RTA ARCHITECTS

MEETING RECORD

PROJECT: Ouray School District – Gymnasium Facilities Master Plan

PROJECT NO: 2024-033.00

DATE: 9/18/2024

ATTENDANCE: See Attached Attendance Sheet

SUBJECT: PAT Meeting #2

Spt. Tod Lokey kicked off the meeting with a brief review of the strategic planning being conducted by the school district and discussed how facility planning was identified as a school district goal.

Brian Calhoun was introduced and gave a brief background of RTA and our past experience working at the Ouray School District, namely the 2015 Facilities Master Plan that lead to the 2016 renovation project at the main building. The following is an outline of the material covered in the meeting:

1. Brian reviewed the reasons and goals for doing a facility master plan including documentation of physical conditions and creating a public process for making strategic decisions for long range facilities.
2. Brian reviewed the outline schedule for the master planning process which is intended to conclude late fall of 2024.
3. Brian reviewed the facility assessment process including a summary of findings and the total estimated cost of facility deficiencies – currently just over $3M. Refer to attached slides for details.
4. Brian reviewed the educational adequacy assessment including a brief description of of the safety and security review of the facility. Various facility areas were scored and a summary of scores was provided indicating relatively low scores for Restrooms, Kitchen/Cafeteria, Gymnasium (lowest of the scores), Locker Rooms, and Wood Shop. A summary of findings was reviewed with the group as well as general discussion with the attendees about other facility challenges that the district faces. Comments from the Group were documented on a flip chart and can be summarized as follows:
    a. Locker Rooms: Visiting teams do not have direct access to restrooms from the locker room areas (creating confusion and is an ongoing management issue).
    b. Pipes have been freezing in the crawl space due to old valves failing and creating situations with the heating system being stuck on or off.
    c. There is not adequate runout space around the basketball court and not space for cheer leaders.
    d. There is a lack of storage space for PE and athletics as seem by the items stored on the side of the court.
    e. There is no compliant room for officials – they use the weight room but do not have restrooms.
    f. There is no real dedicated concessions (students do this out of the main kitchen area).
    g. It was asked if a snow melt system could help manage snow and ice that accumulates on the north side of the gymnasium.
    h. There is interest in expanding opportunities for CTE programs including trades.
    i. Currently the Art program provides CTE opportunities for students but lacks storage space for materials to support this.
    j. A space that could support Life Skills instruction such as a kitchen would be beneficial (has done this in the main kitchen in the past).
    k. It was noted that the cafeteria is loud and is a little small for the largest lunches.

l. The idea of creating spaces that are shared could help the school manage space and maximize offerings.
m. An place that could accommodate indoor recess would be appreciated.
n. The music room would benefit from more practice rooms and better room acoustics.
o.

5. Brian reviewed some design considerations for kinds of spaces currently housed in the Gymnasium building.
6. Brian reviewed four options to address issues at the current Gymnasium building and discussed pros and cons for each option. A fifth option was discussed by the group as is summarized below:
    a. Option 1: Maintenance
        i. Pros: Lowest cost
        ii. Cons: Does not address functional issues with building
    b. Option 2: Maintenance and Renovation
        i. Pros:
        ii. Cons: Pre Engineered Metal Building is limiting in terms of what renovations, likely to find unknowns that add project risk, difficult to make any significant functional changes to building, possibly putting good money into a bad building
    c. Option 3: New Building on Existing Site
        i. Pros: Offers ability to address many functional needs, could improve curb appeal of this building and create a unified campus
        ii. Cons: High cost of project would require a grant as the district could not raise enough to fund the whole project, project would displace gym/cafeteria and classrooms for over 1 year (this would be very hard)
    d. Option 4: New Building on another site
        i. Pros: could result in having two gyms which would be advantageous for scheduling practices, allows existing building to remain in service during project
        ii. Cons: What happens with old gym building after new one is built? Is it renovated and is that a good investment?
    e. Option 5: New Building on existing Playground site
        i. Pros: Is a better location on same side of street, avoids going a year without gym/cafeteria, maybe convert old gym to indoor play facility?
        ii. Cons: Same as option 4
    f. Other considerations:
        i. Need to consider what to do with Lot 4 (small lot on south side of 7th Ave)
        ii. Consider options to potentially cover bus parking
7. The group also discussed a few items that are part of their wish list:
    a. It would be ideal if the band room had direct access to the gym
    b. More sinks are needed in the Art room (2+)
    c. An indoor track would be great considering that no outdoor track is feasible onsite
    d. The Art Room would benefit from outdoor space
    e. A climbing wall in the gym would be nice (strong climbing programs in Ouray)
    f. It would be beneficial to have sinks near doors and entries for cleanup
    g. Covered parking would be beneficial – especially in winter time

Attachments: PAT#2 PowerPoint Slides

CC: File

REPORTED BY: _____ Brian Calhoun, AIA

Signature Printed Name

Ouray School District R-1

Developing Minds to Match Our Mountains

P.O. Box N
400 7th Avenue
Ouray, CO 81427

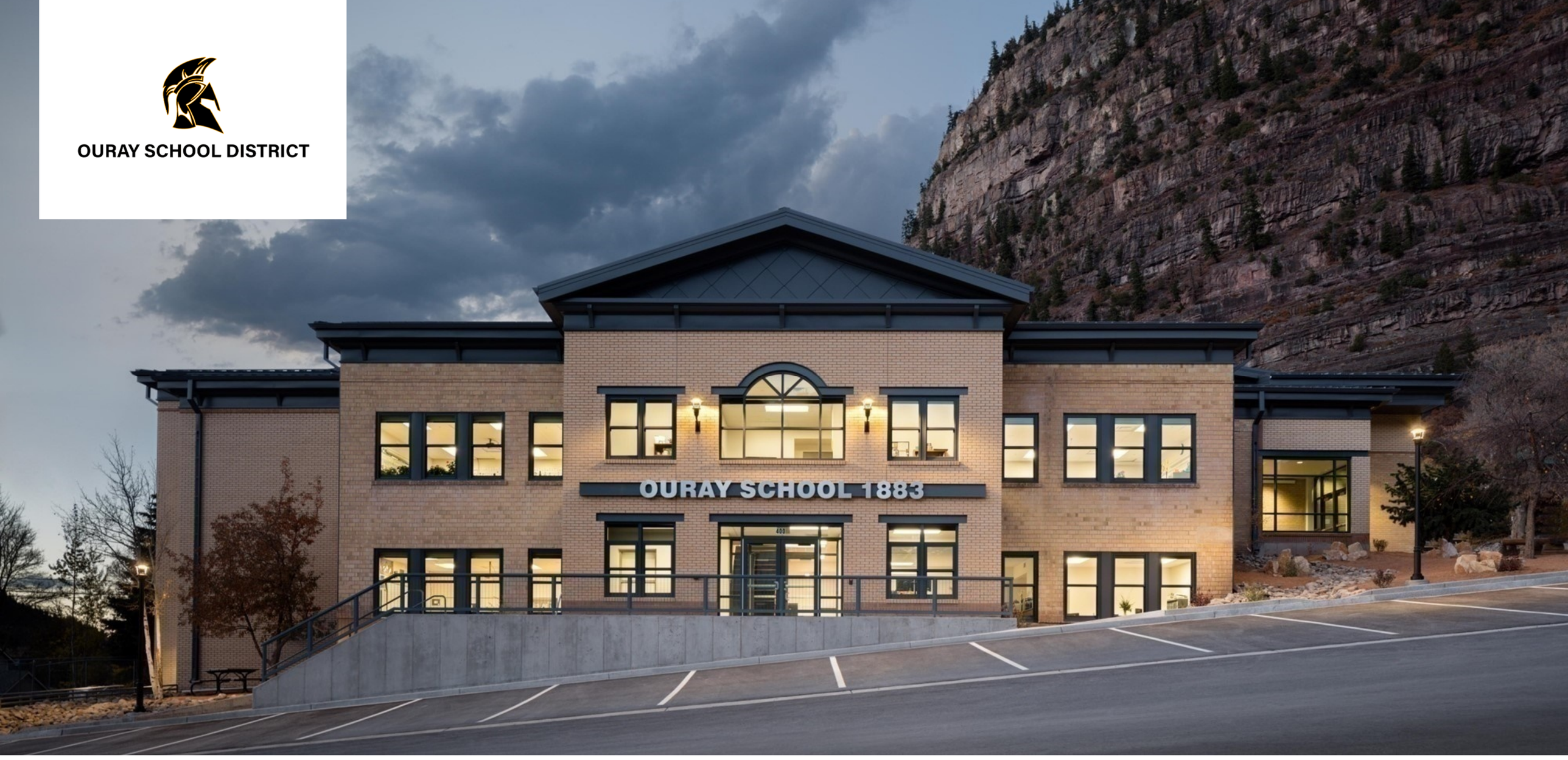
Phone: 970-325-4505
Fax: 970-325-7343
Website: www.ouray.k12.co.us

OURAY SCHOOL DISTRICT R-1
MEETING SIGN-IN

DATE: 9/18/2024

Name	Email
Melissa Demuth	
Stephanie Wills	
Phylis Fagrelius	phylis30@gmail.com
Jimmy Chiang	jchiang@ouray school.org
Jay Lauderdale	
Tom Fetel	thomasmfetel@gmail.com
Pam Larson	pjouray@gmail.com
CRAIG HINKSON	CEHINKSON@YAHOO.com
Bumper Williams	bumperwilliamsjr@gmail.com
Kenneth Nelson	

OURAY SCHOOL DISTRICT



RTA ARCHITECTS

Ouray School District – Gymnasium Master Plan

September 18, 2024

Brian Calhoun, AIA, LEED AP BD+C
Principal

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 Time lines
- ✓ 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?

