

Centennial Middle School



**1100 South 5th.
Montrose, CO 81401**

Year Built: 1974 with renovations and additions in 1976 and 2005

Site Area: 696,960 sf / 16 acres

Number of Permanent Buildings: 3

Number of Modular Buildings: -

Total Building Area: 99,496 sf

Permanent Buildings: 99,496 sf

Modular Buildings: -

Building Capacity: 776

Current Enrollment: 594

Projected Enrollment 2026: 592

Grades Served: 6-8

CDE FCI Score: .63

Campus Summary: Centennial Middle School opened in 1974 and received renovations and additions in 1976 and 2005. Large portions of the school also recently underwent significant asbestos remediation work. Three permanent buildings make up the campus. The largest of the building's houses classroom blocks as well as the dining, performance, and sports facilities. The second largest contains additional classrooms and the administrative offices. The third building is home to the woodshop. The three buildings all relate to each other architecturally, with red brick, largely windowless facades. The student

population at Centennial is projected to remain stable and essentially unchanged over the next five years. The school's students live on the north and east sides of Montrose, including downtown and the Hwy. 50 corridor.

The irregularly-shaped Centennial campus is located a few blocks east of the heart of downtown Montrose in an established residential community. It is accessed from South 5th Street by extensions of Pythian Ave. leading to the main parking lot and bus loop, and Stough Ave. accessing the smaller lot adjacent to the entrance of the main office. The traffic flow works reasonably well. Hard surface, gravel, and natural turf play areas are located on the east side of the campus, and a turf football field and uniquely-shaped tract are located to the west.

Many areas of asphalt and concrete pavement do not drain well and/or are deteriorated. The turf sprinkler system is outdated and requires significant labor to operate. Several gutters and downspouts need repair or replacement to prevent additional damage to adjacent surfaces. All the exterior caulking needs to be replaced. Several ADA upgrades are required, and many doors and related hardware need replacement.

The walk in cooler and freezer appear to be in good condition, but show signs of wear and age. The dish washing equipment and cooking equipment show signs of wear and age. The serving area is in good condition. Wood tables should be replaced with stainless steel tops, and mixers with up to date equipment with safety devices.

The AV/IT system throughout the building needs attention, with much of the existing wiring not supported by the lay-in grid. Many of the devices are not convenient for the teachers to use. IT wiring should be bundled and cables traced and marked with labels. The fluorescent lighting, much of which exhibits a strobing effect, should be replaced with LED. The main building electrical distribution panels are recommended for replacement.

The mechanical units on the north building are past their end of service life and should be replaced. The boilers in the main building should have 10-15 years of life remaining, and the air handlers about five years.








CENTENNIAL MIDDLE SCHOOL

SCALE: 1" = 200'

KEY PLAN LEGEND

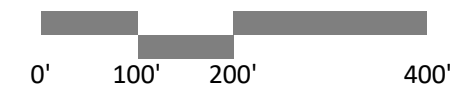
1. MAIN SCHOOL BUILDING - SOUTH
2. MAIN SCHOOL BUILDING - NORTH
3. INDUSTRIAL ARTS BUILDING
4. PARENT PICK-UP / DROP OFF
5. VISITOR PARKING
6. STAFF PARKING
7. OUTDOOR PLAY
8. PLAY FIELD
9. TRACK & FIELD / FOOTBALL FIELD

SITE PLAN LEGEND

- SITE BOUNDARY
-  PERMANENT BUILDING FOOTPRINT
-  PARENT PICK-UP / DROP-OFF LOOP
-  BUS PICK-UP / DROP-OFF
-  MAIN ENTRY
-  DISTRICT SERVICE DRIVE / ENTRY



NORTH





EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Art/Music
- Breakout Instruction
- CTE
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Special Education
- Support

CLASSROOM CAPACITY

ROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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*District estimate used for planning purposes

