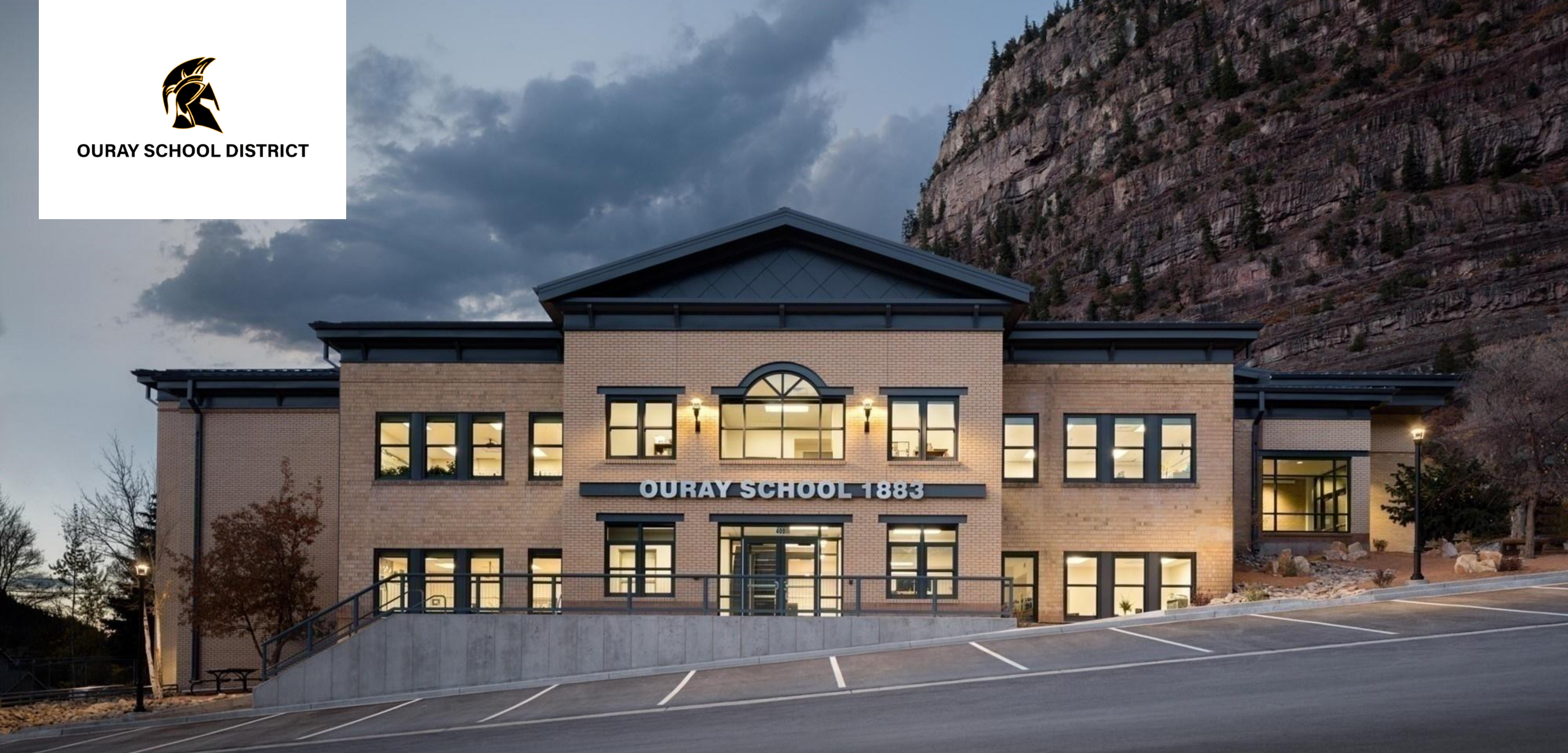




OURAY SCHOOL DISTRICT



# Ouray School District – Gymnasium Master Plan

November 17, 2025





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



Here Today





# 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?






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





# 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





# Planning Advisory Team Meeting Outline

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	9-8-2025	Interactive Master Plan Options Gam
5	11-17-2025	Board of Education – Facility Conditions
6	12-11-2025	Board of Education – FMP Presentation





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





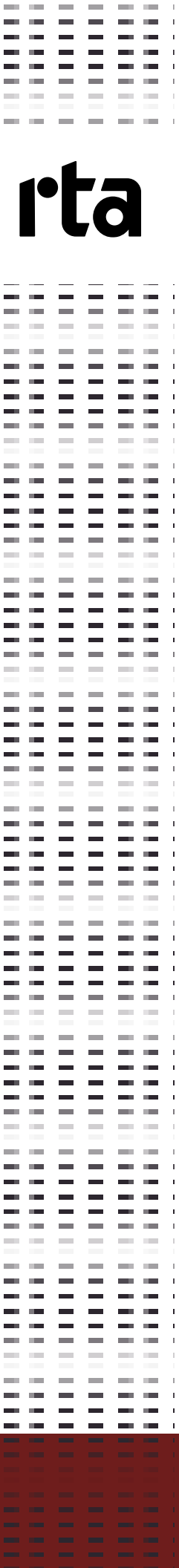
# GYMNASIUM BUILDING (2024 Assessment)



## 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





# 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

Age of  
Facility: 60  
Years

Gym  
Building  
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.*





## Condition Analysis

- Sorts deficiencies by criteria
- Prioritizes & consolidates information
- Working document for future planning
- Drives data-based decision making

Level 1	Assessment Rating	
	1	Needs Immediate Action (Red)
	2	Replace within 5 Years (Orange)
	3	Replace within 6-10 Years (Yellow)
	4	Improvement Item (Green) - Also indicate remaining years of system life
Level2	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 Association 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
Level3	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 association 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
	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 is the highest priority item in the list. Typically, you would start to address any deficiencies in the order from 1



3.2 Condition Analysis Matrix

District:	Duray School District												
Facility:	Duray Gymnasium												
Date:	6/20/2024												

Failure Timing Legend

1

Needs Immediate Action (Red)

2

Replace within 5 Years (Orange)

3

Replace within 6-10 Years (Yellow)

4

Improvement Item (Green) - Also indicate remaining years of system life

(see scoring tab for details)

Contingency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix														
ITEM #	FACILITY	LOCATIO	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSD	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/ contingenc
	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
	Gymnasium		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
	Gymnasium		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
	Gymnasium		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
	Gymnasium		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
	Gymnasium		Replace all Exterior HM doors, frames and hardware	RTA	Exterior - Door	1	6	1	6		\$ 48,300	\$ 57,960	\$ 69,552	\$ 78,246.00
	Gymnasium		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
	Gymnasium		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
	Gymnasium		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
	Gymnasium		Tuck point 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
	Gymnasium		Add redundant boiler	ME+E	HVAC System	4	2	2	16	0	\$ 41,374	\$ 49,649	\$ 59,579	\$ 67,025.88
	Gymnasium		Replace existing poured epoxy flooring in the showers	RTA	Interior - Flooring	1	6	3	18		\$ 2,640	\$ 3,168	\$ 3,802	\$ 4,276.80
	Gymnasium		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
	Gymnasium		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
	Gymnasium		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
	Gymnasium		Replace 1996 fan coils	ME+E	HVAC System	2	6	2	24	0	\$ 139,728	\$ 167,674	\$ 201,208	\$ 226,359.36
	Gymnasium		Replace Gym gas fired units	ME+E	HVAC System	2	6	2	24	0	\$ 150,000	\$ 180,000	\$ 216,000	\$ 243,000.00



			Contingency Amount	15.00%
			Soft Cost:	20.00%
REMAINING LIFE (YEARS) ▼	COST (Direct Cost) (no soft costs) ▼	COST (w/ Fees & GC) (no soft costs) ▼	TOTAL COST (w/ soft costs) ▼	TOTAL COST (w/ contingency) ▼
		</		



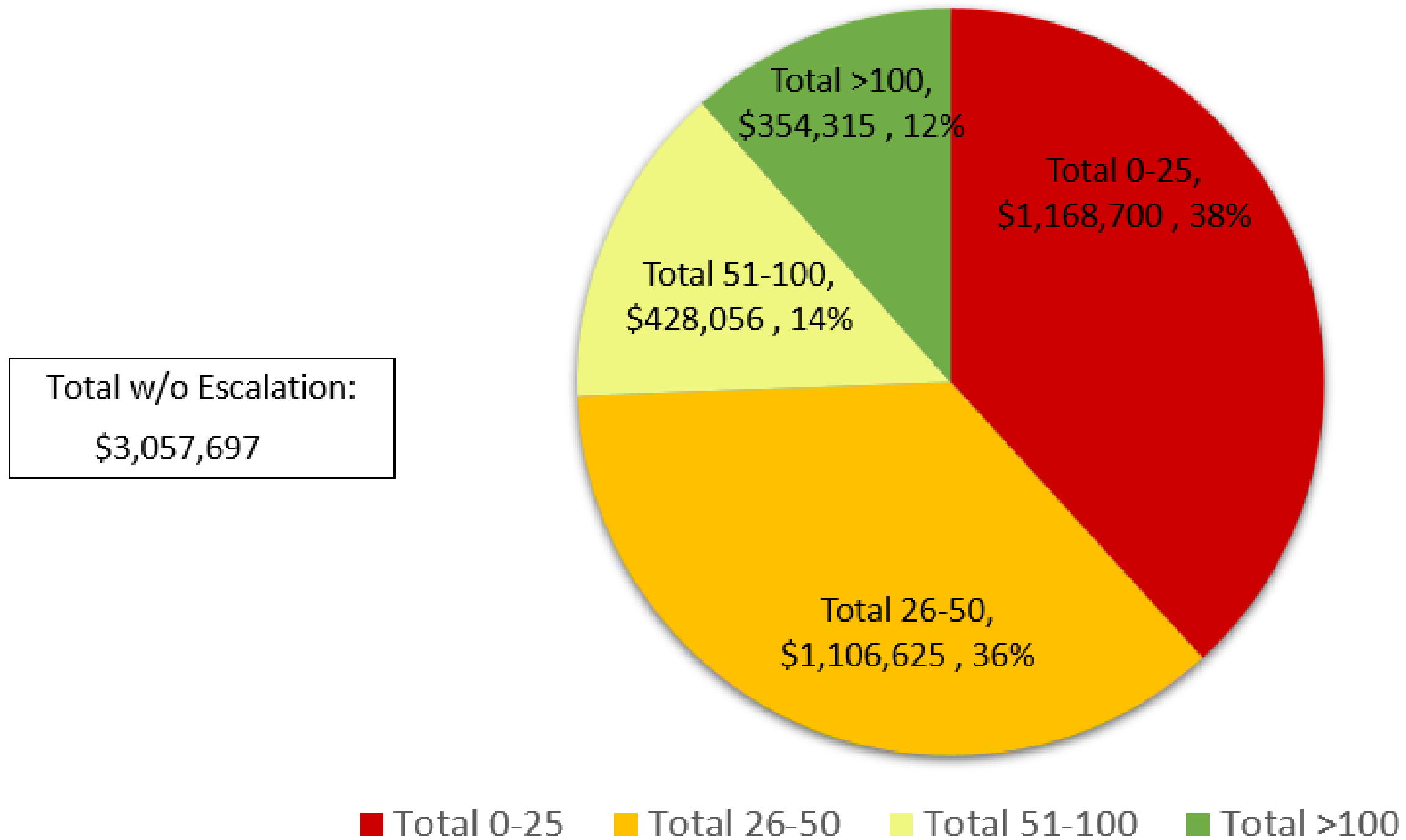




# Ouray School District

## Deferred Maintenance Ranking

(inc. soft cost factor and contingency)





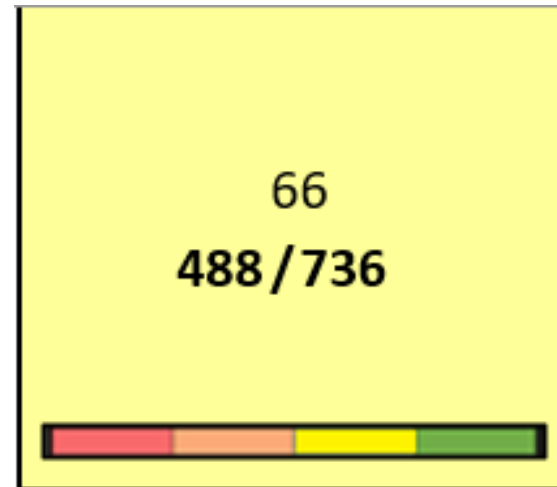
Step Two:

Assessing Educational Adequacy

Safety & Security







Performance Badge

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

(potential)





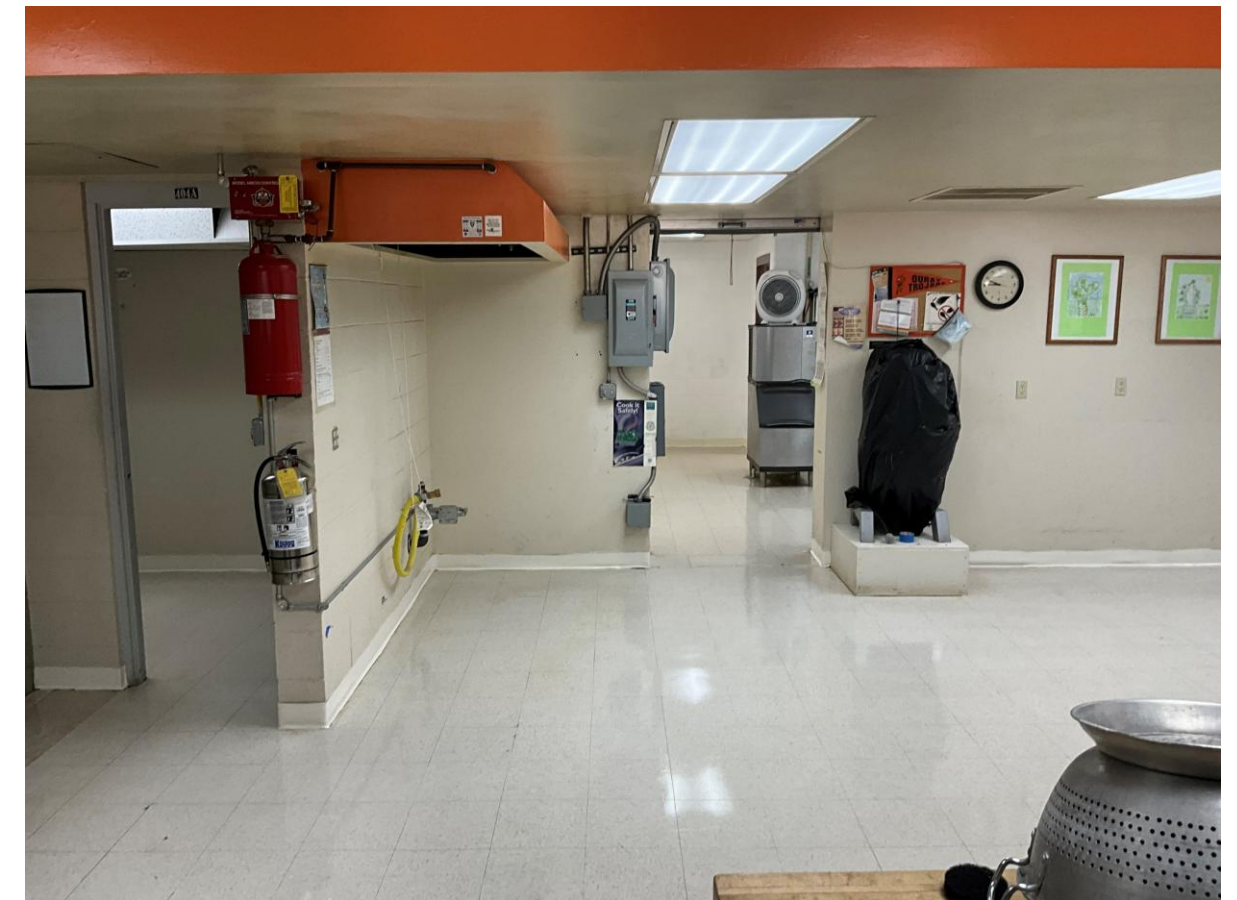
# Restrooms

- 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



## Music Room

- Lacks adequate acoustic control
- Would prefer to be co-located with Choral Room





Step Five:

Funding Options



# Current Mill Total – Ouray School District FY2025

<b>FUND</b>	<b>Dollar Value</b>	<b>Mill Total</b>
<b>General Fund</b>		
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
<b>Total General Fund</b>	<b>\$2,847,880</b>	<b>27.988</b>
<b>Bond Redemption Fund</b>	<b>\$195,876</b>	<b>1.925</b>
<b>Transportation Fund</b>	<b>\$0</b>	<b>0.000</b>
<b>Special Building &amp; Technology</b>	<b>\$0</b>	<b>0.000</b>
<b>Supplemental Capital Construction, Technology, &amp; Maintenance</b>	<b>\$0</b>	<b>0.000</b>
<b>Other</b>	<b>\$0</b>	<b>0.000</b>
<b>Total Non-General Fund</b>	<b>\$195,876</b>	<b>1.925</b>