Master Plan Schedule

June July August September October November 2024

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 2024

Phase D – Master Plan Completion

Submit Final FMP to School Board, Fall 2024

Ongoing FMP Support
Best Grant Application: Jan – Feb. 2025 or 2026
Bond or MLO Support: March – Nov. 2025 or 2026

Step One:

Understanding Facility Conditions

Building Inspections, Infrastructure Assessment

- ✓ Facility assessment process
- ✓ Sampling of facility conditions
- ✓ Comparison to existing facility data
- ✓ Prioritization of needs
- ✓ Photo documentation
- ✓ Cost estimates to address each item

RTA's Condition Analysis Matrix:

- Sorts deficiencies by any criteria
- Prioritizes the information
- Consolidates the information
- Becomes a working document for future planning
- Drives data-based decision making

Level 1	**Assessment Rating Failure Timing**	
	1	Needs Immediate Action (Red)
	2	Replace within 5 Years (Orange)
	3	Replace within 6-10 Years (Yellow)
	4	Improvement Item (Green) - Also indicate remaing years of system life
Level 2	**Category - What is the problem or concern?**	
	1	Life Safety - This is unsafe.
	2	Potential for damage to the building.
	3	Code issues.
	4	Space characteristics / adequacies.
	5	ADA issues.
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The OWNER would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem.
Level 3	**Consequences - What happens when failure occurs?**	
	1	Failure may compromise building occupant safety & health.
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements, but closure is not necessary.
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the OWNER or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected.
Final Rank		
		The final rank gives you a score from the highest priority of 1 up to a maximum value of 352, which would indicate the lowest priority item in the list. Typically, you would start to address any deficiences in the order from 1 to 352.
Example	Item - If the roof is leaking the ranking would be:	

Collect and Prioritize the Data

TYPICAL LIFESPAN OF FACILITY ELEMENTS

GENERAL STRUCTURE	50 – 75 years
BUILDING ENVELOPE	20 years
MECH / ELEC / PLUMBING SYSTEMS	15 – 20 years
INTERIOR FINISHES	15 – 20 years
FURNISHINGS / FIXTURES / EQUIPMENT	15 – 20 years
SITE PAVEMENT	10 – 15 years
SYNTHETIC TURF & TRACK	10 – 15 years
TECHNOLOGY & TECH INFRASTRUCTURE	5 – 7 years

AVERAGE OF FACILITY:

58 YEARS

Built in 1965

If a facility is well-maintained, life spans can be doubled for many elements.
If maintenance is deferred, life spans can be reduced by half.

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
- 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

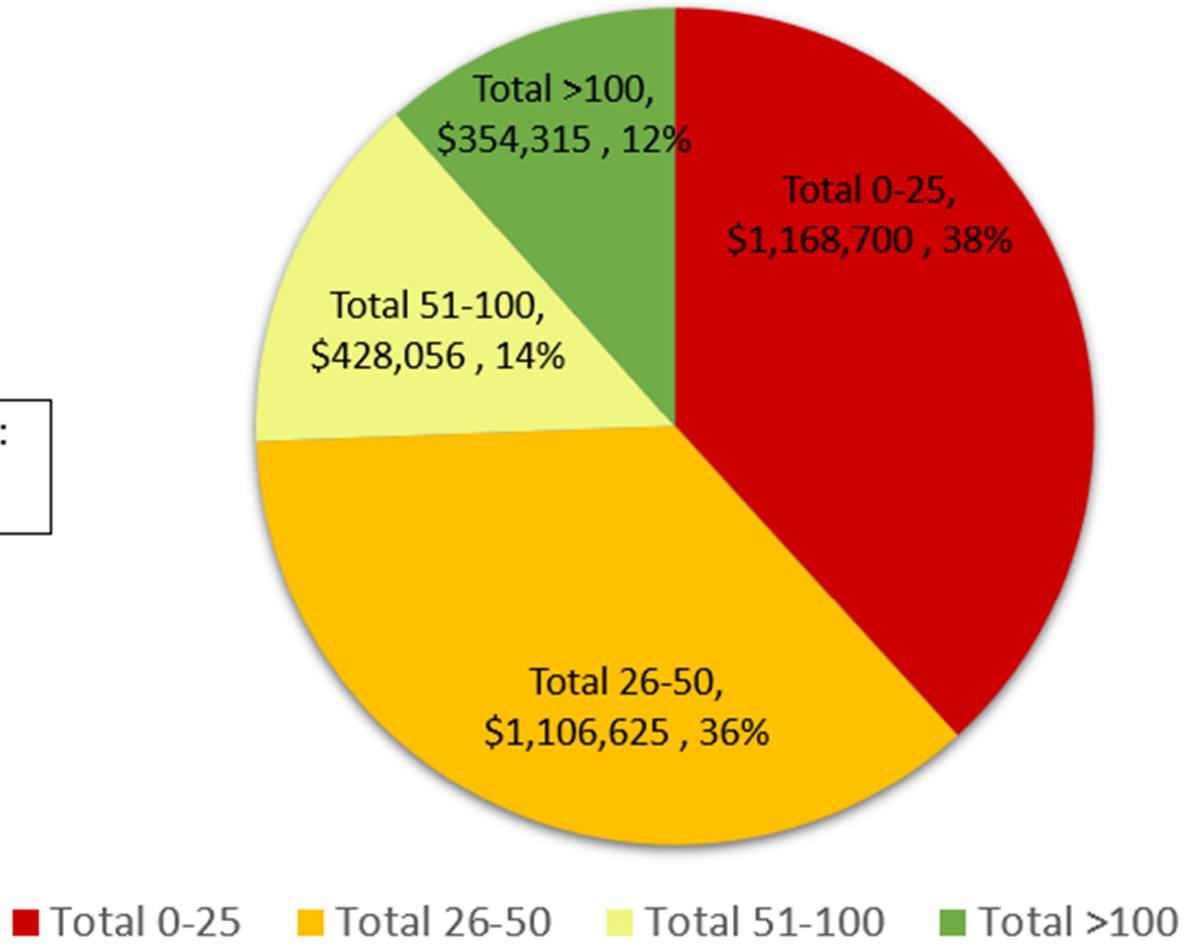
Conditions Analysis Matrix

Ouray School District

Deferred Maintenance Ranking

(inc. soft cost factor and contengency)

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



Conditions Analysis Matrix

Example Assessment Report

Building Overview

The Ignacio Elementary School was built on property deeded to the Ignacio School District (ISD) Tribe in 1916. The original school construction (which has since been demolished) was complete 1948. The oldest remaining portion of the existing building was constructed in two phases in appr 1956. The east classroom wing was added in 1964 and the multi-purpose room was added in 19 construction is slab on grade with uninsulated double wythe masonry exterior walls (face brick ov flat roofs at the east and west classroom wings were over-built with new sloping roof structures s 1992. Structural roof repairs, including an apparent new, wood truss, over-built system at the eas completed in 2002 after damage was done by strong winds.

The original construction utilized asbestos floor tiles and spray acoustic ceiling materials that hav the school district's ability to upgrade the facility.

Assessment Overview:

Division 1 – Site Evaluation

Safety:
- Congested and potentially dangerous bus/parent pick-up / drop off.
- High traffic/ fumes/ noise from adjacent Hwy. 151.
- Poor and inconsistent site lighting.
- Building has fire truck access on (4) sides - including HWY 151

Paving:
- Deteriorating asphalt and walkways.
- Non-ADA playground equipment.
- Poor storm water management – west elevation (main entry).

Landscaping:
- Landscaping and furnishings deficient or absent.

Division 2 – Building Structure

Structural Systems:
- Floors are slab on grade with spread footing foundations.
- Masonry walls at the classrooms wings are unreinforced.
- Roof framing consists of open web steel bar joists, steel beams, and columns.
- Classroom wing locations where new roofing structures were built utilized wood trus
- Numerous locations where there are cracks in the masonry walls though they don't structural capacity.
- The original steel roof joists have damaged web members at a couple locations. In structural systems are functioning satisfactorily.

Division 3 – Exterior Envelope

Exterior Envelope:
- Unsprinkled – non code compliant secondary over-built roof.
- Uninsulated walls/single pane glazing.
- Suspected asbestos in glazing putty.

- Smoke detection and fire alarm systems exist in the building, although they in need of upg Electrical signal section for more detail.

Electrical
- Building is supplied with two electrical services, existing services are not adequate, and re parts for obsolete equipment may be unavailable. Replace existing distribution if building retained.
- Lighting is not energy efficient and does not provide optimal lighting for the educational en

Division 9 – Technology

- Classrooms are power/data deficient for student use.
- School does not appear to utilize Community Antenna Television (CATV) functions such a the Classroom".

Facility Assessment

Division 1 – Site Evaluation

1.01 Circulation: Site access is limited, and parent circulation occurs in a small inadequate, un parking lot. Poses safety issues for staff, students, buses, and parents.

1.02 Playground: Playground is not ANSI compliant, existing play structures do not comply with safety standards and pose life safety issues.

1.03 Paving: Site paving is deteriorating throughout.

1.04 Storm Water: Storm water management is poor on west elevation with ponding, accelerat deterioration.

1.05 Lighting: Site lighting is inadequate, of mixed lamping, and marginal coverage at entries.

Division 2 –Building Structure

2.01 Foundations and Walls:

a. The floors are slab on grade construction and the foundations have spread footings.

b. Portions of the building utilize masonry bearing walls for exterior and interior walls.

c. Masonry walls at the classroom wings are unreinforced.

d. At the south entry into the cafeteria, there is significant cracking of the concrete maso walls at the bearing points of the shorter roof joist. These damaged masonry areas sh repaired.

e. Numerous locations where vertical and stair step cracks were observed in the masonr of these cracks are fairly narrow and do not adversely affect the structural capacity.

2.02 Roofs:

a. The original roofs at the classroom wings have poured gypsum concrete on form-boar joists.

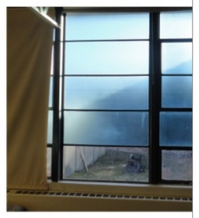
b. The classroom wings have been covered with new roofing structures consisting of wo

c. The 2002 roof repair drawings indicate that the wood trusses have bearing points abo walls and over interior corridor walls. This structure was designed in accordance with t UBC and has a roof design snow load of 40 psf and wind speed of 70 mph.

