

# PEAK VIRTUAL ACADEMY

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**529 North 6th Street  
Montrose, CO 81401**

**Year Built:** Generally assumed to be 1940, with minor renovations between 1990 and 2000.

**Site Area:** 52,270 sf, 1.2 acres

**Number of Permanent Buildings:** 2

**Number of Modular Buildings:** 1

**Total Building Area:** 11,400 sf  
Permanent Buildings: 10,200sf  
Modular Buildings 1,200 sf

**Building Capacity:** Indeterminant

**Current Enrollment:** 106

**Projected Enrollment 2026:** 115

**Grades Served:** 3-12

**CDE FCI Score:** .59

**Campus Summary:** A “hybrid” learning school, Peak Virtual Academy occupies an older wood-framed building less than a block from Northside Elementary School. Currently serving students in grades 3-12, it is expected to see an increase in enrolment over the next few years; factors other than overall district-wide grade-level student count (i.e., the potential desire for more remote/hybrid learning) could cause additional growth. The bulk of the administrative and teaching functions happen in the main building; the “Carriage House” near the alley is an open study area, typically for younger students, and the math and science are taught in the modular building.

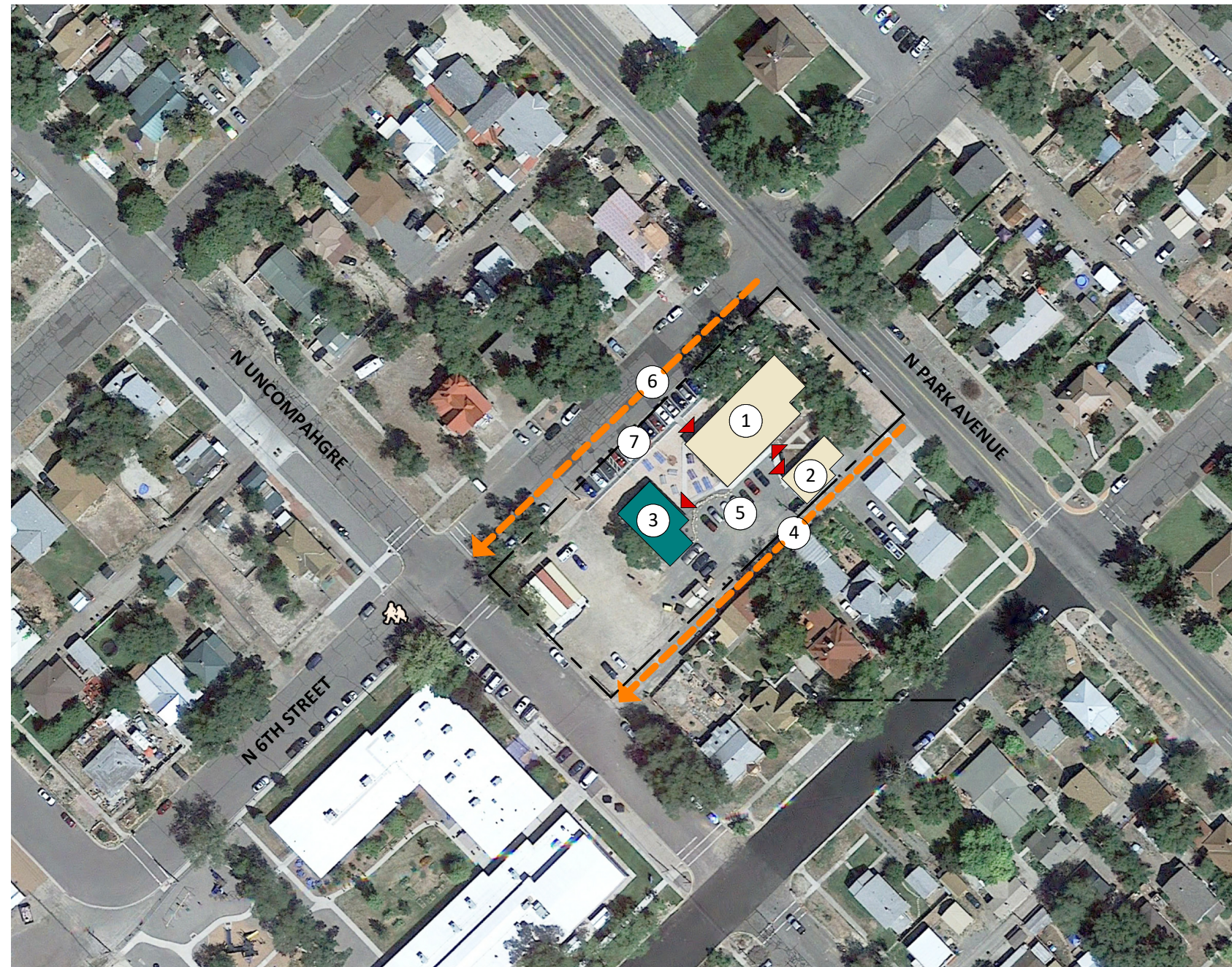
Approximately 20 paved on-street parking spaces are provided perpendicular to 6<sup>th</sup> Street, requiring vehicles to back in the street. A smaller parking area lot is gravel and contiguous with the gravel

alley running southwest to northeast between Uncompahgre and Park. An open space between the main building and the modular contains several picnic tables. The school has been addressing accessibility issues on the site. There is no significant play area on the site.

