,753,600	$113,991,810
Gross Debt Capacity @ 20%	$20,350,720	$22,798,362
General Obligation Principal Outstanding as of Year-End	$1,665,000	$1,535,000
Remaining Debt Capacity	$18,685,720.00	$21,263,362.00

Bonding Capacity: $21.3M Maximum

$21.3M (18.7 mills in 2026)

Residential: $109/yr/100k

Commercial: $419/yr/100k

$10M (8.8 mills in 2026)

Residential: $52/yr/100k

Commercial: $198/yr/100k

B.E.S.T.
Building Excellent Schools Today

What is BEST?

Collaboration by CO legislative leardership, 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 dagerous 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.

Priority 1
This application addresses safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment. See glossary for definition of "technology".

Priority 2
This application will relieve current overcrowding in public school facilities, including but not limited to allowing students to move from temporary instructional facilities into permanent facilities.

Priority 3
This application will provide career and technical education capital construction in public school facilities.

Priority 4
This application will assist in the replacement of prohibited American Indian Mascots

Priority 5
This application is for other types of capital improvements not addressed in priorities 1-4.

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]

Ouray Qualified match: 59%

Bonding Capacity: $21.3M



BEST GRANT OVERVIEW

Preparation

July - December 2023

- Awarded FY23-24 projects begin work.
- Potential applicants work with consultants and BEST staff to define project scope and develop budget.
- Notifications for upcoming grant cycle published.
- **No later than November 30**: All Districts and Charter Schools must notify BEST of intent to apply.
- Final FY23-24 project list is established based upon November election results.
- **December 30, 2023:** FY23-24 Grant Agreements not fully executed may be rescinded in order to fund backup projects.

Application

January 2024

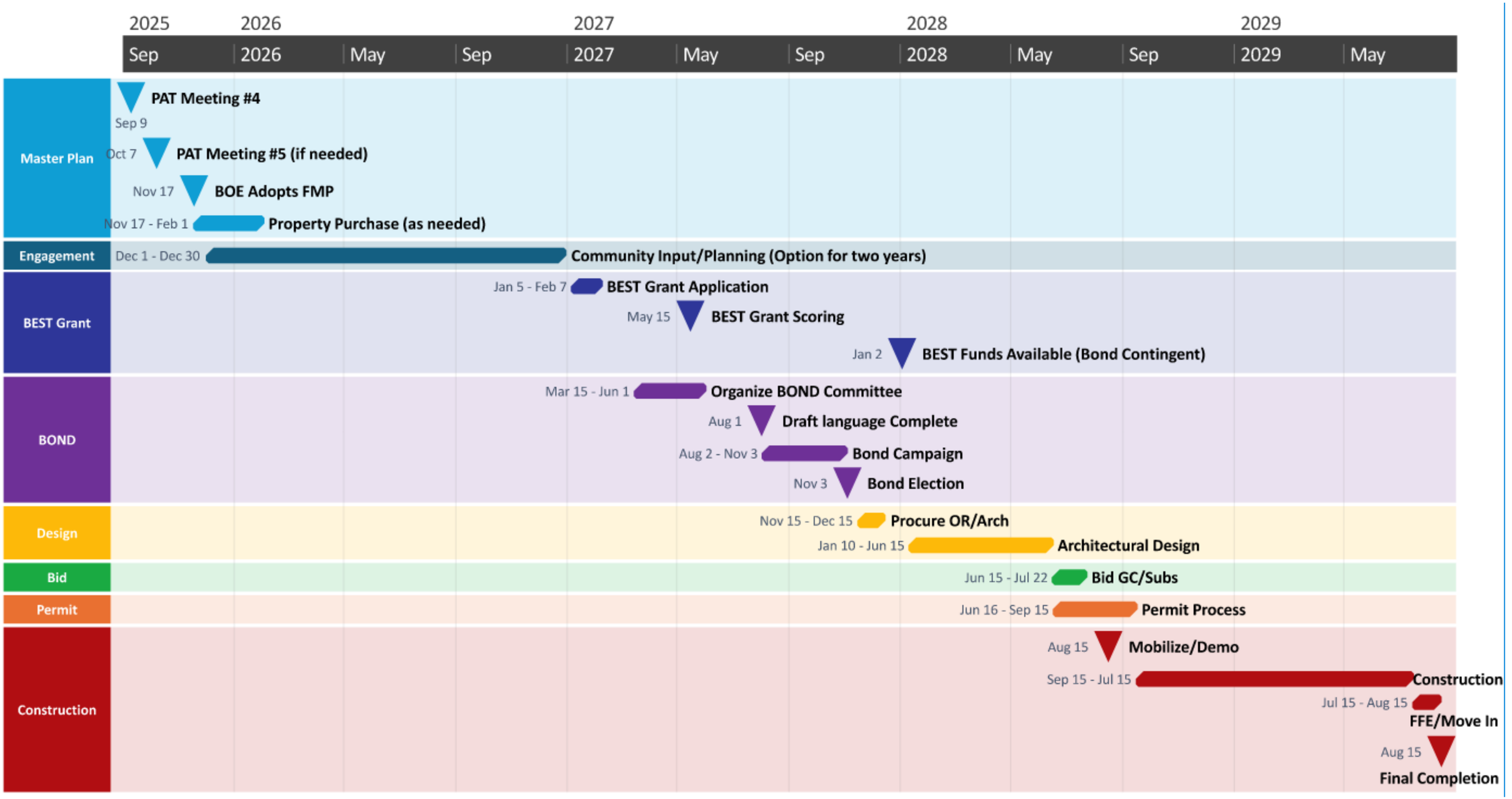
- Match percentages available.
- Online training available.
- Applicants assigned Grant Manager accounts to submit applications.
- **January 8 - February 5**: Application open, submissions due at 4 pm on February 5th.

Approvals

February - June 2024

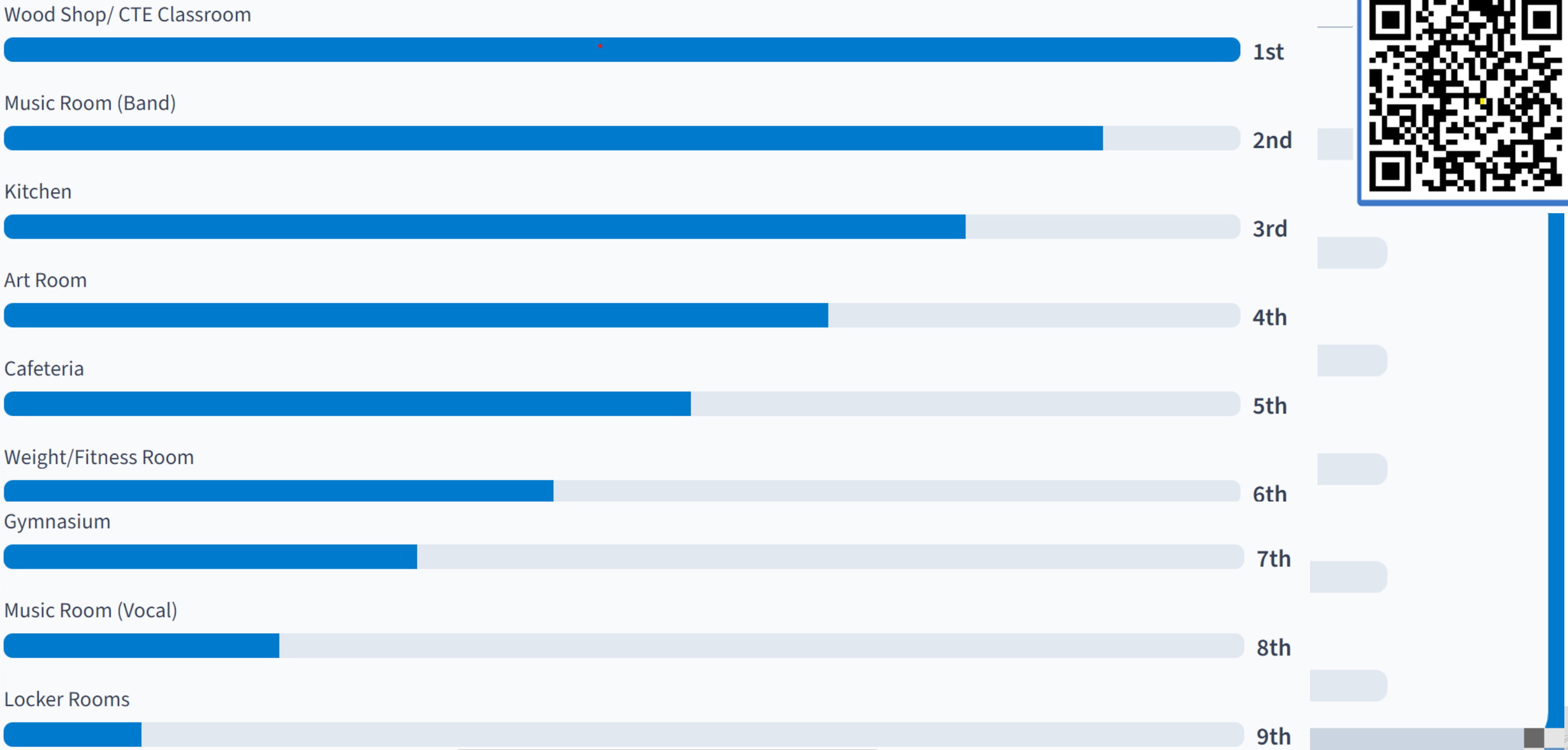
- **February 6 - April 18**: Staff review of FY24-25 applications. Summary Book published. Conditional Commitment Vouchers delivered.
- **April 18 - May 13**: Capital Construction Assistance Board (CCAB) review period.
- **May 13 - May 15**: CCAB meets to prioritize recommended projects for FY24-25.
- **No later than June 20**: State Board of Education (SBE) meets to approve prioritized list.
- **No later than July 15**: Capital Development Committee meets to approve SBE Lease Purchase project recommendations.