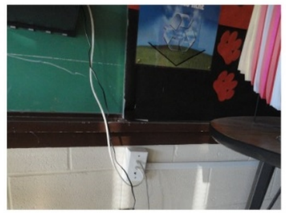
d. The original steel roof joists have damaged/buckled web members at several location though these joists no longer support roof snow load due to the over-roofed structure, recommended that the damaged web members be repaired or strengthened.

e. Except for specific recommendations made above, the structural systems in this buildi be functioning satisfactorily. This opinion is based primarily on visual observations. The scope of

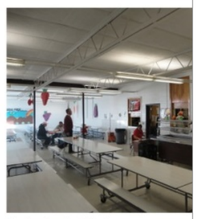
Cracksing masonry at structural connection



Failing, energy inefficient single gla



Power/data deficient classrooms



Undersized cafeteria

Antiquated, failing water system

Asbestos floor tile

IGNACIO ELEMENTARY SCHOOL	EXISTING						CDE GUIDELINES				
	BUILDING AREA			STUDENT CAPACITY			STUDENT CAPACITY**				
DEPARTMENT / PROGRAM	EXISTING NUMBER SIMILAR ROOMS	EXISTING AVG. AREA	EXISTING AREA TOTAL	TEACHING STATIONS	OPTIMUM STUDENT PER STATION	TOTAL STUDENTS	CDE SF PER STUDENT	CDE STUDENT PER STATION	TOTAL STUDENTS	CAPACITY DIFFERENCE	FOOTNOTES
INSTRUCTIONAL AREAS											
CLASSROOMS											
KINDERGARTEN	3	817	2,450	3	20	60	35	23	70	10	
FIRST GRADE	3	810	2,430	3	20	60	35	23	69	9	
SECOND GRADE	3	753	2,260	3	20	60	35	22	65	5	
THIRD GRADE	3	703	2,110	3	20	60	35	20	60	0	
TOTAL CLASSROOM			9,250	12		240			265	24	
SHARED INSTRUCTIONAL											
MUSIC	1	676	676								
ART	1	816	816								
SPECIAL ED	2	807	1,613								
SPECIAL ED - TITLE 1	1	721	721								
SPECIAL ED - OPPORTUNITY RM	1	557	557								
FLEX CLASSROOM	1	816	816	1	20	20	35	23	23	3	
MULTI-PURPOSE ROOM	1	4,101	4,101								
TOTAL SHARED INSTRUCTIONAL			9,300	1		20			23	3	
LIBRARY / DISTANCE LEARNING											
LIBRARY	1	2,041	2,041								
MEDIA STORAGE	1	336	336								
COMPUTER LAB	1	619	619								
TOTAL LIBRARY/DISTANCE LEARNING			2,996								
CAFETERIA / COMMONS / AUDITORIUM											
CAFETERIA	1	1,904	1,904								
COOLER	2	125	250								
KITCHEN	1	640	640								
RR	1	45	45								
STORAGE	3	237	712								
TOTAL DINING/COMMONS/AUDITORIUM			3,551								
ADMINISTRATION											
BOCES	1	200	200								
COUNSELING	1	470	470								
MEETING ROOM	1	728	728								
NURSE	1	200	200								
OFFICE	1	262	262								
PRINCIPAL	1	184	184								
SICK ROOM	1	103	103								
TEACHER WORK	8	85	676								
TOTAL ADMINISTRATION			2,823								
TOTAL ASSIGNABLE AREAS			27,920								
UNASSIGNABLE											
TOTAL UNASSIGNABLE			14,215								
UNASSIGNABLE % OF GROSS BUILDING AREA			34%								
SUMMARY											
TOTAL GROSS BUILDING AREA			42,135								
GROSS BUILDING CAPACITY		100% UTILIZATION				260			288	28	
AREA PER STUDENT BASED ON TOTAL CAPACITY						162					
AREA PER STUDENT BASED ON CURRENT ENROLLMENT						169					

NOTES
* STUDENTS PER STATION BASED ON ISD STANDARD 20 STUDENTS PER STATION
** STUDENTS PER STATION BASED ON CDE REQUIRED NUMBER OF SQUARE FEET PER STUDENT. THIS IS CALCULATED FROM THE ACTUAL AREA OF THE ROOM.

Facilities Audit

Step Two:

Assessing Educational Adequacy

Safety & Security

How does the facility support the educational process?

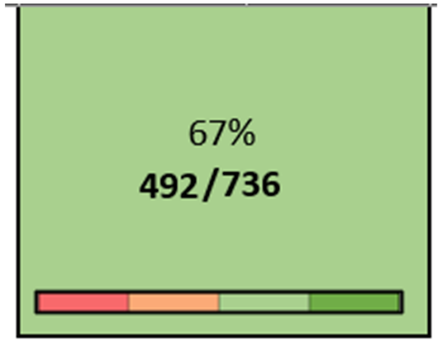
- ✓ Alignment with Colorado Academic Standards
- ✓ Positive environments for Education
- ✓ Access to Daylight and Views
- ✓ Adequate Environmental QualityThermal, Acoustic, Air Quality, etc.
- ✓ Extended Learning spaces

Are your school facilities helping or hurting?

A FMP can help identify improvements to support your students

CPTED – Crime Prevention Through Environmental Design

- ✓ <u>Not “one size fits all”</u>
- ✓ Layered approach
- ✓ ***ALL*** factors are discussed as they relate to the shared culture of the Community and District
  - Natural Surveillance
  - Natural Access Control
  - Natural Territorial Reinforcement
  - Maintenance & Management



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	***29***	***out of***	**36**	81%
11	***Core Building Spaces Overall***				
	Total Score	***32***	***out of***	**48**	67%
12	***Safety & Security***				
	Total Score	***170***	***out of***	***244***	70%

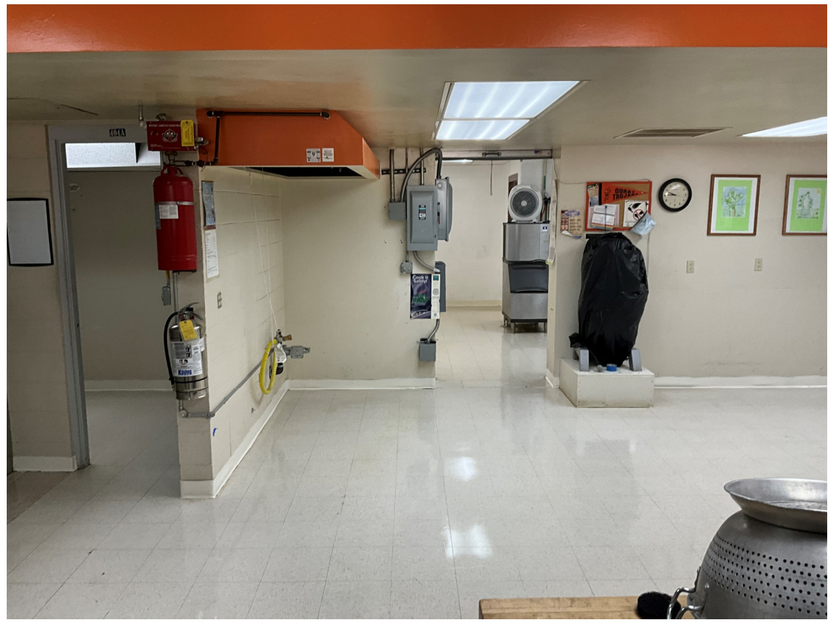
Educational Adequacy

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

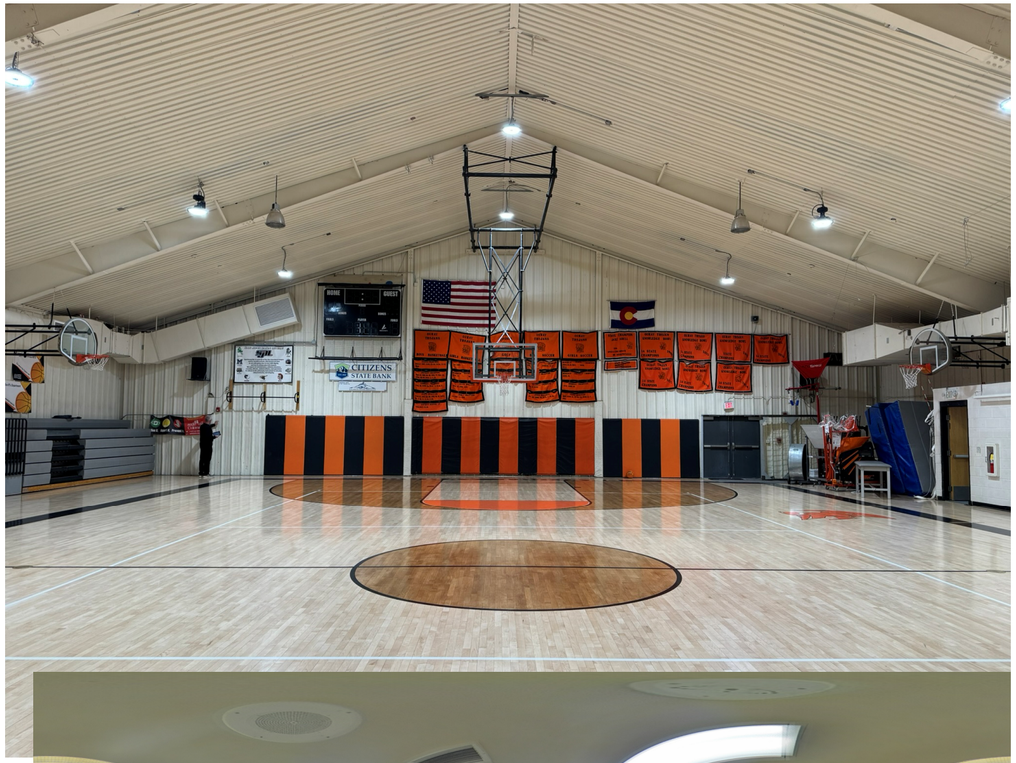
Kitchen/Cafeteria

- 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 & limited space for older students
- Cafeteria not separated from Kitchen limiting space use for other functions
- Lacks adequate freezer/cooler space



