

## Oak Grove Elementary School

---



**62100 Oak Grove  
Montrose, CO 81403**

**Year Built:** 1906 with additions in 1960, 2000, 2006

**Site Area:** 365,033 sf / 8.4 acres

**Number of Permanent Buildings:** 2

**Number of Modular Buildings:** 1

**Total Building Area:** 38,615 sf  
Permanent Buildings: 37,175 sf  
Modular Buildings: 1,440 sf

**Building Capacity:** 426

**Current Enrollment:** 386

**Projected Enrollment 2026:** 403

**Grades Served:** k-5

**CDE FCI Score:** .37

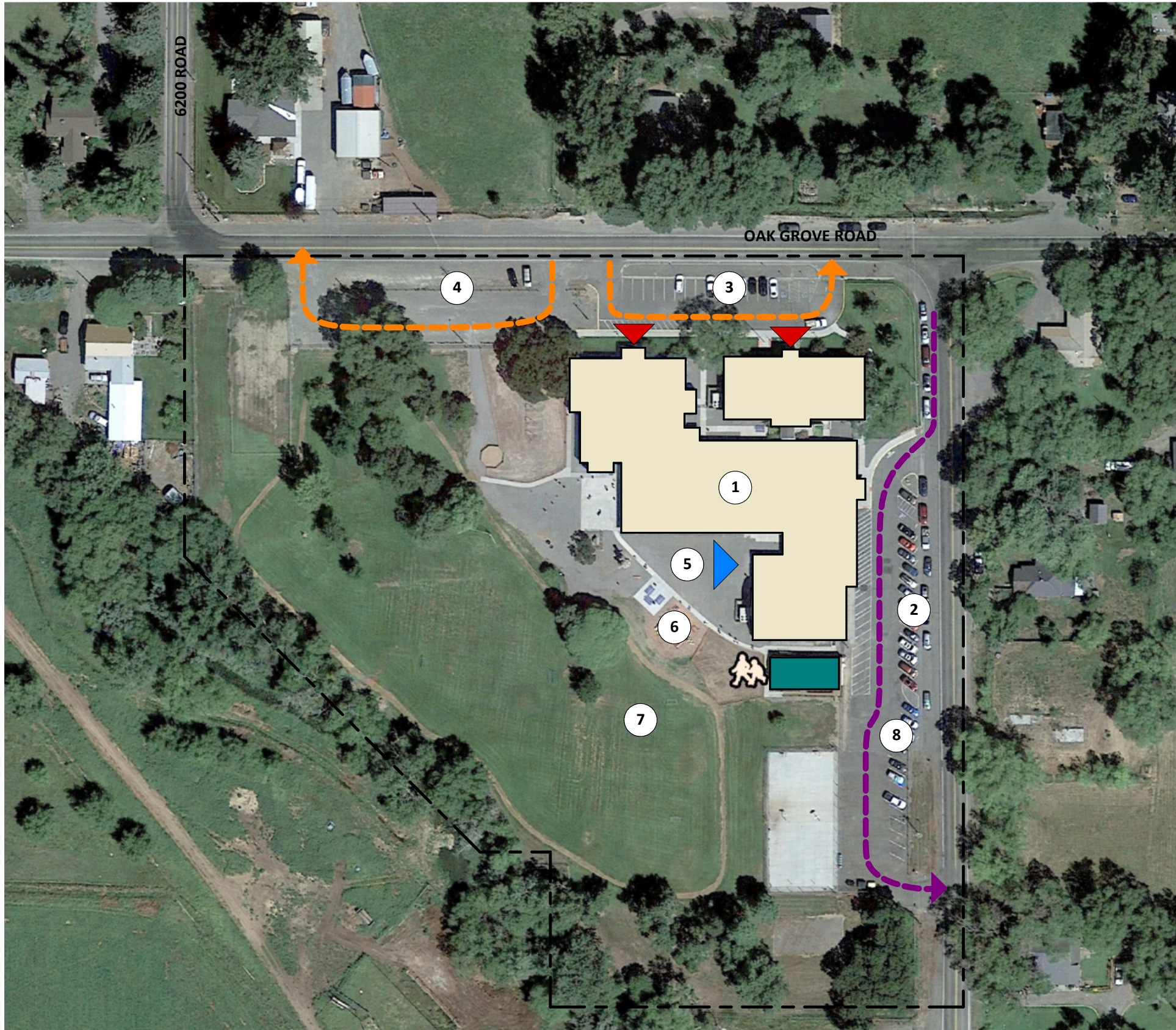
**Campus Summary:** Oak Grove Elementary was originally built in 1906, and has seen several renovations and additions between the years of 1960 and 2006. From the exterior and interior there is an obvious mix of building ages and types. The original school house building and gymnasium have been very well maintained and grown in significance to the community over time. The facility serves Kindergarten through 5th grade, and is expected to see an increase in enrollment over the next 5 years of 17 students.

