

District Office



**930 Colorado Ave,
Montrose, CO 81401**

Year Built: 2007 with an addition in 2009

Site Area: 588,300 sf / 6.6 acres (Including ECC Main Campus)

Number of Permanent Buildings: 1

Total Building Area: 16,595 sf

Current Staffing: 35

Description of Facility: DO houses Central Administration, Educational Services and Technology



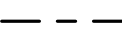


DISTRICT OFFICE

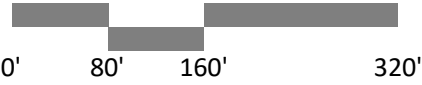
scale: 1" = 160'-0"

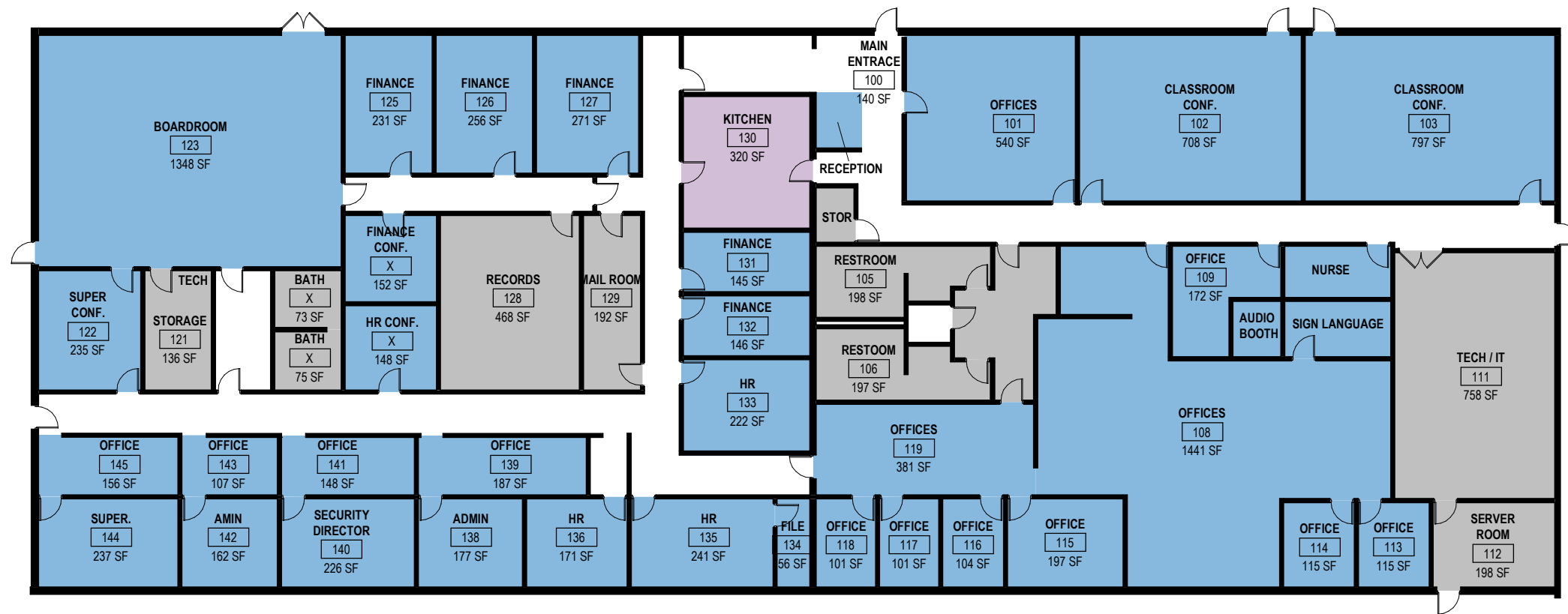
KEY PLAN LEGEND

- 1. DISTRICT OFFICE BUILDING
- 2. DISTRICT AND VISITOR PARKING
- 3. MAINTENANCE WAREHOUSE BUILDING
- 4. OUTER RANGE PROGRAM
- 5. EARLY CHILDHOOD CARE MAIN CAMPUS

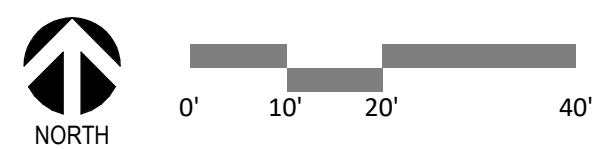
SITE PLAN LEGEND

-  SITE BOUNDARY
-  PERMANENT BUILDING FOOTPRINT
-  MAIN ENTRY





- Department Legend
- Administration
 - Dining/Common
 - Support



FLOOR PLAN - CAPACITY
1" = 20'-0"