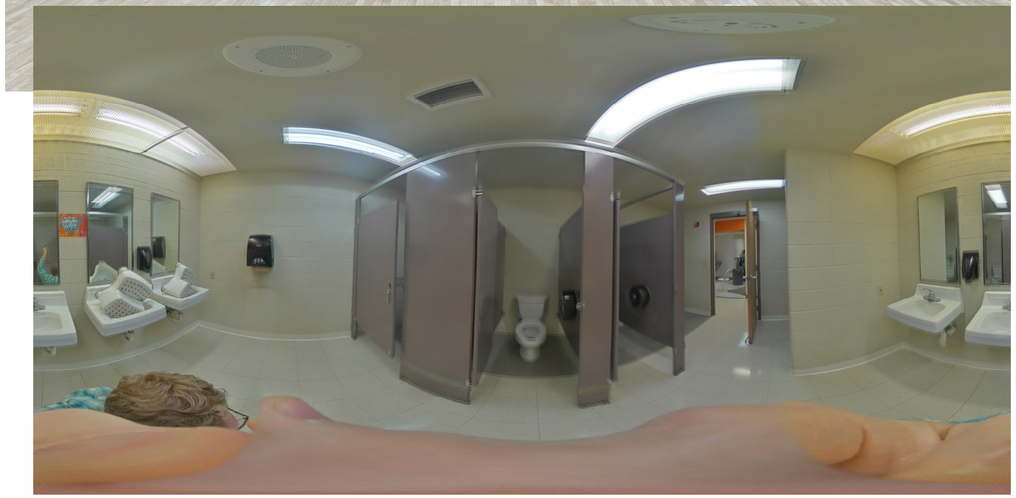
Main Gymnasium

- Limited practice cross courts
- Lack space for cheer and other athletic practices
- No Auxiliary Gym to facilitate multiple practices
- Weight room is small and located on second level which is structurally not ideal
- Lack of storage space
- Lack of Elevator (access works, but not ideal)



Locker Rooms

- Locker Rooms not easily monitored
- Group showers are provided vs. individual stalls (boys)



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 (storage across the alley)
- Feedback is that this space does work for the school and scheduling has been OK but this space limits the programs that can be offered

Step Three:

Develop a Space Program

Outdoor Spaces

Cafeteria/Kitchen

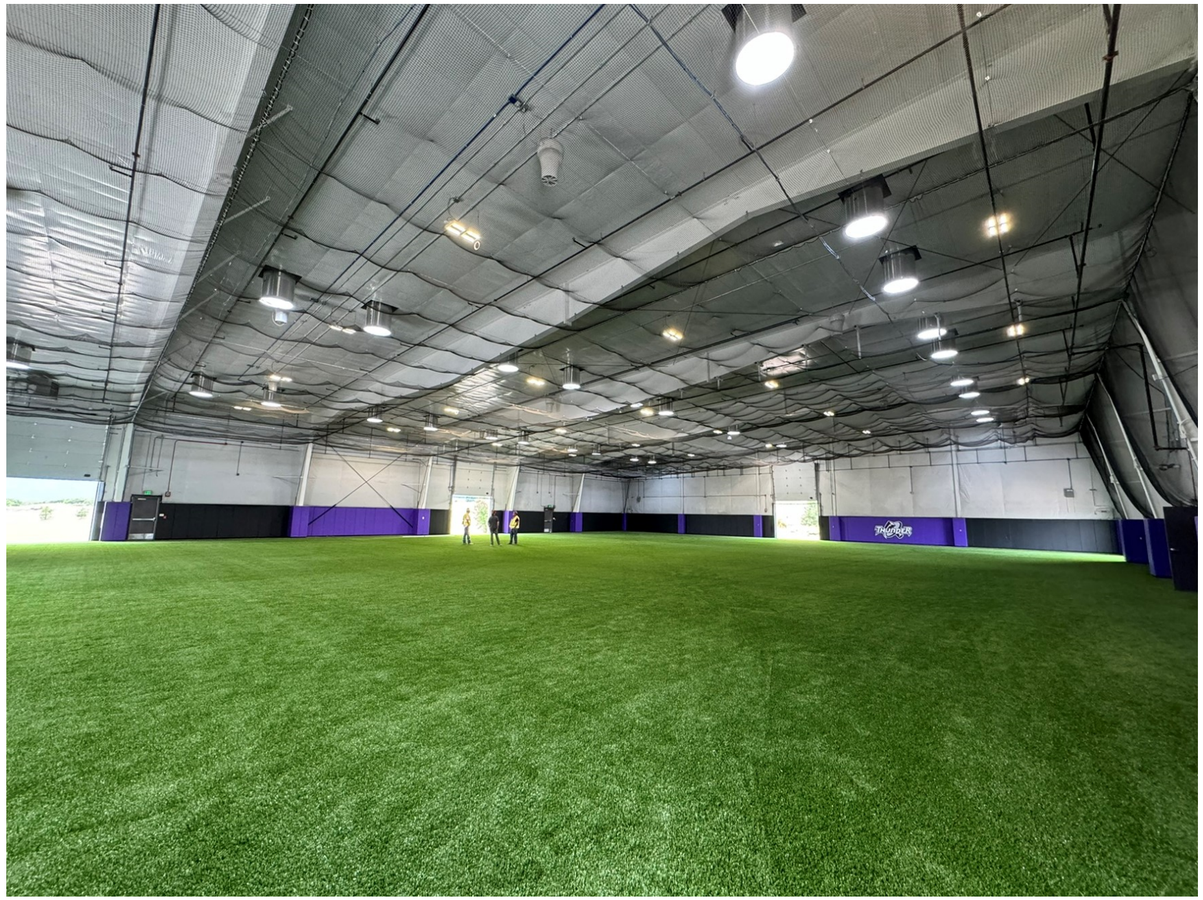
What spaces should be included?

Gym

Locker Rooms

Weights/Fitness

Sports Turf

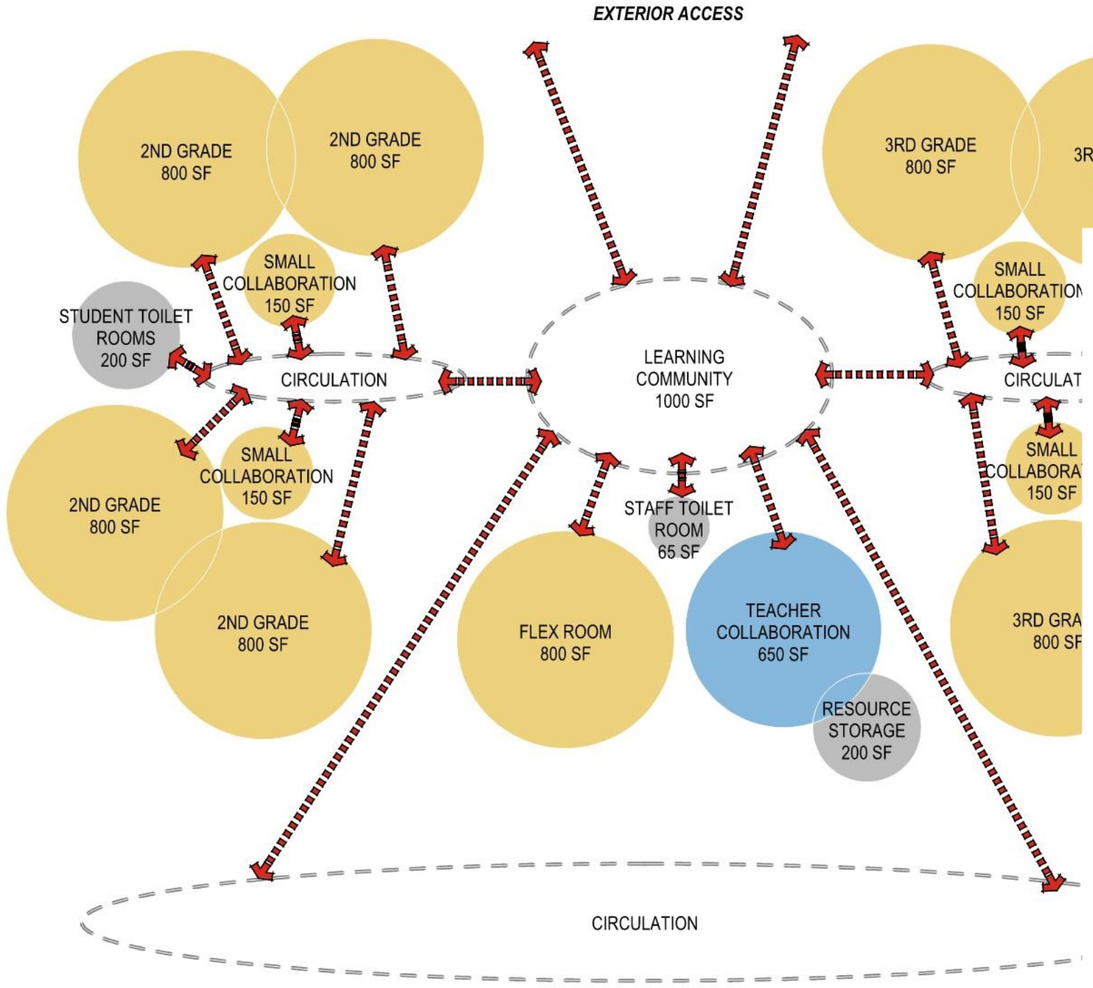


Art Room

Music

Shop/CTE

Others?