As it functions now, the permanent building supports its essential programs with the exception of a dedicated space for OT/PT, ELL, and Gifted & Talented that have moved into a modular building. The Oak Grove campus and school boundary is on the west side of Montrose, where there are several new housing developments that will contribute to the population increase.

The Oak Grove campus is located in a rural residential community and is triangular in shape. The site is bound by two major roads on the north and east, and backs up to Spring Creek that bi-sects the site from the southeast to the northwest. The main school building sits prominent along the right-of-way with limited parking along the north. The parking lot is shared between staff and visitors, and is also used for pick-up drop-off. There is limited queuing for cars to stack and some back up along Oak Grove Road. The traffic flow works, but is not ideal from a student safety perspective. The play area backs up to Spring Creek, and provides several different opportunities for outdoor play. The character and quality of the outdoor space was identified as a strength for the school, and is easily accessible to the main core spaces of the building.

The significant needs identified for the Oak Grove Campus were ADA upgrades, façade restoration, parking lot pavement and mechanical system upgrades. Given the age and era of the original school house and gym building, maintenance and restoration is an expected ongoing effort. Several items were identified on the façade in need of repair and replacement, such as deteriorated brick, mortar, plaster, and single pane windows. The existing parking lots are a combination of gravel and asphalt. To improve drainage and accessibility, it is proposed to pave the gravel areas and patch several areas of the aged asphalt.

Oak Grove has seen several additions throughout the years, but most of the mechanical equipment was replaced in 2005. It is nearing the end of its published service life and should be planned to be replaced. The aged kitchen equipment was identified for replacement to meet ventilation requirements and improve efficiency. A majority of the air handling units date 2005, and are nearing the end of their service life. It is recommended to prepare for their replacement in the next 5 years. 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.



## OAK GROVE ELEMENTARY

scale: 1" = 100'-0"

### KEY PLAN LEGEND

1. OAK GROVE ELEMENTARY SCHOOL BUILDING
2. STAFF PARKING
3. PARENT PICK-UP / DROP-OFF
4. VISITOR PARKING / DROP-OFF & PICK-UP
5. KITCHEN ACCESS
6. PLAYGROUND
7. PLAY FIELD
8. BUS LOOP