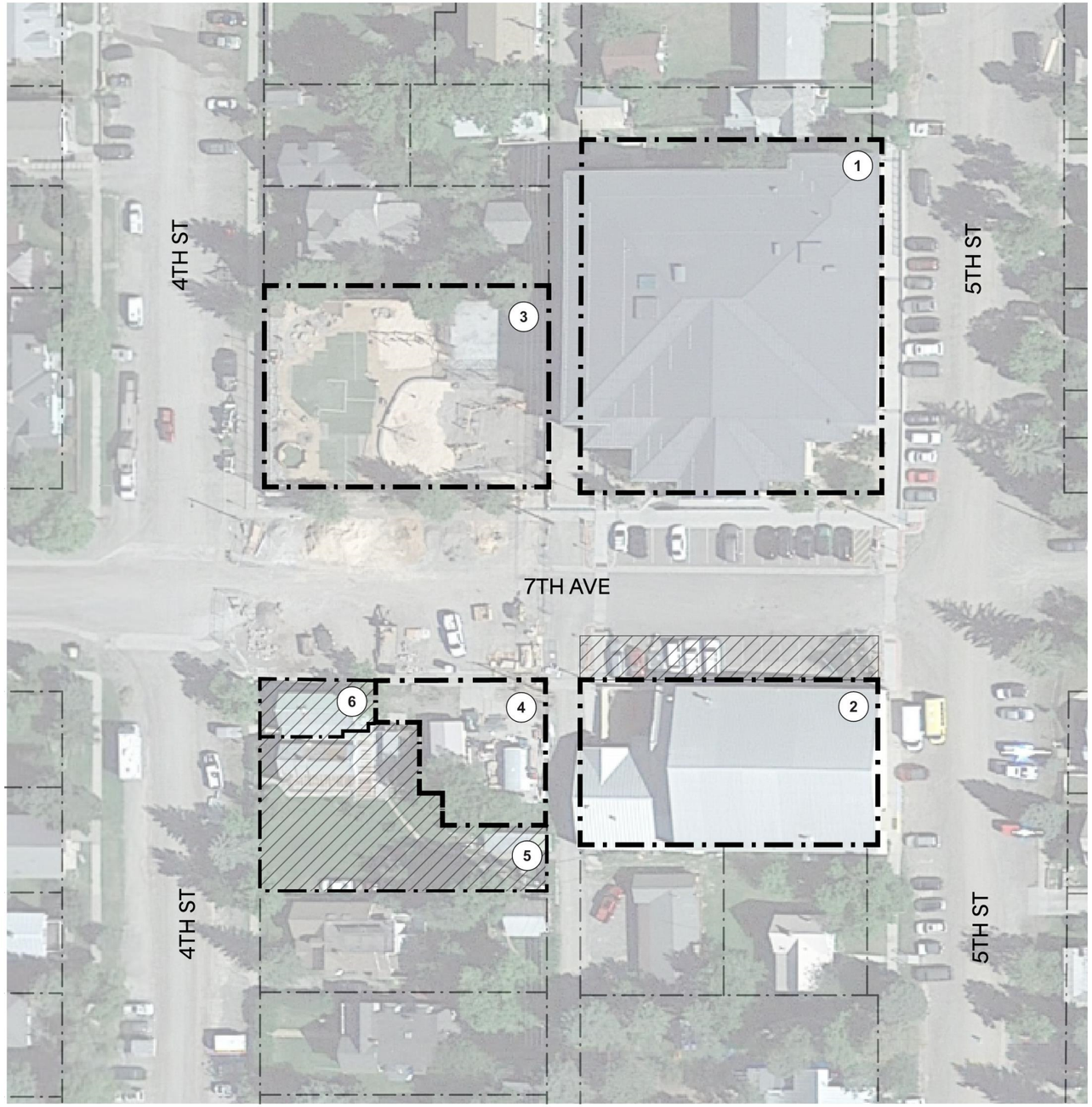
Potential Overall Timeline

Rank the following building programmatic elements from most urgent to improve to least urgent to improve:

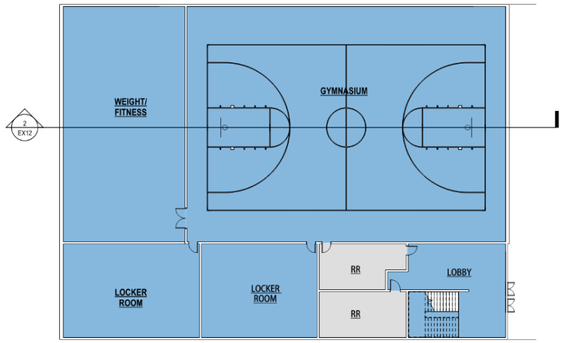


What has changed since last year:

Opportunity for Additional Property



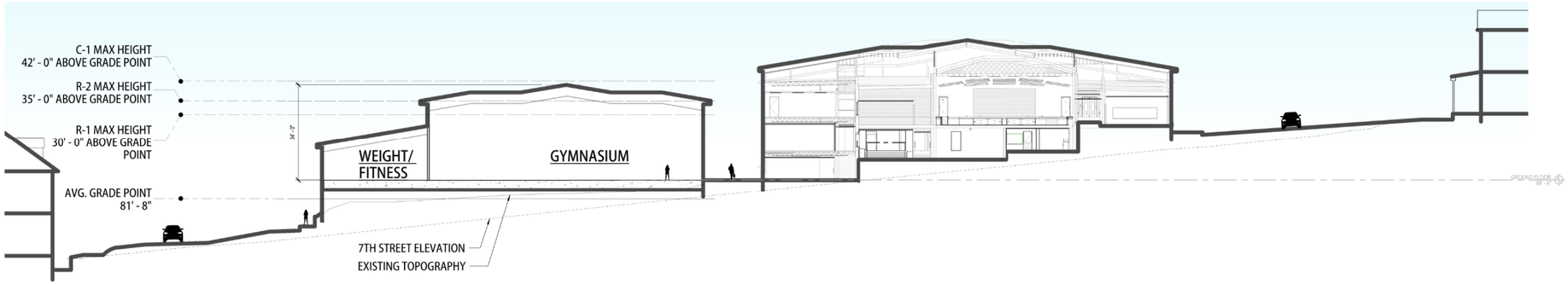
What has changed:



N

Option B1 – Floor Plan

NTS



Option B1 – Building Section

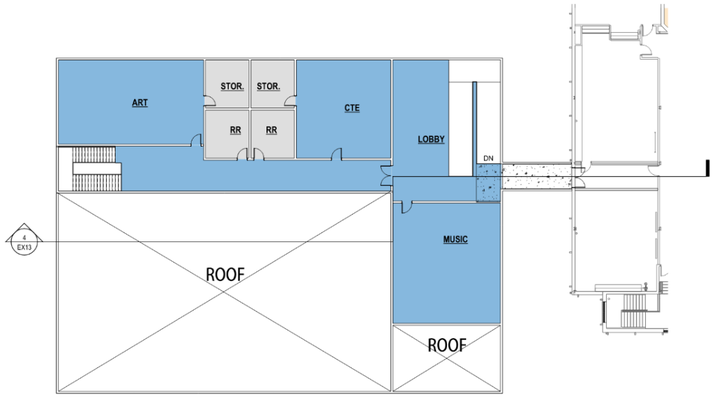
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N

Key Plan

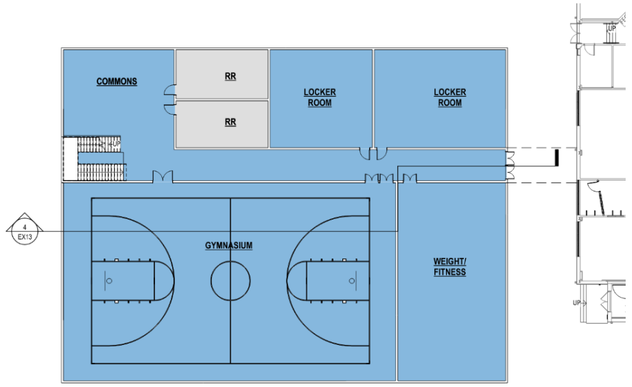
Option B1 - Gymnasium



N

Option B3 – Second Floor

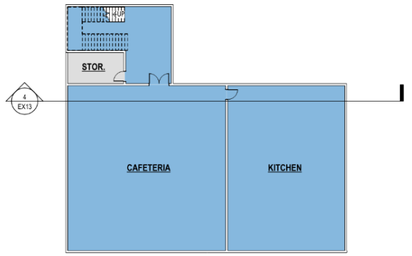
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N