Art/Music				
ART	84	999 SF	1	30
BAND ROOM	68	1250 SF	1	30
CHOIR ROOM	67	905 SF	1	30

Breakout Instruction				
CLP / ESL	9	848 SF	1	
COMPUTER LAB	171	842 SF	1	30
GT	42	334 SF	1	
READING INTERV.	32A	498 SF	1	
READING INTERV.	143	764 SF	1	
STEM	32B	501 SF	1	0

CTE				
HOME EC	51	1007 SF	1	30
HOME EC	53	1112 SF	1	30
INDUSTRIAL ARTS	58	2090 SF	1	30

Instructional Areas				
ELA	11	1040 SF	1	30
ELA	12	857 SF	1	30
ELA	13	818 SF	1	30
ELA	38	993 SF	1	30
ELA	39	995 SF	1	30
ELA	44	813 SF	1	30
ELA	136	890 SF	1	30
ELA	137	836 SF	1	30
ELA	141	890 SF	1	30
ELA	142	842 SF	1	30
MATH	35	724 SF	1	30
MATH	41	811 SF	1	30
MATH	49	951 SF	1	30
MATH	50	952 SF	1	30
MATH	57	982 SF	1	30
MATH	135	839 SF	1	30
MATH	140	838 SF	1	30
SCIENCE	45	1171 SF	1	30
SCIENCE	46	817 SF	1	30
SCIENCE	47	1380 SF	1	30
SCIENCE	129	866 SF	1	30
SS	40	723 SF	1	30
SS	138	629 SF	1	30

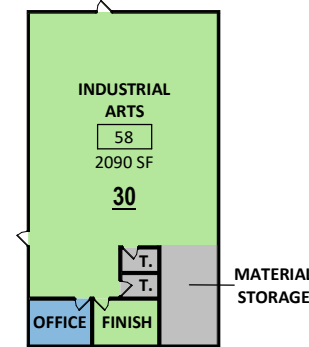
PE/Athletics				
GYMNASIUM	88	10053 SF	1	30
GYMNASIUM	156	3320 SF	1	30

Special Education				
DCC SPED	155	1391 SF	1	15
SPED	10	932 SF	1	15
SPED	14	335 SF	1	
SPED	15	818 SF	1	15
SPED	59	931 SF	1	15
SPED	60	437 SF	1	
SPED	83	999 SF	1	15
GRAND TOTAL: 44		51022 SF		1035

75% Utilization 776 students

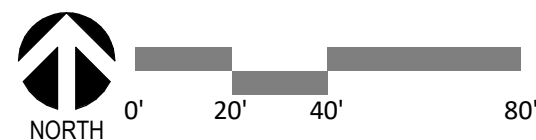
ANTICIPATED ENROLLMENT:

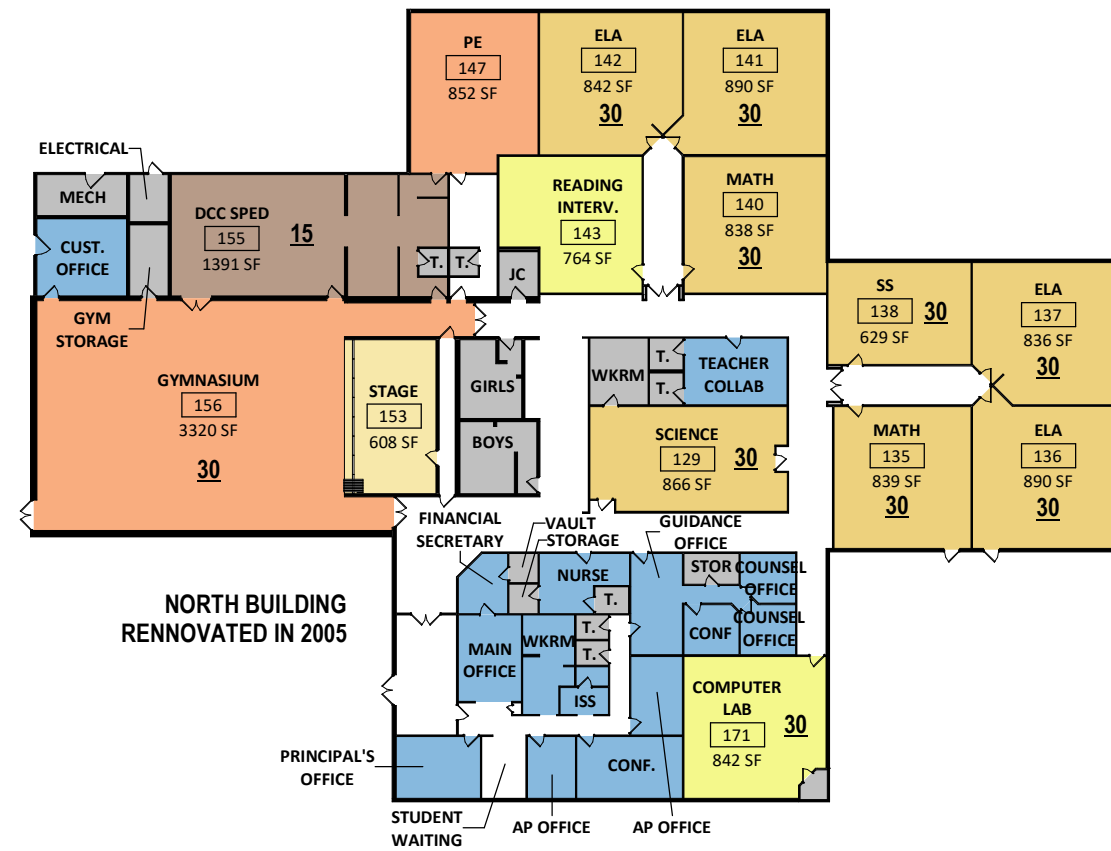
2022 594 students
 2026 592 students



FLOOR PLAN - CAPACITY (SOUTH)

1" = 40'-0"





EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Art/Music
- Breakout Instruction
- Instructional Areas
- PE/Athletics
- Special Education
- Support



0' 20' 40' 80'

FLOOR PLAN - CAPACITY (NORTH)

1" = 40'-0"

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: Centennial Middle School (CTMS)
 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
 - 2 Replace within 5 Years
 - 3 Replace within 6-10 Years
 - 4 Improvement Item

