MASTER CAPITAL PLAN

Montrose County School District RE1J

DRAFT

03-18-2022

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1.1 Background & District History

Background

The Montrose County School District is located along US Highways 50 and 550 in Western Colorado, about 300 miles west of Denver and 60 miles south of Grand Junction. The District serves approximately 6,100 students with a mission to "…ensure that all students have a safe and academically rigorous environment in which to learn. All students entering into our high schools will graduate with life skills and knowledge required to enter into the workforce, begin a career, attend college or other post-secondary education opportunities of their choice, without remediation." The District educational buildings consist of the following;

- **Elementary Schools:**
    - Cottonwood Elementary School: grades K-5
    - Johnson Elementary School: grades K-5
    - Northside Elementary School: grades K-5
    - Oak Grove Elementary School: grades K-5
    - Olathe Elementary School: grades K-5
    - Pomona Elementary School: grades K-5
- **Middle Schools:**
    - Centennial Middle School: grades 6-8
    - Columbine Middle School: grades 6-8
- **High Schools:**
    - Olathe Middle/High School: grades 6-12
    - Montrose High School: grades 9-12
- **Early Childhood Centers:**
    - Early Childhood Center Main Campus: ages 2 years – Pre-K
    - Early Childhood Center at Johnson Elementary School: ages 2 years – Pre-K
    - Early Childhood Center at Olathe Elementary School years: ages 2 years – Pre-K
- **Other / Alternative Educational Facilities:**
    - Peak Virtual Academy: grades 3 – 12
    - Student Services Annex: ages 18-21
    - Outer Range Program: all ages
    - Vista Charter School 9 - 12

In addition to the facilities listed above, the District owns the administration building and several other support facilities, a building on Townsend Avenue in downtown Montrose that generates modest revenue, and the undeveloped, 14 acre "Brown Ranch" property in southeast Montrose.

Population & Demographics

The Montrose County School District is composed of the communities of Montrose and Olathe along with unincorporated Montrose County. The initial analysis was conducted in April of 2021 immediately following the worst of the COVID -19 pandemic effects on school enrollment. The average Colorado school district lost three percent of enrollment with many districts losing as much as ten percent. Montrose County School District lost approximately 4.5 percent of enrollment or 250 students. Our demographic enrollment forecast proposed that 70 percent of the enrollment lost to the pandemic would return in the Fall of 2021. This report having been re-issued in September of 2021 allows us to show actual 2021 data. The expected post-pandemic student return did actually occur resulting in school enrollments in September of 2021 very much in line with the forecast.

> ***Key Findings***
> - The district is in a positive economic cycle that will continue as it emerges from the pandemic.
> - Birth counts for the district are down and existing residents are producing fewer children.
> - Employment has returned to pre-pandemic levels.
> - New employers including Colorado Outdoors will continue to increase workforce population.
> - Housing growth will approach 300 homes a year. This housing growth should replace the loss from birthrate decline.
> - Growth is focused in the city of Montrose with population in Olathe and the County remaining stable.
> - Enrollment at Cottonwood, Oak Grove, Pomona and Johnson will grow the most.
> - There will be a second recovery of 76 students in Fall of 2022 as normal attendance behaviors return. This recovery will be in addition to the 175 students who returned for Fall of 2021.
> - Overall enrollment is projected to grow by 75 students over the next five-year period.

District History

The first settlers came to the Uncompahgre Valley in the 1870s but could not legally purchase land until after September 1881, when the Ute Indians who inhabited the area were removed from their land and put on a reservation in Utah. The first stake was driven in December of 1881, and in 1882 Montrose officially became a town. The town was known by the names of Pomona, Dad's Town, Uncompahgre Town, and several other names before it finally came to be known as Montrose. Joseph Selig suggested the name Montrose after a favorite character in Sir Walter Scott's novel, *A Legend of Montrose*.

The town of Montrose was founded to provide supplies to nearby mining communities. With the mines' decline, agriculture soon took over as the major economy. Settlers worked the fertile valley soil producing fruits, grains, vegetables, and livestock. The Gunnison Tunnel, constructed to provide vital irrigation water to the valley, opened in 1909. Its opening signaled the beginning of a new era of agricultural production in Montrose and surrounding communities.

Olathe, about 14 miles northwest of downtown Montrose, was established in 1882 and incorporated in 1907. Although "Olathe" is the Shawnee Indian name for "beautiful" and the Uncompahgre Valley area

of Western Colorado was inhabited by Ute Indians for hundreds of years, Olathe was named after the town in Kansas where the town's first railway agent was from.

In 1882, the Denver and Rio Grande Railroad Co. built its narrow-gauge mainline railroad through Montrose and Olathe on its way from Denver to Salt Lake City, Utah. In 1890 the D&RGRR completed its standard gauge railroad from Denver to Grand Junction over Tennessee Pass and through Glenwood Canyon, leaving Montrose on the narrow gauge from Salida to Grand Junction to the north and Ouray to the south. In 1906, the track from Grand Junction to Montrose was rebuilt from narrow gauge to standard gauge. The same strategic location that led to Montrose becoming a hub for transportation and commerce at its founding still serves as an asset today. Although much has changed since the city's beginning in 1882, Montrose continues as a thriving gateway to Western Colorado.

Montrose County's first school district was created in 1883, and all students met in a rented former carpenter shop on North First Street. Later that year an $8,000 bond issue was passed, providing funds for "Central School", located where Colorado Mesa University is today on land donated by town co-founder Joseph Selig. The first, two-year, Montrose High School was established in 1889 on the same property, graduating its first class in 1891 and expanding to three years in 1893. The first dedicated Montrose High School opened as a four-year school with 125 students in October of 1904 on the site of the current Pomona Elementary School. Classrooms were added in 1910 and a wood framed agriculture building was built in 1919 or 1920. Additional buildings and wings were added in 1924, and 1931, but the library building is the only one on the site that remains from this time.

The complex served as the high school until 1940 when the first building was built at the current high school site on land donated by T.B. Townsend with funds furnished largely by the depression-era Works Progress Administration. The Montrose Junior High then utilized the Pomona Elementary School site buildings until 1961 when the original Columbine Middle School (replaced in 2018) opened.

Olathe children were first taught in a local home in 1883. A community schoolhouse was constructed of logs on the edge of the mesa above the current heart of town. An actual district, School District 15, was established in 1888, and a school building was constructed at the west end of Main Street. 1891 saw the completion of a new two-story school at the same location. The second floor of this building served as a community center of sorts for many activities. After it burned to the ground in March of 1897, it was rebuilt and served the town for many years.

The District served the students of central and southern Montrose County until 1962 when it merged with the Olathe School District to include all of the eastern half of the county. This consolidated District has long provided core area education for students from first through twelfth grades. Over time, the education opportunities expanded to include kindergarten students and children as young as three years old in the Early Childhood Centers. Additional services and activities added include behavioral and emotional health, physical health, extra-curricular clubs and activities, student safety, and preparing students for post-secondary education or the workforce.

Historic Buildings

No Montrose County School District buildings are listed on the National Register of Historic Places, but the library and computer lab building at Pomona Elementary School (*pictured right*) is listed on the Colorado State Register of Historic Properties. Constructed in 1919 as the Montrose County High School Agricultural Education Building, this simple wood frame structure is associated with the development of vocational agricultural education on the Western Slope. It sits north and across a playfield from the main Pomona Elementary School building on the site of the first dedicated Montrose High School, which opened with 125 students in October of 1904.

Although not listed on either register, the 1901 brick administration building at Oak Grove Elementary School is the oldest building in the District. Unlike Pomona Elementary School, which lies just a few blocks southeast of the center of town, Oak Grove is located about four miles west of town in the agricultural area of Spring Creek Mesa. The classically-inspired but straightforward beige brick building sits on a stone base and features red brick accents and a belfry over the entry gable. The 1950's Oak Grove gymnasium addition, designed in a completely different style but architecturally and historically significant in its own right, is supported by arched "gluelam" beams. It is one of the most interesting buildings owned by the District.

1.2 Planning Process Overview

Montrose County School District retained RTA Architects in January of 2021 as the planning and design team to assist in the creation of a Facilities Masterplan. The District serves approximately 6,100 students spread across the communities of Montrose and Olathe, and manages approximately 800,000 sq. ft. on properties totaling almost 174 acres of land. The intent of the Master Capital Plan is to evaluate existing facility conditions, understand current and future enrollment projections, and review the educational adequacy for each grade level served. With steady input from the District and community members, the final document will provide a road map to assess and identify the needs for facility and capital improvements in the near and far future. The master capital planning process will consider the conditions of all district facilities, including school campuses, district offices, maintenance buildings, and charter schools. The District values the importance of facility maintenance to keep standards high, prevent failures and maintain reasonable operational costs. Montrose County School District is proud to be the first STEM District in Colorado. They believe the facilities must be maintained to support current and future educational needs in order to ensure student success.

The master capital planning process is both *investigative* and *exploratory*. It is essential to identify and understand how the existing conditions align with the District's Vision, explore options, and set goals that support current and future program offerings. The process is a fully collaborative effort between the school board, school district, parents, and the professional planning and design team. The final product serves as the foundation for facility planning, but it is considered a constantly evolving, "living" document. As items are completed, and future needs are discovered, the document will serve as a guide for rational decision-making with respect to long-term goals.

Challenge Ourselves;

The final Master Capital Plan is a complex document that requires input from many people's diverse talents and perspectives. Two groups were created to consistently participate in the planning efforts: the Executive Committee and the Planning Advisory Team (PAT). These teams were assembled to represent the District and the communities of Montrose and Olathe. They have met regularly throughout the duration of the planning process.

Executive Committee

The Executive Committee is the primary decision-making group that makes final recommendations to the School Board. The Committee has and will continue to meet weekly throughout the master planning process, and is committed to ensuring the direction aligns with the long-term vision of the Montrose County School District and the communities of Montrose and Olathe.

The following Core Values were defined by the Executive Committee:

EXCELLENCE	RESPONSIBILITY	INTEGRITY	COMMUNICATION	COMMUNITY PRIDE
Our goal is to provide a safe, innovative, supportive and inclusive environment for all students and staff based on objective criteria.	We will be accountable for our actions and results, efficiently managing district resources and effectively incorporating them into this process.	We will do what we say, and conduct ourselves accordingly throughout the process, putting the District and Community needs above all else.	We will communicate every aspect of the process with the upmost clarity and honesty, integrating the facilities plan with the strategic plan and informing the community about the process and providing the opportunity to address concerns and questions as they arise.	Local businesses, private and public agencies and the entire community are integral partners in the educational process. The Master Capital Plan process and final result, therefore, should generate a sense of pride in the community, and enhance community development.

Jeff Bachman, MCSD School Board Member
Philip Bailey, MCSD Director of Property Services
Penny Harris, MCSD Early Childhood Centers Director
Matt Jenkins, MCSD Public Information Officer
Colleen Kaneda, Owner's Representative with Dynamic Program Management
Eric Kelley, MCSD School Board Member
James Pavlich, MCSD Executive Director of Operations
Dr. Carrie Stephenson, MCSD Superintendent of Schools

Planning Advisory Team (PAT)

The Planning Advisory Team (PAT) is a specially convened group of stakeholders that provide context, creative input, and critical feedback to shape the framework for the master plan strategy. The group includes members of the Executive Committee, parents, community members, and school district employees. The team brings a broad background of knowledge and expertise, including construction, general business, information technology, local policymaking, real estate and development, financial management, and more. The PAT met monthly throughout the master plan process, and their efforts have been invaluable to the process for defining project priorities for sustainable growth within the School District.

Philip Bailey, MCSD Director of Property Services
Barbara Bynum, City of Montrose City Councilor
Michelle Gottlieb, Community Member
Steve Gottlieb, Community Member
Blaine Hall, Montrose Police Department
Sue Hansen, Montrose County Commissioner
Penny Harris, MCSD Early Childhood Center Director
Sandy Head, Montrose Economic Development Corporation

Matt Jenkins, MCSD Public Information Officer
Colleen Kaneda, Dynamic Program Management
Eric Kelley, MCSD School Board Member
Thom Miller, Community Member / Parent
Reilly O'Brien, Dynamic Program Management
Jack Schulte, Community Member
James Pavlich, MCSD Executive Director of Operations
Mari Steinbach, Montrose Recreation District
Carrie Stephenson, MCSD Superintendent of Schools
Leann Tobin, Montrose Regional Health

PAT Meeting Records can be found in the Appendix of this document.

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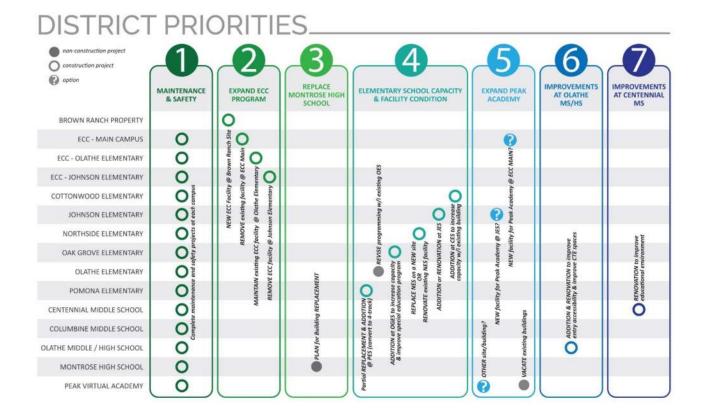
1.3 Conclusions

The following District Priorities were established as a result of eight Planning Advisory Team meetings and weekly Executive Committee meetings. These meetings reviewed and analyzed multiple points of data to establish and discuss Montrose County School District needs and desires moving into the future. The process included analyzing the needs of the District by grade levels such as ECC, elementary schools, middle schools etc. Multiple solutions for each grade level were reviewed by the group and proposed solutions were established. These solutions were then analyzed based on importance and placed by priority in that order.

These priorities and improvement projects were developed through a collaborative process with RTA, the Planning Advisory Team, and the Executive Committee as described above. Each project below responds to deficiencies and needs that were identified through the research and investigation phase of the master capital planning process.

Additional information for each of the projects can be found in section 3.0 of this report.

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2.1 Overview

The research and investigation portion of the master plan is a comprehensive effort to fully understand the physical condition and educational adequacy of existing District facilities. The information that follows is a result of reviewing existing building documents, completing Principal surveys, district staff interviews, and multiple site visits and surveys by architects, engineers, and contractors. The information below becomes the basis for which the Master Capital Plan is built.

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2.2 Educational Programming & Adequacy

This portion of the assessment compares the public-school entities offered programming against the Colorado Academic Standards. Below are the programs required. The comparison is broken out by age group.

Colorado Academic Standards

- Dance
- Drama & Theatre Arts
- Comprehensive Health and Physical Education
- English Language Proficiency
- Mathematics
- Music
- Reading
- Writing and Communicating
- Science
- Social Studies
- Visual Arts
- World Languages

Offered Programming with Comparison to Colorado Academic Standards

- **Dance:**
  K-5: Not offered by the District.
  Middle School: Not offered by the District.
  High School: Not offered by the District.

- **Drama and Theatre Arts:**
  K-5: Not offered by the District.
  Middle School: Not offered by the District.
  High School: Program included as an elective at the High School level.

- **Comprehensive Health:**
  Elementary School: Not offered by the District.
  Middle School: Not offered by the District.
  High School: Not offered by the District.

- **Physical Education:**
  Elementary School: Program offered daily including 30-45 minute classes.

Middle School: Daily Courses offered for Middle School Students.
High School: Elective Courses offered daily for High School Students

- **English Language Proficiency:**
  Elementary School: Program includes Co-teaching and pull-out instruction.
  Middle School: Program includes Co-teaching and pull-out instruction.
  High School: Program includes Co-teaching and pull-out instruction.

- **Mathematics:**
  K-5, Middle School, High School: Mathematics instruction provided to all students daily based on the Colorado Academic Standards.

- **Music:**
  K-5: Daily music classes are offered at 3 elementary schools in the fall, and the 3 other elementary schools in the spring.
  Middle School: Elective courses are offered daily.
  High School: Elective courses are offered daily.

- **Reading, Writing, & Communicating:**
  K-5, Middle School, High School: Reading, writing, and communicating instruction provided to all students daily based on the Colorado Academic Standards.

- **Science:**
  K-5: Science courses are offered as an integration with ELA and STEM classes.
  Middle School, High School: Science instruction provided to all students daily based on the **Next Generation Science Standards.**

- **Social Studies:**
  K-5, Middle School, High School: Social Studies instruction provided to all students daily based on the Colorado Academic Standards.

- **Visual Arts:**
  K-5: Daily art classes are offered at 3 elementary schools in the fall, and the 3 other elementary schools in the spring.
  Middle School: Elective courses offered daily
  High School: Elective courses offered daily

- **World Languages:**
  K-5: Not offered by the District.
  Middle School: Not offered by the District.
  High School: Elective courses are offered daily.

Additional Program Courses Offered by the District:

- **STEM Focused Programs:**
  K-5: STEM program is integrated into core instruction. Some of the elementary schools offer program as a special rotation course.
  Middle School: STEM focused elective courses offered daily, including some integration with core instruction.
  High School: STEM focused elective courses offered daily, including some integration with core instruction

- **Vo-Ag Programs**
  High School: Elective Courses are offered daily.

- **Career Technical Education Programs:**
  Middle School: Not offered by the District.
  High School: Elective courses are offered daily.
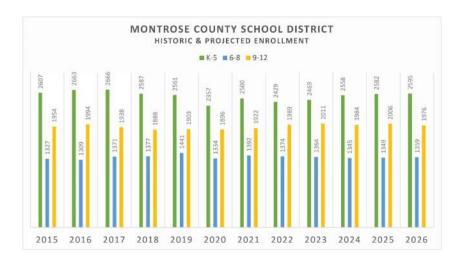
Other Educational Programs Offered:

- **Black Canyon High School** will be an Alternative Education Campus (AEC) that supports students who are at-risk of failing, dropping out, expelled, or those who have already disengaged from Montrose County School District. The intent of this school is to re-engage these students and keep them on track to graduate. Students will be offered alternative scheduling options, flexible courses, work for credit, and other courses to support their graduation goals.

- **Peak Online** is a K-12 online program offered through Peak Virtual Academy. Students in this program prefer online learning and complete most of their work online. Some students may receive one-on-one or small group tutoring as a supplement to this offering.

- **Early Childhood Center** is a preschool program offered at three locations (Olathe Elementary, Johnson Elementary, and the main campus in Montrose adjacent to the Administration Building). This program serves around 280 students from 3-5 years old. Early Childhood programming is offered 4 days a week (Tuesday-Friday) with Mondays serving as in-service days for staff. Some students attend part time while others attend full time.

- **Outer Range** is an outdoor-centered school that operates on a campus adjacent to the Administration Building. This is a new school and will be expanding to a PreK-12th grade school in the next several years. The 2022-2023 school year will provide full and part-time preschool (3-5 years) and full day kindergarten classes through a forest preschool model. This model ensures that students are outside for most of their day. In addition to the preschool (Alpine Start), the Timberline Coalition (high school-aged elective) will operate starting in the 22-23 school year. This is an elective program offered to high school students that will emphasize environmental sciences and entrepreneurship opportunities. High school students will be on campus between 2-3 hours per day.

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2.3 Demographic Research

As part of the master planning process, it is important to include forecasts for enrollment to understand facility needs moving into the future. This master plan includes demographic analysis conducted by Western Demographics. The initial analysis was conducted in April of 2021 immediately following the worst of the COVID-19 pandemic effects on school enrollment in which the average Colorado school district lost three percent of enrollment and many districts lost as much as ten percent. This report was re-issued in late October of 2021 in order to allow actual 2021 enrollment data to be included.

Montrose County is in a positive economic cycle, where employment has returned to pre-pandemic levels and new employers are continuing to increase the workforce population. Pre-Pandemic, Montrose County had an unemployment rate of 3.4% and a total enrollment of 5,905 students in grades K-12. Amid the pandemic the unemployment rate reached its highest point at 12.3% by April of 2020, with enrollment decreasing by nearly 250 students to neighboring districts and online charters. Since then, Montrose County has recovered to the state level unemployment rate of 6.8%.

The Montrose County School District has identified the past and current enrollment population of grades K-5, 6-8, and 9-12. There is a predicted gradual increase of future enrollment within the district. Overall, enrollment at the K-5 levels within Montrose will grow the most, while Olathe Elementary School will decrease somewhat. The Middle Schools in the district will remain at a stable enrollment, and the High Schools within the District will have a small decline over the next 5 years. The county is still in recovery from the Covid-19 Pandemic, but as expected approximately 175 of 251 students lost during the pandemic did return in the 2021-2022 academic school year and it is anticipated that the balance will return in the following 2022-2023 academic year. After these two years of regaining enrollment equilibrium, Montrose County School District will have rebuilt a foundation for growth to gain approximately 128 students by 2026. As noted above, most of this growth is anticipated at the elementary school level. Following this summary is the full demographic report completed by Western Demographics.

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Montrose County School District Re-1J – Demographic Data and Enrollment Outlook – 2022 - 2026

ESTERN Demographics, Inc.

Shannon L. Bingham
10/28/21

Montrose County School District Re-1J –
Demographic Data and Enrollment Outlook –
2022 – 2026

Introduction – The Montrose County School District is composed of the communities of Montrose and Olathe along with unincorporated Montrose County.   The school district has entered into a facilities masterplan process and hired RTA Architecture and Western Demographics, Inc. to conduct a demographic analysis of the district.   The initial analysis was conducted in April of 2021 immediately following the worst of the COVID -19 pandemic effects on school enrollment in which the average Colorado school district lost three percent of enrollment and many districts lost as much as ten percent. Montrose County School District also lost enrollment and the enrollment forecast proposed that 70 percent of this enrollment lost to the pandemic would return in the Fall of 2021.   This report is being re-issued in October of 2021 in order to allow actual 2021 data to be included.   The expected post-pandemic student return did actually occur resulting in school enrollments in September of 2021 very much in line with the forecast.   The following pages document the data and findings of the demographic analysis as amended by the actual Fall 2021 data.

Key Findings
• The district is in a positive economic cycle that will continue as it emerges from the pandemic.
• Birth counts for the district are down and existing residents are producing fewer children.
• Employment has returned to pre-pandemic levels.
• New employers including Colorado Outdoors will continue to increase workforce population.
• Housing growth will approach 300 homes/year - this will replace loss from birthrate decline.
• Growth is focused in Montrose with population in Olathe and the County stable.
• Enrollment at Cottonwood, Northside, Oak Grove, Pomona and Johnson will grow the most.
• There will be a second recovery of 76 students in Fall of 2022 as normal attendance behaviors return. This recovery will be in addition to the 175 students who returned for Fall of 2021.
• Overall enrollment will grow by 128 students over the five-year period.

Population and Enrollment History - Population in the district has increased by 2,000 residents during the past ten years.   Enrollment has declined slightly during this period, mostly at the elementary level.   The correlation between population and school enrollment has declined from 17% to 15.7% during this period indicating demographic change and fewer school-aged children produced by the overall population of the district.   This correlation reinforces the finding that the school-aged population is declining as produced by the existing population and is being restored by families moving into new housing.

County Population Growth – Montrose County has grown by approximately 2,000 persons during the past decade. The percentage of that population that is school-aged children has declined as Colorado populations in general have begun to produce fewer children due to community aging and housing costs.   This report focuses on demographics associated with enrollment outlook and school need.   Basic Montrose County demographics are included in Appendix 2.

Figure 1 – Total Population to School-aged Population Correlation – 2010 – 2020

Year	PK-12 Enrollment	Total Population	Percentage in Public School
2010	6415	37696	17.0%
2011	6294	38350	16.4%
2012	6183	38641	16.0%
2013	6200	38818	16.0%
2014	6087	38523	15.8%
2015	6162	38876	15.9%
2016	6252	38637	16.2%
2017	6260	38684	16.2%
2018	6154	39119	15.7%
2019	6215	39653	15.7%
2020	5836		

Labor Data 1990 – 2019 – Generally speaking, enrollment growth is directly correlated to job growth in most communities.   Montrose County has had its ups and downs recently and the pandemic had significant impacts.   The labor force and unemployment levels had returned to favorable levels by 2019 from an earlier economic downturn prior to the pandemic.   The following table indicates the annual labor force behavior during the past three decades.

Figure 2 – Montrose County Labor Force Statistics – 1990 – 2019 – Colorado Dept. of Labor

Year	Labor Force	Employed	Unemployed	Unemployment Rate
1990	11,664	10,916	748	6.4%
1991	11,992	11,064	928	7.7%
1992	12,462	11,463	999	8.0%
1993	12,941	12,178	763	5.9%
1994	14,166	13,451	715	5.0%
1995	14,899	14,059	840	5.6%
1996	15,081	13,986	1,095	7.3%
1997	15,649	14,759	890	5.7%
1998	16,026	15,015	1,011	6.3%
1999	15,980	15,083	897	5.6%
2000	16,215	15,615	600	3.7%
2001	16,922	16,180	742	4.4%
2002	17,835	16,882	953	5.3%
2003	18,219	17,168	1,051	5.8%
2004	19,104	18,100	1,004	5.3%
2005	19,741	18,813	928	4.7%
2006	20,286	19,474	812	4.0%
2007	20,744	20,003	741	3.6%
2008	20,767	19,728	1,039	5.0%
2009	21,101	19,391	1,710	8.1%
2010	20,624	18,360	2,264	11.0%
2011	20,017	17,805	2,212	11.1%
2012	19,836	17,787	2,049	10.3%
2013	19,297	17,474	1,823	9.4%
2014	19,274	17,967	1,307	6.8%
2015	19,324	18,344	980	5.1%
2016	20,054	19,224	830	4.1%
2017	20,790	20,110	680	3.3%
2018	21,631	20,861	770	3.6%
2019	22,010	21,327	683	3.1%

2020 Labor Data by Month - Monthly data indicates pandemic influence and increases unemployment to a high of 12.3% in April of 2020.   Recent figures for February of 2021 indicate 6.8% in line with State levels and the beginning of a return to normal.

Figure 3 – Montrose County Labor Force Data by Month – January 2020 – December 2020

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
January, 2020	21,684	20,951	733	3.4%
February, 2020	21,634	20,860	774	3.6%
March, 2020	20,922	19,344	1,578	7.5%
April, 2020	19,548	17,150	2,398	12.3%
May, 2020	19,230	17,434	1,796	9.3%
June, 2020	20,083	17,996	2,087	10.4%
July, 2020	19,647	18,372	1,275	6.5%
August, 2020	20,480	19,344	1,136	5.5%
September, 2020	21,505	20,369	1,136	5.3%
October, 2020	22,401	21,265	1,136	5.1%
November, 2020	21,332	20,157	1,175	5.5%
December, 2020	22,108	20,509	1,599	7.2%
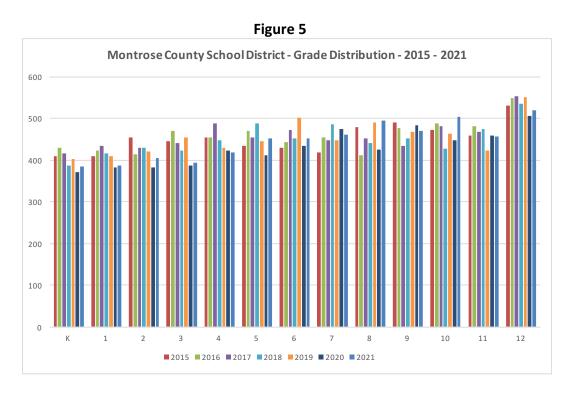
Historical Enrollment Change – Enrollment has been generally stable during the past five years with a decline corresponding with the pandemic and an associated recovery in 2021 when students returned to in-person learning.

Figure 4

Montrose County School District - Enrollment History - 2016 - 2021

Grade Distribution - Grade sizes have declined over time in grades K-4 as shown in the graph.

Figure 5

Montrose County School District - Grade Distribution - 2015 - 2021

Births – Births in the district have declined over time as the community has aged from prior population spikes.   Births declined to 371 in 2020 from a high in 2007 of 496 according to data obtained from the Colorado Department of Health for children with addresses in the geographic boundary of the district.   Lower birth counts will result in smaller incoming kindergarten and primary age grades as the smaller cohorts, or groups of students, enter the school system.   This factor results in a built-in demographic reduction in school enrollment as the smaller annual groups of students enter the system.   Given the significant numbers of new housing under construction in the school district, it is anticipated that this housing growth will replace the aggregate enrollment numbers lost to the decline in the birth rate.   A slight growth will result from the new housing and the differences in the changing birth rate and location of new housing growth will result in different enrollment trends in the individual schools.
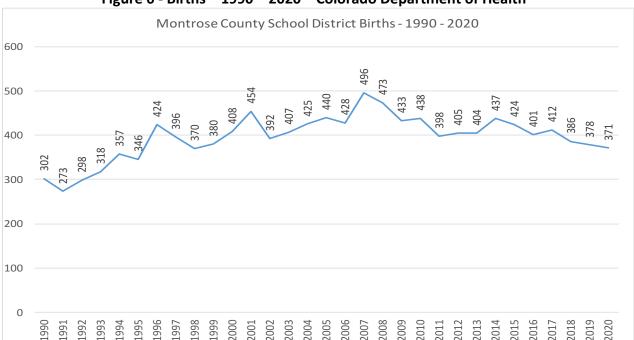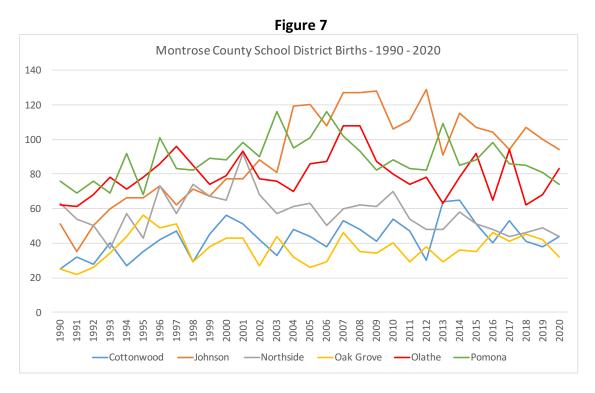
Figure 6 - Births – 1990 – 2020 – Colorado Department of Health

Births by Elementary Attendance Area - Birth decline is focused in the Cottonwood, Johnson, Northside and Pomona attendance areas.   This decline will reduce grade size in these areas and reduce elementary enrollments and subsequent middle school enrollment during the period.   Decline will be partially replaced by new housing growth.

Figure 7

Gain and Loss in Enrollment Due to Birth Rate by Attendance Area – The following table illustrates the expected change in average grade size due to birth rates in individual schools. The negative values are integrated into the enrollment forecasting model to allow for increasing or declining birth rates.   These attendance areas are naturally declining and many of them are "re-populated" by housing growth.

Figure 8 – Enrollment Changes Due to Birth Rate Fluctuations by Attendance Area

School	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Change 2010 - 2020	School
Cottonwood	54	47	30	64	65	51	40	53	41	38	44	-10	**Cottonwood**
Johnson	106	111	129	91	115	107	104	94	107	100	94	-12	**Johnson**
Northside	70	54	48	48	58	51	48	44	46	49	44	-26	**Northside**
Oak Grove	40	29	38	29	36	35	46	41	45	42	32	-8	Oak Grove
Olathe	80	74	78	63	78	92	65	94	62	68	83	3	Olathe
Pomona	88	83	82	109	85	88	98	86	85	81	74	-14	**Pomona**
Total	438	398	405	404	437	424	401	412	386	378	371	-67	Total

Import and Export of Students - The district's historic transfer of students remains stable with 51 imported and 475 attending various neighboring districts with closer schools and online charters.   The clustering of most district schools in central Montrose results in remote families having closer school options in adjacent districts.

Figure 9
School Year 2020-21 Import and Export of Students

Import		Export	
District	**Count**	**District**	**Count**
Delta County 50(J)	46	Mapleton 1	11
Ouray R-1	1	Byers 32J	30
Ridgway R-2	4	Vilas RE-5	3
Total	**51**	Delta County 50(J)	274
		Lewis-Palmer 38	2
		District 49	19
		Durango 9-R	41
		Branson Reorganized 82	1
		Ouray R-1	12
		Ridgway R-2	24
		Monte Vista C-8	3
		Telluride R-1	6
		Julesburg Re-1	5
		Charter School Institute	8
		Colorado School for the Deaf and Blind	1
		Education reEnvisioned BOCES	35
		Total	**475**

Historical Housing Growth in the City of Montrose – Development volume has accelerated in recent years in the city with an average of 200 new homes per year expected.   Mobile home construction both individually and in mobile home parks have become more common as housing prices have made single family detached homes less available to average families.

Figure 10
City of Montrose Building Permits - New Construction - 2013 - YTD 2021 (August)

Type of Dwelling	2013	2014	2015	2016	2017	2018	2019	2020	YTD 21 (August)
Single Family Detached	30	43	55	56	99	141	125	153	159
Duplex	0	0	0	0	0	2	8	6	8
Apartment / Condominium	0	0	0	0	3	20	8	6	3
Mobile Home	8	7	3	14	17	11	15	51	21
Total Units	38	50	58	70	119	174	156	216	191

Historical Housing Growth in Unincorporated Montrose County – Development volume has accelerated in recent years in the county with an average of 100 new homes per year or more expected.   Mobile home construction both individually and in mobile home parks have also become more common in unincorporated areas as housing prices have increased.

Figure 11

Montrose County Building Permits - New Units - 2019 - YTD 2021

Type of Structure	2019	2020	2021 YTD 9/15
Manufactured Homes	1	11	22
Manufactured Homes - Mobile Home Park	2	19	36
Modular Building (Residence Only)	1	7	8
New Single Family Residence	46	73	83
Total New Units	**50**	**110**	**149**

New Housing Developments Inventoried - Annual new housing absorption estimates were collected for the active developments in the city and are displayed in the following table.   These figures resulted an expectation of approximately 200 new homes per year for the next five years in the City of Montrose and the developments have been allocated to the individual elementary schools in order to calculate enrollment given the birth rate change and other factors.

Figure 12 – Planned Development in Montrose

Subdivision	Builder	Density	Elementary Attendance
Majestic Pointe at Eagle Landing	Coker Homes	SFD	CES
Sinner Subdivision	Paul Sinner	VL SFD	CES
Sunrise Creek II Filing No. 5	Elliot Steinberg -Sunrise Creek LLC	SFD	CES
Sunrise Creek III Filing No. 2	Jack Petruccelli - Sunrise Creek LLC	SFD	CES
The Estates at Stone Ridge	Coker Homes	SFD	CES
The Hub at Montrose Crossing (Cobble Creek GC)		MF - Market Rate	CES
The Promontory at English Gardens	Ridgeline Homes	SFD	CES
Other Projects- Cottonwood		SFD	*CES*
Valley Ranch Addition North & South	David Coker - Coker Homes	Mixed Density	CES
Bear Creek Subdivision	Ridgeline Homes	SFD	JES
Other Projects- Johnson		SFD	*JES*
Hill and Sunnyside	Ridgeline Homes	SFD	JES
Other Projects- Northside		SFD	*NES*
Basecamp Subd Phase 1	Kurt Soukup - Range Development	MF - Market Rate	NES
River Meadows Mobile Home Park	Matt Miles	Mobile Homes	NES
Waterfall Canyon	Ridgeline Homes	SFD	OGES
Other Projects- Oak Grove			*OGES*
Stargate	Ridgeline Homes	SFD	OGES
Other Projects- Pomona			*PES*

Expected New Housing – 2021-25 and Beyond - Approximately 300 new homes are expected annually for the next five or six years according to combined polling of local planners and builders / developers as shown in the following table.   Recent county infill development has been stronger than the 100 per year average, but these growth rates are expected to normalize over the five-year period to the approximate 100 per year average in the county.

Figure 13
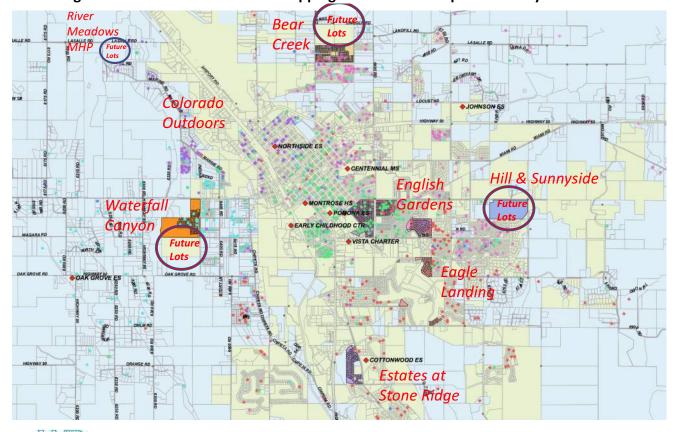
Year / Jurisdiction	2021	2022	2023	2024	2025	Total
City of Montrose	173	300	283	241	221	**1218**
County Infill	100	100	100	100	100	**500**
Total	**273**	**400**	**383**	**341**	**321**	**1718**

Student Distribution and New Housing – A partial display of the new developments are shown in the following map along with a plot of students.   A more detailed absorption table of new housing units is included in Appendix 1.

Figure 14 – Students and Partial Mapping of Future Developments – City of Montrose

Off-setting Effect of Demographic Change and Housing Growth – The following table shows the students expected from new housing for each school and the expected decline produced by the birth rate during the next five years. The actual effect of these trends is moderated by the size of individual grades moving through the system especially at the high school level.

Figure 15 – MCSD Off-setting Housing Growth and Birth Rate (Demographic Change) Effects in Individual Schools

School	Demographic Change	New Housing Growth	Approximate Effect
Cottonwood	-21	124	**103**
Johnson	-39	79	**40**
Northside	-21	50	**29**
Oak Grove	-9	37	**28**
Olathe ES	-27	0	**-27**
Pomona	-42	7	**-35**
Centennial	-60	69	**9**
Columbine	-99	84	**-15**
Olathe MS/HS	-27		**-27**
Montrose HS	-159	197	**38**
Total	**-504**	**647**	**143**

Overall Forecast and Forecast by Level - **Assumptions** – 76 students are still missing from enrollment due to the pandemic and these students are expected to return in SY 2022-23.

Enrollment Forecast - The overall enrollment in Montrose County School District should increase by 128 students over the five-year period. This growth allows for demographic decline due to lower birth rates, housing growth and continuing pandemic enrollment recovery.

Figure 16 – MCSD Overall Enrollment Forecast – 2022 - 2026

Year	K	1	2	3	4	5	6	7	8	9	10	11	12
2022	402	394	395	417	399	422	453	455	466	491	464	504	530
2023	415	417	409	410	432	412	434	465	465	476	492	465	578
2024	401	430	432	424	425	445	424	446	475	475	477	493	539
2025	395	416	445	447	439	438	457	436	456	485	476	478	567
2026	388	408	429	458	460	450	448	467	444	464	485	476	551

Year	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	2429	1374	1989	5792	249	6041	-10
2023	2496	1364	2011	5871	249	6120	78
2024	2558	1345	1984	5887	249	6136	16
2025	2582	1349	2006	5936	249	6185	49
2026	2595	1359	1976	5930	249	6179	-7

Elementary Forecast - Enrollment at Northside, Oak Grove, Pomona, Johnson and Cottonwood is expected to increase.

