

Northside Elementary School



**528 North Uncompahgre
Montrose, CO 81401**

Year Built: 1969 with additions and renovations in 1991, 1995, 2000, 2005, 2019

Site Area: 174,240 sf / 4 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 2

Total Building Area: 40,235 sf
Permanent Buildings: 38,905 sf
Modular Buildings: 1,330 sf

Building Capacity: 426

Current Enrollment: 353

Projected Enrollment 2026: 398

Grades Served: k-5

CDE FCI Score: .51

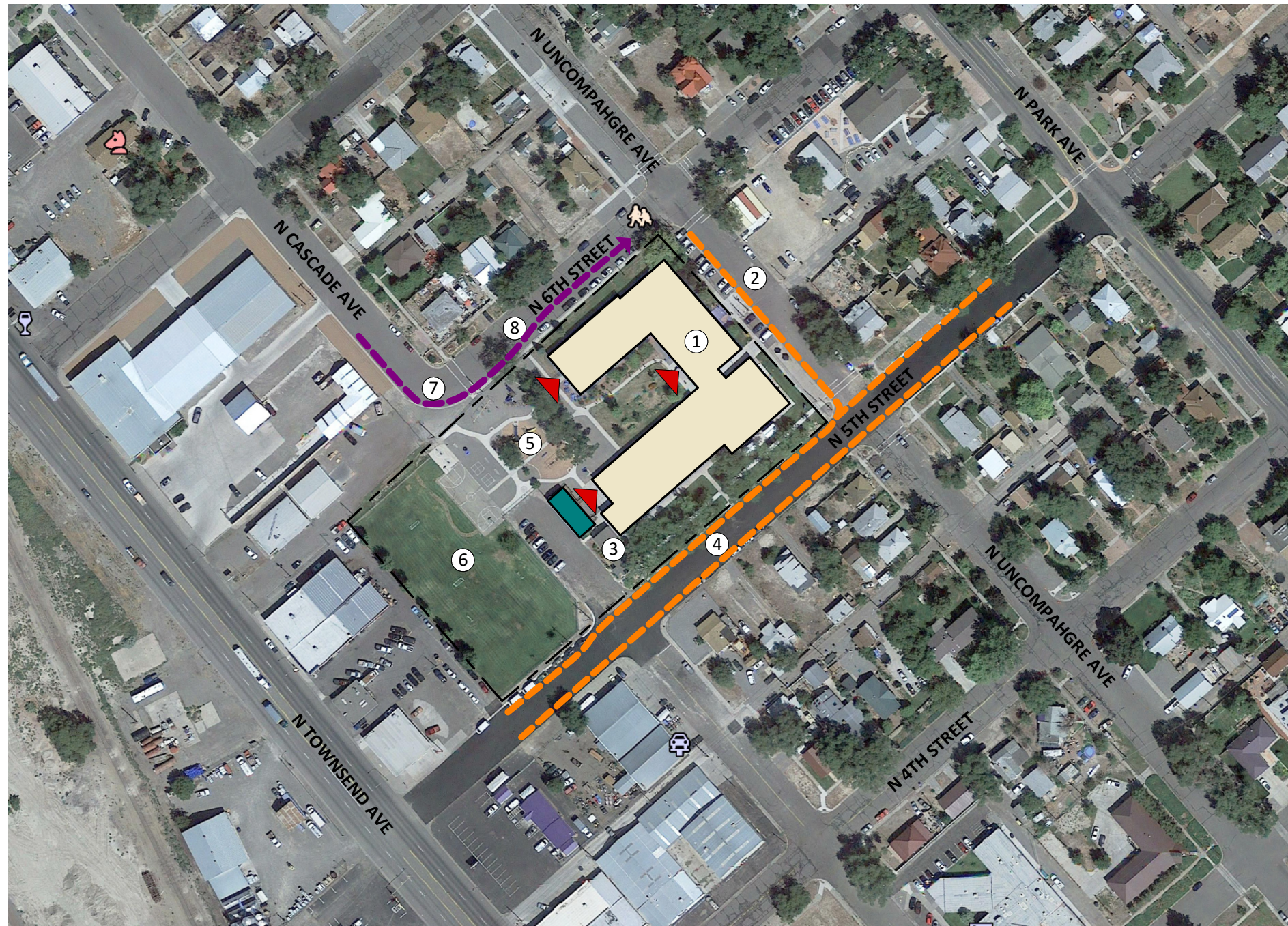
Campus Summary: Northside Elementary was originally built in 1969, and has seen several renovations and additions between the years of 1991 and 2019. The facility serves Kindergarten through 5th grade, and compared to other schools has the smallest (4 acres) site in the district. In addition to the elementary