(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	CTMS	INT	Provide stainless steel or FRP behind kitchen equipment	RTA	Code/ADA	1	3	4	12		\$ 4,104	\$ 4,720	\$ 5,664	\$ 6,371.46
2	CTMS	INT	Provide 3/4 grates and floor drains in kitchen	RTA	Code/ADA	1	3	4	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
3	CTMS	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 43,200	\$ 49,680	\$ 59,616	\$ 67,068.00
4	CTMS	INT	Replace single pane windows	RTA	Code/ADA	1	3	4	12		\$ 268,311	\$ 308,558	\$ 370,269	\$ 416,552.83
5	CTMS	INT	Replace folding partition with gyp wall	RTA	Other	2	6	6	72		\$ 45,500	\$ 52,325	\$ 62,790	\$ 70,638.75
6	CTMS	INT	Replace VCT in south building	RTA	Flooring System	2	6	6	72		\$ 326,075	\$ 374,986	\$ 449,983	\$ 506,230.66
7	CTMS	INT	Provide ADA compliant work station in art and science	RTA	Code/ADA	1	5	4	20		\$ 7,000	\$ 8,050	\$ 9,660	\$ 10,867.50
8	CTMS	INT	Replace carpet at the stage	RTA	Flooring System	2	6	6	72		\$ 3,186	\$ 3,663	\$ 4,396	\$ 4,945.58
9	CTMS	INT	Replace roof in next 5 years	RTA	Roofing System	2	6	3	36		\$ 1,391,978	\$ 1,600,775	\$ 1,920,930	\$ 2,161,045.85
10	CTMS	INT	Provide exhaust for kiln	RTA	HVAC System	2	6	6	72		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
11	CTMS	INT	Replace wired glass in office	RTA	Code/ADA	1	3	4	12		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
12	CTMS	INT	Provide ADA compliant water fountain in south	RTA	Code/ADA	1	3	4	12		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
13	CTMS	INT	Provide energy vestibules	RTA	Code/ADA	1	3	4	12		\$ 70,000	\$ 80,500	\$ 96,600	\$ 108,675.00
14	CTMS	INT	Replace weatherstripping on exterior doors at the vestibule	RTA	Door System	2	6	6	72		\$ 1,600	\$ 1,840	\$ 2,208	\$ 2,484.00
15	CTMS	INT	Replace outdated carpet	RTA	Flooring System	1	6	5	30		\$ 259,615	\$ 298,557	\$ 358,269	\$ 403,052.20
16	CTMS	INT	Replace deteriorated doors in north building	RTA	Door System	2	6	5	60		\$ 42,000	\$ 48,300	\$ 57,960	\$ 65,205.00
17	CTMS	INT	Replace Countertops that are outdated	RTA	Millwork System	2	6	5	60		\$ 48,000	\$ 55,200	\$ 66,240	\$ 74,520.00
18	CTMS	INT	Replace Carpet that is outdated	RTA	Flooring System	1	6	5	30		\$ -	\$ -	\$ -	\$ -
19	CTMS	INT	Replace Ceilings that are outdated	RTA	Other	1	6	5	30		\$ 397,708	\$ 457,364	\$ 548,837	\$ 617,441.67
20	CTMS	INT	Provide security protection on doors side lights in office area	RTA	Door System	1	1	1	1		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
21	CTMS	INT	Replace Wire glass on exterior door	RTA	Window System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
22	CTMS	INT	Replace Cabinets that are becoming outdated and chipped	RTA	Millwork System	2	6	5	60		\$ 144,000	\$ 165,600	\$ 198,720	\$ 223,560.00
23	CTMS	EXT	Replace single pane wired glass all locations	RTA	Window System	1	1	1	1		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
24	CTMS	EXT	Reroute downspout at the north entry that causes ice hazards	RTA	Roofing System	1	1	1	1		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
25	CTMS	EXT	Caulking needs to be replaced	RTA	Other	1	2	3	6		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
26	CTMS	EXT	Replace sunken slabs, sidewalks, and stoops	RTA	Pavement System	1	1	1	1		\$ 73,152	\$ 84,125	\$ 100,950	\$ 113,568.48
27	CTMS	EXT	Access to building has children walking through mud and partial sidewalks	RTA	Pavement System	1	7	5	35		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
28	CTMS	EXT	Northeast has deteriorated asphalt	RTA	Pavement System	2	7	5	70		\$ -	\$ -	\$ -	\$ -
29	CTMS	EXT	Water-ponding around the picnic area	RTA	Pavement System	1	7	5	35		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
30	CTMS	EXT	Downspout off of gym leaks on face of brick	RTA	Roofing System	1	2	3	6		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
31	CTMS	EXT	Replace damaged gutter at canopy	RTA	Roofing System	2	2	3	12		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
32	CTMS	EXT	Add snow guards	RTA	Roofing System	1	1	1	1		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
33	CTMS	EXT	South side door into principal's office has non-compliant door hardware	RTA	Door System	1	5	4	20		\$ 600	\$ 690	\$ 828	\$ 931.50
34	CTMS	EXT	Replace concrete that is pitted from snow melt	RTA	Pavement System	2	7	6	84		\$ -	\$ -	\$ -	\$ -
35	CTMS	EXT	Replace rusted doors and frames	RTA	Door System	3	7	6	126		\$ 63,000	\$ 72,450	\$ 86,940	\$ 97,807.50
36	CTMS	North Admin Building	Building has a wet fire sprinkler system. No upgrades anticipated.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
37	CTMS	North Admin Building	Mechanical system is a series of five, packaged single zone rooftop units (Lennox) that date to 2004. 1, 30-ton; 1, 6-ton; 2, 17.5-ton; 1, 12.5-ton unit. Units are at or past end of life and should be replaced.	Bighorn	HVAC System	2	6	7	84		\$ 378,000	\$ 434,700	\$ 521,640	\$ 586,845.00
38	CTMS	North Admin Building	Plumbing fixtures are consistent with age. No upgrades anticipated.	Bighorn	Other	3	11	7	231		\$ 56,640	\$ 65,136	\$ 78,163	\$ 87,933.60
39	CTMS	North Admin Building	Gas fired water heater in water room near gym. Old wash room in NW corner has an electric water heater. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 31,360	\$ 36,064	\$ 43,277	\$ 48,686.40
40	CTMS	North Admin Building	Trane BCU in north building as part of the BAS. Dates to 2013 and the McKinstry project. A new Trane SC controller should be installed with the latest S/W for installation.	Bighorn	HVAC System	2	6	7	84		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00