Figure 17 – Elementary School Enrollment Forecast by School – 2022 - 2026

Year	School	K	1	2	3	4	5	Tot K-5
2022	Olathe ES	66	65	57	65	73	82	407
2023	Olathe ES	67	62	63	59	66	75	392
2024	Olathe ES	64	68	62	63	60	67	384
2025	Olathe ES	63	65	68	61	64	60	381
2026	Olathe ES	61	64	65	67	62	64	384
2022	Oak Grove ES	63	62	72	64	64	61	386
2023	Oak Grove ES	65	67	64	72	64	65	398
2024	Oak Grove ES	63	67	68	65	74	66	404
2025	Oak Grove ES	63	66	69	69	66	76	409
2026	Oak Grove ES	63	65	67	70	70	68	403
2022	Pomona ES	57	49	45	54	58	62	325
2023	Pomona ES	58	58	52	46	59	61	334
2024	Pomona ES	55	60	60	53	51	60	340
2025	Pomona ES	53	57	63	62	58	52	345
2026	Pomona ES	51	55	60	65	67	59	357
2022	Northside ES	64	63	59	58	59	51	353
2023	Northside ES	68	68	64	60	60	61	381
2024	Northside ES	70	70	70	66	62	61	399
2025	Northside ES	70	70	70	70	66	61	407
2026	Northside ES	67	67	67	67	67	63	398
2022	Johnson ES	80	80	84	87	87	79	497
2023	Johnson ES	83	86	86	87	90	92	523
2024	Johnson ES	80	87	90	88	90	93	527
2025	Johnson ES	79	84	91	92	90	93	530
2026	Johnson ES	79	83	89	93	95	94	533
2022	Cottonwood ES	69	71	66	78	54	65	403
2023	Cottonwood ES	70	71	77	67	80	53	419
2024	Cottonwood ES	67	75	77	81	72	82	454
2025	Cottonwood ES	66	72	80	81	86	74	458
2026	Cottonwood ES	64	70	77	85	86	88	470
2022	Peak Virtual ES	4	4	8	9	10	22	58
2023	Peak Virtual ES	4	5	4	14	9	14	50
2024	Peak Virtual ES	4	4	5	10	14	13	50
2025	Peak Virtual ES	4	4	5	11	10	18	52
2026	Peak Virtual ES	4	4	4	10	11	14	48
2022	**Adjusted Totals**	**402**	**395**	**391**	**414**	**404**	**422**	**2429**
2023	**Adjusted Totals**	**416**	**416**	**410**	**406**	**429**	**419**	**2496**
2024	**Adjusted Totals**	**405**	**432**	**432**	**427**	**422**	**442**	**2558**
2025	**Adjusted Totals**	**398**	**419**	**446**	**446**	**441**	**433**	**2582**
2026	**Adjusted Totals**	**389**	**409**	**429**	**457**	**458**	**450**	**2592**

Middle School Forecast - Middle school enrollment will remain stable during the five-year period.

Figure 18 – Middle School Enrollment Forecast by School – 2022 - 2026

Year	School	6	7	8	Total
2022	Centennial_MS	197	190	207	594
2023	Centennial_MS	176	202	187	565
2024	Centennial_MS	185	180	202	567
2025	Centennial_MS	204	189	178	571
2026	Centennial_MS	199	206	187	592
2022	Columbine MS	168	162	153	483
2023	Columbine MS	145	167	167	479
2024	Columbine MS	143	147	172	462
2025	Columbine MS	165	145	151	461
2026	Columbine MS	154	168	149	471
2022	Peak_Virtual_MS	21	23	24	68
2023	Peak_Virtual_MS	22	24	28	74
2024	Peak_Virtual_MS	13	25	27	65
2025	Peak_Virtual_MS	13	16	29	58
2026	Peak_Virtual_MS	17	15	19	51
2022	Olathe_MS	67	80	82	229
2023	Olathe_MS	91	72	83	246
2024	Olathe_MS	82	95	74	251
2025	Olathe_MS	74	87	98	259
2026	Olathe_MS	78	78	89	245
2022	**Adjusted Totals**	**453**	**455**	**466**	**1374**
2023	**Adjusted Totals**	**434**	**465**	**465**	**1364**
2024	**Adjusted Totals**	**423**	**447**	**475**	**1345**
2025	**Adjusted Totals**	**456**	**437**	**456**	**1349**
2026	**Adjusted Totals**	**448**	**467**	**444**	**1359**

High School Forecast - High school enrollment will remain stable during the five-year period.

Figure 19 – High School Enrollment Forecast by School – 2022 - 2026

Year	School	9	10	11	12	Total
2022	Vista_Charter_HS	2	11	29	91	133
2023	Vista_Charter_HS	2	11	30	91	134
2024	Vista_Charter_HS	2	11	29	92	134
2025	Vista_Charter_HS	2	12	30	89	133
2026	Vista_Charter_HS	2	12	31	93	138
2022	Montrose_HS	366	356	383	342	1448
2023	Montrose_HS	368	360	345	392	1465
2024	Montrose_HS	365	364	350	352	1431
2025	Montrose_HS	388	362	354	359	1462
2026	Montrose_HS	342	381	348	358	1429
2022	Peak_Virtual_HS	38	18	31	29	116
2023	Peak_Virtual_HS	28	38	24	35	125
2024	Peak_Virtual_HS	32	27	43	28	130
2025	Peak_Virtual_HS	34	31	37	37	139
2026	Peak_Virtual_HS	34	31	37	37	139
2022	Olathe_HS	85	78	60	69	292
2023	Olathe_HS	78	83	66	60	288
2024	Olathe_HS	76	75	71	67	289
2025	Olathe_HS	64	73	62	73	272
2026	Olathe_HS	86	61	60	63	270
2022	**Adjusted Totals**	**491**	**464**	**504**	**531**	**1989**
2023	**Adjusted Totals**	**476**	**492**	**465**	**578**	**2011**
2024	**Adjusted Totals**	**475**	**477**	**493**	**539**	**1984**
2025	**Adjusted Totals**	**488**	**477**	**483**	**557**	**2006**
2026	**Adjusted Totals**	**464**	**485**	**476**	**551**	**1976**

Fall 2021 Enrollment Forecast - Fall 2022 enrollment expectations reflect a continuing pandemic recovery of approximately 76 students.

Figure 20

School	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total PK-12
Montrose County School District Fall 2022 Enrollment Projections - 9/15/21															
Cottonwood ES	0	69	71	66	78	54	65	0	0	0	0	0	0	0	**403**
Johnson ES	0	80	80	84	87	87	79	0	0	0	0	0	0	0	**497**
Northside ES	0	62	60	61	59	52	49	0	0	0	0	0	0	0	**343**
Oak Grove ES	0	63	62	72	64	64	61	0	0	0	0	0	0	0	**386**
Pomona ES	0	57	49	45	54	58	62	0	0	0	0	0	0	0	**325**
Olathe ES	0	66	65	57	65	73	82	0	0	0	0	0	0	0	**408**
Peak Virtual ES	0	4	4	8	9	10	22								**57**
Early Childhood Center	249														**249**
Olathe MS								67	80	82					**229**
Centennial MS								196	189	206					**591**
Columbine MS								168	162	153					**483**
Peak Virtual MS								21	23	24					**68**
Olathe HS											85	78	60	69	**292**
Montrose HS											365	355	382	340	**1442**
Vista Charter HS											2	11	29	91	**133**
Peak Virtual HS											38	18	31	29	**116**
Total K-12	249	401	391	393	416	398	420	452	454	465	490	462	502	529	**6022**

Conclusion - The district is in a positive economic cycle that will continue as it emerges from the pandemic.   Birth counts for the district are down and existing residents are producing fewer children.   Employment has returned to pre-pandemic levels.   New employers including Colorado Outdoors will continue to increase workforce population.   Housing growth will accelerate and produce new students, but some of this growth will be off-set by demographic decline.   Overall enrollment will grow by 128 students over the five-year period.

Montrose County School District Re-1J   Demographic Data and Enrollment Outlook

Appendix 1 – Figure 21 - Detailed Housing Absorption Data
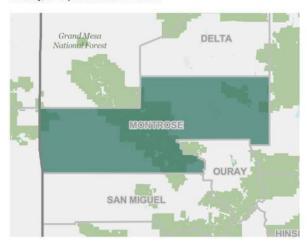
Residential Development Potential - Montrose County School District - 10/28/21

Subdivision	Location	Custom / Production / Affordable	Builder	Density	2021	2022	2023	2024	2025	Total Units	Attendance	Students Moving into New Housing
Majestic Pointe at Eagle Landing		Custom	Coker Homes	SFD	15	15				30	CES	15
Sinner Subdivision	East Oak Grove Road	Custom	Paul Sinner	VL SFD		3	2			5	CES	3
Sunrise Creek II Filing No. 5	East Niagara & Hillcrest (Montrose Pavilion)	Production / Custom	Elliot Steinberg -Sunrise Creek LLC	SFD		6				6	CES	3
Sunrise Creek III Filing No. 2		Production / Custom	Jack Petruccelli - Sunrise Creek LLC	SFD		14				14	CES	7
The Estates at Stone Ridge		Custom	Coker Homes	SFD	15	15	15			45	CES	23
The Promontory at English Gardens	Cobble Creek SW Quadrant	Affordable		MF - Market Rate		50	50			100	CES	13
The Promontory at English Gardens		Affordable / Production	Ridgeline Homes	SFD	16	16				32	CES	16
Other Projects- Cottonwood				SFD				12	12	24	*CES*	12
Valley Ranch Addition North & South	Ogden Road - East of Montrose Rec Center (South of Bridges)	Affordable / Production / Custom	David Coker - Coker Homes	Mixed Density			50	100	100	250	CES	125
Bear Creek Subdivision		Affordable / Production	Ridgeline Homes	SFD	50	50	50			150	JES	75
Other Projects- Johnson				SFD				12	12	24	*JES*	12
Hill and Sunnyside		Affordable / Production	Ridgeline Homes	SFD			33	33	33	99	JES	50
Other Projects- Northside				SFD				12	12	24	*NES*	12
Basecamp Subd Phase 1	Colorado Outdoors	Affordable	Kurt Soukup - Range Development	MF - Market Rate	48	48				96	NES	12
River Meadows MHP	SE Marine & Lasalle	Mobile Homes / Market	Matt Miles	MHP		50	50	50	40	190	NES	82
Waterfall Canyon		Affordable / Production	Ridgeline Homes	SFD	24	33	33	10		100	OGES	50
Other Projects- Oak Grove				SFD				12	12	24	*OGES*	12
Stargate		Affordable / Production	Ridgeline Homes	SFD	5					5	OGES	3
Other Projects- Pomona								12	12	24	*PES*	12
City of Montrose Totals					**173**	**300**	**283**	**253**	**233**	**1242**		**535**
County Infill		*Estate Residential*		*SFD*	*100*	*100*	*100*	*100*	*100*	*500*	*Various*	*125*
Potential Maximum Unit Absorption					**273**	**400**	**383**	**353**	**333**	**1742**		**660**

Appendix 2 – General Demographics – Montrose County

Montrose County, Colorado

County, or equivalent in Colorado

Montrose County, Colorado has 2,240.4 square miles of land area and is the 16th largest county in Colorado by total area. Montrose County, Colorado is bordered by Grand County, Utah, Ouray County, Colorado, Gunnison County, Colorado, San Miguel County, Colorado, Mesa County, Colorado, Delta County, Colorado, and San Juan County, Utah.

Total Population	Median Household Income	Bachelor's Degree or Higher	Employment Rate	Total Housing Units
42,679	$50,489	25.2%	52.6%	18,952

Without Health Care Coverage	Total Employer Establishments	Total Households	Hispanic or Latino (of any race)
10.6%	1,291	17,140	9,027

Populations and People

Age and Sex

45.2 +/- 0.3

Median Age in Montrose County, Colorado

37.1 +/- 0.1

Median Age in Colorado

Table:
S0101

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Population by Age Range in Montrose C...   VIEW OPTIONS ⌄

Under 5 years - 5.6%

18 years and over - 78.2%

65 years and over - 23.1%

0% 10% 20% 30% 40% 50% 60% 70% 80%

Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Language Spoken at...

17.5% +/- 1.5%

Language Other Than English Spoken at Home in Montrose County, Colorado

16.7% +/- 0.4%

Language Other Than English Spoken at Home in Colorado

Table:
S1601

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Types of Language Spoken at Home in ...   VIEW OPTIONS ⌄

English only - 82.5%

Spanish - 15.7%

Other Indo-European languages - 0.9%

Asian and Pacific Islander languages - 0.8%

Other languages - 0.1%

0% 10% 20% 30% 40% 50% 60% 70% 80% 90%

Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Income and Poverty

Income and Earnings

$50,489 +/- $2,510

Median Household Income in Montrose County, Colorado

$77,127 +/- $791

Median Household Income in Colorado

Table:
S1901

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Median Income by Types of Families in ... [VIEW OPTIONS ⌄]

Families - $62,971

Married-couple families - $71,128

Nonfamily households - $25,367

$0 $10,000 $20,000 $30,000 $40,000 $50,000 $60,000 $70,000 $80,000

Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Poverty

15.1% +/- 2.2%

Poverty, All people in Montrose County, Colorado

9.3% +/- 0.4%

Poverty, All people in Colorado

Table:
S1701

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Poverty by Age in Montrose County, Col... [VIEW OPTIONS ⌄]

Under 18 years - 21.4%

18 to 64 years - 14.9%

65 years and over - 9.7%

0%   5%   10%   15%   20%   25%
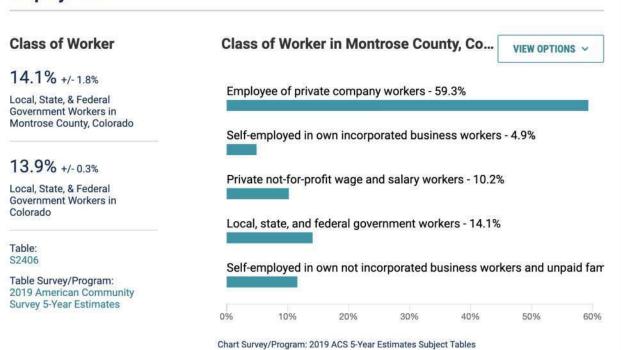
Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Education

Educational Attainm...

25.2% +/- 1.9%

Bachelor's Degree or Higher in
Montrose County, Colorado

42.7% +/- 0.5%

Bachelor's Degree or Higher in
Colorado

Table:
S1501

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Education Attainment (Population 25 Ye...　　VIEW OPTIONS ⌄

High School or equivalent degree - 31.4%

Some college, no degree - 25.3%

Associate's degree - 7.1%

Bachelor's degree - 17.8%

Graduate or professional degree - 7.4%

| 0% | 5% | 10% | 15% | 20% | 25% | 30% | 35% |

Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Employment

Class of Worker

14.1% +/- 1.8%

Local, State, & Federal
Government Workers in
Montrose County, Colorado

13.9% +/- 0.3%

Local, State, & Federal
Government Workers in
Colorado

Table:
S2406

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Class of Worker in Montrose County, Co...　　VIEW OPTIONS ⌄

Employee of private company workers - 59.3%

Self-employed in own incorporated business workers - 4.9%

Private not-for-profit wage and salary workers - 10.2%

Local, state, and federal government workers - 14.1%

Self-employed in own not incorporated business workers and unpaid fam

| 0% | 10% | 20% | 30% | 40% | 50% | 60% |

Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Industry

10.0% +/- 7.0%

Females in Agriculture, Forestry, Fishing and Hunting in Montrose County, Colorado

15.6% +/- 3.5%

Females in Agriculture, Forestry, Fishing and Hunting in Colorado

Table:
S2404

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Industry for the Civilian Employed Population 16 Years and O... [VIEW OPTIONS ⌄]

Agriculture, Forestry, Fishing and Hunting, and Mining - 5.4%

Construction - 11.6%

Manufacturing - 7.6%

Wholesale Trade - 2.1%

Retail Trade - 12.6%

Transportation and warehousing, and utilities - 3.7%

Information - 1.4%

Finance and insurance, and real estate and rental and leasing - 4.8%

Professional, scientific, and management, and administrative and waste management services - 8.6¹

Educational services, and health care and social assistance - 20.1%

Arts, entertainment, and recreation, and accommodation and food services - 10.7%

Other services, except public administration - 5.8%

Public administration - 5.9%

0%   5%   10%   15%   20%   25%

Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Occupation

29.9% +/- 10.9%

Females in Computer, Engineering and Science Occupations in Montrose County, Colorado

25.0% +/- 1.3%

Females in Computer, Engineering and Science Occupations in Colorado

Table:
S2401

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Occupation for the Civilian Employed Population 16 Years an... [VIEW OPTIONS ⌄]

Management, business, science, and arts occupations - 5,637

Service occupations - 3,365

Sales and office occupations - 3,890

Natural resources, construction, and maintenance occupations - 2,488

Production, transportation, and material moving occupations - 2,279

0   1,000   2,000   3,000   4,000   5,000   6,000

Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

2.4   District Wide Technology Assessment

Montrose County School District engaged Chester Consulting Group through Sentinel Consulting to perform an overall assessment of the technology network across the district. This assessment was completed in March of 2021 and led to a comprehensive plan to remediate critical deficiencies within the network. The District will continue to plan to remedy these identified deficiencies moving into the future. Following this summary is the full Technology Assessment Report completed by Chester Consulting Group.

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Network Discovery and Security Report

Executive Summary

For

Montrose County School District

March 2021

Presented By:

   And

Contents

Executive Summary

Introduction

The Montrose County School District (MCSD) engaged Chester Consulting Group (CCG), through our strategic partnership with Sentinel Consulting, the districts Security Consulting firm, to perform an overall assessment of the districts network. This assessment was conducted to identify deficiencies and vulnerabilities within the network and its support structure, ultimately resulting in the development of a plan to remediate critical deficiencies and vulnerabilities to stabilize the network. This being a critical first step in developing a long-term strategic technology plan for MCSD.

Why was this study necessary?

When we requested information on how the network was designed, built, and operated we were told that very little documentation existed. Therefore, Chester Consulting Group provided a team of consultants to gather information to provide an overview of the following:

Collect Answers to the Following Operational Design Questions

1. What practices are in place to guide the staff and employees on avoiding security problems?

Collect Answers to the Following Network Design and Layout Questions

1. How complex is the network?
2. What components were used to build the network?
3. How old are the components that are contained in the network?
4. How up to date are the software components that support the network?
5. What security measures are present and what additional measures are needed?
6. What are the most important things to correct on the network?

Collect Answers to the Following Server Design and Layout Questions

1. What kind of servers are there?
2. How many are there?
3. What are their functions?
4. What security measures are in place to protect them?
5. Who supports them?
6. How up to date are the servers and their software?

The result of this study provides input to developing a plan for:

1. Identifying security measures that must be implemented.
2. Selecting technology upgrades to improve network and server performance and security.
3. Planning critical IT Infrastructure clean-up and repair investments.

Findings Related to the Servers, Workstations, End-users, and Help Desk Support

The team investigated the systems and servers being operated by MCSD to provide IT services to the School District. These systems are the core components of the business operations and form the foundation of the learning environment. The findings are summarized below:

1. Servers are not managed by MCSD administrators or the current managed service provider. What is the reason behind this conclusion?

   ### Problems Detected

   a) The manufacturer's support contracts had lapsed on the servers that support the entire school district. Therefore, if hardware breaks MCSD has to use the more expensive route to replace broken parts and components if they fail. The warranty coverage should be renewed as soon as feasible.

   b) Software updates have not been performed on the servers since September 2019. The purpose of these software updates is to correct manufacturer defects and more importantly to eliminate security holes that can be exploited by hackers or malware. The lack of updates leaves the systems exposed and vulnerable to attack. These updates must be installed as soon as feasible.

   c) The servers are designed in a fashion that puts many critical functions on the same device. This exposes the District to a single point of failure that could impact the ability to serve the teaching environment. This also leaves the systems open to attack, if a hacker gets into this device there is nothing to stop them from accessing all of the critical systems. These systems should be rebuilt in the correct fashion to separate critical functions and services.

   d) The Microsoft and Apple security protocols that are built into the software and hardware are not being fully implemented. This has forced the District to develop its own version of these protocols, or not have them at all, which slows down implementation of new systems. We recommend migration to the standard security protocols provided by Microsoft and Apple.

   e) Data stored on the servers must be encrypted so that it is useless to unauthorized users.

2. End-users and their workstations are not managed by MCSD administrators or the current managed service provider. What is the reason behind this conclusion?

   ### Problems Detected

   a) End user computers have not been given the appropriate security software (anti-virus and other software to protect from hacking), is not installed. This leaves the computers, laptops, and tablets open to attack from malware and hackers. We recommend implementing these additional software packages as soon as possible.

   b) IT Policies and Procedures that should readily be available to offer guidance to the District's has not been developed or implemented. The protective guidance needed by the teachers, students, administrators, volunteers and vendors is not in the employee handbook or available to students on the website. Therefore, they are left without direction on how to protect themselves and the District's resources. We recommend developing and publishing these new policies as soon as possible.

   c) Data stored on PCs and laptops must be encrypted so it is useless to unauthorized users. We recommend turning on the vendor provided encryption tools.

d) Password and other security policies need to be updated to offer better protection. We recommend implementing more secure method of verification of end-user passwords, for example two-factor authentication.

3. The current help desk is not organized and setup to maximize service delivery. What is the reason behind this conclusion?

Problems Detected

a) Help Desk best practices are not being utilized to the maximum benefit to the District. This causes delays in support and loss of efficiency of staff resources. We recommend implementing better help desk procedures and practices and tools.

b) Help desk tools are generally owned by the managed service provider and charged back to the District. The loss of this vendor will also take away the tools the District needs to service the environment. We recommend the District begin to migrate off the service provider tools onto its MCSD support software tools.

c) Tools needed to set up a database of known problems and resolutions are not implemented, resulting in recurring problems and lack of root cause problem remediation. We recommend the District begin to use a tool that has the ability to create a database for tracking and identifying problems and their resolution.

d) The contract between the Managed Service Provider (MSP) and MCSD was not available. So, we had no way to determine the types and quality of services that the MCSD is committed to deliver. This would normally be spelled out in a service level agreement (SLA) portion of the contract. We recommend renegotiating or negotiating a contract that is flexible enough to include a SLA; while also allowing the existing IT department to bring as many services back into the District as possible.

Summary of Servers, Workstations, End-Users, and Help Desk Findings

We have provided MCSD's IT leadership with a detailed report and plan of action to remediate all of the problems listed above and additional problems that were not mentioned in this summary report. We have provided a list of the priorities and projected cost for each repair or remediation activity.

Findings Related to the Network and Communications Systems

The team investigated the network and communications systems being operated by MCSD to support IT services to the School District. These systems are also part of the core components of the business operations and form the foundation of the learning environment. The findings are summarized below:

1. Network security is minimal and poorly implemented leaving large portions of the communications systems exposed to the potential of unauthorized access. We have provided a detailed report of all of these security issues and steps to remediate each problem area. We recommend implementing these recommendations as soon as feasible.

2. Administrative passwords allowing access to secure portions of the communications systems are not changed frequently or made to be significantly complex. This results in former employees with who may have older passwords to still have access to the communications equipment. We recommend employing a more complex password management system and more comprehensive policies governing how user passwords are created and managed as soon as feasible.

3. Software on the network components has not been kept up to date. Many systems are reaching end of life and end of sale, so they are no longer supported by the manufacturer. These components present the potential for hackers to exploit them or for uncorrected vendor software bugs to corrupt the operation of the network. We recommend replacing these components with new models as soon as feasible.

4. The overall design of the fiber optic network between the schools and the District Office is not optimum. It allows bottlenecks to occur which impacts the students and teacher's ability to conduct studies and educational functions. We recommend performing a true network design and replacing aging components. This can be done in conjunction with applying for E-Rate funding which will significantly reduce the cost of replacement components and upgrading bandwidth at the schools to eliminate bottlenecks.

5. The wireless network is poorly designed and installed. The end-users experience numerous problems while using the system. Security is non-existent on some portions of the network allowing vendors or students the potential to access sensitive systems which also have minimal security protection. We recommend a full redesign to improve the capabilities and protection systems of the wireless network as soon as feasible.

6. The current Managed Services Providers' contract does not encourage them to identify the source of problems and eliminate from the environment. We recommend bringing as many of the functions they perform in this contract back into MCSD.

7. Documentation of all of these systems is not available or not up to date. In order to provide the best support of the systems the support staff must have an accurate repository of how everything is built and connected together. We recommend having the vendor that redesigns the network provide the "as built" documentation to MCSD for their records and addition to a database for the Help Desk.

Summary of Network Communications System Findings

We have provided MCSD's IT leadership with a detailed report and plan of action to remediate all of the problems listed above and additional problems that were not mentioned in this summary report. We have provided them a list of the priorities and projected cost for each repair or remediation activity.

Findings Related to the Operational Policies and Procedures

The operational assessment focuses on the policies and procedures that are being followed by Montrose County School District (MCSD), to keep their information and systems secure and protect the privacy of the individual employees and students.

We were able to identify written IT policies found in the *Student Use of Internet and Electronic Communication* manual on page 106 of section entitled *Selected Policies and Procedures for Parents, Students and Staff* revised 2018. The list below is from that document and many of these policies are aimed at students, but also apply to staff. Here are the defined policies:

- Blocking or Filtering Obscene, Pornographic and Harmful Information
- No Expectation of Privacy
- Unauthorized and Unacceptable Uses
- Student Security on District Devices
- No Use of the Internet using an Administrator Account.
- Online Safety for Students
- Vandalism
- Unauthorized Content
- Assigning Student Projects and Monitoring Student Use
- Student Use is a Privilege
- School District Makes no Warranties.

While this is a great beginning, listed below are additional policies that need to be developed or strengthened to protect MCSD's staff and employee privacy and security. These should be implemented as soon as possible.

- Policies covering password usage, complexity, and management.
- Policies to setup Virtual Private Network (VPN) security for work from home executives, staff and vendors who need remote access to the school systems.
- Setup two-factor authentication for all VPN connections.
- Develop employee onboarding and off boarding procedures.
- Personal Information Stored in the Cloud Policy.
- Employee and Student Information security policy
- Remote access policy for staff and vendors
- Mobile device security policy for staff, students and vendors
- Security awareness and training policy
- Telecommuting/Work from home policy
- IT staff systems/data access policy
- BYOD (Bring Your Own Device) policy
- Home usage of MCSD-owned equipment policy
- Internet and email usage policy
- Acceptable Use policy
- Network Security policy
- Wireless Network and Guest Access policy
- Confidential Data policy
- Vendor Remote Access policy
- Vendor Management policy

High Priority Policy Recommendations

Due to the email breaches and other security problems associated with end user accounts, it is advised that the Montrose County School District reset all passwords, immediately. Additionally, all users should follow a 90-day policy requiring passwords to be changed. Passwords should be a minimum of 8 characters utilizing capital and lowercase letters, numerical values, and special characters. Passwords should not contain names or common phrases that can be easily determined.

Here are the recommended steps that must be completed to correct develop the policies and procedures:

1. Develop User and Password Management Best Practices and Policies

2. Create separate accounts for administrators to utilize.

3. Best practices recommend disabling user accounts for professionals who are no longer employed at Montrose County School District.

4. An onboard and offboarding strategy should be documented to ensure that user accounts are created and deactivated consistently. Also, users can be issued all security policies at time of hire.

5. Implement two-factor authentication for applications where possible.

The five steps above can also be performed in conjunction with the server and network cleanup projects discussed in the previous sections of this report.

Costs for Services

Total Cost for All Servers, Workstations, End-users, and Help Desk Support

Server Hardware Support Expired	Priority	Hardware			Software			Labor Hours			Grand Total
Replace Server Cluster	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
Dell EMC PowerEdge R640 - rack-mountable - Xeon Gold 5218 2.3 GHz - 64 GB	1	$7,089.99	4	$28,359.96				$100.00	80	$8,000.00	**$36,359.96**
Rack and Cable Servers	1							$100.00	8	$800.00	**$800.00**
Install & Configure Hypervisor	1							$100.00	8	$800.00	**$800.00**
Configure vSphere	1							$100.00	8	$800.00	**$800.00**
16 Gbps Memory DIMMs	1	$1,212.00	20	$24,240.00							**$24,240.00**
Install RAM	1							$100.00	16	$1,600.00	**$1,600.00**
Support License with VMWare	1				$1,367.99	2	$2,735.98				**$2,735.98**
Support Subscription Basic Technical Support for VMWare V-Sphere (Monthly Fee)	1				$279.99	4	$1,119.96				**$1,119.96**
Professional Services to Install and Configure the Cluster (One Time fee)	1							$150.00	150	$22,500.00	**$22,500.00**
Subtotal				**$52,599.96**			**$3,855.94**			**$34,500.00**	**$90,955.90**

	Priority	Hardware			Software			Labor Hours			Grand Total
	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
Microsoft ended support of Windows 7											
Lease Windows 10 upgrade	1				$11.00	1	$11.00	$100.00	2	$ 200.00	$ 211.00
The Microsoft Windows Server 2012 operating expires October 10, 2023.											
License Windows Server 2019	5				$809.99	3	$2,429.97	$100.00	6	$ 600.00	$ 3,029.97
Professinoal Services to Plan and Manage	1							$150.00	50	$ 7,500.00	$ 7,500.00
Subtotal				$ -			$2,440.97			$ 8,300.00	$ 10,740.97

	Priority	Hardware			Software			Labor Hours			Grand Total
	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
Critical Servers & Device Management											
Run software updates for end-user workstations (MAC OS and Windows). Need accurate inventory to forecast cost estimate. Labor estimate based on local resources performing this task. Approximately 1hr/device for patching	1							$100.00	100	$10,000.00	**$10,000.00**
Encrypt the hard drives of critical workstations and device in the MCSD domain.	1				$99.00	50	$4,950.00	$100.00	100	$10,000.00	**$14,950.00**
Implement Two-Factor Authentication Using Software Purchased in Network Report	1							$100.00	40	$4,000.00	**$4,000.00**
Professional Services	1							$150.00	40	$6,000.00	**$6,000.00**
Subtotal				$ -			$4,950.00			$30,000.00	$34,950.00

	Priority	Hardware			Software			Labor Hours			Grand Total
	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
Lack of Device Inventory											
Audit and document ALL MCSD devices. Create Inventory to document who has been assigned each physical asset. Labor estimate based on local resources performing this task.	1							$100.00	80.00	$8,000.00	**$8,000.00**
Backup all workstations and servers.	1							$100.00	80.00	$8,000.00	**$8,000.00**
Associate all assets with an individual user or department.	3							$100.00	80.00	$8,000.00	**$8,000.00**
Manage all Apple Devices utlizing JAMF (Need accurate inventory to forecast cost estimate) Labor estimate based on local resources performing this task. Unit cost reflects monthly recurring fees for 1130 devices. (Monthly Fee)	1							$100.00	80.00	$8,000.00	**$8,000.00**
Purchase subscription of Datto RMM. Unit cost reflects monthly recurring fees. 1130 devices. (Monthly Recurring Fee)	1				$600.00	12	$7,200.00				**$7,200.00**
Subtotal				$ -			**$7,200.00**			**$32,000.00**	**$39,200.00**

	Priority	Hardware			Software			Labor Hours			Grand Total
	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
Lack of Patch Management Strategy for Critical Servers and End-Point Devices											
Lack of Antivirus and Malware Protection on Critical Servers and Devices	2										**$0.00**
PC Matic Ransomeware. Approximately 1hr/device. Licenseing for 100 devices.	2				$1,000.00	1	$1,000.00	$100.00	10	$1,000.00	**$2,000.00**
Upgrades and Changes Not Managed	2										
PC Matic Patch Management. Approximately 1hr/device. Licensing for 100 devices.	2				$1,000.00	1	$1,000.00	$100.00	10	$1,000.00	**$2,000.00**
Inconsistent Device Naming Convention	2										**$0.00**
Professional Services Advising								$150.00	10	$1,500.00	**$1,500.00**
Subtotal				$ -			**$2,000.00**			**$3,500.00**	**$5,500.00**

	Priority	Hardware			Software			Labor Hours			Grand Total
	1 = High	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	Unit Cost	Quantity	Subtotal	
User Account Access and Security Groups											
Require all Faculty, Staff and Students to reset their passwords every 90 days.	1							$100.00	10.00	$1,000.00	**$1,000.00**
Separate faculty and staff administrative access. Employees should only use elevated privileges when required. Create a separate admin account for each user requiring elevated privileges.	1							$100.00	16.00	$1,600.00	**$1,600.00**
Implement Two-Factor Authentication	1										
Subtotal				$ -			$ -			**$2,600.00**	**$2,600.00**

	Priority 1 = High	Hardware Unit Cost	Quantity	Subtotal	Software Unit Cost	Quantity	Subtotal	Labor Hours Unit Cost	Quantity	Subtotal	Grand Total
Auditing and Security Recommendations											
Problems with User Credentials Compromised								$100.00	10.00	$1,000.00	**$1,000.00**
Enable auditing using Microsoft Group Policy. Users requiring admin privileges should have a separate account that is used for adminstrative access only.	3							$100.00	1	$100.00	**$100.00**
Problems with Local Administrator Accounts								$100.00	4	$400.00	**$400.00**
Disable Local administrative accounts unless absolutely necessary. Disable Local a	2							$100.00	1	$100.00	**$100.00**
Secure Domain Controllers by Implementing Firewalls and Disable RDP	2									$0.00	**$0.00**
Professional Services advising and review								$150.00	10	$1,500.00	**$1,500.00**
Subtotal				$ -			$ -			**$3,100.00**	**$3,100.00**

	Priority 1 = High	Hardware Unit Cost	Quantity	Subtotal	Software Unit Cost	Quantity	Subtotal	Labor Hours Unit Cost	Quantity	Subtotal	Grand Total
Issues with FSMO Role Placement											
Upgrade Domain Controllers											
Upgrade to Windows Server 2019. Primary Domain Controller, and AD	2							$100.00	4.00	$400.00	**$400.00**
Upgrade to Windows Server 2019. Secondary Domain Controller, and AD	2							$100.00	4.00	$400.00	**$400.00**
Upgrade to Windows Server 2019. Primary DNS/DHCP Server.	2							$100.00	2.00	$200.00	**$200.00**
Upgrade to Windows Server 2019. Secondary DNS/DHCP Server.	2							$100.00	2.00	$200.00	**$200.00**
Upgrade to Windows Server 2019. Webserver	2							$100.00	2.00	$200.00	**$200.00**
Upgrade to Windows Server 2019. RDP Server	2							$100.00	2.00	$200.00	**$200.00**
Professional Services Microsoft Best Practices	2							$150.00	75.00	$11,250.00	**$11,250.00**
Subtotal				$ -			$ -			**$12,850.00**	**$12,850.00**

	Priority 1 = High	Hardware Unit Cost	Quantity	Subtotal	Software Unit Cost	Quantity	Subtotal	Labor Hours Unit Cost	Quantity	Subtotal	Grand Total
Properly Setup the Additional Domain Controllers and Support Servers											
Correct DNS Loopback IP Address on Server. Use DNS servers instead of loopback address.	1							$100.00	1	$100.00	$ 100.00
Subtotal				$ -			$ -			**$100.00**	**$100.00**
Total Estimate for Server Projects				$52,599.96			$20,446.91			$126,950.00	$199,996.87

Legend	
Monthly Fees	
One Time Fees	

Total Costs for All Network and Communications Systems Projects

Order In Report	All Recommended Network Remediation Tasks	Recommended Implementation Order	Estimated Labor Hours	Estimated Professional Services Cost			Estimated Hardware Cost		Estimated Software Cost		Professional Services, Hardware, and Software Total
				Bell Tech Pros or Other IT Vendor Fees	Amount Paid by E-Rate	Chester Consulting Fees	Amount Paid by MCSD	Amount Paid by E-Rate	Amount Paid by MCSD	Amount Paid by E-Rate	
1	Remove Primary Network Routing Functions from Firewall	1	120	$6,588.00	$15,372.00		$20,000.00		$0.00		$41,960.00
25	Firewall Acting as the Main Router	1	120	$6,588.00	$15,372.00		$30,000.00	$70,000.00	$0.00		$121,960.00
5	Minimize Use of Unencrypted Administrative Traffic	2	60	$10,980.00			$0.00		$0.00		$10,980.00
32	Unencrypted Administrative Traffic	2	60	$10,980.00			$0.00		$0.00		$10,980.00
7	Implement Two-Factor Authentication. $8 per month per user	3	60	$10,980.00			$0.00		$19,200.00		$30,180.00
41	Single Factor Authentication. $8 per month per user	3	60	$10,980.00			$0.00		$19,200.00		$30,180.00
4	Define A Network Security Model	4	80	$14,640.00			$0.00		$0.00		$14,640.00
31	Network Security Model	4	80	$14,640.00			$0.00		$0.00		$14,640.00
2	Implement Functional Segmentation of Traffic	5	240			$43,920.00	$0.00		$0.00		$43,920.00
27	Lack of Functional Segmentation of Traffic	5	240			$43,920.00	$0.00		$0.00		$43,920.00
8	Implement Stronger Credentials on BYOD Wireless Network Vulnerability	6	4	$732.00			$0.00		$0.00		$732.00
42	BYOD Wireless Network Vulnerability	6	4	$732.00			$0.00		$0.00		$732.00
6	Encrypt Wireless Networks	7	20	$3,660.00			$0.00		$0.00		$3,660.00
40	Wireless Network with no Encryption	7	20	$3,660.00			$0.00		$0.00		$3,660.00
3	Implement Quality of Service Priorities	8	80	$14,640.00			$0.00		$0.00		$14,640.00
29	Quality of Service Implementation	8	80	$14,640.00			$0.00		$0.00		$14,640.00
44	High Firewall CPU Utilization	9	120	$21,960.00			$0.00		$0.00		$21,960.00
47	Use of Reject in Filter Rules	10	16	$2,928.00			$0.00		$0.00		$2,928.00
48	Little Documentation on Requirements	11	240			$43,920.00	$0.00		$0.00		$43,920.00
49	Unneeded/Unused Definitions	12	240	$43,920.00			$0.00		$0.00		$43,920.00
45	Broad Network Source and Destinations Filter Rules	13	320			$58,560.00	$0.00		$0.00		$58,560.00
46	Lack Of Protocol Restrictions in Filter Rules	14	320			$58,560.00	$0.00		$0.00		$58,560.00
35	Use of Passwords Only	15	60	$10,980.00			$0.00		$0.00		$10,980.00
34	Trivial SNMP Community Strings	16	60	$10,980.00			$0.00		$0.00		$10,980.00
33	SNMP Filtering	17	60	$10,980.00			$0.00		$0.00		$10,980.00
39	Web Interface Enabled	18	60	$10,980.00			$0.00		$0.00		$10,980.00
37	Automatic Cisco IOS Image Verification not Enabled	19	60	$10,980.00			$0.00		$0.00		$10,980.00
38	Security Authentication Failure Rate Not Enabled	20	60	$10,980.00			$0.00		$0.00		$10,980.00
36	Local Authorization	21	80	$14,640.00			$0.00		$0.00		$14,640.00
20	Spanning-tree Path cost Method	22	60	$10,980.00			$0.00		$0.00		$10,980.00
19	Spanning-tree Priorities	23	60	$10,980.00			$0.00		$0.00		$10,980.00
22	Storm Control Not Enabled	24	60	$10,980.00			$0.00		$0.00		$10,980.00
23	Wireless Network Design	25	180			$32,940.00	$0.00		$5,000.00		$37,940.00
18	High CPU Utilization	26	120	$21,960.00			$0.00		$0.00		$21,960.00
17	High Number of Interface Errors	27	80	$14,640.00			$0.00		$0.00		$14,640.00
14	Log Sequence Numbers not Enabled	28	60	$10,980.00			$0.00		$0.00		$10,980.00
15	NAGLE Service is not Enabled	29	60	$10,980.00			$0.00		$0.00		$10,980.00
21	MAC Address Move Notification not Enabled	30	60	$10,980.00			$0.00		$0.00		$10,980.00
13	Device Operating System Versions	31	240	$43,920.00			$0.00		$0.00		$43,920.00
26	Static Routes	32	120			$21,960.00	$0.00		$0.00		$21,960.00
12	Device End-Of-Life and End-Of-Support Status	33	900	$49,410.00	$115,290.00		$360,000.00	$840,000.00	$0.00		$1,364,700.00
	Total for Recommended Network Remediation Projects		5,024.00	$469,578.00	$146,034.00	$303,780.00	$410,000.00	$910,000.00	$43,400.00	$0.00	$2,282,792.00

Legend	
Monthly Fees	
One Time Fees	
One Time Fees	

Total Costs for All Operational Policies and Procedures Projects

	Priority 1 = High	Hardware Unit Cost	Quantity	Subtotal	Software Unit Cost	Quantity	Subtotal	Labor Hours Unit Cost	Quantity	Subtotal	Grand Total
Develop Policies and Procedures											
Personal Information Stored in the Cloud Policy	1							150	8	$1,200.00	**$1,200.00**
Information security policy	1							150	8	$1,200.00	**$1,200.00**
Remote access policy	1							150	8	$1,200.00	**$1,200.00**
Mobile device security policy	1							150	8	$1,200.00	**$1,200.00**
Security awareness and training policy	1							150	8	$1,200.00	**$1,200.00**
Telecommuting/Work from home policy	1							150	8	$1,200.00	**$1,200.00**
BYOD (Bring Your Own Device) policy	1							150	8	$1,200.00	**$1,200.00**
Home usage of company-owned equipment policy	1							150	8	$1,200.00	**$1,200.00**
IT staff systems/data access policy	1							150	8	$1,200.00	**$1,200.00**
Internet and email usage policy	1							150	8	$1,200.00	**$1,200.00**
Acceptable Use policy	1							150	8	$1,200.00	**$1,200.00**
Network Security policy	1							150	8	$1,200.00	**$1,200.00**
Wireless Network and Guest Access policy	1							150	8	$1,200.00	**$1,200.00**
Confidential Data policy	1							150	8	$1,200.00	**$1,200.00**
Employee Off-boarding policy	1							150	8	$1,200.00	**$1,200.00**
Vendor Remote Access policy	1							150	8	$1,200.00	**$1,200.00**
Vendor Management policy	1							150	8	$1,200.00	**$1,200.00**
Totals							$0.00		136	$7,200.00	$7,200.00

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2.5   District Wide Safety and Security Assessment

Montrose County School District engaged Sentinel Consulting to perform an overall safety and security assessment for the district. Following is the final report.

