

Montrose High School



**600 South Selig Avenue.
Montrose, CO 81401**

Year Built: 1941 with additions and outbuildings in 1974, 1980, 1998, 2014

Site Area: 1,350,360 sf / 31 acres

Number of Permanent Buildings: 3

Number of Modular Buildings: -

Total Building Area: 200,216 sf

Permanent Buildings: 200,216 sf

Modular Buildings: -

Building Capacity: 1,328

Current Enrollment: 1,448

Projected Enrollment 2026: 1,429

Grades Served: 9-12

CDE FCI Score: .56

Campus Summary: Montrose High School is housed in a collection of interconnected buildings built between 1941 and 2014, with industrial arts and ROTC housed on the oldest part of the building and a modern high school gymnasium and locker rooms in the newest building. Classrooms, administrative areas, performance spaces, and older athletic facilities occupy a roughly rectangular building surrounding an open central courtyard. The cafeteria and kitchen wing on the north connect to the 1941 building, and the Media Center extends from the main building toward Townsend Ave. A 2003-vintage

classroom addition connects the main building with the new gym. Most of the complex building is single story, with multiple secondary entrances and emergency egress points.

MHS lies on the west side of S. Townsend Ave. (US Hwy 550) a short distance south of Downtown Montrose, but the main entrance and adjoining administrative office are accessed from S. 5th St. and an extension of Selig Ave. which dead-ends into an awkward triangular parking lot adjacent to the newest building, the gym. Parking for the complex can also be accessed from Townsend at S. 7th St., at multiple points along 5th, and from S. Rio Grande Ave. on the west. The gravel bus loop is accessed from the south from Colorado Ave/S. 9th street. The baseball and softball field are located across a parking lot to the south of the buildings and the stadium with football field and track to the west. The agriculture building is located on Rio Grande on the far west side of the campus.

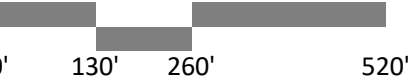
The highest priority needs identified at Montrose MS include deteriorated interior and exterior finishes, poor drainage and pavement conditions, and accessibility issues. Many doors need smoke seals to separate the building into compartments, and some areas still have single glazed windows. The walk-in cooler and freezer appear to be in good condition, but show signs of wear and age. The dish washing area includes a dish machine, disposal and spray rinse with the equipment showing signs of wear and age. Recommend replacing steamer and kettle with boilerless units, to reduce maintenance. The serving area is in good condition. Recommend replacing wood tables with stainless steel tops. Recommend replacing mixers with up-to-date safety devices, unit is leaking grease/oil from drive hub. The fluorescent lighting in many areas needs to be replaced. The rooftop HVAC unit serving part of the industrial arts building has reached the end of its useful life and needs to be replaced, and ventilation improved to the remaining classrooms. The main electrical services into all buildings are all in good shape, but the electrical distribution system (panel boards) is a varied mix of old original and newer panels. The newer sections (gym and connector) panels not in question. The main building serviced by some newer and many original panels, however, that date from the late 1950s to the early 1960s and should be replaced. Much of the existing fluorescent lighting needs to be replaced, as the “strobing” affects many students and teachers. Boilers for domestic hot water and building heat are estimated to have 50-10 or 10-15 years of useful life remaining. There are several areas of deteriorated pavement and associated drainage problems throughout the campus.



MONTROSE HIGH SCHOOL
scale: 1" = 260'-0"

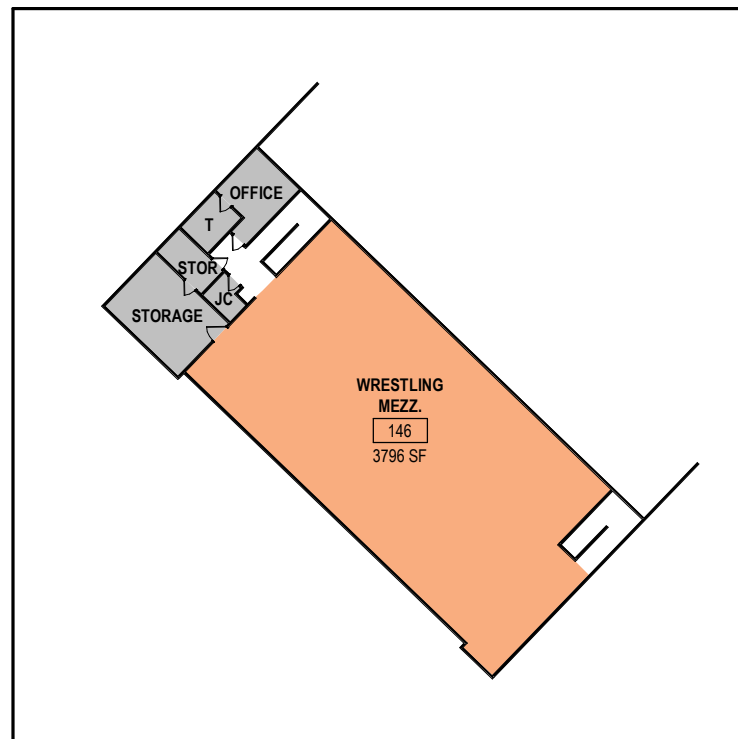
- KEY PLAN LEGEND**
- 1. MAIN SCHOOL BUILDING
 - 2. ART BUILDING
 - 3. AUTO & AG BUILDING
 - 4. MONTROSE RECREATION DISTRICT PROPERTY
 - 5. TENNIS COURTS
 - 6. SOCCER FIELD
 - 7. SOFTBALL FIELD
 - 8. BASEBALL FIELD
 - 9. SENIOR PARKING LOT
 - 10. STAFF / ROTC PARKING
 - 11. STAFF PARKING
 - 12. JUNIOR PARKING LOT
 - 13. PRACTICE FIELD
 - 14. TRACK & FIELD/ FOOTBALL FIELD
 - 15. BUS LOOP
 - 16. SPECIAL EDUCATION PICK-UP / DROP-OFF
 - 17. CONCESSIONS
 - 18. STADIUM BLEACHERS & PRESS BOX
 - 19. BASEBALL PRESS BOX

