

Johnson Elementary School



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

Year Built: 2004

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

Number of Permanent Buildings: 1

Number of Modular Buildings: 3

Total Building Area: 53060

Permanent Buildings: 48,300

Modular Buildings: 4,760

Building Capacity: 568

Current Enrollment: 497

Projected Enrollment 2026: 533

Grades Served: K-5

CDE FCI Score: .34

Campus Summary: Johnson Elementary was built in 2004, and is the only four-track elementary school in the district. The facility serves Kindergarten through 5th grade, and compared to other schools has one of the largest sites (34 acres). Johnson is expected to see an enrollment increase of about 22 students in the next 5 years that the permanent building cannot accommodate. The building currently supports its essential programs with the exception of a dedicated STEM space and OT that have moved into modular buildings. There are three modular buildings on the site; two serve Johnson Elementary

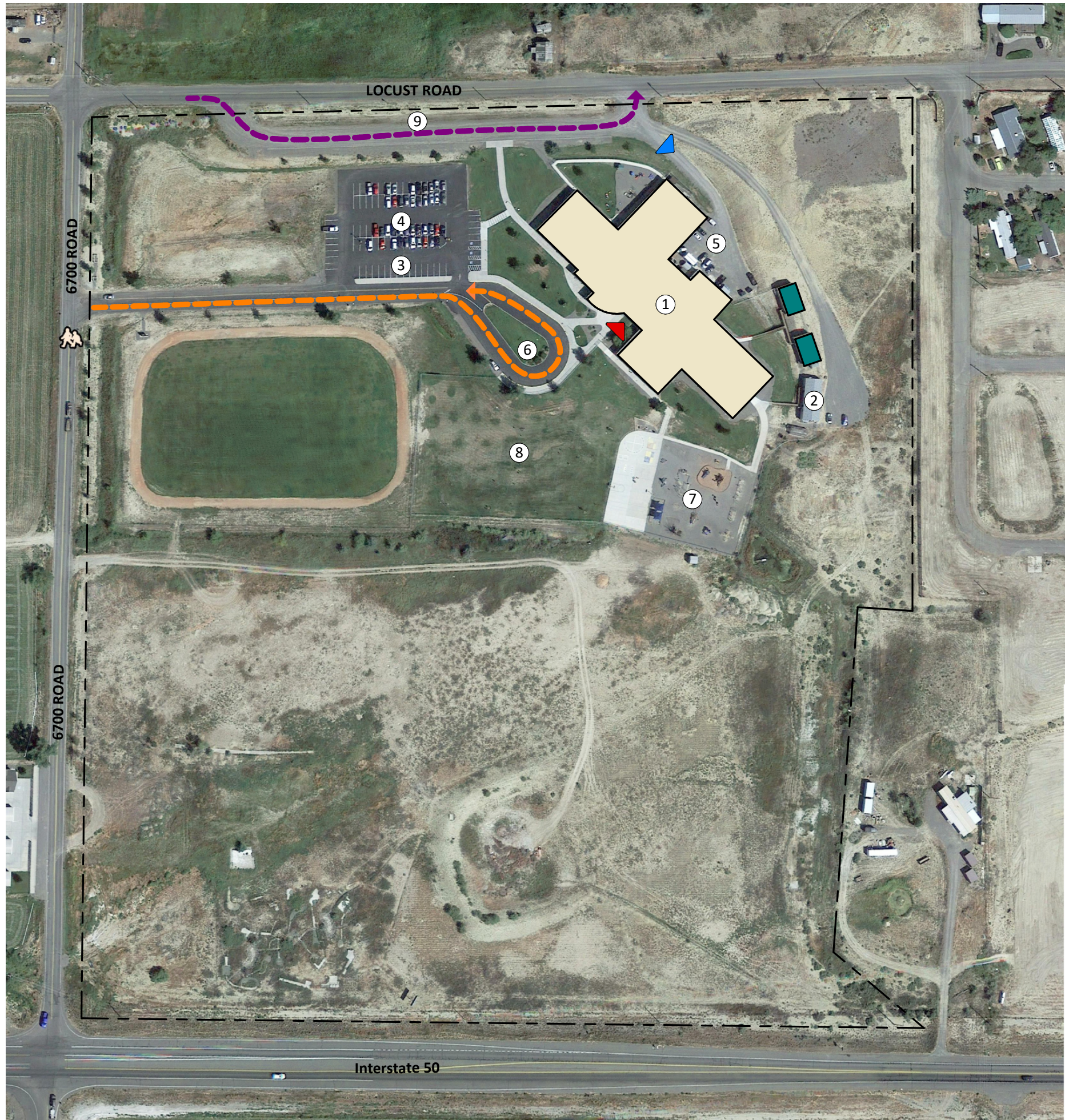
and one serves the Early Childhood Center. One of the two modular buildings are currently vacant, and can potentially accommodate the increase in enrollment, but is not ideal. The Johnson campus and school boundary is on the east side of Montrose, and provides a central location in Montrose for the ECC / Pre-K program.