### SITE PLAN LEGEND

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

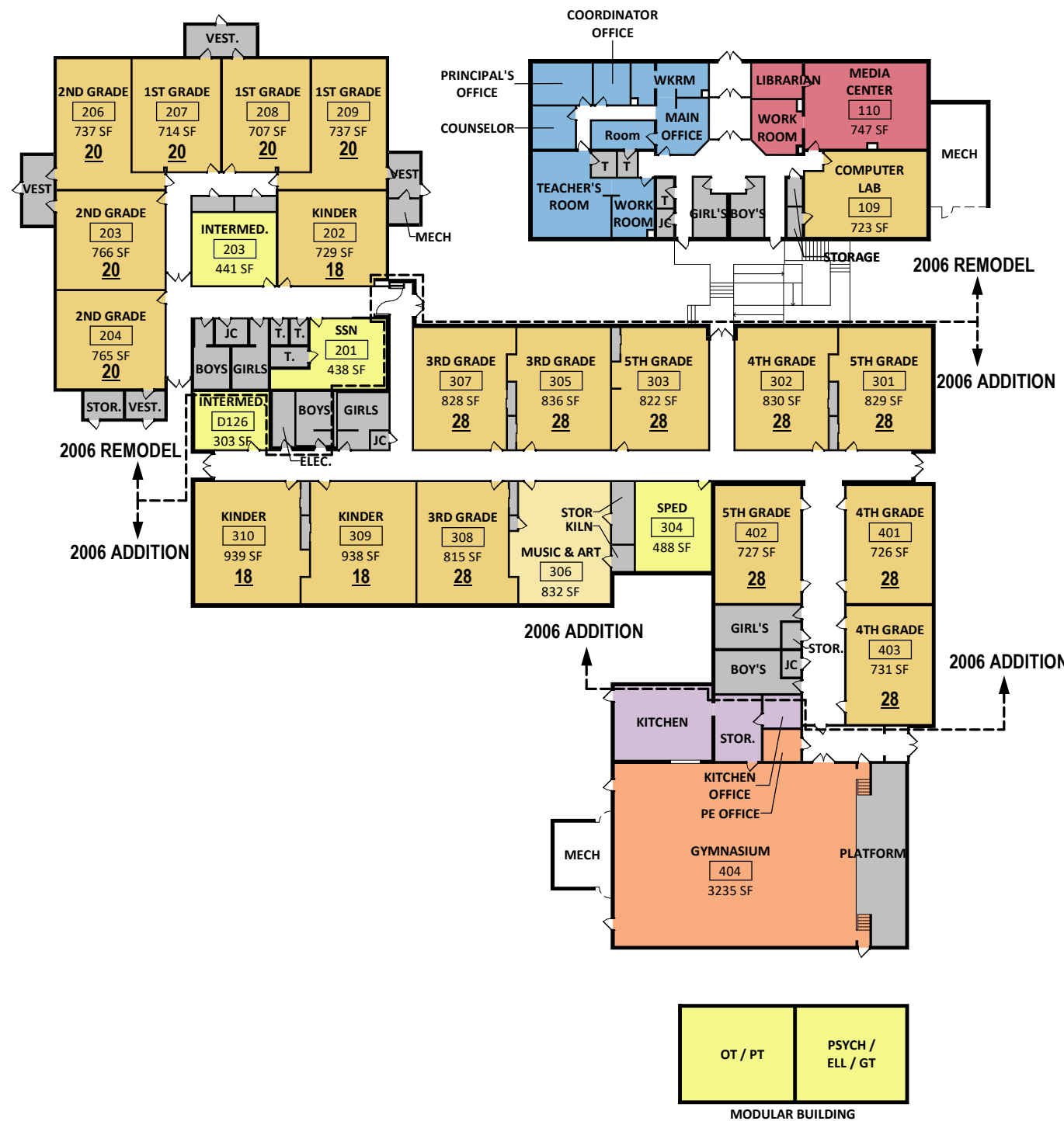


0' 50' 100' 200'

## OAK GROVE ELEMENTARY SCHOOL

Site Plan - Existing Conditions





EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PRUPIL	CDE CAPACITY
1ST GRADE	207	714 SF	20	32	22
1ST GRADE	208	707 SF	20	32	22
1ST GRADE	209	737 SF	20	32	23
1ST GRADE: 3		2158 SF	60		67
2ND GRADE	203	766 SF	20	32	24
2ND GRADE	204	765 SF	20	32	24
2ND GRADE	206	737 SF	20	32	23
2ND GRADE: 3		2268 SF	60		71
3RD GRADE	305	836 SF	28	32	26
3RD GRADE	307	828 SF	28	32	26
3RD GRADE	308	815 SF	28	32	25
3RD GRADE: 3		2479 SF	84		77
4TH GRADE	302	830 SF	28	30	28
4TH GRADE	401	726 SF	28	30	24
4TH GRADE	403	731 SF	28	30	24
4TH GRADE: 3		2286 SF	84		76
5TH GRADE	301	829 SF	28	30	28
5TH GRADE	303	822 SF	28	30	27
5TH GRADE	402	727 SF	28	30	24
5TH GRADE: 3		2378 SF	84		79
KINDER	202	729 SF	18	38	19
KINDER	309	938 SF	18	38	25
KINDER	310	939 SF	18	38	25
KINDER: 3		2605 SF	54		69
GRAND TOTAL: 18		14174 SF	426		440