- SITE PLAN LEGEND**
- SITE BOUNDARY
 - PERMANENT BUILDING FOOTPRINT
 - NEW BUILDING FOOTPRINT
 - PARENT PICK-UP / DROP-OFF
 - BUS PICK-UP / DROP-OFF
 - STUDENT ENTRY POINT





- Instructional Areas
- PE/Athletics
- Support

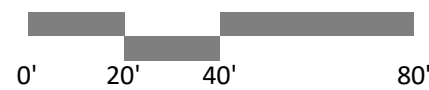


2ND FLOOR PLAN - CAPACITY WEST

1" = 40'-0"



NORTH



FIRST FLOOR PLAN - CAPACITY WEST

1" = 40'-0"

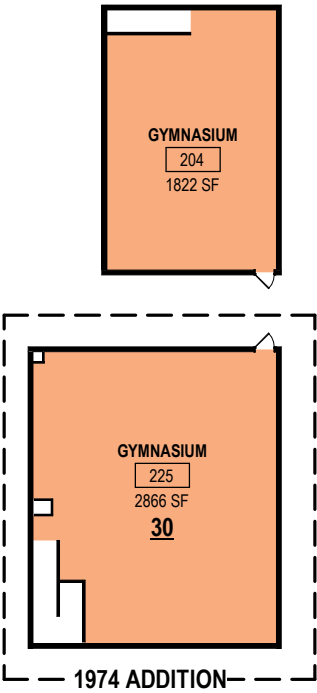
MONTROSE HIGH SCHOOL

MONTROSE HIGH SCHOOL - NORTH



EDUCATIONAL DEPARTMENT LEGEND

PE/Athletics

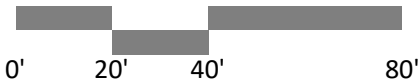


2ND FLOOR PLAN @ AUX GYM - CAPACITY

1" = 40'-0"



NORTH

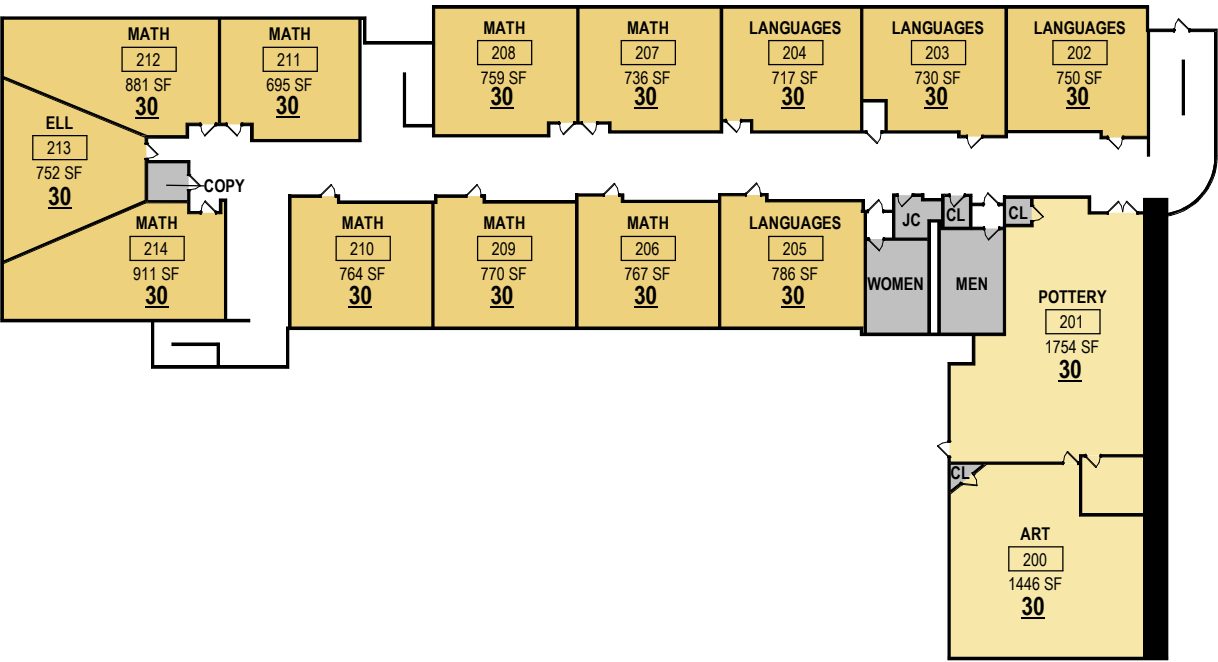


EDUCATIONAL DEPARTMENT LEGEND

Art/Music

Instructional Areas

Support

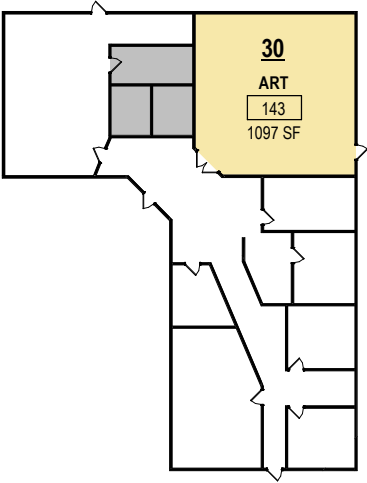


2ND FLOOR PLAN @ CLASSROOMS - CAPACITY

1" = 40'-0"