The main school building is set back from the primary access road, 6700 Rd, which provides a long queue for automobile pick-up and drop-off. Despite the long drive lane, there is still a congestion issue at the start and end of the day. The main drop off lane aligns with the main entry to the school. The parking lot sits on the north end of the site, which makes visibility from the administration difficult and dependent on security cameras for surveillance. The bus lane provides adequate length for the number of busses that serve the site along Locust Rd, however is a gravel road and lacks a continuous ADA sidewalk. The play areas are located on the south end of the site and are detached from the classrooms and core building spaces. The school could benefit from an outdoor dining and play area adjacent to the cafeteria to relieve congestion as well as provide quality outdoor space for students. The play area is benched lower than the building and ADA access is a challenge. The play area is exposed to strong winds, and could benefit from improved fall surface for student safety.

The significant needs identified for the Johnson campus are modifications to the fire alarm system, mechanical system upgrades, interior lighting, and finishes. The fire alarm system is original to the building, and doesn't meet current standards for educational occupancies. It is proposed to amend the system to include voice evacuation and improve the safety of its occupants.

The walk in cooler and freezer appear to be in fair condition, but show signs of wear; especially the walk in floors which show rust. Replace wood ramps into walk in with stainless steel ramps. The dish washing area includes a dish machine, disposal and spray rinse with the equipment showing signs of wear but are operational. Adding a vegetable prep sink will allow compliance with Health Dept requirements. The serving area is in good condition. Recommend replacing wood tables with stainless steel tops. Recommend replacing mixer, unit is leaking oil from the drive speed selector.

The mechanical system is a series of packaged rooftop units that are original to the building, and have reached the end of their service life. It is recommended that they are replaced within the next five years. The interior lighting system throughout the building was identified as fluorescent and should be replaced or retrofitted with LED fixtures to improve energy efficiency, maintenance costs, and quality of indoor spaces. Given the age of the building, it is expected that there are several areas noted with worn or deteriorated floor finishes, including the high-trafficked multi-purpose gymnasium/cafeteria.