RTA ARCHITECTS

ALAMOSA ALTERNATIVE ONLINE SCHOOL

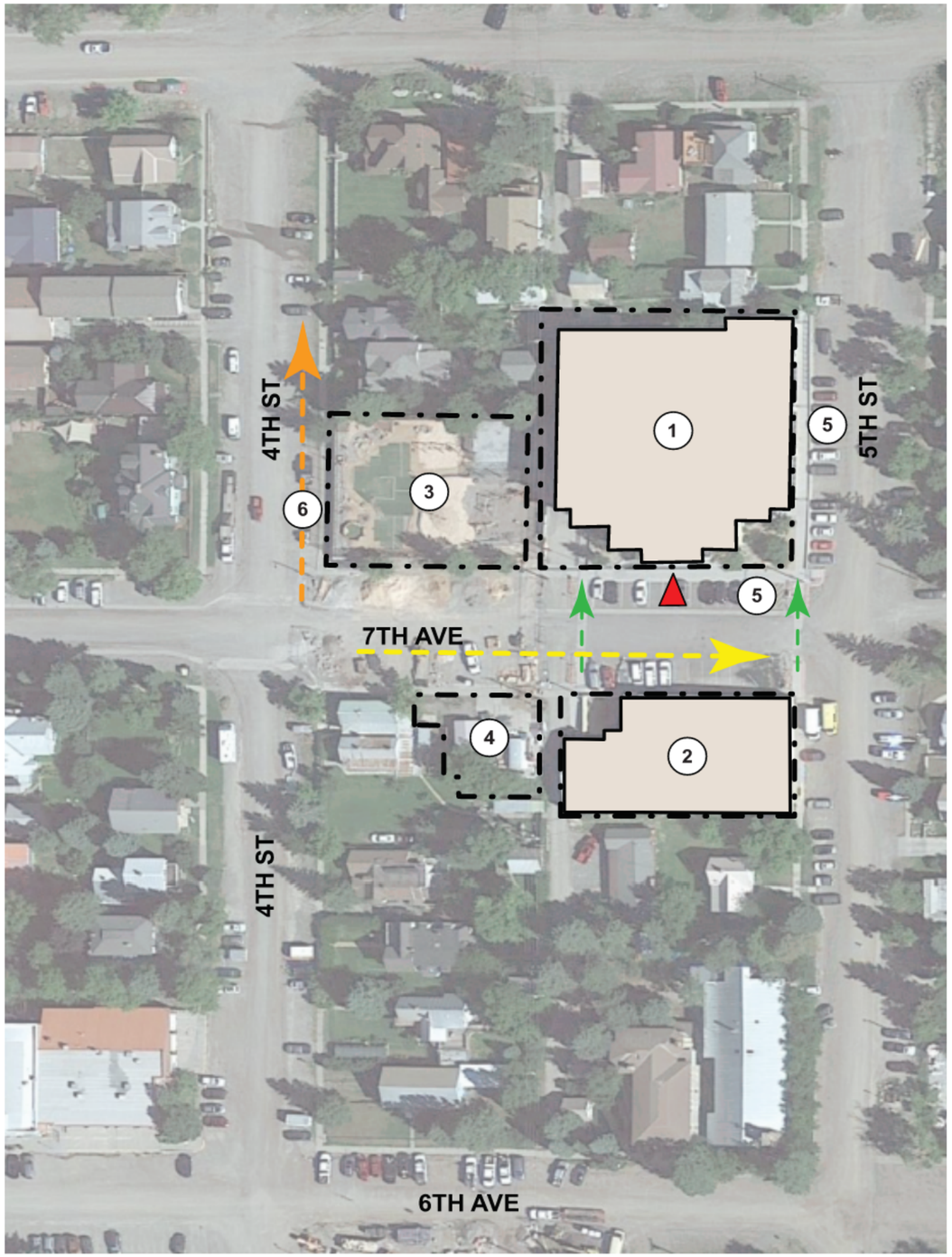
Preliminary Space Allocation Chart

SPACE CATEGORY / ROOM NAME / NEW ROOM NAME	EXISTING ROOM NAME	Space Allocation EXISTING # Sim Rms	Area Ea Rm	Total Area (Sq Ft)	Space Allocation PROPOSED # Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Space Allocation FUTURE / REVIEW # Sim Rms	Ave. Area Ea Rm	Total Area (Sq Ft)	Remarks to RTA Staff
OFFICES											
PRINCIPAL		1	180	180						0	SPACE TO MEET WITH STUDENTS IN OFFICE
ASST PRINCIPAL		1	180	180						0	SPACE TO MEET WITH STUDENTS IN OFFICE
RECEPTION		1	250	250							FOR RECEIVING VISITORS, ONE STAFF IN STATION/DESK
WORK ROOM		1	250	250							
MEETING ROOM		1	300	300							UP TO SIX PEOPLE
IN SCHOOL SUSSPENSION		1	200	200							OPEN SPACE OBSERVABLE BY STAFF
NURSE		1	300	300						0	
TOILET		1	64	64							
STUDENT USE SHOWER ROOM		1	64	64							FOR STUDENTS WHO MAY HAVE PERSONAL ISSUES OUTSIDE OF SCHOOL AND NEED HELP W/HYGINE
STAFF TOILET		1	64	64							
STAFF LOUNGE		1	300	300							COULD DOUBLE AS MEETING ROOM IF NEED TO REDUCE SF
				0							
				0							
COUNSELOR		1	180	180						0	NEED PRIVATE AREA FOR COUNSELING ADJACENT TO CIRLCE ROOM
CIRCLE ROOM		1	420	420						0	SPACE FOR GROUP INSTRUCTION
CHILL OUT		1	100	100						0	FOR STUDENT INDIVIDUAL USE
NURSERY		1	225	225						0	
OFFICES Subtotals:				**3,077**			**0**			**0**	
CLASSROOMS											
CLASSROOMS		9	600	5400						0	6 CLASSROOMS FOR HS; 3 CLASSROOMS FOR MS; ROOM SIZE PER CDE MIN, COULD BE SMALLER 12 STUDENTS * 28SF/STUDENT = 108 TOTAL STUDENTS; CDE MIN = 600 SF CR SIZE
MEETING ROOM		1	600	600						0	GROUP STAFF MEETINGS; COULD BE A CLASSROOM
				0						0	
				0						0	
				0						0	
										0	
Subtotals:				**6,000**			**0**			**0**	
PRODCUTION SUPPORT											
KITCHEN		1	500	500						0	WARMING KITCHEN FOR 100 STUDENTS; STUDENT USE; COULD TEACH KITCHEN SKILLS
CAFETERIA / RESOURCE /ASSEMBLY		1	1000	1000							PER CDE CAFTETERIA FOR 100 STUDENTS = 67/5
GYM		1	350	350						0	PUNCHING BAG; CARDIO EQUIPMENT; MIRRORS; WORK OUT EQUIPMENT
STUDENT USE SHOWER ROOM		1	64	64						0	NEAR GYM
PRODCUTION SUPPORT Subtotals:				**1,914**						**0**	
BUILDING SUPPORT											
SINGLE USE TOILETS		12	64	768						0	PER AMJ QUICK CALC, PROVIDING 6 SINGLE USE TOILETS; NEED 13 - SO COUNT HEALTH ROOM?
BUILDING SUPPORT Subtotals:				**768**						**0**	
BUILDING TOTALS											
Total Assignable Area				11,759			0			0	
Non-assignable Support Space (Hallways, restrooms, Custodial Space, Mech/Elec., Walls, & Storage)			35%	4,116		35%	0		35%	0	
Total Gross Area				**15,875**			**0**			**0**	

Develop a Program

Step Four:

Conceptual District Options



SITE INFORMATION

ADDRESS: 400 7TH AVE
OURAY, CO 81427

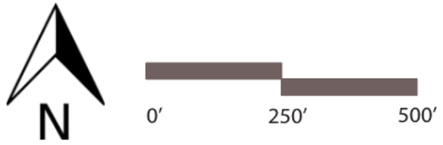
MAIN BUILDING AREA:	42,340 SF
GYM & CAFETERIA:	17,800 SF
PLAYGROUND:	12,533 SF
PARKING LOTS:	8,773 SF
TOTAL SITE AREA:	1.24 ACRES