school, this site also accommodates a health clinic with Northside Child Health Center. Northside is expected to see a student enrollment increase of 45 by the 2026 school year. The permanent building currently supports its essential programs, except for a dedicated space for reading and math intervention, CLD, and Gifted & Talented that have moved into modular buildings. There are two modular buildings on the site; one serves Northside Elementary and one serves the Health Clinic. The Northside campus and school boundary is on the north side of Montrose, and shares a boundary line with Johnson Elementary and Oak Grove Elementary.

The four-acre school site is located in a residential / industrial area on the north side of Montrose. The site is interrupted by a closed city street that provides access and parking to the Health Clinic. Compared to other elementary schools in the district, Northside was identified to have one of the highest FCI scores (.51). The permanent building and play areas maximize the site and there is very limited street parking for visitors and staff. Bus pick-up and drop-off occurs along the right of way (N. 6th Street) on the north side of the site. Parent pick-up and drop-off also occurs along the right of way (N. 5th Street), which is not ideal from a safety and security perspective. The play areas are located on the southwest part of the site and are easily accessible to the major spaces of the building. The play equipment is in good shape and serves the needs of the students.

The significant needs identified for the Northside campus are mechanical system upgrades, roofing and drainage issues, interior lighting, and finishes. The building is not currently equipped with a fire sprinkler system, and is identified as existing non-conforming. The mechanical system has seen modifications and upgrades since the original building construction in 1969. The north half of the building was an addition in 2005, and those units have reached the end of their service life. The 1969 portion has a series of newer (2010) units that are still functioning but should plan for replacement in the next five years. There were several areas of the roof, soffit and gutter system that have deteriorated due to water damage and poor drainage, and are in need of repair or replacement. The interior lighting system throughout the building was identified as florescent 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.

The reach in cooler and freezer appear to be in good condition. The dish washing area includes a dish machine, disposal and spray rinse with the equipment showing signs of wear and age. 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 mixers with up to date safety devices and due to oil/grease leaking from the drive hub.



NORTHSIDE ELEMENTARY

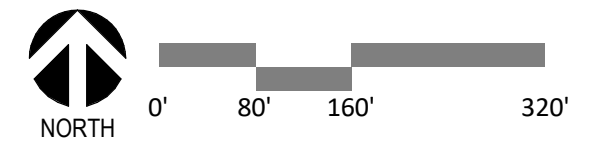
scale: 1" = 160'-0"

KEY PLAN LEGEND

1. NORTHSIDE ELEMENTARY SCHOOL BUILDING
2. VISITOR PARKING / PICK-UP / DROP-OFF
3. MEDICAL MODULAR
4. STREET PICK-UP / DROP-OFF
5. PLAYGROUND
6. PLAY FIELD
7. BUS PICK UP
8. BUS DROP OFF

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- MAIN ENTRY



NORTHSIDE ELEMENTARY

Existing Site Plan



EDUCATIONAL DEPARTMENT LEGEND

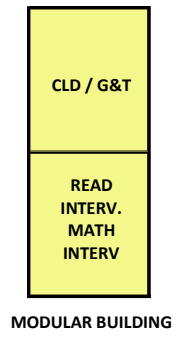
- Administration
- Art/Music
- Breakout Instruction
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Special Education
- Support