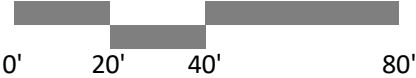
EDUCATIONAL DEPARTMENT LEGEND

- Art/Music
- Support



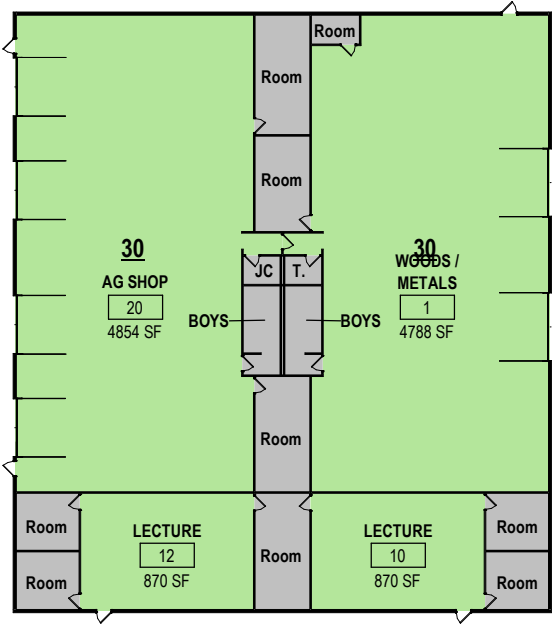
1ST FLOOR PLAN - CAPACITY ART BUILDING

1" = 40'-0"



EDUCATIONAL DEPARTMENT LEGEND

- CTE
- Support



1ST FLOOR PLAN - CAPACITY AG / WOODS

1" = 40'-0"

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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**District estimate used for planning purposes*

Art/Music				
ART	143	1097 SF	1	30
ART	200	1446 SF	1	30
BAND	123	2820 SF	1	30
CHOIR	124	1841 SF	1	30
DANCE	124.5	631 SF	1	30
POTTERY	201	1754 SF	1	30

CTE				
AG SHOP	20	4854 SF	1	30
BUSINESS	126	1534 SF	1	30
BUSINESS	127	1004 SF	1	30
ROTC	4TA	3186 SF	1	30
WOOD SHOP	3T	2983 SF	1	30
WOODS / METALS	1	4788 SF	1	30

Instructional Areas				
?	131	782 SF	1	30
CFS	116	1190 SF	1	30
CFS	117	841 SF	1	30
ELL	213	752 SF	1	30
ENGLISH	101	875 SF	1	30
ENGLISH	106	746 SF	1	30
ENGLISH	107	748 SF	1	30
ENGLISH	108	804 SF	1	30
ENGLISH	109	776 SF	1	30
ENGLISH	110	757 SF	1	30
ENGLISH	111	759 SF	1	30
ENGLISH	112	705 SF	1	30
ENGLISH	113	910 SF	1	30
ENGLISH	115	902 SF	1	30
LANGUAGES	202	750 SF	1	30
LANGUAGES	203	730 SF	1	30
LANGUAGES	204	717 SF	1	30
LANGUAGES	205	786 SF	1	30
MATH	206	767 SF	1	30
MATH	207	736 SF	1	30
MATH	208	759 SF	1	30
MATH	209	770 SF	1	30
MATH	210	764 SF	1	30
MATH	211	695 SF	1	30
MATH	212	881 SF	1	30
MATH	214	911 SF	1	30
SCIENCE	119	1478 SF	1	30
SCIENCE	121	1431 SF	1	30
SCIENCE	122	2146 SF	1	30
SCIENCE	128	1533 SF	1	30
SCIENCE	132	976 SF	1	30
SCIENCE	133	788 SF	1	30
SCIENCE	134	1001 SF	1	30
SCIENCE	136	993 SF	1	30
SCIENCE	220	1373 SF	1	30
SS	135	799 SF	1	30
SS	137	799 SF	1	30
SS	138	790 SF	1	30
SS	139	793 SF	1	30
SS	140	788 SF	1	30
SS	141	797 SF	1	30
SS	142	802 SF	1	30

PE/Athletics				
AUXILIARY GYMNASIUM	104	8906 SF	1	30
GYMNASIUM	152	14483 SF	1	30
GYMNASIUM	225	2866 SF	1	30

Special Education				
SPED	100	847 SF	1	15
SPED	102	827 SF	1	15
SPED	103	686 SF	1	15
SPED	114	815 SF	1	15

GRAND TOTAL: 61 95472 SF 61 1770

75% Utilization 1328 students

ANTICIPATED ENROLLMENT:

2022 1428 students
2026 1529 students

MONTROSE HIGH SHOO

MONTROSE HIGH SCHOOL AG BUILDING & ART BUILDING



3.2 Condition Analysis Matrix

Montrose County School District												Date of last addition:NA			
Facility: Montrose High School (MHS)															
Date: 2/7/2022												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	MHS	INT	Provide lighting controls	RTA	Lighting System	2	6	6	72		\$ 326,400	\$ 375,360	\$ 450,432	\$ 506,736.00	
2	MHS	INT	Provide sprinkler system to old school	RTA	Other	1	3	4	12		\$ 1,048,130	\$ 1,205,350	\$ 1,446,419	\$ 1,627,221.83	
3	MHS	INT	Replace all smoke seals	RTA	Door System	2	3	4	24		\$ 12,500	\$ 14,375	\$ 17,250	\$ 19,406.25	
4	MHS	INT	Replace ACT in 5-10 years	RTA	Other	2	6	6	72		\$ 738,900	\$ 849,735	\$ 1,019,682	\$ 1,147,142.25	
5	MHS	INT	Provide ADA compliant room signage	RTA	Code/ADA	1	5	4	20		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00	
6	MHS	INT	Provide insulation in exterior wall around courtyard	RTA	Other	1	6	6	36		\$ 60,192	\$ 69,221	\$ 83,065	\$ 93,448.08	
7	MHS	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		\$ 8,100	\$ 9,315	\$ 11,178	\$ 12,575.25	
8	MHS	INT	Provide ADA compliant urinals	RTA	Code/ADA	1	5	4	20		\$ 16,800	\$ 19,320	\$ 23,184	\$ 26,082.00	
9	MHS	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50	
10	MHS	INT	Provide access to stage storage room	RTA	Other	3	6	6	108		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25	
11	MHS	INT	Locker rooms in auxiliary gym not used, remodel, bring to compliance	RTA	Other	3	6	6	108		\$ 370,400	\$ 425,960	\$ 511,152	\$ 575,046.00	
12	MHS	INT	Provide compliant handrails at all stairs in old building	RTA	Code/ADA	1	3	4	12		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00	
13	MHS	INT	Abate locker room auxiliary gym	RTA	Other	3	6	6	108		\$ 92,460	\$ 106,329	\$ 127,595	\$ 143,544.15	
14	MHS	INT	Replace doors in old building	RTA	Door System	2	6	6	72		\$ 400,000	\$ 460,000	\$ 552,000	\$ 621,000.00	
15	MHS	INT	Replace wired glazing at office	RTA	Code/ADA	1	3	4	12		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75	
16	MHS	INT	Provide emergency shut off and vent for kiln	RTA	Electrical Power System	2	6	3	36		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50	
17	MHS	INT	North stairwell not compliant	RTA	Code/ADA	1	3	4	12		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00	
18	MHS	INT	Replace windows in old building and wood shop	RTA	Code/ADA	1	3	4	12		\$ 229,770	\$ 264,236	\$ 317,083	\$ 356,717.93	
19	MHS	INT	Replace tile floor and walls in kitchen	RTA	Flooring System	2	6	6	72		\$ 53,740	\$ 61,801	\$ 74,161	\$ 83,431.35	
20	MHS	INT	Replace wood decking in north stairwell	RTA	Code/ADA	1	3	4	12		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00	
21	MHS	INT	Replace all tile flooring grout with epoxy grout in toilet areas	RTA	Flooring System	1	3	4	12		\$ 52,000	\$ 59,800	\$ 71,760	\$ 80,730.00	
22	MHS	INT	Replace carpet in 127, 129, and admin	RTA	Flooring System	2	6	6	72		\$ 23,046	\$ 26,503	\$ 31,803	\$ 35,778.40	
23	MHS	INT	Provide compliant stairs in band room	RTA	Code/ADA	1	5	4	20		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00	
24	MHS	INT	Provide ADA compliant lockers	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50	
25	MHS	EXT	Replace asphalt at main entry it is separately and sunken	RTA	Pavement System	2	7	6	84		\$ 563,703	\$ 648,258	\$ 777,910	\$ 875,148.91	
26	MHS	EXT	Replace soffits due to water damage	RTA	Roofing System	2	2	3	12		\$ 20,448	\$ 23,515	\$ 28,218	\$ 31,745.52	
27	MHS	EXT	Replace concrete around building that has deteriorated	RTA	Pavement System	2	7	6	84		\$ 87,245	\$ 100,332	\$ 120,398	\$ 135,447.55	
28	MHS	EXT	Replace caulk along sidewalk and edge of building	RTA	Pavement System	1	2	6	12		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50	
29	MHS	EXT	Replace the access panel and stucco on soffit to southwest of main entry	RTA	Roofing System	1	2	3	6		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75	