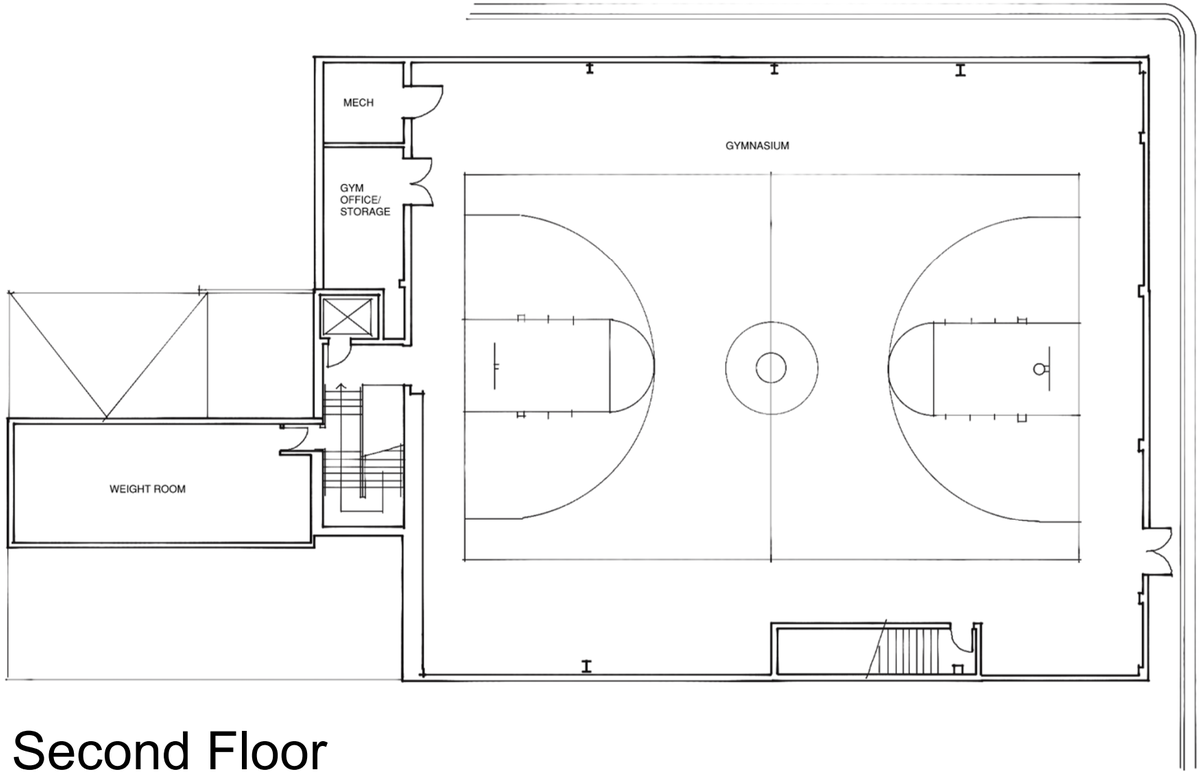
KEY PLAN LEGEND

1. MAIN BUILDING
2. GYM AND CAFETERIA
3. PLAYGROUND
4. SCHOOL PROPERTY
5. STREET PARKING
6. RESERVED FOR SCHOOL BUSES

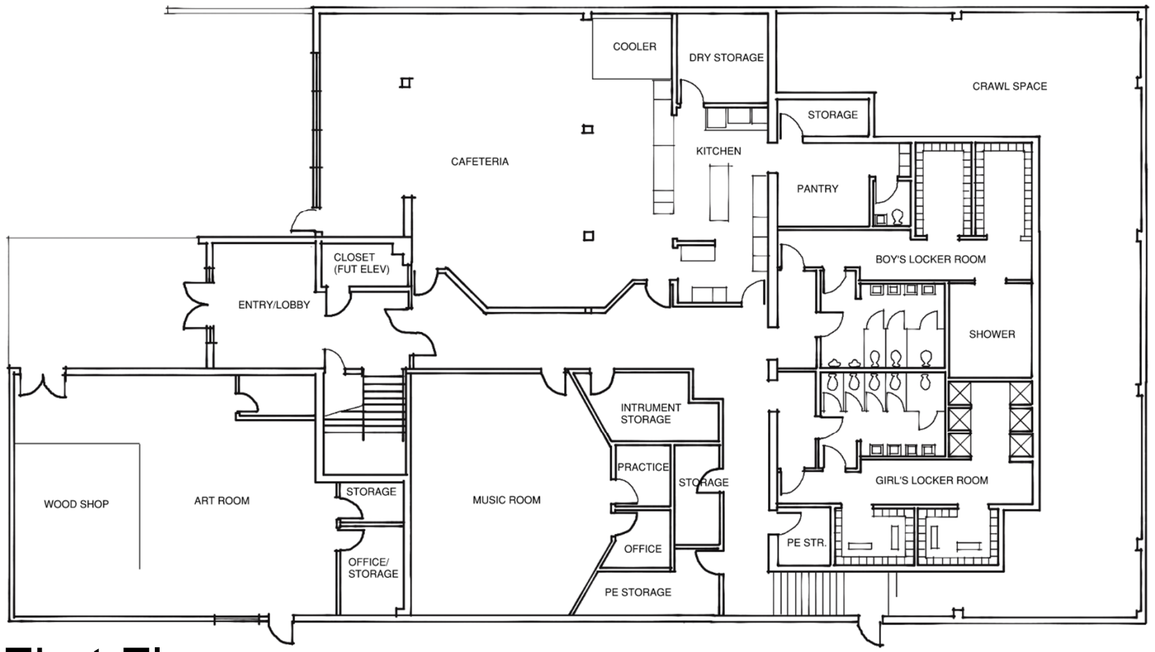
SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING
- BUS PICK-UP & DROP-OFF
- PARENT PICK UP & DROP-OFF
- PEDESTRIAN CIRCULATION ON CROSSWALKS
- MAIN ENTRY





Second Floor



First Floor

N

SUMMARY OF OPTIONS

1

MAINTENANCE

ADDRESS IDENTIFIED URGENT MAINTENANCE ITEMS

$1-4M

$

2

RENOVATION

RENOVATE BUILDING WITH NEW FINISHES AND UPDATED SYSTEMS, SEPARATE CAFETERIA

$4-6M

$$

3

REPLACE W/ NEW

REPLACE THE EXISTING BUILDING

$25-30M

$$$$

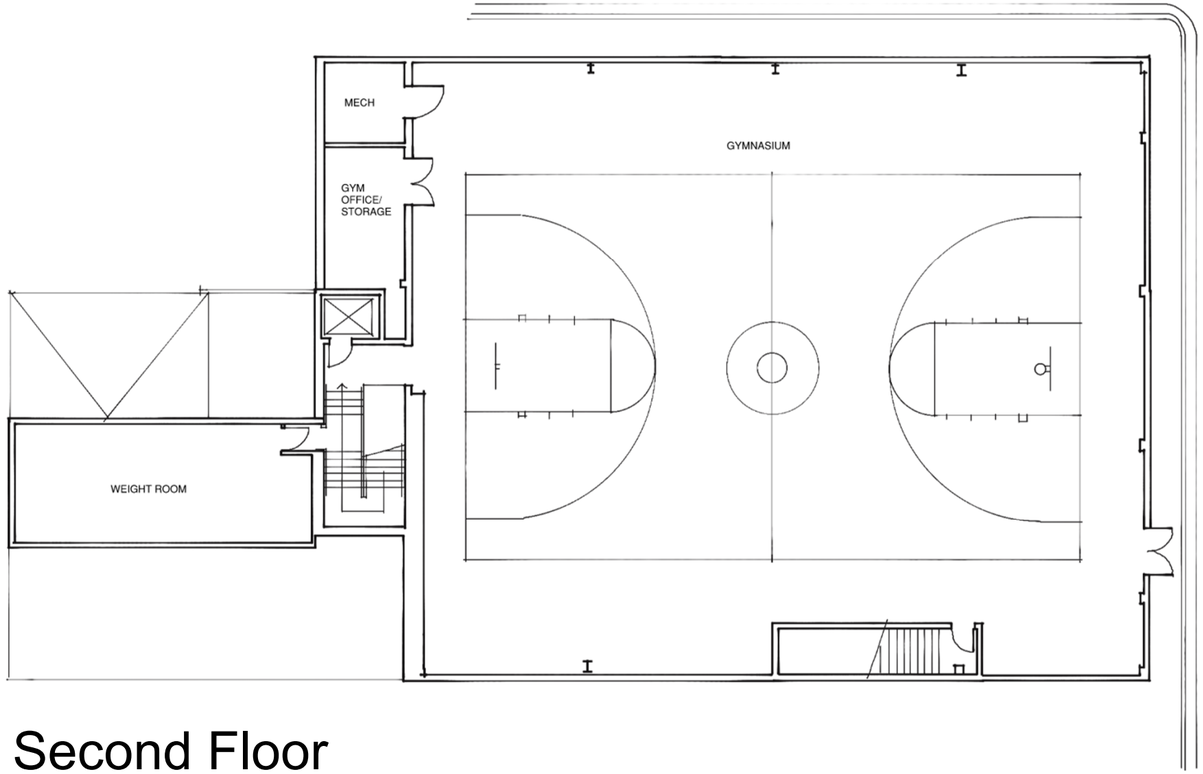
4

RENOVATION + EXPANSION

RENOVATE BUILDING AND BUILD NEW GYM ON NEW PROPERTY

$15-25M

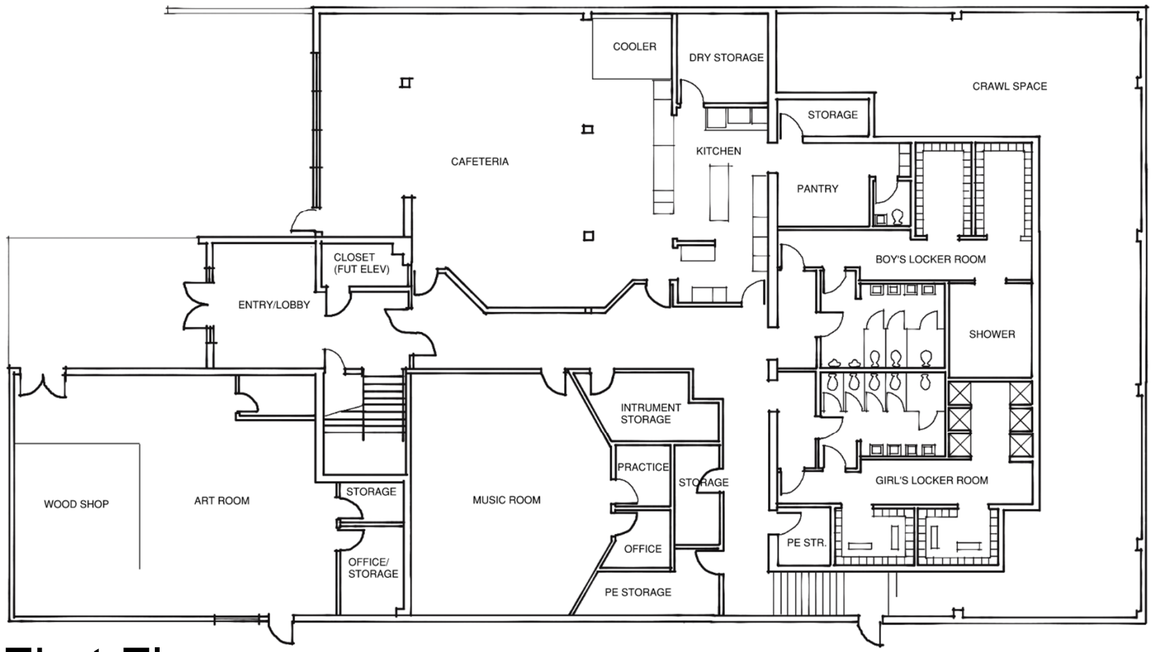
$$$$



Second Floor

- Sitework: $173,500
- Targeted interior renovation: $ 329,307
- Fire alarm and Sprinkler: $ 456,849
- Targeted MEP upgrades: $914,444
- Elevator: $100,000