Anticipated Enrollment

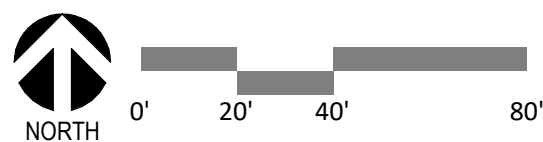
2022	386 Students
2026	403 Students

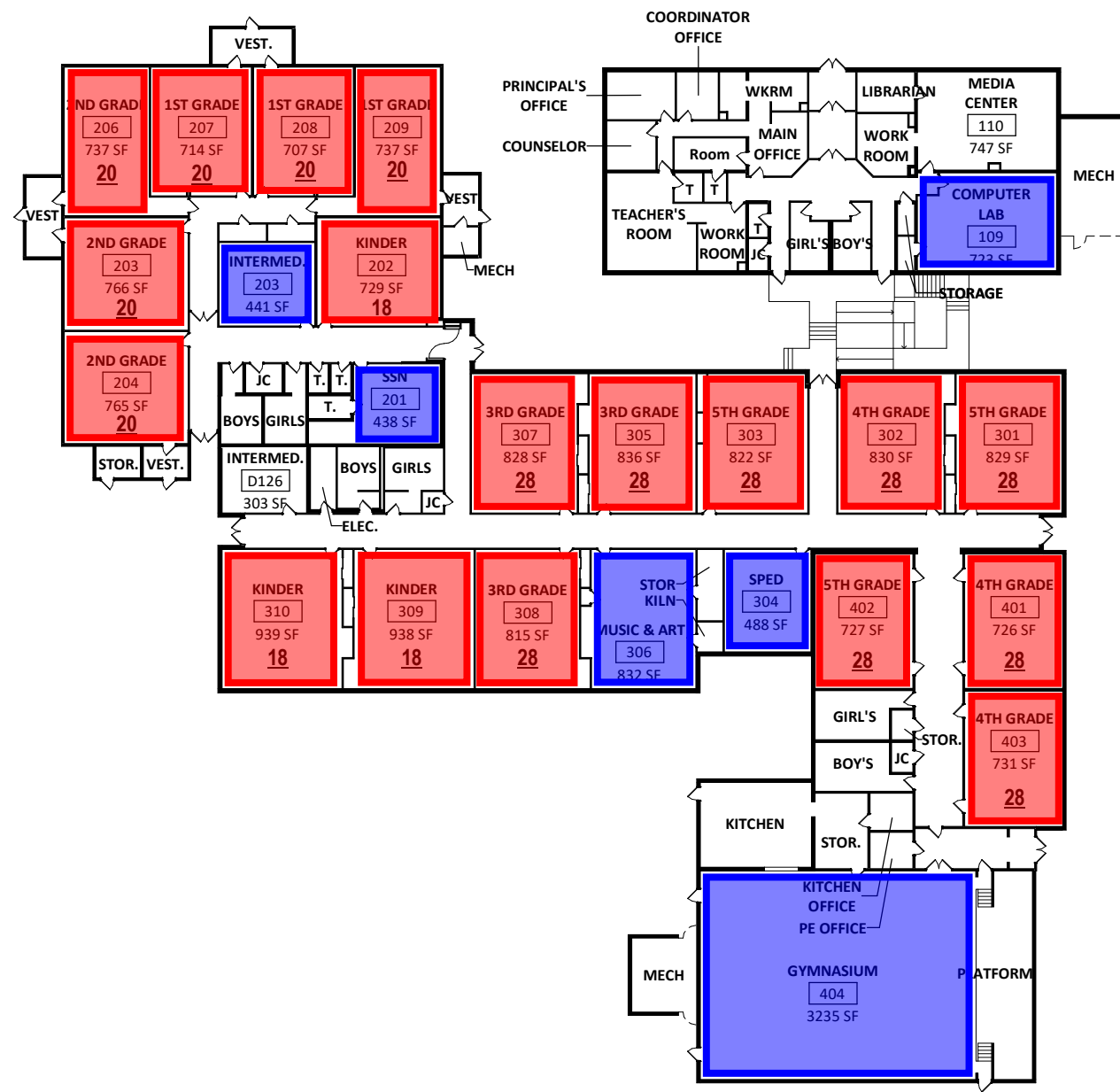
EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

- OT/PT
- PSYCHOLOGIST OFFICE
- ELL
- GIFTED & TALENTED

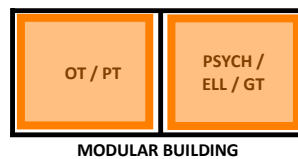
LEVEL 1 - CAPACITY

1" = 40'-0"