Option B3 – Ground Floor

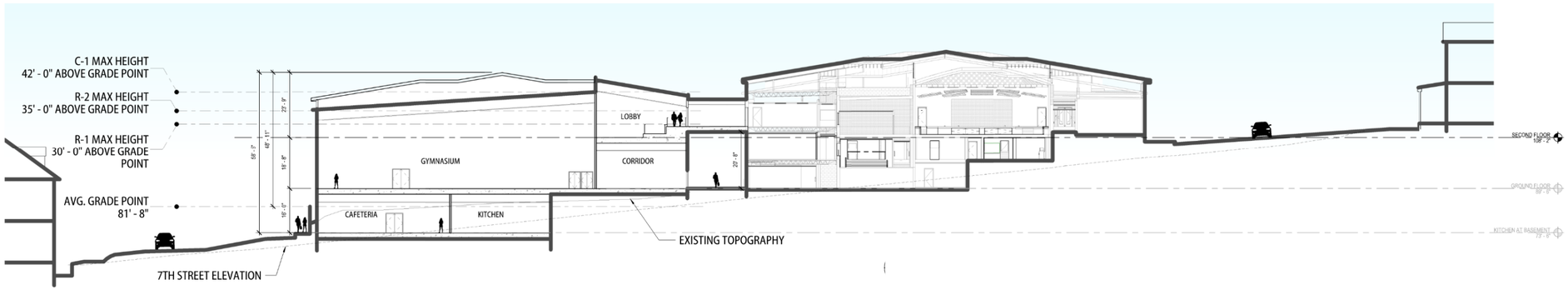
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N

Option B3 – Basement

NTS



Option B3 – Building Section

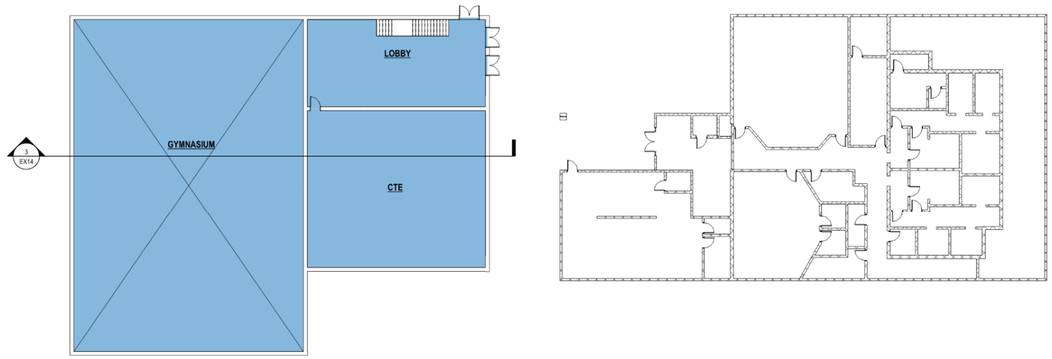
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N

Key Plan

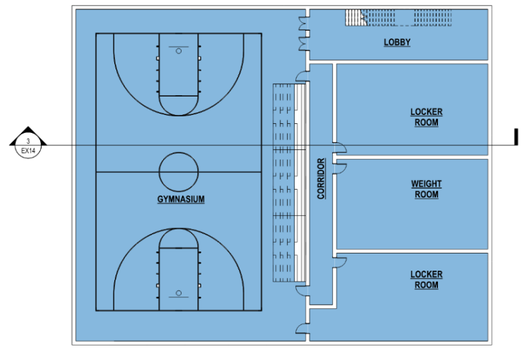
Option B3 – Three Stories



N

Option B4 – Ground Floor Plan

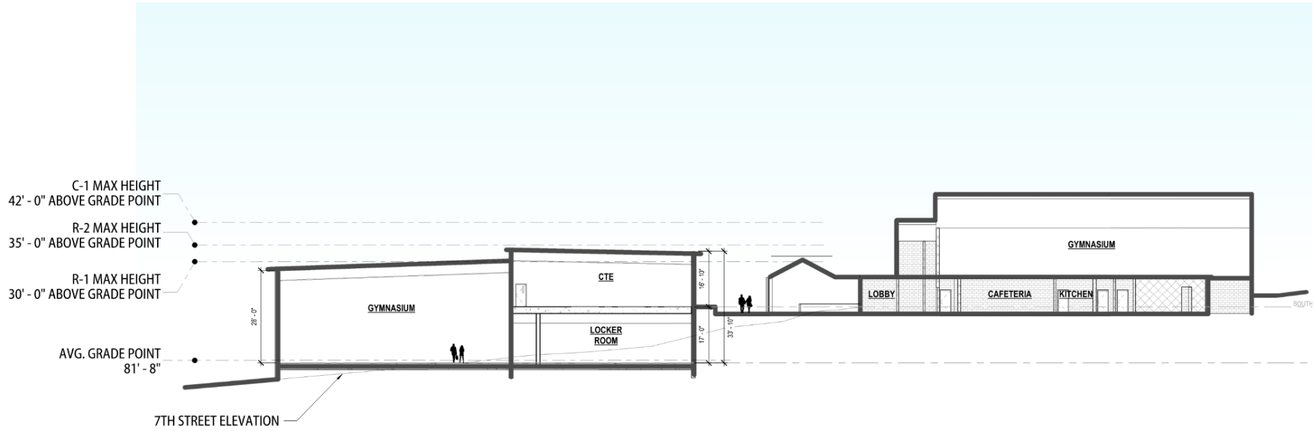
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Option B4 – Lower Level Plan

NTS



Option B4 – Building Section

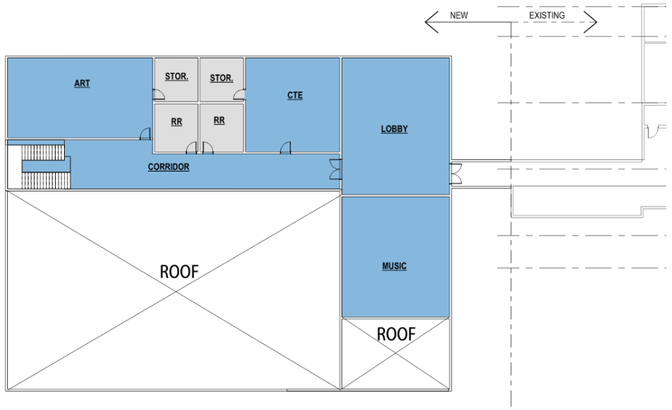
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N

Key Plan

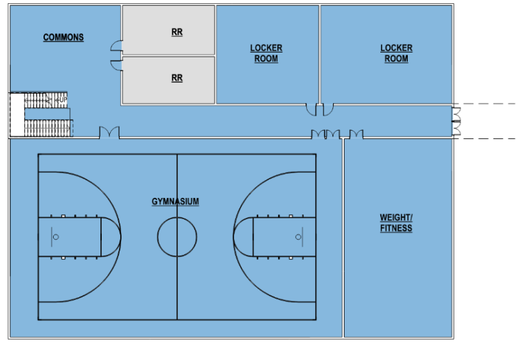
Option B4 – Site Four



N

Option B5 – Second Floor

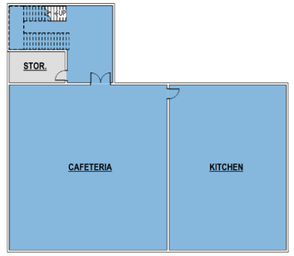
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Option B5 – First Floor Plan

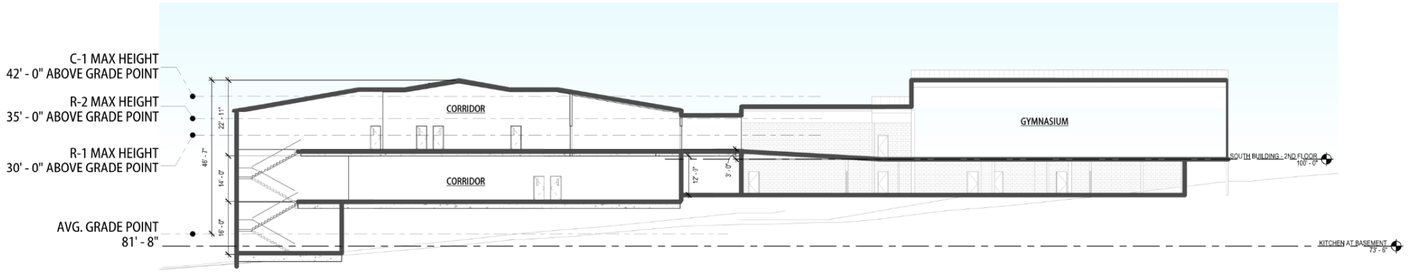
NTS



N

Option B5 – Basement

NTS



Option B5 – Building Section

NTS



N

Key Plan

Option B5 – Site Four, Bridge



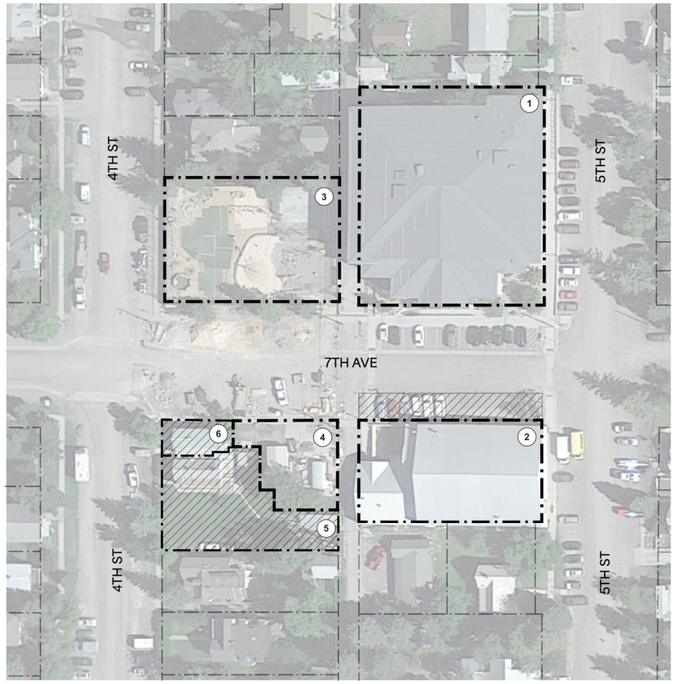
Master Plan Exercise

Introduction

The exercise creates opportunities to explore a short and long term plan to improve Ouray School District's infrastructure. As a group, you will create two scenarios:

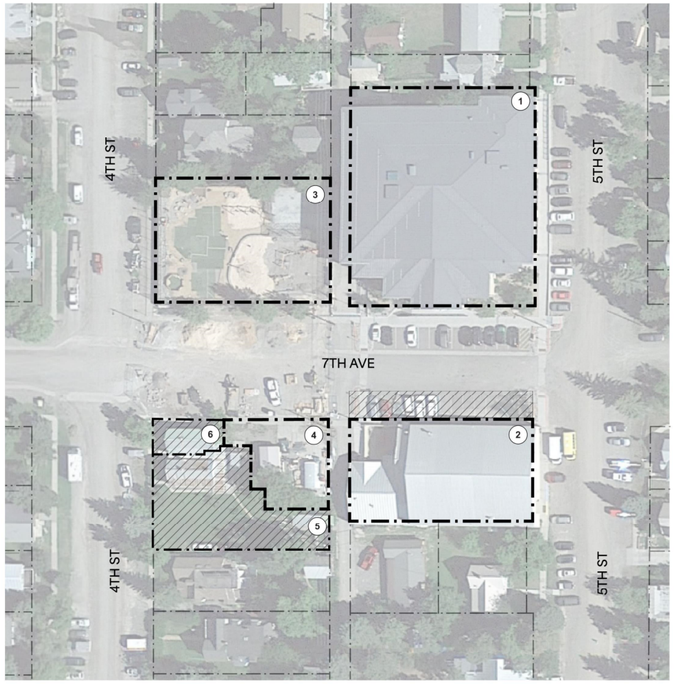
- **Phase One** – The first section of work to get constructed.
- **Master Plan** – Long term comprehensive framework that guides the design and development.

PHASE ONE SCHEME:



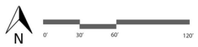


MASTER PLAN SCHEME:





OURAY SD MASTER PLAN EXERCISE



rta ARCHITECTS

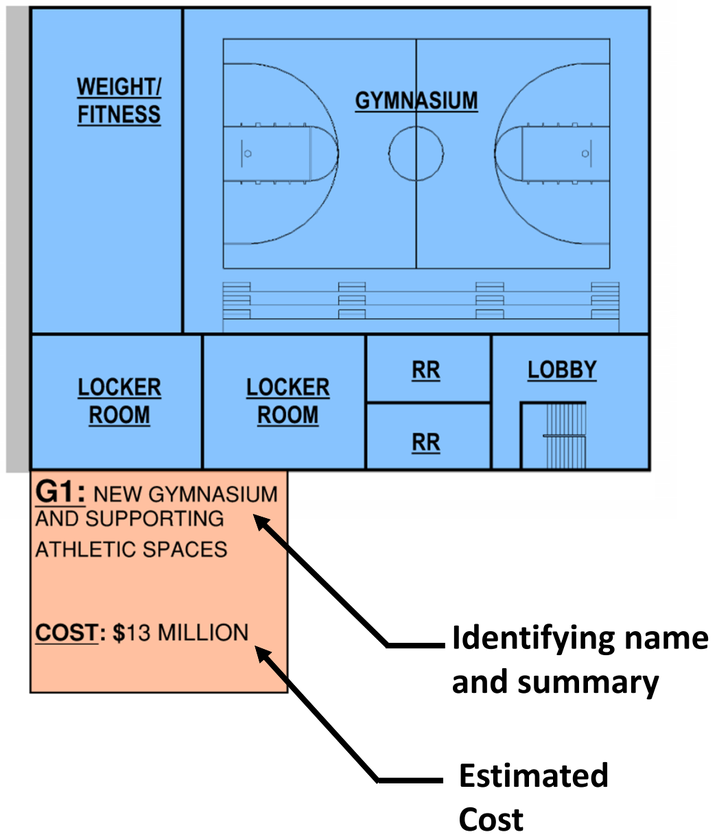
Master Plan Exercise Instructions

Game Pieces Overview

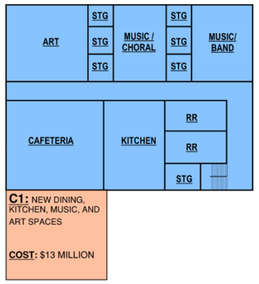
Each team has 9 “game pieces” in front of them. These are programmatic configurations that reflect the possible needs of Ouray School District.

G1- Gymnasium and supporting program

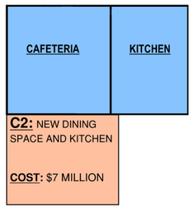
***Enlarged Game Piece**



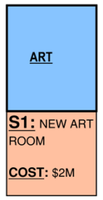
C1- Cafeteria, Kitchen, and Arts



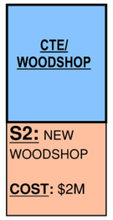
C2- Cafeteria and Kitchen



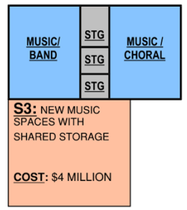
S1- Art



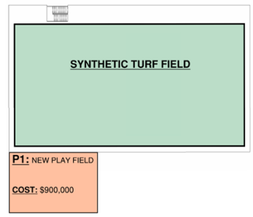
S2- Woodshop



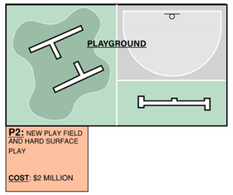
S3- Music



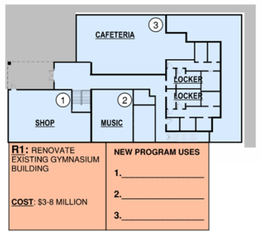
P1- Turf Field

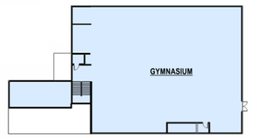


P2- Playground



R1- Renovation of Existing Gym Building





Master Plan Exercise Instructions

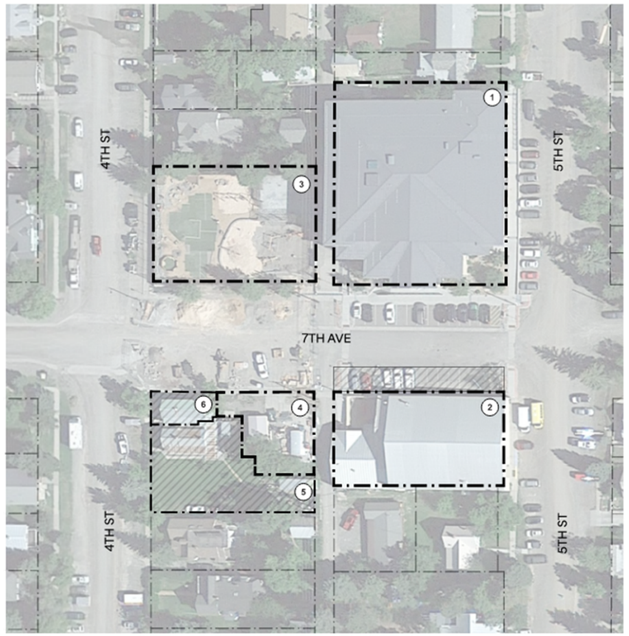
First Step- Talk with your team to decipher the highest priority for Phase 1.

Second Step- Move and reconfigure these game pieces onto the game board. Try to focus on the programmatic spaces rather than the specifics of the floor plan.

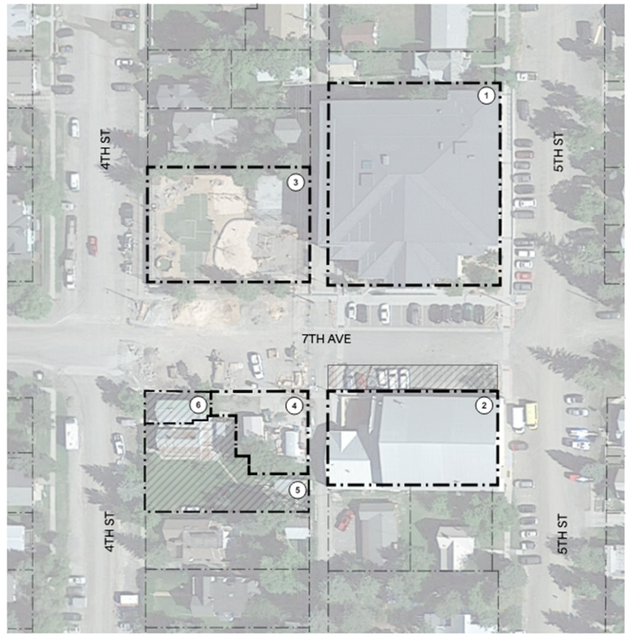
Third Step- Underneath the site plan, take notes of the building components that your team chooses, then add up the schemes Estimated Cost.

Keep in mind funding/bonding limitations.