- Total possible direct and soft cost: $3.3M



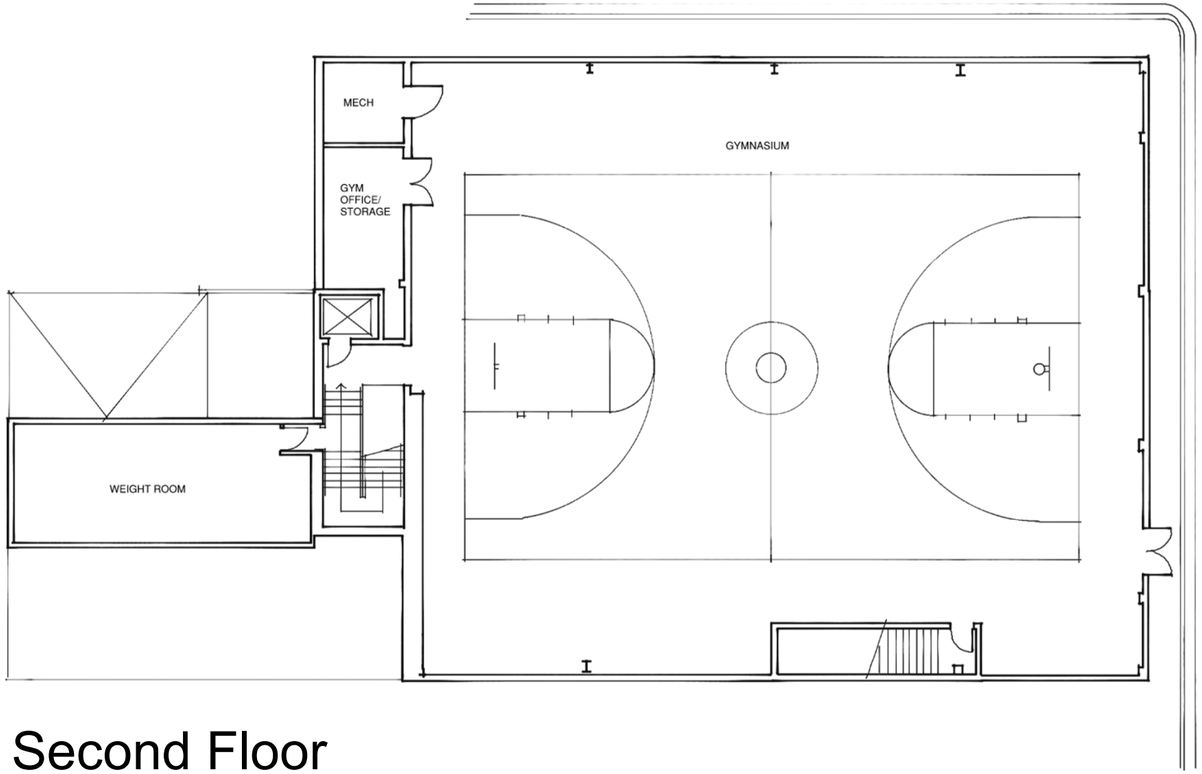
First Floor

1

MAINTENANCE

- ADDRESS BIGGEST ISSUES
- PLAN FOR IMPLEMENTATION

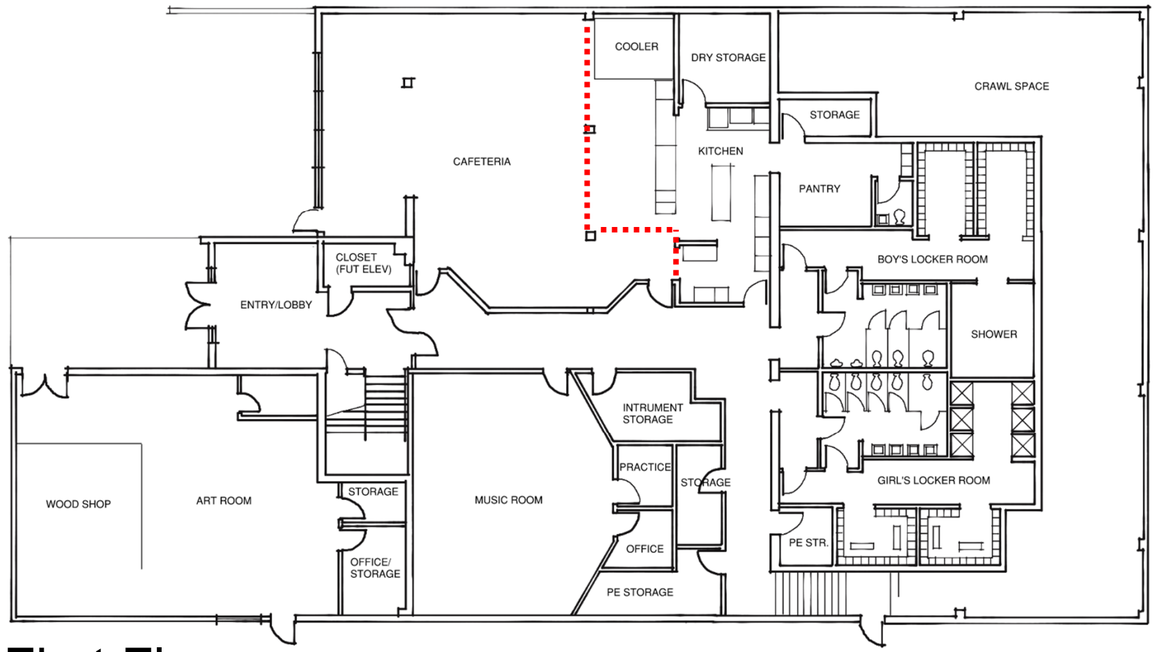
N



Second Floor

- Sitework: $303,500
- Identified repairs / renovation: $ 413,600
- Fire alarm and Sprinkler: $ 456,849
- All MEP upgrades: $976,401
- Elevator: $100,000
- Coiling Shutter at Kitchen: $50k
- Envelope Improvements