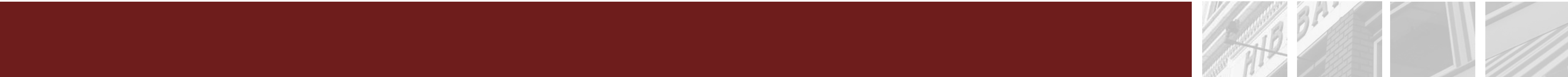




# Bonding Capacity: \$21.3M Maximum

## 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 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.

### 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]

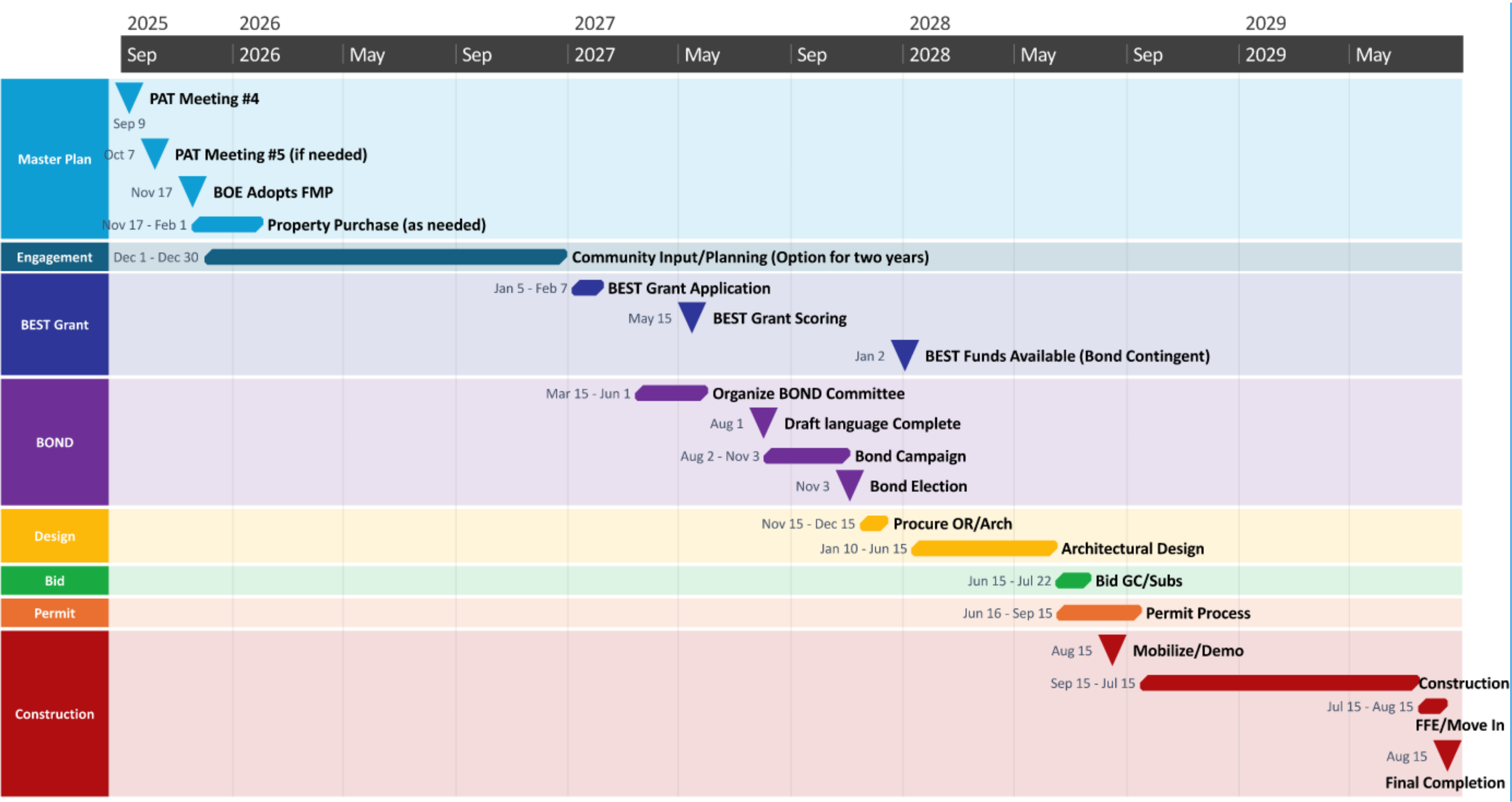
Ouray Qualified match:

59%

Bonding Capacity:

\$21.3M





Potential Overall Timeline





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

Music Room (Vocal)

Music Room (Band)

Wood Shop/ CTE C

Art Room

Gymnasium

Locker Rooms

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

Wood Shop/ CTE Classroom



Music Room (Band)



Kitchen



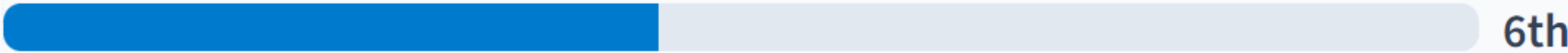
Art Room



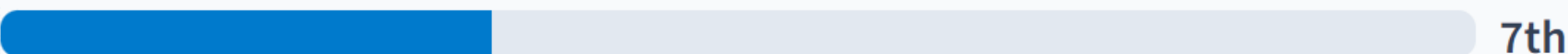
Cafeteria



Weight/Fitness Room



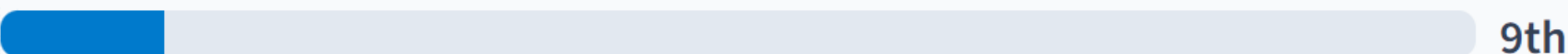
Gymnasium



Music Room (Vocal)



Locker Rooms

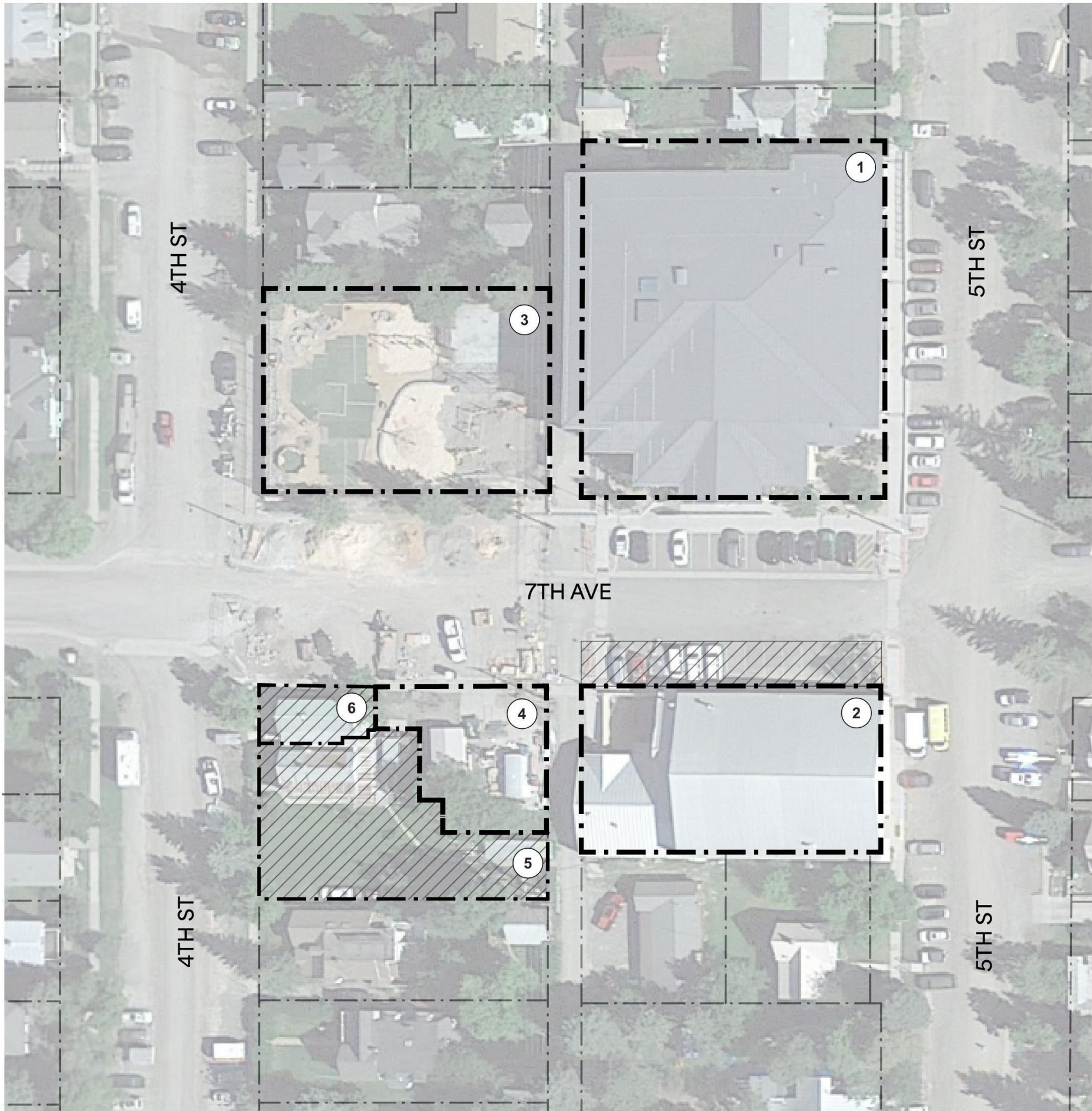


improve to least



What has changed since last year:

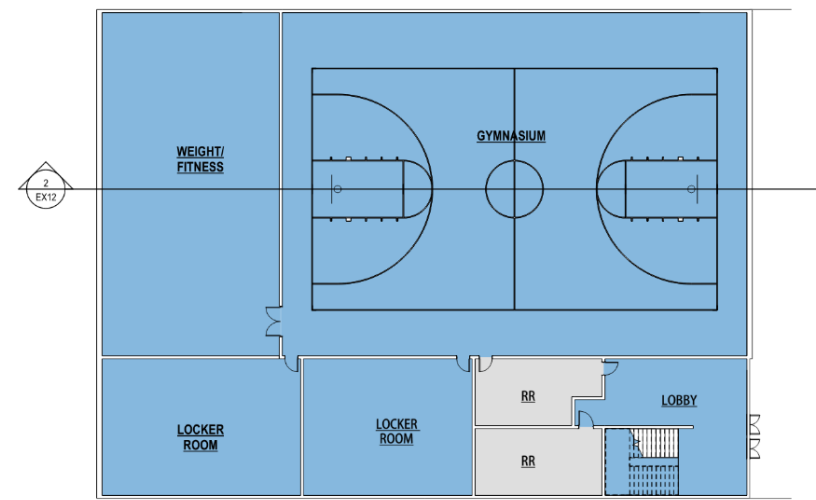
Opportunity for Additional Property



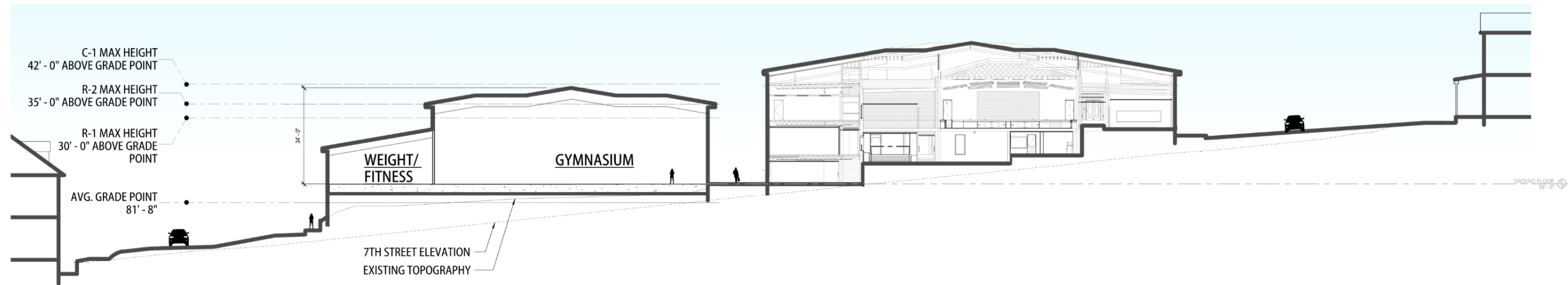
What has changed:



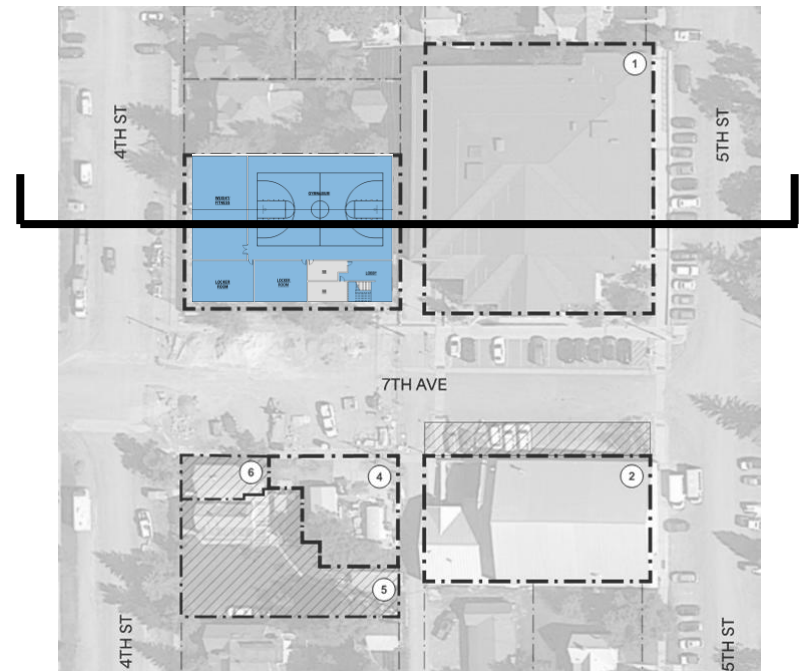




Option B1 – Floor Plan  
NTS



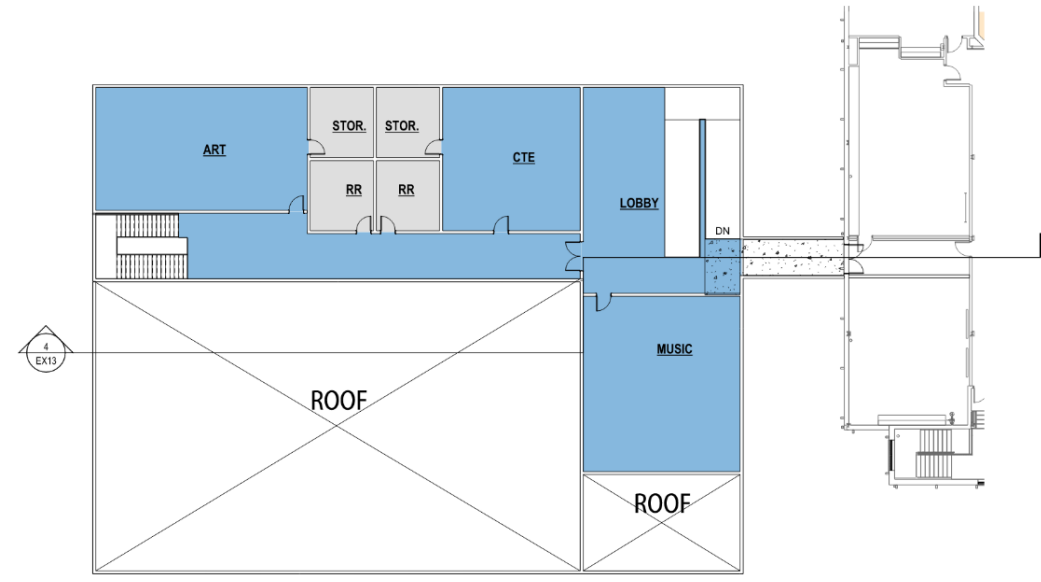
Option B1 – Building Section  
NTS



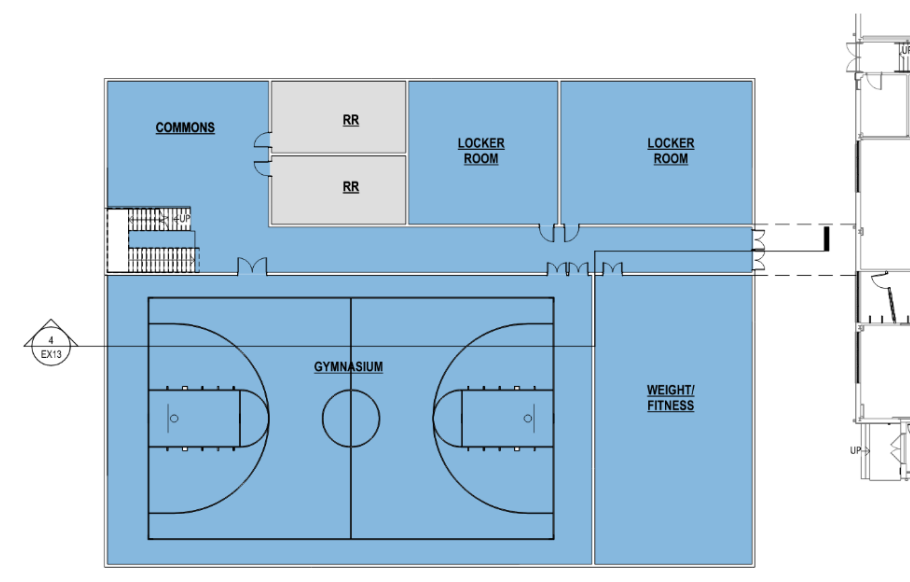
Key Plan



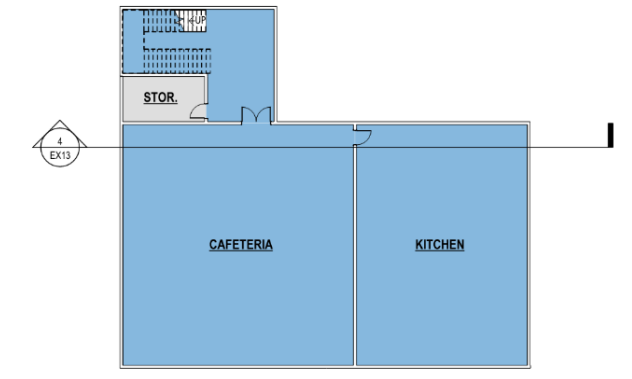
# Option B1 – Gymnasium



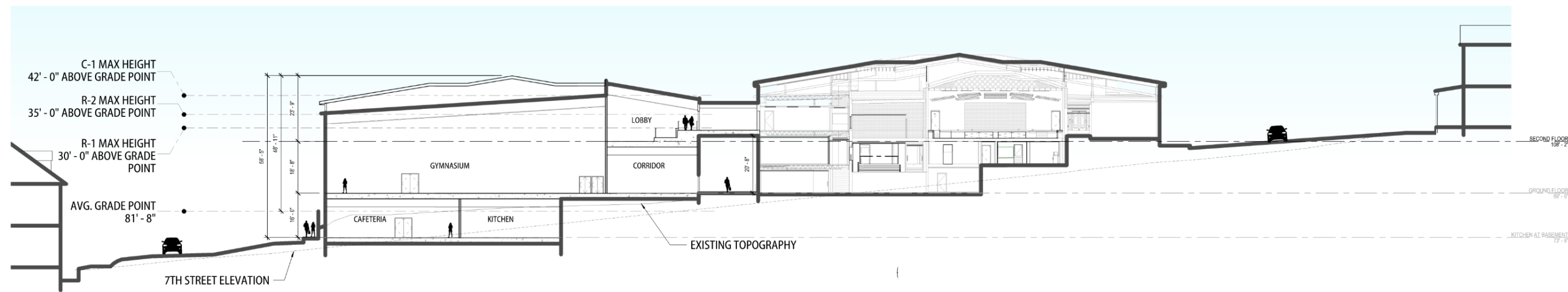
Option B3 – Second Floor  
N NTS



Option B3 – Ground Floor  
N NTS



Option B3 – Basement  
N NTS



Option B3 – Building Section  
NTS

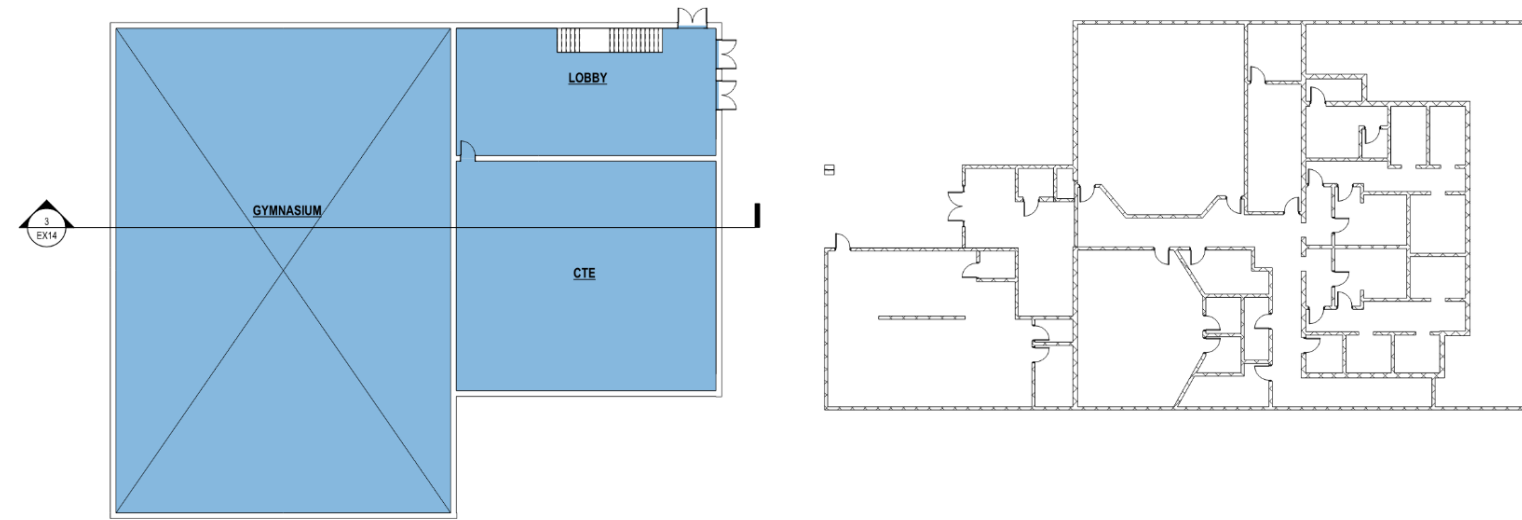


Key Plan  
N

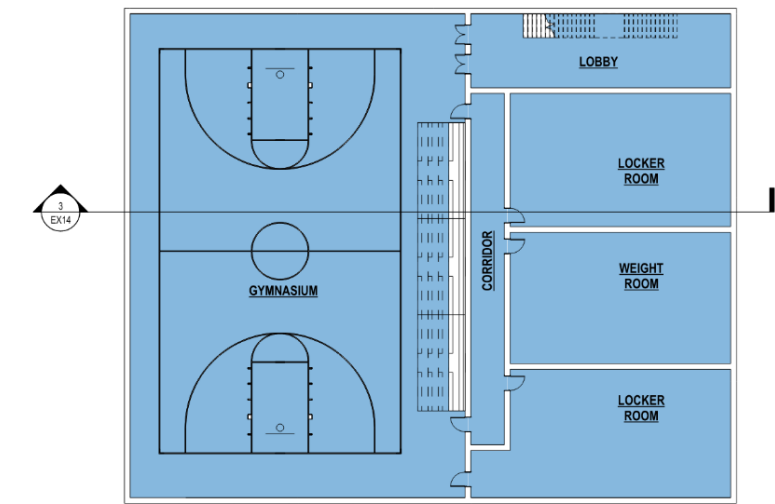
# Option B3 – Three Stories



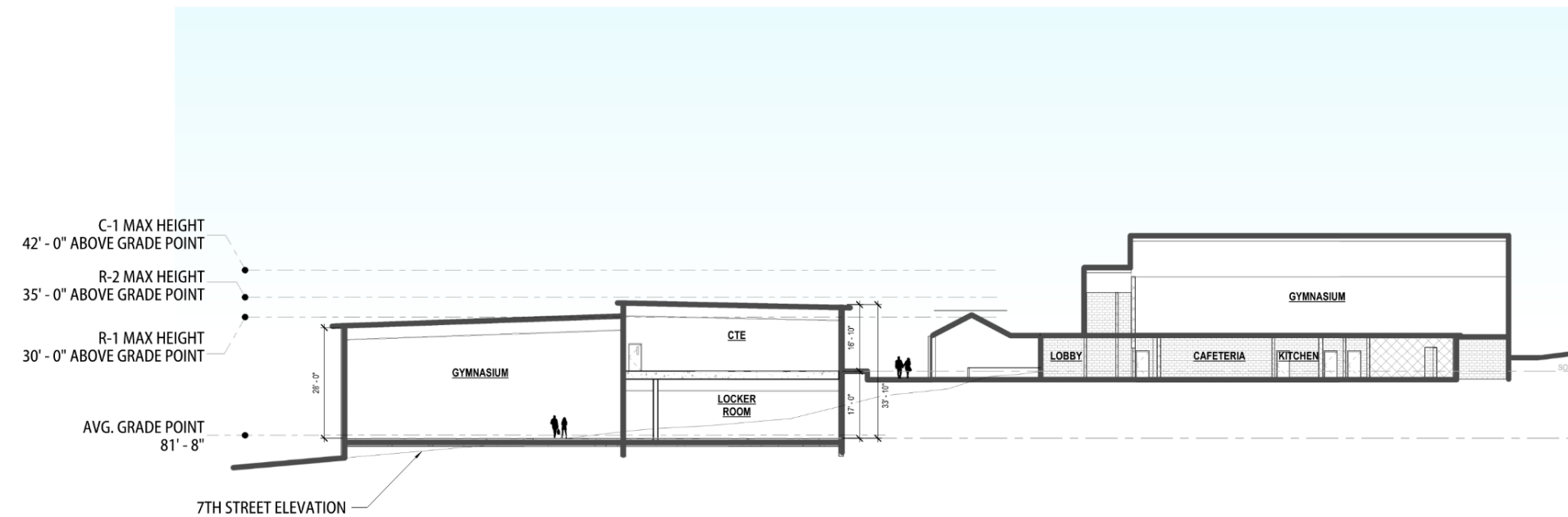




Option B4 – Ground Floor Plan  
NTS



Option B4 – Lower Level Plan  
NTS

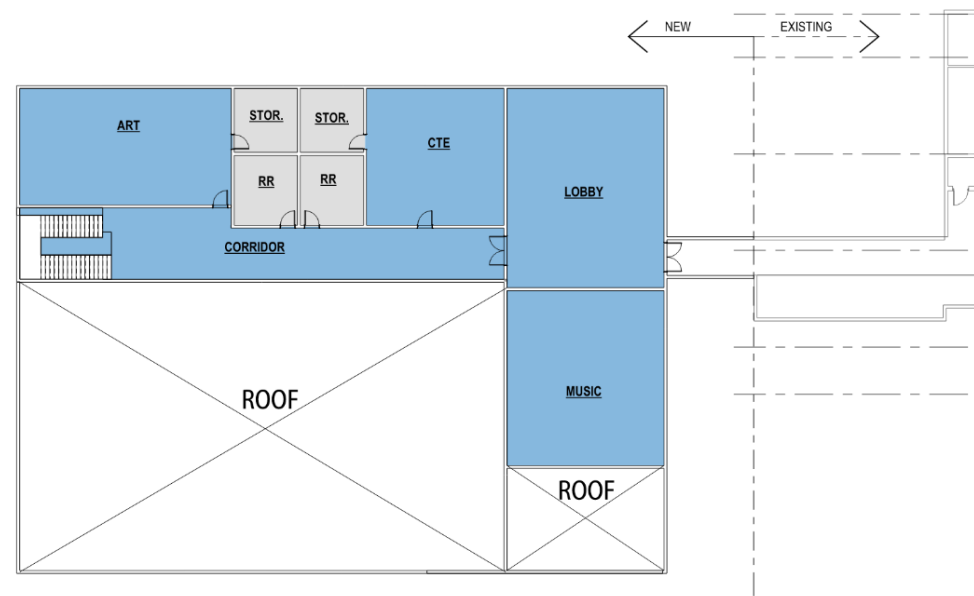


Option B4 – Building Section  
NTS

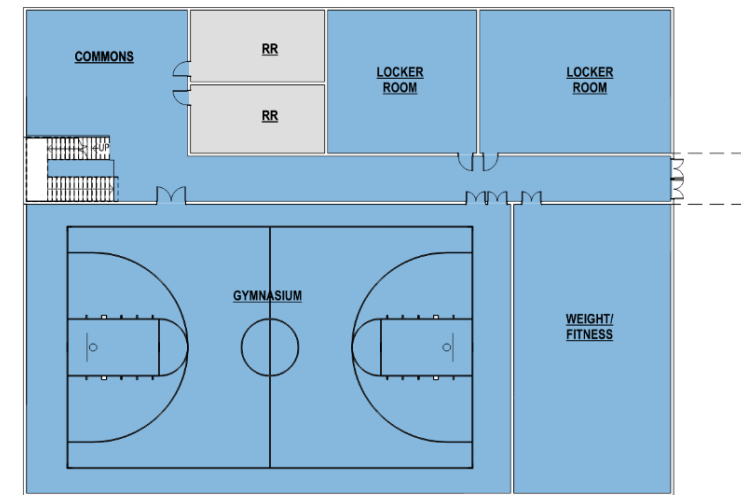


Key Plan

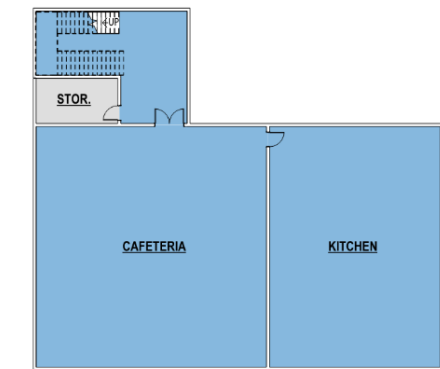
# Option B4 – Site Four



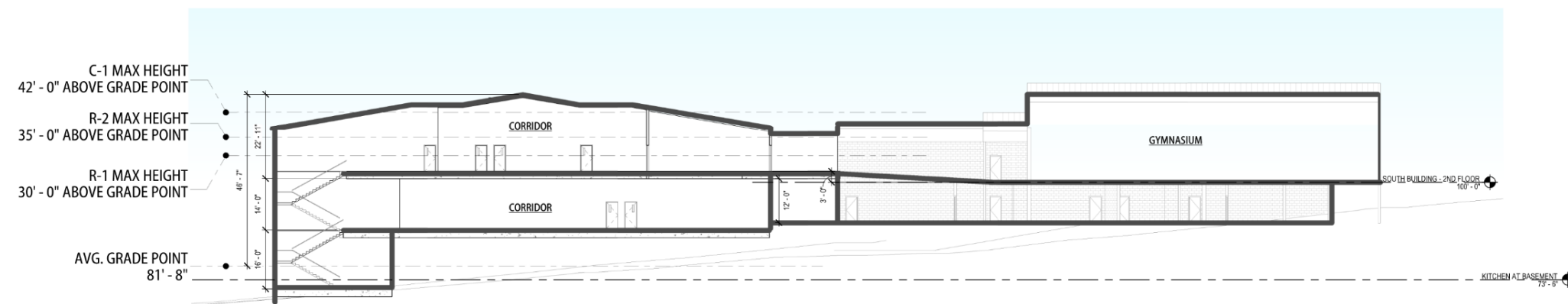
Option B5 – Second Floor  
N NTS



Option B5 – First Floor Plan  
N NTS



Option B5 – Basement  
N NTS



Option B5 – Building Section  
NTS



Key Plan  
N

# Option B5 – Site Four, Bridge





Master Plan Exercise



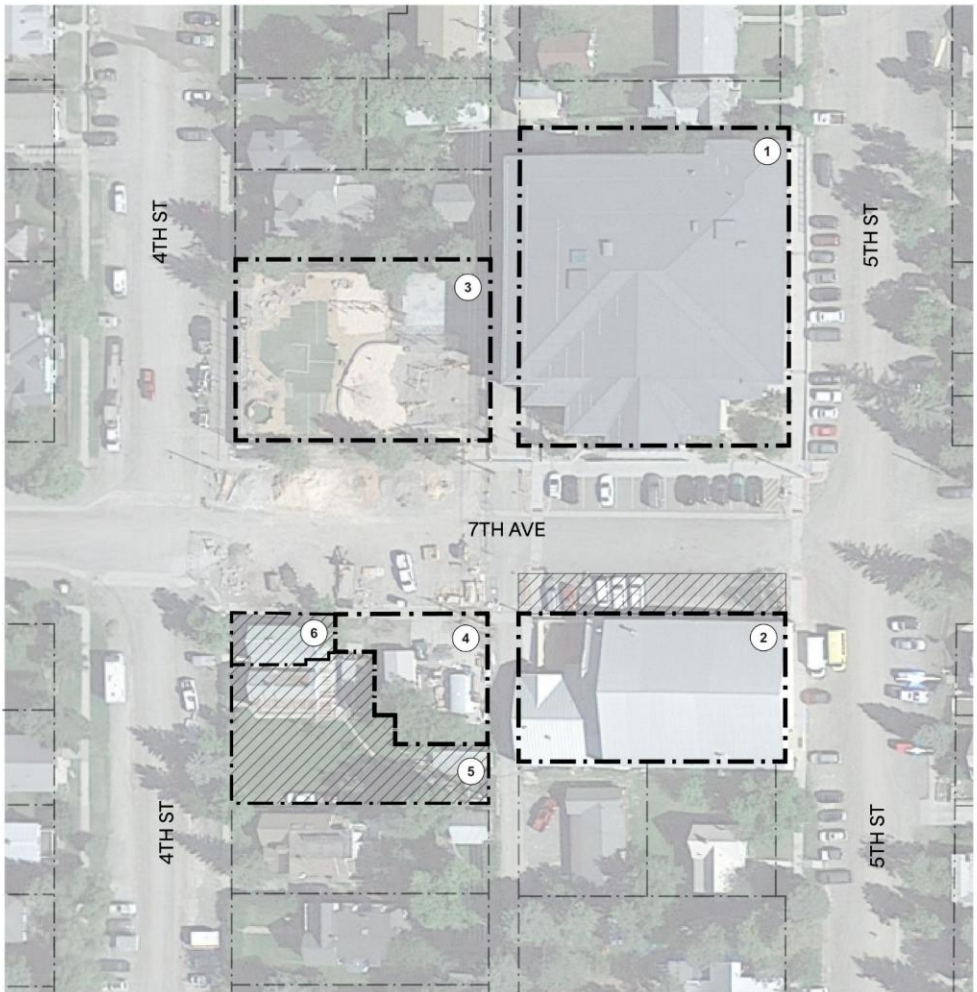


# Introduction

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:

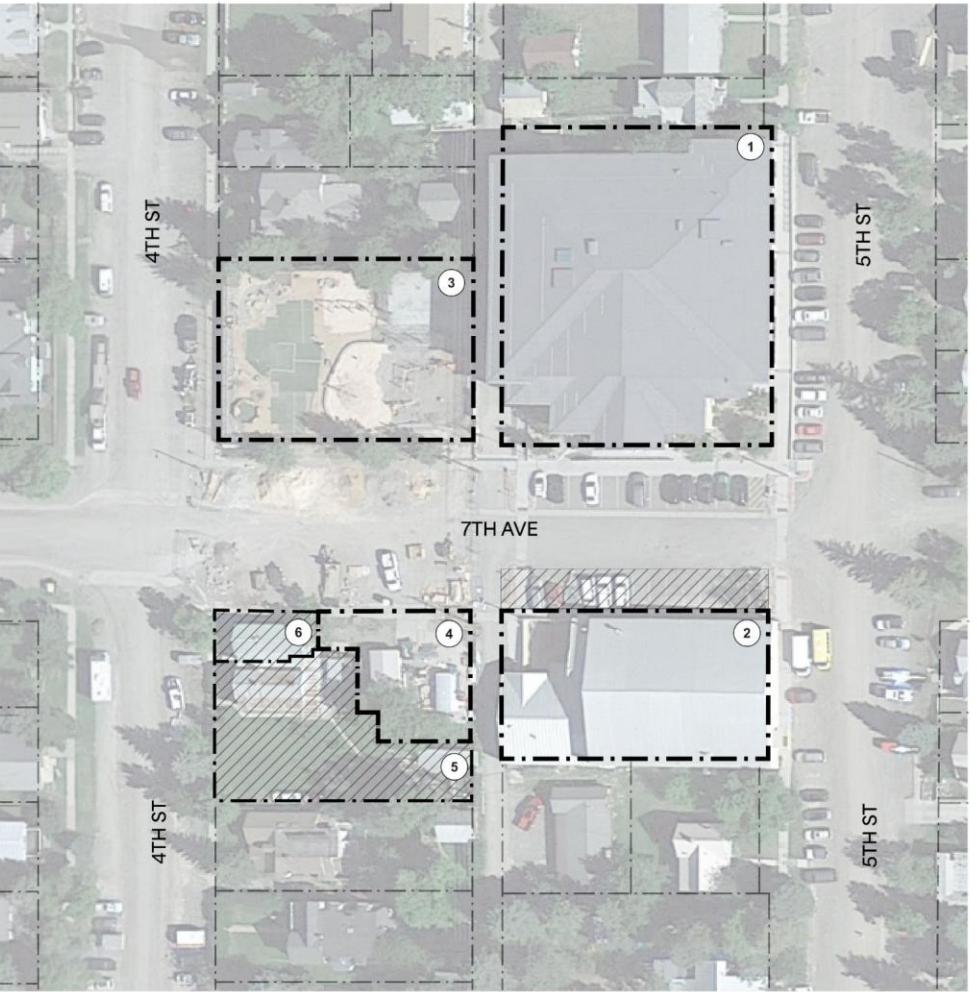
- **Phase One** – The first section of work to get constructed.
- **Master Plan** – Long term comprehensive framework that guides the design and development.

PHASE ONE SCHEME:



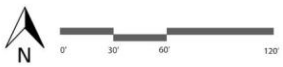
BUILDING COMPONENTS	_____	 POTENTIAL SITE EXPANSION
	_____	— — — SURROUNDING PROPERTY LINES
	_____	— · — · — POTENTIAL SITE EXPANSION
EST. TOTAL COST/BUDGET	_____	— · — · — OURAY SD PROPERTY BOUNDARIES
	_____	

MASTER PLAN SCHEME:



BUILDING COMPONENTS	_____	 POTENTIAL SITE EXPANSION
	_____	— — — SURROUNDING PROPERTY LINES
	_____	— · — · — POTENTIAL SITE EXPANSION
EST. TOTAL COST/BUDGET	_____	— · — · — OURAY SD PROPERTY BOUNDARIES
	_____	

OURAY SD MASTER PLAN EXERCISE

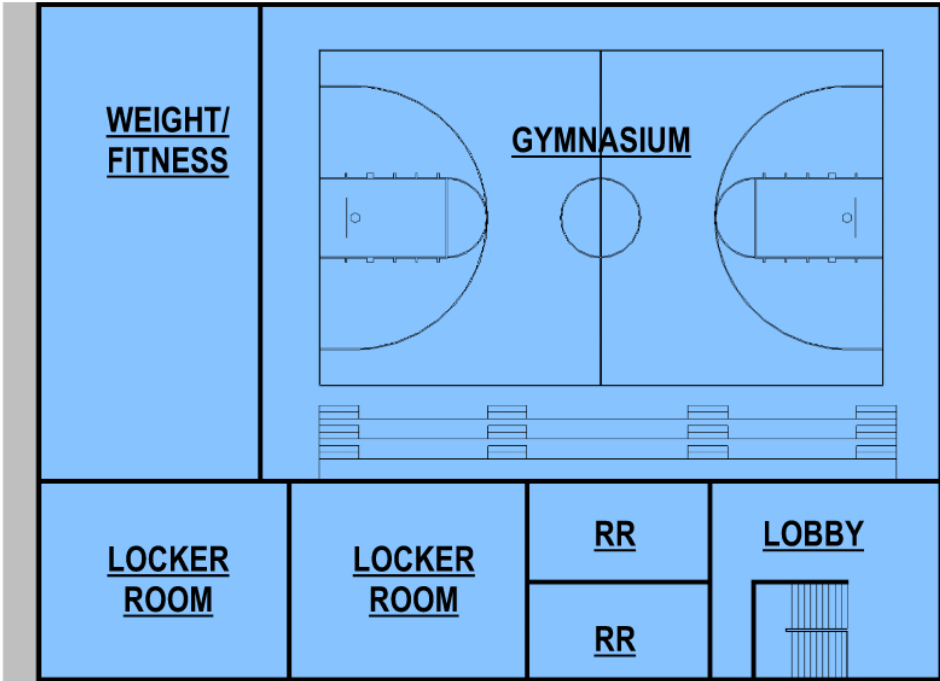




# Game Pieces Overview

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

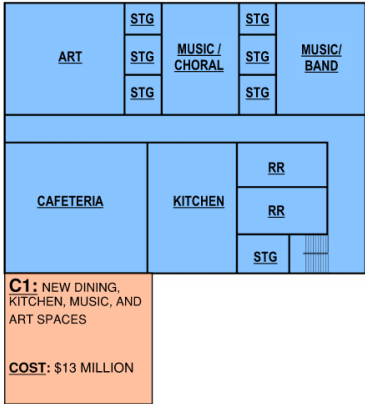
**G1- Gymnasium and supporting program**  
\*Enlarged Game Piece



**G1:** NEW GYMNASIUM AND SUPPORTING ATHLETIC SPACES  
**COST:** \$13 MILLION

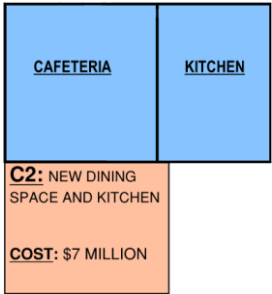
Identifying name and summary  
Estimated Cost

**C1- Cafeteria, Kitchen, and Arts**



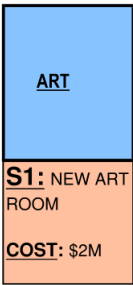
**C1:** NEW DINING, KITCHEN, MUSIC, AND ART SPACES  
**COST:** \$13 MILLION

**C2- Cafeteria and Kitchen**



**C2:** NEW DINING SPACE AND KITCHEN  
**COST:** \$7 MILLION

**S1- Art**



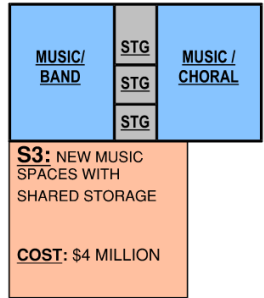
**S1:** NEW ART ROOM  
**COST:** \$2M

**S2- Woodshop**



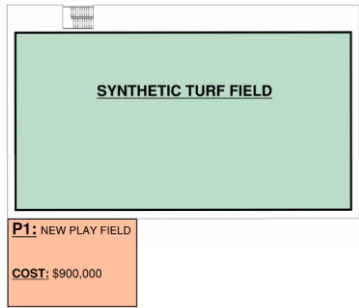
**S2:** NEW WOODSHOP  
**COST:** \$2M

**S3- Music**



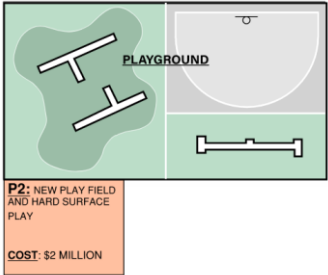
**S3:** NEW MUSIC SPACES WITH SHARED STORAGE  
**COST:** \$4 MILLION

**P1- Turf Field**



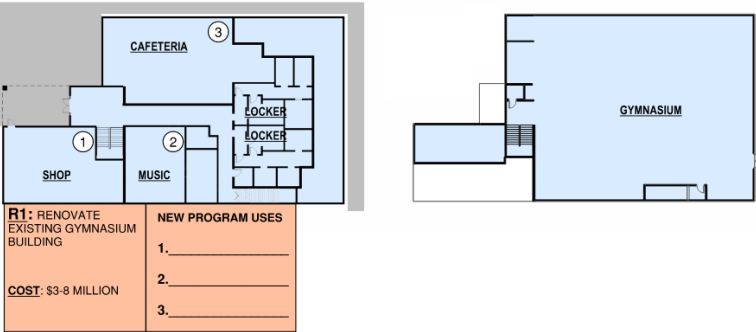
**P1:** NEW PLAY FIELD  
**COST:** \$900,000

**P2- Playground**



**P2:** NEW PLAY FIELD AND HARD SURFACE PLAY  
**COST:** \$2 MILLION

**R1- Renovation of Existing Gym Building**



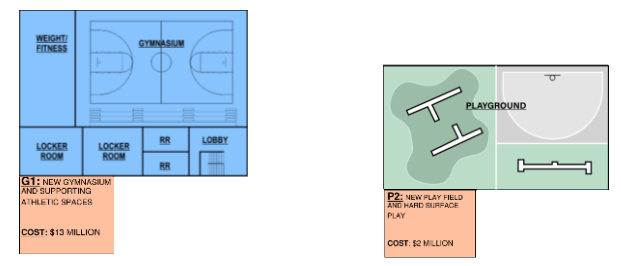
**R1:** RENOVATE EXISTING GYMNASIUM BUILDING  
**COST:** \$3-8 MILLION

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

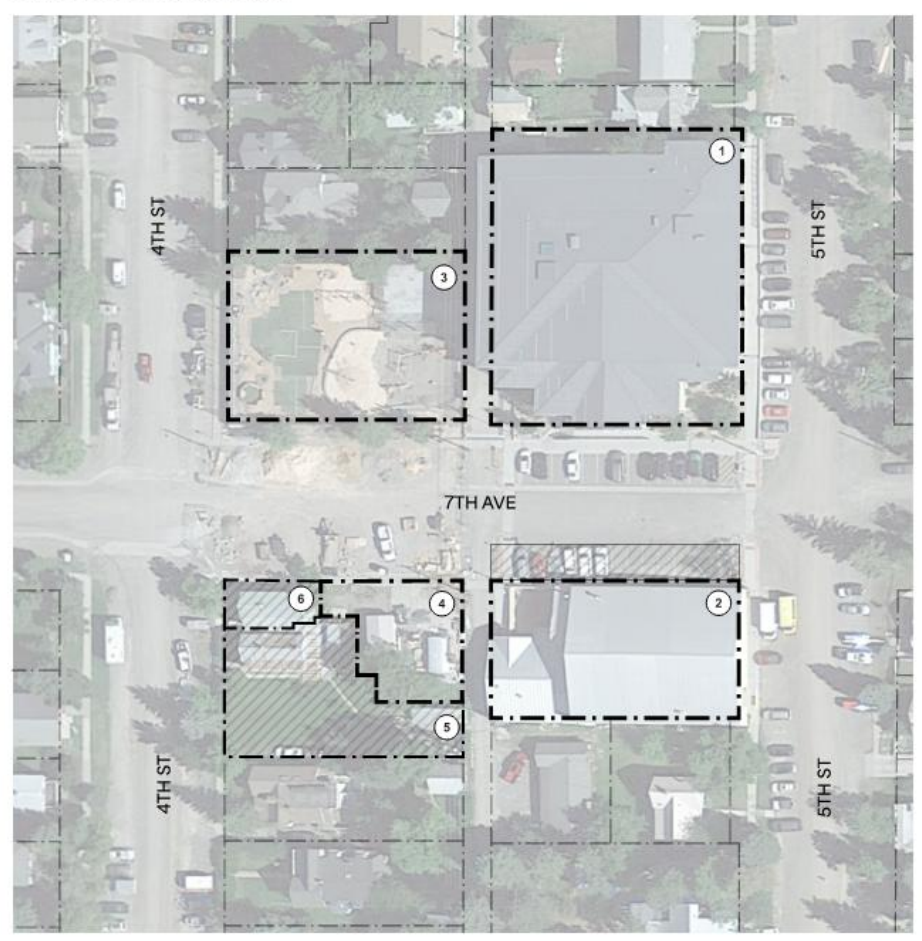
**Second Step-** Move and reconfigure these game pieces onto the game board. Try to focus on the programmatic spaces rather than the specifics of the floor plan.