| CLASSROOM CAPACITY | | | | | |
|--------------------|--------|----------|-------------------|--------------|--------------|
| CLASSROOM | NUMBER | AREA | DISTRICT CAPACITY | CDE SF/PUPIL | CDE CAPACITY |
| 1ST GRADE | 209 | 836 SF | 20 | 32 | 26 |
| 1ST GRADE | 210 | 839 SF | 20 | 32 | 26 |
| 1ST GRADE | 211 | 843 SF | 20 | 32 | 26 |
| 1ST GRADE: 3 | | 2517 SF | 60 | | 79 |
| 2ND GRADE | 102 | 755 SF | 20 | 32 | 24 |
| 2ND GRADE | 206 | 974 SF | 20 | 32 | 30 |
| 2ND GRADE | 213 | 844 SF | 20 | 32 | 26 |
| 2ND GRADE: 3 | | 2572 SF | 60 | | 80 |
| 3RD GRADE | 103 | 764 SF | 28 | 32 | 24 |
| 3RD GRADE | 105 | 755 SF | 28 | 32 | 24 |
| 3RD GRADE | 106 | 768 SF | 28 | 32 | 24 |
| 3RD GRADE: 3 | | 2287 SF | 84 | | 71 |
| 4TH GRADE | 112 | 844 SF | 28 | 30 | 28 |
| 4TH GRADE | 114 | 846 SF | 28 | 30 | 28 |
| 4TH GRADE | 115 | 846 SF | 28 | 30 | 28 |
| 4TH GRADE: 3 | | 2536 SF | 84 | | 85 |
| 5TH GRADE | 110 | 850 SF | 28 | 30 | 28 |
| 5TH GRADE | 111 | 851 SF | 28 | 30 | 28 |
| 5TH GRADE | 113 | 844 SF | 28 | 30 | 28 |
| 5TH GRADE: 3 | | 2545 SF | 84 | | 85 |
| KINDER | 208 | 857 SF | 18 | 38 | 23 |
| KINDER | 212 | 1043 SF | 18 | 38 | 27 |
| KINDER | 215 | 862 SF | 18 | 38 | 23 |
| KINDER: 3 | | 2762 SF | 54 | | 73 |
| Grand total: 18 | | 15220 SF | 426 | | 473 |