JOHNSON ELEMENTARY

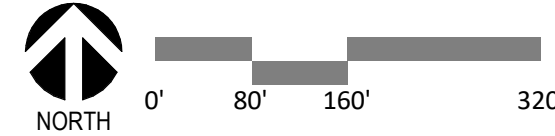
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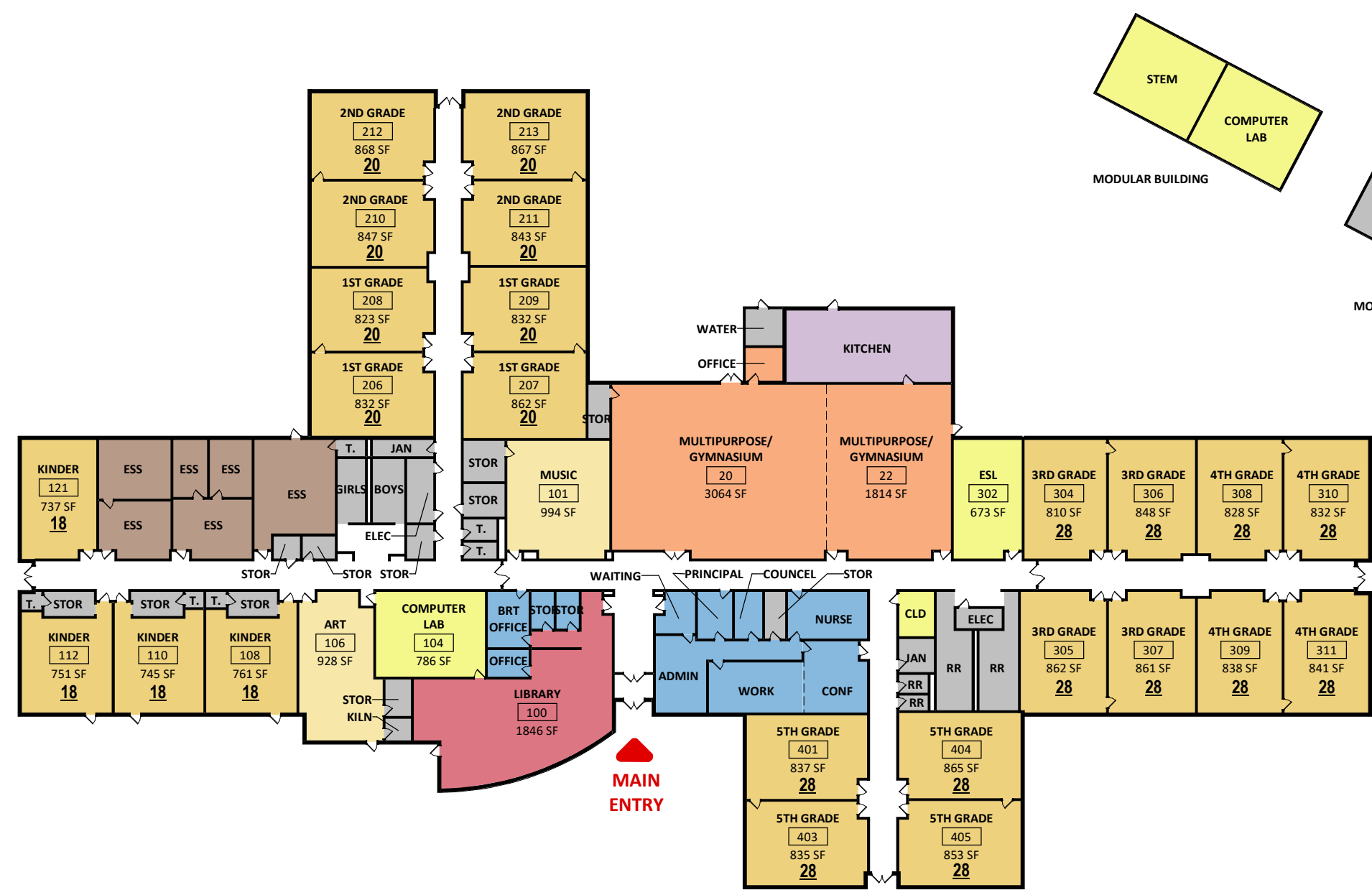
KEY PLAN LEGEND

- 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. PLAYGROUND
- 8. PLAY FIELD
- 9. BUS LOOP

SITE PLAN LEGEND

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





EDUCATIONAL DEPARTMENT LEGEND

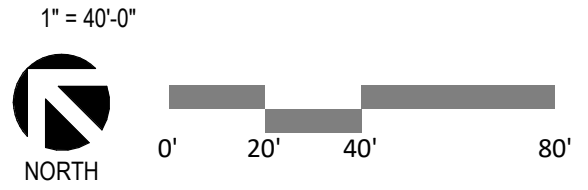
- Administration
- Art/Music
- Breakout Instruction
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Special Education
- Support

