

## EARLY CHILDHOOD CENTER - MAIN CAMPUS

---



**900 Colorado Ave,  
Montrose, CO 81402**

**Site Area:** 179,250 sf / 4.2 acres

**Number of Permanent Buildings:** 0

**Number of Modular Buildings:** 13

**Total Building Area:** 14,800 sf  
Permanent Buildings: 0 sf  
Modular Buildings: 14,800 sf

**Current Enrollment:** 255

**Grades Served:** Pre-K

**CDE FCI Score:** .45



**EARLY CHILDHOOD CENTER - MAIN CAMPUS**

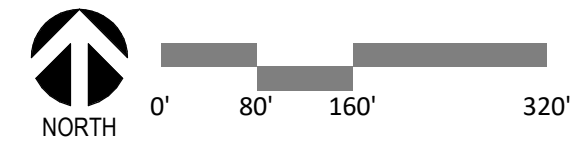
scale: 1" = 160'-0"

**KEY PLAN LEGEND**

- 1. ECC OFFICE
- 2. STAFF / PARENT PARKING
- 3. PARENT PARKING
- 4. STAFF PARKING
- 5. PLAYGROUND / PLAY FIELD
- 6. MAINTENANCE WAREHOUSE BUILDING
- 7. DISTRICT OFFICE BUILDING
- 8. GED BUILDING