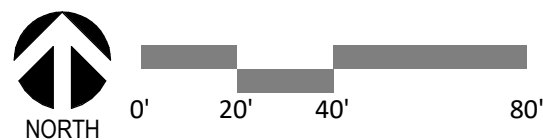
18	3 Track Classroom Spaces
5	Educational Support Spaces
2	Educational Support Spaces in Modular Classroom Buildings
27 Total Educational Spaces	



**EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:**  
 OT/PT  
 PSYCHOLOGIST OFFICE  
 ELL  
 GIFTED & TALENTED

## MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"



### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **Oak Grove Elementary School (OGES)**  
 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 (Yellow)
  - 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	OGES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		\$ 2,800	\$ 3,220	\$ 3,864	\$ 3,864.00	
2	OGES	INT	Provide ADA compliant door signage	RTA	Code/ADA	1	5	4	20		\$ 7,000	\$ 8,050	\$ 9,660	\$ 9,660.00	
3	OGES	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 33,600	\$ 38,640	\$ 46,368	\$ 46,368.00	
4	OGES	INT	Replace carpeting in 5-10 years	RTA	Flooring System	2	6	3	36		\$ 62,120	\$ 71,438	\$ 85,726	\$ 85,725.70	
5	OGES	INT	Lighting controls	RTA	Lighting System	2	6	6	72		\$ 85,600	\$ 98,440	\$ 118,128	\$ 118,128.00	
6	OGES	INT	Provide privacy curtain in nurse's room	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,070.00	
7	OGES	INT	Provide code compliant handrail and ramp	RTA	Code/ADA	1	5	4	20		\$ 50,000	\$ 57,500	\$ 69,000	\$ 69,000.00	
8	OGES	INT	Provide sprinkler system to 200 wing	RTA	Code/ADA	1	3	4	12		\$ 110,000	\$ 126,500	\$ 151,800	\$ 151,800.00	
9	OGES	INT	Move mirror for visual compliance	RTA	Code/ADA	1	3	4	12		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,380.00	
10	OGES	INT	Replace windows in bathroom, library, 400 wing and original building	RTA	Window System	1	3	4	12		\$ 35,000	\$ 40,250	\$ 48,300	\$ 48,300.00	
11	OGES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 6,900.00	
12	OGES	EXT	Replace rusted and broken handrail at main entry	RTA	Other	1	4	4	16		\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00	
13	OGES	EXT	Replace front entry stairs that are deteriorating from freeze and thaw	RTA	Pavement System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00	
14	OGES	EXT	Replace wooden eaves that have dry rot	RTA	Roofing System	2	2	3	12		\$ 10,860	\$ 12,489	\$ 14,987	\$ 14,986.80	
15	OGES	EXT	Replace Bell tower wood that looks to have dry rot	RTA	Roofing System	3	7	3	63		\$ 8,500	\$ 9,775	\$ 11,730	\$ 11,730.00	
16	OGES	EXT	Consult with a restoration specialist for exterior brick	RTA	Other	2	7	3	42		\$ 31,400	\$ 36,110	\$ 43,332	\$ 43,332.00	
17	OGES	EXT	Replace windows in overhangs	RTA	Window System	1	7	6	42		\$ 10,000	\$ 11,500	\$ 13,800	\$ 13,800.00	
18	OGES	EXT	Replace deteriorated plaster at south stairs and retaining wall to basement	RTA	Other	1	7	3	21		\$ 10,000	\$ 11,500	\$ 13,800	\$ 13,800.00	
19	OGES	EXT	Replace deteriorated foundation stone	RTA	Other	1	7	3	21		\$ 100,000	\$ 115,000	\$ 138,000	\$ 138,000.00	
20	OGES	EXT	Replace leaking gutters	RTA	Roofing System	1	2	3	6		\$ 5,792	\$ 6,661	\$ 7,993	\$ 7,992.96	
21	OGES	EXT	Provide roofs snow guards at exit doors of classrooms	RTA	Roofing System	1	1	1	1		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,140.00	
22	OGES	EXT	Reroute downspout at front entry that drains into parking lot	RTA	Roofing System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00	
23	OGES	EXT	Eliminate Ice build-up at the bus loop	RTA	Pavement System	1	1	1	1		\$ 16,000	\$ 18,400	\$ 22,080	\$ 22,080.00	
24	OGES	EXT	Replace single pane steel windows	RTA	Window System	1	7	5	35			\$ -	\$ -	\$ -	\$ -
25	OGES	EXT	Replace existing main entry wood frame and single pane glazing	RTA	Window System	1	7	5	35		\$ 5,140	\$ 5,911	\$ 7,093	\$ 7,093.20	
26	OGES	EXT	Replace exterior wood that has rotted and deteriorated	RTA	Other	2	7	3	42		\$ 20,000	\$ 23,000	\$ 27,600	\$ 27,600.00	
27	OGES	EXT	Replace deterioration brick and mortar at the base of the exterior walls	RTA	Other	2	7	3	42			\$ -	\$ -	\$ -	\$ -
28	OGES	EXT	Regrade around the building, grade is higher than floor level	RTA	Pavement System	1	7	6	42		\$ 10,000	\$ 11,500	\$ 13,800	\$ 13,800.00	
29	OGES	EXT	Provide gutters at the north elevation low sloped roof	RTA	Roofing System	1	1	3	3		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,656.00	
30	OGES	EXT	Replace rotten wood on multi-colored wall at north of gym	RTA	Other	1	7	3	21		\$ 10,000	\$ 11,500	\$ 13,800	\$ 13,800.00	
31	OGES	EXT	Reroute downspout that drains into play patio causing ice hazard on west	RTA	Roofing System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00	
32	OGES	EXT	Reroute North downspout drains onto same patio	RTA	Roofing System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00	
33	OGES	EXT	Replace rusted metal doors and frames	RTA	Other	3	7	6	126		\$ 30,000	\$ 34,500	\$ 41,400	\$ 41,400.00	
34	OGES	EXT	Replace deteriorated precast panels	RTA	Other	3	7	6	126		\$ 50,000	\$ 57,500	\$ 69,000	\$ 69,000.00	
35	OGES	PORT	Replace rotting ADA ramp	RTA	Code/ADA	2	5	4	40		\$ 40,643	\$ 46,739	\$ 56,087	\$ 56,087.34	
36	OGES	PORT	Replace deteriorated ceiling tiles	RTA	Other	2	6	5	60		\$ 14,400	\$ 16,560	\$ 19,872	\$ 19,872.00	
37	OGES	PORT	Replace carpet that has reached the end of its life	RTA	Flooring System	1	6	6	36		\$ 9,400	\$ 10,810	\$ 12,972	\$ 12,972.00	
38	OGES	PORT	No plumbing in either portable (drinking water or restrooms)	RTA	Potable Water System	1	4	5	20		\$ 65,000	\$ 74,750	\$ 89,700	\$ 89,700.00	