30	MHS	EXT	Replace leaking gutters	RTA	Roofing System	1	1	3	3		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00	
31	MHS	EXT	Replace sidewalks that are sagging 4"+ and causing safety issues	RTA	Pavement System	1	1	4	4		\$ -	\$ -	\$ -	\$ -	
32	MHS	EXT	Replace caulking around expansion joints and windows	RTA	Pavement System	1	2	3	6		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00	
33	MHS	Stadium	Replace masonry window sills that are deteriorating	RTA	Window System	2	7	3	42		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00	
34	MHS	Stadium	Replace retaining walls are 3 block high with water issues	RTA	Other	2	7	6	84		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00	
35	MHS	Stadium	Reattached shelving coming off of the walls in concession stand	RTA	Other	1	7	6	42		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75	
36	MHS	Stadium	Replace plywood on soffit is separating	RTA	Roofing System	1	2	3	6		\$ 8,640	\$ 9,936	\$ 11,923	\$ 13,413.60	
37	MHS	Stadium	Provide gutters on shed roofs dumping water onto main walkway	RTA	Roofing System	1	1	1	1		\$ 1,440	\$ 1,656	\$ 1,987	\$ 2,235.60	
38	MHS	Stadium	Provide handrails for the ADA ramp	RTA	Code/ADA	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75	
39	MHS	Stadium	Replace older bleachers have deteriorated concrete	RTA	Other	2	7	6	84		\$ 131,264	\$ 150,954	\$ 181,144	\$ 203,787.36	
40	MHS	Votech	Adjust grade that is running toward the building	RTA	Other	1	2	3	6		\$ 514,830	\$ 592,055	\$ 710,465	\$ 799,273.58	
41	MHS	Votech	Replace downspouts on entry side are not working	RTA	Roofing System	1	1	3	3		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75	
42	MHS	Votech	Replace metal doors that are rusted	RTA	Door System	2	7	6	84		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50	
43	MHS	Votech	Paint truck bollards at roll up boards that are rusting	RTA	Other	2	7	6	84		\$ 900	\$ 1,035	\$ 1,242	\$ 1,397.25	
44	MHS	BB Press B	Replace wood siding that is deteriorated	RTA	Other	1	2	3	6		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00	
45	MHS	BB Press B	Replace rotted wood stairs	RTA	Other	1	1	1	1		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75	
46	MHS	BB Press B	Replace rotted wood trim	RTA	Other	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25	
47	MHS	BB Press B	Provide ADA compliant restrooms	RTA	Code/ADA	1	5	4	20		\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50	
48	MHS	BB Press B	Replace carpet	RTA	Flooring System	1	6	1	6		\$ 3,133	\$ 3,603	\$ 4,324	\$ 4,864.50	
49	MHS	BB Building	Regrade around the building due to the ground sinking	RTA	Other	1	3	3	9		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00	
50	MHS	BB Building	Provide downspouts	RTA	Roofing System	1	7	3	21		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50	
51	MHS	BB Building	Replace wood frame around door	RTA	Door System	2	7	3	42		\$ 500	\$ 575	\$ 690	\$ 776.25	
52	MHS	BB Building	Provide a new batting cage, old cage is worn out	RTA	Other	2	9	7	126		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50	
53	MHS	EXT	Replace the stucco soffit is sagging	RTA	Roofing System	1	3	3	9		\$ 48,252	\$ 55,489	\$ 66,587	\$ 74,910.76	
54	MHS	EXT	Repair stucco where birds have made holes	RTA	Roofing System	1	3	3	9		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00	
55	MHS	EXT	Repair multiple location were stucco soffits are pulling away from walls	RTA	Roofing System	1	3	3	9		\$ -	\$ -	\$ -	\$ -	
56	MHS	EXT	Repair leaking gutters causing an ice hazardous	RTA	Roofing System	1	1	1	1		\$ 7,659	\$ 8,808	\$ 10,569	\$ 11,890.60	
57	MHS	EXT	Replace Masonite soffits that are deteriorated	RTA	Roofing System	2	3	3	18		\$ 17,233	\$ 19,818	\$ 23,781	\$ 26,753.84	
58	MHS	Clinic	Flooring needs to be replaced	RTA	Flooring System	2	6	5	60		\$ 10,444	\$ 12,011	\$ 14,413	\$ 16,215.00	
59	MHS	Clinic	Ceiling is old and needs to be replaced	RTA	Other	2	6	5	60		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00	