**SITE PLAN LEGEND**

- SITE BOUNDARY
- MODULAR BUILDING FOOTPRINT
- ▲ MAIN ENTRY



EARLY CHILDHOOD CARE - MAIN CAMPUS



### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **Early Childhood Center A (ECC-A)**  
 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 - A	Office	Replace carpet in building	RTA	Flooring System	2	6	3	36		\$ 8,512	\$ 9,789	\$ 11,747	\$ 13,215.23
2	ECC - A	Office	Level trailer	RTA	Other	4	6	3	72		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
3	ECC - A	Office	Provide compliant door hardware	RTA	Code/ADA	1	3	4	12		\$ 6,600	\$ 7,590	\$ 9,108	\$ 10,246.50
4	ECC - A	Office	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 9,600	\$ 11,040	\$ 13,248	\$ 14,904.00
5	ECC - A	Office	Provide lighting controls	RTA	Lighting System	3	6	6	108		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
6	ECC - A	Office	Provide ADA compliant breakroom	RTA	Code/ADA	1	5	4	20		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
7	ECC - A	Office	Provide privacy curtain in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
8	ECC - A	BLG-J	Lower toilet paper dispenser below grab bar	RTA	Code/ADA	1	5	4	20		\$ 400	\$ 460	\$ 552	\$ 621.00
9	ECC - A	BLG-H,G	Provide ADA compliant landing at ramp	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
10	ECC - A	BLG-H,G	Lower toilet paper dispenser below grab bar	RTA	Code/ADA	1	5	4	20		\$ 400	\$ 460	\$ 552	\$ 621.00
11	ECC - A	BLG-H,G	Replace single pane windows with insulated glazing	RTA	Window System	1	3	4	12		\$ 5,760	\$ 6,624	\$ 7,949	\$ 8,942.40
12	ECC - A	BLG-F,E	Provide guardrail for ramp	RTA	Code/ADA	1	3	4	12		\$ 3,300	\$ 3,795	\$ 4,554	\$ 5,123.25
13	ECC - A	BLG-F,E	Replace ACT ceiling (F)	RTA	Other	2	6	6	72		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
14	ECC - A	BLG-F,E	Replace carpeting in Center and E	RTA	Flooring System	2	6	6	72		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
15	ECC - A	BLG-F,E	Recaulk window (water intrusion)	RTA	Window System	2	6	6	72		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
16	ECC - A	BLG-D	Replace wood siding with a non maintenance product	RTA	Other	3	6	3	54		\$ 17,784	\$ 20,452	\$ 24,542	\$ 27,609.66
17	ECC - A	BLG-D	Replace carpeting	RTA	Flooring System	2	6	3	36		\$ 3,917	\$ 4,504	\$ 5,405	\$ 6,080.63
18	ECC - A	BLG-C	Replace carpeting	RTA	Flooring System	2	6	2	24		\$ 3,917	\$ 4,504	\$ 5,405	\$ 6,080.63
19	ECC - A	BLG-C	Provide working thermostat	RTA	HVAC System	2	4	7	56		\$ 700	\$ 805	\$ 966	\$ 1,086.75
20	ECC - A	BLG-B	Repaint exterior	RTA	Painting	2	6	6	72		\$ 4,104	\$ 4,720	\$ 5,664	\$ 6,371.46
21	ECC - A	BLG-B	Replace soffit and fascia material with a non maintenance material	RTA	Other	2	6	6	72		\$ 3,420	\$ 3,933	\$ 4,720	\$ 5,309.55
22	ECC - A	BLG-A	Repaint exterior	RTA	Painting	2	6	6	72		\$ 4,104	\$ 4,720	\$ 5,664	\$ 6,371.46
23	ECC - A	BLG-K	Repaint exterior	RTA	Painting	2	6	6	72		\$ 4,104	\$ 4,720	\$ 5,664	\$ 6,371.46
24	ECC - A	BLG-5	Replace carpeting	RTA	Flooring System	2	6	6	72		\$ 3,917	\$ 4,504	\$ 5,405	\$ 6,080.63
25	ECC - A	BLG-6	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 14,400	\$ 16,560	\$ 19,872	\$ 22,356.00
26	ECC - A	BLG-6	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
27	ECC - A	BLG-7	Replace carpeting	RTA	Flooring System	2	6	6	72		\$ 3,917	\$ 4,504	\$ 5,405	\$ 6,080.63
28	ECC - A	BLG-8	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 14,400	\$ 16,560	\$ 19,872	\$ 22,356.00
29	ECC - A	BLG-9	Provide lighting controls	RTA	Lighting System	3	6	6	108		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
30	ECC - A	BLG-6A	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
31	ECC - A	BLG-6A	Replace carpeting	RTA	Flooring System	2	6	6	72		\$ 3,447	\$ 3,964	\$ 4,756	\$ 5,350.95
32	ECC - A	BLG-6A	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 14,400	\$ 16,560	\$ 19,872	\$ 22,356.00
33	ECC - A	BLG-6A	Provide ADA compliant door hardware	RTA	Code/ADA	1	3	4	12		\$ 1,100	\$ 1,265	\$ 1,518	\$ 1,707.75
34	ECC - A	BLG-7	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
35	ECC - A	BLG-8	Replace carpeting	RTA	Flooring System	2	6	3	36		\$ 3,917	\$ 4,504	\$ 5,405	\$ 6,080.63
36	ECC - A	BLG-9	Repaint exterior	RTA	Painting	2	6	6	72		\$ 4,104	\$ 4,720	\$ 5,664	\$ 6,371.46
37	ECC - A	BLG-10	Repair trailer skirt 30 lf.	RTA	Other	2	6	6	72		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
38	ECC - A	Near District Office	There are nine modular units on this EEC campus. Some units have furnaces and roof mounted evaporative coolers. Some units have wall mounted Bard units for heating and cooling. Some units have electric baseboard radiation and window mounted evap coolers. Some units have furnaces with split system condensing units. All equipment is operational. Age of equipment is uncertain. Systems are typical of modular unit type equipment and quality.	Bighorn	HVAC System	2	11	7	154		\$ 117,000	\$ 134,550	\$ 161,460	\$ 181,642.50
39	ECC - A	Near District Office	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters.	Bighorn	Potable Water System	2	11	7	154		\$ 38,925	\$ 44,764	\$ 53,717	\$ 60,431.06
40	ECC - A	Near District Office	Electrical systems and lighting systems are as expected for a modular building. No visual problems detected.	Bighorn	Electrical Power System	4	11	2	88		\$ 85,285	\$ 98,078	\$ 117,693	\$ 132,404.96
41	ECC - A	South	Asphalt Parking lot (21,000 sqft)	Delmont	Pavement System	4	11	7	308		\$ 199,500	\$ 229,425	\$ 275,310	\$ 309,723.75
42	ECC - A	North	Gravel Parking lot (7,600 sqft)	Delmont	Pavement System	2	7	6	84		\$ 18,240	\$ 20,976	\$ 25,171	\$ 28,317.60
43	ECC - A	East	Gravel Parking/ drop off loop (48,000 sqft)	Delmont	Pavement System	2	7	6	84		\$ 72,000	\$ 82,800	\$ 99,360	\$ 111,780.00

44	ECC - A (DO)	Security Upgrades Scheduled for 2022	Other	Security Alarm System	1	1	1	1		\$ 222,180	\$ 255,507	\$ 306,608	\$ 344,934.45

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 348,457	\$ 400,725	\$ 480,870	\$ 540,979
26-50	\$ 16,346	\$ 18,797	\$ 22,557	\$ 25,376
51-100	\$ 238,125	\$ 273,844	\$ 328,613	\$ 369,689
> 100	\$ 367,625	\$ 422,769	\$ 507,323	\$ 570,738
Totals ->		\$ 1,116,135	\$ 1,339,362	\$ 1,506,782