Several areas of the exterior of both the main building and the carriage house exhibit rotting or otherwise damaged wood siding and trim. Downspouts and flashing needs repair to prevent additional water damage. The windows are all single-glazed double hung original to the buildings and not energy efficient. Accessibility, including restrooms, and egress are both challenged by the age and layout of the main building. Handrails need to be repaired or replaced on ramps and stairs. The modular building construction and finishes are typical of its type.

The mechanical system for the main building is two, gas-fired furnaces and two ERV's and no mechanical cooling. The ERV's are less than two years old, but the age of the furnaces is unknown. Furnaces should be replaced and split system coils/condensing units (5-ton) installed. The carriage house mechanical system is a gas-fired furnace in the attic with distribution ductwork. The of the furnace is unknown, but it is past end of life. There is a window mounted A/C unit on the south side. The building is slated for a mechanical system upgrade in the near future. The furnace should be replaced and a packaged 5-ton unit installed on the ground. The modular building to the west has a gas-fired furnace in the closet and a ground mounted A/C condensing unit.

Lighting in the buildings is a mixture old LED, fluorescent and incandescent. Upgrading to LED throughout would be better from a maintenance and energy consumption standpoint. Dimming would be appropriate in presentation areas. None of the buildings has a fire sprinkler system. There is no institutional food service facility in any of the buildings.



**PEAK VIRTUAL ACADEMY**

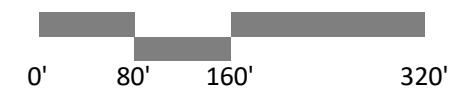
scale: 1" = 120'-0"

**KEY PLAN LEGEND**

1. PEAK VIRTUAL ACADEMY BUILDING
2. KINDEGARTEN AND STUDENT SERVICES
3. MODULAR 41
4. PARENT DROP OFF / PICK-UP 3RD - 5TH
5. STAFF PARKING
6. PARENT DROP OFF / PICK-UP 6TH - 12TH
7. PARENT PARKING