60	MHS	Clinic	Restrooms are non-compliant	RTA	Code/ADA	1	5	4	20	\$	2,400	\$	2,760	\$	3,312	\$	3,726.00
61	MHS	Clinic	All doors need to be replaced	RTA	Door System	2	6	6	72	\$	15,000	\$	17,250	\$	20,700	\$	23,287.50
62	MHS	Clinic	Windows are single pane aluminum	RTA	Window System	1	6	6	36	\$	60,480	\$	69,552	\$	83,462	\$	93,895.20
63	MHS	Clinic	Interior walls need to be updated	RTA	Other	2	6	7	84	\$	40,000	\$	46,000	\$	55,200	\$	62,100.00
64	MHS	EXT	Replace wire glass	RTA	Window System	1	1	1	1	\$	187,646	\$	215,792	\$	258,951	\$	291,319.64
65	MHS	EXT	Paint wood soffit to the north elevation	RTA	Roofing System	2	7	3	42	\$	6,500	\$	7,475	\$	8,970	\$	10,091.25
66	MHS	EXT	Repair truck drop-off with soffit and concrete damage	RTA	Other	1	3	3	9	\$	7,304	\$	8,400	\$	10,080	\$	11,339.46
67	MHS	EXT	Replace backdoor with rusting frame and deteriorated plywood	RTA	Door System	1	7	6	42	\$	3,500	\$	4,025	\$	4,830	\$	5,433.75
68	MHS	EXT	Replace concrete because of water ponding at entry	RTA	Pavement System	1	1	1	1	\$	-	\$	-	\$	-	\$	-
69	MHS	EXT	Paint wood trim at top of masonry wall	RTA	Other	2	7	6	84	\$	1,500	\$	1,725	\$	2,070	\$	2,328.75
70	MHS	EXT	Repair multiple locations of cracked, bowed and separating brick at the n	RTA	Other	1	3	2	6	\$	53,613	\$	61,655	\$	73,986	\$	83,234.18
71	MHS	EXT	Replace single pane steel windows	RTA	Window System	1	7	6	42	\$	-	\$	-	\$	-	\$	-
72	MHS	EXT	Paint east side has ramp with rusted handrail	RTA	Code/ADA	1	5	4	20	\$	1,000	\$	1,150	\$	1,380	\$	1,552.50
73	MHS	EXT	ADA ramp is not compliant	RTA	Code/ADA	1	5	4	20	\$	10,000	\$	11,500	\$	13,800	\$	15,525.00
74	MHS	EXT	East doors are wood and deteriorated	RTA	Door System	1	7	6	42	\$	12,000	\$	13,800	\$	16,560	\$	18,630.00
75	MHS	EXT	Replace windows that are single pane aluminum framed	RTA	Window System	1	7	6	42	\$	-	\$	-	\$	-	\$	-
76	MHS	EXT	Redirect water running off of high roof onto concrete	RTA	Roofing System	1	1	3	3	\$	3,500	\$	4,025	\$	4,830	\$	5,433.75
77	MHS	EXT	Replace all wire glass	RTA	Window System	1	1	1	1	\$	-	\$	-	\$	-	\$	-
78	MHS	EXT	Replace cracked stairway	RTA	Pavement System	2	7	6	84	\$	25,000	\$	28,750	\$	34,500	\$	38,812.50
79	MHS	EXT	Replace noncode compliant handrails	RTA	Code/ADA	1	5	4	20	\$	10,000	\$	11,500	\$	13,800	\$	15,525.00
80	MHS	EXT	Replace wood door	RTA	Door System	2	7	6	84	\$	3,000	\$	3,450	\$	4,140	\$	4,657.50
81	MHS	EXT	Correct east lamb's tongue that is dripping onto sidewalk	RTA	Roofing System	1	1	1	1	\$	4,000	\$	4,600	\$	5,520	\$	6,210.00
82	MHS	EXT	Paint or protect concrete structure	RTA	Other	2	7	7	98	\$	2,500	\$	2,875	\$	3,450	\$	3,881.25
83	MHS	EXT	Paint or protect wood on east side of gym	RTA	Other	2	7	7	98	\$	2,500	\$	2,875	\$	3,450	\$	3,881.25
84	MHS	EXT	Protect metal stairs that are rusting	RTA	Other	2	7	7	98	\$	6,000	\$	6,900	\$	8,280	\$	9,315.00
85	MHS	EXT	Replace doors going into gym that are hollow metal and rusted	RTA	Door System	2	7	6	84	\$	18,000	\$	20,700	\$	24,840	\$	27,945.00
86	MHS	EXT	All parking lots are in poor condition	RTA	Pavement System	2	7	6	84	\$	421,518	\$	484,746	\$	581,695	\$	654,406.70
87	MHS	INT	New Gym Mezzanine has no ADA access	RTA	Code/ADA	1	5	4	20	\$	35,000	\$	40,250	\$	48,300	\$	54,337.50
88	MHS	INT	New Gym restrooms have no ADA stall	RTA	Code/ADA	1	5	4	20	\$	9,600	\$	11,040	\$	13,248	\$	14,904.00
89	MHS	INT	New Gym front entry doors need weather stripping on bottom; astricles a	RTA	Door System	1	7	6	42	\$	500	\$	575	\$	690	\$	776.25
90	MHS	INT	Classrooms old stained ceiling tiles	RTA	Other	2	6	6	72	\$	-	\$	-	\$	-	\$	-
91	MHS	INT	Classrooms no ADA sink	RTA	Code/ADA	2	5	4	40	\$	33,600	\$	38,640	\$	46,368	\$	52,164.00
92	MHS	Buildings	There are two, heating water plants in the school. 1. The basement of the original building contains two, Buderus boilers with forced draft burners and an input of 1393 mbh each. Boilers date to 2007. Heating pumps, expansion tank are located in an adjacent space in the basement. This plant serves the unit ventilators in the original building and the air handlers in the gym. Boilers should have 10-15 years of remaining life. 2. There is a small utility room on the west side of the shop building that contains a Munchkin boiler with 399 mbh input, pump and tank. Boiler dates to 2005. This plant serves the unit heaters and baseboard radiation in the shop and ROTC building. Boiler should have another 5-10 years of life.	Bighorn	HVAC System	3	11	3	99	\$	400,000	\$	460,000	\$	552,000	\$	621,000.00
93	MHS	Original Building 1941	The mechanical system is a series of heating/cooling unit ventilators (UV) located in the classrooms on both floors. These units were installed in 2013 as part of the McKinstry contract. There are individual condensing units associated with each UV. Some condensing units are on the roof and some are on the ground. There are 26 UV's and CU's. These units have unitary controllers that communicate with the Trane SC system and the SD's Ensemble system. There are two, suspended heating/ventilating units in the old gym that date to 2013 and the McKinstry project. The locker rooms under the seating area have newer cabinet heaters. The lower locker rooms have a mix of new and older cabinet heaters. Units should have 7-10 years of remaining life.	Bighorn	HVAC System	3	11	3	99	\$	732,000	\$	841,800	\$	1,010,160	\$	1,136,430.00
94	MHS	Shop/ROTC Building 1960's	This building has the boiler plant mentioned above. Heating of the building includes suspended unit heaters and baseboard radiation. There is a packaged rooftop unit serving the T2 classroom that was installed in 1996. The rooftop is past end of life. This unit should be replaced. The remaining classroom spaces do not have adequate ventilation. The shop space has a finish room with a booth and explosion proof exhaust fan. There is a dust collector in the shop with a ducted collection system. Age of the collector is unknown.	Bighorn	HVAC System	2	6	3	36	\$	635,000	\$	730,250	\$	876,300	\$	985,837.50
95	MHS	Cafeteria Addition 1969	There are two, packaged, heating and cooling rooftop units over the dining area, 2, 12.5-ton units. The kitchen includes an original hood, grease fan on the roof and gas fired makeup air unit. There is a crawlspace ventilation system with intake/exhaust jacks on the roof. Age of the rooftop units is unknown but may date to the original construction and should be replaced.	Bighorn	HVAC System	2	6	3	36	\$	306,100	\$	352,015	\$	422,418	\$	475,220.25
96	MHS	Quad Addition 1960's	The mechanical system is a series of heating only unit ventilators (UV) located in the classrooms. The units are original and past end of life. They are slated for replacement in an upcoming system upgrade this year.	Bighorn	HVAC System	1	6	3	18	\$	392,000	\$	450,800	\$	540,960	\$	608,580.00
97	MHS	Music/Band 1960's	The mechanical system is a series of heating only unit ventilators (UV) located in the rooms. The units are original and past end of life. They are slated for replacement in an upcoming system upgrade this year.	Bighorn	HVAC System	1	6	3	18	\$	168,000	\$	193,200	\$	231,840	\$	260,820.00