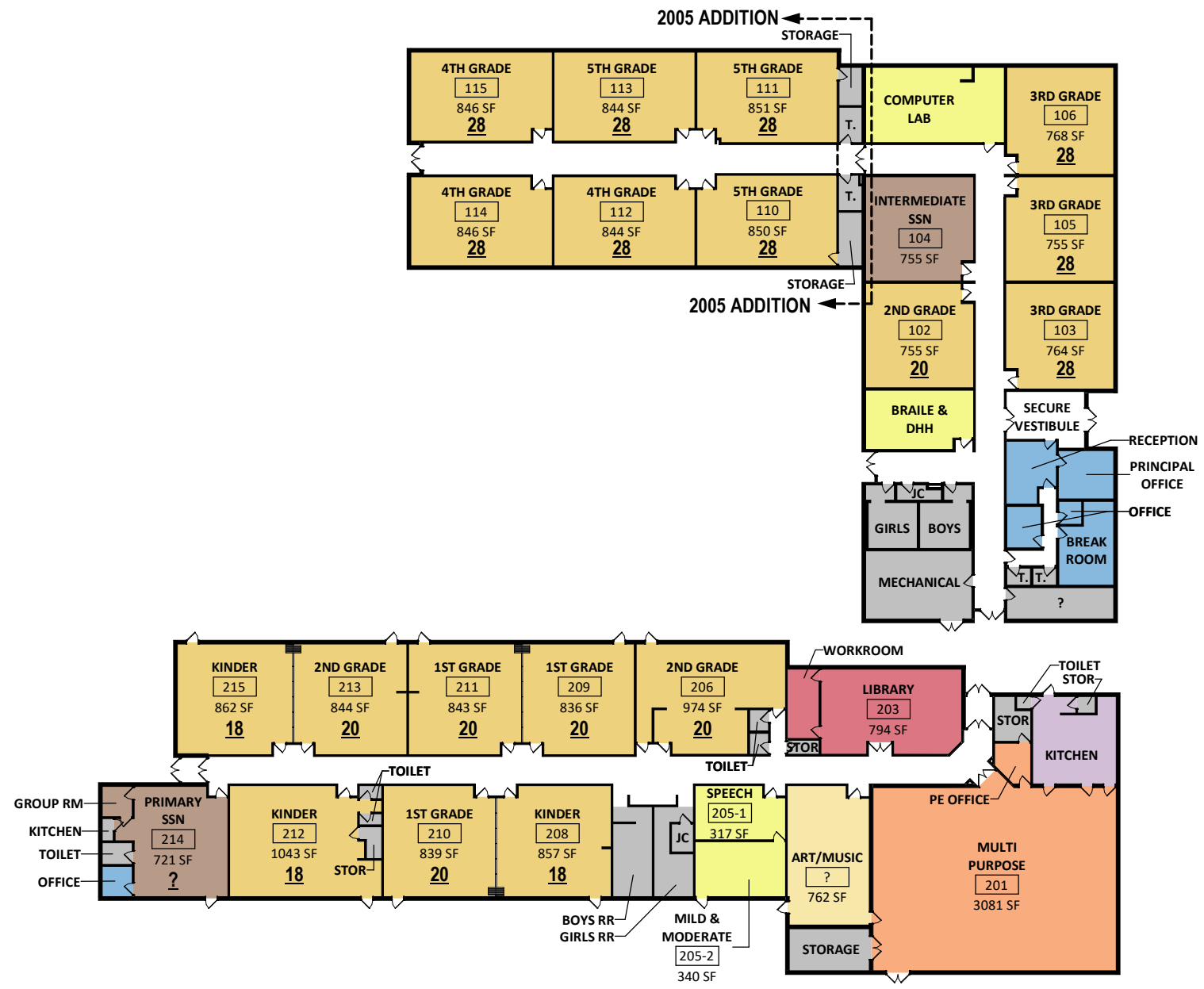
Anticipated Enrollment

2022 353 Students
2026 398 Students

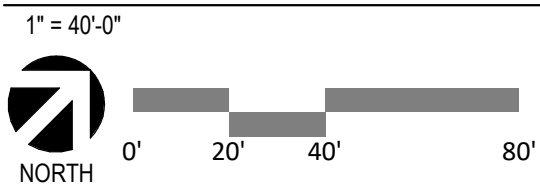
EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
 Gifted and Talented
 Culturally Linguistically Diverse
 Math Intervention
 Read Intervention

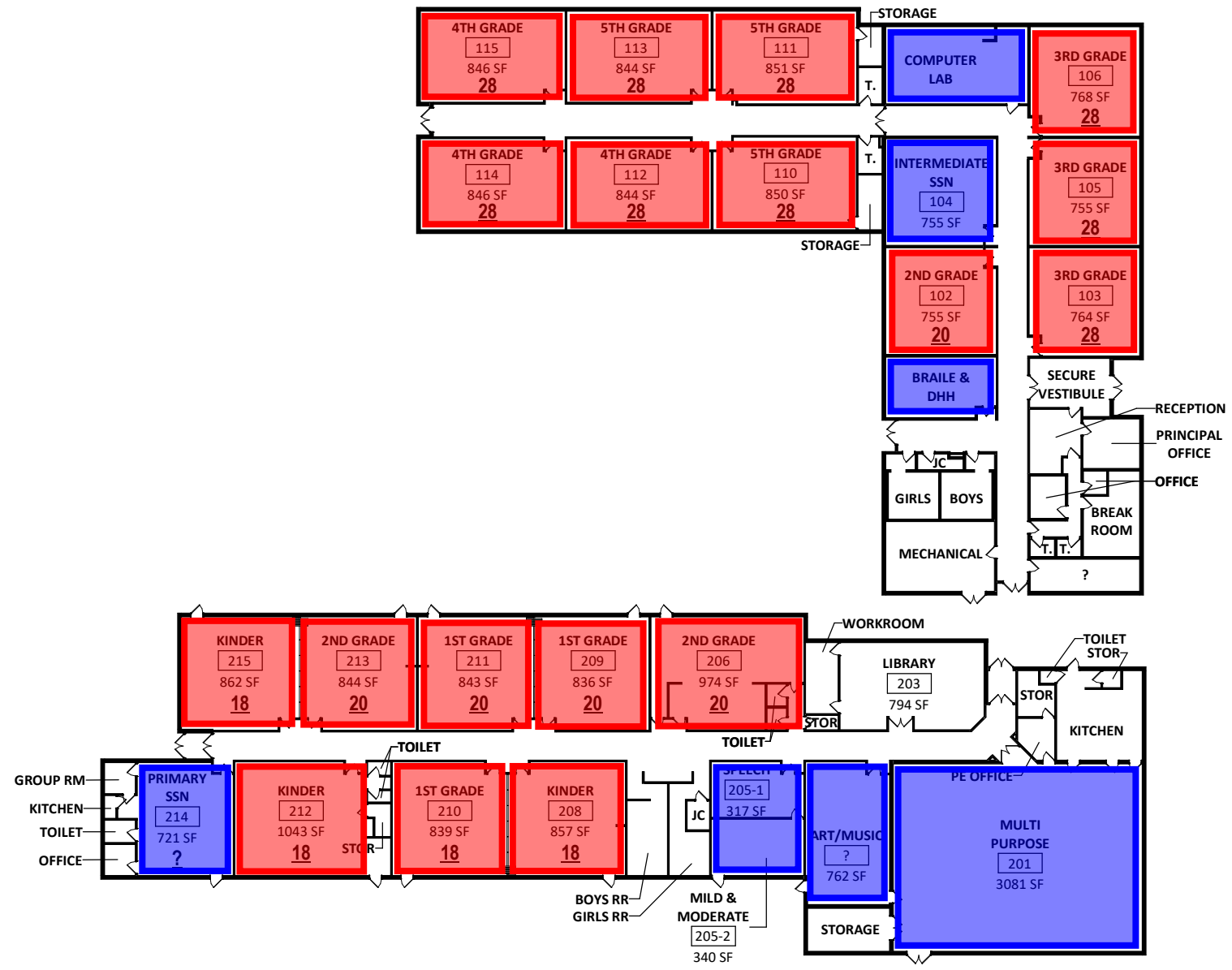
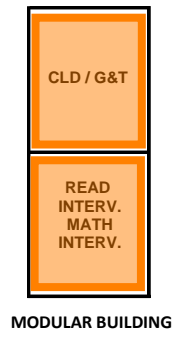