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	206	832 SF	20	32	26
1ST GRADE	207	862 SF	20	32	27
1ST GRADE	208	823 SF	20	32	26
1ST GRADE	209	832 SF	20	32	26
1ST GRADE: 4		3349 SF	80		105
2ND GRADE	210	847 SF	20	32	26
2ND GRADE	211	843 SF	20	32	26
2ND GRADE	212	868 SF	20	32	27
2ND GRADE	213	867 SF	20	32	27
2ND GRADE: 4		3424 SF	80		107
3RD GRADE	304	810 SF	28	32	25
3RD GRADE	305	862 SF	28	32	27
3RD GRADE	306	848 SF	28	32	27
3RD GRADE	307	861 SF	28	32	27
3RD GRADE: 4		3381 SF	112		106
4TH GRADE	308	828 SF	28	30	28
4TH GRADE	309	838 SF	28	30	28
4TH GRADE	310	832 SF	28	30	28
4TH GRADE	311	841 SF	28	30	28
4TH GRADE: 4		3339 SF	112		111
5TH GRADE	401	837 SF	28	30	28
5TH GRADE	403	835 SF	28	30	28
5TH GRADE	404	865 SF	28	30	29
5TH GRADE	405	853 SF	28	30	28
5TH GRADE: 4		3390 SF	112		113
KINDER	108	761 SF	18	38	20
KINDER	110	745 SF	18	38	20
KINDER	112	751 SF	18	38	20
KINDER	121	737 SF	18	38	19
KINDER: 4		2995 SF	72		79
GRAND TOTAL: 24		19877 SF	568		620

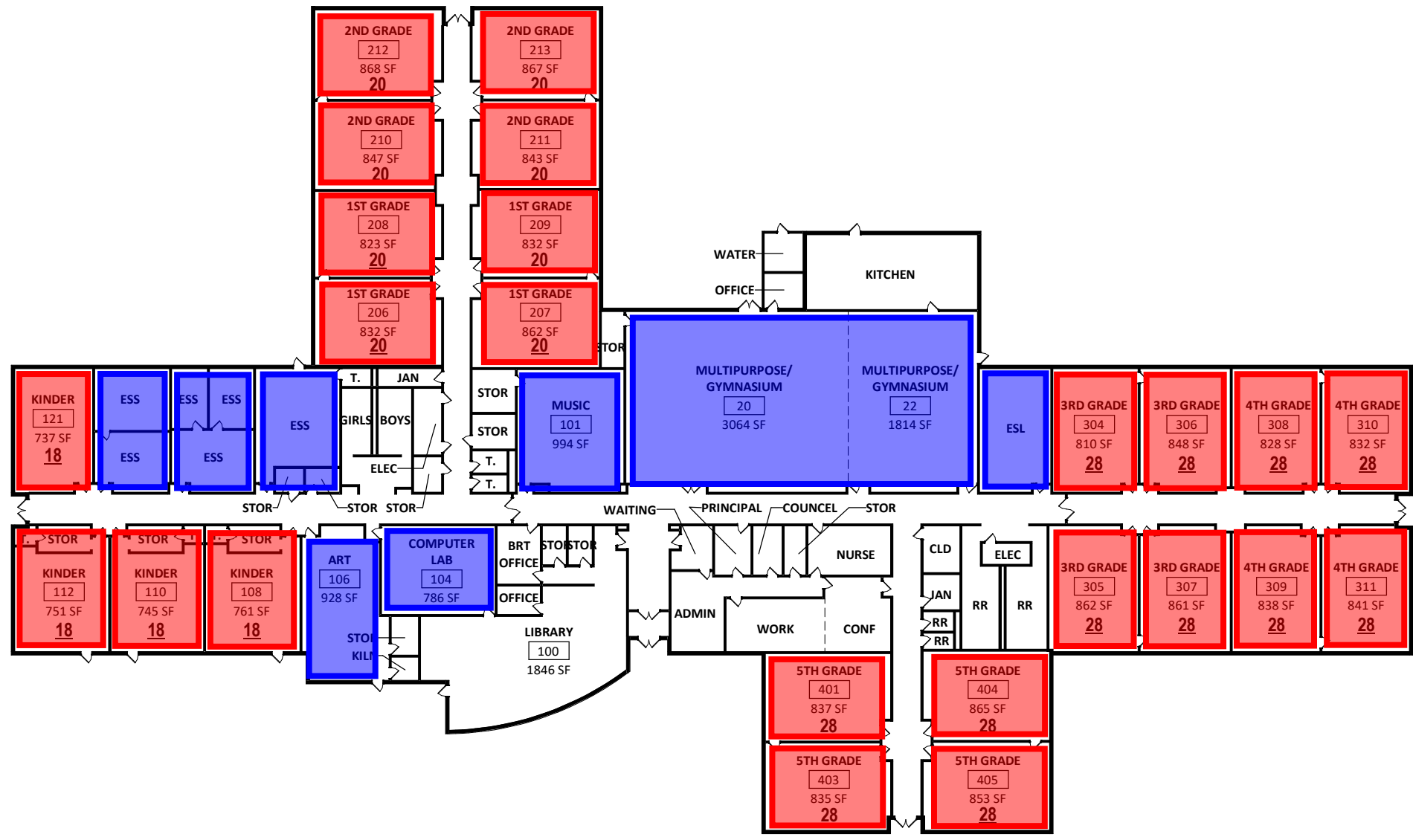
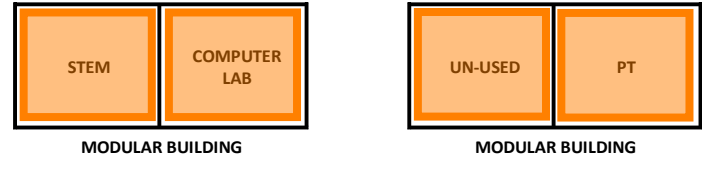
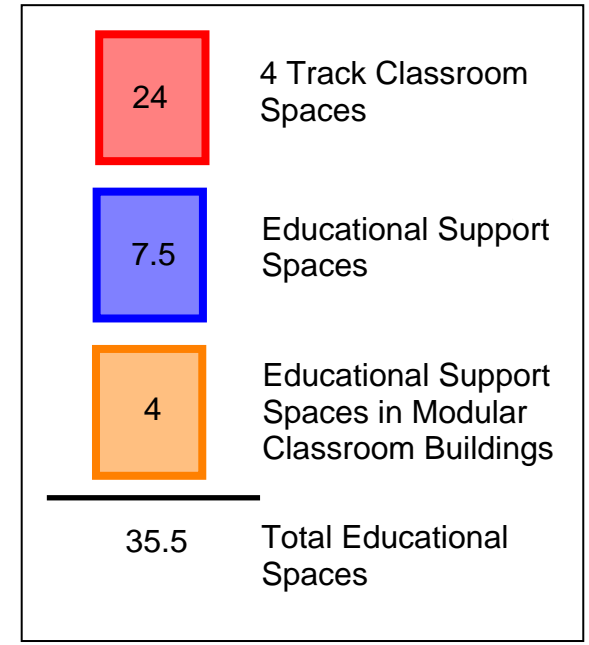
Anticipated Enrollment
 2022 497 Students
 2026 533 Students