41	CTMS	Main Building	Heating water plant located in the boiler room on the east has two, Thermific boilers (N-1700-2) that date to 2004. Boilers should have 10-15 years of expected life remaining. No upgrades anticipated.	Bighorn	HVAC System	4	11	3	132		\$ 144,400	\$ 166,060	\$ 199,272	\$ 224,181.00
42	CTMS	Main Building	Gas fired water heater in boiler room. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 22,400	\$ 25,760	\$ 30,912	\$ 34,776.00
43	CTMS	Main Building	Trane BCU in boiler room as part to the BAS and tied to the Ensemble system. Dates to McKinstry in 2013. A new Trane SC controller should be installed with the latest S/W for installation.	Bighorn	HVAC System	2	6	7	84		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
44	CTMS	Main Building	Building is not sprinkled.	Bighorn	Other	4	11	8	352			\$ -	\$ -	\$ -
45	CTMS	Main Building	Water entry room near the kitchen has a gas fired water heater and domestic water entry with back flow preventer. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 14,400	\$ 16,560	\$ 19,872	\$ 22,356.00
46	CTMS	Main Building	Mechanical system is a series of eight, packaged VAV rooftop units (Trane) that date to 2010 with hydronic heating. The unit for the gym is a constant volume single zone unit. VAV boxes with hydronic heating. Rooftop units have about 5 years of remaining life.	Bighorn	HVAC System	3	11	3	99		\$ 900,000	\$ 1,035,000	\$ 1,242,000	\$ 1,397,250.00
47	CTMS	Main Building	Plumbing fixtures are consistent with age and appear original.	Bighorn	Other	3	11	7	231		\$ 62,880	\$ 72,312	\$ 86,774	\$ 97,621.20
48	CTMS	Shop	Mechanical system is a packaged rooftop unit that dates to 2010. The finish room has explosion proof fan and heater that date to 1974. The exterior dust collector appears in satisfactory condition.	Bighorn	HVAC System	3	11	3	99		\$ 133,650	\$ 153,698	\$ 184,437	\$ 207,491.63
49	CTMS	Main School Electrical Room	The main service at the school was replaced when the HVAC equipment was installed. The original service was retained and still operational as a sub feed from the main. The original service was a 4000 amp reduced section main service; this was backed from a new 2500 amp switchboard installed in 2011. Since the original service are fusible switches they carry less of a chance for fatigue.	Bighorn	Electrical Power System	4	11	2	88		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
50	CTMS	Main School Distribution System	The Panel Boards throughout the building are original to the school. They are General Electric type; these type of panels are more difficult to find replacement breakers. Panel boards with breakers are more prone to fatigue than fusible switches; this is due to being a mechanical device it will fatigue or pit the face of the breaker. The recommendation is to replace the existing panels with newer panels. This will insure that breaker fatigue is not an issue.	Bighorn	Electrical Power System	2	6	2	24		\$ 110,000	\$ 126,500	\$ 151,800	\$ 170,775.00
51	CTMS	Main School AV/IT	The AV/IT system throughout the building needs attention. AV needs routed above the ceiling; now a lot of the AV wiring is in the wrong location for the teacher and is run "wild" (not supported) along the lay-in grid. The IT is also running "wild". It all could be bundled and cables traced and marked with labels.	Bighorn	Other	3	9	3	81		\$ 67,618	\$ 77,761	\$ 93,313	\$ 104,977.18
52	CTMS	Main Building corridors and classroom Admin building	The corridors and classrooms have fluorescent lighting and dual level switching. It was noticed that several classrooms have covering over the lenses. I asked about the reasoning and was informed that several students were affected by the strobing effect of fluorescent lights and the coverings helped. If LED lighting was installed throughout the idea of strobing would be eliminated and in addition 90% of the LED lights come with the ability to be dimmable. Installing LED lighting would in addition to helping with the ill effects of fluorescent lights would also help with the energy usage as well. If the lighting fixtures are replaced the lighting	Bighorn	Lighting System	2	4	4	32		\$ 420,360	\$ 483,414	\$ 580,097	\$ 652,608.90
53	CTMS	Admin building	The admin building will have the existing service replaced during the HVAC upgrade. The rest of the panel boards were replaced earlier about six years ago.	Bighorn	Electrical Power System	4	11	2	88		\$ 54,216	\$ 62,348	\$ 74,818	\$ 84,169.72
54	CTMS	West	West side Large lot (66,300 sqft)	Delmont	Pavement System	2	6	6	72		\$ 523,770	\$ 602,336	\$ 722,803	\$ 813,152.93
55	CTMS	North	North Parking lot with loop (22,880 sqft)	Delmont	Pavement System	2	6	6	72		\$ 205,920	\$ 236,808	\$ 284,170	\$ 319,690.80
56	CTMS	Kitchen	Walk in cooler and freezer appear to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
57	CTMS	Kitchen	The dish washing area includes a dish machine, disposal and spray rinse are included in the equipment. Dish machine showing signs of wear and age. No obvious issues observed or relayed.	Other	Other	2	9	7	126		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00