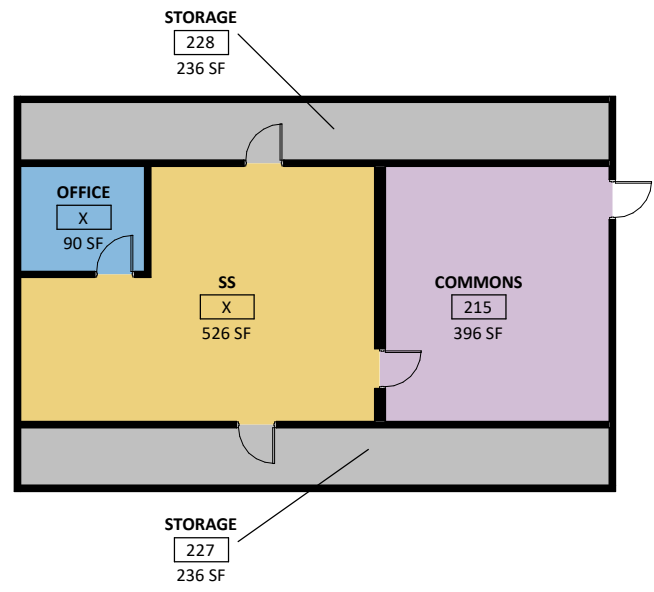
**SITE PLAN LEGEND**

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



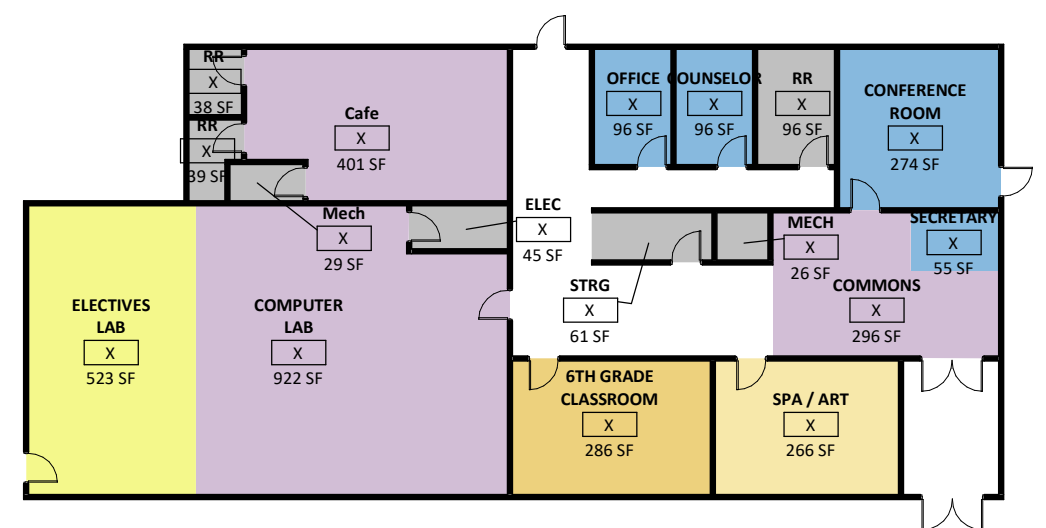
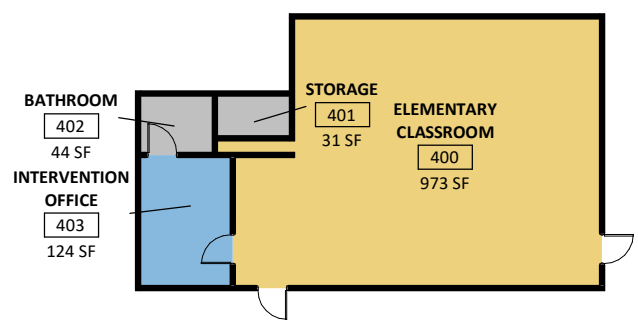
**SITE PLAN**

1" = 120'-0"



## SECOND FLOOR PLAN - CAPACITY

1/16" = 1'-0"



## FIRST FLOOR PLAN - CAPACITY

1" = 20'-0"

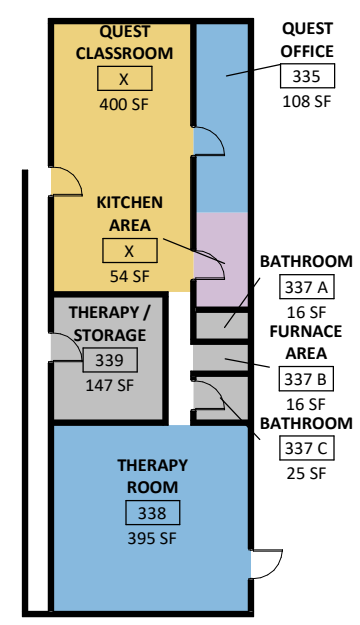
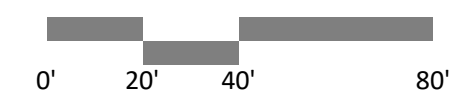
### EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Art / Music
- Breakout Instruction / Intervention
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- PE/Athletics
- Special Education
- Support

### PLAN LEGEND

- Existing Walls
- TEST FIT Program Blocks
- New Entry Points

*NOTE: Plans shown are for TEST FIT purposes only. All future improvements are subject to stakeholder input through a future planning process.*



### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **PEAK Virtual Academy (PEAK)**  
 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	PEAK	EXT	Replace some wood trimmed pieces that are rotted	RTA	Other	1	2	3	6		\$ 7,826	\$ 9,000	\$ 10,800	\$ 12,149.87
2	PEAK	EXT	Repair wood stair at west elevation	RTA	Other	1	4	2	8		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
3	PEAK	EXT	Repair handrail that is sagging at the stair	RTA	Other	1	4	4	16		\$ -	\$ -	\$ -	\$ -
4	PEAK	EXT	Replace wood window frames that are damaged	RTA	Other	1	2	3	6		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
5	PEAK	EXT	Replace shingles at the north side of original building has curling shingles	RTA	Roofing System	2	2	2	8		\$ 36,936	\$ 42,476	\$ 50,972	\$ 57,343.14
6	PEAK	EXT	Replace damaged sidewalk at southwest corner	RTA	Pavement System	2	7	7	98		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
7	PEAK	EXT SM	Replace windows are double hung and single glazed	RTA	Window System	1	4	7	28		\$ 19,200	\$ 22,080	\$ 26,496	\$ 29,808.00
8	PEAK	EXT SM	Replace step on backside that is not up to code	RTA	Code/ADA	1	3	4	12		\$ 850	\$ 978	\$ 1,173	\$ 1,319.63
9	PEAK	EXT SM	Replace siding is deteriorated	RTA	Other	2	2	3	12		\$ 20,160	\$ 23,184	\$ 27,821	\$ 31,298.40
10	PEAK	EXT SM	Replace handrail that are rusted not to ADA standards	RTA	Code/ADA	1	5	4	20		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
11	PEAK	EXT SM	Repair downspout at the edge of the building	RTA	Roofing System	1	2	3	6		\$ 600	\$ 690	\$ 828	\$ 931.50
12	PEAK	EXT SM	Replace sagging exterior siding is sagging	RTA	Other	1	7	3	21		\$ -	\$ -	\$ -	\$ -
13	PEAK	EXT	Replace south windows	RTA	Window System	1	4	3	12		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
14	PEAK	EXT	West end of building has grading sloping towards the building	RTA	Other	1	2	3	6		\$ 4,200	\$ 4,830	\$ 5,796	\$ 6,520.50
15	PEAK	EXT	Repair water getting behind flashings on the roof	RTA	Roofing System	1	2	3	6		\$ 1,563	\$ 1,797	\$ 2,156	\$ 2,425.78
16	PEAK	EXT	Provide ADA access	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
17	PEAK	INT	Stairs between all classrooms are not ADA accessible	RTA	Code/ADA	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
18	PEAK	INT	Replace inefficient heating and cooling	RTA	HVAC System	1	4	6	24		\$ -	\$ -	\$ -	\$ -
19	PEAK	Carriage House	<b>The mechanical system for this building is a gas-fired furnace in the attic with distribution ductwork. Age of the furnace is unknown but is past end of life. There is a window mounted A/C unit on the south side. The building is slated for a mechanical system upgrade this year. Furnace should be replaced and packaged 5-ton unit installed on the ground.</b>	Bighorn	HVAC System	2	6	3	36		\$ 45,500	\$ 52,325	\$ 62,790	\$ 70,638.75
20	PEAK	Carriage House	Building is not sprinkled. It is assumed the building did not require fire sprinklers when the building was built.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
21	PEAK	Carriage House	Single restroom with lav and WC. ADA compliance is doubtful. Restroom should be upgraded to ADA compliant room.	Bighorn	Other	2	6	7	84		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
22	PEAK	Main Building	The mechanical system for this building is two, gas-fired furnaces and two ERV's. No mechanical cooling. ERV's are less than two years old and the age of the furnaces is unknown. Furnaces should be replaced and split system coils/condensing units (5-ton) installed.	Bighorn	HVAC System	4	11	7	308		\$ 45,500	\$ 52,325	\$ 62,790	\$ 70,638.75
23	PEAK	Main Building	Building is not sprinkled. It is assumed the building did not require fire sprinklers when the building was built.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
24	PEAK	Main Building	Restrooms and fixtures are consistent with age.	Bighorn	Other	3	11	7	231		\$ 26,880	\$ 30,912	\$ 37,094	\$ 41,731.20
25	PEAK	Modular	Modular building to the west has a gas-fired furnace in the closet and a ground mounted A/C condensing unit. Age unknown. No upgrades anticipated.	Bighorn	HVAC System	3	11	7	231		\$ 26,418	\$ 30,381	\$ 36,457	\$ 41,013.95
26	PEAK	Modular	Electrical systems and lighting systems are as expected for a modular building. No visual problems detected.	Bighorn	Electrical Power System	4	11	2	88		\$ 6,150	\$ 7,073	\$ 8,487	\$ 9,547.88
27	PEAK	All Buildings	Lighting in the buildings were a mixture old LED, fluorescent and incandescent. Upgrade to LED would be better from a maintenance stand point and energy consumption. Dimming would be appreciated in presentation areas.	Bighorn	Lighting System	2	4	4	32		\$ 84,020	\$ 96,623	\$ 115,948	\$ 130,441.05
28	PEAK	West	Street Side Parking (2870 sqft)	Delmont	Pavement System	2	6	6	72		\$ 34,440	\$ 39,606	\$ 47,527	\$ 53,468.10
29	PEAK		Security Upgrades Scheduled for 2022	Other	Security Alarm System	1	1	1	1		\$ 106,320	\$ 122,268	\$ 146,722	\$ 165,061.80


Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 220,455	\$ 253,523	\$ 304,227	\$ 342,256
26-50	\$ 148,720	\$ 171,028	\$ 205,234	\$ 230,888
51-100	\$ 58,090	\$ 66,804	\$ 80,164	\$ 90,185
> 100	\$ 98,798	\$ 113,618	\$ 136,341	\$ 153,384
Totals ->	\$ 526,063	\$ 604,972	\$ 725,966	\$ 816,712