98	MHS	Auxiliary Gym 1974	The mechanical system is two, rooftop units. One unit is original and serves the lower girl's locker room. This unit is only heating and ventilating. The other unit is a packaged heating/cooling unit that serves the climbing gym (8-ton unit). The older unit is slated for removal and upgrade as part of a project this year and will be replaced with a 15-ton unit. The weight room above the old locker rooms has a suspended heating/ventilating unit with hot water heating coil. Unit appears to date to 1974. They are slated for replacement in an upcoming system upgrade this year.	Bighorn	HVAC System	1	6	3	18		\$ 126,500	\$ 145,475	\$ 174,570	\$ 196,391.25
99	MHS	Administration Addition 1990	The mechanical system is seven, packaged, heating/cooling rooftop units that date to the original construction. 4, 8.5-ton; 1, 6-ton; 1, 7.5-ton; The units sit on the roof of the Quad classrooms and Band room and have exterior ductwork on the roof routed to the spaces. These units are past end of life and are slated for replacement in an upgrade project this year.	Bighorn	HVAC System	1	6	3	18		\$ 240,000	\$ 276,000	\$ 331,200	\$ 372,600.00
100	MHS	Library 1974	The mechanical system is a single packaged, 25 ton, heating/cooling rooftop unit that is not original. Age of unit is unknown. The unit should be replaced.	Bighorn	HVAC System	2	6	3	36		\$ 202,500	\$ 232,875	\$ 279,450	\$ 314,381.25
101	MHS	McMillan Gym 1998	The mechanical system is seven, heating and ventilating units with evaporative cooling and gas heating. Units are original and are at end of life and should be replaced. Units are Reznor RPBL; 1, 300; 1, 350; 1, 400; 3, 1050 and one unknown. Replacement units will have air-conditioning and economizers. These Units are slated to be replaced in 2023 pending BEST Grant funding.	Bighorn	HVAC System	1	6	3	18		\$ 460,000	\$ 529,000	\$ 634,800	\$ 714,150.00
102	MHS	Classroom Addition 2003	The mechanical system is four, packaged, heating/cooling rooftop units that are original and serve all the classroom spaces. 3, 12.5-ton and 1, 7.5-ton units. There is no zoning. Units are nearing end of life and should be replaced in the next 6-10 years.	Bighorn	HVAC System	3	11	3	99		\$ 202,500	\$ 232,875	\$ 279,450	\$ 314,381.25
103	MHS	Art Building 1970's	The mechanical system is a single packaged, 5 ton, heating/cooling rooftop unit that is not original. Unit connects to existing ductwork. Age of unit dates to 2010. Unit has another 5-10 years of remaining life.	Bighorn	HVAC System	3	11	3	99		\$ 32,500	\$ 37,375	\$ 44,850	\$ 50,456.25
104	MHS	Concessions Building 2011	Building is heated with electric unit heaters. No upgrades anticipated.	Bighorn	HVAC System	4	11	8	352		\$ 57,000	\$ 65,550	\$ 78,660	\$ 88,492.50
105	MHS	Ag/Auto Shop Building 1970's	Shop areas are heated with suspended gas-fired unit heaters. There is a vehicle exhaust system in the auto shop. The two classrooms are heated by Lennox gas-fired furnaces located on a mezzanine above the east end. There is welding in the NW part of the Ag space with an attempt at source capture with a hood system over the welding stations and two sidewall fans. The furnaces are end of life and should be replaced with 2, 3-ton packaged RTU's.	Bighorn	HVAC System	2	6	3	36		\$ 672,050	\$ 772,858	\$ 927,429	\$ 1,043,357.63
106	MHS	Classroom Addition 2003	This addition is the only portion of the school that has a wet fire sprinkler system. The riser is located in a water room located near the main west entrance to the McMillan gym. The McMillan gym has fire hose cabinets in the main corridor.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
107	MHS	All Buildings	Plumbing fixtures are a mix of older and newer fixtures. Plumbing piping systems (including roof drain piping) are a mix of older and newer piping. Some of the older piping still contains lead and oakum joints. Some piping is well past end of life and needs replacement. There are several water entry points in the school. One is in the basement boiler room of the original building. One is located in the McMillan gym in the water room near the main west entrance. One is located in the utility room of the concessions building. No upgrades anticipated at this time.	Bighorn	Potable Water System	3	11	7	231		\$ 1,044,480	\$ 1,201,152	\$ 1,441,382	\$ 1,621,555.20
108	MHS	Kitchen	There is a grease interceptor located just outside of the loading dock with a single manhole. Last pumping date and condition of unit is unknown. No upgrades anticipated at this time.	Bighorn	Other	3	11	7	231		\$ 36,800	\$ 42,320	\$ 50,784	\$ 57,132.00
109	MHS	All Buildings	There are a number of water heaters throughout the school. One is located in the basement boiler room and is an indirect connected to the boiler system. One is located in the lower level girl's locker room and is gas fired. One is located in the janitors closet in the corridor leading to the cafeteria and is gas fired. One is located in a utility closet near the kitchen and is gas fired. One is located in the janitor's closet in the 2004 classroom building and is electric powered. One is located in the utility room in the McMillan gym. It is a Lochinvar direct fired boiler with a large storage tank. One is located in the basement of the Art building and is a gas fired on demand unit. One is located in the Concessions building in the utility room of the restroom building and is electric powered. One is located in the concessions building and is an electric powered unit. No upgrades anticipated at this time.	Bighorn	Potable Water System	3	11	3	99		\$ 158,400	\$ 182,160	\$ 218,592	\$ 245,916.00
110	MHS	All Buildings	The BAS is a Trane SC located in the McMillan gym with a BCU located in the basement boiler room. The SC is connected to the District's Ensemble system. Software should be updated to the latest version.	Bighorn	HVAC System	2	11	7	154		\$ 250,000	\$ 287,500	\$ 345,000	\$ 388,125.00