**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.

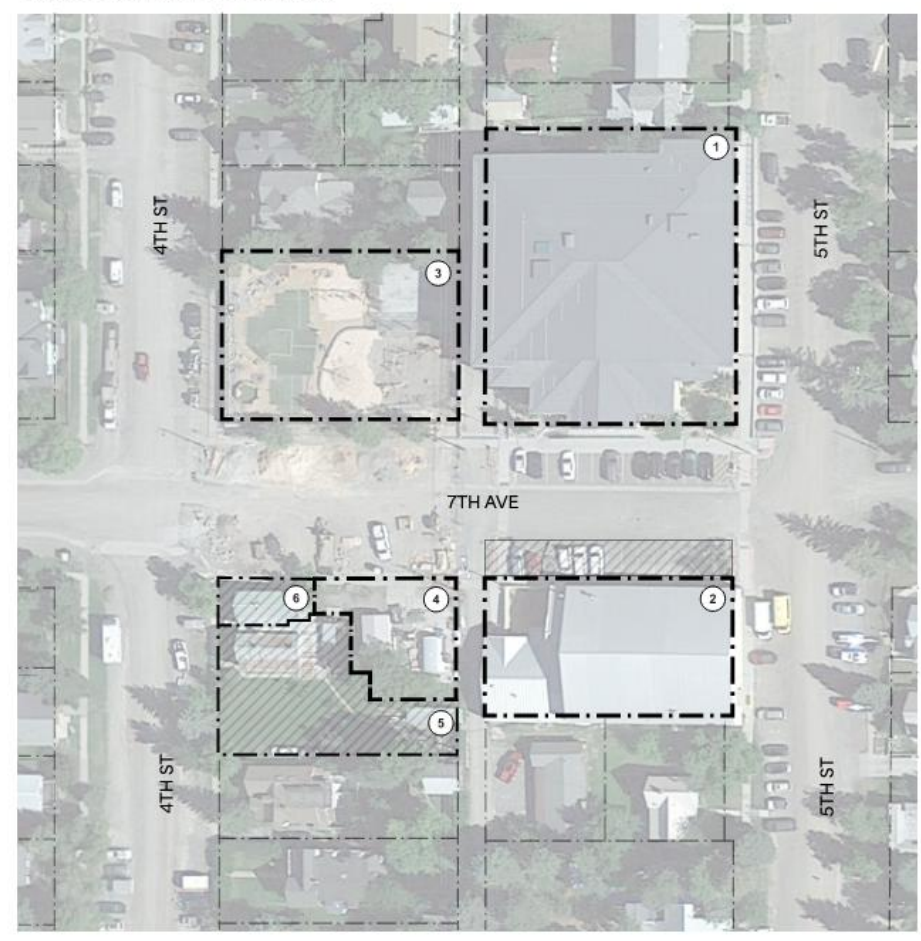


PHASE ONE SCHEME:



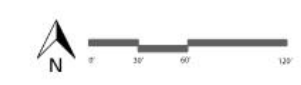
BUILDING COMPONENTS	_____	POTENTIAL SITE EXPANSION
	_____	
	_____	SURROUNDING PROPERTY LINES
	_____	
EST. TOTAL COST/BUDGET	_____	POTENTIAL SITE EXPANSION
	_____	
	_____	OURAY SD PROPERTY BOUNDARIES
	_____	

MASTER PLAN SCHEME:



BUILDING COMPONENTS	_____	POTENTIAL SITE EXPANSION
	_____	
	_____	SURROUNDING PROPERTY LINES
	_____	
EST. TOTAL COST/BUDGET	_____	POTENTIAL SITE EXPANSION
	_____	
	_____	OURAY SD PROPERTY BOUNDARIES
	_____	

OURAY SD MASTER PLAN EXERCISE





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

\$18M +/-

Group #1



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

\$75M





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





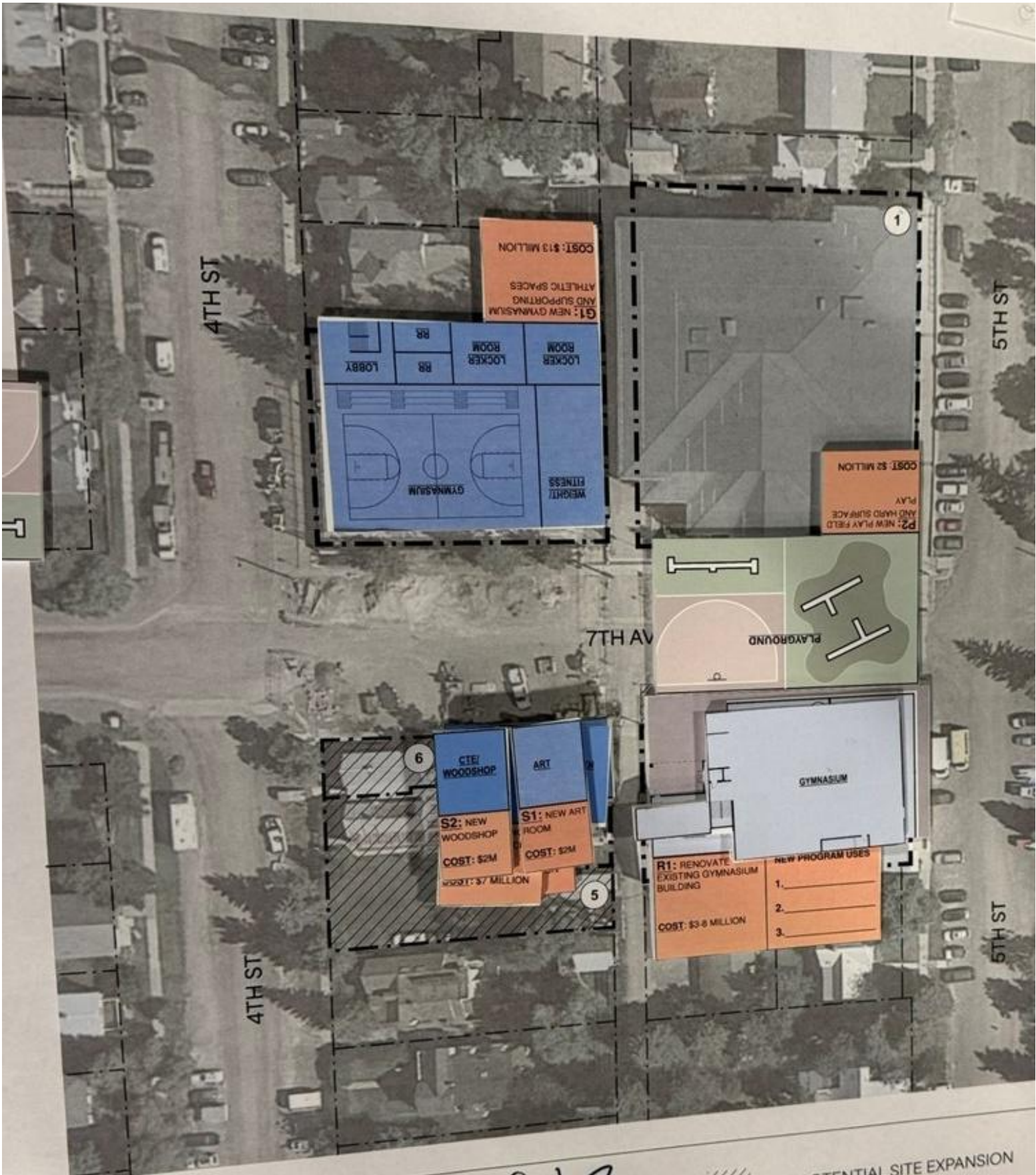
Phase I

- 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 7<sup>th</sup> Street





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?



# 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 Three:

Develop a Space Program







# Cafeteria/Kitchen



# Outdoor Spaces

Develop a Program





# What spaces should be included?



Gym

Locker Rooms

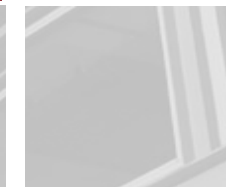
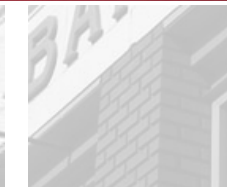
Develop a Program







Gymnasium – Climbing Wall / Indoor Track

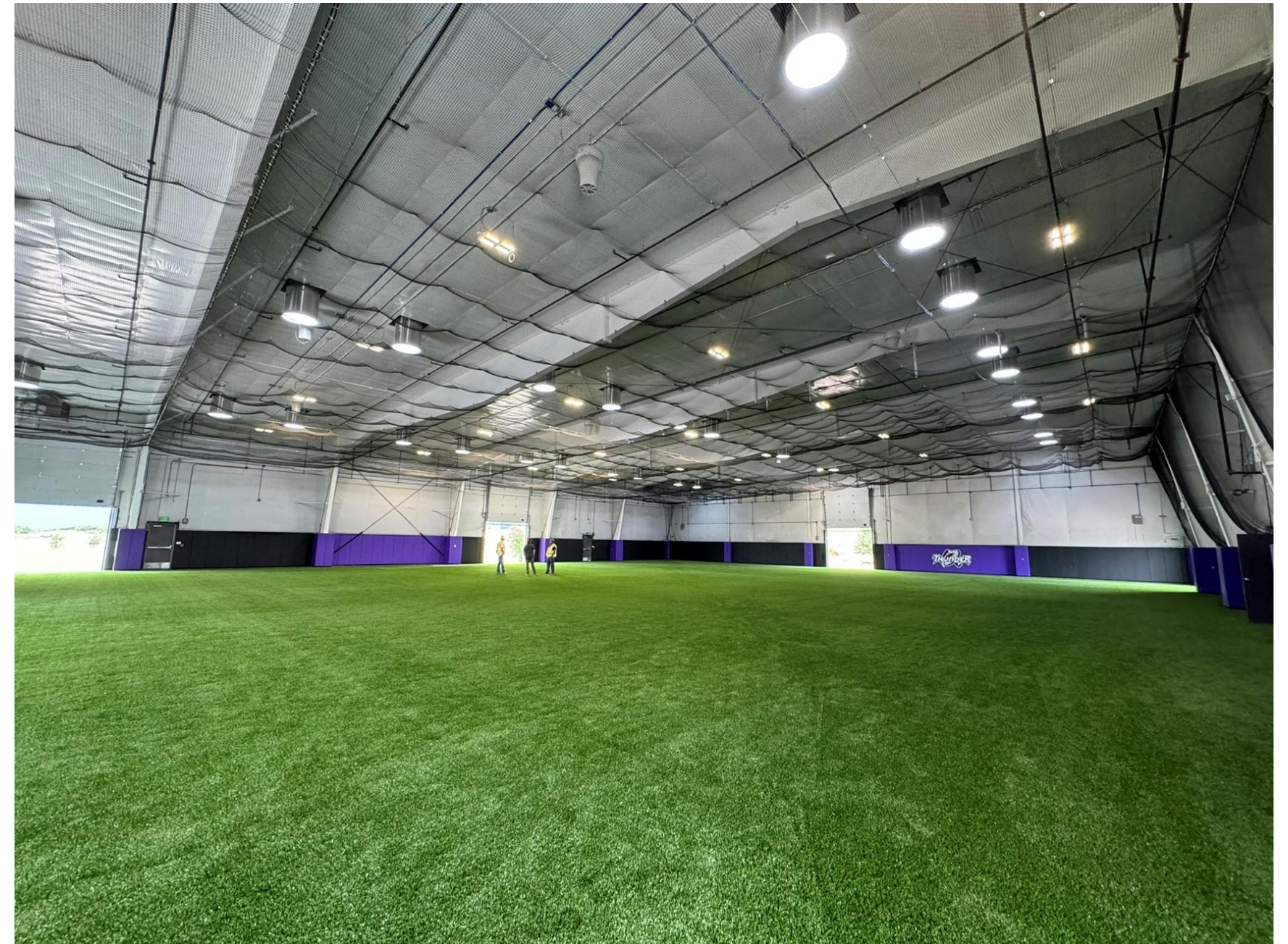






Weights/Fitness

Sports Turf



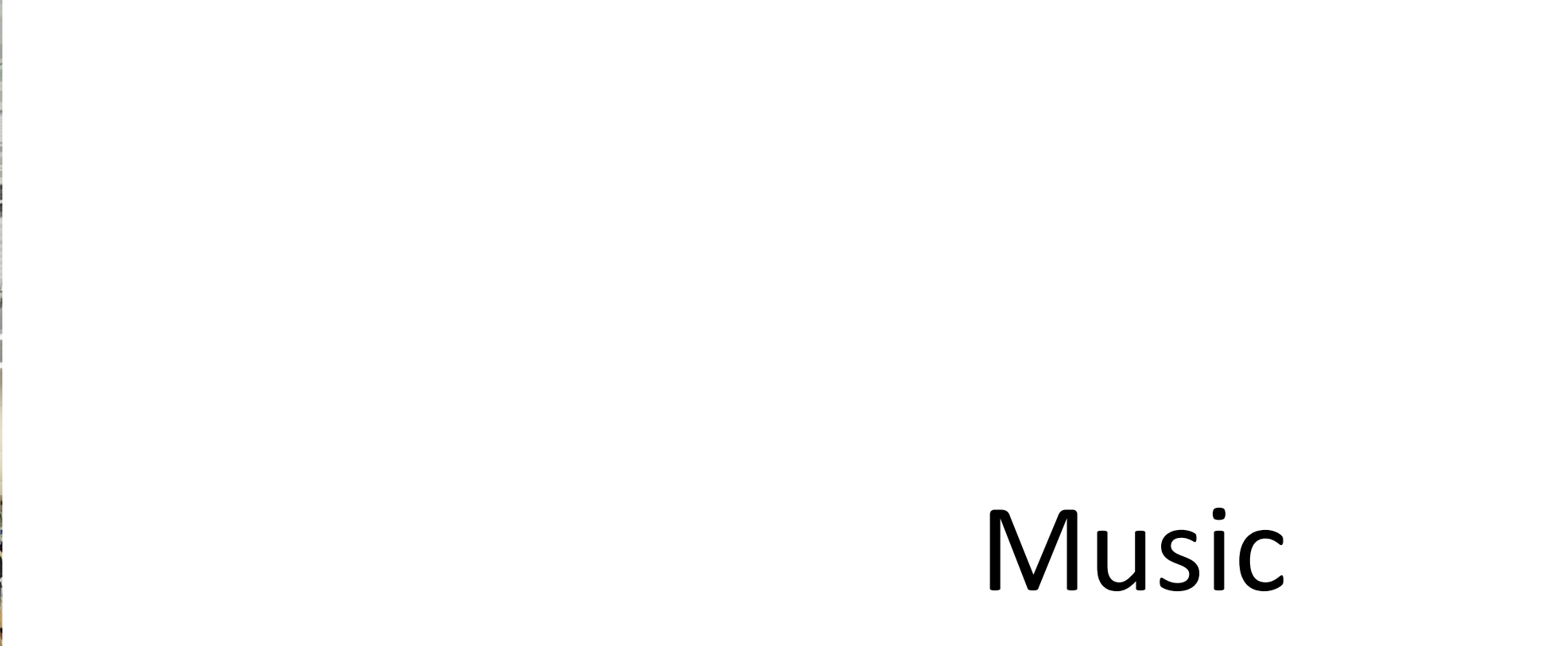
Develop a Program







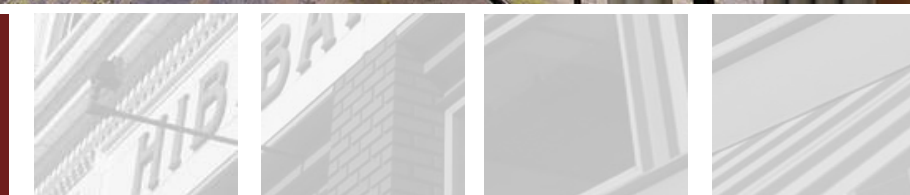
Art Room



Music



Develop a Program





# Flexible Learning Spaces at Ridgway Elementary



Develop a Program







Others:

1. Wood Shop
2. Trades
3. ???

Shop/CTE

Develop a Program





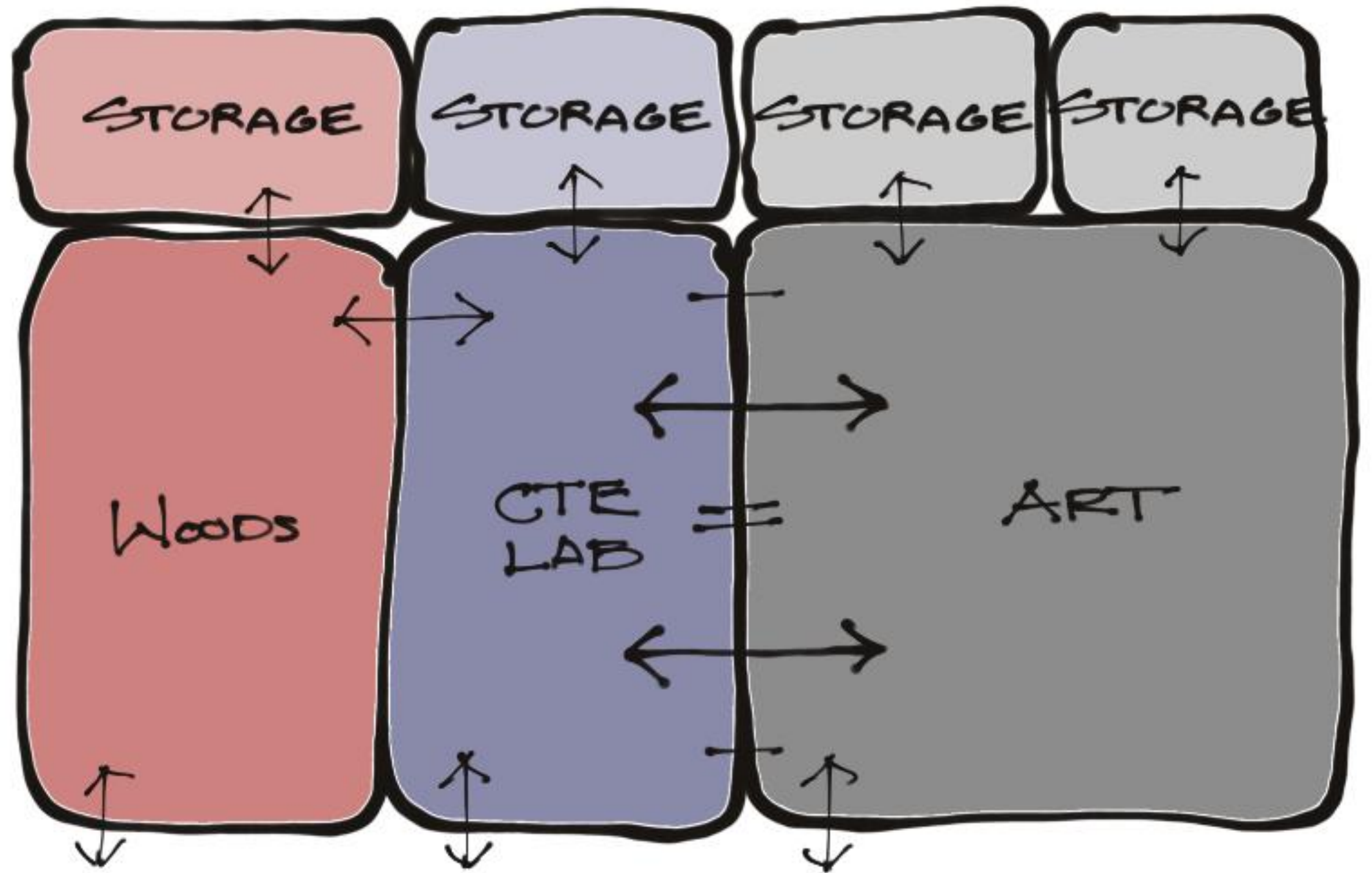
# Popular CTE Programs in Colorado High Schools