MODULAR BUILDING



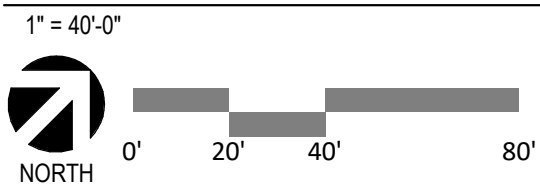
FLOOR PLAN - CAPACITY





| | |
|------|---|
| 18 | 3 Track Classroom Spaces |
| 6.5 | Educational Support Spaces |
| 2 | Educational Support Spaces in Modular Classroom Buildings |
| 26.5 | Total Educational Spaces |

MODULAR CLASSROOM USE ANALYSIS



- EDUCATIONAL PROGRAMS IN MODULAR BUILDING**
- Gifted and Talented
 - Culturally Linguistically Diverse
 - Math Intervention
 - Read Intervention

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Northside Elementary School (NES)**
 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 | NES | INT | Provide sprinkler system to building | RTA | Other | 1 | 3 | 4 | 12 | | \$ 354,220 | \$ 407,353 | \$ 488,824 | \$ 549,926.55 |
| 2 | NES | INT | Replace single pane window in old building | RTA | Code/ADA | 1 | 3 | 4 | 12 | | \$ 38,400 | \$ 44,160 | \$ 52,992 | \$ 59,616.00 |
| 3 | NES | INT | Provide lighting controls | RTA | Electrical Power System | 3 | 6 | 6 | 108 | | \$ 83,888 | \$ 96,471 | \$ 115,765 | \$ 130,235.34 |
| 4 | NES | INT | Provide privacy curtain in nurse's office | RTA | Code/ADA | 1 | 3 | 4 | 12 | | \$ 1,500 | \$ 1,725 | \$ 2,070 | \$ 2,328.75 |
| 5 | NES | INT | Provide urinal screens | RTA | Code/ADA | 1 | 3 | 4 | 12 | | \$ 2,700 | \$ 3,105 | \$ 3,726 | \$ 4,191.75 |
| 6 | NES | INT | Replace carpeting in rooms 110, 115, 206, 205, 210, 215 | RTA | Flooring System | 2 | 6 | 6 | 72 | | \$ 24,022 | \$ 27,626 | \$ 33,151 | \$ 37,294.50 |
| 7 | NES | INT | Provide ADA compliant toilet | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 33,600 | \$ 38,640 | \$ 46,368 | \$ 52,164.00 |
| 8 | NES | INT | Replace folding partitions with fixed walls | RTA | Other | 4 | 11 | 6 | 264 | | \$ 11,700 | \$ 13,455 | \$ 16,146 | \$ 18,164.25 |
| 9 | NES | INT | Provide compliant HWD on exterior doors 205, 208, 211, 209, 215, 214 | RTA | Code/ADA | 1 | 3 | 4 | 12 | | \$ 3,000 | \$ 3,450 | \$ 4,140 | \$ 4,657.50 |
| 10 | NES | EXT | Replace single pane wire glass at main entry | RTA | Window System | 1 | 1 | 1 | 1 | | \$ 7,000 | \$ 8,050 | \$ 9,660 | \$ 10,867.50 |
| 11 | NES | EXT | Handicap ramp does not meet ADA requirements | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 10,000 | \$ 11,500 | \$ 13,800 | \$ 15,525.00 |
| 12 | NES | EXT | Handrail does not meet ADA requirements | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 6,900 | \$ 6,900 | \$ 8,280 | \$ 9,315.00 |
| 13 | NES | EXT | Replace all aluminum single pane windows | RTA | Window System | 1 | 7 | 5 | 35 | | \$ 38,257 | \$ 43,996 | \$ 52,795 | \$ 59,393.99 |
| 14 | NES | EXT | Replace deteriorating expansion joint | RTA | Other | 1 | 7 | 3 | 21 | | \$ 20,000 | \$ 23,000 | \$ 27,600 | \$ 31,050.00 |
| 15 | NES | EXT | Replace leaking gutters. Possible soffit damage | RTA | Roofing System | 1 | 2 | 3 | 6 | | \$ - | \$ - | \$ - | \$ - |
| 16 | NES | EXT | Caulking needs to be redone around windows and control joints | RTA | Other | 1 | 2 | 3 | 6 | | \$ 6,750 | \$ 7,763 | \$ 9,315 | \$ 10,479.38 |
| 17 | NES | EXT | Provide downspout splash blocks at grade | RTA | Roofing System | 1 | 7 | 5 | 35 | | \$ - | \$ - | \$ - | \$ - |
| 18 | NES | EXT | Provide missing roof gutters | RTA | Roofing System | 1 | 2 | 3 | 6 | | \$ - | \$ - | \$ - | \$ - |
| 19 | NES | EXT | Soffit panels deteriorating around entry door | RTA | Other | 2 | 2 | 7 | 28 | | \$ 2,550 | \$ 2,933 | \$ 3,519 | \$ 3,958.88 |