111	MHS	All Buildings	There is a central gas meter on the north side of campus near the north entry gate. This medium pressure gas is routed underground to the various buildings where it rises above grade with a regulator. No upgrades anticipated at this time.	Bighorn	HVAC System	4	11	8	352		\$ 114,000	\$ 131,100	\$ 157,320	\$ 176,985.00
112	MHS	Buildings	Montrose High School main building has three building sections and 3 electrical services. The main service (original building) is a free standing that was changed from 240 volt high leg system to a 120/208 volt wye 3 phase. The second service is in the gymnasium section (newer). The third service is located exterior of the building section that connects the gym to the original building. The main original service is 2000 amps 120/208 volt 3 phase. The gym service is 800 amps 3 phase. The middle section of the building is powered using a 600 amps 3 phase disconnect. The services are all in good shape.	Bighorn	Electrical Power System	4	11	2	88		\$ 206,720	\$ 237,728	\$ 285,274	\$ 320,932.80
113	MHS	Buildings	The electrical distribution system (panel boards) is a varied mix of old original and newer panels. In the newer sections (gym and connector) the panels are newer and not in question. The original building (main high school) is another matter. The section is serviced by newer and original panels. Several panels are vintage; anywhere from panels that date from the late 1950s to the early 1960s. These panels should be replaced. One reason is the age and another is that several panels located near the quad area around the home ec. (life skills) area are Federal Pacific brand. Federal Pacific lost its UL listing several years ago due to the concerns over breakers not "tripping". In addition there is also an Electri-center panel board; vintage late 50s also still in operation. Federal Pacific panels are also installed in the existing Farm Ag/Welding building. The kitchen service is an older general Electrical distribution panel vintage approximately early 1960s.	Bighorn	Electrical Power System	3	6	2	36		\$ 522,240	\$ 600,576	\$ 720,691	\$ 810,777.60
114	MHS	Field	An area of concern brought to my attention is the overhead distribution power lines for the football field lighting. This distribution was accomplished by running high voltage overhead power lines between each pole from one to the other. The issue that was pointed out was that the overhead high voltage lines run directly over the bleacher area. If this was routed underground it would be a safer installation.	Bighorn	Electrical Power System	3	9	3	81		\$ 65,000	\$ 74,750	\$ 89,700	\$ 100,912.50
115	MHS	Buildings	The corridors and classrooms have fluorescent lighting and dual level switching; except in some original classrooms that have single switching. 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. Currently there is an option with LED lighting that wireless dimming can be provided without digging into existing walls. If the lighting fixtures are replaced the lighting control system needs to be considered.	Bighorn	Lighting System	2	4	4	32		\$ 678,952	\$ 780,795	\$ 936,954	\$ 1,054,072.98
116	MHS		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. The cable tray installed is not being used for cabling. The cabling is run "wild" in several places.	Bighorn	Other	4	9	3	108		\$ 206,720	\$ 237,728	\$ 285,274	\$ 320,932.80
117	MHS	Buildings	When originally installed the fire alarm system was adequate; some areas are a little antiquated but functional and could be updated. Since the fire alarm was installed there has been a push in schools to have voice evacuation. This system should be upgraded to have that capability with the correct modules.	Bighorn	Fire Alarm System	4	6	4	96		\$ 217,600	\$ 250,240	\$ 300,288	\$ 337,824.00
118	MHS		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	11	2	88		\$ 50,100	\$ 57,615	\$ 69,138	\$ 77,780.25
119	MHS	Northwest	West section of North Lot (30,200 sqft)	Delmont	Pavement System	2	6	6	72		\$ 264,250	\$ 303,888	\$ 364,665	\$ 410,248.13
120	MHS	North	North Parking Lot (38,200 sqft)	Delmont	Pavement System	2	6	6	72		\$ 320,880	\$ 369,012	\$ 442,814	\$ 498,166.20
121	MHS	East	East side Parking Lot (70,400 sqft)	Delmont	Pavement System	2	6	6	72		\$ 552,640	\$ 635,536	\$ 762,643	\$ 857,973.60
122	MHS	West	West side Student Lot (75,300 sqft)	Delmont	Pavement System	2	6	6	72		\$ 587,340	\$ 675,441	\$ 810,529	\$ 911,845.35
123	MHS	NorthWest	West side Student Lot (75,300 sqft) (Drainage)	Delmont	Pavement System	2	6	6	72		\$ 75,300	\$ 86,595	\$ 103,914	\$ 116,903.25
124	MHS	North	North Parking Lot (38,200 sqft) (Drainage)	Delmont	Pavement System	2	6	6	72		\$ 38,200	\$ 43,930	\$ 52,716	\$ 59,305.50
125	MHS	South	Gravel Bus Loop by Baseball field (50,500 sqft)	Delmont	Pavement System	2	6	6	72		\$ 63,125	\$ 72,594	\$ 87,113	\$ 98,001.56
126	MHS	Southeast	Gravel Parking around Agg/ Shop building (40,000 sqft)	Delmont	Pavement System	2	6	6	72		\$ 51,200	\$ 58,880	\$ 70,656	\$ 79,488.00
127	MHS	Kitchen	Walk in cooler and freezer appear to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
128	MHS	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
129	MHS	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
130	MHS	Kitchen	Steamer / kettle combination unit. Recommend replacing unit with boilerless model, to increase productivity and reliability.	Other	Other	3	9	7	189		\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
131	MHS	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
132	MHS	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
133	MHS	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixer leaking oil/grease from drive hub.	Other	Other	1	1	1	1		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00

Condition Photo Documentation

Montrose High School



Provide gutters on shed roofs, dumping ewater onto main walkway



Replace rotted wood stairs



Repair leaking gutters causing an ice hazard



Replace wire glass



Replace concrete because of water ponding at entry



Correct east lamb's tongue that is dripping onto the sidewalk

Condition Photo Documentation, continued

Montrose High School



Replace leaking gutters



Replace sidewalks that are sagging 4" +/- and causing safety issues



Replace the stucco southwest of main entry



Replace caulking around expansion joints and windows



Replace seperating soffit plywood



Replace rotted wood trim