39	OGES	Building wide	Mechanical system: 1. Original stone building: Two, packaged, heating and cooling units on the ground. One on west side and one on east side. Ductwork in basement. Units date to 2005. 2. 1974 building: Three, packaged, heating and cooling rooftop units utilizing existing ductwork. Units date to 2005. 3. 2005 Addition: Six, packaged, heating and cooling rooftop units. Units date to 2005. 4. Gym: One, packaged, heating and cooling unit on the ground on the west side. Exposed ductwork in gym. Unit dates to 2005. All units are Lennox. All units are at end of published lifetimes and should be considered for replacement in the next 5 years. 3, 10-ton; 4, 12.5-ton; 3, 15-ton; 1, 8.5-ton; 1, 6-ton; 1, 7.5-ton.	Bighorn	HVAC System	2	6	3	36	\$ 661,500	\$ 760,725	\$ 912,870	\$ 912,870.00
40	OGES	Building wide	The BAS is a Trane SC controller located in the 2005 addition connected to the SD's Ensemble campus wide system. This dates to the McKinstry project in 2013. The latest version of software should be installed.	Bighorn	HVAC System	2	6	7	84	\$ 5,000	\$ 5,750	\$ 6,900	\$ 6,900.00
41	OGES	2005 Addition	There is a wet fire sprinkler system in the 2005 addition and the corridor to the old gym. The fire riser is in the 1974 building on the NE side. The backflow preventer for domestic water is located in this room also. No upgrades anticipated.	Bighorn	Other	4	11	8	352	\$ -	\$ -	\$ -	\$ -
42	OGES	Basement	There is a sewage ejector basin/pump in the basement of the original building that dates to 2005. No upgrades anticipated.	Bighorn	Other	4	11	7	308	\$ 85,500	\$ 98,325	\$ 117,990	\$ 117,990.00
43	OGES	Site	There is a sewage grinder/basin to the west of the school that was installed in 2019. No upgrades anticipated.	Bighorn	Other	4	11	7	308	\$ 123,500	\$ 142,025	\$ 170,430	\$ 170,430.00
44	OGES	Building wide	Plumbing fixtures are a mix of newer (2005) and older units. Fixtures are functional and their condition is consistent with age and use. No upgrades anticipated.	Bighorn	Other	3	11	7	231	\$ 85,920	\$ 98,808	\$ 118,570	\$ 118,569.60
45	OGES	Site	Natural gas derives from a master meter on the south side of the 2005 addition. Gas is piped underground to several locations with risers and regulators. No upgrades anticipated.	Bighorn	Other	4	11	8	352	\$ 78,375	\$ 90,131	\$ 108,158	\$ 108,157.50
46	OGES	Kitchen	There is a Type I hood in the kitchen with Ansul fire protection. There is an evap cooler used for makeup air. The reach in coolers do not have proper clearance for airflow/cooling. There was an incident where the evap cooler was left on to cool the coolers and the outside air caused a frozen water line and attendant damage. The ventilation system for the kitchen and coolers should be replaced. This would include new hood, grease fan, makeup air unit with gas heat and evaporative cooling, and Ansul fire protection.	Bighorn	HVAC System	2	2	3	12	\$ 163,300	\$ 187,795	\$ 225,354	\$ 225,354.00
47	OGES	Building wide	There are a number of water heaters in the school. The kitchen uses an on demand Rinnai located in a closet off the kitchen. No upgrades are anticipated.	Bighorn	Potable Water System	3	11	7	231	\$ 72,000	\$ 82,800	\$ 99,360	\$ 99,360.00
48	OGES	Electrical Room	Main service @ 1600 amps. Date of manufacture 2003. The service was new in 2004 along with new addition; this also upgraded several panels throughout.	Bighorn	Electrical Power System	4	11	3	132	\$ 80,000	\$ 92,000	\$ 110,400	\$ 110,400.00
49	OGES	Distribution panels throughout	There is a panel in the Kitchen that could be upgraded in the future. Several panels were upgrade in 2004	Bighorn	Electrical Power System	4	7	6	168	\$ 9,000	\$ 10,350	\$ 12,420	\$ 12,420.00
50	OGES	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 considered.	Bighorn	Lighting System	2	4	4	32	\$ 183,480	\$ 211,002	\$ 253,202	\$ 253,202.40
51	OGES	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	\$ 32,528	\$ 37,407	\$ 44,889	\$ 44,888.64
52	OGES	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	3	108	\$ 35,000	\$ 40,250	\$ 48,300	\$ 48,300.00