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Montrose County School District

Montrose, CO

Security Improvements - Executive Summary

3/15/2022

Version 1.2

Publication Record

PUBLICATION RECORD			
Document Version	Publication Date	Primary Author	Description
1.0	2/22/22	D. Lewis	Executive Summary
1.1	3/8/22	D. Lewis	Update After Client Review
1.2	3/15/22	D. Lewis	Updates After Client Comments

VERSION LEGEND	
0.X	Not yet released to owner/project team. X denotes revision number.
1.X	First release to owner/project team; pending initial approval. X denotes revisions before next release.
2.X	Second release to owner/project team; pending approval. X denotes revisions before next release.
Y.X	Y denotes consecutive releases to owner/project team. X denotes revisions before next release.

VERSION REVISION MARKS	
Strikethrough	Content removed in current version
Underline	Content added in current version

Contents

I.   Executive Summary

1.   Introduction

The Montrose Country School District recognizes that the safety and security of its students, faculty, staff, and visitors are of the utmost importance. To that end, the Montrose County School District (Client) engaged Sentinel Consulting, LLC. (Consultant) to evaluate electronic security systems conditions throughout the district's school facilities. The systems that were evaluated include video surveillance, access control, security communications, mass notification, intrusion detection and alarm systems and visitor management systems.

2.   MCSD Security Project Purpose

In January 2020, Sentinel Consulting completed the assessment of fourteen (14) district facilities and determined that they all had some form of electronic security systems implemented either in the form of video surveillance, access control, intercom communications or intrusion detection and alarms systems that were at end of life, do not exist, are disparate or are no longer functioning as intended.

The evaluation by Sentinel resulted in the creation of a Security Master Plan for the District. The Security Master Plan provided the district with prioritization for all locations, with cost estimates for each and outlined a timeline for project completion across the district that would close the discovered gaps of the security systems used by the district at the time. By installing a fully integrated electronic security system solution the district would minimize exposure to future risks.

3.   MCSD Security Systems Description

The Electronic Systems that are to be replaced added and/or upgraded throughout this project are as follows:

3.1.   Access Control System –

The Access Control System (ACS) provides an auditable method for granting users access to authorized areas. The ACS is comprised of a variety of electronic controls, mechanical devices, and electronic access control. The primary objective for the ACS is to ensure authorized users are permitted to access designated areas and unauthorized and non-credentialed persons are not permitted.

Physical access control encompasses all systems and components which provide access management and forced entry detection at controlled points. The ACS system shall be fully integrated with the video surveillance system, and can consist of card readers, door positioning switches, electronic door locks, card access proximity cards, etc.

MCSD ACS Benefit

The Access Control System (ACS) will manage and grant all MCSD facilities access to all end-users. The ACS will monitor for authorized and unauthorized access and will report on any access related alarms or trouble conditions in real-time. In the event of an emergency, the ACS will have the ability to immediately lockdown an area, facility, or school either onsite or remotely.

System Integrations

The ACS will integrate with the following MCSD systems:

- Video Surveillance System

- Intrusion Detection & Alarm System

- Motorola School Safe System

- Raptor System (Visitor Management)

- Active Directory/ HR Database

3.2.   **Video Surveillance System**

The Video Surveillance Systems (VSS) utilizes camera optics and networked infrastructure to provide the capability to view and store motion images within determined areas through strategic placement within a facility.

Video Surveillance may be used for various reasons. Specific needs will dictate the placement, type of camera, and settings used. Such variations are high value area monitoring, general area view, exterior surveillance, restricted area access, and individual recognition and identification.

A Video Surveillance system consists of various components depending upon the type of system being deployed. In general, the video surveillance system will consist of: Video Cameras, Video Storage Servers and Video System workstations.

MCSD VSS Benefits

The Video Surveillance System (VSS) will provide observation of all critical areas across all MCSD District facilities. The VSS will act as an extension of the Security Department in providing video evidence of incidents taking place at a facility as well as provide video support when an access control point is in an alarm state, thus tying the access alarm to a video for review, dispatch and response by the SRO or Security Department.

System Integrations

The Video Surveillance System will integrate with the following MCSD systems:

- Access Control System

- Intrusion Detection & Alarm System

- Motorola School Safe System

- Raptor System

- Local PD Federation

3.3. **Security Communication System (SCS) System Description**

Security Communication Systems (SCS) consist of both audio and video transmission units designed for two-way communication between points. Public address (PA) systems that integrate or are a part of the SCS can provide one-way communications to the public.

This system includes video and audio intercom Client and Master Stations, public address speakers, integration with other systems, including the access control system, and enabling of the Telephone System to release electronic door locks. The SCS consists primarily of master and client stations communication over IP networks, also known as VOIP (Voice Over IP).

MCSD SCS Benefits

The Security Communication Systems (SCS) will provide MCSD with a fully integrated communication system across the district. The SCS provides real-time two-way audio communications and audio monitoring capabilities throughout all MCSD facilities for use in normal business operations as well as emergencies.

System Integrations

The Security Communication System (SCS) will integrate with the following MCSD systems:

- Mass Notification System

- Visitor Management System

- Video Surveillance System

3.4. **Mass Notification System**

The Mass Notification System (MNS) consists of public address (PA) systems, audio-visual (AV) equipment, mobile phone application, telephones, e-mail, and other means of communication and/or integrated with the Security communications systems. The MNS will be designed to notify all building and school occupants of any occurring emergency situation. This system will be used primarily to coordinate evacuations of a building, school or other MCSD facility.

The Mass Notification System will follow all design guidelines and procedures for an emergency PA system as outlined by the National Fire Protection Association (NFPA).

The MNS shall be configured so that messages can be sent to selected areas of the MCSD facility and to selected groups of occupants. The MNS shall interface with broadcast MNS services. The MNS can be integrated or made a part of the Security Communications System

MCSD MNS Benefits

The Mass Notification System (MNS) will provide MCSD an additional independent notification system for use during non-fire emergencies to notify building occupants of non-fire related incidents requiring action including shelter-in-place, partial/full building evacuation, or safety announcements.

The system can also be designed to automatically notify first responders in the event of a fire, gas detection or active shooter.

System Integrations

The Mass Notification (MNS) will integrate with the following MCSD systems:

- Security Communications System

- Visitor Management System

- Motorola School Safe System

3.5. **Intrusion Detection and Alarm Systems (IDS)**

An electronic Intrusion Detection and Alarming System (IDS) provides an auditable method for alarming a protected space. The IDS are comprised of a variety of electronic sensors, devices, and systems providing detection of individuals or objects within a protected space.

Electronic intrusion detection encompasses all systems and components which provide alarm notification, motion detecting, and forced entry detection at controlled points. Intrusion Detection of unauthorized entry shall be monitored by duress alarm devices, door contacts and motion detectors that are fully integrated into the access control and video surveillance system.

MCSD IDS Benefits

The Intrusion Detection and Alarm System (IDS) will provide MCSD the ability to monitor all access control points as an extension of the Security Department. The primary objective of the IDS is to alarm and notify authorized personnel of unauthorized entry into a secured space for the purposes of a prompt response, dispatch, and resolution to the alarm by either District personnel or local law enforcement.

System Integrations

The Intrusion Detection and Alarm Systems will integrate with the following MCSD systems:

- Access Control System

- Video Surveillance System

- Motorola School Safe System

3.6. **Visitor Surveillance System**

Visitor Surveillance System (VSS) refers to tracking the usage of a school, building or location by an individual or group of visitors. By gathering increasing amounts of information, a Visitor Management System can record the usage of the facilities by specific visitors and provide documentation of visitor's whereabouts.

An electronic visitor management system improves upon most of the negative points of a pen and paper system. A Visitor ID badge can be checked against national and local databases, as well as in-house databases for potential security problems.

MCSD VSS Benefits

The Visitor Surveillance System (VSS) will provide MCSD an automated visitor management system for all District facilities that allows school administration, security and other managers and staff to automate the reception area visitor process with a variety of benefits including data accuracy, privacy, speed, multiple employee notifications, brand image, exact entry/exit times and increased security.

System Integrations

The Visitor Surveillance System will integrate with the following MCSD systems:

- Access Control System

- Video Surveillance System

- Mass Communications System

- Raptor System

4. **MCSD Security Project Performance Expectations**

Upon completion of all electronic security system upgrades it is expected that the district will have a fully integrated, scalable electronic security system solution district-wide that will provide real-time situational awareness at all MCSD facilities.

5. **MCSD Facility Prioritization List**

Originally the security modernization project at the MCSD was broken out into 2 phases. Sentinel Consulting received proposals from three qualified security integrators on behalf of the Montrose Country School District for the purposes of upgrading all Electronic Security Systems (ESS) District-wide. Upon completion of review with District representatives on these proposals, pricing for Phase 1 of this project was much higher than budgeted. A value engineering exercise was conducted with representatives from the MCSD.

The project was changed from two (2) phases to three (3) phases. Phase 1 schools consists of the following:

5.1. **Phase 1 Schools**
1. District Administration

2. Maintenance Building

3. Centennial Middle School

4. Montrose High School

The installation of phase 1 schools was completed in June 2021. Total Cost: *$1,782,797.05.*

5.2. **Phase 2 Schools**

In July 2021 a kickoff for Phase 2 of the security improvements project commenced. Phase 2 consists of the following schools:

1. Olathe Middle High School

2. Olathe ES

3. Oak Grove ES

4. Johnson ES

This phase is expected to be completed by April 2022. The total cost for this phase came in at *$1,830,961.98.*

5.3. **Phase 3 Schools**

The district has submitted to receive funds from the BEST Grant to receive funding for Phase 3 of the security improvements project. Phase 3 consists of the following schools:

1. Cottonwood ES

2. Peak Academy

3. Northside ES

4. Pomona ES

The district anticipates starting Phase 3 in June of 2022 with expected completion by January 2023. The cost for this phase is *$1,519,910.51.*

5.4. **Outer Range Project**

MCSD is currently building an Outdoor Learning Center (Outer Range) on the district's administrative campus. This OLC is focused on bringing curriculum to students that will largely be delivered in a natural outdoor setting. The OLC will have direct access to the Uncompahgre River and will use parts of that water access for learning activities.

Security technology will be applied to the open areas surrounding the structural assets of the Outer Range, providing situational awareness during the day and intrusion detection during nonoperating hours.

The Rough Order of Magnitude (ROM) for this work is *$280,455.00.*

6. **Clock & Bell and PA System**

MCSD has an aging clock and bell system in various states of disrepair throughout the schools in the District These aging systems make audible intelligibility difficult and, in some areas, non-existent. This creates a concern for safety, security as well as efficiency in managing school operations. In order to continue with the security enhancements district wide Sentinel

recommends that the current Clock, Bell and PA systems be replaced. The new system should be IP based and allow for integrations to other systems at the district such as the VOIP Phone and Security systems. In addition to the upgrade of the existing devices the overall coverage area of the current PA system shall be reviewed and augmented to provide for better coverage.

6.1. **Clock & Bell Replacement –** The existing clock and Bell system shall be replaced with a central IP based system. Combination IP clock and speaker units to provide functionality for bell tones as well as PA announcements. This will reduce the amount of infrastructure required for the PA upgrade and provide coverage in classrooms.

6.2. **PA System Upgrade -** The existing PA system shall be replaced with the Cisco Singlewire Informacast IP PA platform. This will allow seamless integration with the existing phone system as well as many other systems across the district. We will also utilize a mix of IP driven horns and speakers to provide adequate coverage throughout all district facilities. The clock and bell units will also be integrated to provide for broadcast in every classroom. Additionally, each Cisco phone can be utilized to provide PA announcements.

7. <u>**Clock & Bell/PA System Rough Order of Magnitude**</u>

It will be shown that the estimated Rough Order of Magnitude with a 90% accuracy for this upgrade will be approximately $2,473,170.00. To aid in the procurement of this equipment, the following Rough Order of Magnitude (ROM) is provided. The ROM provides and estimated price of the Clock & Bell and PA System Upgrade, the cost of necessary network equipment, network cabling, software, licensing, design, and project management. Prices are estimated based on consultant experience and/or historical data.

The Security Improvements Project at MCSD began is closing in on completion of Phase 2 of 3.

Phase one of the Security Improvements Project (MHS, CTMS, DO & Maintenance) was completed in July of 2021. Phase 2 (OMHS, OES, JES & OGES) is expected to be completed in April 2022 and Phase 3 (Cottonwood, Peak, Pomona, Northside & ECC) has been submitted for the BEST grant and is currently under review. If approved, Phase 3 will begin in May/June of 2022 with an expected completion of the project in January of 2023.

In addition to the Security Improvements Project, the district is preparing to begin construction on providing security for the Outer Range which is projected to begin in April/May of 2022.

The addition and upgrade of security at these locations will provide the district with greater situational awareness while minimizing exposure to future risks.

2.6 District Wide Energy Use Analysis

As part of the master planning research process, an energy use analysis was completed by Bighorn Consulting Engineers. This analysis provides a comparison of energy use for all the district school facilities. The source energy use intensity (EUI) measurement is also a benchmark calculation to compare buildings of similar type and usage to those across the country. Following this summary is the full energy use analysis.

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December 17, 2021

Montrose School District

Energy Usage Intensity (EUI)

Summary

Please refer to the EUI spreadsheet showing actual energy consumption for each of the schools being considered. Note that source EUI is being used as the metric for the energy comparison. The source energy use intensity is a bench mark calculation to compare buildings of similar type and usage to those across the country. This metric uses total gas and electrical energy usage at the building and traces the heat and electricity requirements of the building back to the raw fuel input, thereby accounting for any losses and enabling a complete thermodynamic assessment. The actual value calculated is kbtu/ft2-yr or kilobtu's (1000's of btu's). The national reference shown in the table is an average for K-12 buildings in the U.S. See the attached technical reference from Energy Star for a further discussion on source EUI.

Of fifteen buildings analyzed, only four exceeded the national average of 104.4 kbtu/ft2-yr: Cottonwood ES (166 EUI), Cottonwood ES Modulars (107 EUI), Oak Grove ES (116 EUI), and the High School Ag building (118 EUI). Possible reasons for larger than average EUI:

1. Cottonwood ES: 59% higher than average. Systems are similar to Northside ES (94 EUI) and Oak Grove ES (116 EUI) which have lower EUI's. May be due to different scheduling and building usage than other schools. Also, the Trane building automation system (BAS) would need to be investigated to determine if setback, setup and optimal start/start features need to be revised/reviewed to see if this would reduce energy usage.
2. Cottonwood ES Modulars: 2.5% higher than average. These units use all electric heating (resistance elements) and cooling systems and would typically show a higher EUI because of this. To reduce the EUI of these buildings would involve replacing the existing systems with most likely heat pumps.
3. Oak Grove ES: This EUI was only 11% higher than the average. This may be due to similar reasons to Cottonwood (see above) and also, due to the envelope of the old stone building and the gym building having higher heat loss due to lack of insulation.
4. MHS Ag building: 13% higher than average. May be due to the nature of the building with large openings, poor envelope insulation, and large exhaust volumes.

The remaining buildings with below average EUI would indicate these buildings are being operated efficiently by the district. However, a review of BAS settings and time scheduling (as noted for Cottonwood ES above) might reveal areas that could benefit from this in reducing the EUI. This assumes that the current MEP systems and equipment would be maintained and it should be noted that as systems and equipment are replaced as indicated in the assessment documents with higher efficiency units, the resulting EUI would be reduced.

Montrose School District Source Energy Use Intensity (EUI)

SCHOOL	AREA (FT²)	GAS USAGE (THERMS)	ELECTRIC USAGE (kWH)	OPERATIONAL ENERGY COST (ELECTRIC)	OPERATIONAL ENERGY COST (GAS)	THERMS TO BTU	GAS SOURCE ENERGY (BTU)	kWH TO BTU	ELECTRIC SOURCE ENERGY (BTU)	TOTAL SOURCE ENERGY (BTU)	SOURCE EUI (kBTU/FT²)	NATIONAL REFERENCE FOR SOURCE EUI (kBTU/FT²)	EUI comments
COTTONWOOD ELEMENTARY SCHOOL (CES)	33,221	27,462	276,209	$ 36,371.10	$ 12,157.46	2,746,200,000	2,883,510,000	942,425,108	2,638,790,302	5,522,300,302	166	104.4	59% higher than average. School has larger than district average gas and electric usage. Systems are similar to Northside and Oak Grove which have lower EUI's. May be a function of building usage and scheduling.
COTTONWOOD ELEMENTARY SCHOOL MODULARS	5,700	-	64,119	$ 7,971.00	$ -	-	-	218,774,028	612,567,278	612,567,278	107	104.4	2.5% higher than average. All electric cooling and heating.
EARLY CHILDHOOD CENTER (ECC) PROGRAMS	34,231	1,229	69,518	$ 931.73	$ 1,711.88	122,900,000	129,045,000	237,195,416	664,147,165	793,192,165	23	104.4	
OLATHE ELEMENTARY SCHOOL (OES)	49,860	11,102	192,276	$ 28,646.14	$ 12,922.68	1,110,200,000	1,165,710,000	656,045,712	1,836,927,994	3,002,637,994	60	104.4	
JOHNSON ELEMENTARY SCHOOL (JES)	53,060	9,398	318,536	$ 40,040.25	$ 10,206.73	939,800,000	986,790,000	1,086,844,832	3,043,165,530	4,029,955,530	76	104.4	
NORTHSIDE ELEMENTARY SCHOOL (NES)	34,750	14,412	183,081	$ 27,949.63	$ 13,633.92	1,441,200,000	1,513,260,000	624,672,372	1,749,082,642	3,262,342,642	94	104.4	
OAK GROVE ELEMENTARY SCHOOL (OGES)	29,660	12,518	222,261	$ 28,935.87	$ 11,706.90	1,251,800,000	1,314,390,000	758,354,532	2,123,392,690	3,437,782,690	116	104.4	11% higher than average. May be due to the poor envelope of the old stone building and the gym building.
POMONA ELEMENTARY SCHOOL (PES)	42,525	14,663	208,464	$ 25,822.25	$ 13,741.35	1,466,300,000	1,539,615,000	711,279,168	1,991,581,670	3,531,196,670	83	104.4	
CENTENNIAL MIDDLE SCHOOL (CTMS)	100,800	27,717	647,325	$ 76,477.97	$ 25,558.28	2,771,700,000	2,910,285,000	2,208,672,900	6,184,284,120	9,094,569,120	90	104.4	
COLUMBINE MIDDLE SCHOOL (CMS)	85,600	3,534	28,296	$ 73,894.71	$ 490.05	353,400,000	371,070,000	96,545,952	270,328,666	641,398,666	*	104.4	
OLATHE MIDDLE/HIGH SCHOOL (OMHS)	117,398	52,250	573,693	$ 103,970.17	$ 43,901.47	5,225,000,000	5,486,250,000	1,957,440,516	5,480,833,445	10,967,083,445	93	104.4	
MONTROSE HIGH SCHOOL (MHS)	164,000	74,472	851,805	$ 107,837.12	$ 66,957.12	7,447,200,000	7,819,560,000	2,906,358,660	8,137,804,248	15,957,364,248	97	104.4	
MONTROSE HIGH SCHOOL (MHS) AG BUILDING	13,888	12,996	28,000	$ 3,686.37	$ 12,709.26	1,299,600,000	1,364,580,000	95,536,000	267,500,800	1,632,080,800	118	104.4	13% higher than average. May be due to the nature of the building with large openings, poor envelope insulation, large exhaust volumes.
PEAK VIRTUAL ACADEMY (PEAK)	8,138	4,106	28,629	$ 4,967.71	$ 4,096.43	410,600,000	431,130,000	97,682,148	273,510,014	704,640,014	87	104.4	
STUDENT SERVICES ANNEX (SSA)	3,745	811	15,289	$ 2,100.33	$ 929.61	81,100,000	85,155,000	52,166,068	146,064,990	231,219,990	62	104.4	

*INCOMPLETE ENERGY DATA FOR THE 2019-2020 YEAR

The source energy use intensity is a bench mark calculation to compare buildings of similar type and usage to those across the country. This metric uses total gas and electrical energy usage at the building and traces the heat and electricity requirements of the building back to the raw fuel input, thereby accounting for any losses and enabling a complete thermodynamic assessment. The actual value calculated is kbtu/ft2-yr or kilobtu's (1000's of btu's). The national reference shown in the table is an average for K-12 buildings in the U.S. See the attached technical reference from Energy Star for a further.

For the buildings shown above, Cottonwood ES, Cottonwood Modulars, Oak Grove ES, and the MHS Ag building are slightly greater than the national average.

ENERGY STAR® PortfolioManager®

Technical Reference

Source Energy

OVERVIEW

Commercial buildings use different mixes of energy including electricity, natural gas, fuel oil, district steam, and many others. To evaluate energy performance for these buildings, we have to express these different energy types in a single common unit. **Source energy** is the most equitable unit of evaluation, and enables a complete assessment of energy efficiency.

You may be familiar with **site energy**, the amount of heat and electricity consumed by a building as reflected in utility bills. Site energy may be delivered to a facility in one of two forms. **Primary energy** is the *raw fuel* that is burned to create heat and electricity, such as natural gas or fuel oil. **Secondary energy** is the *energy product* created from a raw fuel, such as electricity purchased from the grid or heat received from a district steam system. A unit of primary energy and a unit of secondary energy consumed at the site are not directly comparable because one represents a raw fuel while the other represents a converted fuel. Ultimately, buildings require heat and electricity to operate, and there are always losses associated with generating and delivering this heat and electricity. **Source energy** traces the heat and electricity requirements of the building back to the raw fuel input, thereby accounting for any losses and enabling a complete thermodynamic assessment.

The figure below summarizes the ratios used in Portfolio Manager to convert to source energy. We use national average ratios for the conversion to source energy to ensure that no specific building will be credited (or penalized) for the relative efficiency of its energy provider(s).

Figure 1 – Source-Site Ratios for all Portfolio Manager Energy Meter Types

Energy Type	U.S. Ratio	Canadian Ratio
Electricity (Grid Purchase)	2.80	1.96
Electricity (Onsite Solar or Wind - regardless of REC ownership)	1.00	1.00
Natural Gas	1.05	1.01
Fuel Oil (No. 1,2,4,5,6, Diesel, Kerosene)	1.01	1.01
Propane & Liquid Propane	1.01	1.04
Steam	1.20	1.33
Hot Water	1.20	1.33
Chilled Water	0.91	0.57
Wood	1.00	1.00
Coal/Coke	1.00	1.00
Other	1.00	1.00

This document explains source energy and the details behind each factor in the following sections:

THE VALUE OF SOURCE ENERGY

The purpose of the conversion from site energy to source energy is to provide an equitable assessment of building-level energy efficiency. Because billed site energy use includes a combination of primary and secondary forms of energy, a comparison using site energy does not provide an equivalent thermodynamic assessment for buildings with different fuel mixes. In contrast, source energy incorporates all production, transmission, and delivery losses, which accounts for all primary fuel consumption and enables a complete assessment of energy efficiency in a building.

When source energy is used to evaluate energy performance, an individual building's performance does not receive either a credit or a penalty for using any particular fuel type. In contrast, use of a site energy metric would provide a credit for buildings that purchase energy produced offsite by a utility (such as electricity). You can see this neutrality in the following example scenarios with different heating systems and in a comparison of ENERGY STAR certified buildings to the national commercial building stock.

Source Energy in Different Heating Scenarios

Because most buildings use electricity for lighting and other equipment, the reason that fuel mix varies by building is usually due to the choice of heating system. Another way to understand the relationship between fuel choice, source energy, and energy performance is to consider six different scenarios for heating systems in buildings, which are included in the figure below. For each scenario, the building operation and thermal envelope are the same. Therefore, the heat load for each building is identical. The differences among the buildings are solely in the type of heating fuel and the equipment used for heating. As a result of these differences, the buildings have different site and source energy consumption, as shown in the figure below.

Figure 2 – Comparison of Alternate Heating Scenarios

	Building A	Building B	Building C	Building D	Building E	Building F
Heating Fuel	**Natural Gas**	**Natural Gas**	**District Steam**	**Electric**	**Electric**	**Electric**
Heating System	Gas-fired Boiler 90% combustion efficiency 80% system efficiency	Gas-fired Boiler 70% combustion efficiency 55% system efficiency	District Steam 95% system efficiency	Geothermal COP=4.0	Air Source Heat Pump COP = 2.5	Electric Resistance Heat
Heat to Space (MBtu)	1000	1000	1000	1000	1000	1000
Site Energy (MBtu)	1250	1818	1053	250	400	1000
Source Energy (MBtu)	**1313**	**1909**	**1264**	**700**	**1120**	**2800**

Note that the U.S. source-site ratios were applied:
- *Electricity: 1 unit site = 2.80 units source*
- *Natural Gas: 1 unit site = 1.05 units source*
- *Steam: 1 unit site = 1.20 units source*

The site and source energy values in *Figure 2* demonstrate the key differences between the two metrics and illustrate why source energy is the more equitable comparative metric. A comparison of these building scenarios

using site energy fails to recognize efficiency losses from the off-site energy generation. In contrast, source energy provides an accurate and equitable comparison of these building scenarios, as described further in *Figure 3* below. The metrics in Portfolio Manager (e.g., the ENERGY STAR score, Source EUI) aim to evaluate energy performance based on whole-building energy use, independent of heating system, or building technology. Using source energy allows the heating system efficiency to be fairly represented in the whole-building energy use metrics.

Figure 3 – The Benefits of Source Energy

✓ **Benefits of Source Energy**

- ✓ Allows for a whole-building assessment that combines all fuels
- ✓ Evaluates all buildings fairly, regardless of heating system
- ✓ Fairly evaluates electric heating in relation to natural gas and steam systems
  - ✓ Identifies geothermal heating as most efficient
  - ✓ Evaluates air source heat pump systems as efficient, on par with natural gas boilers and district steam systems
  - ✓ Identifies electric resistance heating as least efficient
- ✓ Provides equitable comparison of steam systems with natural gas-fired systems
- ✓ Fairly compares natural gas boilers with different on-site efficiency levels

Electricity Consumption in Portfolio Manager and ENERGY STAR Certified Buildings

To understand how these heating scenarios work in the real world, we can evaluate the fuel mixes of buildings across the United States, as represented by the Commercial Building Energy Consumption Survey (CBECS), a nationally representative sample of buildings. We can then compare this with buildings that have earned ENERGY STAR certification in 2017.

Across all commercial buildings in the United States, electricity accounts for 69% of energy use. Among ENERGY STAR certified buildings, the average percent electricity is slightly higher, at 79%. In addition to the average percent electricity we can also evaluate the percent of buildings that are 100% electricity (i.e. heated and cooled with electricity). Here, we see that 34% of the buildings nationally are 100% electric, as compared with 29% among ENERGY STAR certified buildings. Taken together, these statistics show that buildings with a high percentage of electricity use are just as likely to earn ENERGY STAR certification as other types of buildings.

Figure 4 – Percent Electricity in U.S. Commercial Buildings

	CBECS	ENERGY STAR Certified (2017)
Number of Buildings Represented	4,809,031	9,555
Average % Electricity	69%	79%
Number of Buildings that are 100% Electric	1,617,758	2,757
Percent of Buildings that are 100% Electric	34%	29%

CBECS is conducted by the US Department of Energy's Energy Information Administration. Filters were applied to the 2012 CBECS data for analysis purposes. ENERGY STAR Certified facilities include those that benchmarked in Portfolio Manager and earned certification in 2017.

METHODOLOGY

Ultimately, the goal of the conversion to source energy is to account for the total primary fuel needed to deliver heat and electricity to the site. Generally, this means the methodology should perform the following adjustments for energy consumed on site:

- **Primary Energy.** Account for losses that occur in the distribution, storage and dispensing of the primary fuel (e.g., natural gas, fuel oil).
- **Secondary Energy.** Account for conversion losses at the plant in addition to losses incurred during transmission and distribution of secondary energy to the building (e.g., electricity, district steam).

These adjustments quantify the total energy content of the primary fuel. In this assessment, the primary fuels are considered refined products such as coal, natural gas and oil. The analysis does not account for the energy that is consumed in mining, transporting, and refining crude products. While that type of analysis may provide an instructive look at the lifecycle impacts of energy use, it is beyond the scope of a building-level assessment. Specific details on the application of this methodology to each type of energy are provided in following sections of this document.

Use of National Average Source-Site Ratios

The efficiency of secondary energy (e.g., electricity) production depends on the types of primary fuels that are consumed and the specific equipment that is used. These characteristics are unique to specific power plants and differ by region. For example, some regions have a higher percentage of hydroelectric power, while others consume greater quantities of coal. The goal of the ENERGY STAR program is to provide comparisons of building energy efficiency relative to a national peer group, and therefore it is most equitable to employ national-level source-site ratios. Because Portfolio Manager is available in both the United States and Canada, country-specific source-site ratios are used. For each country, there is only one national source-site ratio for each of the primary and secondary fuels in Portfolio Manager, including grid purchases of electricity. Most of the factors are generally similar for the two countries, although the ratio for electricity is lower in Canada due to a higher percentage of hydroelectric power at the national level.

There are a few reasons why national source-site ratios provide the most equitable approach:

1. **Fixed Geography.** The geographic location is fixed for most buildings; there is no opportunity to relocate the building to a region with more efficient electrical production.
2. **Interconnected Grid.** For most buildings, it is not possible to trace each kWh of electricity back to a specific power plant. Across a given utility region, the grid is connected and the electric consumption of a specific building cannot be associated with any individual plant.
3. **Building Focus.** The key unit of analysis for Portfolio Manager is the building. It is the efficiency of the building, not the utility, which is evaluated. Two buildings with identical operation and energy efficiency will receive the same ENERGY STAR score regardless of their geographic location or utility company.[1]

The use of national source-site ratios ensures that no specific building will be credited (or penalized) for the relative efficiency of its utility provider.

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[1] Note that two buildings with equivalent energy *efficiency* in two different regions may have different *absolute energy consumption* owing to weather conditions. The ENERGY STAR score accounts for climate differences in this situation, providing an equitable comparison for buildings in different climates. The use of source energy ensures that a building does not receive either a credit or a penalty based on its utility provider.

U.S. National Median Reference Values for All Portfolio Manager Property Types

Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft²)	Site EUI (kBtu/ft²)	Reference Data Source - Peer Group Comparison
Banking/Financial Services	Bank Branch *		209.9	88.3	CBECS - Bank/Financial
	Financial Office*		116.4	52.9	CBECS - Office & Bank/Financial
Education	Adult Education		110.4	52.4	CBECS - Education
	College/University		180.6	84.3	CBECS - College/University
	K-12 School*		104.4	48.5	CBECS - Elementary/Middle & High School
	Pre-school/Daycare		131.5	64.8	CBECS - Preschool
	Vocational School		110.4	52.4	CBECS - Education
	Other - Education				
Entertainment/Public Assembly	Convention Center		109.6	56.1	CBECS - Social/Meeting
	Movie Theater		112.0	56.2	CBECS - Public Assembly
	Museum				
	Performing Arts				
	Recreation	Bowling Alley	112.0	50.8	CBECS - Recreation
		Fitness Center/Health Club/Gym			
		Ice/Curling Rink			
		Roller Rink			
		Swimming Pool			
		Other - Recreation			
	Social/Meeting Hall		109.6	56.1	CBECS - Social/Meeting

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2.7 Campus Facility Comparison

Facility Campus Summary Comparison Chart

School Name	Site Area	Number of Permanent Buildings	Permanent Building Area (SF)	Number of Modular Buildings	Modular Building Area (SF)	Building Capacity	SF/Pupil (Building Capacity)	Projected 2022 Enrollment	SF/Pupil (2021 Enrollment)	Projected 2026 Enrollment	Enrollment Change	2026 Enrollment vs. Capacity	Grades Served	CDE FCI Score
ECC - Main Campus	4.37	-	-	12	14,800			255			-		Pre-K	0.45
ECC - Olathe Elementary				2	3,940			75			-		Pre-K	
ECC - Johnson Elementary				1	1,440			30			-		Pre-K	
Cottonwood Elementary	15.52	1	35,233	4	7,840	426	83	403	87	470	67	44	K-5	0.39
Johnson Elementary	34	1	48,300	2	2,880	568	85	497	97	533	36	-35	K-5	0.34
Northside Elementary	4	1	38,905	1	1,330	426	91	353	110	398	45	-28	K-5	0.51
Oak Grove Elementary	8.38	2	37,175	1	1,440	426	87	386	96	403	17	-23	K-5	0.37
Olathe Elementary	7	1	48,453	2	2,880	466	104	407	119	384	-23	-82	K-5	0.42
Pomona Elementary	7	4	44,300	-	-	426	104	325	136	357	32	-69	K-5	0.55
Centennial Middle School	16	3	99,469	-	-	776	128	594	167	592	-2	-184	6-8	0.63
Columbine Middle School	16	1	85,006	-	-	552	154	483	176	471	-12	-81	6-8	0.01
Olathe Middle/High School	26	2	120,847	-	-	732	165	521	232	515	-6	-217	6-8	0.36
Montrose High School	31	3	200,216	-	-	1328	151	1448	138	1429	-19	101	9-12	0.56
PEAK Virtual Academy	1.2	2	8,750	1	1,450	-	-	106	83	115	9		K-12	0.59
Student Services Annex	1	1	4,250	-	-	-		10	-	-	-		ages 18-21	0.41
Vista Charter School	2.3					-		160		163	3		10-12	

The chart above is included in the master plan to allow for quick comparison of campuses across the District. It includes physical site and building size along with general configuration information and CDE assessment information. The Colorado Department of Education (CDE) assessment information includes the Facility Condition Index (FCI) score for each of the facilities. This allows quick review and comparison of the condition of the facilities across the District. Northside Elementary School, Pomona Elementary School, Centennial Middle School, Peak Virtual Academy and Montrose High School all have FCI scores above .5 indicating the additional repair and capital renewal needs associated with these facilities.

Capacity and Enrollment Analysis

The chart above also includes current building student capacity and how it relates to the anticipated 2022 enrollment through the anticipated 2026 enrollment at each school. This allows a quick analysis of how a building facility will handle the student enrollment projections over the next 5 years. Based on the data, the Cottonwood Elementary School and the Montrose High School will be over student capacity in 2026. Oak Grove and Northside Elementary Schools will be close to student capacity in 2026.

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2.8 Identified Facility Needs

It is imperative to the master capital planning process that the condition of the existing district facilities is accurately assessed and objectively quantified. The following were steps taken to accurately assess and quantify the condition of the existing facilities.

- **Review facility condition information:** Existing building drawings and documents were reviewed and compared with existing conditions.   With the help of district staff, already occurring issues were also identified and documented.
- **Identify Current Problems:** The assessment team included architects, engineers, and contractors familiar with the facilities in Montrose County School District. Through facility walk-throughs and observations, the assessment team reviewed and tabulated the existing conditions of the site, building, and MEP systems which revealed a list of attributes and deficiencies.
- **Evaluate and prioritize deficiencies:** The facility assessment broke down the deficiencies into detailed individual items that can be evaluated for cost and scored based on specific criteria. Each deficiency item was given a score based on a mathematical calculation of three levels of criteria:
    - The first criteria (Level 1) is the assessment rating. This identifies the potential timing of failure and goes from "requires immediate attention" to identifying the item as simply an "improvement item".
    - The second criteria (Level 2) is the category of concern. This identifies the type of problem or concern and includes 11 categories. This includes high priority items such as life safety issue or potential for damage to the building down to less urgent concerns.
    - The third criteria (Level 3) is the consequence to inhabitants or the building based on the current condition of the item. Level 3 includes eight different descriptions used to identify the seriousness of the issue, "What happens when failure occurs?".

Objectively outlining these three criteria determined a mathematical value for each item identified. The lower the number generated, the higher the priority the item should be to the owner. The higher numbers generated by the calculation were items that are not expected to fail as quickly or cause interruption of the use of facility.

