

Maintenance Warehouse



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

Year Built: 2007

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

Number of Permanent Buildings: 1

Total Building Area: 9,960 sf

Current Staffing: 17

Description of Facility: Facilities, Custodial, Food Service Offices, Maintenance Shops, and District warehouse



SITE PLAN
1" = 160'-0"

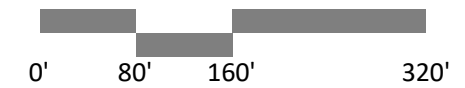
MAINTENANCE WAREHOUSE
scale: 1" = 160'-0"

KEY PLAN LEGEND

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

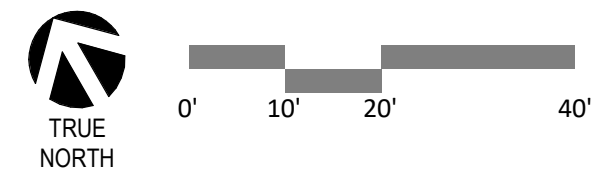
SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT





- Department Legend
- Administration
 - Dining/Common
 - Support



FLOOR PLAN - CAPACITY

1" = 20'-0"

MAINTENANCE WAREHOUSE
 EXISTING FLOOR PLAN



3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Maintenance/Warehouse (MW)**
 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	MW	INT	Replace carpet in Rms, 10, corridor, conference room	RTA	Flooring System	2	6	6	72		\$ 10,444	\$ 12,011	\$ 14,413	\$ 16,215.00
2	MW	INT	Provide lighting controls	RTA	Lighting System	2	6	6	72		\$ 31,158	\$ 35,832	\$ 42,998	\$ 48,372.80
3	MW	INT	Provide urinal screen in men's restroom	RTA	Code/ADA	1	3	4	12		\$ 1,350	\$ 1,553	\$ 1,863	\$ 2,095.88
4	MW	INT	Provide ADA compliant signage-not grade II braille	RTA	Code/ADA	1	5	4	20		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
5	MW	INT	Provide ADA compliant stall in Women's restroom	RTA	Code/ADA	1	5	4	20		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
6	MW	INT	Lower all toilet paper dispenser below grab bar in ADA stalls	RTA	Code/ADA	1	5	4	20		\$ 900	\$ 1,035	\$ 1,242	\$ 1,397.25
7	MW	INT	Provide compliant sink, faucet, and counter height in Break room	RTA	Code/ADA	1	5	4	20		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
8	MW	INT	Provide panic bar at north exit door next to overhead doors.	RTA	Code/ADA	1	3	4	12		\$ 500	\$ 575	\$ 690	\$ 776.25
9	MW	INT	Provide closure at back of risers for stairs in carpenter shop	RTA	Code/ADA	1	3	4	12		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
10	MW	INT	Provide guardrail at mezzanine stairs in carpenter shop	RTA	Code/ADA	1	3	4	12		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
11	MW	INT	Provide access ladder to mezzanine in ground shop	RTA	Other	3	6	6	108		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
12	MW	Building wide	Fire sprinkler riser located in south end of building. Building has a wet fire sprinkler throughout. No upgrades anticipated.	Bighorn	Other	4	11	8	352			\$ -	\$ -	\$ -
13	MW	Admin Area	There is a ground mounted, packaged heating and cooling unit (5-ton) on the SW corner of the building that serves the office/admin area of the building. Unit appears to date to 2006. Unit is near end of life and should be replaced.	Bighorn	HVAC System	2	11	3	66		\$ 32,500	\$ 37,375	\$ 44,850	\$ 50,456.25
14	MW	Warehouse	Building is served by gas-fired unit heaters and exhaust fans that date to 2006. Unit heaters are nearing end of life.	Bighorn	HVAC System	3	11	7	231		\$ 67,736	\$ 77,897	\$ 93,476	\$ 105,160.53
15	MW	Building wide	Electric water heater in janitor closet. 40 gallon Rheem unit. Appears to date to 2006.	Bighorn	Potable Water System	3	11	7	231		\$ 1,800	\$ 2,070	\$ 2,484	\$ 2,794.50
16	MW	Building wide	Gas piping is routed to each building from a campus wide gas meter. Piping is underground, rises at exterior with gas regulator.	Bighorn	Other	4	11	8	352		\$ 18,750	\$ 21,563	\$ 25,875	\$ 29,109.38
17	MW	Building wide	The electrical service is adequate for this type of occupancy	Bighorn	Electrical Power System	4	11	8	352		\$ 51,930	\$ 59,720	\$ 71,663	\$ 80,621.33
18	MW	Building wide	The lighting is adequate for this type of occupancy and has been improved with replacement LEDs	Bighorn	Lighting System	4	11	8	352		\$ 57,123	\$ 65,691	\$ 78,830	\$ 88,683.46
19	MW	South	Asphalt Parking (17,000 sqft)	Delmont	Pavement System	4	11	7	308		\$ 14,450	\$ 16,618	\$ 19,941	\$ 22,433.63
20	MW	South	Concrete Loading dock (6,500 sqft)	Delmont	Concrete System	4	11	7	308			\$ -	\$ -	\$ -
21	MW	North	Gravel Lot (29,000 sqft)	Delmont	Other	2	7	6	84		\$ 40,600	\$ 46,690	\$ 56,028	\$ 63,031.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 16,450	\$ 18,918	\$ 22,701	\$ 25,539
26-50	\$ -	\$ -	\$ -	\$ -
51-100	\$ 114,702	\$ 131,908	\$ 158,289	\$ 178,076
> 100	\$ 213,289	\$ 245,283	\$ 294,339	\$ 331,132
Totals ->	\$ 344,442	\$ 396,108	\$ 475,330	\$ 534,746