FLOOR PLAN - CAPACITY



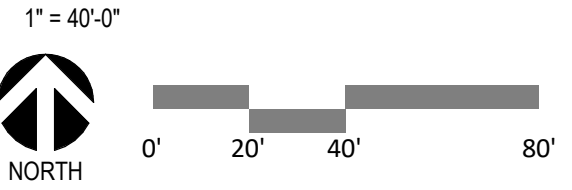
EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
 STEM LAB
 COMPUTER LAB
 PT





EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
STEM LAB
COMPUTER LAB
PT

MODULAR CLASSROOM USE ANALYSIS



3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Johnson Elementary School (JES)**
 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	JES	INT	Remove all bubblers	RTA	Potable Water System	1	3	4	12		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
2	JES	INT	Provide lighting controls	RTA	Lighting System	1	3	4	12		\$ 117,018	\$ 134,570	\$ 161,484	\$ 181,669.67
3	JES	INT	Not Used								\$ -	\$ -	\$ -	\$ -
4	JES	INT	Lower toilet paper dispensers below grab bars	RTA	Code/ADA	1	5	4	20		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
5	JES	INT	Replace continual grab bars with segmented ones	RTA	Code/ADA	1	5	4	20		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
6	JES	INT	Provide age appropriate toilets in the kindergarten rooms	RTA	Furniture	2	6	6	72		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00
7	JES	INT	Provide exhaust fan for kiln	RTA	HVAC System	1	6	6	36		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
8	JES	INT	Provide ADA compliant signage	RTA	Code/ADA	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
9	JES	INT	Replace transition stripes between carpet and VCT	RTA	Flooring System	4	6	6	144		\$ 6,300	\$ 7,245	\$ 8,694	\$ 9,780.75
10	JES	INT	Replace Folding partitions with solid wall	RTA	Other	4	6	6	144		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
11	JES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
12	JES	INT	Provide energy vestibules	RTA	HVAC System	1	3	4	12		\$ 56,000	\$ 64,400	\$ 77,280	\$ 86,940.00
13	JES	INT	Provide CRAC units in MDF/IDF rooms	RTA	HVAC System	4	6	6	144		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
14	JES	INT	Replace flooring in gym	RTA	Flooring System	2	6	5	60		\$ 88,200	\$ 101,430	\$ 121,716	\$ 136,930.50
15	JES	INT	Replace carpet in Rms-301,308,309,310,311, office, and Library	RTA	Flooring System	2	6	6	72		\$ 62,667	\$ 72,067	\$ 86,480	\$ 97,290.00
16	JES	EXT	Replace caulking at site hardscapes	RTA	Other	2	2	6	24		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
17	JES	EXT	Repair/repaint HM frames and doors	RTA	Door System	2	4	6	48		\$ 12,600	\$ 14,490	\$ 17,388	\$ 19,561.50
18	JES	EXT	Replace displaced sidewalk	RTA	Concrete System	1	1	1	1		\$ 43,840	\$ 50,416	\$ 60,499	\$ 68,061.60
19	JES	EXT	Provide trench drain for front entry roof drain	RTA	Concrete System	1	1	1	1		\$ 11,000	\$ 12,650	\$ 15,180	\$ 17,077.50
20	JES	Building wide	The mechanical system is a series of packaged rooftop units that were installed when the building was constructed in 2004/2005. There are 14 units manufactured by Lennox (typically the LGC series) that are original. 2, 3-ton, 4, 5-ton, 2, 7.5-ton, 1, 12.5-ton, 4, 15-ton, 1, 25-ton. Units are 15 years old and have reached the end of service life per ASHRAE guidelines. Units should be considered for replacement in the next 5 years.	Bighorn	HVAC System	2	6	3	36		\$ 623,250	\$ 716,738	\$ 860,085	\$ 967,595.63
21	JES	Building wide	The control system (BAS) is a Trane SC that was installed in 2013 during the McKinstry performance contract. System is accessible with the district Trane Ensemble campus wide BAS. The latest version of software should be installed in this system.	Bighorn	HVAC System	2	6	7	84		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
22	JES	Building wide	The plumbing system dates to the original construction. Fixtures and piping are in working order and consistent with age and are in working order. No upgrades anticipated.	Bighorn		3	6	7	126		\$ 126,400	\$ 145,360	\$ 174,432	\$ 196,236.00
23	JES	Utility rooms	There are (2) two water heaters. Ages unknown. In working order. No upgrades anticipated.	Bighorn	Potable Water System	3	6	7	126		\$ 31,200	\$ 35,880	\$ 43,056	\$ 48,438.00
24	JES	Building wide	Building is protected with a wet fire sprinkler system that dates to the original construction. System has three zones. No known issues with the system. No upgrades anticipated.	Bighorn	Other	4	11	1	44		\$ -	\$ -	\$ -	\$ -
25	JES	Kitchen	There is a two compartment grease interceptor located outside the kitchen. Unsure of last time the unit was pumped. No known issues. No upgrades anticipated.	Bighorn	Other	4	11	7	308		\$ 43,700	\$ 50,255	\$ 60,306	\$ 67,844.25
26	JES	Kitchen	The kitchen cooking line is served by a Type I hood system with Ansul fire suppression. No known issues. No upgrades anticipated.	Bighorn	HVAC System	3	11	7	231		\$ 38,400	\$ 44,160	\$ 52,992	\$ 59,616.00
27	JES	Building wide	Roof drainage is accomplished with internal roof drains and scupper overflows. Ballasted roof. No known issues.	Bighorn	Other	4	11	3	132		\$ -	\$ -	\$ -	\$ -
28	JES	Electrical Room	Main service @ 600 amps. Date of manufacture unknown. The service has one space available for a 200/400 amp switch. This service will be replaced due to electric reheat being added	Bighorn	Electrical Power System	4	11	2	88		\$ 68,000	\$ 78,200	\$ 93,840	\$ 105,570.00
29	JES	Distribution panels throughout	All panels appear serviceable and have adequate spare spaces. Temperature of the panels breakers did not indicate any problems.	Bighorn	Electrical Power System	4	11	2	88		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00