1. Outdoor Recreation & Natural Resources
2. Hospitality & Tourism
3. Construction Trades
4. Health Sciences
5. Agriculture & Environmental Science
6. Manufacturing (Woods & Metals)

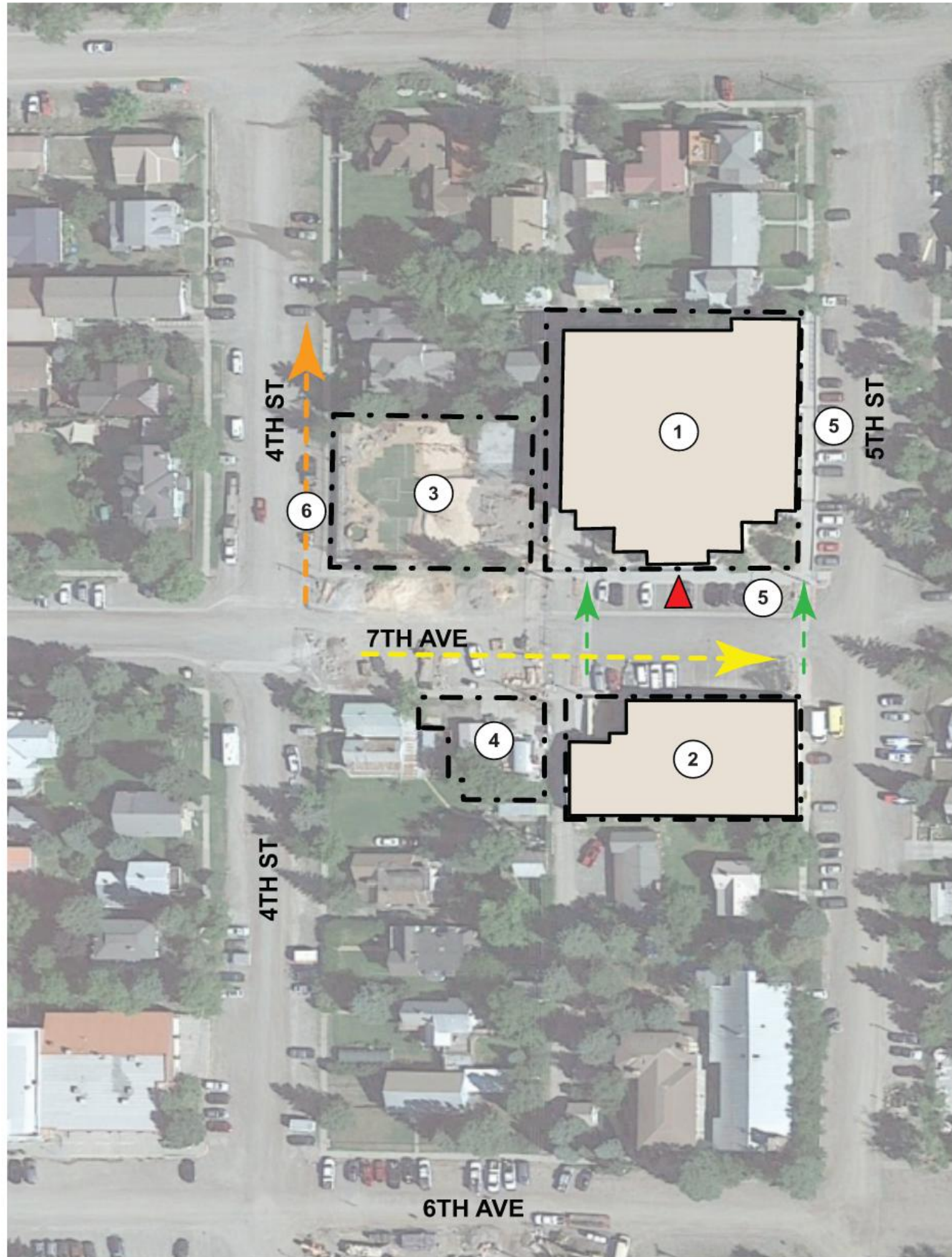




# Flexible spaces to support multiple programs







**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

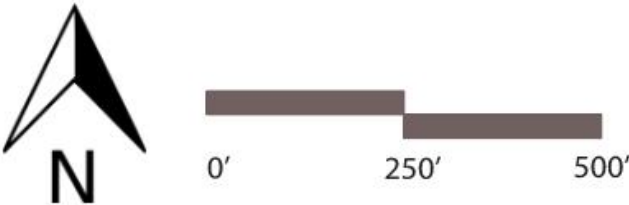
TOTAL SITE AREA: 1.24 ACRES

**KEY PLAN LEGEND**

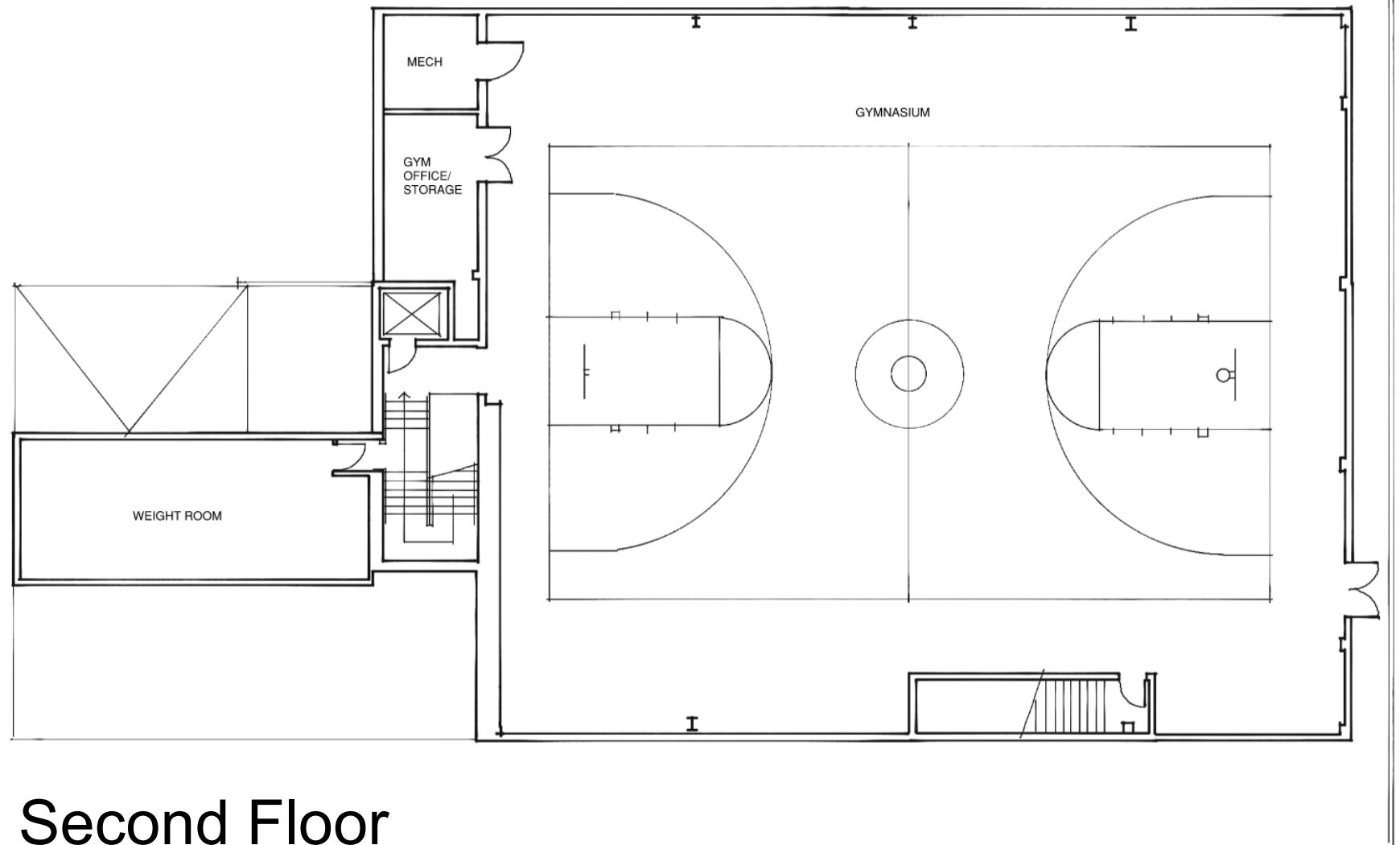
- 1. MAIN BUILDING
- 2. GYM AND CAFETERIA
- 3. PLAYGROUND
- 4. SCHOOL PROPERTY
- 5. STREET PARKING
- 6. RESERVED FOR SCHOOL BUSES

**SITE PLAN LEGEND**

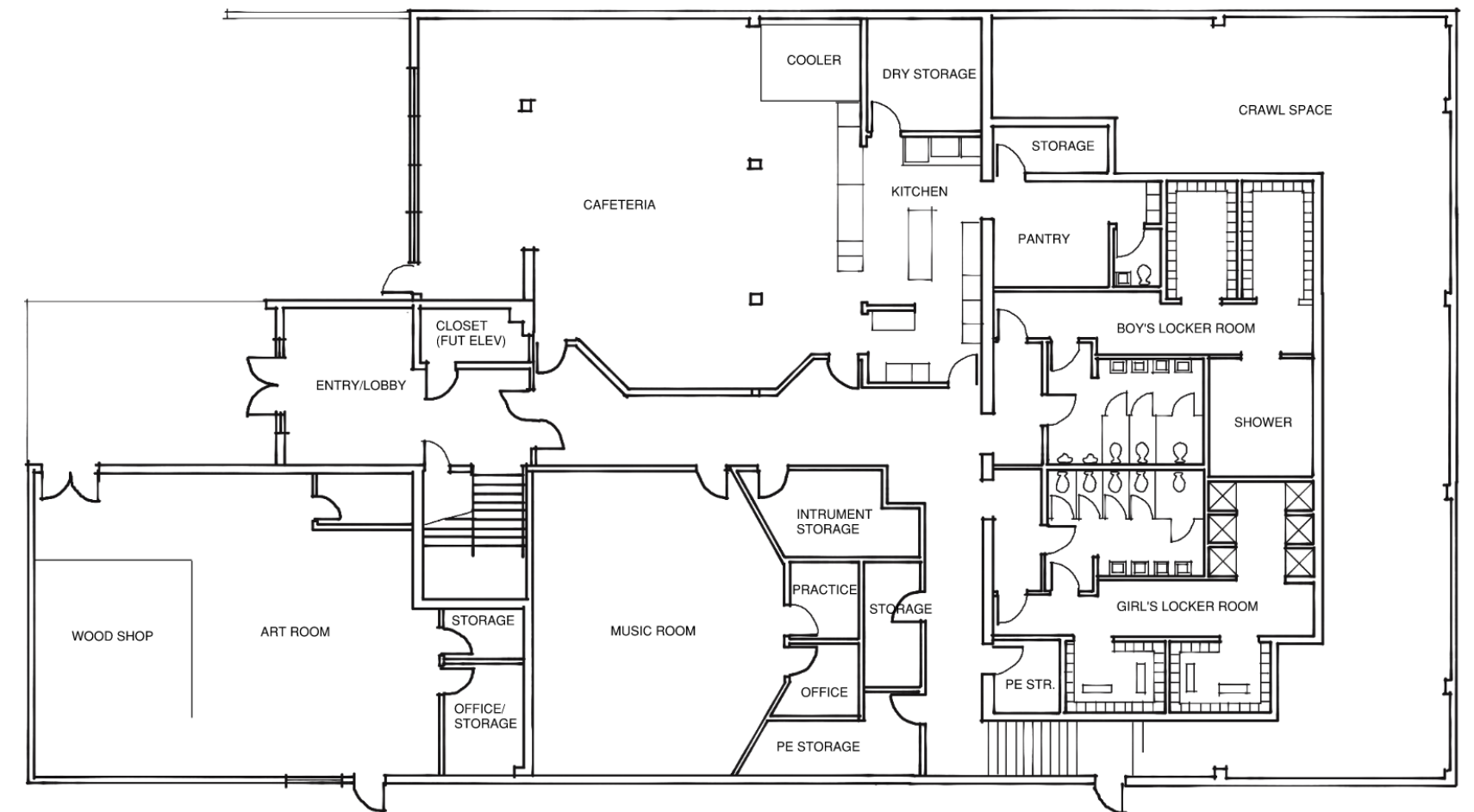
- SITE BOUNDARY
- PERMANENT BUILDING
- BUS PICK-UP & DROP-OFF
- PARENT PICK UP & DROP-OFF
- PEDESTRIAN CIRCULATION ON CROSSWALKS
- MAIN ENTRY