| 20 | NES | EXT | Repair leaking Gutter at main sidewalk | RTA | Roofing System | 1 | 7 | 1 | 7 | | \$ - | \$ - | \$ - | \$ - |
| 21 | NES | EXT | Main sidewalk concrete is deteriorated and is hazardous | RTA | Pavement System | 1 | 1 | 1 | 1 | | \$ 45,024 | \$ 51,778 | \$ 62,133 | \$ 69,899.76 |
| 22 | NES | PORT | Carpet is worn and has 5-10 years of service left | RTA | Flooring System | 2 | 6 | 6 | 72 | | \$ 14,345 | \$ 16,497 | \$ 19,797 | \$ 22,271.30 |
| 23 | NES | PORT | Wooden ramp back side of building has roof drain leaking, ice hazard | RTA | Roofing System | 1 | 1 | 1 | 1 | | \$ 82,326 | \$ 94,675 | \$ 113,610 | \$ 127,811.12 |
| 24 | NES | PORT | VCT has cracks and should be replaced | RTA | Flooring System | 2 | 6 | 6 | 72 | | \$ 12,177 | \$ 14,004 | \$ 16,804 | \$ 18,904.79 |
| 25 | NES | PORT | Roof dripping on sidewalk in front of classroom doors, ice hazard | RTA | Roofing System | 1 | 1 | 1 | 1 | | \$ - | \$ - | \$ - | \$ - |
| 26 | NES | PORT | Damage to soffit at classroom doors | RTA | Roofing System | 2 | 7 | 3 | 42 | | \$ 2,400 | \$ 2,760 | \$ 3,312 | \$ 3,726.00 |
| 27 | NES | PORT | Gutter leaking in front of gym exit, ice hazard | RTA | Roofing System | 1 | 1 | 1 | 1 | | \$ - | \$ - | \$ - | \$ - |
| 28 | NES | Building wide | North building is served by a series of packaged rooftop units. The 2005 building has two original RTU's, 2, 12.5-ton. The 1969 building RTU's date to 2010 and there are eight of those. The south building has 14 RTU's which date to 2010. There is an older makeup air unit on the kitchen - date unknown, the unit is non-functioning. Trane and Lennox units. The 2005 units are at end of life. The kitchen makeup air unit needs replacement. The units installed in 2010 have another 5 years of remaining life. | Bighorn | HVAC System | 2 | 6 | 3 | 36 | | \$ 742,500 | \$ 853,875 | \$ 1,024,650 | \$ 1,152,731.25 |
| 29 | NES | Building wide | The school has a Trane BCU located in the utility room of the north building on the south end. This unit is connected to the district wide Ensemble BAS. This unit dates to 2013. The system should be upgraded to an SC control with the latest software. | Bighorn | HVAC System | 2 | 6 | 7 | 84 | | \$ 35,000 | \$ 40,250 | \$ 48,300 | \$ 54,337.50 |
| 30 | NES | building wide | There are two domestic water heaters. A gas-fired, tank type is located in the north building utility room. An on-demand, gas-fired unit is located in a closet off the kitchen. Age of units is unknown. No upgraded anticipated. | Bighorn | Potable Water System | 3 | 11 | 7 | 231 | | \$ 31,200 | \$ 35,880 | \$ 43,056 | \$ 48,438.00 |
| 31 | NES | Building wide | Plumbing fixtures are of various ages and their condition is consistent with the age of the units. No upgrades anticipated. | Bighorn | Other | 3 | 11 | 7 | 231 | | \$ 59,392 | \$ 68,301 | \$ 81,961 | \$ 92,206.08 |
| 32 | NES | Kitchen | Grease interceptor located outside the kitchen. Appears to date to the construction of the south building. Last date pumped is unknown and it's condition is unknown. No upgrades anticipated. | Bighorn | Other | 3 | 11 | 7 | 231 | | \$ 36,800 | \$ 42,320 | \$ 50,784 | \$ 57,132.00 |
| 33 | NES | Building wide | Neither building has fire sprinklers. It is assumed sprinklers were not required at the time of construction. | Bighorn | Other | 4 | 10 | 8 | 320 | | \$ - | \$ - | \$ - | \$ - |