58	CTMS	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	9	7	252		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
59	CTMS	Kitchen	Cooking equipment appears to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
60	CTMS	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
61	CTMS	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
62	CTMS	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixers leaking oil / grease at drive hub.	Other	Other	1	1	1	1		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 715,867	\$ 823,247	\$ 987,896	\$ 1,111,384
26-50	\$ 2,549,661	\$ 2,932,110	\$ 3,518,532	\$ 3,958,349
51-100	\$ 2,993,534	\$ 3,442,564	\$ 4,131,077	\$ 4,647,461
> 100	\$ 565,080	\$ 649,842	\$ 779,810	\$ 877,287
Totals ->	\$ 6,824,142	\$ 7,847,763	\$ 9,417,316	\$ 10,594,480

Condition Photo Documentation

Centennial Middle School



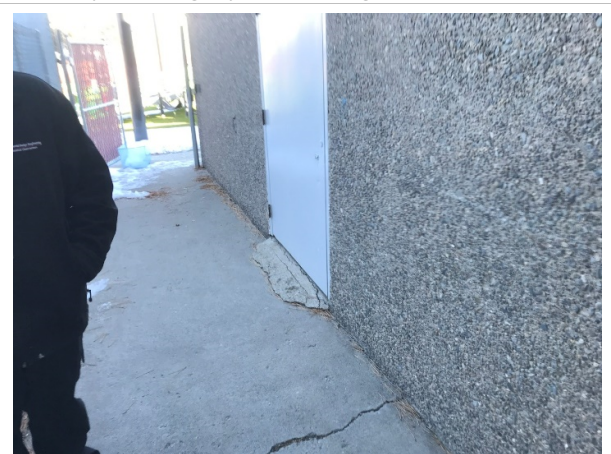
Replace wire glass on exterior door



Replace single pane wired glass all locations



Reroute downspout at the north entry that cases ice hazards



Replace sunken slabs, sidewalks, and stoops



Add snow guards



Downspout off of gym leaks on face of brick

Condition Photo Documentation, continued

Centennial Middle School



Provide energy vestibules



Replace damaged gutter



Provide ADA compliant toilets



South side door in principal's office has non-compliant door hardware



Replace outdated carpet



Replace ceiling tiles that are outdated