53	OGES	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	\$ 34,240	\$ 39,376	\$ 47,251	\$ 47,251.20
54	OGES	North	North Parking East lot (8987sq. ft.)	Delmont	Pavement System	2	6	6	72	\$ 89,870	\$ 103,351	\$ 124,021	\$ 124,020.60
55	OGES	North	North Parking West lot (13502 sq. ft.)	Delmont	Pavement System	3	6	6	108	\$ 135,020	\$ 155,273	\$ 186,328	\$ 186,327.60
56	OGES	East	East Parking lot (22400sq.ft.)	Delmont	Pavement System	2	2	6	24	\$ 201,600	\$ 231,840	\$ 278,208	\$ 278,208.00
57	OGES	East	Bus Loop sidewalk (2056sq.ft.)	Delmont	Concrete System	2	2	6	24	\$ 14,392	\$ 16,551	\$ 19,861	\$ 19,860.96
58	OGES	East	East of building (Drainage)	Delmont	Other	2	2	6	24	\$ 20,000	\$ 23,000	\$ 27,600	\$ 27,600.00
59	OGES	Kitchen	Reach in cooler and freezer units appear to be in good condition, but show signs of wear and age. No obvious issues observed or relayed.	Other	Other	2	9	7	126	\$ 40,000	\$ 46,000	\$ 55,200	\$ 55,200.00
60	OGES	Kitchen	The dish washing area includes a dish machine and spray rinse are included in the equipment. Dish machine showing signs of wear and age. No obvious issues observed or relayed.	Other	Other	2	9	7	126	\$ 20,000	\$ 23,000	\$ 27,600	\$ 27,600.00
61	OGES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00
62	OGES	Kitchen	3 compartment sink does not have 2 each, 24" drain boards.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 11,040.00
63	OGES	Kitchen	Exhaust hoods with fire suppression. Hood and fire suppression should be replaced.	Other	Other	2	3	7	42	\$ 50,000	\$ 57,500	\$ 69,000	\$ 69,000.00
64	OGES	Kitchen	Recommend steamer be relocated to main kitchen and placed below exhaust hood.	Other	Other	3	9	7	189	\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,380.00
65	OGES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 27,600.00
66	OGES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	3	9	\$ 2,000	\$ 2,300	\$ 2,760	\$ 2,760.00
67	OGES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices.	Other	Other	1	1	1	1	\$ 6,000	\$ 6,900	\$ 8,280	\$ 8,280.00
68	OGES	EXT	The Gym roof is failing and in need of repair. <b>This roof is slated for replacement and repair in a project planned for this year.</b>	Other	Roofing System	1	2	3	6	\$ 235,000	\$ 270,250	\$ 324,300	\$ 324,300.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 1,166,044	\$ 1,340,951	\$ 1,609,141	\$ 1,609,141
26-50	\$ 1,083,683	\$ 1,246,236	\$ 1,495,483	\$ 1,495,483
51-100	\$ 237,610	\$ 273,252	\$ 327,902	\$ 327,902
> 100	\$ 897,843	\$ 1,032,519	\$ 1,239,023	\$ 1,239,023
Totals ->	\$ 3,385,180	\$ 3,892,957	\$ 4,671,549	\$ 4,671,549