| | | | | | | | | | | | | | |
|----|-----|-------------------|---|---------|-------------------------|---|----|---|-----|------------|------------|------------|---------------|
| 34 | NES | Electrical Room | The original electrical service for the north east section of the building was originally 600 amps 120/240 volt single phase. Over time and remodels this has been reduced to a single 200 amp disconnect. The actual main service to the Northside school complex is a 1600 amp 120/208 volt 3 phase switchboard located on the northwest corner of the southern building. This was installed in 2011. The only piece of antiquated gear is the 200 amp disconnect. Since it is fused it should be adequate for the foreseeable future. | Bighorn | Electrical Power System | 4 | 11 | 2 | 88 | \$ 80,532 | \$ 92,612 | \$ 111,134 | \$ 125,025.93 |
| 35 | NES | Building Lighting | The corridors and classrooms have fluorescent lighting and single level switching in the older section and dual level switching in the newer section. 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. One classroom was updated to LED tubes and the teacher stated she could tell a difference. If the lighting fixtures are replaced the lighting control system needs to be considered. | Bighorn | Lighting System | 2 | 4 | 4 | 32 | \$ 175,736 | \$ 202,096 | \$ 242,516 | \$ 272,830.14 |
| 36 | NES | Building data | The main data switch in the IT room needs to have labeling and an indication of the area served for each cable and use cable managing systems to unclutter the cabling. Time is spent to "ring out" each cable should a need to replace or repair a data jack is needed. | Bighorn | Other | 3 | 9 | 3 | 81 | \$ 31,877 | \$ 36,659 | \$ 43,991 | \$ 49,489.43 |
| 37 | NES | Building Wide | 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 ammended to have that capability with the correct modules. This will require the correct device replacement and interface for the various parts of the complex. | Bighorn | Fire Alarm System | 4 | 6 | 4 | 96 | \$ 33,555 | \$ 38,588 | \$ 46,306 | \$ 52,094.14 |
| 38 | NES | North | East Parking lot North end (1615 sq.ft) | Delmont | Pavement System | 2 | 6 | 6 | 72 | \$ 24,225 | \$ 27,859 | \$ 33,431 | \$ 37,609.31 |
| 39 | NES | North | East Parking lot South end (782 sq.ft.) | Delmont | Pavement System | 2 | 6 | 6 | 72 | \$ 13,294 | \$ 15,288 | \$ 18,346 | \$ 20,638.94 |
| 40 | NES | South | South West Parking lot (9487 sq.ft.) | Delmont | Pavement System | 2 | 6 | 6 | 72 | \$ 94,870 | \$ 109,101 | \$ 130,921 | \$ 147,285.68 |
| 41 | NES | Northeast | East (front of school) concrete | Delmont | Concrete System | 2 | 6 | 6 | 72 | \$ 20,000 | \$ 23,000 | \$ 27,600 | \$ 31,050.00 |
| 42 | NES | Kitchen | Reach in cooler and freezer appear to be in good condition. No obvious issues observed or relayed. | Other | Other | 3 | 9 | 7 | 189 | \$ 40,000 | \$ 46,000 | \$ 55,200 | \$ 62,100.00 |
| 43 | NES | 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 |
| 44 | NES | Kitchen | Exhaust hoods with fire suppression. No obvious issues observed or relayed. | Other | Other | 4 | 11 | 7 | 308 | \$ 50,000 | \$ 57,500 | \$ 69,000 | \$ 77,625.00 |
| 45 | NES | Kitchen | Serving line, no obvious issues observed or relayed | Other | Other | 4 | 9 | 7 | 252 | \$ 20,000 | \$ 23,000 | \$ 27,600 | \$ 31,050.00 |
| 46 | NES | Kitchen | Recommend replacing wood tables, with stainless steel tables. | Other | Other | 1 | 3 | 1 | 3 | \$ 2,000 | \$ 2,300 | \$ 2,760 | \$ 3,105.00 |
| 47 | NES | 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 |
| 48 | NES | Kitchen | Recommend adding a vegetable prep sink. | Other | Other | 1 | 3 | 1 | 3 | \$ 2,500 | \$ 2,875 | \$ 3,450 | \$ 3,881.25 |
| 49 | NES | | Security Upgrades Scheduled for 2022 | Other | Security Alarm System | 1 | 1 | 1 | 1 | \$ 166,000 | \$ 190,900 | \$ 229,080 | \$ 257,715.00 |
| 50 | NES | EXT | The gutters at sloping roofs are failing and in need of repair or missing. These gutters are slated for replacement and repair in a project planned for this year. | RTA | Roofing System | 1 | 2 | 3 | 6 | \$ 124,000 | \$ 142,600 | \$ 171,120 | \$ 192,510.00 |