The assessment information is then consolidated and broken down into groups called deficiency categories. These categories allow the District to identify critical items in assessing deferred maintenance priorities. These categories break down as follows:
- **0-25 Category** - This category requires creation of an action plan to address these items within a short period of time as determined by the owner.
- **26-50 Category** - This category does not require immediate attention, but an action plan to address these items in the next 3-5 years should be considered.   These items have not failed and generally do not pose an immediate risk to the building or occupants.
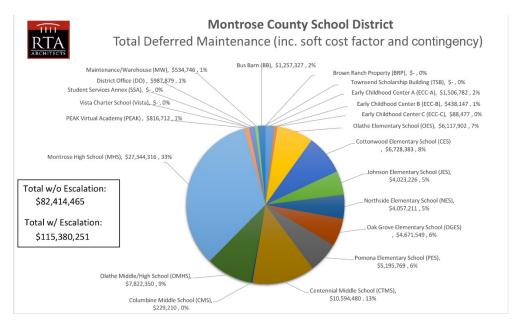
- **51-100 Category** - This category identifies long-term items, or items which may not affect building or program operation, but planning should occur to re-evaluate and address these items in the future. Typically, these items require attention within the next 5-10 years.
- **Over 100 Category** - This category typically identifies other long-term items, or items which will not affect building or program operation but have been identified by the assessment team or owner as very long-term items.
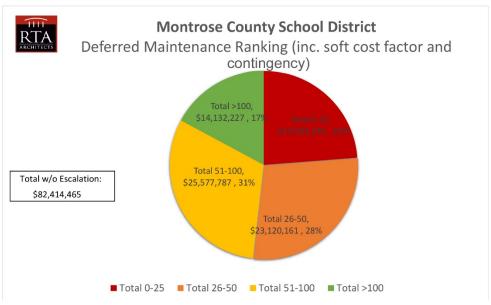
Assessment Matrix Item Scoring System:

Level 1	Assessment Rating	
	1	Needs Immediate Action/Life Safety Issue
	2	Replace within 5 Years
	3	Replace within 6-10 Years
	4	Improvement Item
Level2	**Category - What is the problem or concern?**	
	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues.
	4	Space characteristics / adequacies
	5	ADA Issues.
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The Association would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem
Level3	**Consequences - What happens when failure occurs?**	
	1	Failure may compromise building occupant safety & health
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements but closure is not necessary
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the association or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected
Final Rank		
		The final rank gives you a score from the highest priority of 1 up to a maximum value of 352 which would indicate the lowest priority item in the list. Typically, you would start to address any deficiences in the order from 1 to 352.
Example	Item - If the roof is leaking the ranking would be:	
	1	Ranking - (1) Needs Immediate Action/Life Safety Issue (Red)
x	2	Failure has potential to damage to the building
x	3	Failure will cause damage to other components or elements but closure is not necessary
=	6	Final Ranking calculated value

2.8.1 District Facilities

The following information is a District Wide Summary of the facility assessments performed at each campus. Following this summary is more information about each campus individually.

Montrose County School District
Total Deferred Maintenance (inc. soft cost factor and contingency)

Maintenance/Warehouse (MW), $534,746 , 1%
District Office (DO) , $987,879 , 1%
Student Services Annex (SSA), $- , 0%
Vista Charter School (Vista), $- , 0%
PEAK Virtual Academy (PEAK) , $816,712 , 1%
Montrose High School (MHS), $27,344,316 , 33%

Bus Barn (BB), $1,257,327 , 2%
Brown Ranch Property (BRP), $- , 0%
Townsend Scholarship Building (TSB), $- , 0%
Early Childhood Center A (ECC-A), $1,506,782 , 2%
Early Childhood Center B (ECC-B), $438,147 , 1%
Early Childhood Center C (ECC-C), $88,477 , 0%
Olathe Elementary School (OES), $6,117,902 , 7%
Cottonwood Elementary School (CES) , $6,728,383 , 8%
Johnson Elementary School (JES), $4,023,226 , 5%
Northside Elementary School (NES), $4,057,211 , 5%
Oak Grove Elementary School (OGES) , $4,671,549 , 6%
Pomona Elementary School (PES) , $5,195,769 , 6%
Centennial Middle School (CTMS), $10,594,480 , 13%
Columbine Middle School (CMS), $229,210 , 0%
Olathe Middle/High School (OMHS), $7,822,350 , 9%

Total w/o Escalation:
$82,414,465

Total w/ Escalation:
$115,380,251

Montrose County School District
Deferred Maintenance Ranking (inc. soft cost factor and contingency)

Total >100, $14,132,227 , 17%
Total 0-25, $19,584,290 , 24%
Total 51-100, $25,577,787 , 31%
Total 26-50, $23,120,161 , 28%

Total w/o Escalation:
$82,414,465

■ Total 0-25   ■ Total 26-50   ■ Total 51-100   ■ Total >100

Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.

01	Land Study		NA
02a	Early Childhood Center A (ECC-A)	$	540,979
02b	Early Childhood Center B (ECC-B)	$	90,821
02c	Early Childhood Center C (ECC-C)	$	27,169
03	Olathe Elementary School (OES)	$	1,060,811
04	Cottonwood Elementary School (CES)	$	2,227,367
05	Johnson Elementary School (JES)	$	472,515
06	Northside Elementary School (NES)	$	1,420,569
07	Oak Grove Elementary School (OGES)	$	1,609,141
08	Pomona Elementary School (PES)	$	1,152,700
09	Centennial Middle School (CTMS)	$	1,111,384
10	Columbine Middle School (CMS)	$	31,050
11	Olathe Middle/High School (OMHS)	$	1,531,734
12	Montrose High School (MHS)	$	7,875,052
13	PEAK Virtual Academy (PEAK)	$	342,256
14	Student Services Annex (SSA)	$	-
15	Vista Charter School (Vista)	$	-
16	District Office (DO)	$	33,379
17	Maintenance/Warehouse (MW)	$	25,539
18	Bus Barn (BB)	$	31,826
19	Townsend Scholarship Building (TSB)	$	-
20	Brown Ranch Property (BRP)	$	-
	(**Note:** values above include soft costs, but no escalation)		
	Total 0-25	$	19,584,290
	3 years of escalation @ 8%/yr	$	24,284,520

Ranking of 26-50 indicates the item has failed or still servicable, but should be replaced in the next 5 years

01	Land Study		NA
02a	Early Childhood Center A (ECC-A)	$	25,376
02b	Early Childhood Center B (ECC-B)	$	98,568
02c	Early Childhood Center C (ECC-C)	$	-
03	Olathe Elementary School (OES)	$	2,548,672
04	Cottonwood Elementary School (CES)	$	1,361,325
05	Johnson Elementary School (JES)	$	1,385,609
06	Northside Elementary School (NES)	$	1,492,640
07	Oak Grove Elementary School (OGES)	$	1,495,483
08	Pomona Elementary School (PES)	$	1,714,879
09	Centennial Middle School (CTMS)	$	3,958,349
10	Columbine Middle School (CMS)	$	3,881
11	Olathe Middle/High School (OMHS)	$	3,210,578
12	Montrose High School (MHS)	$	4,983,236
13	PEAK Virtual Academy (PEAK)	$	230,888
14	Student Services Annex (SSA)	$	-
15	Vista Charter School (Vista)	$	-
16	District Office (DO)	$	-
17	Maintenance/Warehouse (MW)	$	-
18	Bus Barn (BB)	$	610,676
19	Townsend Scholarship Building (TSB)	$	-
20	Brown Ranch Property (BRP)	$	-
	(**Note:** values above include soft costs, but no escalation)		
	Total 26-50	$	23,120,161
	5 years of escalation @ 8%/yr	$	32,368,226

Ranking of 51-100 indicates that the item has failed or is servicable, but does not affect student achievement

01	Land Study		NA
02a	Early Childhood Center A (ECC-A)	$	369,689
02b	Early Childhood Center B (ECC-B)	$	58,731
02c	Early Childhood Center C (ECC-C)	$	6,210
03	Olathe Elementary School (OES)	$	1,063,362
04	Cottonwood Elementary School (CES)	$	2,373,847
05	Johnson Elementary School (JES)	$	596,818
06	Northside Elementary School (NES)	$	596,002
07	Oak Grove Elementary School (OGES)	$	327,902
08	Pomona Elementary School (PES)	$	1,943,216
09	Centennial Middle School (CTMS)	$	4,647,461
10	Columbine Middle School (CMS)	$	30,019
11	Olathe Middle/High School (OMHS)	$	1,835,968
12	Montrose High School (MHS)	$	10,820,017
13	PEAK Virtual Academy (PEAK)	$	90,185
14	Student Services Annex (SSA)	$	-
15	Vista Charter School (Vista)	$	-
16	District Office (DO)	$	40,676
17	Maintenance/Warehouse (MW)	$	178,076
18	Bus Barn (BB)	$	599,610
19	Townsend Scholarship Building (TSB)	$	-
20	Brown Ranch Property (BRP)	$	-
	(**Note:** values above include soft costs, but no escalation)		
	Total 51-100	$	25,577,787
	5 years of escalation @ 8%/yr	$	35,808,902

Ranking of greater than 100 indicates that the item requires attention in a longterm approach

01	Land Study		NA
02a	Early Childhood Center A (ECC-A)	$	570,738
02b	Early Childhood Center B (ECC-B)	$	190,026
02c	Early Childhood Center C (ECC-C)	$	55,098
03	Olathe Elementary School (OES)	$	1,445,057
04	Cottonwood Elementary School (CES)	$	765,844
05	Johnson Elementary School (JES)	$	1,568,284
06	Northside Elementary School (NES)	$	548,001
07	Oak Grove Elementary School (OGES)	$	1,239,023
08	Pomona Elementary School (PES)	$	384,973
09	Centennial Middle School (CTMS)	$	877,287
10	Columbine Middle School (CMS)	$	164,259
11	Olathe Middle/High School (OMHS)	$	1,244,071
12	Montrose High School (MHS)	$	3,666,011
13	PEAK Virtual Academy (PEAK)	$	153,384
14	Student Services Annex (SSA)	$	-
15	Vista Charter School (Vista)	$	-
16	District Office (DO)	$	913,825
17	Maintenance/Warehouse (MW)	$	331,132
18	Bus Barn (BB)	$	15,215
19	Townsend Scholarship Building (TSB)	$	-
20	Brown Ranch Property (BRP)	$	-
	(**Note:** values above include soft costs, but no escalation)		
	Total >100	$	14,132,227
	5 years of escalation @ 8%/yr	$	19,785,118

#	Total for Each Facility (includes all ranks)	
01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 1,506,782
02b	Early Childhood Center B (ECC-B)	$ 438,147
02c	Early Childhood Center C (ECC-C)	$ 88,477
03	Olathe Elementary School (OES)	$ 6,117,902
04	Cottonwood Elementary School (CES)	$ 6,728,383
05	Johnson Elementary School (JES)	$ 4,023,226
06	Northside Elementary School (NES)	$ 4,057,211
07	Oak Grove Elementary School (OGES)	$ 4,671,549
08	Pomona Elementary School (PES)	$ 5,195,769
09	Centennial Middle School (CTMS)	$ 10,594,480
10	Columbine Middle School (CMS)	$ 229,210
11	Olathe Middle/High School (OMHS)	$ 7,822,350
12	Montrose High School (MHS)	$ 27,344,316
13	PEAK Virtual Academy (PEAK)	$ 816,712
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ 987,879
17	Maintenance/Warehouse (MW)	$ 534,746
18	Bus Barn (BB)	$ 1,257,327
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(**Note**: values above include soft costs, but no escalation)	
	Total (All Ranks)	$ 82,414,465
	5 years of escalation @ 8%/yr	$ 115,380,251

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2.8.2 Early Childhood Centers

EARLY CHILDHOOD CENTER LOCATIONS

Early Child Hood Center Findings:

The Early Childhood Centers (ECC) for Montrose County School District are located on three separate campuses. They are located at the main campus, Johnson Elementary School, and Olathe Elementary School. Although these facilities continue to be functional for the District, improvements are needed. The use of 13 modular classroom buildings at the main campus is problematic from a safety, maintenance, and operations standpoint. The modular classrooms at Johnson Elementary School are older and need ongoing maintenance and repairs. The modular classroom buildings at Olathe are newer and in much better condition, but also require some improvements.

Enrollment in the ECC program is currently capped based on student capacity at each of the campuses. New mandates from the State are expected that will increase the enrollment requirements. The District also desires the ability to offer the ECC program to more students thereby improving student achievement. The existing facilities will not accommodate this anticipate enrollment increase. Larger facilities with higher student capacities are needed.

EARLY CHILDHOOD CENTER - MAIN CAMPUS

**900 Colorado Ave,
Montrose, CO 81402**

Site Area: 179,250 sf / 4.2 acres

Number of Permanent Buildings: 0

Number of Modular Buildings: 13

Total Building Area: 14,800 sf
      Permanent Buildings: 0 sf
      Modular Buildings: 14,800 sf

Current Enrollment: 255

Grades Served: Pre-K

CDE FCI Score: .45

EARLY CHILDHOOD CENTER - MAIN CAMPUS
scale: 1" = 160'-0"
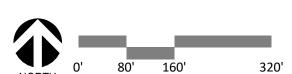
KEY PLAN LEGEND

1. ECC OFFICE
2. STAFF / PARENT PARKING
3. PARENT PARKING
4. STAFF PARKING
5. PLAYGOUND / PLAY FIELD
6. MAINTENANCE WAREHOUSE BUILDING
7. DISCTRICT OFFICE BUILDING
8. GED BUILDING

SITE PLAN LEGEND

— — — SITE BOUNDARY

MODULAR BUILDING FOOTPRINT

MAIN ENTRY

NORTH

0'   80'   160'   320'

S RIO GRANDE AVE

EARLY CHILDHOOD CARE - MAIN CAMPUS

RTA ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District		
Facility:	**Early Childhood Center A (ECC-A)**		Date of last addition: NA
Date:	2/7/2022		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)

Contengency 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	ECC - A	Office	Replace carpet in building	RTA	Flooring System	2	6	3	36		$ 8,512	$ 9,789	$ 11,747	$ 13,215.23
2	ECC - A	Office	Level trailer	RTA	Other	4	6	3	72		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
3	ECC - A	Office	Provide compliant door hardware	RTA	Code/ADA	1	3	4	12		$ 6,600	$ 7,590	$ 9,108	$ 10,246.50
4	ECC - A	Office	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 9,600	$ 11,040	$ 13,248	$ 14,904.00
5	ECC - A	Office	Provide lighting controls	RTA	Lighting System	3	6	6	108		$ 7,200	$ 8,280	$ 9,936	$ 11,178.00
6	ECC - A	Office	Provide ADA compliant breakroom	RTA	Code/ADA	1	5	4	20		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
7	ECC - A	Office	Provide privacy curtain in nurse's office	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
8	ECC - A	BLG-J	Lower toilet paper dispenser below grab bar	RTA	Code/ADA	1	5	4	20		$ 400	$ 460	$ 552	$ 621.00
9	ECC - A	BLG-H,G	Provide ADA compliant landing at ramp	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
10	ECC - A	BLG-H,G	Lower toilet paper dispenser below grab bar	RTA	Code/ADA	1	5	4	20		$ 400	$ 460	$ 552	$ 621.00
11	ECC - A	BLG-H,G	Replace single pane windows with insulated glazing	RTA	Window System	1	3	4	12		$ 5,760	$ 6,624	$ 7,949	$ 8,942.40
12	ECC - A	BLG-F,E	Provide guardrail for ramp	RTA	Code/ADA	1	3	4	12		$ 3,300	$ 3,795	$ 4,554	$ 5,123.25
13	ECC - A	BLG-F,E	Replace ACT ceiling (F)	RTA	Other	2	6	6	72		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
14	ECC - A	BLG-F,E	Replace carpeting in Center and E	RTA	Flooring System	2	6	6	72		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
15	ECC - A	BLG-F,E	Recaulk window (water intrusion)	RTA	Window System	2	6	6	72		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
16	ECC - A	BLG-D	Replace wood siding with a non maintenance product	RTA	Other	3	6	3	54		$ 17,784	$ 20,452	$ 24,542	$ 27,609.66
17	ECC - A	BLG-D	Replace carpeting	RTA	Flooring System	2	6	3	36		$ 3,917	$ 4,504	$ 5,405	$ 6,080.63
18	ECC - A	BLG-C	Replace carpeting	RTA	Flooring System	2	6	2	24		$ 3,917	$ 4,504	$ 5,405	$ 6,080.63
19	ECC - A	BLG-C	Provide working thermostat	RTA	HVAC System	2	4	7	56		$ 700	$ 805	$ 966	$ 1,086.75
20	ECC - A	BLG-B	Repaint exterior	RTA	Painting	2	6	6	72		$ 4,104	$ 4,720	$ 5,664	$ 6,371.46
21	ECC - A	BLG-B	Replace soffit and fascia material with a non maintenance material	RTA	Other	2	6	6	72		$ 3,420	$ 3,933	$ 4,720	$ 5,309.55
22	ECC - A	BLG-A	Repaint exterior	RTA	Painting	2	6	6	72		$ 4,104	$ 4,720	$ 5,664	$ 6,371.46
23	ECC - A	BLG-K	Repaint exterior	RTA	Painting	2	6	6	72		$ 4,104	$ 4,720	$ 5,664	$ 6,371.46
24	ECC - A	BLG-5	Replace carpeting	RTA	Flooring System	2	6	6	72		$ 3,917	$ 4,504	$ 5,405	$ 6,080.63
25	ECC - A	BLG-6	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 14,400	$ 16,560	$ 19,872	$ 22,356.00
26	ECC - A	BLG-6	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
27	ECC - A	BLG-7	Replace carpeting	RTA	Flooring System	2	6	6	72		$ 3,917	$ 4,504	$ 5,405	$ 6,080.63
28	ECC - A	BLG-8	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 14,400	$ 16,560	$ 19,872	$ 22,356.00
29	ECC - A	BLG-9	Provide lighting controls	RTA	Lighting System	3	6	6	108		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
30	ECC - A	BLG-6A	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
31	ECC - A	BLG-6A	Replace carpeting	RTA	Flooring System	2	6	6	72		$ 3,447	$ 3,964	$ 4,756	$ 5,350.95
32	ECC - A	BLG-6A	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 14,400	$ 16,560	$ 19,872	$ 22,356.00
33	ECC - A	BLG-6A	Provide ADA compliant door hardware	RTA	Code/ADA	1	3	4	12		$ 1,100	$ 1,265	$ 1,518	$ 1,707.75
34	ECC - A	BLG-7	Provide ADA access to trailer	RTA	Code/ADA	1	5	4	20		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
35	ECC - A	BLG-8	Replace carpeting	RTA	Flooring System	2	6	3	36		$ 3,917	$ 4,504	$ 5,405	$ 6,080.63
36	ECC - A	BLG-9	Repaint exterior	RTA	Painting	2	6	6	72		$ 4,104	$ 4,720	$ 5,664	$ 6,371.46
37	ECC - A	BLG-10	Repair trailer skirt 30 lf.	RTA	Other	2	6	6	72		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
38	ECC - A	Near District Office	There are nine modular units on this EEC campus. Some units have furnaces and roof mounted evaporative coolers. Some units have wall mounted Bard units for heating and cooling. Some units have electric baseboard radiation and window mounted evap coolers. Some units have furnaces with split system condensing units. All equipment is operational. Age of equipment is uncertain. Systems are typical of modular unit type equipment and quality.	Bighorn	HVAC System	2	11	7	154		$ 117,000	$ 134,550	$ 161,460	$ 181,642.50
39	ECC - A	Near District Office	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters.	Bighorn	Potable Water System	2	11	7	154		$ 38,925	$ 44,764	$ 53,717	$ 60,431.06
40	ECC - A	Near District Office	Electrical systems and lighting systems are as expected for a modular building. No visual problems detected.	Bighorn	Electrical Power System	4	11	2	88		$ 85,285	$ 98,078	$ 117,693	$ 132,404.96
41	ECC - A	South	Asphalt Parking lot (21,000 sqft)	Delmont	Pavement System	4	11	7	308		$ 199,500	$ 229,425	$ 275,310	$ 309,723.75
42	ECC - A	North	Gravel Parking lot (7,600 sqft)	Delmont	Pavement System	2	7	6	84		$ 18,240	$ 20,976	$ 25,171	$ 28,317.60
43	ECC - A	East	Gravel Parking/ drop off loop (48,000 sqft)	Delmont	Pavement System	2	7	6	84		$ 72,000	$ 82,800	$ 99,360	$ 111,780.00

44	ECC - A (DO)		Security Upgrades Scheduled for 2022		Other	Security Alarm System	1	1	1	1		$	222,180	$	255,507	$	306,608	$	344,934.45

Condition	Totals		Totals		Totals		Grand Totals	
0-25	$	348,457	$	400,725	$	480,870	$	540,979
26-50	$	16,346	$	18,797	$	22,557	$	25,376
51-100	$	238,125	$	273,844	$	328,613	$	369,689
> 100	$	367,625	$	422,769	$	507,323	$	570,738
Totals ->			$	1,116,135	$	1,339,362	$	1,506,782

EARLY CHILDHOOD CARE JOHNSON ELEMENTARY

13820 6700 Rd.
Montrose, CO 81401

Site Area: 1,481,040 sf / 34 acres

Number of Permanent Buildings: 0

Number of Modular Buildings: 1

Total Building Area: 1,440 sf
      Permanent Buildings: 0 sf
      Modular Buildings: 1,440 sf

Current Enrollment: 30

Grades Served: Pre-K

EARLY CHILDHOOD CENTER - JOHNSON ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. JOHNSON ELEMENTARY SCHOOL BUIDLING
2. MODULAR 19 - ECC
3. PARKING / DROP-OFF & PICK-UP
4. STAFF & PARENT PARKING
5. KITCHEN & STAFF PARKING
6. PARENT PICK-UP / DROP-OFF
7. KEY STAFF PARKNG / DISTRICT ACCESS

SITE PLAN LEGEND

— — — SITE BOUNDARY

▮ MODULAR BUILDING FOOTPRINT

⟵ PARENT PICK-UP / DROP-OFF LOOP

◀ STUDENT ENTRY POINTS

◀ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   80'   160'   320'

EARLY CHILDHOOD CENTER - JOHNSON ELEMENTARY

Existing Site Plan

RTA
ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District												
Facility:	Early Childhood Center C (ECC-C)							Date of last addition: NA					
Date:	2/7/2022							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)

Contengency 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	ECC - C	EXT	Replace ramps to portables	RTA	Other	2	4	3	24		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
2	ECC - C	EXT	Replace window gaskets	RTA	Window System	1	2	3	6		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
3	ECC - C	Building Wide	MEP systems are consistent with the modular unit type construction. Date of the modular unit is unknown. The mechanical system is a Bard exterior wall mounted unit with fiberglass ductboard distribution.	Bighorn	HVAC System	2	11	7	154		$ 13,000	$ 14,950	$ 17,940	$ 20,182.50
4	ECC - C	Building Wide	Electrical panel and systems are consistent with the modular unit type construction. Age unknown.	Bighorn		4	11	2	88		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
5	ECC - C	Building Wide	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters. Fixtures are operational but should be considered for replacement in the next 5 years.	Bighorn	Other	2	11	7	154		$ 22,490	$ 25,864	$ 31,036	$ 34,915.73

Condition	Totals		Totals		Totals		Grand Totals	
0-25	$	17,500	$	20,125	$	24,150	$	27,169
26-50	$	-	$	-	$	-	$	-
51-100	$	4,000	$	4,600	$	5,520	$	6,210
> 100	$	35,490	$	40,814	$	48,976	$	55,098
Totals ->	$	56,990	$	65,539	$	78,646	$	88,477

Early Childhood Care Olathe Elementary

211 Roberts Ave.
Olathe, CO 81425

Site Area: 1,481,040 sf / 34 acres

Number of Permanent Buildings: 0

Number of Modular Buildings: 2
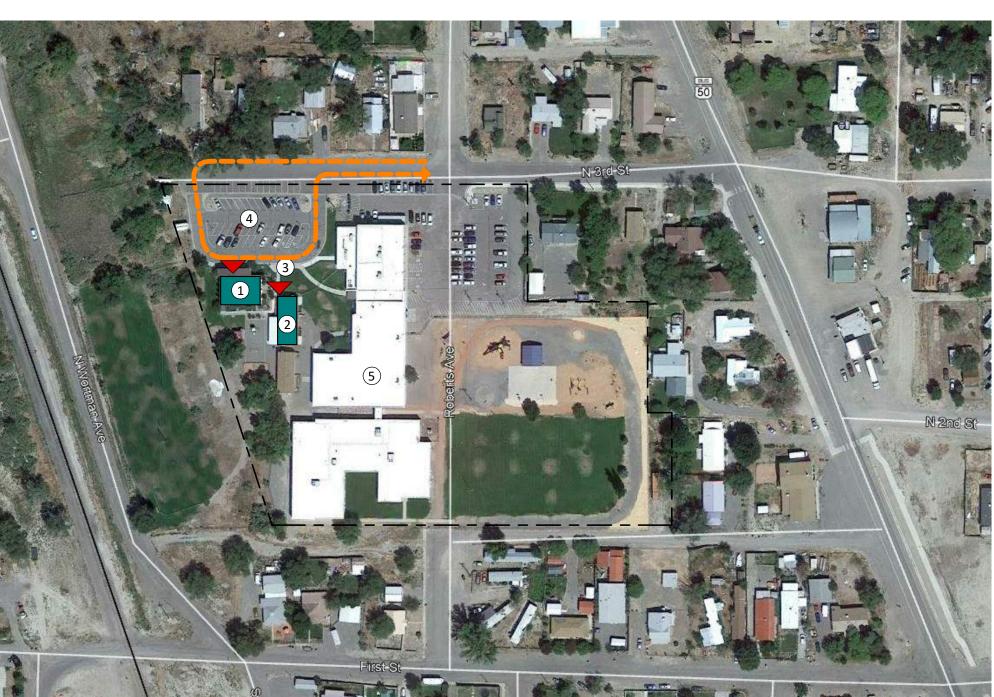
Total Building Area: 3,940 sf
Permanent Buildings: 0 sf
Modular Buildings: 3,940 sf

Current Enrollment: 75

Grades Served: Pre-K

EARLY CHILDHOOD CENTER - OLATHE ELEMENTARY
scale: 1" = 160'-0"

KEY PLAN LEGEND

1. MODULAR 50 - ECC
2. MODULAR 45 - ECC
3. PARKING / DROP-OFF & PICK-UP
4. STAFF AND PARENT PARKING
5. OLATHE ELEMENTARY SCHOOL BUIDLING

SITE PLAN LEGEND
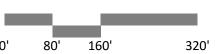
— — — SITE BOUNDARY

MODULAR BUILDING FOOTPRINT

◀ - - - ▶ PARENT PICK-UP / DROP-OFF LOOP

◀ MAIN ENTRY

NORTH

0'   80'   160'   320'

RTA
ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District		
Facility:	**Early Childhood Center B (ECC-B)**	Date of last addition: NA	
Date:	2/7/2022	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)

Contengency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix
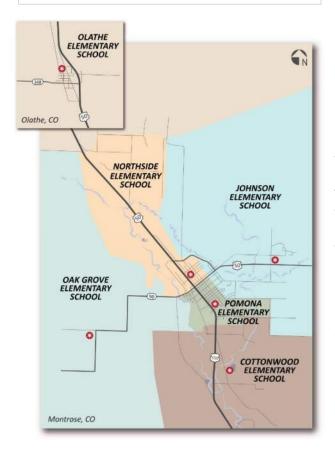
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contengency)
1	ECC - B	INT	Investigate roof leaks - Interior carpet and ceilings showing water damage	RTA	Roofing System	1	2	3	6		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
2	ECC - B	INT	Replace doors that have holes and are deteriorating	RTA	Door System	4	4	7	112		$ 30,000	$ 34,500	$ 41,400	$ 46,575.00
3	ECC - B	INT	Replace non ADA compliant kitchenette	RTA	Code/ADA	1	3	4	12		$ 6,500	$ 7,475	$ 8,970	$ 10,091.25
4	ECC - B	INT	Update staff toilet/custodial rooms that are non-ADA compliant	RTA	Code/ADA	1	3	4	12		$ -	$ -	$ -	$ -
5	ECC - B	INT	Replace VCT in lunch area with rolled flooring	RTA	Flooring System	4	4	5	80		$ 15,400	$ 17,710	$ 21,252	$ 23,908.50
6	ECC - B	EXT	Replace handicap ramp that has deteriorated	RTA	Code/ADA	1	3	4	12		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
7	ECC - B	EXT	Replace main stairs that have deteriorated	RTA	Concrete System	2	4	1	8		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00
8	ECC - B	INT	Replace ceiling that is deteriorated	RTA	Other	2	4	6	48		$ 35,752	$ 41,115	$ 49,338	$ 55,504.98
9	ECC - B	INT	Carpet is older but functional	RTA	Flooring System	2	4	6	48		$ 23,338	$ 26,839	$ 32,207	$ 36,232.42
10	ECC - B	EXT	Provide splash blocks for downspouts	RTA	Roofing System	4	2	3	24		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
11	ECC - B	EXT	Replace stairway that has broken concrete	RTA	Concrete System	2	4	1	8		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00
12	ECC - B	EXT	Replace rusted handrail	RTA	Other	2	4	5	40		$ 4,400	$ 5,060	$ 6,072	$ 6,831.00
13	ECC - B	EXT	Re-caulk around windows	RTA	Window System	2	2	3	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
14	ECC - B	EXT	Re-work grading due to water ponding around the foundation	RTA	Other	2	2	3	12		$ 7,000	$ 8,050	$ 9,660	$ 10,867.50
15	ECC - B	Near District Office	There are nine modular units on this EEC campus. Some units have furnaces and roof mounted evaporative coolers. Some units have wall mounted Bard units for heating and cooling. Some units have electric baseboard radiation and window mounted evap coolers. Some units have furnaces with split system condensing units. All equipment is operational. Age of equipment is uncertain. Systems are typical of modular unit type equipment and quality.	Bighorn	HVAC System	2	11	7	154		$ 32,500	$ 37,375	$ 44,850	$ 50,456.25
16	ECC - B	Near District Office	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters.	Bighorn	Potable Water System	2	11	7	154		$ 59,900	$ 68,885	$ 82,662	$ 92,994.75
17	ECC - B	Near District Office	Electrical systems and lighting systems are as expected for a modular building. No visual problems detected.	Bighorn	Electrical Power System	4	11	2	88		$ 22,430	$ 25,795	$ 30,953	$ 34,822.58

Condition	Totals		Totals		Totals		Grand Totals
0-25	$	58,500	$	67,275	$	80,730	$ 90,821
26-50	$	63,490	$	73,014	$	87,616	$ 98,568
51-100	$	37,830	$	43,505	$	52,205	$ 58,731
> 100	$	122,400	$	140,760	$	168,912	$ 190,026
Totals ->	$	282,220	$	324,553	$	389,464	$ 438,147

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2.8.3 Elementary Schools

Elementary School Findings:

Elementary School Boundary Map

In general, the elementary schools in Montrose County School District are in relatively good condition but require ongoing maintenance and repair. Northside and Pomona Elementary schools are older, showing more wear and require more ongoing maintenance than the others. The modular classrooms at many of the elementary schools are older and in need of constant repair and maintenance. They are also a safety issue with students moving from building to building.

The demographic analysis of the district shows that the student enrollment will increase at the elementary school level over the next 5 years. All the elementary schools in Montrose will see enrollment increases with Cottonwood, Johnson and Northside Elementary growing the most. Cottonwood Elementary School is anticipated to be over capacity while Northside and Oak Grove will be close to capacity in 2026. Enrollment at Olathe Elementary is anticipated to decrease over the same period.

Cottonwood Elementary School

3500 Woodgate Road.
Montrose, CO 81401

Year Built: 1996 with additions in 2004 and 2010

Site Area: 676,250 sf / 15.5 Acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 4

Total Building Area: 43,073 sf
　　　Permanent Buildings: 35,233 sf
　　　Modular Buildings: 7,840 sf

Building Capacity: 426

Current Enrollment: 403

Projected Enrollment 2026: 470

Grades Served: k-5

CDE FCI Score: .39

Project Summary: Cottonwood Elementary was originally built in 1996 and saw significant upgrades in 2004 and 2010. The facility serves Kindergarten through 5th grade, and compared to other elementary schools in the district will be most impacted by the projected increase in enrollment. As it operates now, the program offerings have outgrown the permanent school building and have expanded several (8) essential programs into modular buildings, including Special Education. The Cottonwood campus and

school boundary is defined near the southern end of Montrose and, compared to other elementary school sites has ample room to grow.

The overall site layout has good circulation from a student safety perspective. The permanent school building recently received security upgrades that improve natural surveillance, access control, and meet best practices for school security. The modular units are within the secure perimeter of the campus but do not meet the same level of safety and security as the main school building. The play areas are located near the rear of the school and have good access to the classroom wings and centrally shared spaces. In general, the equipment and hard surface play areas are in acceptable condition and are age-appropriate. There is an expressed need for improved ADA access to the playgrounds and ADA playground equipment to provide equal opportunities for outdoor play. Poor drainage from the roof has contributed to erosion around the building and unsafe, icy conditions. Several gutters are should be redirected/replaced to reduce erosion around the building and improve drainage and safety.

Cottonwood Elementary was near the top of the list for deferred maintenance costs than other elementary schools in the district. The significant needs identified for the campus were ADA improvements, finishes, interior lighting, and water management around the site. In general, the ADA access around the site and within the building is acceptable, but fixture clearances and widths should be improved to meet current standards. Several rooms within the building have aged or deteriorated floor finishes needing replacement or repair, and most of the exterior doors require replacement due to rust. The interior fluorescent lighting system throughout the building should be replaced or retrofitted with LED fixtures to improve energy efficiency and maintenance costs. The roof mounted HVAC units on the original building and the 2004 addition are past their projected end of service life and should be replaced. The kitchen coolers and equipment show signs of wear and age. A vegetable prep sink is needed, and wood tables should be replaced with stainless steel.

COTTONWOOD ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. COTTONWOOD ELEMENTARY SCHOOL BUIDLING
2. VISITOR PARKING / DROP-OFF & PICK-UP
3. STAFF PARKING
4. PARENT PICK-UP / DROP-OFF
5. PLAYGROUND
6. PLAY FIELD
7. BUS LOOP

SITE PLAN LEGEND

— — — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

MODULAR BUILDING FOOTPRINT

← – – – PARENT PICK-UP / DROP-OFF LOOP

← – – – BUS PICK-UP / DROP-OFF

◄ MAIN ENTRY

◄ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   80'   160'   320'

COTTONWOOD ELEMENTARY SCHOOL

Site Plan - Existing Conditions

RTA ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN - CAPACITY
1" = 40'-0"

COTTONWOOD ELEMENTARY SCHOOL
Existing Building Plan - Capacity Analysis

Floor Plan Labels

MODULAR BUILDING
KINDER
ART / MUSIC

LAUNDRY
REFRID
FREEZER
STOR
RR
RR
RR
STOR
JAN
RR

CAFETERIA
600
1853 SF

KITCHEN

JAN
STOR

KINDER
412
667 SF
18

ELEC
KILN / STOR

KINDER
410
594 SF
18

COAT RM

MULTIPURPOSE / GYM
404
3474 SF

RR
STOR

KINDER
420
590 SF
18

NURSE

MAIN ENTRY

IT
PRINCIPAL
OFFICE
CONF
SECURITY

STOR

2003 ADDITION

3rd GRADE 202 805 SF 28
3rd GRADE 201 786 SF 28
RR RR
LOUNGE
RESOURCE
1st GRADE 101 786 SF 20
1st GRADE 102 803 SF 20

3rd GRADE 203 762 SF 28

1st GRADE 103 810 SF 20
4th GRADE 505 855 SF 28
5th GRADE 507 867 SF 28
5th GRADE 510 878 SF 28

RR RR
JAN
RR RR
RR SPEECH

STOR

2nd GRADE 204 805 SF 20
2nd GRADE 205 786 SF 20
LIBRARY 306 1400 SF
2nd GRADE 105 786 SF 20
INTERVENTION
STOR
4th GRADE 504 869 SF 28
4th GRADE 506 875 SF 28
5th GRADE 509 885 SF 28

2003 ADDITION

MODULAR BUILDING
SpEd
COMPUTER LAB

MODULAR BUILDING
GATE
SpEd

MODULAR BUILDING
SCHOOL PSYCH / SPEECH PATH
STEM

NORTH
0'   20'   40'   80'

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	101	786 SF	20	32	25
1st GRADE	102	803 SF	20	32	25
1st GRADE	103	810 SF	20	32	25
1st GRADE: 3		2399 SF	60		75
2nd GRADE	105	786 SF	20	32	25
2nd GRADE	204	805 SF	20	32	25
2nd GRADE	205	786 SF	20	32	25
2nd GRADE: 3		2376 SF	60		74
3rd GRADE	201	786 SF	28	32	25
3rd GRADE	202	805 SF	28	32	25
3rd GRADE	203	762 SF	28	32	24
3rd GRADE: 3		2352 SF	84		74
4th GRADE	504	869 SF	28	30	29
4th GRADE	505	855 SF	28	30	28
4th GRADE	506	875 SF	28	30	29
4th GRADE: 3		2599 SF	84		87
5th GRADE	507	867 SF	28	30	29
5th GRADE	509	885 SF	28	30	29
5th GRADE	510	878 SF	28	30	29
5th GRADE: 3		2630 SF	84		88
KINDER	410	594 SF	18	38	16
KINDER	412	667 SF	18	38	18
KINDER	420	590 SF	18	38	16
KINDER: 3		1850 SF	54		49
Grand total: 18		14206 SF	426		446

Anticipated Enrollment
2022   403 Studetns
2026   470 Students

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
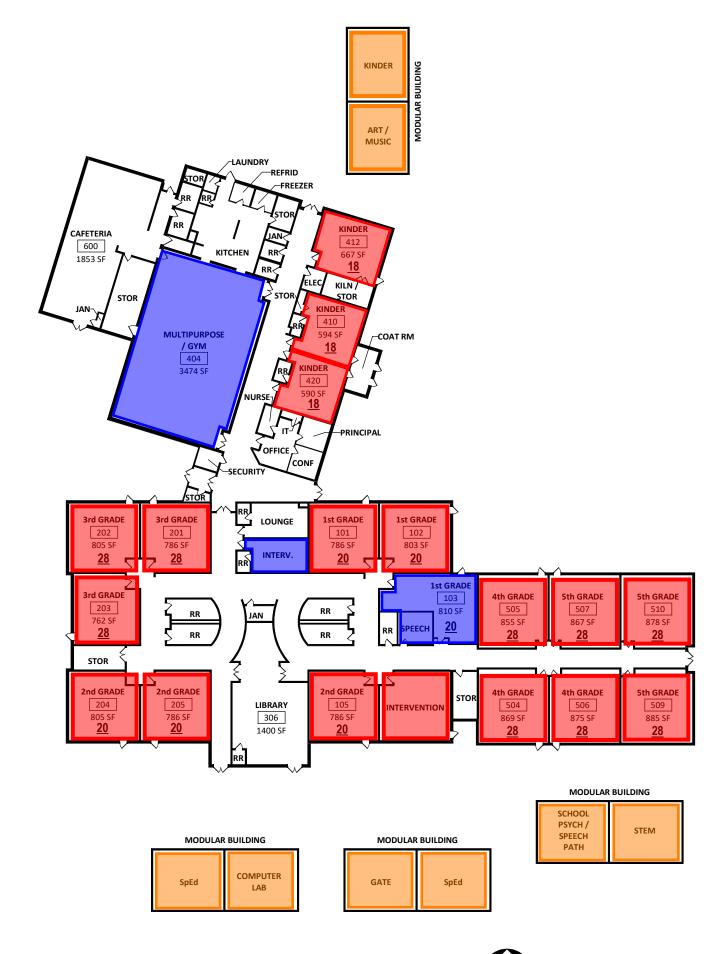
KINDERGARTEN CLASSROOM
ART & MUSIC CLASSROOM
SPECIAL EDUCATION
COMPUTER LAB
GATE
SCHOOL PSYCHOLOGIST / SPEECH PATHOLOGIST
STEM

RTA ARCHITECTS

MCSD
Montrose County School District

MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"

Legend:

18	3 Track Classroom Spaces
2.5	Educational Support Spaces
8	Educational Support Spaces in Modular Classroom Buildings
28.5	Total Educational Spaces