Total probable direct and soft cost: $4-6M



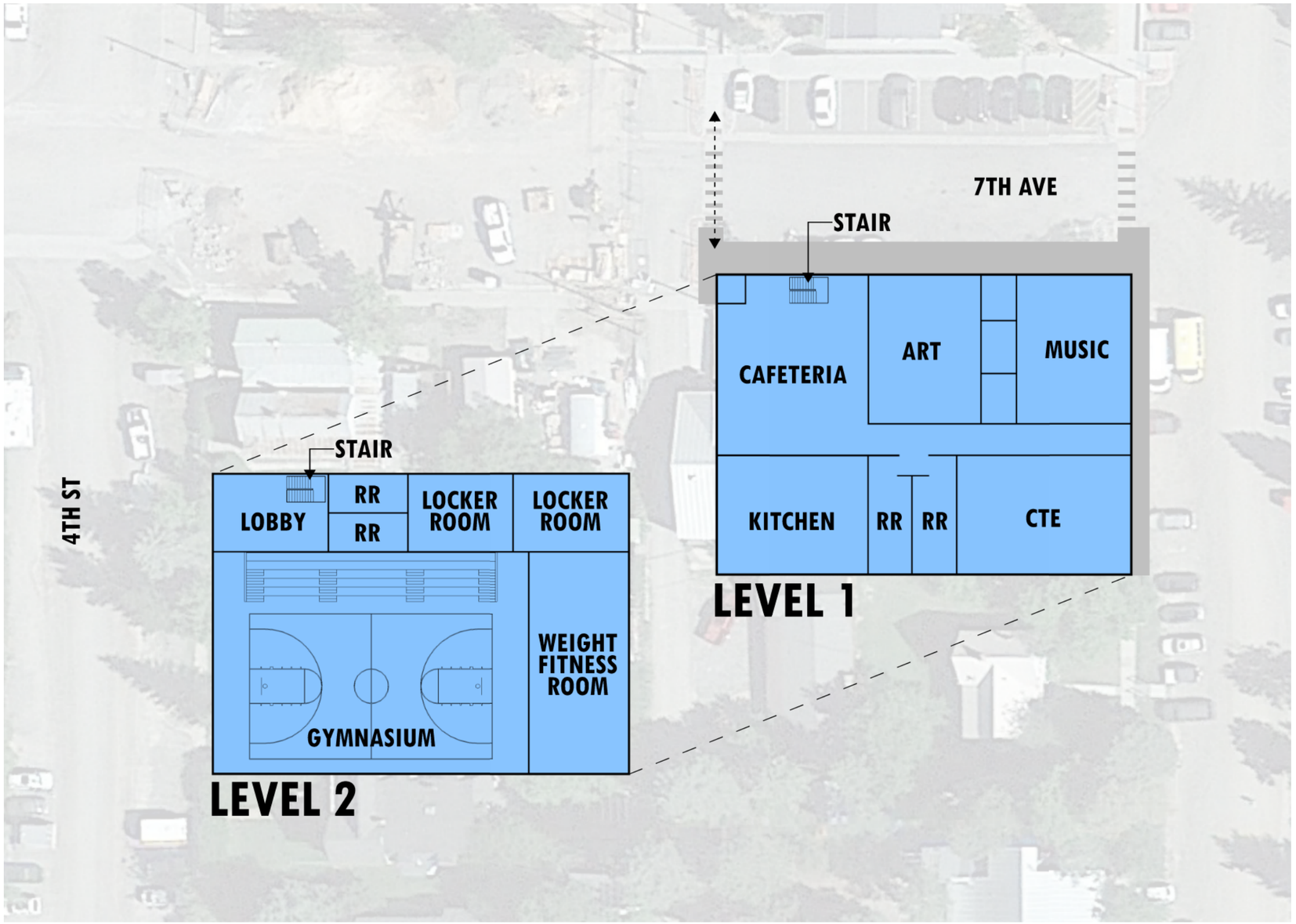
First Floor

2

RENOVATION

- MAINTENANCE
- UPDATED FINISHES/RENEWAL OF SYSTEMS
- SEPARATE CAFETERIA
- PAINT or REPLACE EXTERIOR

N



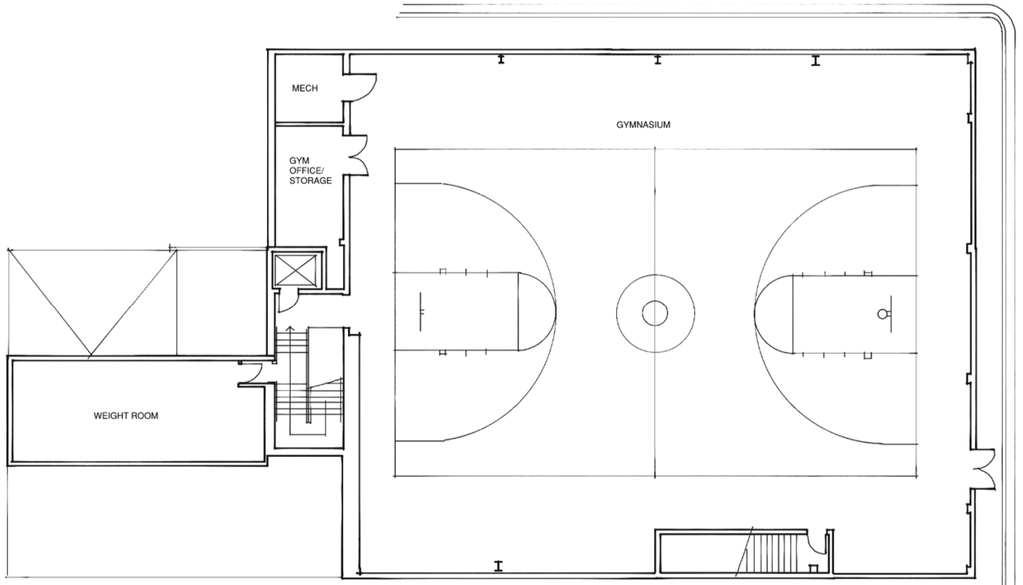
3

REPLACE W/ NEW

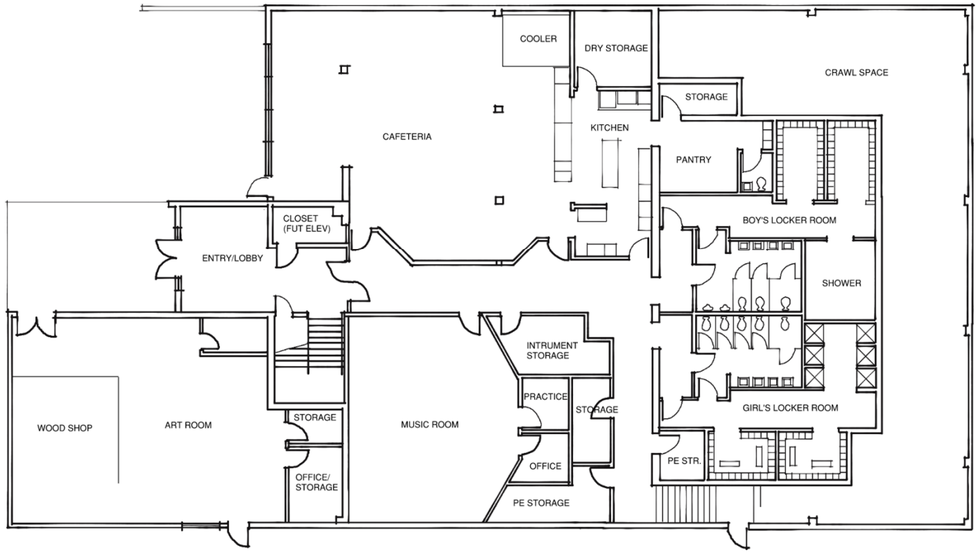
REPLACE THE EXISTING BUILDING (29k sf)

$25-30M

$$$$



Second Floor



First Floor

- Renovate Existing Gym Building
- Build a new Main Gym Building on new Property
  - Gym?
  - Locker Rooms?
  - Weights/Fitness?
  - CTE?

4

RENOVATION

+

EXPANSION

RENOVATE BUILDING AND BUILD NEW GYM ON NEW PROPERTY

$15-25M

$$$$

What Else?

If I had to pick today, my preferred option is?

Option 1: Address Maintenance Items Only

0%

Option 2: Renovate the Gym Building

0%

Option 3: Replace the Existing Building

0%

Option 4: Renovate Existing & Build on New Property

0%

Other

Option at existing Playground - Preferred by the group for further study

0%

Step Five:

Funding Options

Bonding Capacity: $19M Maximum

$19M (15 mills in 2026)

Residential: $100/yr/100k

Commercial: $405/yr/100k

$10M (8 mills in 2026)

Residential: $54/yr/100k

Commercial: $216/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:

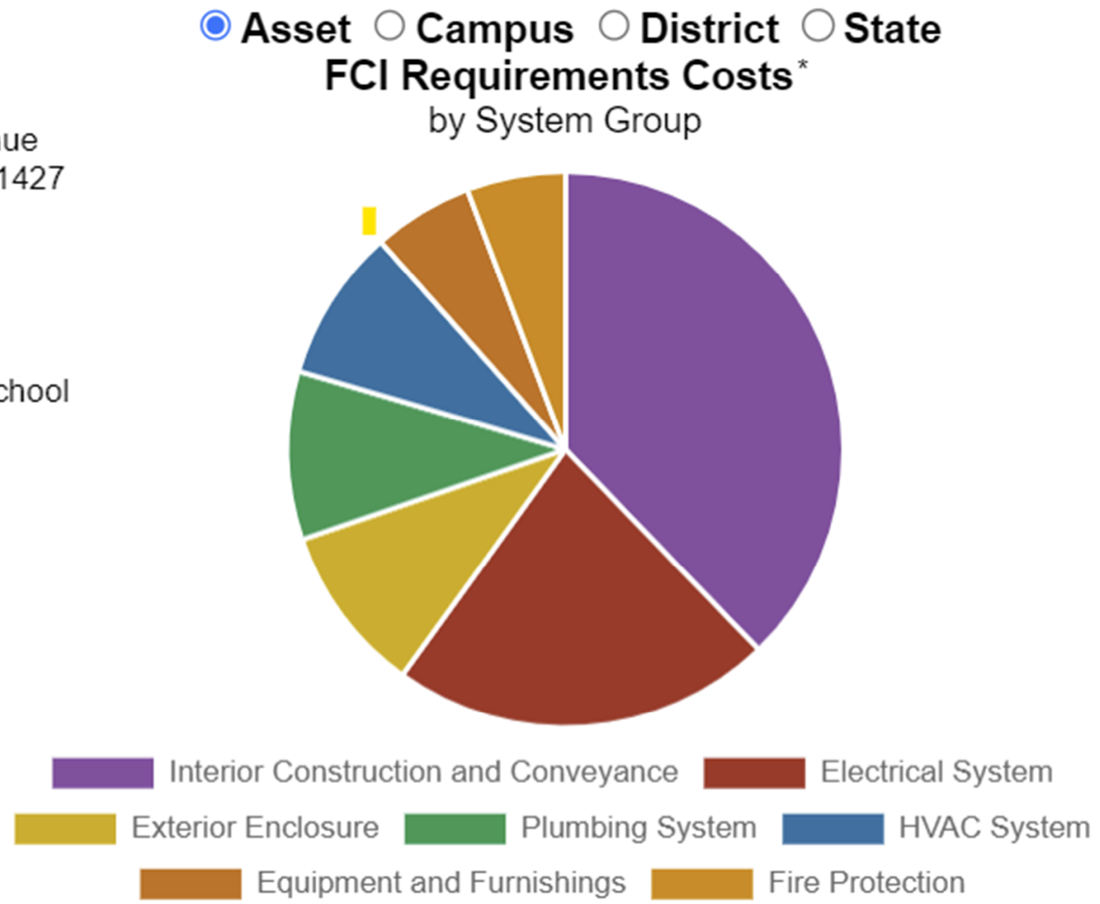
1. BEST Cash Grants [Fund smaller projects]
2. BEST Lease Purchase Grants [Fund larger projects]
3. BEST Emergency Grants [Unanticipated events]

Ouray Qualified match: 55%

Bonding Capacity: $19M

Ouray ES/MS/HS Gym & Cafeteria

Address:	400 7th Avenue Ouray, CO 81427
Size:	17,800
Stories:	2
Asset Type:	Building
Functional Description:	Combined School
Year Constructed:	1965
Assessment Date:	Sep 3, 2020
FCI:	0.52
Replacement Value:	$6,421,139



Note: *Hover over chart elements to see detailed information*
Click legend elements to hide/show data

** This asset has been assessed.*

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.

Planning Advisory Team Meeting Outline

*Potential Community Meeting

Meeting #	Date	Agenda
1	6.20.2024	PAT Kick-off / Assessment Field Work
2	9.18.2024	Data Review / Program Ideas / Discuss Options
3	10.1.2024	Review Master Plan Options / Draft Program
4	11.5.2024	Present Master Plan Recommendations to BOE

Ouray School District:

Initial Goals for Master Plan

- *Stakeholder input is important*
- *Thoughts around CTE programs (maybe survey)*
- *Band room: Look at safety around acoustics and room design*
- *Separate wood shop and art*
- *Weight Room is not appropriate*
- *Interested in stakeholder input into what new programs could be included*

Question to PAT