# Condition Photo Documentation

Oak Grove Elementary School



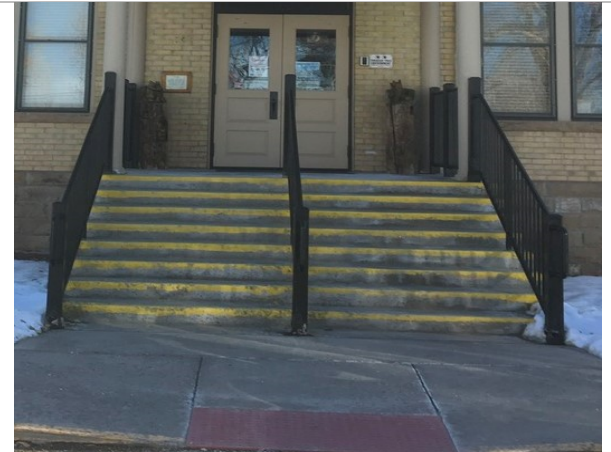
Replace front entry stairs that are deteriorating from freeze and thaw



Provide privacy curtain in nurse's office



Replace windows in bathroom, library, 400 wing, and original building



Replace rusted and broken handrail at main entry



Provide vertical grab bars



Provide ADA compliant door signage

# Condition Photo Documentation, continued

Oak Grove Elementary School



Provide ADA compliant toilets



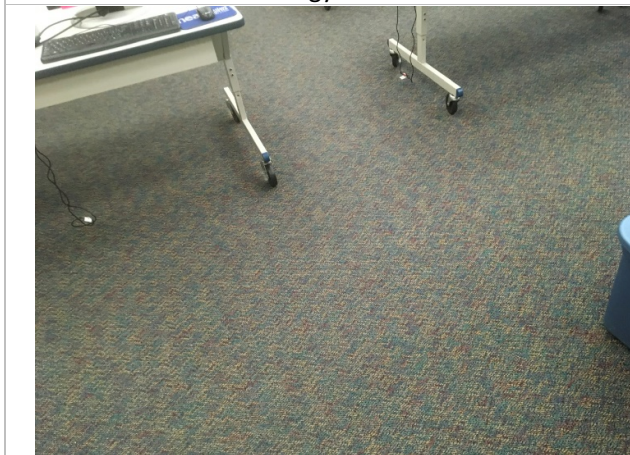
Provide ADA access to stage



Replace rotten wood on multi-colored wall at north of gym



The corridors and classrooms have fluorescent lighting



Replace carpeting in 5-10 years



Replace deteriorates ceiling tiles