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

KINDERGARTEN CLASSROOM
ART & MUSIC CLASSROOM
SPECIAL EDUCATION
COMPUTER LAB
GATE
SCHOOL PSYCHOLOGIST / SPEECH PATHOLOGIST
STEM

Floor plan labels:

MODULAR BUILDING — KINDER / ART / MUSIC

LAUNDRY, REFRID, FREEZER, STOR, RR, RR, RR, STOR, JAN, RR, RR

CAFETERIA 600 1853 SF

KITCHEN

MULTIPURPOSE / GYM 404 3474 SF

JAN, STOR

ELEC, KILN / STOR, COAT RM

KINDER 412 667 SF 18
KINDER 410 594 SF 18
KINDER 420 590 SF 18

NURSE, IT, PRINCIPAL, OFFICE, CONF, SECURITY, STOR

3rd GRADE 202 805 SF 28
3rd GRADE 201 786 SF 28
3rd GRADE 203 762 SF 28
STOR
2nd GRADE 204 805 SF 20
2nd GRADE 205 786 SF 20

RR, LOUNGE, INTERV., RR, RR, JAN, RR, RR, RR, RR

LIBRARY 306 1400 SF

1st GRADE 101 786 SF 20
1st GRADE 102 803 SF 20
1st GRADE 103 810 SF 20
SPEECH, RR
2nd GRADE 105 786 SF 20
INTERVENTION
STOR

4th GRADE 505 855 SF 28
5th GRADE 507 867 SF 28
5th GRADE 510 878 SF 28
4th GRADE 504 869 SF 28
4th GRADE 506 875 SF 28
5th GRADE 509 885 SF 28

MODULAR BUILDING — SpEd / COMPUTER LAB

MODULAR BUILDING — GATE / SpEd

MODULAR BUILDING — SCHOOL PSYCH / SPEECH PATH / STEM

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

MCSD Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District		
Facility:	**Cottonwood Elementary School (CES)**	Date of last addition:	NA
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	CES	INT	Provide vertical grab bars at all ADA toilets	RTA	Code/ADA	1	5	4	20		$ 3,000	$ 3,450	$ 4,140	$ 4,657.50
2	CES	INT	Provide CRAC unit in all IDF/MDF rooms	RTA	HVAC System	4	6	6	144		$ 14,000	$ 16,100	$ 19,320	$ 21,735.00
3	CES	INT	Provide energy vestibule at secondary exits	RTA	Code/ADA	1	3	4	12		$ 56,000	$ 64,400	$ 77,280	$ 86,940.00
4	CES	INT	Provide privacy curtain for nurse's room	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
5	CES	INT	Provide attached toilet to nurse's room	RTA	Code/ADA	1	3	4	12		$ 25,000	$ 28,750	$ 34,500	$ 38,812.50
6	CES	INT	Provide FRP at floor sink in custodial rooms	RTA	Other	4	6	6	144		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
7	CES	INT	Repair roof above Room 203 wall leaks when it rains	RTA	Roofing System	1	6	3	18		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
8	CES	INT	Provide fire sprinkler system	RTA	Code/ADA	1	3	4	12		$ 378,330	$ 435,080	$ 522,095	$ 587,357.33
9	CES	INT	Replace carpet;(classrooms) 201	RTA	Flooring System	1	6	6	36		$ 4,105	$ 4,720	$ 5,664	$ 6,372.50
10	CES	INT	Provide compliant sink faucet and countertop in breakroom	RTA	Code/ADA	1	5	4	20		$ 6,500	$ 7,475	$ 8,970	$ 10,091.25
11	CES	INT	Replace vent piping to kiln	RTA	HVAC System	2	6	3	36		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
12	CES	INT	Provide age appropriate sink in kindergarten room	RTA	Other	2	6	6	72		$ 7,200	$ 8,280	$ 9,936	$ 11,178.00
13	CES	INT	Replace ceiling tile in 5-10 years (mixture)	RTA	Other	2	6	6	72		$ 302,664	$ 348,064	$ 417,676	$ 469,885.86
14	CES	INT	Provide new door sweep to all exterior doors	RTA	Door System	2	6	3	36		$ 3,300	$ 3,795	$ 4,554	$ 5,123.25
15	CES	INT	Provide light dimmers to all classrooms	RTA	Lighting System	4	6	6	144		$ 7,200	$ 8,280	$ 9,936	$ 11,178.00
16	CES	INT	Signage is non-compliant	RTA	Code/ADA	1	5	4	20		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00
17	CES	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 36,000	$ 41,400	$ 49,680	$ 55,890.00
18	CES	INT	Boys'-toilet to far from wall	RTA	Code/ADA	1	5	4	20		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
19	CES	INT	Men's is non-compliant	RTA	Code/ADA	1	5	4	20		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
20	CES	INT	Women's is non-compliant not enough distant between toilet and sink	RTA	Code/ADA	1	5	4	20		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
21	CES	EXT	Replace 75% of hollow metal door frames and doors that are rusting	RTA	Door System	2	6	3	36		$ 213,750	$ 245,813	$ 294,975	$ 331,846.88
22	CES	EXT	Redirect a gutter spilling onto the side walk at the northwest elevation	RTA	Roofing System	1	1	1	1		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
23	CES	EXT	Seal masonry at the northwest elevation due to water intrusion	RTA	Other	2	2	3	12		$ 35,940	$ 41,331	$ 49,597	$ 55,796.85
24	CES	EXT	Provide a gutter at the north entry due to ice buildup	RTA	Roofing System	1	1	1	1		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
25	CES	EXT	Repair west elevation gutter creating an ice hazards	RTA	Roofing System	1	1	1	1		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
26	CES	EXT	Replace deteriorated concrete at the northwest elevation due to freeze/thaw iss	RTA	Pavement System	2	7	6	84		$ 8,000	$ 9,200	$ 11,040	$ 12,420.00
27	CES	EXT	Replace concrete at northwest play area	RTA	Pavement System	2	7	6	84		$ 20,696	$ 23,800	$ 28,560	$ 32,130.54
28	CES	EXT	Repair loose overhang and gutter that has failed and causing a ice hazard at west end of building	RTA	Roofing System	1	1	1	1		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
29	CES	EXT	Redirect water from the lambs tongue between two doors causing an ice hazard	RTA	Roofing System	1	1	1	1		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
30	CES	PORT	Replace portable classroom ramps are made of plywood and are deteriorating	RTA	Pavement System	2	7	3	42		$ 72,800	$ 83,720	$ 100,464	$ 113,022.00
31	CES	PORT	Redirect water from the lambs tongue on south side of the building drains into f	RTA	Roofing System	1	1	1	1		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
32	CES	PORT	Adjust entry door does not close properly	RTA	Door System	1	4	6	24		$ 500	$ 575	$ 690	$ 776.25
33	CES	PORT	Provide splash blocks at down spouts drain	RTA	Roofing System	2	2	6	24		$ 3,000	$ 3,450	$ 4,140	$ 4,657.50
34	CES	PORT	Regrading, grade at some points are high and rotting the plywood skirt	RTA	Other	2	2	3	12		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00
35	CES	PORT	Replace carpet that is at the end of lifespan	RTA	Flooring System	1	6	6	36		$ 17,634	$ 20,280	$ 24,335	$ 27,377.41
36	CES	PORT	Replace sheet vinyl that has with gaps and worn	RTA	Flooring System	2	6	6	72		$ 13,306	$ 15,301	$ 18,362	$ 20,656.94
37	CES	EXT	Replace glass block at the media center on south side	RTA	Other	1	6	6	36		$ 5,400	$ 6,210	$ 7,452	$ 8,383.50
38	CES	EXT	Replace sidewalk on the west side of building that has sunk 1.5" to 2'	RTA	Pavement System	1	7	5	35		$ 9,600	$ 11,040	$ 13,248	$ 14,904.00
39	CES	EXT	Repaint main entry canopy columns that are very rusted at bottom	RTA	Other	3	7	6	126		$ 7,200	$ 8,280	$ 9,936	$ 11,178.00
40	CES	EXT	Replace concrete walks that have deteriorated due to snow melt and remova	RTA	Pavement System	2	7	6	84		$ 38,336	$ 44,086	$ 52,904	$ 59,516.64
41	CES	PORT	Replace the ADA push bar on north side that is broken and outdated	RTA	Door System	1	5	4	20		$ 500	$ 575	$ 690	$ 776.25
42	CES	PORT	Replace north entry door is deteriorated	RTA	Door System	2	7	6	84		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
43	CES	PORT	Replace old carpet	RTA	Flooring System	1	6	6	36			$ -	$ -	$ -
44	CES	PORT	North portable classrooms have no plumbing	RTA	Code/ADA	1	4	4	16		$ 65,000	$ 74,750	$ 89,700	$ 100,912.50
45	CES	PORT	Non-ADA compliant drinking fountain	RTA	Code/ADA	1	5	4	20		$ 7,000	$ 8,050	$ 9,660	$ 10,867.50
46	CES	INT	Replace thresholds on exterior doors	RTA	Door System	1	7	6	42		$ 3,300	$ 3,795	$ 4,554	$ 5,123.25
47	CES	INT	Provide ADA compliant signage with braille	RTA	Code/ADA	1	5	4	20			$ -	$ -	$ -
48	CES	INT	Adjust fire extinguisher cabinets to be ADA compliant height	RTA	Code/ADA	1	5	4	20		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
49	CES	INT	Replace old carpet that is towards end of life	RTA	Flooring System	2	6	6	72		$ 132,373	$ 152,229	$ 182,675	$ 205,509.80
50	CES	INT	Replace sinks that are non ADA compliant	RTA	Code/ADA	1	5	4	20		$ 36,000	$ 41,400	$ 49,680	$ 55,890.00
51	CES	INT	Replace rusting exterior doors in original building	RTA	Door System	2	6	6	72			$ -	$ -	$ -

#		Location	Description		System									
52	CES	INT	Replace hand washing station. Particle board is rotting at the floor level	RTA	Millwork System	2	6	6	72		$ 36,000	$ 41,400	$ 49,680	$ 55,890.00
53	CES	INT	Replace old flooring	RTA	Flooring System	1	6	6	36			$ -	$ -	$ -
54	CES	North Custodial Room	Water entry station with backflow preventer and PRV station. Appears to date to original construction. No upgrades/improvements anticipated.	Bighorn	Potable Water System	4	11	8	352		$ 17,100	$ 19,665	$ 23,598	$ 26,547.75
55	CES	North Custodial Room	Gas fired water heater. Rheem RFD200-91 at 199.9 mbh input and 291 gallon tank. May date to 1996 and should be considered for replacement in the next five years.	Bighorn	Potable Water System	2	11	7	154		$ 12,025	$ 13,829	$ 16,595	$ 18,668.81
56	CES	South Custodial Room	Gas fired water heater. Bradford White. Nameplate unreadable. Date of installation unknown. 100 gal, 199 mbh?	Bighorn	Potable Water System	3	11	7	231		$ 14,800	$ 17,020	$ 20,424	$ 22,977.00
57	CES	Storage Room 503	Electric, 6-gallon water heater. Rheem 81VP6S. Date of installation unknown.	Bighorn	Potable Water System	3	11	7	231		$ 1,450	$ 1,668	$ 2,001	$ 2,251.13
58	CES	Throughout	Plumbing fixtures. Some date to the original construction and some date to more recent replacements. Fixtures are operational and no upgrades are recommended.	Bighorn	Potable Water System	3	11	7	231		$ 93,600	$ 107,640	$ 129,168	$ 145,314.00
59	CES	Kitchen	Underground two compartment grease interceptor just outside the exterior kitchen door. Date of last pumping is unknown.	Bighorn	Other	3	11	7	231		$ 26,000	$ 29,900	$ 35,880	$ 40,365.00
60	CES	Exterior, North east side	Rotary gas meter serves entire facility. No improvements noted.	Bighorn	Other	4	11	8	352		$ 7,800	$ 8,970	$ 10,764	$ 12,109.50
61	CES	Roof	1996 - 8 roof-mounted, packaged, heating, ventilating, and cooling units. Four, 15 ton units. One, 10 ton unit. One, 7.5 ton unit. One, 6 ton unit. One, 5 ton unit. There are two evaporative coolers for the gym and a makeup air unit. There is a makeup air unit for the kitchen. Units are past end of life and should be replaced. **These Units are slated to be replaced in 2023 pending BEST Grant funding.**	Bighorn	HVAC System	1	6	3	18		$ 398,250	$ 457,988	$ 549,585	$ 618,283.13
62	CES	Roof	2004 - 2 roof-mounted, packaged, heating, ventilating and cooling units. Two, 10 ton units. Units are at end of life and should be replaced. 2010 - One roof-mounted, packaged, heating, ventilating and cooling units. Unit has another 5 years of life remaining.	Bighorn	HVAC System	2	6	3	36		$ 337,500	$ 388,125	$ 465,750	$ 523,968.75
63	CES	Storage Room 503	Building automation system (BAS) control system and panels are located in this room. Trane BCU and MP controllers.This system was updated in	Bighorn	HVAC System	2	6	7	84		$ 35,000	$ 40,250	$ 48,300	$ 54,337.50
64	CES	Modulars	Four modular classrooms on campus. Three on the south and one on the north. Units are heated/cooled by Bard wall mounted self contained units. One Bard unit has been replaced with a furnace and split system condensing unit. Units date to 2001. Units are consistent with modular construction and are past end of life. Systems should be considered for replacement in the next 5 years. Replacements should be 3-ton packaged rooftop units.	Bighorn	HVAC System	2	11	3	66		$ 83,000	$ 95,450	$ 114,540	$ 128,857.50
65	CES	Kitchen	There are two, Type I kitchen hoods, grease exhaust fans, and one makeup air unit. Units date to the original construction. Hoods have Ansul type fire suppression systems. Grease fans and makeup air units are at end of life and should be replaced.	Bighorn	HVAC System	2	6	7	84		$ 50,000	$ 57,500	$ 69,000	$ 77,625.00
66	CES	Throughout	The building does not have fire sprinklers. It is assumed the building did not require fire sprinklers per code when it was built.	Bighorn	HVAC System	4	11	8	352			$ -	$ -	$ -
67	CES	Storage Room 503	There is a sump pump in this room that apparently is used to pump ground water. The state/age of the unit is unknown.	Bighorn	HVAC System	3	11	3	99		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
68	CES	Electrical Room	Main service @ 1200 amps. Date of manufacture 02/96. The service has one space availabe for a 200/400 amp switch. Available panel spaces for expansion. The service did not show any signs of heating or arcing. There were not any breakers that indicated excessive heat.	Bighorn	Electrical Power System	4	9	7	252		$ 83,122	$ 95,590	$ 114,708	$ 129,046.91
69	CES	Distribution panels throughout	All panels appear serviceable and have adeqaute spare spaces. Temperature of the panels breakers did not indicate any problems.	Bighorn	Electrical Power System	4	9	7	252		$ 18,000	$ 20,700	$ 24,840	$ 27,945.00

#	Dept	Area	Description	Campus	System	1	2	3	Cond		Cost		Cost		Total		Grand Total
70	CES	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 eleminated 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 upgraded.	Bighorn	Lighting System	2	4	6	48		$ 204,471		$ 235,142		$ 282,170	$	317,441.23
71	CES	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. The cable tray installed is not being used for cabling. The cabling is run "wild" in several places.	Bighorn	Other	3	9	3	81		$ 34,333		$ 39,483		$ 47,380	$	53,301.98
72	CES	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	7	252		$ 20,000		$ 23,000		$ 27,600	$	31,050.00
73	CES	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		$ 36,140		$ 41,561		$ 49,873	$	56,107.35
74	CES	West	Main Parking Lot (55,400 sqft)	Delmont	Pavement System	2	6	6	72		$ 443,200		$ 509,680		$ 611,616	$	688,068.00
75	CES	West	Road (32,000 sqft)	Delmont	Pavement System	2	6	6	72		$ 276,800		$ 318,320		$ 381,984	$	429,732.00
76	CES	Kitchen	Walk in cooler and freezer appear to be in good condition, cooler floor shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	2	9	7	126		$ 40,000		$ 46,000		$ 55,200	$	62,100.00
77	CES	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
78	CES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3		$ 8,000		$ 9,200		$ 11,040	$	12,420.00
79	CES	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
80	CES	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
81	CES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252		$ 20,000		$ 23,000		$ 27,600	$	31,050.00
82	CES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		$ 2,000		$ 2,300		$ 2,760	$	3,105.00
83	CES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices.	Other	Other	1	1	1	1		$ 10,000		$ 11,500		$ 13,800	$	15,525.00
84	CES		Security Upgrades Scheduled for 2022	Other	Security Alarm System	1	1	1	1		$ 180,177		$ 207,204		$ 248,644	$	279,724.79
85	CES	EXT	The south wing roof is failing and in need of repair. **This roof is slated for replacement and repair in a project planned for this year.**	Other	Roofing System	1	2	3	6		$ 135,000		$ 155,250		$ 186,300	$	209,587.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 1,434,697	$ 1,649,902	$ 1,979,882	$ 2,227,367
26-50	$ 876,860	$ 1,008,389	$ 1,210,067	$ 1,361,325
51-100	$ 1,529,048	$ 1,758,405	$ 2,110,086	$ 2,373,847
> 100	$ 493,297	$ 567,292	$ 680,750	$ 765,844
Totals ->	$ 4,333,902	$ 4,983,987	$ 5,980,785	$ 6,728,383

Condition Photo Documentation

Cottonwood Elementary School

Redirect a gutter spilling onto sidewalk

Provide a gutter at north entrace due to icy buildup
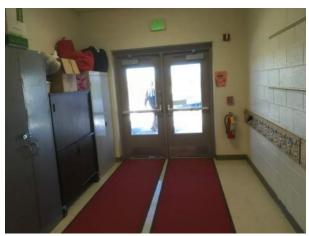
Repair loose overhang and gutter that has failed and causing an ice hazard

Redirect water from the lambs tongue between two doors cauing an ice hazard

Redirect water from the lambs tongue on south side of the building

Provide energy vestible at secondary exits

Condition Photo Documentation, continued

Cottonwood Elementary School

Provide privacy curtain for nurses room

Seal masonry at northwest elevation

Grade at some points are high and rotting the plywood skirt

Repair roof above room 203 wall leaks when it rains

Provide vertical grab bars at all ADA toilets

Provide compliant sink and countertop in breakroom

Johnson Elementary School

13820 6700 Rd.
Montrose, CO 81401

Year Built: 2004

Site Area: 1,481,040 sf / 34 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 3

Total Building Area: 53060
    Permanent Buildings: 48,300
    Modular Buildings: 4,760

Building Capacity: 568

Current Enrollment: 497

Projected Enrollment 2026: 533

Grades Served: K-5

CDE FCI Score: .34

Campus Summary: Johnson Elementary was built in 2004, and is the only four-track elementary school in the district. The facility serves Kindergarten through 5th grade, and compared to other schools has one of the largest sites (34 acres). Johnson is expected to see an enrollment increase of about 22 students in the next 5 years that the permanent building cannot accommodate. The building currently supports its essential programs with the exception of a dedicated STEM space and OT that have moved into modular buildings. There are three modular buildings on the site; two serve Johnson Elementary

and one serves the Early Childhood Center. One of the two modular buildings are currently vacant, and can potentially accommodate the increase in enrollment, but is not ideal. The Johnson campus and school boundary is on the east side of Montrose, and provides a central location in Montrose for the ECC / Pre-K program.

The main school building is set back from the primary access road, 6700 Rd, which provides a long queue for automobile pick-up and drop-off. Despite the long drive lane, there is still a congestion issue at the start and end of the day. The main drop off lane aligns with the main entry to the school. The parking lot sits on the north end of the site, which makes visibility from the administration difficult and dependent on security cameras for surveillance. The bus lane provides adequate length for the number of busses that serve the site along Locust Rd, however is a gravel road and lacks a continuous ADA sidewalk. The play areas are located on the south end of the site and are detached from the classrooms and core building spaces. The school could benefit from an outdoor dining and play area adjacent to the cafeteria to relieve congestion as well as provide quality outdoor space for students. The play area is benched lower than the building and ADA access is a challenge. The play area is exposed to strong winds, and could benefit from improved fall surface for student safety.

The significant needs identified for the Johnson campus are modifications to the fire alarm system, mechanical system upgrades, interior lighting, and finishes. The fire alarm system is original to the building, and doesn't meet current standards for educational occupancies. It is proposed to amend the system to include voice evacuation and improve the safety of its occupants.

The walk in cooler and freezer appear to be in fair condition, but show signs of wear; especially the walk in floors which show rust. Replace wood ramps into walk in with stainless steel ramps. The dish washing area includes a dish machine, disposal and spray rinse with the equipment showing signs of wear but are operational. 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 mixer, unit is leaking oil from the drive speed selector.

The mechanical system is a series of packaged rooftop units that are original to the building, and have reached the end of their service life. It is recommended that they are replaced within the next five years. The interior lighting system throughout the building was identified as fluorescent 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.

JOHNSON ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. JOHNSON ELEMENTARY SCHOOL BUIDLING
2. MODULAR 19 - ECC
3. PARKING / DROP-OFF & PICK-UP
4. STAFF & PARENT PARKING
5. KITCHEN & STAFF PARKING
6. PARENT PICK-UP / DROP-OFF
7. PLAYGROUND
8. PLAY FIELD
9. BUS LOOP

SITE PLAN LEGEND

—— — —— SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

MODULAR BUILDING FOOTPRINT

PARENT PICK-UP / DROP-OFF LOOP

BUS PICK-UP / DROP-OFF

STUDENT ENTRY POINTS

DISTRICT SERVICE DRIVE / ENTRY

NORTH   0'   80'   160'   320'

JOHNSON ELEMENTARY SCHOOL

Site Plan - Existing Conditions

RTA ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH

0' 20' 40' 80'

JOHNSON ELEMENTARY SCHOOL
Floor Plan - Capacity Analysis

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	206	832 SF	20	32	26
1ST GRADE	207	862 SF	20	32	27
1ST GRADE	208	823 SF	20	32	26
1ST GRADE	209	832 SF	20	32	26
1ST GRADE: 4		3349 SF	80		105
2ND GRADE	210	847 SF	20	32	26
2ND GRADE	211	843 SF	20	32	26
2ND GRADE	212	868 SF	20	32	27
2ND GRADE	213	867 SF	20	32	27
2ND GRADE: 4		3424 SF	80		107
3RD GRADE	304	810 SF	28	32	25
3RD GRADE	305	862 SF	28	32	27
3RD GRADE	306	848 SF	28	32	27
3RD GRADE	307	861 SF	28	32	27
3RD GRADE: 4		3381 SF	112		106
4TH GRADE	308	828 SF	28	30	28
4TH GRADE	309	838 SF	28	30	28
4TH GRADE	310	832 SF	28	30	28
4TH GRADE	311	841 SF	28	30	28
4TH GRADE: 4		3339 SF	112		111
5TH GRADE	401	837 SF	28	30	28
5TH GRADE	403	835 SF	28	30	28
5TH GRADE	404	865 SF	28	30	29
5TH GRADE	405	853 SF	28	30	28
5TH GRADE: 4		3390 SF	112		113
KINDER	108	761 SF	18	38	20
KINDER	110	745 SF	18	38	20
KINDER	112	751 SF	18	38	20
KINDER	121	737 SF	18	38	19
KINDER: 4		2995 SF	72		79
GRAND TOTAL: 24		19877 SF	568		620

Anticipated Enrollment
2022   497 Students
2026   533 Students
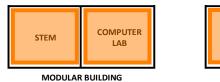
EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
STEM LAB
COMPUTER LAB
PT

RTA ARCHITECTS

MCSD Montrose County School District

MODULAR BUILDING — STEM, COMPUTER LAB
MODULAR BUILDING — UN-USED, PT

Legend:
- 24 — 4 Track Classroom Spaces
- 7.5 — Educational Support Spaces
- 4 — Educational Support Spaces in Modular Classroom Buildings
- 35.5 — Total Educational Spaces

Classrooms:
- 2ND GRADE 212 — 868 SF — 20
- 2ND GRADE 213 — 867 SF — 20
- 2ND GRADE 210 — 847 SF — 20
- 2ND GRADE 211 — 843 SF — 20
- 1ST GRADE 208 — 823 SF — 20
- 1ST GRADE 209 — 832 SF — 20
- 1ST GRADE 206 — 832 SF — 20
- 1ST GRADE 207 — 862 SF — 20
- KINDER 121 — 737 SF — 18
- ESS
- MUSIC 101 — 994 SF
- MULTIPURPOSE/GYMNASIUM 20 — 3064 SF
- MULTIPURPOSE/GYMNASIUM 22 — 1814 SF
- ESL
- 3RD GRADE 304 — 810 SF — 28
- 3RD GRADE 306 — 848 SF — 28
- 4TH GRADE 308 — 828 SF — 28
- 4TH GRADE 310 — 832 SF — 28
- KINDER 112 — 751 SF — 18
- KINDER 110 — 745 SF — 18
- KINDER 108 — 761 SF — 18
- ART 106 — 928 SF
- COMPUTER LAB 104 — 786 SF
- 3RD GRADE 305 — 862 SF — 28
- 3RD GRADE 307 — 861 SF — 28
- 4TH GRADE 309 — 838 SF — 28
- 4TH GRADE 311 — 841 SF — 28
- LIBRARY 100 — 1846 SF
- 5TH GRADE 401 — 837 SF — 28
- 5TH GRADE 404 — 865 SF — 28
- 5TH GRADE 403 — 835 SF — 28
- 5TH GRADE 405 — 853 SF — 28

WATER, OFFICE, KITCHEN, STOR, JAN, GIRLS, BOYS, ELEC, T., WAITING, PRINCIPAL, COUNCEL, STOR, BRT OFFICE, OFFICE, ADMIN, WORK, CONF, NURSE, CLD, JAN, RR, ELEC, STOR, KILN

MODULAR CLASSROOM USE ANALYSIS
1" = 40'-0"

NORTH
0' 20' 40' 80'

JOHNSON ELEMENTARY SCHOOL

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
STEM LAB
COMPUTER LAB
PT

RTA ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District													
Facility:	Johnson Elementary School (JES)											Date of last addition: NA		
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
	Soft Cost

(see scoring tab for details)

Contengency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix
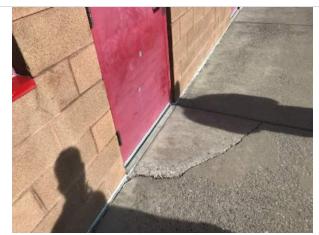
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1	JES	INT	Remove all bubblers	RTA	Potable Water System	1	3	4	12		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00
2	JES	INT	Provide lighting controls	RTA	Lighting System	1	3	4	12		$ 117,018	$ 134,570	$ 161,484	$ 181,669.67
3	JES	INT	Not Used								$ -	$ -	$ -	$ -
4	JES	INT	Lower toilet paper dispensers below grab bars	RTA	Code/ADA	1	5	4	20		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
5	JES	INT	Replace continual grab bars with segmented ones	RTA	Code/ADA	1	5	4	20		$ 2,000	$ 2,300	$ 2,760	$ 3,105.00
6	JES	INT	Provide age appropriate toilets in the kindergarten rooms	RTA	Furniture	2	6	6	72		$ 16,000	$ 18,400	$ 22,080	$ 24,840.00
7	JES	INT	Provide exhaust fan for kiln	RTA	HVAC System	1	6	6	36		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
8	JES	INT	Provide ADA compliant signage	RTA	Code/ADA	1	5	4	20		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
9	JES	INT	Replace transition stipes between carpet and VCT	RTA	Flooring System	4	6	6	144		$ 6,300	$ 7,245	$ 8,694	$ 9,780.75
10	JES	INT	Replace Folding partitions with solid wall	RTA	Other	4	6	6	144		$ 8,500	$ 9,775	$ 11,730	$ 13,196.25
11	JES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		$ 2,000	$ 2,300	$ 2,760	$ 3,105.00
12	JES	INT	Provide energy vestibules	RTA	HVAC System	1	3	4	12		$ 56,000	$ 64,400	$ 77,280	$ 86,940.00
13	JES	INT	Provide CRAC units in MDF/IDF rooms	RTA	HVAC System	4	6	6	144		$ 14,000	$ 16,100	$ 19,320	$ 21,735.00
14	JES	INT	Replace flooring in gym	RTA	Flooring System	2	6	5	60		$ 88,200	$ 101,430	$ 121,716	$ 136,930.50
15	JES	INT	Replace carpet in Rms-301,308,309,310,311, office, and Library	RTA	Flooring System	2	6	6	72		$ 62,667	$ 72,067	$ 86,480	$ 97,290.00
16	JES	EXT	Replace caulking at site hardscapes	RTA	Other	2	2	6	24		$ 35,000	$ 40,250	$ 48,300	$ 54,337.50
17	JES	EXT	Repair/repaint HM frames and doors	RTA	Door System	2	4	6	48		$ 12,600	$ 14,490	$ 17,388	$ 19,561.50
18	JES	EXT	Replace displaced sidewalk	RTA	Concrete System	1	1	1	1		$ 43,840	$ 50,416	$ 60,499	$ 68,061.60
19	JES	EXT	Provide trench drain for front entry roof drain	RTA	Concrete System	1	1	1	1		$ 11,000	$ 12,650	$ 15,180	$ 17,077.50
20	JES	Building wide	The mechanical system is a series of packaged rooftop units that were installed when the building was constructed in 2004/2005. There are 14 units manufactured by Lennox (typically the LGC series) that are original. 2, 3-ton, 4, 5-ton, 2, 7.5-ton, 1, 12.5-ton, 4, 15-ton, 1, 25-ton. Units are 15 years old and have reached the end of service life per ASHRAE guidelines. Units should be considered for replacement in the next 5 years.	Bighorn	HVAC System	2	6	3	36		$ 623,250	$ 716,738	$ 860,085	$ 967,595.63
21	JES	Building wide	The control system (BAS) is a Trane SC that was installed in 2013 during the McKinstry performance contract. System is accessible with the district Trane Ensemble campus wide BAS. The latest version of software should be installed in this system.	Bighorn	HVAC System	2	6	7	84		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
22	JES	Building wide	The plumbing system dates to the original construction. Fixtures and piping are in working order and consistent with age and are in working order. No upgrades anticipated.	Bighorn		3	6	7	126		$ 126,400	$ 145,360	$ 174,432	$ 196,236.00
23	JES	Utility rooms	There are (2) two water heaters. Ages unknown. In working order. No upgrades anticipated.	Bighorn	Potable Water System	3	6	7	126		$ 31,200	$ 35,880	$ 43,056	$ 48,438.00
24	JES	Building wide	Building is protected with a wet fire sprinkler system that dates to the original construction. System has three zones. No known issues with the system. No upgrades anticipated.	Bighorn	Other	4	11	1	44		$ -	$ -	$ -	$ -
25	JES	Kitchen	There is a two compartment grease interceptor located outside the kitchen. Unsure of last time the unit was pumped. No known issues. No upgrades anticipated.	Bighorn	Other	4	11	7	308		$ 43,700	$ 50,255	$ 60,306	$ 67,844.25
26	JES	Kitchen	The kitchen cooking line is served by a Type I hood system with Ansul fire suppression. No known issues. No upgrades anticipted.	Bighorn	HVAC System	3	11	7	231		$ 38,400	$ 44,160	$ 52,992	$ 59,616.00
27	JES	Building wide	Roof drainage is accomplished with internal roof drains and scupper overflows. Ballasted roof. No known issues.	Bighorn	Other	4	11	3	132		$ -	$ -	$ -	$ -
28	JES	Electrical Room	Main service @ 600 amps. Date of manufacture unknown. The service has one space availabe for a 200/400 amp switch. This service will be replaced due to electric reheat being added	Bighorn	Electrical Power System	4	11	2	88		$ 68,000	$ 78,200	$ 93,840	$ 105,570.00
29	JES	Distribution panels throughout	All panels appear serviceable and have adeqaute spare spaces. Temperature of the panels breakers did not indicate any problems.	Bighorn	Electrical Power System	4	11	2	88		$ 18,000	$ 20,700	$ 24,840	$ 27,945.00

#		Location	Description	Building	System				Cond		Cost	Cost	Total	Grand Total
30	JES	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 eleminated 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 upgraded.	Bighorn	Lighting System	2	4	4	32		$ 249,152	$ 286,525	$ 343,830	$ 386,808.48
31	JES	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		$ 44,467	$ 51,137	$ 61,364	$ 69,034.47
32	JES	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	7	252		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
33	JES	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		$ 46,807	$ 53,828	$ 64,594	$ 72,667.87
34	JES	West	Main Lot West of School (34,500 sqft)	Delmont	Pavement System	3	6	6	108		$ 294,975	$ 339,221	$ 407,066	$ 457,948.69
35	JES	West	Main road Loop (28,500 sqft)	Delmont	Pavement System	3	6	6	108		$ 252,225	$ 290,059	$ 348,071	$ 391,579.31
36	JES	North	Gravel Bus Loop (21,500 sqft)	Delmont	Other	2	7	6	84		$ 32,250	$ 37,088	$ 44,505	$ 50,068.13
37	JES	Notheast	Gravel Drive and Parking Lot (12,000 sqft)	Delmont	Other	2	7	6	84		$ 22,800	$ 26,220	$ 31,464	$ 35,397.00
38	JES	East	Gravel Culdesac (13,000 sqft)	Delmont	Other	2	7	6	84		$ 24,700	$ 28,405	$ 34,086	$ 38,346.75
39	JES	Kitchen	Walk in cooler and freezer are in fair condition, but shows signs of wear and age, especially WI floors. Replace wooden ramps with metal ramps.	Other	Other	2	9	7	126		$ 40,000	$ 46,000	$ 55,200	$ 62,100.00
40	JES	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
41	JES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3		$ 8,000	$ 9,200	$ 11,040	$ 12,420.00
42	JES	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
43	JES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
44	JES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		$ 2,000	$ 2,300	$ 2,760	$ 3,105.00
45	JES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixer leaking oil/grease from speed selector.	Other	Other	1	1	1	1		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 304,358	$ 350,011	$ 420,013	$ 472,515
26-50	$ 892,502	$ 1,026,377	$ 1,231,653	$ 1,385,609
51-100	$ 384,424	$ 442,087	$ 530,505	$ 596,818
> 100	$ 1,010,167	$ 1,161,692	$ 1,394,030	$ 1,568,284
Totals ->	$ 2,591,450	$ 2,980,167	$ 3,576,201	$ 4,023,226

Condition Photo Documentation

Johnson Elementary School

Replace displaced sidewalk

Remove all bubblers

Provide lighting controls

Provide energy vestibules

Lower toilet paper dispensers below grab bars

Replace continual grab bars with segmented ones

Condition Photo Documentation, continued

Johnson Elementary School

Provide ADA compliant signage

Provide vertical grab bars

Replace Caulking at site hardscapes

Replace flooring in gym

Replace carpet in Rooms 301, 308, 309, 310, 311, office, and library

Out of date rooftop mechnical systems

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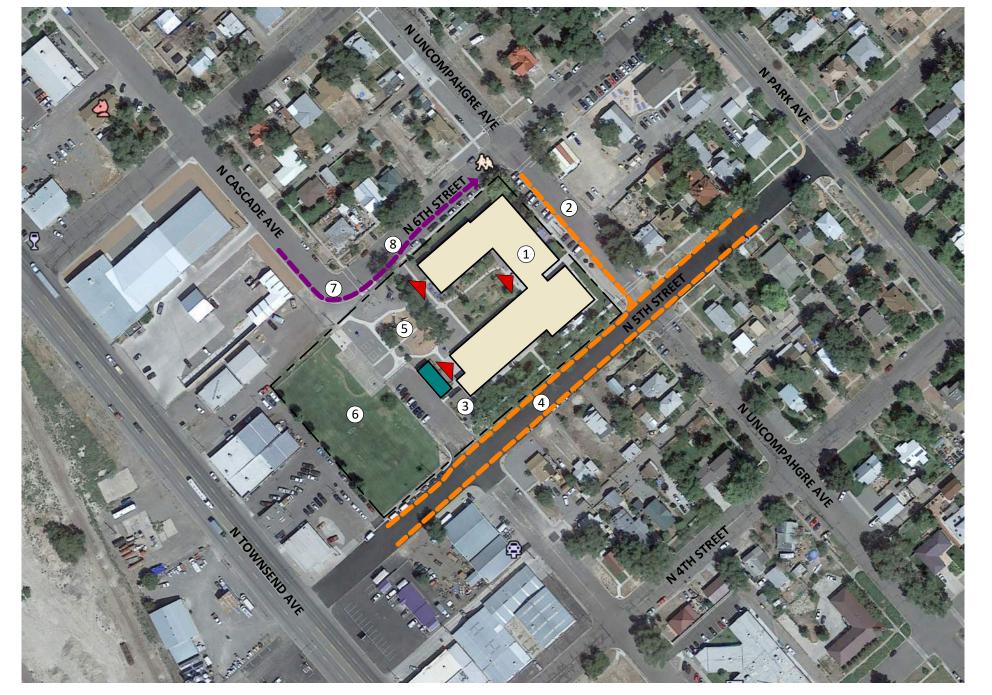
Campus Summary: Northside Elementary was originally built in 1969, and has seen several renovations and additions between the years of 1991 and 2019. The facility serves Kindergarten through 5th grade, and compared to other schools has the smallest (4 acres) site in the district. In addition to the elementary

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.
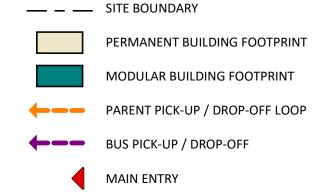
NORTHSIDE ELEMENTARY

scale: 1" = 160'-0"
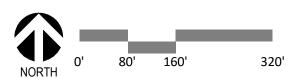
KEY PLAN LEGEND

1. NORTHSIDE ELEMENTARY SCHOOL BUIDLING
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

NORTH

0'   80'   160'   320'

RTA ARCHITECTS

MCSD
Montrose County
School District

MODULAR BUILDING
CLD / G&T
READ INTERV. MATH INTERV

2005 ADDITION

| 4TH GRADE 115 846 SF 28 | 5TH GRADE 113 844 SF 28 | 5TH GRADE 111 851 SF 28 | COMPUTER LAB | 3RD GRADE 106 768 SF 28 |
| 4TH GRADE 114 846 SF 28 | 4TH GRADE 112 844 SF 28 | 5TH GRADE 110 850 SF 28 | INTERMEDIATE SSN 104 755 SF | 3RD GRADE 105 755 SF 28 |

STORAGE

2005 ADDITION

2ND GRADE 102 755 SF 20 — 3RD GRADE 103 764 SF 28

BRAILE & DHH

SECURE VESTIBULE — RECEPTION — PRINCIPAL OFFICE — OFFICE

JC — GIRLS — BOYS — BREAK ROOM — MECHANICAL — ?

KINDER 215 862 SF 18 — 2ND GRADE 213 844 SF 20 — 1ST GRADE 211 843 SF 20 — 1ST GRADE 209 836 SF 20 — 2ND GRADE 206 974 SF 20 — WORKROOM — LIBRARY 203 794 SF — TOILET STOR — STOR — KITCHEN

GROUP RM — KITCHEN — TOILET — OFFICE — PRIMARY SSN 214 721 SF ? — KINDER 212 1043 SF 18 — STOR — TOILET — 1ST GRADE 210 839 SF 20 — KINDER 208 857 SF 18 — JC — SPEECH 205-1 317 SF — ART/MUSIC ? 762 SF — PE OFFICE — MULTI PURPOSE 201 3081 SF

BOYS RR — GIRLS RR — MILD & MODERATE 205-2 340 SF — STORAGE

FLOOR PLAN - CAPACITY
1" = 40'-0"

0'   20'   40'   80'
NORTH

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:
Giften and Talented
Culturally Linguistically Diverse
Math Intervention
Read Intervention

NORTHSIDE ELEMENTARY SCHOOL
FLOOR PLAN - CAPACITY ANALYSIS

RTA ARCHITECTS

MCSD
Montrose County School District

MODULAR BUILDING

CLD / G&T

READ INTERV. MATH INTERV.