30	JES	Main Building corridors and classroom	The corridors and classrooms have fluorescent lighting and dual level switching. During the walk about 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 control system needs to be upgraded.	Bighorn	Lighting System	2	4	4	32	\$ 249,152	\$ 286,525	\$ 343,830	\$ 386,808.48
31	JES	IT Room	The main data switch in the IT room needs to have labeling and an indicator of the area served for each cable and use cable managing systems to unclutter the cabling	Bighorn	Other	4	9	3	108	\$ 44,467	\$ 51,137	\$ 61,364	\$ 69,034.47
32	JES	Building Entry Security	The School District uses local access control. This means that each door has a badge swipe or keyed entry. It would be more advantageous if there was a "head end" campus wide access control system.	Bighorn	Security Alarm System	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
33	JES	Building Fire Alarm System	When originally installed the fire alarm system was adequate; since that time there has been a push in schools to have voice evacuation. This system could be amended to have that capability with the correct modules.	Bighorn	Fire Alarm System	4	6	4	96	\$ 46,807	\$ 53,828	\$ 64,594	\$ 72,667.87
34	JES	West	Main Lot West of School (34,500 sqft)	Delmont	Pavement System	3	6	6	108	\$ 294,975	\$ 339,221	\$ 407,066	\$ 457,948.69
35	JES	West	Main road Loop (28,500 sqft)	Delmont	Pavement System	3	6	6	108	\$ 252,225	\$ 290,059	\$ 348,071	\$ 391,579.31
36	JES	North	Gravel Bus Loop (21,500 sqft)	Delmont	Other	2	7	6	84	\$ 32,250	\$ 37,088	\$ 44,505	\$ 50,068.13
37	JES	Notheast	Gravel Drive and Parking Lot (12,000 sqft)	Delmont	Other	2	7	6	84	\$ 22,800	\$ 26,220	\$ 31,464	\$ 35,397.00
38	JES	East	Gravel Culdesac (13,000 sqft)	Delmont	Other	2	7	6	84	\$ 24,700	\$ 28,405	\$ 34,086	\$ 38,346.75
39	JES	Kitchen	Walk in cooler and freezer are in fair condition, but shows signs of wear and age, especially WI floors. Replace wooden ramps with metal ramps.	Other	Other	2	9	7	126	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
40	JES	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	3	9	7	189	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
41	JES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
42	JES	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
43	JES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
44	JES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
45	JES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixer leaking oil/grease from speed selector.	Other	Other	1	1	1	1	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 304,358	\$ 350,011	\$ 420,013	\$ 472,515
26-50	\$ 892,502	\$ 1,026,377	\$ 1,231,653	\$ 1,385,609
51-100	\$ 384,424	\$ 442,087	\$ 530,505	\$ 596,818
> 100	\$ 1,010,167	\$ 1,161,692	\$ 1,394,030	\$ 1,568,284
Totals ->	\$ 2,591,450	\$ 2,980,167	\$ 3,576,201	\$ 4,023,226

Condition Photo Documentation

Johnson Elementary School



Replace displaced sidewalk



Remove all bubblers



Provide lighting controls



Provide energy vestibules



Lower toilet paper dispensers below grab bars



Replace continual grab bars with segmented ones

Condition Photo Documentation, continued

Johnson Elementary School



Provide ADA compliant signage



Provide vertical grab bars



Replace Caulking at site hardscapes



Replace flooring in gym



Replace carpet in Rooms 301, 308, 309, 310, 311, office, and library



Out of date rooftop mechanical systems