| Condition | Totals | Totals | Totals | Grand Totals |
|-----------|--------------|--------------|--------------|--------------|
| 0-25 | \$ 915,020 | \$ 1,052,273 | \$ 1,262,728 | \$ 1,420,569 |
| 26-50 | \$ 961,443 | \$ 1,105,659 | \$ 1,326,791 | \$ 1,492,640 |
| 51-100 | \$ 383,898 | \$ 441,483 | \$ 529,779 | \$ 596,002 |
| > 100 | \$ 352,980 | \$ 405,926 | \$ 487,112 | \$ 548,001 |
| Totals -> | \$ 2,613,340 | \$ 3,005,341 | \$ 3,606,410 | \$ 4,057,211 |

Condition Photo Documentation

Northside Elementary School



Replace single pane wire glass at main entry



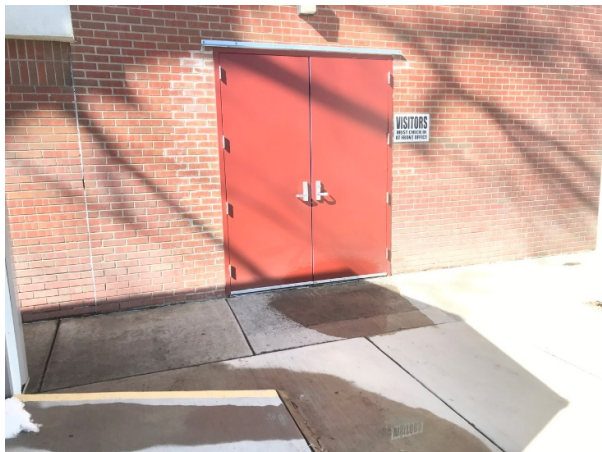
Main sidewalk concrete is deteriorated and is hazardous



Wooden ramp back of building has roof drain leaking



Roof dripping on sidewalk in front of classroom doors



Gutter leaking in front of gym



Replace leaking gutter. Possible soffit damage

Condition Photo Documentation, continued

Northside Elementary School



Caulking needs to be redone around windows and control joints



Provide missing roof gutters



Replace single pane window in old building



Provide privacy curtain in nurse's office



Provide urinal screens



Handicap ramp does not meet ADA requirements