4TH GRADE 115 846 SF 28
5TH GRADE 113 844 SF 28
5TH GRADE 111 851 SF 28
STORAGE
COMPUTER LAB
3RD GRADE 106 768 SF 28

4TH GRADE 114 846 SF 28
4TH GRADE 112 844 SF 28
5TH GRADE 110 850 SF 28
T.
INTERMEDIATE SSN 104 755 SF
3RD GRADE 105 755 SF 28

STORAGE

2ND GRADE 102 755 SF 20
3RD GRADE 103 764 SF 28

BRAILE & DHH
SECURE VESTIBULE
RECEPTION
PRINCIPAL OFFICE
OFFICE

JC
GIRLS BOYS
BREAK ROOM
MECHANICAL
T. T.
?

KINDER 215 862 SF 18
2ND GRADE 213 844 SF 20
1ST GRADE 211 843 SF 20
1ST GRADE 209 836 SF 20
2ND GRADE 206 974 SF 20
WORKROOM
LIBRARY 203 794 SF
TOILET STOR
STOR
KITCHEN

TOILET
STOR
TOILET

GROUP RM
KITCHEN
TOILET
OFFICE
PRIMARY SSN 214 721 SF ?
KINDER 212 1043 SF 18
STOR
1ST GRADE 210 839 SF 18
KINDER 208 857 SF 18
JC
SPEECH 205-1 317 SF
ART/MUSIC ? 762 SF
PE OFFICE
MULTI PURPOSE 201 3081 SF

BOYS RR
GIRLS RR
MILD & MODERATE 205-2 340 SF
STORAGE

MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"

0' 20' 40' 80'

NORTH

Legend:
- 18 — 3 Track Classroom Spaces
- 6.5 — Educational Support Spaces
- 2 — Educational Support Spaces in Modular Classroom Buildings
- 26.5 — Total Educational Spaces

NORTHSIDE ELEMENTARY SCHOOL

EDUCATIONAL PROGRAMS IN MODULAR BUILDING
Giften and Talented
Culturally Linguistically Diverse
Math Intervention
Read Intervention

RTA ARCHITECTS

MCSD Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District									
Facility:	**Northside Elementary School (NES)**						Date of last addition: NA			
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

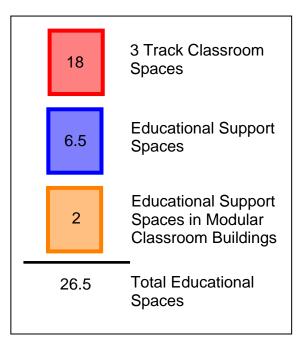| ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1	NES	INT	Provide sprinkler system to building	RTA	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		$ 6,000	$ 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			$ -	$ -	$ -

#		Area	Description	Building	System				Cond		$	$	$	$
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 forseeable 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 eleminated 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
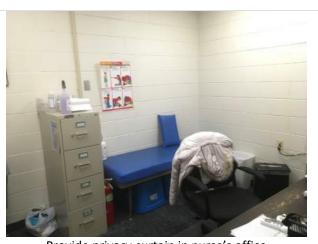
Caulking needs to be redone around windows and control joints

Provide missing roof gutters

Replace singe pane window in old building

Provide privacy curtain in nurse's office

Provide urinal screens

Handicap ramp does not meet ADA requirements

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 replace 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 BUIDLING
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

OAK GROVE ROAD

6200 ROAD

OAK GROVE ELEMENTARY SCHOOL

Site Plan - Existing Conditions

NORTH

0'   50'   100'   200'

RTA ARCHITECTS

MCSD
Montrose County
School District

OAK GROVE ELEMENTARY SCHOOL

Existing Building Plan - Capacity Analysis

LEVEL 1 - CAPACITY

1" = 40'-0"

0' 20' 40' 80'

NORTH

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
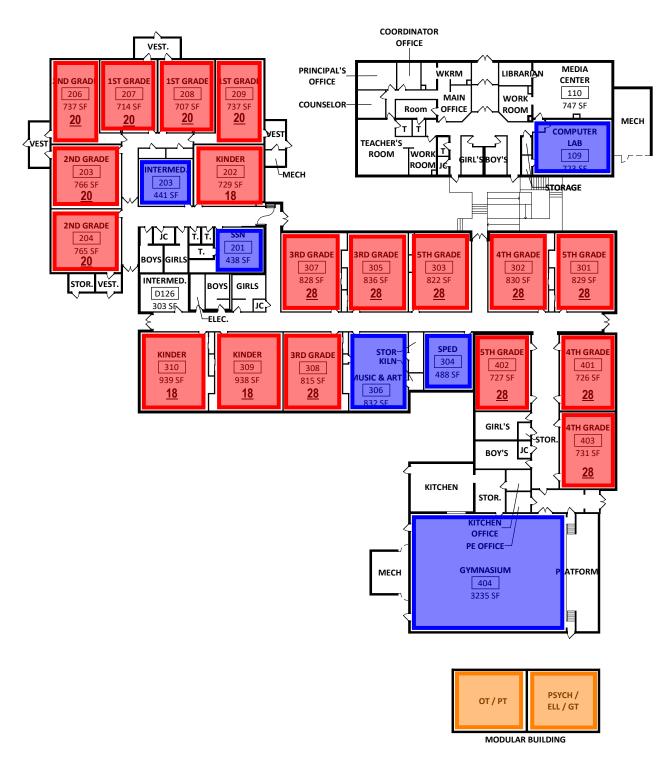
2022	386 Students
2026	403 Students

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

RTA ARCHITECTS

MCSD Montrose County School District

MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"

Legend:

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

Classroom / Room Labels:

- 2ND GRADE — 206 — 737 SF — 20
- 1ST GRADE — 207 — 714 SF — 20
- 1ST GRADE — 208 — 707 SF — 20
- 1ST GRADE — 209 — 737 SF — 20
- 2ND GRADE — 203 — 766 SF — 20
- INTERMED. — 203 — 441 SF
- KINDER — 202 — 729 SF — 18
- 2ND GRADE — 204 — 765 SF — 20
- SSN — 201 — 438 SF
- INTERMED. — D126 — 303 SF
- 3RD GRADE — 307 — 828 SF — 28
- 3RD GRADE — 305 — 836 SF — 28
- 5TH GRADE — 303 — 822 SF — 28
- 4TH GRADE — 302 — 830 SF — 28
- 5TH GRADE — 301 — 829 SF — 28
- KINDER — 310 — 939 SF — 18
- KINDER — 309 — 938 SF — 18
- 3RD GRADE — 308 — 815 SF — 28
- STOR. / KILN
- MUSIC & ART — 306 — 832 SF
- SPED — 304 — 488 SF
- 5TH GRADE — 402 — 727 SF — 28
- 4TH GRADE — 401 — 726 SF — 28
- 4TH GRADE — 403 — 731 SF — 28
- COMPUTER LAB — 109 — 722 SF
- MEDIA CENTER — 110 — 747 SF
- GYMNASIUM — 404 — 3235 SF
- KITCHEN OFFICE / PE OFFICE

Other Labels:
VEST. · VEST · MECH · PRINCIPAL'S OFFICE · COUNSELOR · COORDINATOR OFFICE · WKRM · WORK ROOM · LIBRARIAN · MAIN OFFICE · Room · TEACHER'S ROOM · WORK ROOM · GIRL'S · BOY'S · JC · T · STORAGE · BOYS · GIRLS · STOR. · ELEC. · T. · KITCHEN · PLATFORM

Modular Building:
- OT / PT
- PSYCH / ELL / GT

MODULAR BUILDING

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

NORTH
0' 20' 40' 80'

OAK GROVE ELEMENTARY SCHOOL

RTA ARCHITECTS

MCSD
Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District												
Facility:	Oak Grove Elementary School (OGES)							Date of last addition: NA					
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 (Yellow)
4	Improvement Item

(see scoring tab for details)

Contengency 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/ contengency)
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

#		Area	Description	Campus	System				Score		Cost 1	Cost 2	Cost 3	Cost 4
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 the SD's Ensemble campus wide system. This dates to the McKinstry project in 2013. The lastest 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 eleminated 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

#	Org	Area	Description	Building	System	A	B	C	Score		Total 1	Total 2	Total 3	Grand Total
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. **This roof is slated for replacement and repair in a project planned for this year.**	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
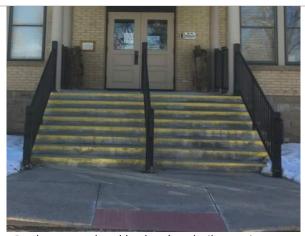
Replace front entry stairs that are deteiorating from freeze and thaw

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

Olathe Elementary School

326 North 3rd Street
Olathe, CO 81425

Year Built: 1950 with additions in 1992, 2004

Site Area: 304,920 sf / 7 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 3

Total Building Area: 49,893 sf
- Permanent Buildings: 48,453 sf
- Modular Buildings: 1,440 sf

Building Capacity: 466 students

Current Enrollment: 407 students

Projected Enrollment 2026: 384 students

Grades Served: K-5

CDE FCI Score: 0.42

Campus Summary: Olathe Elementary School was originally built over 70 years ago but added on to in 1992 and 2004. It serves the northern part of the Montrose County School District. A three-track school like most in elementary schools in District, it serves Kindergarten through 5th Grade. There are three modular buildings on the site. Two of the three modular buildings on the site serve the Olathe Early
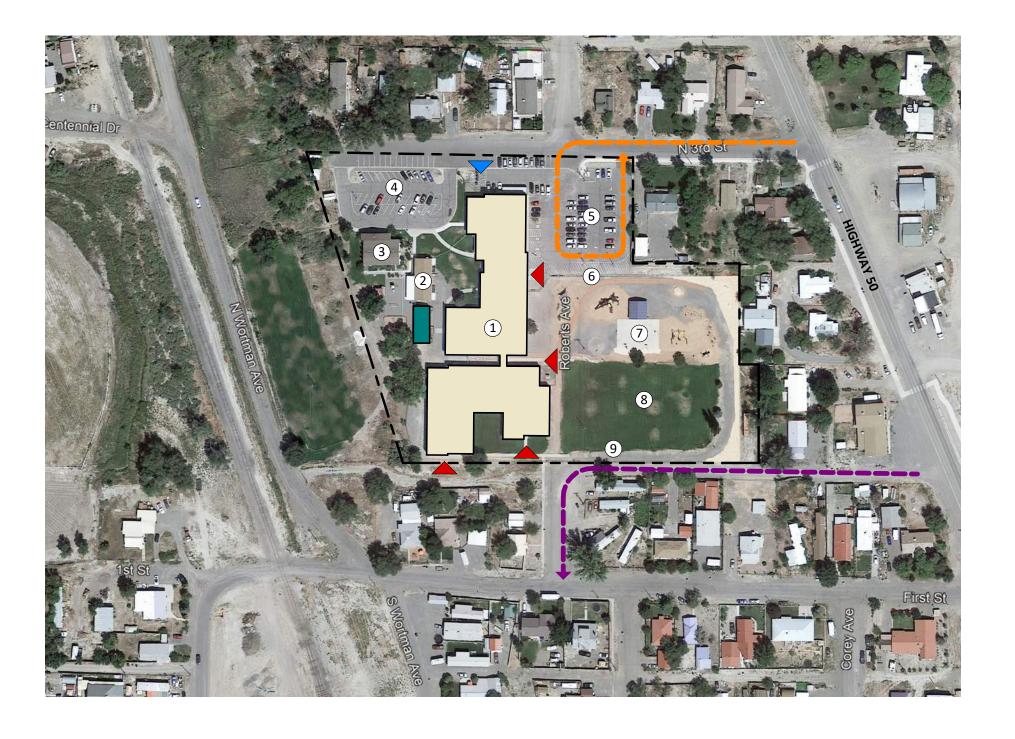
Childhood Center, and one is currently unoccupied. Enrollment is expected to decrease by approximately 23 students in the next few years.

The building lies just south of North 3rd Street but the main entrance, part of the original building, faces east toward the parent drop-off loop and parking and a large playground. A turf playfield occupies the southeast portion of the site; the bus drop off runs along the south side of this field, providing student access to the playground and newer southeast portion of the building. There is no continuous sidewalk along the bus lane and into the building. Staff parking lies to the northwest with the modular buildings and the ECC playground. There is also head-in parking along 3rd Street. District service access is off 3rd street on the north side of the building.

The site is very flat, and poor building and site drainage creates ice hazards, especially in areas of shade. Deteriorated concrete and asphalt compound this problem and need to be replaced. The lack of continuous sidewalks and poor condition of pavement generates significant ADA compliance issues. Water intrusion in kitchen and restrooms needs to be addressed.

The south classroom and gym roof top mechanical units are at end of life. The furnaces/condensing units are past end of life. All the mechanical systems should be considered for replacement in the next five years. The partial fire sprinkler system should be expanded to entire building, and the fire alarm system needs to upgraded to include voice evacuation.

The complicated dual electrical service should be replaced with true 120/208 system, and the fluorescent lighting replaced with LED. The cooler and freezer and dish area equipment in good condition but showing wear and age. A vegetable prep sink is needed to meet Health Department requirements, and the steamer and kettle should be replaced with boilerless units and the wood tables with stainless steel tops.

OLATHE ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. OLATHE ELEMENTARY SCHOOL BUIDLING
2. MODULAR 45 - ECC
3. MODULAR 50 - ECC
4. PARKING / ECC DROP-OFF & PICK-UP
5. STAFF & PARENT PARKING
6. PARENT PICK-UP / DROP-OFF
7. PLAYGROUND
8. PLAY FIELD
9. BUS LOOP

SITE PLAN LEGEND

— — — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

MODULAR BUILDING FOOTPRINT

PARENT PICK-UP / DROP-OFF LOOP

BUS PICK-UP / DROP-OFF

STUDENT ENTRY POINTS

DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   80'   160'   320'

OLATHE ELEMENTARY SCHOOL

Site Plan - Existing Conditions

RTA ARCHITECTS

MCSD
Montrose County
School District

OLATHE ELEMENTARY SCHOOL
FLOOR PLAN - CAPACITY ANALYSIS

FLOOR PLAN - CAPACITY
1" = 40'-0"

0'   20'   40'   80'

NORTH

1992 ADDITION
2004 ADDITION

CAFETERIA / GYM
120
6749 SF

OFFICE

CONF
RR RR UTIL
JAN

KITCHEN

COPY

LIBRARY
102
1502 SF

TEACHERS LOUNGE
107
850 SF

SPECIAL ED
109
842 SF

ART / MUSIC
106
875 SF

COUNCEL / STEM
108
845 SF

SSN
110
835 SF

5TH GRADE 101 825 SF 28
5TH GRADE 103 829 SF 28
5TH GRADE 104 804 SF 28
READING / INTERVENTION 105 854 SF

4TH GRADE 302 813 SF 28
4TH GRADE 303 817 SF 28
3RD GRADE 305 824 SF 28
3RD GRADE 307 808 SF 28

4TH GRADE 301 809 SF 28
3RD GRADE 304 823 SF 28
ELL 306 826 SF

2ND GRADE 201 829 SF 20
2ND GRADE 202 805 SF 20
2ND GRADE 203 791 SF 20
2ND GRADE 204 815 SF 20

STOR
INTERVENTION / STEM 208 817 SF
1ST GRADE 210 816 SF 20
1ST GRADE 212 823 SF 20

KINDER 205 903 SF 18

KINDER 206 923 SF 18
KINDER 207 911 SF 18
1ST GRADE 209 818 SF 20
ESS 211 821 SF
1ST GRADE 213 816 SF 20

RR RR

EDUCATIONAL DEPARTMENT

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	209	818 SF	20	32	26
1ST GRADE	210	816 SF	20	32	25
1ST GRADE	212	823 SF	20	32	26
1ST GRADE	213	816 SF	20	32	25
1ST GRADE: 4		3272 SF	80		102
2ND GRADE	201	829 SF	20	32	26
2ND GRADE	202	805 SF	20	32	26
2ND GRADE	203	791 SF	20	32	25
2ND GRADE	204	815 SF	20	32	25
2ND GRADE: 4		3240 SF	80		101
3RD GRADE	304	823 SF	28	32	26
3RD GRADE	305	824 SF	28	32	26
3RD GRADE	307	808 SF	28	32	25
3RD GRADE: 3		2456 SF	84		77
4TH GRADE	301	809 SF	28	30	27
4TH GRADE	302	813 SF	28	30	27
4TH GRADE	303	817 SF	28	30	27
4TH GRADE: 3		2439 SF	84		81
5TH GRADE	101	825 SF	28	30	27
5TH GRADE	103	829 SF	28	30	28
5TH GRADE	104	804 SF	28	30	27
5TH GRADE: 3		2458 SF	84		82
KINDER	205	903 SF	18	38	24
KINDER	206	923 SF	18	38	24
KINDER	207	911 SF	18	38	24
KINDER: 3		2737 SF	54		72
GRAND TOTAL: 20		16602 SF	466		516

Anticipated Enrollment
2022	407 Students
2026	384 Students

RTA ARCHITECTS

MCSD Montrose County School District

Legend:
- 20 — 3 Track Plus 2 Flex Classroom Spaces
- 9 — Educational Support Spaces
- 0 — Educational Support Spaces in Modular Classroom Buildings
- 29 — Total Educational Spaces

Floor Plan Rooms:

- CAFETERIA / GYM — 120 — 6749 SF
- OFFICE
- CONF
- RR, RR
- UTIL
- JAN
- KITCHEN
- COPY
- LIBRARY — 102 — 1502 SF
- TEACHERS LOUNGE — 107 — 850 SF
- 5TH GRADE — 101 — 825 SF — 28
- 5TH GRADE — 103 — 829 SF — 28
- 5TH GRADE — 104 — 804 SF — 28
- READING / INTERVENTION — 105 — 854 SF
- ART / MUSIC — 106 — 875 SF
- COUNCEL / STEM — 108 — 845 SF
- SPECIAL ED — 109 — 842 SF
- SSN — 110 — 835 SF
- 4TH GRADE — 303 — 817 SF — 28
- 3RD GRADE — 305 — 824 SF — 28
- 3RD GRADE — 307 — 808 SF — 28
- 4TH GRADE — 302 — 813 SF — 28
- 4TH GRADE — 301 — 809 SF — 28
- 3RD GRADE — 304 — 823 SF — 28
- ELL — 306 — 826 SF
- RR, RR
- 2ND GRADE — 201 — 829 SF — 20
- 2ND GRADE — 202 — 805 SF — 20
- 2ND GRADE — 203 — 791 SF — 20
- 2ND GRADE — 204 — 815 SF — 20
- KINDER — 205 — 903 SF — 18
- STOR
- INTERVENTION / STEM — 208 — 817 SF
- 1ST GRADE — 210 — 816 SF — 20
- 1ST GRADE — 212 — 823 SF — 20
- RR
- KINDER — 206 — 923 SF — 18
- KINDER — 207 — 911 SF — 18
- 1ST GRADE — 209 — 818 SF — 20
- ESS — 211 — 821 SF
- 1ST GRADE — 213 — 816 SF — 20
- RR, RR

MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"

0' 20' 40' 80'

NORTH

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
NONE

OLATHE ELEMENTARY SCHOOL
FLOOR PLAN - CAPACITY ANALYSIS

RTA ARCHITECTS

MCSD — Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District													
Facility:	**Olathe Elementary School (OES)**							Date of last addition: NA					
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)

| | | | Contengency 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	OES	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		$ 4,050	$ 4,658	$ 5,589	$ 6,287.63
2	OES	INT	Provide ADA compliant group restrooms by front of building	RTA	Code/ADA	1	5	4	20		$ 9,600	$ 11,040	$ 13,248	$ 14,904.00
3	OES	INT	Repair damaged tile in boys' group restroom	RTA	Other	2	6	3	36		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
4	OES	INT	Provide CRAC unit in MDF/IDF	RTA	HVAC System	4	6	6	144		$ 14,000	$ 16,100	$ 19,320	$ 21,735.00
5	OES	INT	Remove bubblers	RTA	Potable Water System	1	3	4	12		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
6	OES	INT	Provide ADA compliant door signage	RTA	Code/ADA	1	5	4	20		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00
7	OES	INT	Provide Lighting controls	RTA	Electrical Power System	4	6	6	144		$ 117,888	$ 135,571	$ 162,685	$ 183,020.34
8	OES	INT	Provide energy vestibules	RTA	Code/ADA	1	3	4	12		$ 56,000	$ 64,400	$ 77,280	$ 86,940.00
9	OES	INT	Replace roofing	RTA	Roofing System	2	6	3	36		$ 688,268	$ 791,508	$ 949,810	$ 1,068,536.07
10	OES	INT	Repair wall separation in rooms 101, 104, and 105	RTA	Other	1	2	2	4		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
11	OES	INT	Replace carpeting in media center and admin	RTA	Flooring System	1	6	6	36		$ 20,889	$ 24,022	$ 28,827	$ 32,430.00
12	OES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		$ 5,500	$ 6,325	$ 7,590	$ 8,538.75
13	OES	INT	Provide privacy curtains in nurse's office	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
14	OES	INT	Provide stainless steel wall covering in kitchen	RTA	Code/ADA	1	3	4	12		$ 9,720	$ 11,178	$ 13,414	$ 15,090.30
15	OES	INT	Provide 3/4 grate for floor sinks in kitchen	RTA	Code/ADA	1	3	4	12		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
16	OES	INT	Investigate water intrusion in kitchen and restroom	RTA	Roofing System	1	6	3	18		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
17	OES	INT	Provide ADA compliant door HWD in kitchen and restroom	RTA	Code/ADA	1	5	4	20		$ 3,500	$ 4,025	$ 4,830	$ 5,433.75
18	OES	INT	Provide fire suppression system to remainder of building	RTA	Code/ADA	1	3	4	12		$ 245,810	$ 282,682	$ 339,218	$ 381,620.03
19	OES	INT	Repair ceiling in riser room. Investigate water intrusion	RTA	Other	2	6	3	36		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
20	OES	INT	Provide new transition strips between carpet and VCT	RTA	Flooring System	4	6	3	72		$ 8,600	$ 9,890	$ 11,868	$ 13,351.50
21	OES	EXT	Replace deteriorated concrete and asphalt	RTA	Pavement System	1	7	6	42		$ -	$ -	$ -	$ -
22	OES	EXT	Seal brick that has efflorescence water issues	RTA	Other	3	6	6	108		$ 65,286	$ 75,079	$ 90,095	$ 101,356.52
23	OES	EXT	Replace brick and mortar that are loose and some missing.	RTA	Other	2	6	6	72		$ 47,960	$ 55,154	$ 66,185	$ 74,457.90
24	OES	EXT	Replace glass block with thermal efficient glazing	RTA	Window System	1	6	6	36		$ 40,500	$ 46,575	$ 55,890	$ 62,876.25
25	OES	EXT	Replace rusted door bollards outside of the kitchen	RTA	Other	2	7	6	84		$ 4,800	$ 5,520	$ 6,624	$ 7,452.00
26	OES	EXT	Reroute the downspout past sidewalk, this is causing an ice hazzard	RTA	Roofing System	1	1	1	1		$ 8,000	$ 9,200	$ 11,040	$ 12,420.00
27	OES	EXT	Replace damage sidewalk	RTA	Pavement System	1	7	1	7		$ 53,568	$ 61,603	$ 73,924	$ 83,164.32
28	OES	EXT	Replace rusted metal door and frames	RTA	Door System	1	6	6	36		$ 33,000	$ 37,950	$ 45,540	$ 51,232.50
29	OES	EXT	Replace wood with prefinished metal at updated windows	RTA	Window System	2	6	3	36		$ 175,000	$ 201,250	$ 241,500	$ 271,687.50
30	OES	EXT	Protect wooden eaves	RTA	Roofing System	3	2	3	18		$ 10,044	$ 11,551	$ 13,861	$ 15,593.31
31	OES	EXT	Protect wood that is adjacent to masonry	RTA	Other	2	7	3	42		$ 10,044	$ 11,551	$ 13,861	$ 15,593.31
32	OES	EXT	Replace all deteriorated caulk joints	RTA	Other	2	2	3	12		$ 35,000	$ 40,250	$ 48,300	$ 54,337.50
33	OES	EXT	Reattach downspout	RTA	Roofing System	1	2	3	6		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
34	OES	EXT	Adjust sprinklers to notsplash against masonry	RTA	Other	1	7	7	49		$ 1,200	$ 1,380	$ 1,656	$ 1,863.00
35	OES	EXT	Provide downspout splash block	RTA	Roofing System	1	2	6	12		$ 3,750	$ 4,313	$ 5,175	$ 5,821.88
36	OES	EXT	Cover exposed form and edge of broken concrete	RTA	Concrete System	1	7	6	42		$ -	$ -	$ -	$ -
37	OES	EXT	Relocate gas connection between every other classroom creates a walking hazard	RTA	Other	1	4	5	20		$ 41,250	$ 47,438	$ 56,925	$ 64,040.63
38	OES	Building wide	Mechanical systems: South classroom building has four, packaged rooftop units with zone dampers that dates to 2004 (4 at 15 tons and one at 12.5 tons).	Bighorn	HVAC System	2	6	3	36		$ 326,000	$ 374,900	$ 449,880	$ 506,115.00

#		Location	Description	Campus	System				Score		Cost 1	Cost 2	Cost 3	Cost 4
39	OES	Building wide	Mechanical systems: The center classroom addition has 12 furnaces with split system condensing (3 ton units). The condensing units are on the roof. 5 of the furnaces and and one condenser have recently been replaced. The other 7 furnaces, 10 condensers and the package rooftop unit over the copy room should be replaced. ASHRAE would indicate 18 year expected life for a furnace. Units are 30 years old.**These Units are slated to be replaced in 2023 pending BEST Grant funding.**	Bighorn	HVAC System	1	6	3	18		$ 150,000	$ 172,500	$ 207,000	$ 232,875.00
40	OES	Building wide	Mechanical Systems: The gym has two packaged rooftop units (10 tons) that date to 2004. The south classroom and gym RTU's are at end of life. The furnaces/condensing units are past end of life. Systems should be considered for replacement in the next 5 years. Additional work would include possible adapter curbs for the existing curbs.	Bighorn	HVAC System	2	6	3	36		$ 100,000	$ 115,000	$ 138,000	$ 155,250.00
41	OES	Building wide	There is a Trane SC BAS in the building that dates to 2013 and the McKinstry contract. Latest version of S/W should be installed.	Bighorn	HVAC System	2	6	7	84		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
42	OES	South classroom	This classroom addition is served by a wet sprinkler system with riser in the NW corner of the addition.	Bighorn	Other	4	11	8	352			$ -	$ -	$ -
43	OES	Building wide	The plumbing fixtures are consistent with age and use in the building. No upgrades anticipated.	Bighorn	Other	3	11	7	231		$ 311,520	$ 358,248	$ 429,898	$ 483,634.80
44	OES	Kitchen	There is a grease interceptor on the north side of the kitchen. Date of last pumping and condition of unit are unknown.	Bighorn	Other	3	11	7	231		$ 26,000	$ 29,900	$ 35,880	$ 40,365.00
45	OES	Kitchen	There are two cooking hoods with roof mounted grease fans and untempered makeup air units. There is also another makeup air unit on the kitchen roof serving this space. Age of this equipment is unknown. This equipment (grease fans, makeup air units) should be replaced.	Bighorn	HVAC System	2	11	7	154		$ 176,100	$ 202,515	$ 243,018	$ 273,395.25
46	OES	Electrical Service	The building has two services one is a 120/208 volt 3phase service and the other is a 240/120 volt 3 phase high leg delta system. Ideally it would be best to replace this high leg system for a true 120/208 volt system.	Bighorn	Electrical Power System	3	11	2	66		$ 80,000	$ 92,000	$ 110,400	$ 124,200.00
47	OES	Electrical distribution	Several of the panel boards were updated in 1991 and also 2004. They appear in good condition and have been maintenanced. There are two older panels that need to be monitored for future replacement.	Bighorn	Electrical Power System	4	11	2	88		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
48	OES	Main Building corridors and classrooms	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 eleminated 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. Several lights were surface mounted and appear very dated. If the lighting fixtures are replaced the lighting control system needs to be upgraded.	Bighorn	Lighting System	2	4	4	32		$ 244,256	$ 280,894	$ 337,073	$ 379,207.44
49	OES	Main School IT	The IT system throughout the school needs cable management along with labelling the data jacks and the cables as to what cable at the switch serves what area. Because the cabling has not been identified and labelled; it results in a lot of time being used to "ring out" which cable serving an area is located.	Bighorn		4	9	3	108		$ 50,000	$ 57,500	$ 69,000	$ 77,625.00
50	OES	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		$ 47,155	$ 54,228	$ 65,074	$ 73,208.14
51	OES	East	North East Parking Lot (35,000 Sqft)	Delmont	Pavement System	2	6	6	72		$ 301,000	$ 346,150	$ 415,380	$ 467,302.50
52	OES	West	North West Parking Lot (17,042 Sqft)	Delmont	Pavement System	2	6	6	72		$ 170,420	$ 195,983	$ 235,180	$ 264,577.05
53	OES	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
54	OES	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
55	OES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3		$ 8,000	$ 9,200	$ 11,040	$ 12,420.00
56	OES	Kitchen	Recommend removing disposal from 3 compartment sink.	Other	Other	2	3	4	24		$ 500	$ 575	$ 690	$ 776.25
57	OES	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

58	OES	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
59	OES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252		$	20,000	$	23,000	$	27,600	$	31,050.00
60	OES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		$	2,000	$	2,300	$	2,760	$	3,105.00
61	OES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices.	Other	Other	1	1	1	1		$	10,000	$	11,500	$	13,800	$	15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 683,292	$ 785,786	$ 942,943	$ 1,060,811
26-50	$ 1,641,657	$ 1,887,905	$ 2,265,487	$ 2,548,672
51-100	$ 684,935	$ 787,675	$ 945,210	$ 1,063,362
> 100	$ 930,794	$ 1,070,413	$ 1,284,495	$ 1,445,057
Totals ->	$ 3,940,677	$ 4,531,779	$ 5,438,135	$ 6,117,902

Condition Photo Documentation

Olathe Elementary School
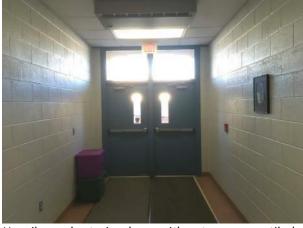
Flourescent lighting in hallways

Flourescent lighing in classrooms

Flourescent lighing cover due to undesireable light output

Heavily used exterior doors with out energy vestibule

Deterriorated carpet in Media Center & Administration

Settlement cracks in interior CMU walls

Lack of screening in main restrooms

Water damage in interior ceiling tiles

Deteriorated caulk joints

Broken sidewalk and deteriorated brick

Effervescents on exterior wall

Downspout at sidewalk / icing issues

Pomona Elementary School

1045 South Cascade.
Montrose, CO 81401

Year Built: Library – 1920, Building B – 1961, Art Building 1978, Main Building 1992 & 2007

Site Area: 304,920 sf / 7 acres

Number of Permanent Buildings: 4

Number of Modular Buildings: -

Total Building Area: 44,300 sf
      Permanent Buildings: 44,300 sf
      Modular Buildings: -

Building Capacity: 426

Current Enrollment: 325

Projected Enrollment 2026: 357

Grades Served: k-5

CDE FCI Score: .55

Campus Summary: Pomona Elementary has seen several transformations since the original school building was constructed in 1961 and is spread out among four separate buildings. There is an older school house building on site that dates 1920, a free-standing metal building that dates 1961, a remnant

of the original 1961 building and the newer main building that was built in 1992 and renovated in 2007. The facility serves Kindergarten through 5th grade, and compared to other elementary schools has the worst FCI score (.55) in the district. Pomona is expected to see a slight increase in enrollment over the next 5 years of 32 students. The various buildings on site currently support its essential programs without the addition of modular buildings, but is not ideal from an operational and student circulation/safety perspective. The Pomona campus and school boundary is located in the urban center of Montrose, and shares a boundary line with the other four schools in the city.

The separate buildings are scattered around the school site with outdoor play areas in between. The play equipment is older/outdated and was identified as inadequate for 3rd-5th graders. There is a lot of pea gravel in the play areas that restricts ADA access, and an expressed need for shade. There is street parking on the south side of the site, and a small off-street parking lot on the west side where car pick-up and drop-off occurs. Parking is very limited for staff and visitors. There is a very small pull off for busses on the northwest corner of the site, remote from the main building, and is hard to supervise from the main school building or play areas. The north and east side of the site are fenced and share a property line with neighboring residential.

Many areas of the school need accessibility upgrades, from compliant signage to grab bars to better playground access. Downspouts and gutters are deteriorating and causing ice buildup. Snow guards should be added to sloped roofs over walks and entries. In some areas wood siding is failing and needs to be repaired or replace.

The reach in cooler and freezer both appear to be in good condition but show signs of wear and age as does the rest of the food service equipment. The serving area is in good condition, but the dish washing area is very small and cramped. A vegetable prep sink is needed to comply with Health Department requirements, and an exhaust hood and additional cooking equipment is needed to provide more efficient meal production.

The north portion of building A is served by packaged rooftop heating and cooling units which are past end of life and should be replaced. The south portion of Building A and gymnasium have hydronic heating fan coil units that will not need to be replaced for several more years. The gymnasium is served by four, hydronic heating fan coil units suspended from structure with exposed spiral seam ductwork. Building B is served by two packaged nearing end of life. The Art and Music building is served by two gas fired furnaces with split system DX coils and ground mounted condensers. The condensers are located on grade on the northwest side of the building. The furnaces are located in the attic. Age of the equipment is unknown.

Electrical panels in the media center and library are original to the time of construction and are close to end of life and should be replaced. Fluorescent lighting throughout the campus needs to be replaced with LED lighting

POMONA ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND
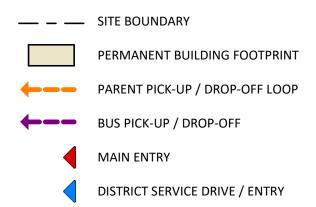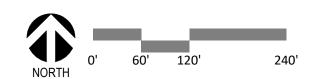
1. POMONA ELEMENTARY SCHOOL BUIDLING
2. BUILDING "B"
3. BUILDING "C" PAW PRINT STUDIO
4. BUILDING "D" LIBRARY
5. PARENT PICK-UP / DROP-OFF
6. STAFF PARKING
7. PARENT PARKING
8. STAFF / PARENT PARKING
9. PLAY GROUND
10. PLAY FIELD
11. BUS LOOP

SITE PLAN LEGEND
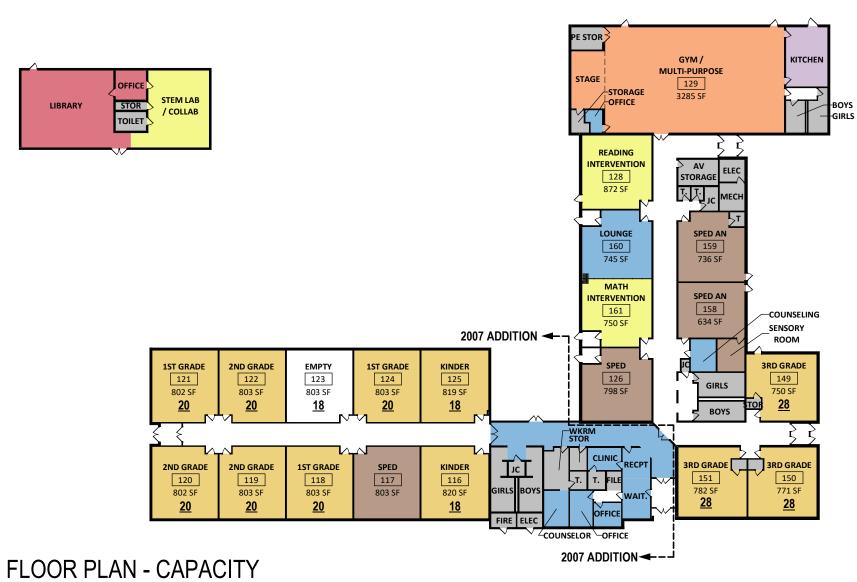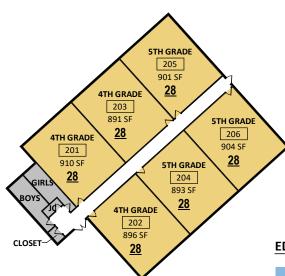
— — — SITE BOUNDARY

☐ PERMANENT BUILDING FOOTPRINT

→ PARENT PICK-UP / DROP-OFF LOOP

→ BUS PICK-UP / DROP-OFF

◄ MAIN ENTRY

◄ DISTRICT SERVICE DRIVE / ENTRY

POMONA ELEMENTARY SCHOOL

Site Plan - Existing Conditions

NORTH

0'   60'   120'   240'

RTA
ARCHITECTS

MCSD
Montrose County
School District

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACTIY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	118	803 SF	20	32	25
1ST GRADE	121	802 SF	20	32	25
1ST GRADE	124	803 SF	20	32	25
1ST GRADE: 3		2408 SF	60		75
2ND GRADE	119	803 SF	20	32	25
2ND GRADE	120	802 SF	20	32	25
2ND GRADE	122	803 SF	20	32	25
2ND GRADE: 3		2408 SF	60		75
3RD GRADE	149	750 SF	28	32	23
3RD GRADE	150	771 SF	28	32	24
3RD GRADE	151	782 SF	28	32	24
3RD GRADE: 3		2303 SF	84		72
4TH GRADE	201	910 SF	28	30	30
4TH GRADE	202	896 SF	28	30	30
4TH GRADE	203	891 SF	28	30	30
4TH GRADE: 3		2697 SF	84		90
5TH GRADE	204	893 SF	28	30	30
5TH GRADE	205	901 SF	28	30	30
5TH GRADE	206	904 SF	28	30	30
5TH GRADE: 3		2698 SF	84		90
EMPTY	123	803 SF	18	38	21
EMPTY: 1		803 SF	18		21
KINDER	116	820 SF	18	38	22
KINDER	125	819 SF	18	38	22
KINDER: 2		1638 SF	36		43
GRAND TOTAL: 18		14955 SF	426		467

Anticipated Enrollment

2022	325 Students
2026	357 Students

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

BUILDING "C" - PAWPRINT STUDIO

GIFTED & TALENTED
AFTER SCHOOL OFFICE
ART / MUSIC
CUST. STORAGE
T. T.