Second Floor



First Floor





# Step Four:

## Conceptual Design Options





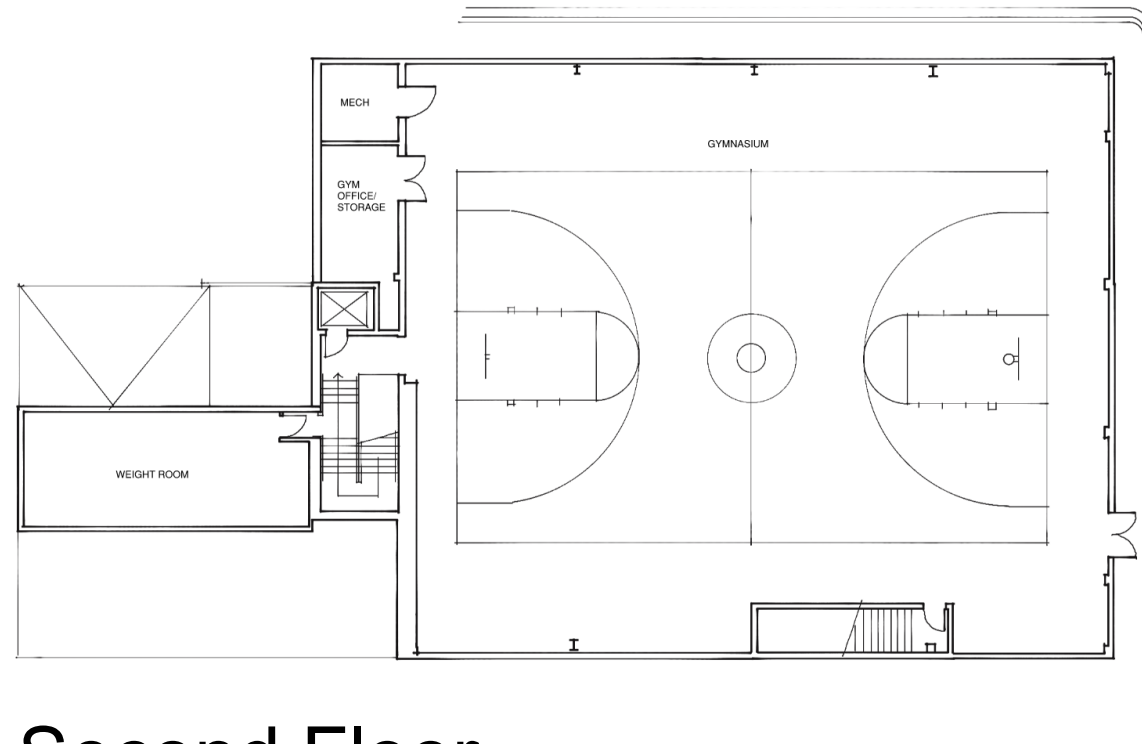
1

MAINTENANCE

ADDRESS CRITICAL  
MAINTENANCE

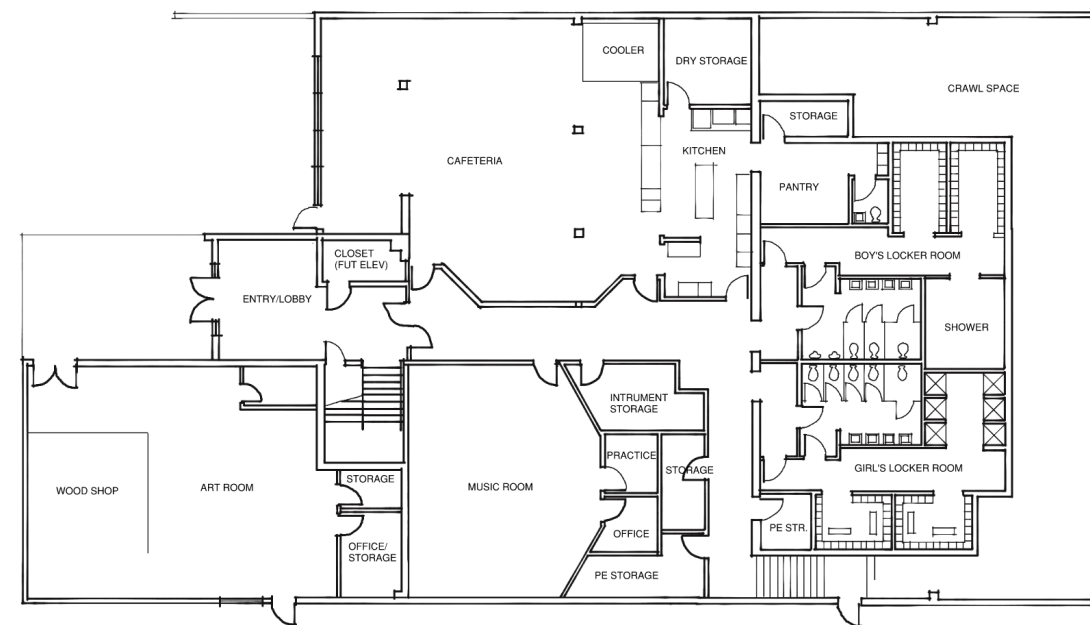
\$3M

\$



Second Floor

- MAINTENANCE
- FIRE ALARM & SPRINKLER
- HVAC SYSTEMS REPLACEMENT
- ELECT / PLUMBING UPGRADES
- ELEVATOR
- MINOR INTERIOR RENOVATIONS



First Floor

## Pros

Lowest Initial Cost  
Minimal Disruption

## Cons

Does not Address Functional Issues  
Does not Address Snow/Ice  
Defers Major Investment





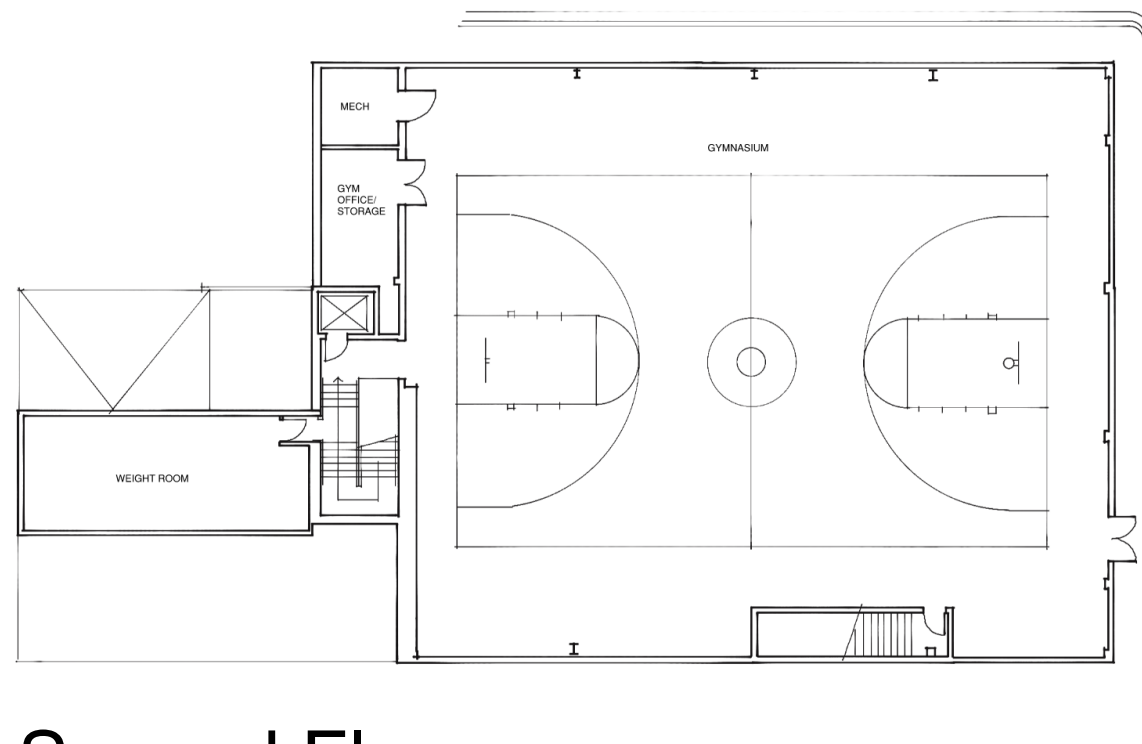
2

RENOVATION

ADDRESS CRITICAL  
MAINTENANCE &  
RENOVATIONS

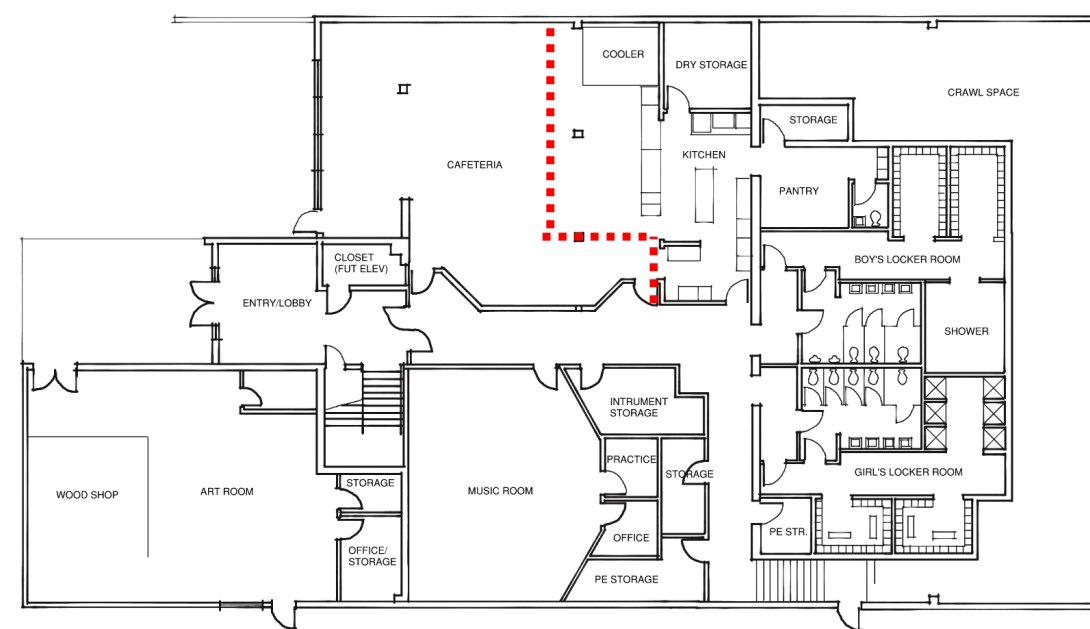
\$4-7M

\$\$



Second Floor

- MAINTENANCE
- FIRE ALARM / SPRINKLER
- MEP SYSTEMS REPLACEMENT
- ELEVATOR
- INTERIOR RENOVATIONS
- ENVELOPE REPLACEMENT



First Floor

## Pros

Low Initial Cost

## Cons

Does not Address Functional Issues

Does not Address Snow/Ice

Invests in Old Structure

Risks with Old Building

PEMB is Challenging





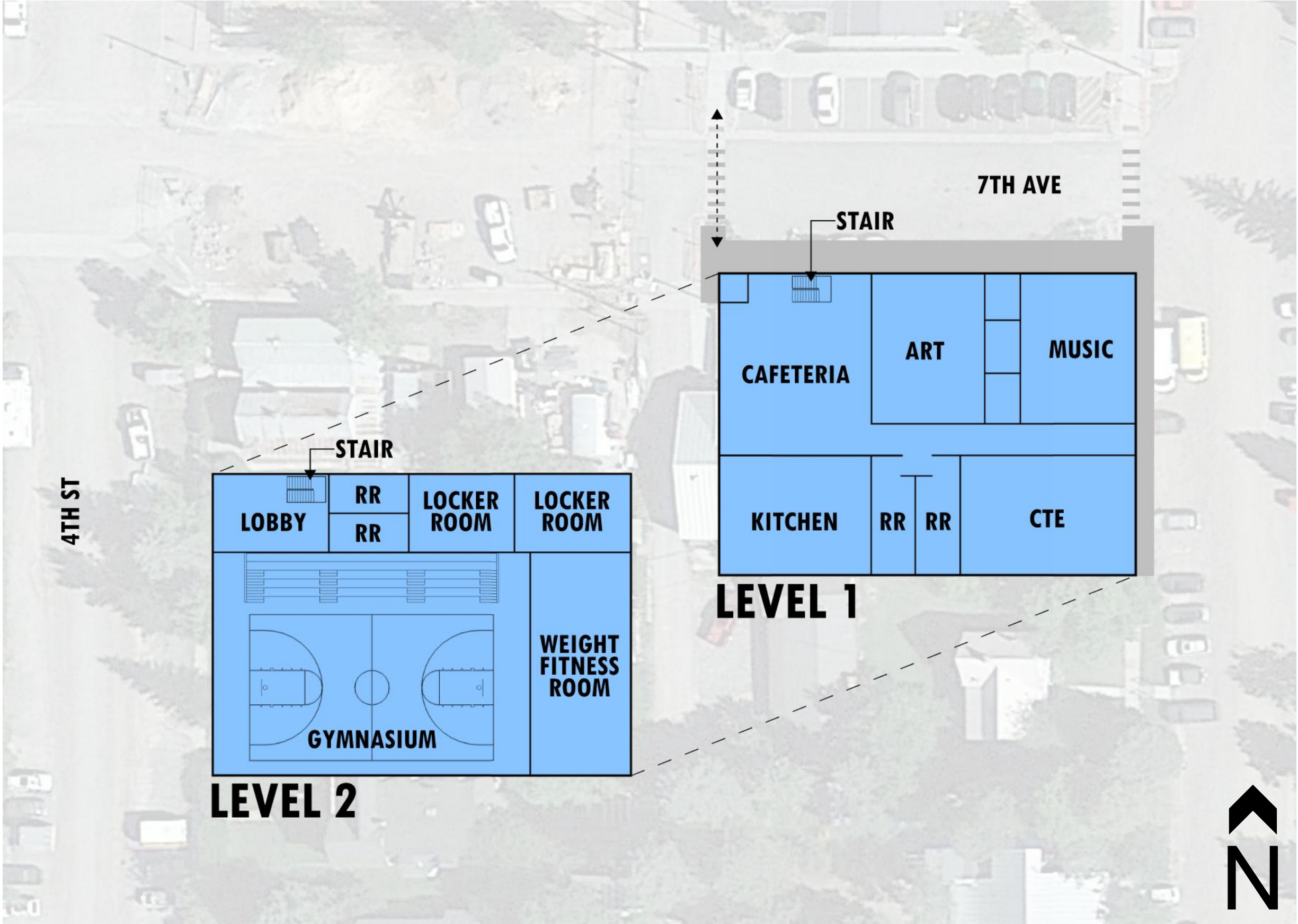
3

REPLACE  
W/ NEW

REPLACE THE EXISTING  
BUILDING (29k sf)

\$25-30M

\$\$\$\$\$



**Pros**

- Addresses Function Needs
- Create Cohesive Architecture
- Modernize Facilities
- Improve Energy Perf.

**Cons**

- High Initial Cost
- Requires Grant Funding
- Displace Gym/Cafe etc. for over 1 Year



4

REPLACE

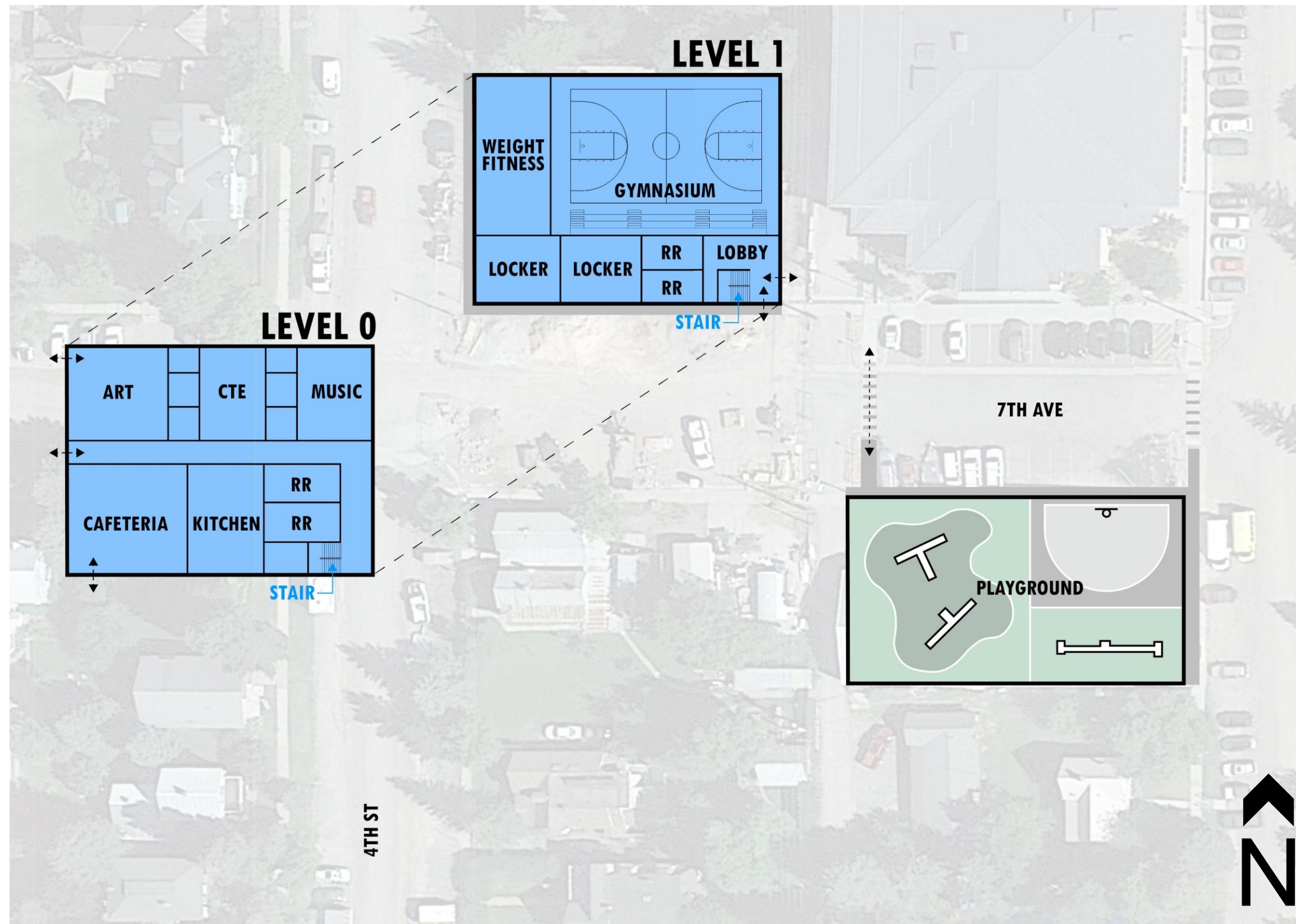


NEW  
PLAYGROUND

REPLACE GYM BUILDING  
ON PLAYGROUND SITE  
AND BUILD NEW  
PLAYGROUND ON SOUTH  
PROPERTY

**\$25-33M**

\$\$\$\$\$



## Pros

Addresses Function Needs  
Create Cohesive Architecture  
Modernize Facilities  
Improve Energy Perf.  
Gym/Cafe. Phasing

## Cons

High Initial Cost  
Requires Grant Funding  
Displace Playground for over 1  
Year