PHASE ONE SCHEME:



MASTER PLAN SCHEME:



BUILDING COMPONENTS

EST. TOTAL COST/BUDGET

POTENTIAL SITE EXPANSION

SURROUNDING PROPERTY LINES

POTENTIAL SITE EXPANSION

OURAY SD PROPERTY BOUNDARIES

BUILDING COMPONENTS

EST. TOTAL COST/BUDGET

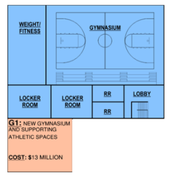
POTENTIAL SITE EXPANSION

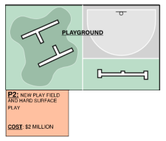
SURROUNDING PROPERTY LINES

POTENTIAL SITE EXPANSION

OURAY SD PROPERTY BOUNDARIES

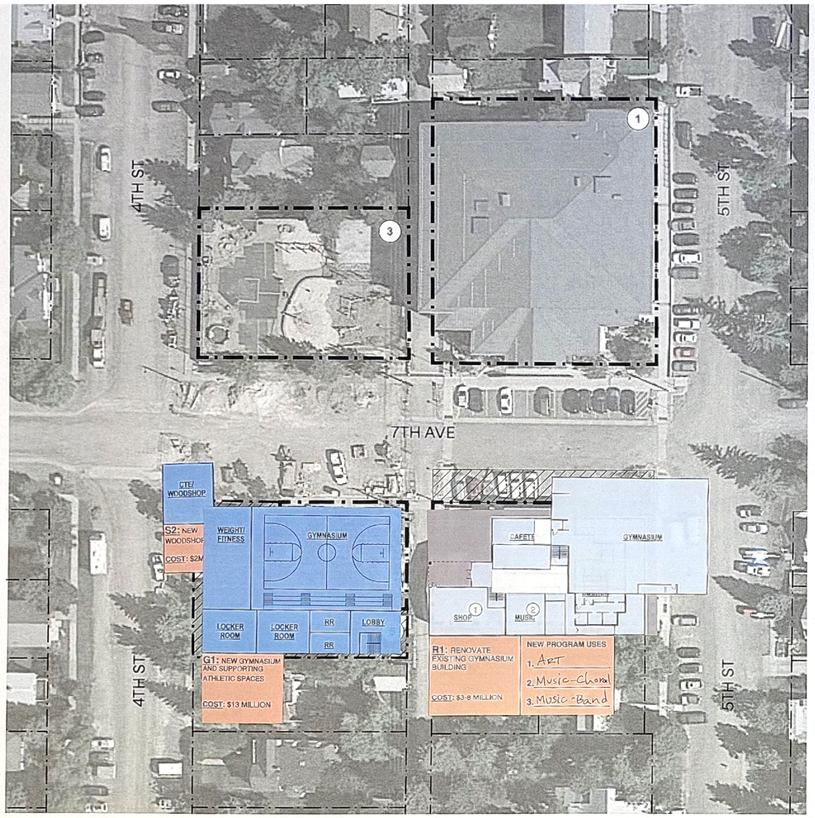
OURAY SD MASTER PLAN EXERCISE





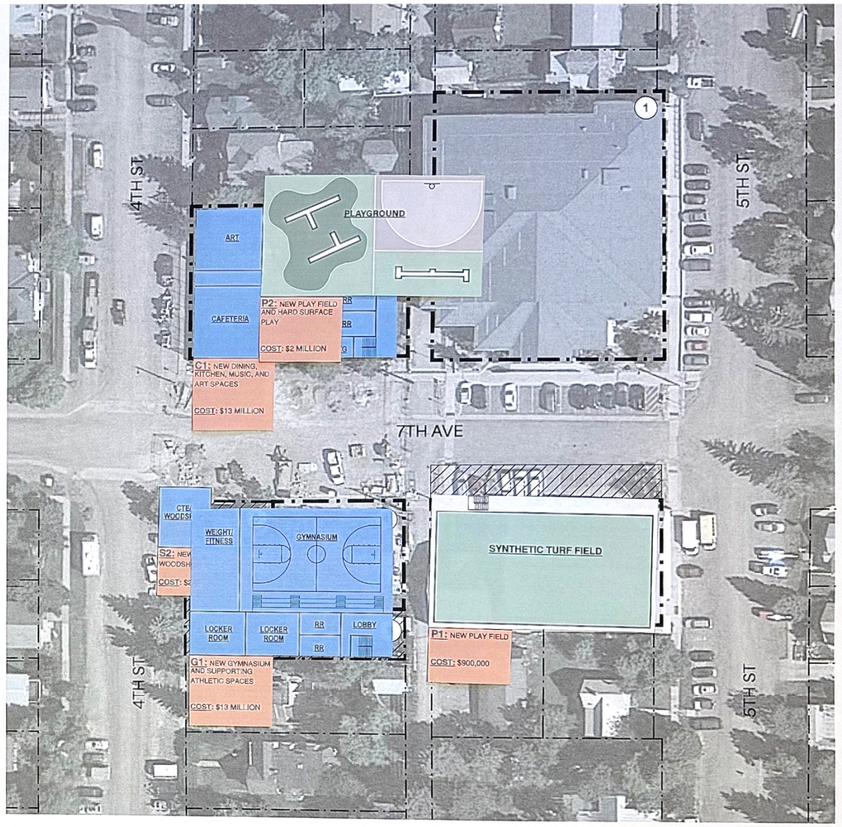
Master Plan Exercise Instructions

PHASE ONE SCHEME:



EST. TOTAL COST/BUDGET	G1 GYM:	$13 M	POTENTIAL SITE EXPANSION
	S2 CTE/SHOP:	$ 2 M	SURROUNDING PROPERTY LINES
			POTENTIAL SITE EXPANSION
TOTAL	...	$15 M W/O BEST	OURAY SD PROPERTY BOUNDARIES

MASTER PLAN SCHEME:



EST. TOTAL COST/BUDGET	C1 BUILDING:	$13 M	POTENTIAL SITE EXPANSION
	P2 PLAYGROUND:	$ 2 M	SURROUNDING PROPERTY LINES
	P1 FIELD:	$ 1 M	POTENTIAL SITE EXPANSION
	G1 GYM:	$13 M	
	S2 CTE/SHOP:	$ 2 M	
TOTAL	...	$31 M	OURAY SD PROPERTY BOUNDARIES

OURAY SD MASTER PLAN EXERCISE

N

0' 30' 60' 120'

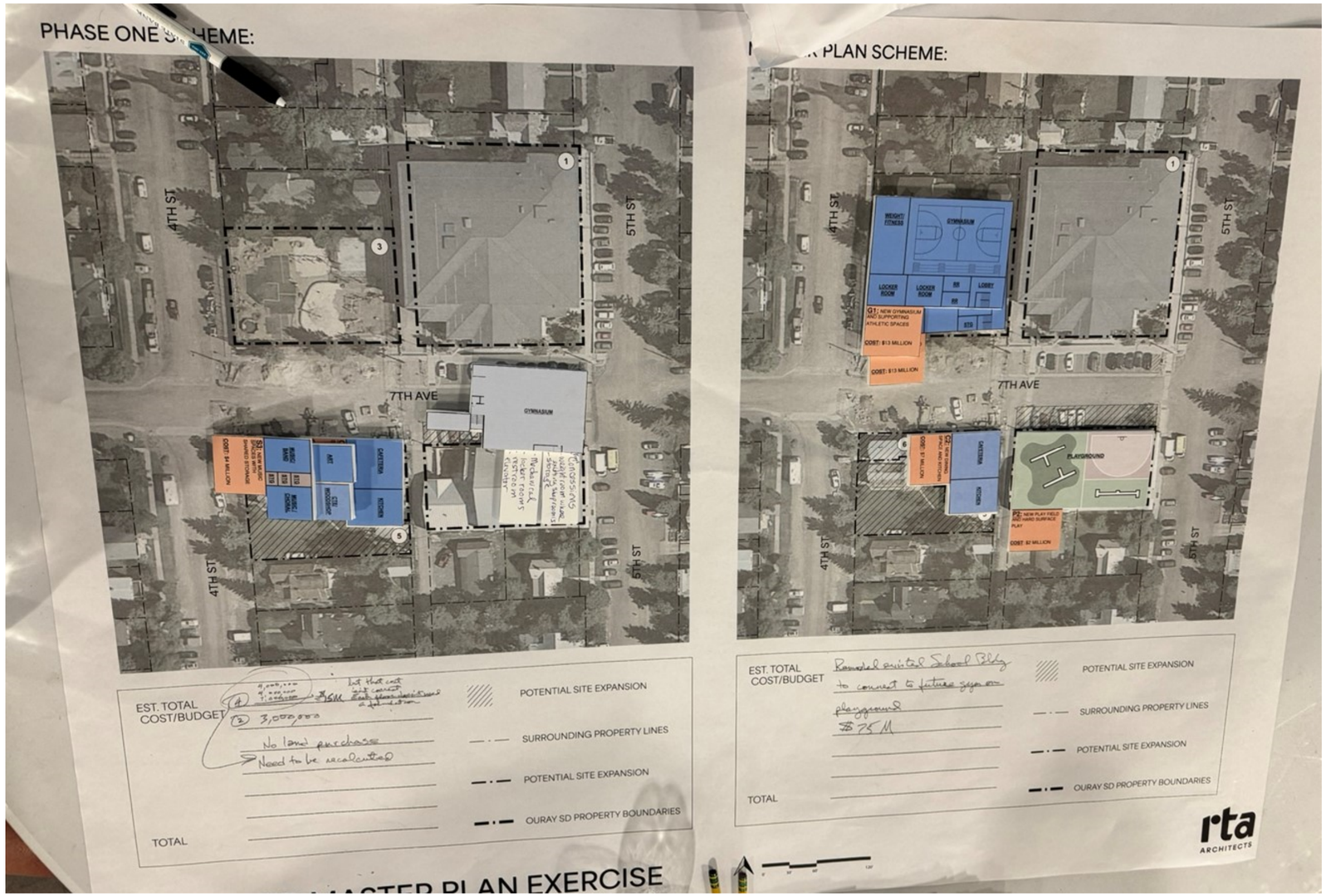
rta ARCHITECTS

RTA's Game Board Scheme

Phase I

Renovate Old Gym
-Gym/Locker Rms
-Concessions
-Weight Room
-Elevator
-HVAC

New Building on 4
-Art
-Music (2 rooms)
-Shop/CTE
-Cafeteria/Kitchen



Master Plan (future)