LIBRARY
OFFICE
STOR
TOILET
STEM LAB / COLLAB

PE STOR
STAGE
STORAGE OFFICE
GYM / MULTI-PURPOSE 129 3285 SF
KITCHEN
BOYS GIRLS

READING INTERVENTION 128 872 SF
AV STORAGE
ELEC
MECH
JC
T.
LOUNGE 160 745 SF
SPED AN 159 736 SF
MATH INTERVENTION 161 750 SF
SPED AN 158 634 SF
COUNSELING SENSORY ROOM
SPED 126 798 SF
GIRLS
BOYS
3RD GRADE 149 750 SF 28

1ST GRADE 121 802 SF 20
2ND GRADE 122 803 SF 20
EMPTY 123 803 SF 18
1ST GRADE 124 803 SF 20
KINDER 125 819 SF 18

2007 ADDITION

2ND GRADE 120 802 SF 20
2ND GRADE 119 803 SF 20
1ST GRADE 118 803 SF 20
SPED 117 803 SF
KINDER 116 820 SF 18
JC GIRLS BOYS FIRE ELEC
WKRM STOR
CLINIC
RECPT
T. T. FILE
WAIT
OFFICE
COUNSELOR OFFICE
3RD GRADE 151 782 SF 28
3RD GRADE 150 771 SF 28

2007 ADDITION

5TH GRADE 205 901 SF 28
4TH GRADE 203 891 SF 28
4TH GRADE 201 910 SF 28
5TH GRADE 206 904 SF 28
5TH GRADE 204 893 SF 28
4TH GRADE 202 896 SF 28
GIRLS BOYS JC CLOSET

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH
0' 20' 40' 80'

POMONA ELEMENTARY SCHOOL

Existing Building Plan - Capacity Analysis

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

RTA ARCHITECTS

MCSD Montrose County School District

MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"

Legend

18	3 Track Classroom Spaces
7	Educational Support Spaces
3	Educational Support Spaces in Separate Classroom Buildings
28	Total Educational Spaces

BUILDING "C" - PAWPRINT STUDIO

- GIFTED & TALENTED
- AFTER SCHOOL OFFICE
- T. / T.
- ART / MUSIC
- CUST. STORAGE

Library Building

- LIBRARY
- OFFICE
- STOR
- TOILET
- STEM LAB / COLLAB

Main Building

- PE STOR
- STAGE
- STORAGE OFFICE
- GYM / MULTI-PURPOSE — 129 — 3285 SF
- KITCHEN
- BOYS / GIRLS
- READING INTERVENTION — 128 — 872 SF
- AV STORAGE
- ELEC
- T. / T. / JC
- MECH
- LOUNGE — 160 — 745 SF
- SPED AN — 159 — 736 SF
- MATH INTERVENTION — 161 — 750 SF
- SPED AN — 158 — 634 SF
- COUNSELING / SENSORY ROOM
- SPED — 126 — 798 SF
- GIRLS
- BOYS
- 3RD GRADE — 149 — 750 SF — **28**

Lower classroom row (top)
- 1ST GRADE — 121 — 802 SF — **20**
- 2ND GRADE — 122 — 803 SF — **20**
- EMPTY — 123 — 803 SF — **18**
- 1ST GRADE — 124 — 803 SF — **20**
- KINDER — 125 — 819 SF — **18**

Lower classroom row (bottom)
- 2ND GRADE — 120 — 802 SF — **20**
- 2ND GRADE — 119 — 803 SF — **20**
- 1ST GRADE — 118 — 803 SF — **20**
- SPED — 117 — 803 SF
- KINDER — 116 — 820 SF — **18**

Office area
- JC
- GIRLS / BOYS
- WKRM STOR
- CLINIC
- RECPT
- T. / T.
- FILE
- WAIT
- OFFICE
- FIRE / ELEC
- OFFICE / COUNSELOR

3RD Grade row
- 3RD GRADE — 151 — 782 SF — **28**
- 3RD GRADE — 150 — 771 SF — **28**

Diagonal Modular Classrooms
- 5TH GRADE — 205 — 901 SF — **28**
- 4TH GRADE — 203 — 891 SF — **28**
- 5TH GRADE — 206 — 904 SF — **28**
- 4TH GRADE — 201 — 910 SF — **28**
- 5TH GRADE — 204 — 893 SF — **28**
- 4TH GRADE — 202 — 896 SF — **28**
- GIRLS / BOYS
- JC
- CLOSET

NORTH
0' 20' 40' 80'

POMONA ELEMENTARY SCHOOL
Existing Building Plan - Capacity Analysis

RTA ARCHITECTS

MCSD — Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District						
Facility:	**Pomona Elementary School (PES)**				Date of last addition: NA		
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	PES	EXT	Replace sinking/uplifting side walks	RTA	Pavement System	1	1	1	1		$ 35,680	$ 41,032	$ 49,238	$ 55,393.20
2	PES	EXT	Correct/replace down spouts/gutters	RTA	Roofing System	1	1	3	3		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
3	PES	EXT	Provide snow stops at critical areas	RTA	Roofing System	1	1	1	1		$ 13,000	$ 14,950	$ 17,940	$ 20,182.50
4	PES	EXT	Update playground surface	RTA	Pavement System	1	7	4	28		$ 100,000	$ 115,000	$ 138,000	$ 155,250.00
5	PES	INT	Remove bubblers	RTA	Code/ADA	1	3	4	12		$ 4,250	$ 4,888	$ 5,865	$ 6,598.13
6	PES	INT	Provide sprinkler system for rest of the building	RTA	Code/ADA	1	3	4	12		$ 151,260	$ 173,949	$ 208,739	$ 234,831.15
7	PES	INT	Provide age appropriate sinks and casework (10 rooms)	RTA	Furniture	2	6	6	72		$ 160,000	$ 184,000	$ 220,800	$ 248,400.00
8	PES	INT	Provide ADA compliant signage	RTA	Code/ADA	1	5	4	20		$ 7,000	$ 8,050	$ 9,660	$ 10,867.50
9	PES	INT	Provide ADA compliant sinks (too deep)	RTA	Code/ADA	1	5	4	20		$ 38,400	$ 44,160	$ 52,992	$ 59,616.00
10	PES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		$ 3,000	$ 3,450	$ 4,140	$ 4,657.50
11	PES	INT	Provide FRP at floor sinks	RTA	Other	3	6	6	108		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
12	PES	INT	Provide Gypsum board ceiling in janitor room (wood joint above) 116	RTA	Code/ADA	1	3	4	12		$ 1,600	$ 1,840	$ 2,208	$ 2,484.00
13	PES	INT	Provide CRAC unit in MDF/IDF rooms	RTA	HVAC System	2	6	6	72		$ 14,000	$ 16,100	$ 19,320	$ 21,735.00
14	PES	INT	Corridor 101- walls not to deck, doors, and frames not rated	RTA	Code/ADA	1	3	4	12		$ 9,488	$ 10,911	$ 13,093	$ 14,730.12
15	PES	INT	Provide lighting controls	RTA	Lighting System	2	6	6	72		$ 100,990	$ 116,139	$ 139,366	$ 156,786.98
16	PES	INT	Provide privacy curtains in nurse's room	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
17	PES	INT	Provide ADA compliant urinals	RTA	Code/ADA	1	5	4	20		$ 7,200	$ 8,280	$ 9,936	$ 11,178.00
18	PES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00
19	PES	INT	Replace carpeting	RTA	Flooring System	1	6	6	36		$ 118,487	$ 136,260	$ 163,512	$ 183,951.07
20	PES	EXT	Replace deteriorated wood siding	RTA	Other	1	2	3	6		$ 27,600	$ 31,740	$ 38,088	$ 42,849.00
21	PES	EXT	Replace wood single pane windows	RTA	Window System	1	7	3	21		$ 15,120	$ 17,388	$ 20,866	$ 23,473.80
22	PES	EXT	Replace rotting eaves	RTA	Roofing System	2	2	3	12		$ 6,600	$ 7,590	$ 9,108	$ 10,246.50
23	PES	EXT	Replace roof	RTA	Roofing System	2	2	2	8		$ 26,400	$ 30,360	$ 36,432	$ 40,986.00
24	PES	EXT	Provide ADA access to picnic and play area	RTA	Code/ADA	1	5	4	20		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
25	PES	INT	Provide ADA restrooms	RTA	Code/ADA	1	5	4	20		$ 38,400	$ 44,160	$ 52,992	$ 59,616.00
26	PES	INT	Replace toilet partitions	RTA	Other	2	4	6	48		$ 8,500	$ 9,775	$ 11,730	$ 13,196.25
27	PES	INT	Update light fixtures	RTA	Lighting System	2	4	5	40		$ -	$ -	$ -	$ -
28	PES	INT	Replace casework	RTA	Millwork System	2	4	5	40		$ 48,000	$ 55,200	$ 66,240	$ 74,520.00
29	PES	EXT	Repair settled concrete Sidewalk	RTA	Pavement System	1	1	1	1		$ -	$ -	$ -	$ -
30	PES	EXT	Replace down spouts that are deteriorating and causing an ice hazard	RTA	Roofing System	1	1	1	1		$ 4,800	$ 5,520	$ 6,624	$ 7,452.00
31	PES	EXT	Provide snow guards on roof at exterior doors	RTA	Roofing System	1	1	1	1		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00
32	PES	EXT	Replace concrete is spalling due to freeze thaw and ice melt material	RTA	Pavement System	1	7	6	42		$ 11,264	$ 12,954	$ 15,544	$ 17,487.36
33	PES	EXT	Replace deteriorated and leaking gutters	RTA	Roofing System	1	2	3	6		$ 2,112	$ 2,429	$ 2,915	$ 3,278.88
34	PES	EXT	Replace roof system	RTA	Roofing System	2	2	3	12		$ 102,750	$ 118,163	$ 141,795	$ 159,519.38
35	PES	EXT	Exterior doors have AC units in cages preventing the sidewalk from being used	RTA	HVAC System	1	4	5	20		$ 1,920	$ 2,208	$ 2,650	$ 2,980.80
36	PES	EXT	Older MTL building	RTA	Other	1	4	5	20			$ -		
37	PES	INT	Replace non-insulated overhead door	RTA	Door System	1	4	5	20		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
38	PES	INT	Roof leak in room 302	RTA	Roofing System	1	2	3	6		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
39	PES	INT	Restrooms do not have ADA stall	RTA	Code/ADA	1	5	4	20		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
40	PES	INT	Faucets are non-compliant	RTA	Code/ADA	1	5	4	20		$ -	$ -	$ -	$ -
41	PES	INT	Toilet partitions are outdated	RTA	Other	2	6	5	60		$ 5,100	$ 5,865	$ 7,038	$ 7,917.75
42	PES	INT	Replace light fixtures throughout building	RTA	Lighting System	2	6	5	60		$ -	$ -	$ -	$ -
43	PES	INT	Replace cabinets and casework	RTA	Millwork System	2	6	5	60		$ 36,000	$ 41,400	$ 49,680	$ 55,890.00
44	PES	INT	Replace galvanized waste line for building	RTA	Other	3	6	2	36		$ 71,789	$ 82,557	$ 99,069	$ 111,452.42
45	PES	Building A	Boiler plant is located on the south side of this building. Plant was installed by the McKinstry Performance contract in 2013. Boilers are Hydrotherm KN-6. No upgrades anticipated.	Bighorn	HVAC System	4	11	2	88		$ 209,000	$ 240,350	$ 288,420	$ 324,472.50
46	PES	Building A	The north portion of Building A has a wet fire sprinkler system with the water riser located in a room on the west side of this building. No upgrades anticipated.	Bighorn	Other	4	11	8	352			$ -	$ -	$ -

#		Building	Description		System				Score		Cost 1	Cost 2	Cost 3	Cost 4
47	PES	Building A	The north portion of Building A has a 30 gallon, electric water heater. Bradford White. Age is uncertain. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 9,200	$ 10,580	$ 12,696	$ 14,283.00
48	PES	Building A	The north portion of Building A has a domestic water entry with backflow preventer and PRV station. No upgrades anticipated.	Bighorn	Potable Water System	4	11	7	308		$ 8,740	$ 10,051	$ 12,061	$ 13,568.85
49	PES	Building A	The south portion of Building A has a domestic water entry with backflow preventer and PRV station located in the boiler room. No upgrades anticipated.	Bighorn	Potable Water System	4	11	7	308		$ 17,100	$ 19,665	$ 23,598	$ 26,547.75
50	PES	Building A	The south portion of Building A has a 55 gallon, gas water heater. Ruud. Age probably dates to 2013. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 10,800	$ 12,420	$ 14,904	$ 16,767.00
51	PES	Building A	The south portion of Building A is served by heating/cooling unit ventilators in the 2013 McKinstry project area and three heating only unit ventilators in the SW three classrooms. There are (9) total UV's. Three of the units also have DX cooling and condensing units. Units would appear to have 6-10 years remaining. No upgrades anticipated.	Bighorn	HVAC System	3	11	3	99		$ 362,400	$ 416,760	$ 500,112	$ 562,626.00
52	PES	Building A	The north portion of building A is served by six (6) packaged rooftop heating and cooling units. Lennox units. One 6 ton, three 7.5 ton, two 8.5 ton units. These units probably date to 2004. They are past end of life and should be replaced.	Bighorn	HVAC System	2	6	3	36		$ 253,000	$ 290,950	$ 349,140	$ 392,782.50
53	PES	Building A	Building automation system (BAS) control system and panels are located in the IT room. Trane SC and MP controllers.This system was updated in 2013 during the McKinstry Performance Contract. These controllers are part of the District's Ensemble BAS. These panels/software should be updated with the latest Trane SC system.	Bighorn	HVAC System	2	6	7	84		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
54	PES	Building A	The gymnasium is served by four, hydronic heating fan coil units suspended from structure with exposed spiral seam ductwork. Age of units is unknown but they may date to 2007. Units would have an expected lifetime of 20 years. No upgrades anticipated.	Bighorn	HVAC System	3	6	3	54		$ 49,600	$ 57,040	$ 68,448	$ 77,004.00
55	PES	Building A	The south portion is also served by 6 hydronic heating fan coil unit that are suspended above the ceiling and ducted to the zones. Age of the units is unknown but may date to 2007. Units would have an expected lifetime of 20 years. No upgrades anticipated.	Bighorn	HVAC System	3	6	3	54		$ 74,400	$ 85,560	$ 102,672	$ 115,506.00
56	PES	Building B	This building is served by two packaged Lennox units (one per side) that are 7.5 ton nominal cooling with gas heating. Age unknown but may date to 2007. Units are nearing end of life and would have an expected lifetime of 15 years.	Bighorn	HVAC System	2	6	3	36		$ 75,000	$ 86,250	$ 103,500	$ 116,437.50
57	PES	Media Center/Library	This building is served by two gas fired furnaces with split system DX coils and ground mounted condensers (2, 2-ton units). The condensers are located on grade on the southeast side of the building. The furnaces are located in the attic. Age of the equipment is unknown. Units should be replaced.	Bighorn	HVAC System	2	6	3	36		$ 28,000	$ 32,200	$ 38,640	$ 43,470.00
58	PES	Media Center/Library	Plumbing fixtures are consistent with age and are functional at this time. Age is unknown. No upgrades anticipated.	Bighorn	Other	3	11	7	231		$ 7,680	$ 8,832	$ 10,598	$ 11,923.20
59	PES	Media Center/Library	Electric water heater is located on shelf above the mop sink. 10 gallon, 2000 watt unit. Age unknown.	Bighorn	Potable Water System	3	11	7	231		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
60	PES	Art/Music Building	This building is served by two gas fired furnaces with split system DX coils and ground mounted condensers. The condensers are located on grade on the northwest side of the building. The furnaces are located in the attic. Age of the equipment is unknown.	Bighorn	HVAC System	2	6	7	84		$ 28,000	$ 32,200	$ 38,640	$ 43,470.00
61	PES	Art/Music Building	Electric water heater is located in the utility/storage room. 30 gallon, 4500 watt unit. Installed in 2019.	Bighorn	Potable Water System	3	11	7	231		$ 1,050	$ 1,208	$ 1,449	$ 1,630.13
62	PES	Art/Music Building	Plumbing fixtures are consistent with age and are functional at this time. Age is unknown.	Bighorn	Other	3	11	7	231		$ 14,400	$ 16,560	$ 19,872	$ 22,356.00
63	PES	All	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 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. If the lighting fixtures are replaced the lighting control system needs to be replaced also.	Bighorn	Lighting System	2	4	4	32		$ 360,552	$ 414,635	$ 497,562	$ 559,756.98

#			Description		System				Cond		Totals	Totals	Totals	Grand Totals
64	PES	Building A	The utility transformer has been set up to do primary metering (that is the meter and housing are located at the transformer). The main service for the A building is 1000 Amps 208 volt 3 phase. This exterior service then feeds panels "PP1", "PP2", "PPA", "Media Center", "Library", "LP1". The service was installed in February, 1993.	Bighorn	Electrical Power System	4	11	2	88		$ 72,283	$ 83,126	$ 99,751	$ 112,219.67
65	PES	All	Panels in the older buildings (media center and library) are original to the time of construction and are close to end of life and should be replaced.	Bighorn	Electrical Power System	3	7	2	42		$ 30,000	$ 34,500	$ 41,400	$ 46,575.00
66	OGES	Building Fire Alarm System	When originally installed the fire alarm system was adequate; since that time there has been a push for schools to have voice evacuation. This system should be upgraded to have that capability with the correct modules. The fire alarm system for the main and three outlying buildings is an addressable system that uses remote power supplies and monitor modules to report.	Bighorn	Fire Alarm System	3	6	4	72		$ 40,396	$ 46,455	$ 55,746	$ 62,714.79
67	PES	Front	Street side Parking at Front of Building (6,000 sqft)	Delmont	Pavement System	2	6	6	72		$ 60,000	$ 69,000	$ 82,800	$ 93,150.00
68	PES	Front	Street side Parking at Front of Building (4,500 sqft)	Delmont	Concrete System	3	6	6	108		$ 36,000	$ 41,400	$ 49,680	$ 55,890.00
69	PES	North	Gravel Parking Lot for Staff (23,000 sqft)	Delmont	Other	2	7	6	84		$ 34,500	$ 39,675	$ 47,610	$ 53,561.25
70	PES	Kitchen	Reach in cooler and freezer appear to be in good condition, but show 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
71	PES	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	4	9	7	252		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
72	PES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
73	PES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
74	PES	Kitchen	Recommend adding exhaust hood and cooking equipment to make the kitchen more functional.	Other	Other	4	9	8	288		$ 60,000	$ 69,000	$ 82,800	$ 93,150.00
75	PES		Security Upgrades Scheduled for 2022	Other	Security	1	1	1	1		$ 185,400	$ 213,210	$ 255,852	$ 287,833.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 742,480	$ 853,852	$ 1,024,622	$ 1,152,700
26-50	$ 1,104,592	$ 1,270,281	$ 1,524,337	$ 1,714,879
51-100	$ 1,251,669	$ 1,439,420	$ 1,727,303	$ 1,943,216
> 100	$ 247,970	$ 285,166	$ 342,199	$ 384,973
Totals ->	$ 3,346,711	$ 3,848,718	$ 4,618,461	$ 5,195,769

Condition Photo Documentation

Pomona Elementary School
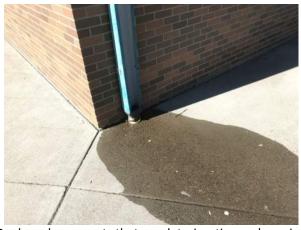
Replace sinking/uplifting side walks

Provide snow stops at critcal areas

Repair settled concrete side walk

Replace downspouts that are deteriorating and causing an ice hazard

Provide snow guards on roof at exterior doors

Correct/replace down spouts/gutters

Condition Photo Documentation, continued

Pomona Elementary School

Replace deteriorated wood siding

Roof leak in 302

Replace roof

Corridor 101 – walls not to doc, doors, and frames not fire rated

Provide privacy curtains in nurse's room
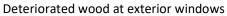
Replace rotting eaves

Condition Photo Documentation, continued

Olathe Elementary School

Deteriorated wood at exterior windows

Inefficient glass block openings

2.8.4 Middle Schools

Middle School Boundary Map

Middle School Findings:

The Columbine Middle School is a new facility and is working great for the district.

Centennial Middle School and Olathe Middle Schools are older facilities and require ongoing maintenance and repair to keep them operational. Some work has occurred over the last few years to remove hazardous materials and make improvements, but additional interior finish and MEP system upgrades are needed. The site at Centennial needs civil work and regrading to improve drainage. There is also a need to improve outdoor student space and the pedestrian connection between the two buildings. Olathe HS/MS site needs improvements to student drop off circulation and pedestrian access to provide an accessible entry to the building. Additional parking is also needed at this campus.

Improvements to interior learning environments are also needed at the Olathe and Centennial Middle Schools. The classroom clusters at Centennial have interior classrooms without windows or natural light. The classroom layout could be altered to allow skylights and improved instructional spaces. The career technical education spaces at Olathe MS/HS are older and in need of upgrades.

The demographic analysis of the district shows that the student enrollment will remain level at the middle school grades over the next 5 years. All the middle schools have capacity to continue to accommodate the enrollment projections through 2026.

Centennial Middle School

**1100 South 5th.
Montrose, CO 81401**

Year Built: 1974 with renovations and additions in 1976 and 2005

Site Area: 696,960 sf / 16 acres

Number of Permanent Buildings: 3

Number of Modular Buildings: -

Total Building Area: 99,496 sf
     Permanent Buildings: 99,496 sf
     Modular Buildings: -

Building Capacity: 776

Current Enrollment: 594

Projected Enrollment 2026: 592

Grades Served: 6-8

CDE FCI Score: .63

Campus Summary: Centennial Middle School opened in 1974 and received renovations and additions in 1976 and 2005. Large portions of the school also recently underwent significant asbestos remediation work. Three permanent buildings make up the campus. The largest of the building's houses classroom blocks as well as the dining, performance, and sports facilities. The second largest contains additional classrooms and the administrative offices. The third building is home to the woodshop. The three buildings all relate to each other architecturally, with red brick, largely windowless facades. The student

population at Centennial is projected to remain stable and essentially unchanged over the next five years. The school's students live on the north and east sides of Montrose, including downtown and the Hwy. 50 corridor.
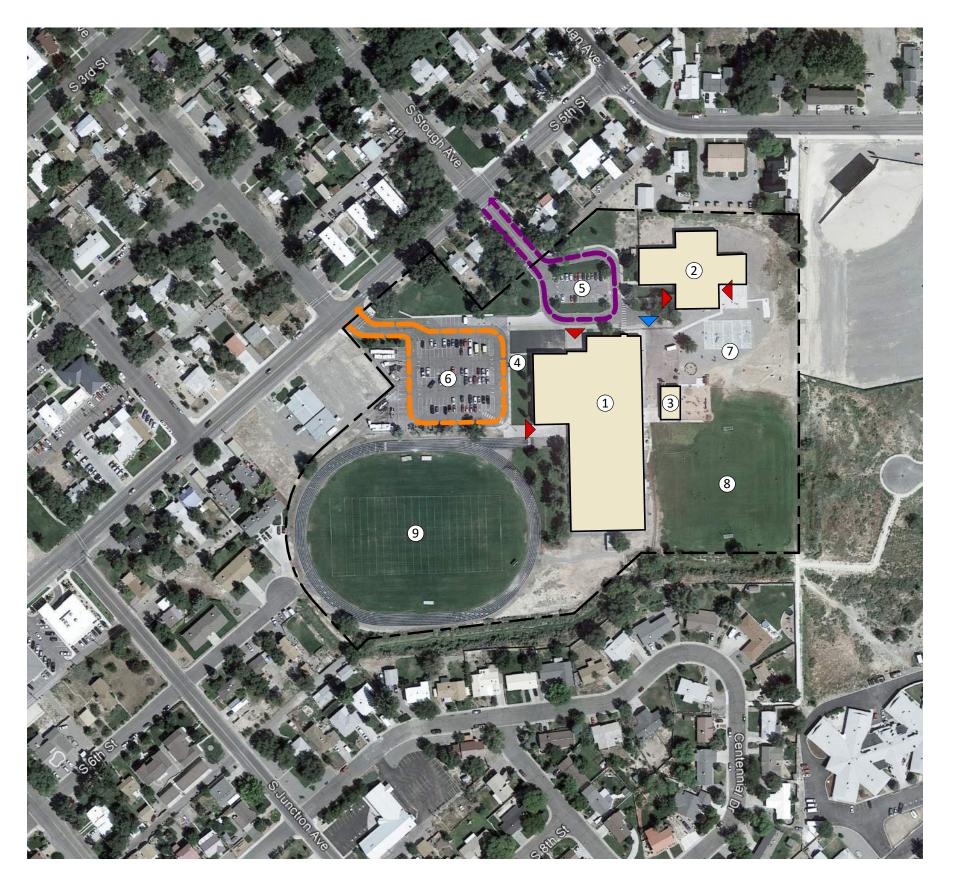
The irregularly-shaped Centennial campus is located a few blocks east of the heart of downtown Montrose in an established residential community. It is accessed from South 5th Street by extensions of Pythian Ave. leading to the main parking lot and bus loop, and Stough Ave. accessing the smaller lot adjacent to the entrance of the main office. The traffic flow works reasonably well. Hard surface, gravel, and natural turf play areas are located on the east side of the campus, and a turf football field and uniquely-shaped tract are located to the west.

Many areas of asphalt and concrete pavement do not drain well and/or are deteriorated. The turf sprinkler system is outdated and requires significant labor to operate. Several gutters and downspouts need repair or replacement to prevent additional damage to adjacent surfaces. All the exterior caulking needs to be replaced. Several ADA upgrades are required, and many doors and related hardware need replacement.

The walk in cooler and freezer appear to be in good condition, but show signs of wear and age. The dish washing equipment and cooking equipment show signs of wear and age. The serving area is in good condition. Wood tables should be replaced with stainless steel tops, and mixers with up to date equipment with safety devices.

The AV/IT system throughout the building needs attention, with much of the existing wiring not supported by the lay-in grid. Many of the devices are not convenient for the teachers to use. IT wiring should be bundled and cables traced and marked with labels. The fluorescent lighting, much of which exhibits a strobing effect, should be replaced with LED. The main building electrical distribution panels are recommended for replacement.

The mechanical units on the north building are past their end of service life and should be replaced. The boilers in the main building should have 10-15 years of life remaining, and the air handlers about five years.

CENTENNIAL MIDDLE SCHOOL

SCALE: 1" = 200'

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING - SOUTH
2. MAIN SCHOOL BUILDNIG - NORTH
3. INDUSTRIAL ARTS BUILDING
4. PARENT PICK-UP / DROP OFF
5. VISITOR PARKING
6. STAFF PARKING
7. OUTDOOR PLAY
8. PLAY FIELD
9. TRACK & FIELD / FOOTBALL FIELD

SITE PLAN LEGEND

– – –	SITE BOUNDARY
▨	PERMANENT BUILDING FOOTPRINT
← - - -	PARENT PICK-UP / DROP-OFF LOOP
← - - -	BUS PICK-UP / DROP-OFF
◄	MAIN ENTRY
◄	DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

09 - CTMS
CENTENNIAL MIDDLE SCHOOL - SITE PLAN

RTA
ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN - CAPACITY (SOUTH)

1" = 40'-0"

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

ROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
Art/Music				
ART	84	999 SF	1	30
BAND ROOM	68	1250 SF	1	30
CHOIR ROOM	67	905 SF	1	30
Breakout Instruction				
CLP / ESL	9	848 SF	1	
COMPUTER LAB	171	842 SF	1	30
GT	42	334 SF	1	
READING INTERV.	32A	498 SF	1	
READING INTERV.	143	764 SF	1	
STEM	32B	501 SF	1	0
CTE				
HOME EC	51	1007 SF	1	30
HOME EC	53	1112 SF	1	30
INDUSTRIAL ARTS	58	2090 SF	1	30
Instructional Areas				
ELA	11	1040 SF	1	30
ELA	12	857 SF	1	30
ELA	13	818 SF	1	30
ELA	38	993 SF	1	30
ELA	39	995 SF	1	30
ELA	44	813 SF	1	30
ELA	136	890 SF	1	30
ELA	137	836 SF	1	30
ELA	141	890 SF	1	30
ELA	142	842 SF	1	30
MATH	35	724 SF	1	30
MATH	41	811 SF	1	30
MATH	49	951 SF	1	30
MATH	50	952 SF	1	30
MATH	57	982 SF	1	30
MATH	135	839 SF	1	30
MATH	140	838 SF	1	30
SCIENCE	45	1171 SF	1	30
SCIENCE	46	817 SF	1	30
SCIENCE	47	1380 SF	1	30
SCIENCE	129	866 SF	1	30
SS	40	723 SF	1	30
SS	138	629 SF	1	30
PE/Athletics				
GYMNASIUM	88	10053 SF	1	30
GYMNASIUM	156	3320 SF	1	30
Special Education				
DCC SPED	155	1391 SF	1	15
SPED	10	932 SF	1	15
SPED	14	335 SF	1	
SPED	15	818 SF	1	15
SPED	59	931 SF	1	15
SPED	60	437 SF	1	
SPED	83	999 SF	1	15
GRAND TOTAL: 44		**51022 SF**		**1035**

75% Utilization   776 students

ANTICIPATED ENROLLMENT:
2022   594 students
2026   592 students

Floor Plan Labels

CAFETERIA 75 — 4962 SF
KITCHEN
STORAGE
TICKETS
PE STORAGE
GYMNASIUM 88 — 10053 SF — 30
BOYS LOCKER
LAUNDRY
GIRLS LOCKER
BOYS / GIRLS
JC
OFFICE
STOR.
BAND ROOM 68 — 1250 SF — 30
OFFICE
CHOIR ROOM 67 — 905 SF — 30
KILN
PRACTICE
SPED 83 — 999 SF — 15
ART 84 — 999 SF — 30
CLP / ESL 9 — 848 SF
SPED 60 — 437 SF
STOR.
STORAGE
SPED 10 — 932 SF — 15
SPED 59 — 931 SF — 15
MATH 57 — 982 SF — 30
ELA 13 — 818 SF — 30
POD A
SPED 15 — 818 SF — 15
SPED 14 — 335 SF
BOILER ROOM
TELEPHONE ROOM
ELECTRICAL ROOM
STOR.
MEDIA CENTER / LIBRARY 26 — 3165 SF
STUDY
WORKROOM
STORAGE
HOME EC 53 — 1112 SF — 30
ELA 11 — 1040 SF — 30
ELA 12 — 857 SF — 30
BREAK ROOM
READING INTERV. 32A — 498 SF
STEM 32B — 501 SF
MEN / JC
MATH 50 — 952 SF — 30
MATH 49 — 951 SF — 30
HOME EC 51 — 1007 SF — 30
MATH 41 — 811 SF — 30
POD B
ELA 44 — 813 SF — 30
GT 42 — 334 SF
JC / STORAGE / WOMEN
MATH 35 — 724 SF — 30
SS 40 — 723 SF — 30
POD C
SCIENCE 45 — 1171 SF — 30
SCIENCE 46 — 817 SF — 30
STORAGE
ELA 38 — 993 SF — 30
ELA 39 — 995 SF — 30
SCIENCE 47 — 1380 SF — 30
STORAGE / STOR.

INDUSTRIAL ARTS 58 — 2090 SF — 30
OFFICE / FINISH
MATERIAL STORAGE

NORTH
0' 20' 40' 80'

RTA ARCHITECTS

MCSD
Montrose County School District

FLOOR PLAN - CAPACITY (NORTH)

1" = 40'-0"

PE
147
852 SF

ELA
142
842 SF
30

ELA
141
890 SF
30

ELECTRICAL

MECH

CUST. OFFICE

DCC SPED
155
15
1391 SF

READING INTERV.
143
764 SF

MATH
140
838 SF
30

JC

T. T.

SS
138
30
629 SF

ELA
137
836 SF
30

GYM STORAGE

GYMNASIUM
156
3320 SF
30

STAGE
153
608 SF

GIRLS

BOYS

WKRM

T.
T.

TEACHER COLLAB

SCIENCE
129
866 SF
30

MATH
135
839 SF
30

ELA
136
890 SF
30

FINANCIAL SECRETARY

VAULT STORAGE

GUIDANCE OFFICE

STOR

COUNSEL OFFICE

NORTH BUILDING RENNOVATED IN 2005

NURSE

T.

CONF

COUNSEL OFFICE

MAIN OFFICE

WKRM

T.
T.

ISS

CONF.

COMPUTER LAB
171
842 SF
30

PRINCIPAL'S OFFICE

STUDENT WAITING

AP OFFICE

AP OFFICE

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Art/Music
- Breakout Instruction
- Instructional Areas
- PE/Athletics
- Special Education
- Support

NORTH

0'   20'   40'   80'

RTA
ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District										
Facility:	**Centennial Middle School (CTMS)**						Date of last addition: NA				
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)

Contengency 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/ contengency)
1	CTMS	INT	Provide stainless steel or FRP behind kitchen equipment	RTA	Code/ADA	1	3	4	12		$ 4,104	$ 4,720	$ 5,664	$ 6,371.46
2	CTMS	INT	Provide 3/4 grates and floor drains in kitchen	RTA	Code/ADA	1	3	4	12		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
3	CTMS	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ 43,200	$ 49,680	$ 59,616	$ 67,068.00
4	CTMS	INT	Replace single pane windows	RTA	Code/ADA	1	3	4	12		$ 268,311	$ 308,558	$ 370,269	$ 416,552.83
5	CTMS	INT	Replace folding partition with gyp wall	RTA	Other	2	6	6	72		$ 45,500	$ 52,325	$ 62,790	$ 70,638.75
6	CTMS	INT	Replace VCT in south building	RTA	Flooring System	2	6	6	72		$ 326,075	$ 374,986	$ 449,983	$ 506,230.66
7	CTMS	INT	Provide ADA compliant work station in art and science	RTA	Code/ADA	1	5	4	20		$ 7,000	$ 8,050	$ 9,660	$ 10,867.50
8	CTMS	INT	Replace carpet at the stage	RTA	Flooring System	2	6	6	72		$ 3,186	$ 3,663	$ 4,396	$ 4,945.58
9	CTMS	INT	Replace roof in next 5 years	RTA	Roofing System	2	6	3	36		$ 1,391,978	$ 1,600,775	$ 1,920,930	$ 2,161,045.85
10	CTMS	INT	Provide exhaust for kiln	RTA	HVAC System	2	6	6	72		$ 5,000	$ 5,750	$ 6,900	$ 7,762.50
11	CTMS	INT	Replace wired glass in office	RTA	Code/ADA	1	3	4	12		$ 3,500	$ 4,025	$ 4,830	$ 5,433.75
12	CTMS	INT	Provide ADA compliant water fountain in south	RTA	Code/ADA	1	3	4	12		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
13	CTMS	INT	Provide energy vestibules	RTA	Code/ADA	1	3	4	12		$ 70,000	$ 80,500	$ 96,600	$ 108,675.00
14	CTMS	INT	Replace weatherstripping on exterior doors at the vestibule	RTA	Door System	2	6	6	72		$ 1,600	$ 1,840	$ 2,208	$ 2,484.00
15	CTMS	INT	Replace outdated carpet	RTA	Flooring System	1	6	5	30		$ 259,615	$ 298,557	$ 358,269	$ 403,052.20
16	CTMS	INT	Replace deteriorated doors in north building	RTA	Door System	2	6	5	60		$ 42,000	$ 48,300	$ 57,960	$ 65,205.00
17	CTMS	INT	Replace Countertops that are outdated	RTA	Millwork System	2	6	5	60		$ 48,000	$ 55,200	$ 66,240	$ 74,520.00
18	CTMS	INT	Replace Carpet that is outdated	RTA	Flooring System	1	6	5	30		$ -	$ -	$ -	$ -
19	CTMS	INT	Replace Ceilings that are outdated	RTA	Other	1	6	5	30		$ 397,708	$ 457,364	$ 548,837	$ 617,441.67
20	CTMS	INT	Provide security protection on doors side lights in office area	RTA	Door System	1	1	1	1		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00
21	CTMS	INT	Replace Wire glass on exterior door	RTA	Window System	1	1	1	1		$ 8,000	$ 9,200	$ 11,040	$ 12,420.00
22	CTMS	INT	Replace Cabinets that are becoming outdated and chipped	RTA	Millwork System	2	6	5	60		$ 144,000	$ 165,600	$ 198,720	$ 223,560.00
23	CTMS	EXT	Replace single pane wired glass all locations	RTA	Window System	1	1	1	1		$ 35,000	$ 40,250	$ 48,300	$ 54,337.50
24	CTMS	EXT	Reroute downspout at the north entry that causes ice hazards	RTA	Roofing System	1	1	1	1		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
25	CTMS	EXT	Caulking needs to be replaced	RTA	Other	1	2	3	6		$ 50,000	$ 57,500	$ 69,000	$ 77,625.00
26	CTMS	EXT	Replace sunken slabs, sidewalks, and stoops	RTA	Pavement System	1	1	1	1		$ 73,152	$ 84,125	$ 100,950	$ 113,568.48
27	CTMS	EXT	Access to building has children walking through mud and partial sidewalks	RTA	Pavement System	1	7	5	35		$ 30,000	$ 34,500	$ 41,400	$ 46,575.00
28	CTMS	EXT	Northeast has deteriorated asphalt	RTA	Pavement System	2	7	5	70		$ -	$ -	$ -	$ -
29	CTMS	EXT	Water-ponding around the picnic area	RTA	Pavement System	1	7	5	35		$ 50,000	$ 57,500	$ 69,000	$ 77,625.00
30	CTMS	EXT	Downspout off of gym leaks on face of brick	RTA	Roofing System	1	2	3	6		$ 4,000	$ 4,600	$ 5,520	$ 6,210.00
31	CTMS	EXT	Replace damaged gutter at canopy	RTA	Roofing System	2	2	3	12		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
32	CTMS	EXT	Add snow guards	RTA	Roofing System	1	1	1	1		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
33	CTMS	EXT	South side door into principal's office has non-compliant door hardware	RTA	Door System	1	5	4	20		$ 600	$ 690	$ 828	$ 931.50
34	CTMS	EXT	Replace concrete that is pitted from snow melt	RTA	Pavement System	2	7	6	84		$ -	$ -	$ -	$ -
35	CTMS	EXT	Replace rusted doors and frames	RTA	Door System	3	7	6	126		$ 63,000	$ 72,450	$ 86,940	$ 97,807.50
36	CTMS	North Admin Building	Building has a wet fire sprinkler system. No upgrades anticipated.	Bighorn	Other	4	11	8	352			$ -	$ -	$ -
37	CTMS	North Admin Building	Mechanical system is a series of five, packaged single zone rooftop units (Lennox) that date to 2004. 1, 30-ton; 1, 6-ton; 2, 17.5-ton; 1, 12.5-ton unit. Units are at or past end of life and should be replaced.	Bighorn	HVAC System	2	6	7	84		$ 378,000	$ 434,700	$ 521,640	$ 586,845.00
38	CTMS	North Admin Building	Plumbing fixtures are consistent with age. No upgrades anticipated.	Bighorn	Other	3	11	7	231		$ 56,640	$ 65,136	$ 78,163	$ 87,933.60
39	CTMS	North Admin Building	Gas fired water heater in water room near gym. Old wash room in NW corner has an electric water heater. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 31,360	$ 36,064	$ 43,277	$ 48,686.40
40	CTMS	North Admin Building	Trane BCU in north building as part of the BAS. Dates to 2013 and the McKinstry project. A new Trane SC controller should be installed with the latest S/W for installation.	Bighorn	HVAC System	2	6	7	84		$ 40,000	$ 46,000	$ 55,200	$ 62,100.00

