

Bus Barn



**1002 Colorado Ave,
Montrose, CO 81401**

Year Built: 1975

Site Area: 184,337 sf / 4.2 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 3

Total Building Area: 10,020 sf

Permanent Buildings: 7,700 sf

Modular Buildings: 2320 sf

Current Staffing: 17

Description of Facility: Facilities, Custodial, Food Service Offices, Maintenance Shops, and District warehouse



BUS BARN


scale: 1" = 160'-0"


KEY PLAN LEGEND


- 1. BUS BARN
- 2. FREEZER A
- 3. COOLER B
- 4. TRAINING ROOM

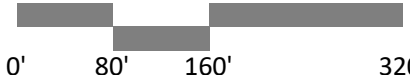
SITE PLAN LEGEND

--- SITE BOUNDARY

 PERMANENT BUILDING FOOTPRINT

 MAIN ENTRY

 NORTH



SITE PLAN

1" = 160'-0"

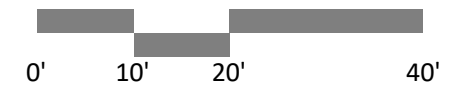


Department Legend

- Administration
- Instructional Areas
- Support

FLOOR PLAN - CAPACITY

1" = 20'-0"



BUS BARN
EXISTING FLOOR PLAN



3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Bus Barn (BB)**
 Date: 2/7/2022
 Date of last addition: NA
 Year round start date: _____

- Failure Timing Legend
- 1 The item will fail or has already failed (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	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1	BB	INT	Replace single pane windows with double pane glazing	RTA	Window System	1	3	4	12		\$ 10,500	\$ 12,075	\$ 14,490	\$ 16,301.25
2	BB	INT	Replace all overhead sectional doors	RTA	Door System	2	6	6	72		\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00
3	BB	INT	Provide code compliant door hardware	RTA	Code/ADA	1	5	4	20		\$ 2,500	\$ 3,450	\$ 4,140	\$ 4,657.50
4	BB	INT	Provide guardrail for mezzanine stairs	RTA	Code/ADA	1	3	4	12		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
5	BB	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ -	\$ -	\$ -	\$ -
6	BB	Training	Replace carpeting	RTA	Flooring System	2	6	6	72		\$ 5,222	\$ 6,006	\$ 7,207	\$ 8,107.50
7	BB	Training	Replace single pane windows with double pane glazing	RTA	Window System	1	3	4	12		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
8	BB	Training	Replace roof	RTA	Roofing System	2	6	6	72		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
9	BB	Building wide	Mechanical systems include: Six, evaporative, wall mounted coolers on the north side; suspended unit heaters inside; IR tube heat inside. There is a wall mounted exhaust fan on the east side to provide exhaust for the shop. It is doubtful there is enough exhaust air flow to provide 0.75 cfm/ft2 as required by the IMC. New, replacement heating and ventilating systems should be installed.	Bighorn	HVAC System	2	6	3	36		\$ 325,000	\$ 373,750	\$ 448,500	\$ 504,562.50
10	BB	Building wide	In the restroom area there is backflow preventer located above one of the urinals. Plumbing fixture condition is consistent with age. Piping systems are beyond end of life. New plumbing fixtures and piping should be installed.	Bighorn	Potable Water System	2	6	3	36		\$ 9,600	\$ 11,040	\$ 13,248	\$ 14,904.00
11	BB	Building wide	In a closet in the restroom there is a 50 gal. electric water heater. Unit should be replaced.	Bighorn	Potable Water System	2	6	3	36		\$ 4,750	\$ 5,463	\$ 6,555	\$ 7,374.38
12	BB	Building wide	There is a trench drain in the floor of the shop that drains to the east end of the building and a catch basin that is periodically pumped.		Other	4	11	7	308		\$ 9,800	\$ 11,270	\$ 13,524	\$ 15,214.50
13	BB	Building wide	Building does not have a fire sprinkler system. The IBC would require a sprinkler system in a repair garage over 12,000 ft2. This building is noted as being over 13,000 ft2. A fire sprinkler system should be installed.	Bighorn	Other	1	1	1	1		\$ -	\$ -	\$ -	\$ -
14	BB	Building wide	There is a vehicle exhaust capture system with hoses and fan. The performance and efficiency of this system is unknown along with its age. A new vehicle exhaust capture system should be installed.	Bighorn	HVAC System	2	6	3	36		\$ 54,000	\$ 62,100	\$ 74,520	\$ 83,835.00
15	BB	Building wide	The main electrical service is an exterior fused disconnect feeding two 200 amp panel boards on the interior.	Bighorn	Electrical Power System	4	11	2	88		\$ -	\$ -	\$ -	\$ -
16	BB	Building wide	The internal panel boards appear in decent shape.	Bighorn	Electrical Power System	4	11	2	88		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00
17	BB	Building wide	The lighting is a mixture of fluorescent and metal halide high bay. The high bays were not on at the time of our site visit. I asked about it and was told they vary rarely turn on high bays. If the fluorescents were replaced with high output LEDs capable of dimming the high bay MH couldm possibly be abandoned and save energy. If the lighting fixtures are replaced the lighting control system needs to be considered.	Bighorn	Lighting System	3	11	2	66		\$ 104,000	\$ 119,600	\$ 143,520	\$ 161,460.00
18	BB	All	Gravel Parking Lot Surrounding Building (170,000 sqft)	Delmont	Other	2	7	6	84		\$ 187,000	\$ 215,050	\$ 258,060	\$ 290,317.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 20,500	\$ 23,575	\$ 28,290	\$ 31,826
26-50	\$ 393,350	\$ 452,353	\$ 542,823	\$ 610,676
51-100	\$ 386,222	\$ 444,156	\$ 532,987	\$ 599,610
> 100	\$ 9,800	\$ 11,270	\$ 13,524	\$ 15,215
Totals ->	\$ 809,872	\$ 931,353	\$ 1,117,624	\$ 1,257,327