New Building on 3
-Gym
-Lockers/RR's
-Weight Room

New Playgrnd on 2
-Demo old gym

Building on 4
-from phase I

$18M +/-

$75M

Group #1

Phase I

Renovate Old Gym
$5M
-Gym/Locker Rms
-Weight Room
-Elevator
-HVAC

New Building on 4 & 5
$15M
-Art
-Music (2 rooms)
-Shop/CTE
-Cafeteria/Kitchen

Buy new Land 5 & 6

$20M



Master Plan (future)

New Building on 2
-Demo Old Gym
-Gym
-Lockers/RR's
-Weight Room

Building on 4 & 5
-from phase I

$75M

Group #2

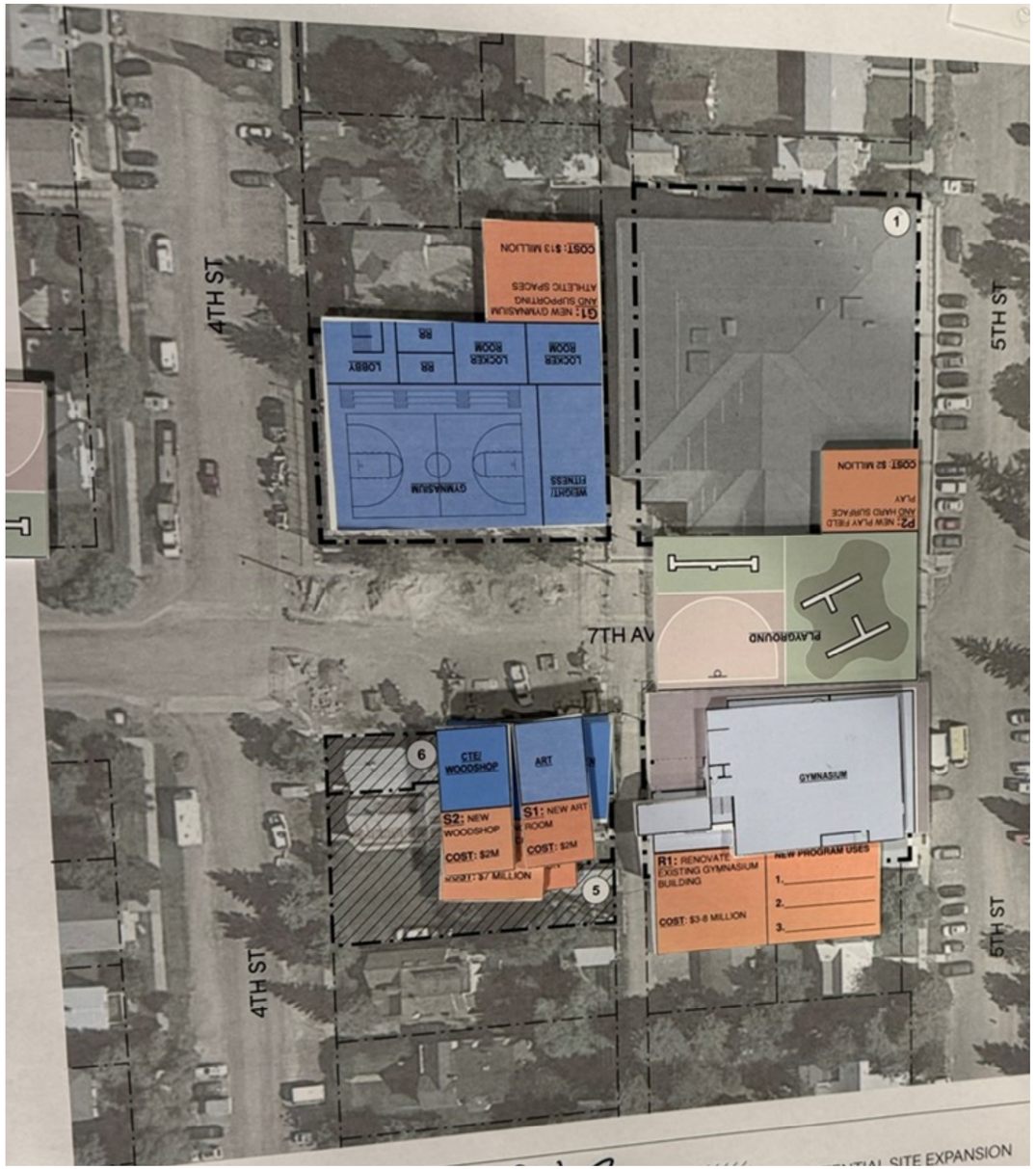
Phase I

Renovate Old Gym
$5M
-Gym/Locker Rms
-Weight Room
-Elevator
-HVAC

New Building on 4 & 5
$15M
-Art
-Music (2 rooms)
-Shop/CTE
-Cafeteria/Kitchen

Buy new Land 5 & 6

$20M



Master Plan (future)

New Building on 3
-Demo Old Gym
-Gym
-Lockers/RR's
-Weight Room

Building on 4 & 5
-from phase I

Retain Aux Gym

New Playground on 7th Street

Group #2 (Alternative Option)

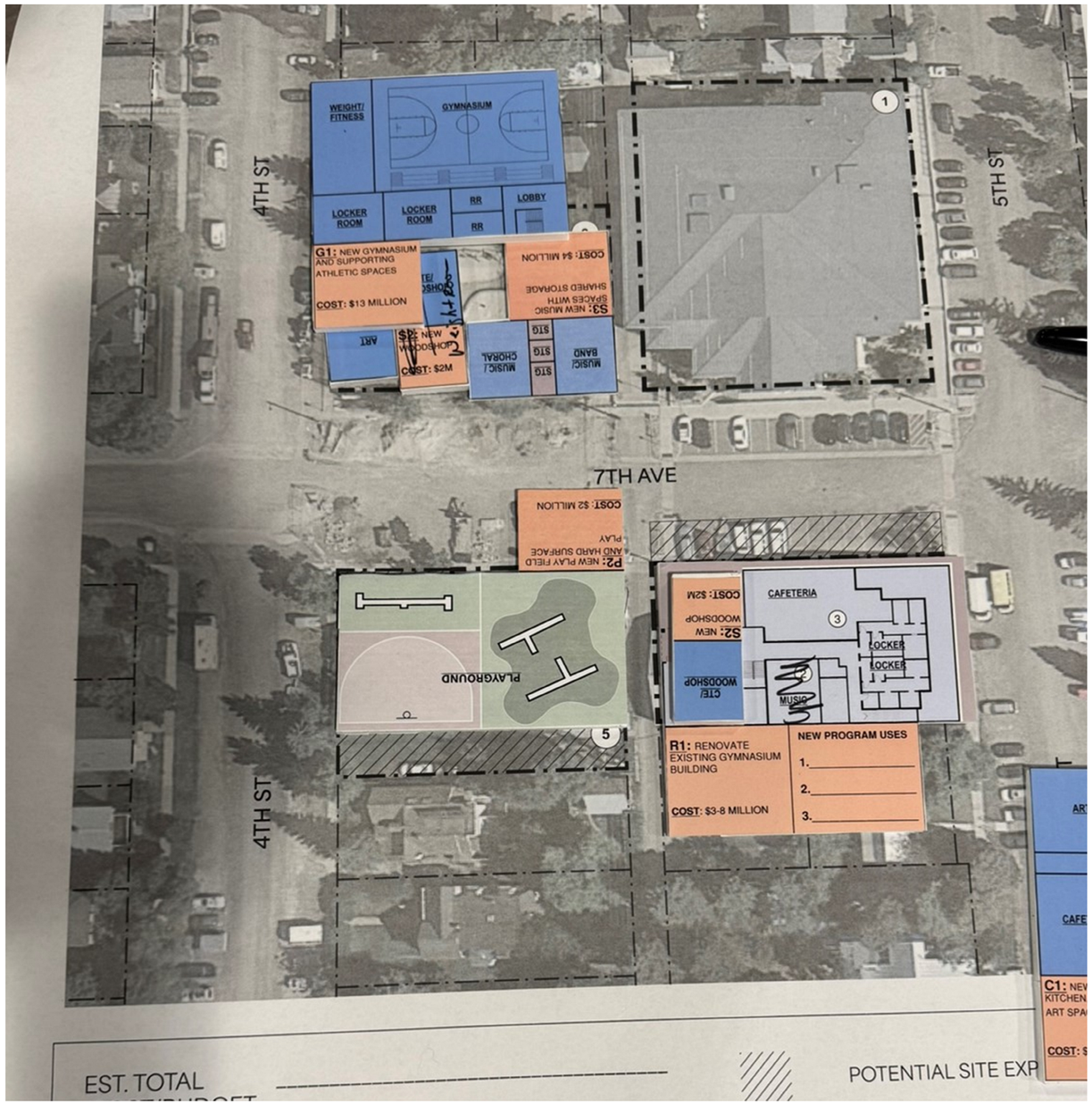
Phase I

Renovate Old Gym ($3M)
-Wood shop (in art room)
-Aux Gym
-Elevator
-HVAC

New Building on 3 ($25M)
-Gym/Lockers/Weight Rm
-Art
-Music (2 rooms)
-Shop/CTE
-Cafeteria/Kitchen

Buy new Land 5 & 6
-New Playgound on 5&6

$30M



Master Plan (future)

Same as Phase I

What Else?