5

RENOVATION

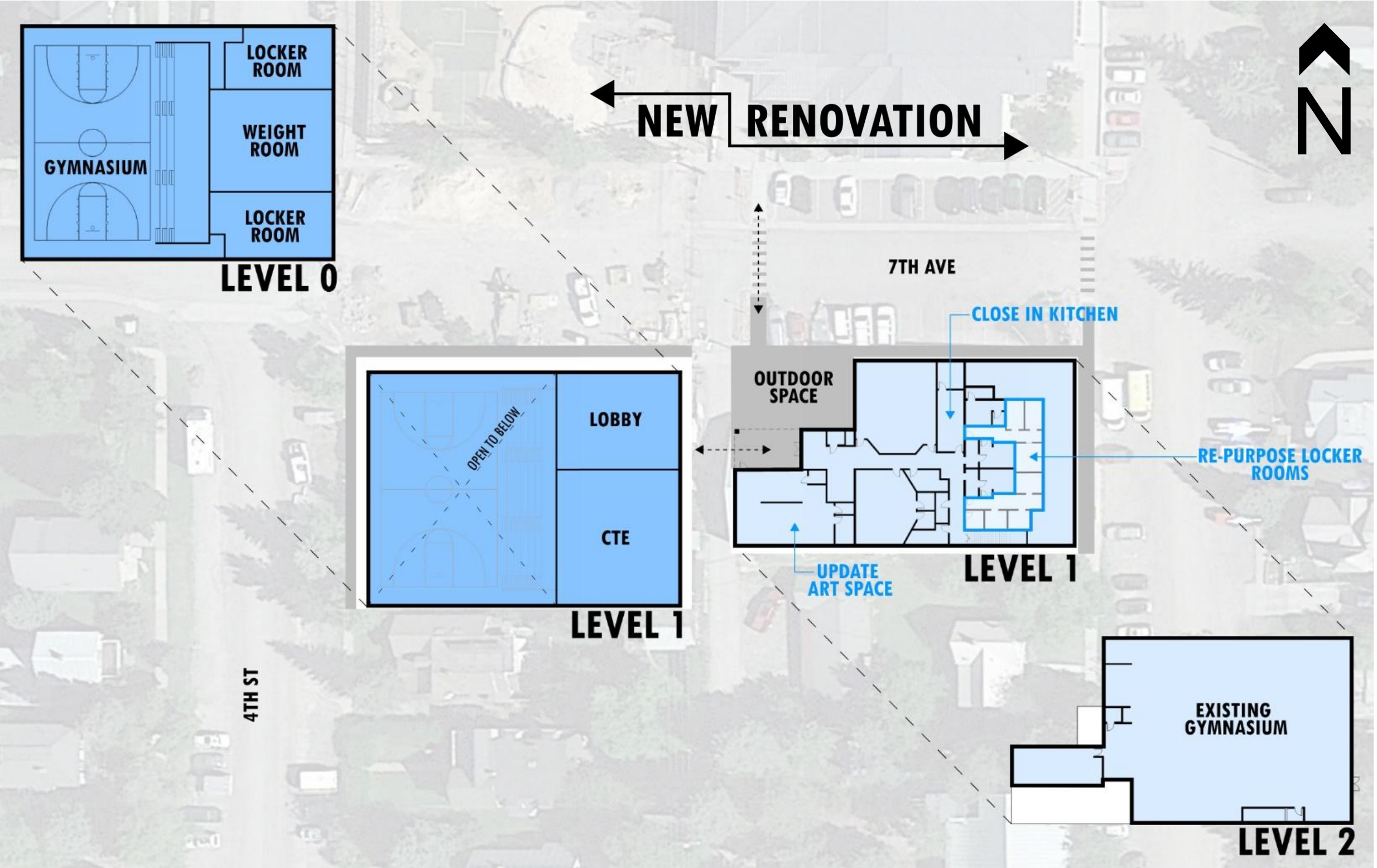
+

NEW GYM  
ON NEW  
PROP

RENOVATE BUILDING AND  
BUILD NEW GYM ON NEW  
PROPERTY TO THE WEST

\$19-25M

\$\$\$



## Pros

- Addresses Athletics / CTE
- Modern Gym + Aux Gym
- Good Phasing
- Moderate Cost

## Cons

- Keeps Old Building
- Art / Music in Old Building
- Requires Land Purchase



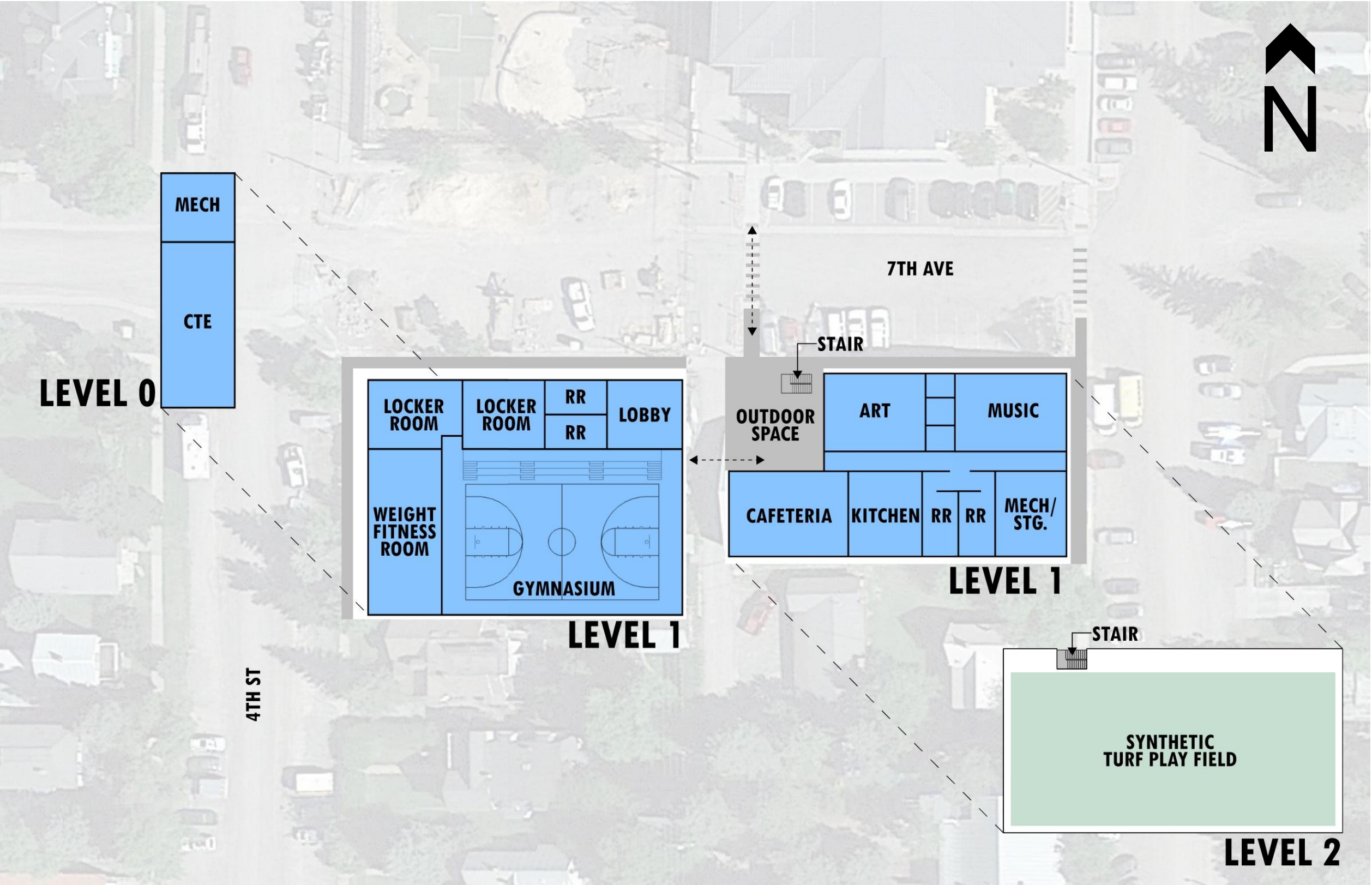
6

OPT 5 PLUS  
NEW  
CAFÉ/KIT/  
ACADEMIC  
BUILDING

REPLACE THE EXISTING  
BUILDING ON EXISTING  
PLUS EXPANDED SITE

\$28-32M+

\$\$\$\$\$



Pros

- Addresses Athletics / CTE
- Modernize Gym + Cafeteria
- Good Phasing
- Long Range Vision
- Could Provide Sm Field

Cons

- Phase over Multiple Years
- Highest Initial Cost



7

RENOVATION

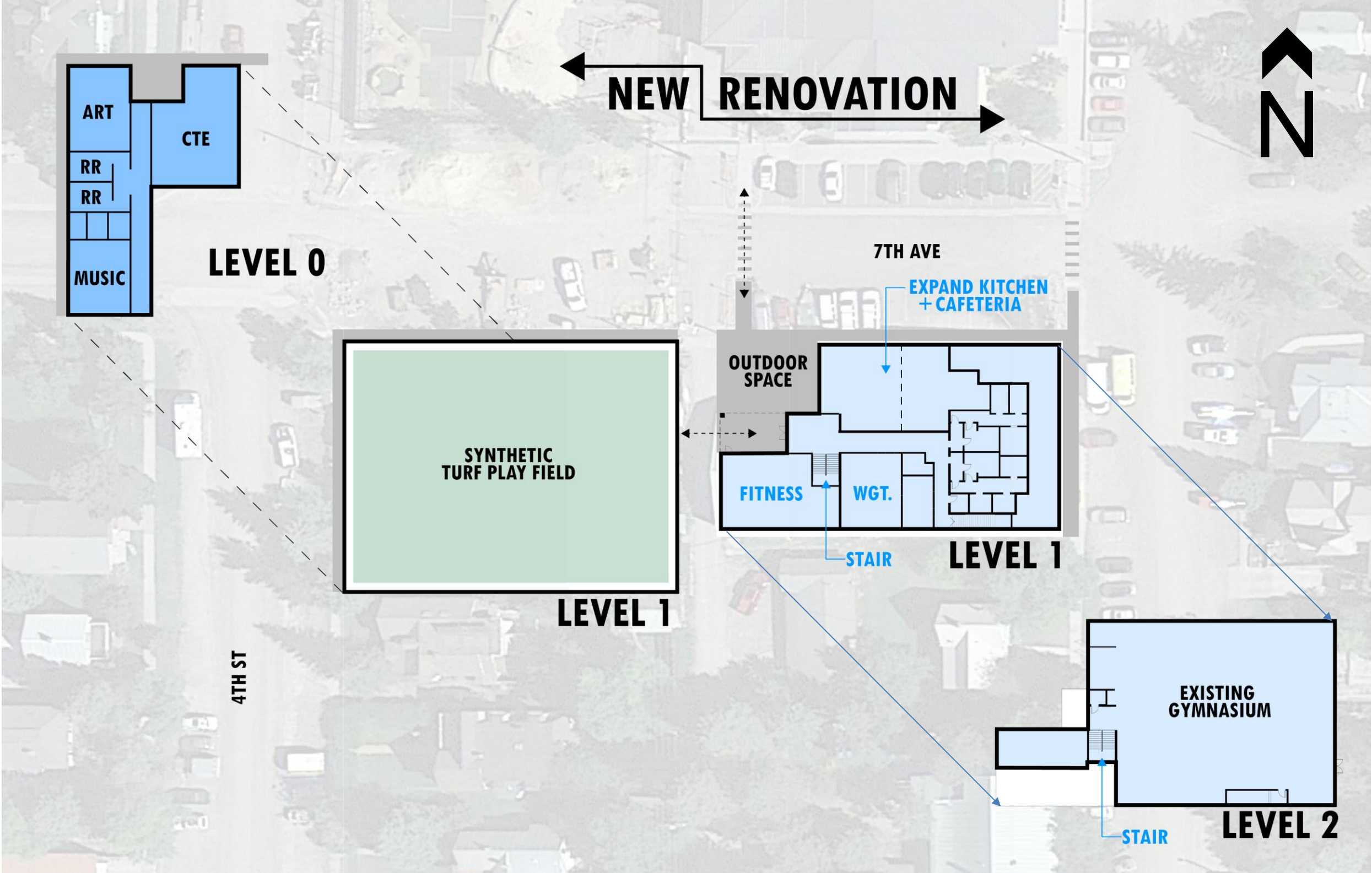


NEW  
CLASSROOM  
BUILDING

RENOVATE EXISTING GYM  
BUILDING PLUS BUILD NEW  
CLASSROOM BUILDING

\$12-15M

\$\$+



Pros

- Moderate Cost
- Addresses Academics
- Provides Field

Cons

- Keeps Old Building
- Does not Address Gym Needs
- Does not address Snow/Ice



1	2	3	4	5	6	7
MAINTENANCE	RENOVATION	REPLACE W/ NEW	REPLACE + NEW PLAYGROUND	RENOVATION + NEW GYM ON NEW PROP	OPT 5 PLUS NEW CAFÉ/KIT/ ACADEMIC BUILDING	RENOVATION + CLASSROOM BUILDING
ADDRESS CRITICAL MAINTENANCE	ADDRESS CRITICAL MAINTENANCE & RENOVATIONS	REPLACE THE EXISTING BUILDING (29k sf)	REPLACE GYM BUILDING ON PLAYGROUND SITE AND BUILD NEW PLAYGROUND ON SOUTH PROPERTY	RENOVATE BUILDING AND BUILD NEW GYM ON NEW PROPERTY TO THE WEST	REPLACE THE EXISTING BUILDING ON EXISTING PLUS EXPANDED SITE	RENOVATE EXISTING GYM BUILDING PLUS BUILD NEW CLASSROOM BUILDING
\$3M	\$4-7M	\$25-30M	\$25-33M	\$19-25M	\$28-32M+	\$12-15M
\$	\$	\$	\$	\$	\$	\$

SUMMARY OF OPTIONS





## 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 on Existing Site

0%

Option 4: Replace Gym on Playground

0%

Option 5: New Gym on SW Property + Renovation

0%

Option 6: New Gym on SW Property + New Cafe/Kit/CR Bldg

0%

Option 7: Renovate Gym + New Academic Building

0%

Other:

0%





## 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

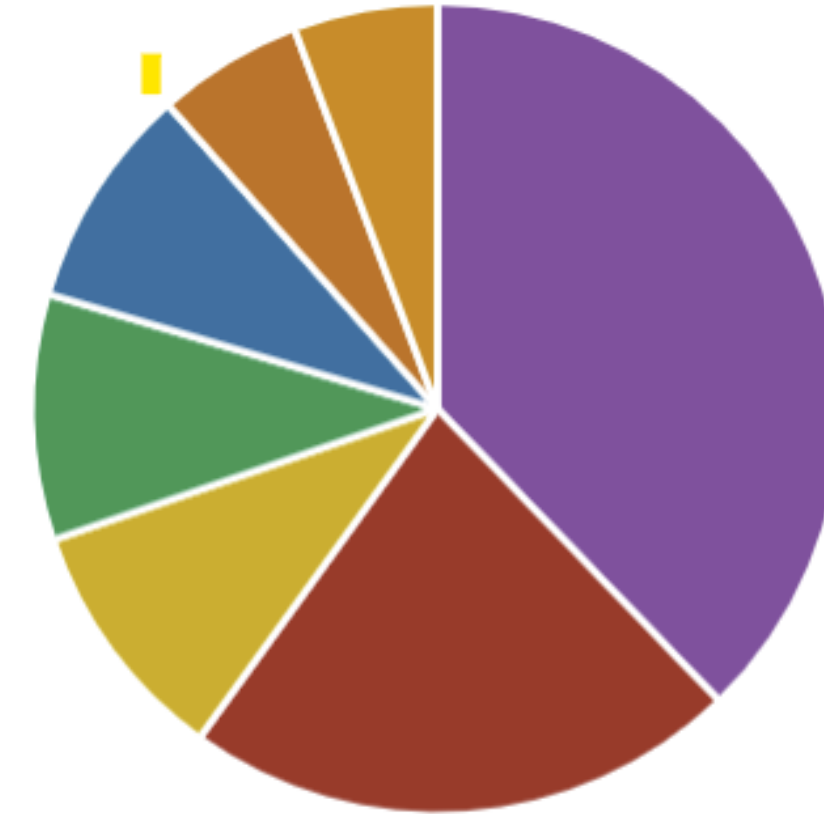
**Year Constructed:** 1965

**Assessment Date:** Sep 3, 2020

**FCI:** 0.52

**Replacement Value:** \$6,421,139

● **Asset** ○ **Campus** ○ **District** ○ **State**  
**FCI Requirements Costs\***  
by System Group



■ Interior Construction and Conveyance ■ Electrical System  
■ Exterior Enclosure ■ Plumbing System ■ HVAC System  
■ Equipment and Furnishings ■ Fire Protection

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

\* This asset has been assessed.