DISTRICT OFFICE
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3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **District Office (DO)**
 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	DO	EXT	Provide sealant for the asphalt parking area	RTA	Pavement System	2	7	6	84		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
2	DO	EXT	Provide for landscape to fall away from building east side south end	RTA	Other	2	2	6	24		\$ 4,600	\$ 5,290	\$ 6,348	\$ 7,141.50
3	DO	INT	Provide vertical grab bars in all ADA toilets	RTA	Code/ADA	1	5	4	20		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
4	DO	INT	Install toilet paper dispenser below grab bar	RTA	Code/ADA	1	5	4	20		\$ 1,800	\$ 2,070	\$ 2,484	\$ 2,794.50
5	DO	INT	Extend wall tile 2' past toilet at lobby restrooms	RTA	Code/ADA	1	3	4	12		\$ 2,200	\$ 2,530	\$ 3,036	\$ 3,415.50
6	DO	INT	Replace carpeting in north Conference room, 102	RTA	Flooring System	3	6	6	108		\$ 5,222	\$ 6,006	\$ 7,207	\$ 8,107.50
7	DO	INT	Repair ceiling leaks in Rm 144, (RTU is above)	RTA	Roofing System	2	6	6	72		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
8	DO	INT	Provide ADA compliant counter height in breakroom	RTA	Code/ADA	1	5	4	20		\$ 2,400	\$ 2,760	\$ 3,312	\$ 3,726.00
9	DO	Building wide	Mechanical system is a series of six, roof-mounted, packaged heating and cooling units (Lennox) for the office areas. 3, 5-ton; 1, 10-ton; 2, 6-ton; 1, 7.5-ton units. There is a single packaged unit for the SD IT server room on the SW corner. Units appear to date to 2007/2009. There is a redundant, two-ton, split system AC unit that also serves the IT server room. The office area has zone dampers for temperature control with Honeywell zone control panels located in the utility closet. Units would appear to have 5-10 years of remaining life.	Bighorn	HVAC System	3	11	7	231		\$ 252,000	\$ 289,800	\$ 347,760.00	\$ 391,230.00
10	DO	Building wide	There is a point of use 1500 watt electric water heater in the janitor's closet. Appears to date to 2007. No upgrades anticipated.	Bighorn	Potable Water System	2	11	7	154		\$ 4,160	\$ 4,784	\$ 5,741	\$ 6,458.40
11	DO	Building wide	Plumbing fixtures are all operable and their condition is consistent with their age. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 23,040	\$ 26,496	\$ 31,795	\$ 35,769.60
12	DO	Building wide	The building has a wet fire sprinkler system with a fire riser on the south end. No upgrades anticipated.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
13	DO	Building wide	The electrical system is in operation and adequate for this type of building	Bighorn	Electrical Power System	4	11	8	352		\$ 84,000	\$ 96,600	\$ 115,920	\$ 130,410.00
14	DO	Building wide	The lighting is typical 2x4 fluorescent and should be replaced with LED	Bighorn	Lighting System	4	11	8	352		\$ 92,400	\$ 106,260	\$ 127,512	\$ 143,451.00
15	SSA	Building	Mechanical system is composed of two, gas-fired furnaces (American Standard) and split system condensers (4-ton) on grade on the east side of the building. Furnaces and condensing units date to 2008. Ductwork is ductboard. Units are near end of life and should be considered for replacement in the next 5 years.	Bighorn	HVAC System	2	11	7	154		\$ 25,746	\$ 29,608	\$ 35,530	\$ 39,970.98
16	SSA	Building	50 gal Rheem electric water heater in closet. Unit dates to 2015. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 7,600	\$ 8,740	\$ 10,488	\$ 11,799.00
17	SSA	Building	The building does not have fire sprinklers. It is assumed the building did not require fire sprinklers when the building was built.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
18	SSA	Building	The water entry could not be located (in crawlspace?). Could not confirm there is a backflow preventer.	Bighorn	Potable Water System	1	6	4	24		\$ 9,000	\$ 10,350	\$ 12,420	\$ 13,972.50
19	SSA	Building	This annex is really a house that has been converted to a school annex. The service is standard for a house (100 amp single phase). There were not any issues noted from the staff	Bighorn	Electrical Power System	4	11	8	352		\$ 14,447	\$ 16,614	\$ 19,936	\$ 22,428.35
20	DO	North	Parking Lot on North end of property (8,000 sqft)	Delmont	Pavement System	3	7	6	126		\$ 80,000	\$ 92,000	\$ 110,400	\$ 124,200.00
21	DO	East	Concrete lot (25,000 sqft)	Delmont	Concrete System	4	11	7	308		\$ -	\$ -	\$ -	\$ -

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 21,500	\$ 24,725	\$ 29,670	\$ 33,379
26-50	\$ -	\$ -	\$ -	\$ -
51-100	\$ 26,200	\$ 30,130	\$ 36,156	\$ 40,676
> 100	\$ 588,615	\$ 676,907	\$ 812,289	\$ 913,825
Totals ->	\$ 636,315	\$ 731,762	\$ 878,115	\$ 987,879