2024 2025 September October November

Phase A – Discovery & Investigation

Gather Information
Existing Facility Assessment & Verification
Kick-Off Meeting (Today)

Phase B - Synthesis

RTA Team data analysis
(Compile data and cost information)
Draft Program

Phase C – Master Plan Options

Present Options/Cost Models, Fall 2024
Select Preferred Options, Fall 2025

Phase D – Master Plan Completion

Submit Final FMP to School Board, Fall 2025

Ongoing FMP Support
Best Grant Application: Jan – Feb. 2026
Bond or MLO Support: March – Nov. 2026/27

Master Plan Schedule

Next Steps:

- Draft FMP Report
- Present FMP to the Board
- Move forward with land purchase for diverse future needs
- Continue Public Engagement/Design Process

Thank you!

Step One:

Understanding Facility Conditions

GYMNASIUM BUILDING (2014 Assessment)









RTA Identified Issues

- Envelope Damaged and aged (north, east and west sides)
- Roof not designed for snow and ice accumulation
- Kitchen Exhaust poorly routed and has no ansul
- Kitchen equipment beyond life expectancy
- Drainage issues at courtyard
- Retaining wall at courtyard failing
- Lack of adequate dust collection system

GYMNASIUM BUILDING (2024 Assessment)









RTA Identified Issues

- Envelope Damaged due to ice from roof
- Need Fire Alarm devices at wood shop
- Need to Replace HVAC Equipment (pipes freezing from failed valves)
- Limited Gym Floor Life Remaining
- Lack of Fire Sprinkler
- Poor Energy Performance

3.2 Condition Analysis Matrix

District: Ouray School District
Facility: **Ouray Gymnasium**
Date: 6/20/2024

Failure Timing Legend
1 Needs Immediate Action (Red)
2 Replace within 5 Years (Orange)
3 Replace wihtin 6-10 Years (Yellow)
4 Improvement Item (Green) - Also indicate remaing years of system life

(see scoring tab for details)

Contengency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix

ITEM #	FACILITY	LOCATIO	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMIN	CAT	CONS	FINAL RANK	REMAINING LIFE (YEA	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contengenc
	Gymnasium		Add carbon monoxide sensors to gym and boiler room (UL 2034, cheap plug-in type w/ battery backup)	ME+E	HVAC System	1	1	1	1	0	$ 120	$ 144	$ 173	$ 194.40
	Gymnasium		Add GFCI protection at coffee counter receptacles in the cafeteria	ME+E	Electrical - Distribution Syst	1	1	1	1		$ 1,436	$ 1,723	$ 2,068	$ 2,326.32
	Gymnasium		Add GFCI protection at cookline and food prep receptacles in the kitchen	ME+E	Electrical - Distribution Syst	1	1	1	1		$ 2,872	$ 3,446	$ 4,136	$ 4,652.64
	Gymnasium		Add grounding conductors to all circuits	ME+E	Electrical - Distribution Syst	1	1	1	1		$ 82,992	$ 99,590	$ 119,508	$ 134,447.04
	Gymnasiu		Add fire alarm notification devices at woodshop	ME+E	Fire/Life Safety - Fire Alarm	1	1	1	1		$ 3,480	$ 4,176	$ 5,011	$ 5,637.60
	Gymnasiu		Strut column baseplates below floor beams added in 1996 renovation	HCDA	Structure	1	2	1	2	0	$ 4,000	$ 4,800	$ 5,760	$ 6,480.00
	Gymnasium		Replace 1996 gas piping	ME+E	Plumbing	2	1	2	4	0	$ 10,443	$ 12,532	$ 15,038	$ 16,917.66
	Gymnasiu		Repair existing metal siding where damaged on North and East side	RTA	Exterior - Wall	1	2	3	6		$ 24,000	$ 28,800	$ 34,560	$ 38,880.00
	Gymnasiu		Repaint the exterior of the building and exposed foundation wall	RTA	Exterior - Wall	1	2	3	6		$ 10,000	$ 12,000	$ 14,400	$ 16,200.00
	Gymnasiu		Replace all Exterior HM doors, frames and hardware	RTA	Exterior - Door	1	6	1	6		$ 48,300	$ 57,960	$ 69,552	$ 78,246.00
	Gymnasiu		Install soffit material at the building entry to protect structure	RTA	Exterior - Other	2	2	3	12		$ 2,000	$ 2,400	$ 2,880	$ 3,240.00
	Gymnasiu		Add emergency power off means at the woodshop and kiln spaces	ME+E	Electrical - Distribution Syst	1	3	4	12		$ 23,050	$ 27,660	$ 33,192	$ 37,341.00
	Gymnasiu		Provide egress lighting at south gym and art room south exit doors	ME+E	Electrical - Lighting System	4	3	1	12		$ 1,039	$ 1,247	$ 1,496	$ 1,683.18
	Gymnasiu		Tuck poiunt and repair damaged masonry on the south face of the	HCDA	Structure	2	2	3	12	0	$ 9,000	$ 10,800	$ 12,960	$ 14,580.00
	Gymnasiu		Add redundant boiler	ME+E	HVAC System	4	2	2	16	0	$ 41,374	$ 49,649	$ 59,579	$ 67,025.88
	Gymnasiu		Replace existing poured epoxy flooring in the showers	RTA	Interior - Flooring	1	6	3	18		$ 2,640	$ 3,168	$ 3,802	$ 4,276.80
	Gymnasiu		Cracks in exposed exterior face of concrete foundation walls - cracks	HCDA	Structure	3	2	3	18	4	$ 18,000	$ 21,600	$ 25,920	$ 29,160.00
	Gymnasiu		Install new Elevator in existing shaft to provide accessible connection	RTA	ADA	1	5	4	20		$ 90,000	$ 108,000	$ 129,600	$ 145,800.00
	Gymnasiu		Provide a wall partition and serving line between the Kitchen and the	RTA	Interior - Other	1	4	5	20		$ 40,860	$ 49,032	$ 58,838	$ 66,193.20
	Gymnasiu		Replace 1996 fan coils	ME+E	HVAC System	2	6	2	24	0	$ 139,728	$ 167,674	$ 201,208	$ 226,359.36
	Gymnasiu		Replace Gym gas fired units	ME+E	HVAC System	2	6	2	24	0	$ 150,000	$ 180,000	$ 216,000	$ 243,000.00

Conditions Analysis Matrix

Contengency Amount	15.00%
Soft Cost:	20.00%

REMAINING LIFE (YEA	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contengenc
Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 721,420	$ 865,704	$ 1,038,845	$ 1,168,700
26-50	$ 683,102	$ 819,722	$ 983,667	$ 1,106,625
51-100	$ 264,232	$ 317,078	$ 380,494	$ 428,056
> 100	$ 218,713	$ 262,456	$ 314,947	$ 354,315
Totals ->	$ 1,887,467	$ 2,264,960	$ 2,717,952	$ 3,057,697

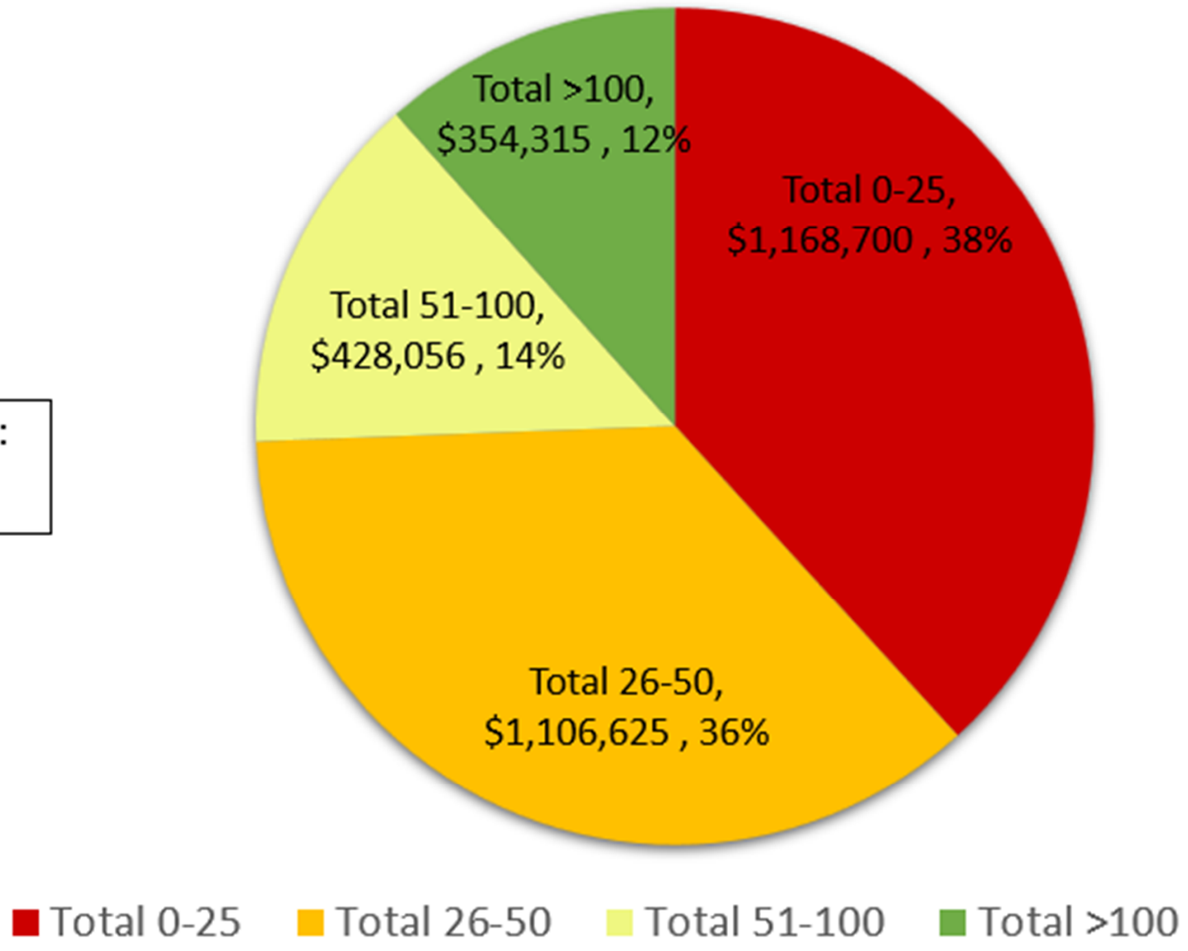
Conditions Analysis Matrix

Ouray School District

Deferred Maintenance Ranking

(inc. soft cost factor and contengency)

