

EARLY CHILDHOOD CARE JOHNSON ELEMENTARY



**13820 6700 Rd.
Montrose, CO 81401**

Site Area: 1,481,040 sf / 34 acres

Number of Permanent Buildings: 0

Number of Modular Buildings: 1

Total Building Area: 1,440 sf
Permanent Buildings: 0 sf
Modular Buildings: 1,440 sf

Current Enrollment: 30

Grades Served: Pre-K







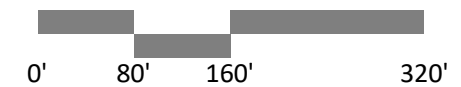
EARLY CHILDHOOD CENTER - JOHNSON ELEMENTARY
 scale: 1" = 160'-0"

KEY PLAN LEGEND

- 1. JOHNSON ELEMENTARY SCHOOL BUILDING
- 2. MODULAR 19 - ECC
- 3. PARKING / DROP-OFF & PICK-UP
- 4. STAFF & PARENT PARKING
- 5. KITCHEN & STAFF PARKING
- 6. PARENT PICK-UP / DROP-OFF
- 7. KEY STAFF PARKING / DISTRICT ACCESS

SITE PLAN LEGEND

- SITE BOUNDARY
-  MODULAR BUILDING FOOTPRINT
-  PARENT PICK-UP / DROP-OFF LOOP
-  STUDENT ENTRY POINTS
-  DISTRICT SERVICE DRIVE / ENTRY



3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Early Childhood Center C (ECC-C)**
 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	ECC - C	EXT	Replace ramps to portables	RTA	Other	2	4	3	24		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
2	ECC - C	EXT	Replace window gaskets	RTA	Window System	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
3	ECC - C	Building Wide	MEP systems are consistent with the modular unit type construction. Date of the modular unit is unknown. The mechanical system is a Bard exterior wall mounted unit with fiberglass ductboard distribution.	Bighorn	HVAC System	2	11	7	154		\$ 13,000	\$ 14,950	\$ 17,940	\$ 20,182.50
4	ECC - C	Building Wide	Electrical panel and systems are consistent with the modular unit type construction. Age unknown.	Bighorn		4	11	2	88		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
5	ECC - C	Building Wide	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters. Fixtures are operational but should be considered for replacement in the next 5 years.	Bighorn	Other	2	11	7	154		\$ 22,490	\$ 25,864	\$ 31,036	\$ 34,915.73

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 17,500	\$ 20,125	\$ 24,150	\$ 27,169
26-50	\$ -	\$ -	\$ -	\$ -
51-100	\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210
> 100	\$ 35,490	\$ 40,814	\$ 48,976	\$ 55,098
Totals ->	\$ 56,990	\$ 65,539	\$ 78,646	\$ 88,477