

## Columbine Middle School

---



**610 York Street.  
Montrose, CO 81401**

**Year Built:** 1996 with additions in 2004 and 2018

**Site Area:** 16 acres

**Number of Permanent Buildings:** 1

**Number of Modular Buildings:** -

**Total Building Area:** 85,006 sf  
Permanent Buildings: 85,006 sf  
Modular Buildings: -

**Building Capacity:** 552

**Current Enrollment:** 483

**Projected Enrollment 2026:** 471

**Grades Served:** 6-8

**CDE FCI Score:** .01

**Campus Summary:** Columbine Middle School is the newest school in the District, having opened in 2018. It incorporates many aspects of 21<sup>st</sup> century education design and provides an exceptional teaching and learning environment. It is zoned well by grade and function and its layout allows for after-hours use for sports and other events. Like Centennial MS, Columbine's population is projected to remain stable and essentially unchanged for the next several years. The school serves students living

primarily on the west side of town, although it's area straddles Hwy 550 for a significant distance immediately south of downtown Montrose and for several miles south.

Architecturally, the building has obvious main and after-hours entries, with significant, contemporary security accommodations included at the main entrance. The building exterior is primarily composed of masonry veneer and aluminum panes, with significant glazing providing abundant daylighting to the interior.

The essentially rectangular campus is located south of downtown Montrose in an established residential neighborhood. It is accessed from South 12<sup>th</sup> Street by an extension of Park Ave., which leads to the main parking lot, and from South Mesa Ave., by an extension of York St. which leads to the same visitor lot. Further south on Mesa two entrances provide access to the bus loop and gymnasium parking. The traffic flow works very well. Hard surface, gravel, and natural turf play areas are located on the west side of the building adjacent to the classroom wings, and a paved area accommodating outdoor dining is adjacent to the gym and multi-purpose area of the building. Columbine also has a large turf sports field to the south and meandering sidewalks connect the campus to the surrounding neighborhoods.

As would be expected with such a new building, Columbine has very few physical needs. This kitchen is in like new condition and includes all equipment expected in a modern commercial kitchen design. No issue observed. There is some settlement of sidewalks, and pavement joints and joints between concrete sidewalks and the building need to be resealed.





## COLUMBINE MIDDLE SCHOOL

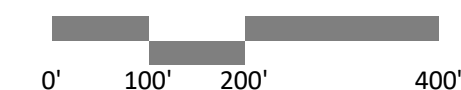
SCALE: 1" = 200'

### KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. BUS LOOP
3. STAFF PARKING
4. FOOTBALL FIELD
5. PLAYFIELD / SOCCER
6. OUTDOOR PLAY
7. STAFF PARKING
8. STAFF / VISITOR PARKING
9. PARENT PICK-UP / DROP-OFF
10. CITY PARK

### SITE PLAN LEGEND

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







EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
-----------	--------	------	---------------------	--------------------

*\*District estimate used for planning purposes*

Art/Music				
ART	81	1041 SF	1	30
BAND	55	1430 SF	1	30
MUSIC	51	973 SF	1	30

Breakout Instruction				
COMPUTER	35	181 SF	1	
ESS	5	591 SF	1	
ESS	7	594 SF	1	
INTERVENTION	36	201 SF	1	
INTERVENTION	38	822 SF	1	
INTERVENTION	69	821 SF	1	
INTERVENTION	84	817 SF	1	
RSS	6	590 SF	1	

CTE				
COMPUTER	3	1608 SF	1	30
HOME EC	2	1732 SF	1	30
STEM	97	1151 SF	1	30
STEM	98	1162 SF	1	30

Instructional Areas				
ELA	40	834 SF	1	30
ELA	41	821 SF	1	30
ELA	70	834 SF	1	30
ELA	71	821 SF	1	30
ELA	85	834 SF	1	30
ELA	86	821 SF	1	30
MATH	43	820 SF	1	30
MATH	88	919 SF	1	30
MATH / SCIENCE	73	919 SF	1	30
MATH / SCIENCE	75	918 SF	1	30
SCIENCE	39	918 SF	1	30
SCIENCE	42	919 SF	1	30
SCIENCE	90	916 SF	1	30
SOCIAL SCIENCE	72	819 SF	1	30
SOCIAL SCIENCE	87	819 SF	1	30

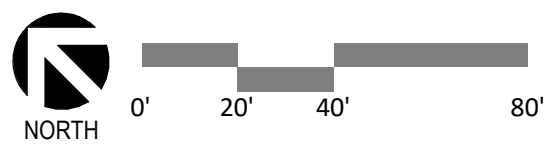
PE/Athletics				
GYMNASIUM	103	9444 SF	1	30
HEALTH	105	752 SF	1	30

Special Education				
SPED	4	888 SF	1	15
<b>GRAND TOTAL:</b>	<b>33</b>	<b>37727 SF</b>	<b>33</b>	<b>735</b>

75% UTILIZATION      552 students

ANTICIPATED ENROLLMENT:  
 2022    483 students  
 2026    471 students

FLOOR PLAN - CAPACITY  
 1" = 40'-0"





### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **Columbine Middle School (CMS)**  
 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	CMS	EXT	Replace settling sidewalks	RTA	Pavement System	2	7	4	56		\$ 19,336	\$ 22,236	\$ 26,684	\$ 30,019.14
2	CMS	EXT	Recaulk at sidewalks and next to the building	RTA	Pavement System	1	7	3	21		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
3	CMS	EXT	Adjust sprinklers on south side that are spraying against the building	RTA	Other	1	7	7	49		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
4	CMS	Building Wide	Mechanical system is a VRF with heat recovery and DOAS for ventilation. System was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	HVAC System	4	11	7	308		\$ -	\$ -	\$ -	\$ -
5	CMS	Building Wide	Plumbing system (fixtures, water heaters, piping) was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	Potable Water System	4	11	7	308		\$ -	\$ -	\$ -	\$ -
6	CMS	Building Wide	Fire protection system is a wet sprinkler system and was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn		4	11	8	352		\$ -	\$ -	\$ -	\$ -
7	CMS	Building Wide	This building is in good shape and was recently opened. All systems are operating as expected minimal issues.	Bighorn	Electrical Power System	4	11	8	352		\$ -	\$ -	\$ -	\$ -
8	CMS	North	Parking lot in front of building (55,154 sqft)	Delmont	Pavement System	4	11	7	308		\$ 44,123	\$ 50,742	\$ 60,890	\$ 68,501.27
9	CMS	East	Parking lot by S Mesa Ave (48,500 sqft)	Delmont	Pavement System	4	11	7	308		\$ 38,800	\$ 44,620	\$ 53,544	\$ 60,237.00
10	CMS	West	Parking lot by pond (28,600 sqft)	Delmont	Pavement System	4	11	7	308		\$ 22,880	\$ 26,312	\$ 31,574	\$ 35,521.20
11	CMS	Kitchen	Overall, kitchen is in like new condition and includes all items expected in a modern commercial kitchen design. No issues observed or relayed.	Other	Other	4	11	8	352					

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050
26-50	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881
51-100	\$ 19,336	\$ 22,236	\$ 26,684	\$ 30,019
> 100	\$ 105,803	\$ 121,674	\$ 146,008	\$ 164,259
Totals ->	\$ 147,639	\$ 169,785	\$ 203,742	\$ 229,210



# Condition Photo Documentation

Colombine Middle School



Recaulk at sidewalks and next to the building



Adjust sprinklers on south side that are spraying against the building



Replace settling sidewalks