Total w/o Escalation:
$3,057,697

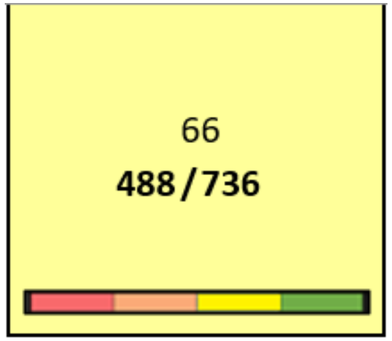


Conditions Analysis Matrix

Step Two:

Assessing Educational Adequacy

Safety & Security



Performance Badge

1	***Property Boundary & Traffic Flow***				
	Total Score	***66***	***out of***	92	72%
2	***Outdoor Spaces & Amenities***				
	Total Score	***42***	***out of***	60	70%
3	***Admin & Staff Spaces***				
	Total Score	***63***	***out of***	96	66%
4	***Restrooms***				
	Total Score	***8***	***out of***	16	50%
5	***Kitchen / Cafeteria***				
	Total Score	***14***	***out of***	24	58%
6	***Main Gymnasium***				
	Total Score	***16***	***out of***	36	44%
7	***Locker Rooms***				
	Total Score	***17***	***out of***	28	61%
8	***Shop/CTE Lab***				
	Total Score	***16***	***out of***	32	50%
9	***Art Classroom***				
	Total Score	***19***	***out of***	24	79%
10	***Music Program***				
	Total Score	***25***	***out of***	36	69%
11	***Core Building Spaces Overall***				
	Total Score	***32***	***out of***	48	67%
12	***Safety & Security***				
	Total Score	***170***	***out of***	***244***	70%
	TOTAL BUILDING SCORE	***488***	***out of***	736	66%
				(potential)	

Educational Adequacy

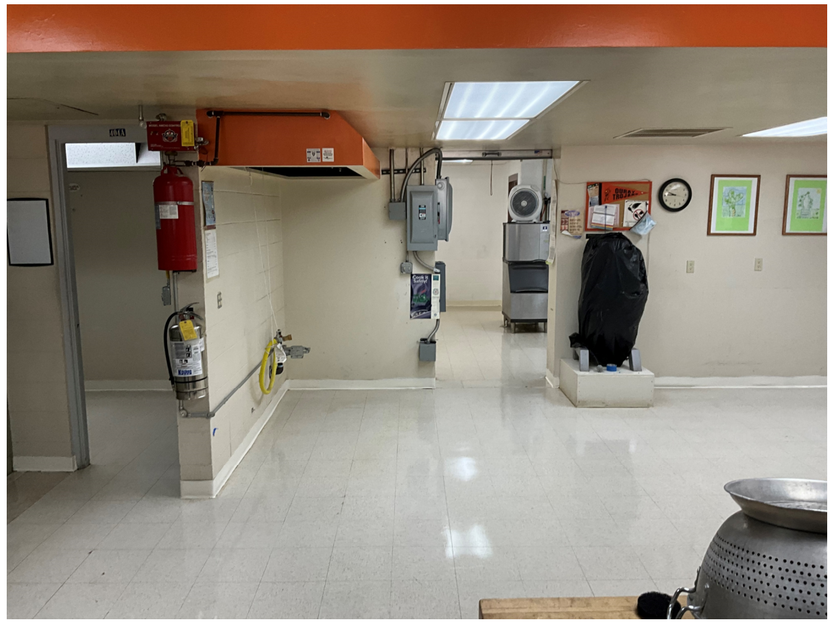
Restrooms

- No all Gender restrooms provided
- No direct access for Art/Shop students without going outside and having to re-enter the building
- Limited ability for staff to supervise this area



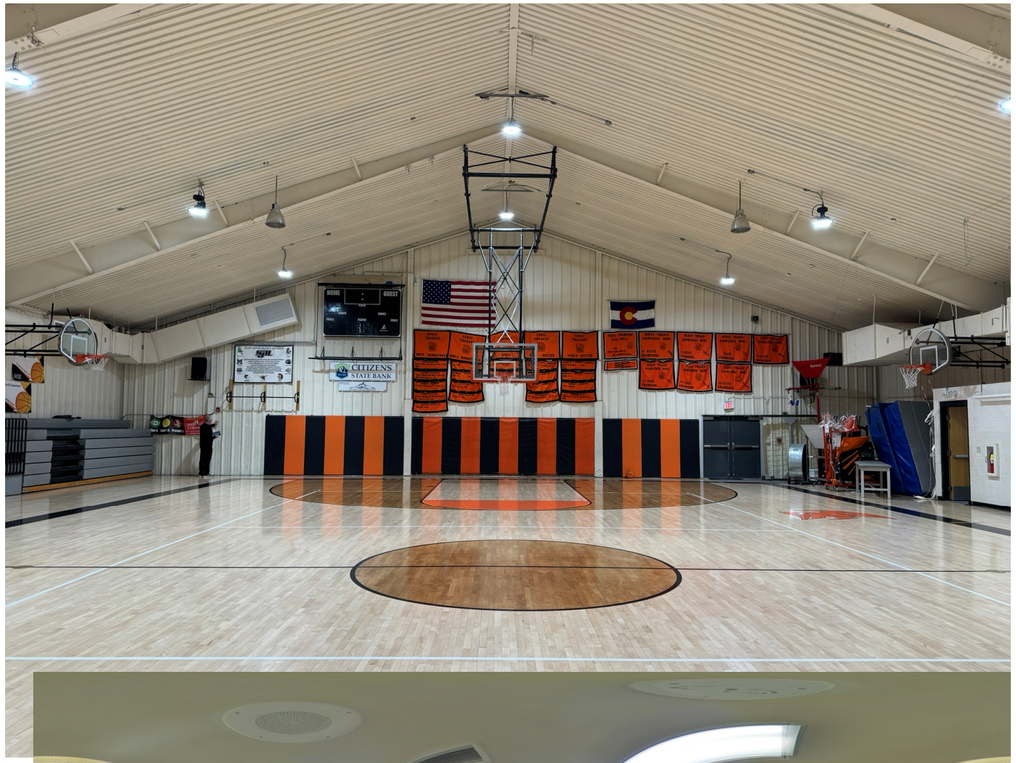
Kitchen/Cafeteria

- Separate building is not ideal with students crossing the street to access
- Playground is across the street from Cafeteria not ideal for supervision and function
- Cafeteria not separated from Kitchen limiting space use for other functions
- Lacks adequate freezer/cooler space



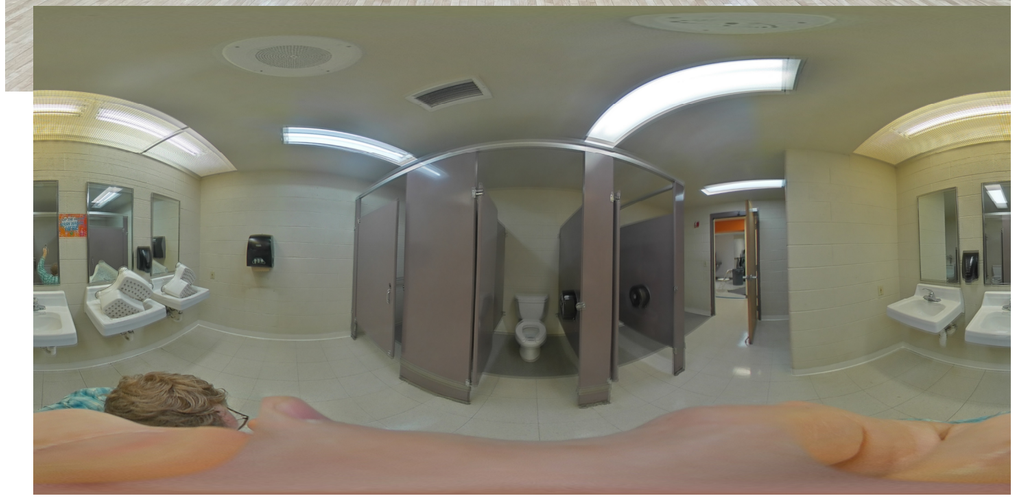
Main Gymnasium

- No full size practice cross-courts
- Lack space for cheer and other athletic practices
- No Auxiliary Gym to facilitate multiple practices
- Fitness room is small and located on second level where structurally not ideal
- Lack of storage space
- Lack of Elevator (access works, but not ideal)
- No concessions Area
- No appropriate room for officials



Locker Rooms

- Locker Rooms not easily monitored
- Group showers are provided vs. individual stalls
- No direct access to restrooms by visiting teams



Shop/CTE (wood working program)

- Lack of dedicated room (shared with Art)
- Space is too small for tools and workspace needed
- Mobile dust collection is not ideal
- Shop space lacks adequate project storage
- Feedback is that this space does work for the school and scheduling has been OK