#		Name	Description		Type				Score		Cost 1	Cost 2	Cost 3	Cost 4
41	CTMS	Main Building	Heating water plant located in the boiler room on the east has two, Thermific boilers (N-1700-2) that date to 2004. Boilers should have 10-15 years of expected life remaining. No upgrades anticipated.	Bighorn	HVAC System	4	11	3	132		$ 144,400	$ 166,060	$ 199,272	$ 224,181.00
42	CTMS	Main Building	Gas fired water heater in boiler room. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 22,400	$ 25,760	$ 30,912	$ 34,776.00
43	CTMS	Main Building	Trane BCU in boiler room as part to the BAS and tied to the Ensemble system. Dates to McKinstry in 2013. A new Trane SC controller should be installed with the latest S/W for installation.	Bighorn	HVAC System	2	6	7	84		$ 40,000	$ 46,000	$ 55,200	$ 62,100.00
44	CTMS	Main Building	Building is not sprinkled.	Bighorn	Other	4	11	8	352			$ -	$ -	$ -
45	CTMS	Main Building	Water entry room near the kitchen has a gas fired water heater and domestic water entry with back flow preventer. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 14,400	$ 16,560	$ 19,872	$ 22,356.00
46	CTMS	Main Building	Mechanical system is a series of eight, packaged VAV rooftop units (Trane) that date to 2010. The unit for the gym is a constant volume single zone unit. VAV boxes with hydronic heating. Rooftop units have about 5 years of remaining life.	Bighorn	HVAC System	3	11	3	99		$ 900,000	$ 1,035,000	$ 1,242,000	$ 1,397,250.00
47	CTMS	Main Building	Plumbing fixtures are consistent with age and appear original.	Bighorn	Other	3	11	7	231		$ 62,880	$ 72,312	$ 86,774	$ 97,621.20
48	CTMS	Shop	Mechanical system is a packaged rooftop unit that dates to 2010. The finish room has explosion proof fan and heater that date to 1974. The exterior dust collector appears in satisfactory condition.	Bighorn	HVAC System	3	11	3	99		$ 133,650	$ 153,698	$ 184,437	$ 207,491.63
49	CTMS	Main School Electrical Room	The main service at the school was replaced when the HVAC equipment was installed. The original service was retained and still operational as a sub feed from the main. The original service was a 4000 amp reduced section main service; this was backfed from a new 2500 amp switchboard installed in 2011. Since the original service are fusible switches they carry less of a chance for fatigue.	Bighorn	Electrical Power System	4	11	2	88		$ 35,000	$ 40,250	$ 48,300	$ 54,337.50
50	CTMS	Main School Distribution System	The Panel Boards throughout the building are original to the school. They are General Electric type; these type of panels are more difficult to find replacement breakers. Panel boards with breakers are more prone to fatigue than fusible switches; this is due to being a mechanical device it will fatigue or pit the face of the breaker. The recommendation is to replace the existing panels with newer panels. This will insure that breaker fatigue is not an issue.	Bighorn	Electrical Power System	2	6	2	24		$ 110,000	$ 126,500	$ 151,800	$ 170,775.00
51	CTMS	Main School AV/IT	The AV/IT system throughout the building needs attention. AV needs routed above the ceiling; now a lot of the AV wiring is in the wrong location for the teacher and is run "wild" (not supported) along the lay-in grid. The IT is also running "wild". It all could be bundled and cables traced and marked with labels.	Bighorn	Other	3	9	3	81		$ 67,618	$ 77,761	$ 93,313	$ 104,977.18
52	CTMS	Main Building corridors and classroom Admin building	The corridors and classrooms have fluorescent lighting and dual level switching. 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 eleminated 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	Bighorn	Lighting System	2	4	4	32		$ 420,360	$ 483,414	$ 580,097	$ 652,608.90
53	CTMS	Admin building	The admin building will have the existing service replaced during the HVAC upgrade. The rest of the panel boards were replaced earlier about six years ago.	Bighorn	Electrical Power System	4	11	2	88		$ 54,216	$ 62,348	$ 74,818	$ 84,169.72
54	CTMS	West	West side Large lot (66,300 sqft)	Delmont	Pavement System	2	6	6	72		$ 523,770	$ 602,336	$ 722,803	$ 813,152.93
55	CTMS	North	North Parking lot with loop (22,880 sqft	Delmont	Pavement System	2	6	6	72		$ 205,920	$ 236,808	$ 284,170	$ 319,690.80
56	CTMS	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
57	CTMS	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	2	9	7	126		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00

#			Description						Condition		Cost 1	Cost 2	Cost 3	Cost 4
58	CTMS	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
59	CTMS	Kitchen	Cooking equipment appears 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
60	CTMS	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
61	CTMS	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3		$ 2,000	$ 2,300	$ 2,760	$ 3,105.00
62	CTMS	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixers leaking oil / grease at drive hub.	Other	Other	1	1	1	1		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00

Condition	Totals		Totals		Totals		Grand Totals	
0-25	$	715,867	$	823,247	$	987,896	$	1,111,384
26-50	$	2,549,661	$	2,932,110	$	3,518,532	$	3,958,349
51-100	$	2,993,534	$	3,442,564	$	4,131,077	$	4,647,461
> 100	$	565,080	$	649,842	$	779,810	$	877,287
Totals ->	$	6,824,142	$	7,847,763	$	9,417,316	$	10,594,480

Condition Photo Documentation

Centennial Middle School

Replace wire glass on exterior door

Replace single pane wired glass all locations
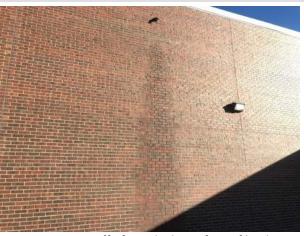
Reroute downspout at the north entry that cases ice hazards

Replace sunken slabs, sidewalks, and stoops

Add snow guards

Downspout off of gym leaks on face of brick

Condition Photo Documentation, continued

Centennial Middle School
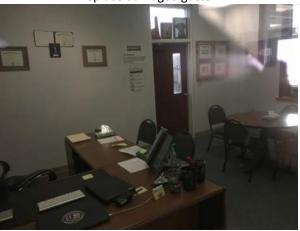
Provide energy vestibules

Replace damaged gutter

Provide ADA compliant toilets

South side door in principal's office has non-compliant door hardware

Replace outdated carpet

Replace ceiling tiles that are outdated

Columbine Middle School

610 York Street.
Montrose, CO 81401

Year Built: 1996 with additions in 2004 and 2018

Site Area: 16 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: -

Total Building Area: 85,006 sf
      Permanent Buildings: 85,006 sf
      Modular Buildings: -

Building Capacity: 552

Current Enrollment: 483

Projected Enrollment 2026: 471

Grades Served: 6-8

CDE FCI Score: .01

Campus Summary: Columbine Middle School is the newest school in the District, having opened in 2018. It incorporates many aspects of 21st century education design and provides and exceptional teaching and learning environment. It is zoned well by grade and function and its layout allows for after-hours use for sports and other events. Like Centennial MS, Columbine's population is projected to remain stable and essentially unchanged for the next several years. The school serves students living

primarily on the west side of town, although it's area straddles Hwy 550 for a significant distance immediately south of downtown Montrose and for several miles south.

Architecturally, the building has obvious main and after-hours entries, with significant, contemporary security accommodations included at the main entrance. The building exterior is primarily composed of masonry veneer and aluminum panes, with significant glazing providing abundant daylighting to the interior.

The essentially rectangular campus is located south of downtown Montrose in an established residential neighborhood. It is accessed from South 12th Street by an extension of Park Ave., which leads to the main parking lot, and from South Mesa Ave., by an extension of York St. which leads to the same visitor lot. Further south on Mesa two entrances provide access to the bus loop and gymnasium parking. The traffic flow works very well. Hard surface, gravel, and natural turf play areas are located on the west side of the building adjacent to the classroom wings, and a paved area accommodating outdoor dining is adjacent to the gym and multi-purpose area of the building. Columbine also has a large turf sports filed to the south and meandering sidewalks connect the campus to the surrounding neighborhoods.

As would be expected with such a new building, Columbine has very few physical needs. This kitchen is in like new condition and includes all equipment expected in a modern commercial kitchen design. No issue observed. There is some settlement of sidewalks, and pavement joints and joints between concrete sidewalks and the building need to be resealed.

COLUMBINE MIDDLE SCHOOL

SCALE: 1" = 200'

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. BUS LOOP
3. STAFF PARKING
4. FOOTBALL FIELD
5. PLAYFIELD / SOCCER
6. OUTDOOR PLAY
7. STAFF PARKING
8. STAFF / VISITOR PARKING
9. PARENT PICK-UP / DROP-OFF
10. CITY PARK

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

MAIN ENTRY

DISTRICT SERVICE DRIVE / ENTRY

COLUMBINE MIDDLE SCHOOL

COLUMBINE MIDDLE SCHOOL - SITE PLAN

NORTH

0'   100'   200'   400'

RTA ARCHITECTS

MCSD
Montrose County
School District

COLUMBINE MIDDLE SCHOOL
FLOOR PLAN - CAPACITY ANALYSIS

FLOOR PLAN - CAPACITY
1" = 40'-0"

NORTH

0'   20'   40'   80'

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
Art/Music				
ART	81	1041 SF	1	30
BAND	55	1430 SF	1	30
MUSIC	51	973 SF	1	30
Breakout Instruction				
COMPUTER	35	181 SF	1	
ESS	5	591 SF	1	
ESS	7	594 SF	1	
INTERVENTION	36	201 SF	1	
INTERVENTION	38	822 SF	1	
INTERVENTION	69	821 SF	1	
INTERVENTION	84	817 SF	1	
RSS	6	590 SF	1	
CTE				
COMPUTER	3	1608 SF	1	30
HOME EC	2	1732 SF	1	30
STEM	97	1151 SF	1	30
STEM	98	1162 SF	1	30
Instructional Areas				
ELA	40	834 SF	1	30
ELA	41	821 SF	1	30
ELA	70	834 SF	1	30
ELA	71	821 SF	1	30
ELA	85	834 SF	1	30
ELA	86	821 SF	1	30
MATH	43	820 SF	1	30
MATH	88	919 SF	1	30
MATH / SCIENCE	73	919 SF	1	30
MATH / SCIENCE	75	918 SF	1	30
SCIENCE	39	918 SF	1	30
SCIENCE	42	919 SF	1	30
SCIENCE	90	916 SF	1	30
SOCIAL SCIENCE	72	819 SF	1	30
SOCIAL SCIENCE	87	819 SF	1	30
PE/Athletics				
GYMNASIUM	103	9444 SF	1	30
HEALTH	105	752 SF	1	30
Special Education				
SPED	4	888 SF	1	15
GRAND TOTAL: 33		37727 SF	33	735

75% UTILIZATION   552 students

ANTICIPATED ENROLLMENT:
2022   483 students
2026   471 students

RTA ARCHITECTS

MCSD Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District									
Facility:	**Columbine Middle School (CMS)**							Date of last addition: NA		
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)

Contengency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix
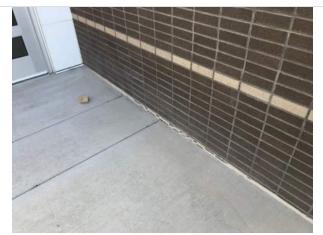
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1	CMS	EXT	Replace settling sidewalks	RTA	Pavement System	2	7	4	56		$ 19,336	$ 22,236	$ 26,684	$ 30,019.14
2	CMS	EXT	Recaulk at sidewalks and next to the building	RTA	Pavement System	1	7	3	21		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
3	CMS	EXT	Adjust sprinklers on south side that are spraying against the building	RTA	Other	1	7	7	49		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
4	CMS	Building Wide	Mechanical system is a VRF with heat recovery and DOAS for ventilation. System was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	HVAC System	4	11	7	308		$ -	$ -	$ -	$ -
5	CMS	Building Wide	Plumbing system (fixtures, water heaters, piping) was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	Potable Water System	4	11	7	308		$ -	$ -	$ -	$ -
6	CMS	Building Wide	Fire protection system is a wet sprinkler system and was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn		4	11	8	352		$ -	$ -	$ -	$ -
7	CMS	Building Wide	This building is in good shape and was recently opened. All systems are operating as expected minimal issues.	Bighorn	Electrical Power System	4	11	8	352		$ -	$ -	$ -	$ -
8	CMS	North	Parking lot in front of building (55,154 sqft)	Delmont	Pavement System	4	11	7	308		$ 44,123	$ 50,742	$ 60,890	$ 68,501.27
9	CMS	East	Pakring lot by S Mesa Ave (48,500 sqft)	Delmont	Pavement System	4	11	7	308		$ 38,800	$ 44,620	$ 53,544	$ 60,237.00
10	CMS	West	Parking lot by pond (28,600 sqft)	Delmont	Pavement System	4	11	7	308		$ 22,880	$ 26,312	$ 31,574	$ 35,521.20
11	CMS	Kitchen	Overall, kitchen is in like new condition and includes all items expected in a modern commercial kitchen design. No issues observed or relayed.	Other	Other	4	11	8	352					

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 20,000	$ 23,000	$ 27,600	$ 31,050
26-50	$ 2,500	$ 2,875	$ 3,450	$ 3,881
51-100	$ 19,336	$ 22,236	$ 26,684	$ 30,019
> 100	$ 105,803	$ 121,674	$ 146,008	$ 164,259
Totals ->	$ 147,639	$ 169,785	$ 203,742	$ 229,210

Condition Photo Documentation

Colombine Middle School

Recaulk at sidewalks and next to the building

Adjust sprinklers on south side that are spraying against the building

Replace settling sidewalks

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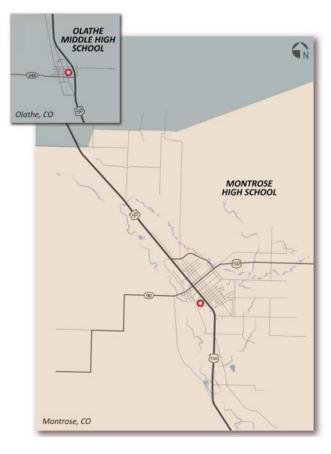
2.8.5 High Schools

High School Boundary Map

High School Findings:

The Olathe HS facility is in good condition but continues to require ongoing maintenance and repair. MEP system upgrades are needed as these systems are nearing their useful lifespan. There are also code issues such as a sprinkler system is needed in the 1995 addition. As noted above in the Olathe MS findings, there is site work required as well.

Due to the age of parts of Montrose High School, it is in constant need of maintenance and repair. In many areas of the building, the MEP systems, roofing systems and interior finishes are reaching their useful lifespan and beginning to fail. There are still areas of the building that have fluorescent lighting that needs to be upgraded to LED for increased energy savings. Many exterior finishes are failing, and site pavement is deteriorating and needs to be replaced. The Montrose HS makes up 33% of identified improvements across the district making it a big part of where capital renewal funding is spent.

Demographic data shows that the Olathe MS/HS enrollment will remain level over the next 5 years. The building has the capacity to accommodate the enrollment projected in 2026.

Montrose HS enrollment is anticipated to fluctuate over the next five years but exceed the building capacity by about 100 students in 2026. Additional space or creative scheduling and programming will be required to accommodate the anticipated enrollment over the next five years.

Olathe Middle / High School

410 Highway 50.
Olathe, CO 81425

Year Built: 1970 with additions in 1993, 2005, 2006

Site Area: 1,132,560 / 26 acres

Number of Permanent Buildings: 2

Number of Modular Buildings: -

Total Building Area: 120,847 sf
    Permanent Buildings: 120,847
    Modular Buildings: -

Building Capacity: 732

Current Enrollment: Middle School - 229, High School - 292, Total - 521

Projected Enrollment 2026: Middle School - 245, High School - 270, Total - 515

Grades Served: 6-12

CDE FCI Score: .36

Campus Summary: Olathe's Middle and High Schools share a building constructed in 1970 and enlarged in 2005 and 2006. The middle school occupies the original high school with the high school primarily occupying the newer portions. Most of the older, middle school, area of the building underwent recent significant asbestos remediation work. Unlike the other two middle schools in the District, the student population at Olathe MS is expected to grow by about 15% over the next five years.

Olathe's high school, on the other hand, population is expected to decrease very slightly in the near future.

The campus lies on the east side of Business Route 50 between 2nd and 5th Streets east of the heart of Olathe with easy access to Hwy 50. The interconnected buildings and most parking are located on the southwest portion of the site, with athletic fields, service access and additional parking to the east and north. The traffic flow appears to work fairly well, although some parking at the main entrance accesses directly from Bus, Route 50 near its intersection with 5th Street.

Most of the highest priority needs identified at Olathe MS/HS deal with building code, accessibility, and energy issues, including the need for a fire sprinkler system in the 1995 addition. The single pane windows in the south building are a significant energy use and student comfort issue, as are the outdated and inefficient rooftop units in the original construction. Most of the Middle School fluorescent lighting needs to be replaced, as the "strobing" affects many students and teachers.

Overall, the kitchen equipment, ware washing, and cold / frozen storage appear to be in good condition, but show minor signs of wear. Recommend replacing wood tables with stainless steel tops. Recommend replacing mixers due to grease / oil leaking from the drive assembly.

Significant work is needed on paved areas throughout the site to improve drainage and improve surface smoothness. Typical finishes that need replaced in various areas include high school women's locker room shower tile and carpeting throughout.

OLATHE MIDDLE HIGH SCHOOL

scale: 1" = 200'-0"

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. PARENT PICK-UP/DROP OFF
3. BUS LOOP
4. STAFF PARKING
5. STAFF / DISTRICT PARKING
6. TRACK & FIELD / FOOTBALL
7. BASEBALL FIELD
8. PLAY FIELD
9. STUDENT PARKING

SITE PLAN LEGEND

— — — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

PARENT PICK-UP / DROP-OFF LOOP

BUS PICK-UP / DROP-OFF

STUDENT ENTRY POINTS

DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

RTA
ARCHITECTS

MCSD
Montrose County
School District

OLATHE MIDDLE / HIGH SCHOOL

SITE PLAN - EXISTING CONDITIONS

SITE PLAN

1" = 200'-0"

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

CLASSROOM	NUMBER	AREA	# TEACHING STATION	DISTRICT CAPACITY*
Art/Music				
ART	104	1165 SF	1	30
BAND	201	525 SF	1	15
CHOIR	203	786 SF	1	30
Breakout Instruction				
?	104	501 SF	1	
COLLABORATION CENTER	301	1006 SF	1	
GATE	211	729 SF	1	
READING INTERVENTION	304	820 SF	1	
TECH	204	985 SF	1	
CTE				
BUSINESS	105-A	517 SF	1	15
BUSINESS	105-B	451 SF	1	15
INDUSTRIAL ARTS	101-CC	3629 SF	1	30
Instructional Areas				
CLASSROOM	101-BB	1027 SF	1	30
CLASSROOM	202	763 SF	1	30
ELA	125	750 SF	1	30
ELA	129	747 SF	1	30
ELA	130	746 SF	1	30
ELA	213	768 SF	1	30
ELA	305	858 SF	1	30
ELA	307	846 SF	1	30
EMPTY	208	854 SF	1	30
HEALTH / SCIENCE	127	790 SF	1	30
MATH	120	574 SF	1	30
MATH	121	633 SF	1	30
MATH	124	747 SF	1	30
MATH	206	867 SF	1	30
MATH	308	967 SF	1	30
SCIENCE	116	1117 SF	1	30
SCIENCE	118	995 SF	1	30
SCIENCE	217	1123 SF	1	30
SCIENCE	306	957 SF	1	30
SOCIAL STUDIES	126	732 SF	1	30
SOCIAL STUDIES	128	750 SF	1	30
SOCIAL STUDIES	209	931 SF	1	30
SOCIAL STUDIES	303	824 SF	1	30
SPANISH	122	659 SF	1	30
PE/Athletics				
GYMNASIUM	16	12036 SF	1	30
GYMNASIUM	234	6791 SF	1	30
Special Education				
SPED	103	886 SF	1	15
SPED	123	653 SF	1	15
SPED	207	865 SF	1	15
SPED	302	823 SF	1	15
GRAND TOTAL: 41		53190 SF	41	975

75% Utilization   732 students

ANTICIPATED ENROLLMENT:
2022   521 students (229 MS / 292 HS)
2026   515 students (245 MS / 270 HS)

Floor Plan Labels

BUSINESS 105-B 451 SF **15**
BUSINESS 105-A 517 SF **15**
E.C. 105-C 356 SF
? 104 501 SF
SPED 103 886 SF **15**
ART 104 1165 SF **30**
LIBRARY 101 2335 SF
1993 ADDITION
2005 ADDITION
KITCHEN 101-K 1407 SF
OFFICE OFFICE OFFICE
ADMIN 101-E 877 SF
STORAGE
CAFETERIA 101-D 3493 SF
STAGE 101-L 678 SF
CHOIR 203 786 SF **30**
SPED 207 865 SF **15**
SOCIAL STUDIES 209 931 SF **30**
GATE 211 729 SF
ELA 213 768 SF **30**
STORAGE 215 771 SF
SCIENCE 217 1123 SF **30**
GIRLS
CONCESSIONS
CLASSROOM 101-BB 1027 SF **30**
MAINT
CLASSROOM 202 763 SF **30**
RR JC RR
CONF
T E
COLLABORATION CENTER 301 1006 SF
NURSE
TECH 204 985 SF
MATH 206 867 SF **30**
EMPTY 208 854 SF **30**
WEIGHT ROOM BELOW
STAGE
GYMNASIUM 234 6791 SF **30**
BOYS
INDUSTRIAL ARTS 101-CC 3629 SF **30**
E
BOILER
BAND 201 525 SF **15**
SPED 302 823 SF **15**
JC
BOYS
GIRLS
READING INTERVENTION 304 820 SF
SOCIAL STUDIES 303 824 SF **30**
GIRLS LOCKER ROOM
WRESTLING 237 2700 SF
SCIENCE 306 957 SF **30**
ELA 305 858 SF **30**
MATH 308 967 SF **30**
ELA 307 846 SF **30**
2005 ADDITION
2005 ADDITION

FLOOR PLAN - CAPACITY SOUTH
1" = 40'-0"

NORTH
0'   20'   40'   80'

OLATHE MIDDLE / HIGH SCHOOL
Olathe Middle High School - South

RTA ARCHITECTS

MCSD Montrose County School District

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- CTE
- Instructional Areas
- PE/Athletics
- Special Education
- Support

WOMENS RESTROOM

OFFICE

GIRLS LOCKER ROOM

TRAINING ROOM

TELE/ELEC

BOYS LOCKER ROOM

MECH

LOBBY

CONCESSIONS

GYMNASIUM
16
12036 SF
30

OFFICE

MENS RESTROOM

JAN

STORAGE

WRESTLING ROOM
24
3303 SF

2006 ADDITION

2006 ADDITION

1993 ADDITION

1993 ADDITION

SCIENCE
118
995 SF
30

MECH

MATH
120
574 SF
30

MATH
121
633 SF
30

SPANISH
122
659 SF
30

SPED
123
653 SF
15

MATH
124
747 SF
30

ELA
125
750 SF
30

SOCIAL STUDIES
126
732 SF
30

STORAGE

SCIENCE
116
1117 SF
30

RR

JC

RR

ELA
130
746 SF
30

ELA
129
747 SF
30

SOCIAL STUDIES
128
750 SF
30

HEALTH / SCIENCE
127
790 SF
30

FLOOR PLAN - CAPACITY NORTH
1" = 40'-0"

OFFICE

BOYS LOCKER ROOM

WEIGHT ROOM
227
2424 SF

BOYS

BOYS LOCKER ROOM

STORAGE

OFFICE

SHOWER STORAGE

TRAINING ROOM

STORAGE

BOYS LOCKER ROOM

BOYS

JC

GIRLS LOCKER RM

OFFICE

GIRLS

LOWER LEVEL FLOOR PLAN - CAPACITY
1" = 40'-0"

NORTH

0'   20'   40'   80'

OLATHE MIDDLE / HIGH SCHOOL

OLATHE MIDDLE HIGH SCHOOL - NORTH

RTA ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District										
Facility:	**Olathe Middle High School (OMHS)**							Date of last addition: NA			
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)

Contengency 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/ contengency)
1	OMHS	INT	Provide ADA compliant work stations in art and science rooms, teacher lounge, office	RTA	Code/ADA	1	5	4	20		$ 24,500	$ 28,175	$ 33,810	$ 38,036.25
2	OMHS	INT	Provide lighting controls	RTA	Lighting System	3	6	6	108		$ 167,994	$ 193,193	$ 231,832	$ 260,810.69
3	OMHS	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		$ 5,400	$ 6,210	$ 7,452	$ 8,383.50
4	OMHS	INT	Provide ADA lockers in locker room	RTA	Code/ADA	1	5	4	20		$ 10,000	$ 11,500	$ 13,800	$ 15,525.00
5	OMHS	INT	Replace single pane windows in south building	RTA	Code/ADA	1	3	4	12		$ 285,324	$ 328,123	$ 393,747	$ 442,965.51
6	OMHS	INT	Provide ambulatory stall in girls' group restroom in north building	RTA	Code/ADA	1	3	4	12		$ 2,400	$ 2,760	$ 3,312	$ 3,726.00
7	OMHS	INT	Replace wood doors in south building	RTA	Door System	4	6	6	144		$ -	$ -	$ -	$ -
8	OMHS	INT	Replace flooring in nurse's office to non-absorptive	RTA	Code/ADA	1	3	4	12		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
9	OMHS	INT	Replace ramp at band room; non-compliant	RTA	Code/ADA	1	5	4	20		$ 15,000	$ 17,250	$ 20,700	$ 23,287.50
10	OMHS	INT	Provide cubicle curtain in nurse's office	RTA	Code/ADA	1	3	4	12		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
11	OMHS	INT	Replace carpeting in admin, classrooms, and library	RTA	Flooring System	1	6	6	36		$ 292,925	$ 336,864	$ 404,236	$ 454,765.89
12	OMHS	INT	Replace tile in girls' shower in north building	RTA	Flooring System	2	6	6	72		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
13	OMHS	INT	Provide exhaust and emergency shut off for the kiln	RTA	Electrical Power System	2	6	6	72		$ 7,500	$ 8,625	$ 10,350	$ 11,643.75
14	OMHS	INT	Provide sprinkler system for '95 remodel section	RTA	Other	1	6	3	18		$ 300,000	$ 345,000	$ 414,000	$ 465,750.00
15	OMHS	Middle School	Boiler plant with two Hydrotherm, KN-10 boilers with 1000 mbh input. The boiler plant dates to 2013 and the McKinstry contract. Boilers have 15-20 years of remaining life. No upgrades anticipated.	Bighorn	HVAC System	4	11	3	132		$ 285,000	$ 327,750	$ 393,300	$ 442,462.50
16	OMHS	Middle School	Rooftop Systems: Three, packaged units on the east (1974) building that were installed in 2018-2019. No upgrades anticipated on these units. Two, packaged units on the aux gym and girls locker room that were installed in 2019. No upgrades anticipated on these units.	Bighorn	HVAC System	4	11	3	132		$ -	$ -	$ -	$ -
17	OMHS	Middle School	Two, packaged units on the old gym that date to 2003. 2, 20-ton units. Units should be replaced. Two, packaged units on the 2004 south classroom addition. 1, 15-ton and 1, 12.5-ton unit. Units should be replaced. Two, packaged units on the cafeteria. 2, 15-ton units. Units should be replaced. Two, packaged units on the admin area. 1, 5-ton; 1, 6-ton unit. Units should be replaced. One makeup air unit on the kitchen. No upgrades anticipated. There is a fan coil unit in the attic of the weight room. No upgrades anticipated.	Bighorn	HVAC System	2	6	3	36		$ 1,128,600	$ 1,297,890	$ 1,557,468	$ 1,752,151.50
18	OMHS	Middle School	There is a wet fire sprinkler system in the 2004 south classroom addition, administration, cafeteria, and the old downstairs locker room. The riser is in the weight room. No upgrades anticipated.	Bighorn	Other	4	11	8	352		$ -	$ -	$ -	$ -
19	OMHS	Middle School	There is a Trane SC BAS controller in the east classroom wing that is connected to the SD LAN and then the Trane Ensemble system. No upgrades anticipated.			2	6	7	84		$ 52,000	$ 59,800	$ 71,760	$ 80,730.00
20	OMHS	Middle School	Plumbing fixtures and piping are a mix of old and newer systems. All are consistent with age and use in the school. No upgrades anticipated.	Bighorn	Other	3	11	7	231		$ 76,800	$ 88,320	$ 105,984	$ 119,232.00

#		Building	Description	Region	System				Score		Cost 1	Cost 2	Cost 3	Cost 4
21	OMHS	Middle School	There are several water heaters throughout the building. No upgrades anticipated for these. There is a Weil-Mclain boiler and tank system off the south side of the stage in the old gym for domestic water heating for the locker rooms. These are slated for replacement by the school district.	Bighorn	Other	3	11	7	231		$ 14,500	$ 16,675	$ 20,010	$ 22,511.25
22	OMHS	Middle School	The wood shop has new unit heaters and a relocated dust collector from the old Columbine MS. No upgrades anticipated.	Bighorn	HVAC System	4	11	7	308		$ 41,040	$ 47,196	$ 56,635	$ 63,714.60
23	OMHS	Middle School	The kitchen has a Type I hood, grease exhaust, and makeup air unit. No upgrades anticipated.	Bighorn	HVAC System	3	11	3	99		$ 104,000	$ 119,600	$ 143,520	$ 161,460.00
24	OMHS	Middle School	There is a grease interceptor located outside on the north side of the kitchen. Date of last pumping and condition of unit is unknown. No upgrades anticipated.	Bighorn	Other	3	11	3	99		$ 36,800	$ 42,320	$ 50,784	$ 57,132.00
25														
26	OMHS	High School	Rooftop Systems: Two, packaged units on the main gym that were installed in the original construction. 2, 35-ton units. One makeup air unit on the wrestling gym. Units date to 2005 and 2006. No replacement needed at this time.	Bighorn	HVAC System	2	6	3	36		$ 425,000	$ 488,750	$ 586,500	$ 659,812.50
27	OMHS	High School	Rooftop Systems: 15, packaged, single zone units (Ruud) on the classroom building that were installed with the original construction. 7, 5-ton; 7, 4-ton; 1, 3-ton units. **These Units are slated to be replaced in 2023 pending BEST Grant funding.**	Bighorn	HVAC System	1	6	3	18		$ 330,000	$ 379,500	$ 455,400	$ 512,325.00
28	OMHS	High School	Plumbing fixtures and piping are a mix of old and newer systems. All are consistent with age and use in the school. No upgrades anticipated.	Bighorn	Other	3	11	7	231		$ 38,400	$ 44,160	$ 52,992	$ 59,616.00
29	OMHS	High School	There is a gas-fired water heater in the same room as the electrical service. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 17,600	$ 20,240	$ 24,288	$ 27,324.00
30	OMHS	High School	The gym building is sprinkled. There is a fire sprinkler water entry in the east end of the gym building. No upgrades anticipated.	Bighorn	Other	4	11	8	352		$ -	$ -	$ -	$ -
31	OMHS	Middle School	The Main electrical service in the middle school was replaced in 2018. this was due to the HVAC upgrade. The service was changed from 120/240 volt delta high leg to a 120/208 volt wye.	Bighorn	Electrical Power System	4	11	2	88		$ 80,000	$ 92,000	$ 110,400	$ 124,200.00
32		Middle School	The panels throughout have been updated except in the old gymnasium area. These appear to be original as there is not any date. ITE was purchased in 1976 by Gould.	Bighorn	Electrical Power System	4	6	4	96		$ 9,000	$ 10,350	$ 12,420	$ 13,972.50
33	OMHS	Middle School	The corridors and classrooms have fluorescent lighting and dual level switching. 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 eleminated 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		$ 221,480	$ 254,702	$ 305,642	$ 343,847.70
34	OMHS	West	North section of Westside Parking lot (44,600 sqft)	Delmont	Pavement System	2	6	6	72		$ 367,058	$ 422,117	$ 506,540	$ 569,857.55
34	OMHS	South	Road Section on West and South of Building (11,200 sqft)	Delmont	Pavement System	2	6	6	72		$ 112,000	$ 128,800	$ 154,560	$ 173,880.00
36	OMHS	East	East Loop (8,600 sqft)	Delmont	Pavement System	2	6	6	72		$ 86,000	$ 98,900	$ 118,680	$ 133,515.00
37	OMHS	North East	North East Parking Lot (27,600 sqft)	Delmont	Pavement System	2	6	6	72		$ 242,880	$ 279,312	$ 335,174	$ 377,071.20
38	OMHS	West	North section of Westside Parking lot (44,600 sqft)(Drainage)	Delmont	Pavement System	2	6	6	72		$ 44,600	$ 51,290	$ 61,548	$ 69,241.50
39	OMHS	South East	Gravel Parking Lot Southeast of building (25,000 sqft)	Delmont	Pavement System	2	6	6	72		$ 36,250	$ 41,688	$ 50,025	$ 56,278.13
40	OMHS	Kitchen	Walk in cooler and freezer appear to be in good condition. No obvious issues observed or relayed.	Other	Other	4	9	8	288		$ 40,000	$ 46,000	$ 55,200	$ 62,100.00
41	OMHS	Kitchen	The dish washing area includes a dish machine, disposal and spray rinse are included in the equipment. No obvious issues observed or relayed.	Other	Other	4	9	8	288		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
42	OMHS	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	9	8	288		$ 50,000	$ 57,500	$ 69,000	$ 77,625.00
43	OMHS	Kitchen	Cooking equipment. No obvious issues observed or relayed.	Other	Other	4	9	8	288		$ 30,000	$ 34,500	$ 41,400	$ 46,575.00
44	OMHS	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288		$ 20,000	$ 23,000	$ 27,600	$ 31,050.00
45	OMHS	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	1	1	1		$ 2,000	$ 2,300	$ 2,760	$ 3,105.00
46	OMHS	Kitchen	Mixers, recommend repair or replacement due to oil leaking at speed sele	Other	Other	1	1	1	1		$ 6,000	$ 6,900	$ 8,280	$ 9,315.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 986,624	$ 1,134,618	$ 1,361,541	$ 1,531,734
26-50	$ 2,068,005	$ 2,378,206	$ 2,853,847	$ 3,210,578
51-100	$ 1,182,588	$ 1,359,976	$ 1,631,971	$ 1,835,968
> 100	$ 801,334	$ 921,534	$ 1,105,841	$ 1,244,071
Totals ->	$ 5,038,551	$ 5,794,334	$ 6,953,200	$ 7,822,350

Condition Photo Documentation
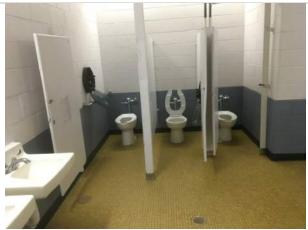
Olathe Middle/High School

Provide urinal screens

Replace single pane windows in south building

Provide ambulatory stall in girls' group restroom in north building

Provide flooring in nurse's office to non-absorptive

Provide ADA lockers in locker room

Replace carpeting in admin, classrooms, and library

Condition Photo Documentation, continued

Olathe Middle/High School

Replace tile in girls' shower in north building

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 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 f 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

NORTH

0'   130'   260'   520'

RTA ARCHITECTS

MCSD
Montrose County
School District

MONTROSE HIGHSHOOL

MONTROSE HIGH SCHOOL SITE PLAN

EDUCATIONAL DEPARTMENT LEGEND
- Administration
- Art/Music
- CTE
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Special Education
- Support

MONTROSE HIGHSHOOL
MONTROSE HIGH SCHOOL - MAIN BUILDING

1ST FLOOR PLAN - CAPACITY MAIN BUILDING
1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

MCSD
Montrose County
School District

OFFICE

MJROTC 4T 1664 SF

INDUSTRIAL ARTS 1T 1288 SF

STORAGE STORAGE

OFFICE

DRAFTING 2T 907 SF

ROTC 4TA 3186 SF **30**

WOOD SHOP 3T 2983 SF **30**

ELEC PAINT DUST

LIBRARY 2 7080 SF

1993 REMODEL

1993 REMODEL

MEDIA 105 998 SF

ENGLISH 113 910 SF **30**

ENGLISH 112 705 SF **30**

ENGLISH 109 776 SF **30**

ENGLISH 108 804 SF **30**

SPED 114 815 SF **15**

ENGLISH 115 902 SF **30**

ENGLISH 111 759 SF **30**

ENGLISH 110 757 SF **30**

ENGLISH 107 748 SF **30**

ENGLISH 106 746 SF **30**

JC CL WOMEN MEN

SPED 103 686 SF **15**

AUXILIARY GYMNASIUM 104 8906 SF **30**

STOR STOR

OFFICE OFFICE

GIRLS LOCKER ROOM 104B 1309 SF

ELEC SECURITY

SPED 102 827 SF **15**

MEN JC WOMEN

CFS 116 1190 SF **30**

CFS 117 841 SF **30**

ENGLISH 101 875 SF **30**

SPED 100 847 SF **15**

STOR

STAGE

STOR

MECH

STOR OFFICE

KITCHEN 107 2484 SF

CAFETERIA 105 8135 SF

TEACHERS LOUNGE 118 1051 SF

DANCE 124.5 631 SF **30**

STORAGE

T T

SCIENCE 119 1478 SF **30**

BAND 123 2820 SF **30**

CHOIR 124 1841 SF **30**

JC T

LOCKER ROOM 125 1839 SF

STORAGE

LOADING

SCIENCE 220 1373 SF **30**

SCIENCE 121 1431 SF **30**

OFFICE

STORAGE

SCIENCE 122 2146 SF **30**

OFFICE / STORAGE

STORAGE

OFFICE

1974 ADDITION

1974 ADDITION

1969 ADDITION

1969 ADDITION

1992 ADDITION

STORAGE

MEN WOMEN

OFFICE

TOWELS

OFFICE STORAGE

1992 ADDITION

OFFICE OFFICE / RECEPTION OFFICE

CONF OFFICE T T NURSE

OFFICE 129 835 SF

SCIENCE 128 1533 SF **30**

BUSINESS 127 1004 SF **30**

BUSINESS 126 1534 SF **30**

Instructional Areas

PE/Athletics

Support

2ND FLOOR PLAN - CAPACITY WEST
1" = 40'-0"

OFFICE

T

STOR

JC

STORAGE

WRESTLING MEZZ.
146
3796 SF

FIRST FLOOR PLAN - CAPACITY WEST
1" = 40'-0"

SCIENCE
132
976 SF
30

STOR

SCIENCE
134
1001 SF
30

SCIENCE
136
993 SF
30

?
131
782 SF
30

SCIENCE
133
788 SF
30

SS
135
799 SF
30

WOMEN

MEN

SS
137
799 SF
30

SS
138
790 SF
30

SS
140
788 SF
30

SS
139
793 SF
30

SS
142
802 SF
30

SS
141
797 SF
30

STORAGE

JC

STORAGE

CONCESSION

WOMEN

MEN

GYMNASIUM
152
14483 SF
30

T

OFFICE

GIRLS LOCKER ROOM

T

JC

OFFICE

GIRLS LOCKER ROOM

BOILER ROOM / JC STORAGE

STOR

OFFICE

OFFICE

STOR

FIRE

FOOTBALL LOCKER ROOM

OFFICE

BOYS LOCKER ROOM

TRAINING / LAUNDRY

NORTH

0'   20'   40'   80'

MONTROSE HIGHSHOOL
MONTROSE HIGH SCHOOL - NORTH

RTA
ARCHITECTS

MCSD
Montrose County
School District

EDUCATIONAL DEPARTMENT LEGEND

- PE/Athletics

EDUCATIONAL DEPARTMENT LEGEND

- Art/Music
- Instructional Areas
- Support

GYMNASIUM
204
1822 SF

GYMNASIUM
225
2866 SF
30

— 1974 ADDITION —

MATH
212
881 SF
30

MATH
211
695 SF
30

ELL
213
752 SF
30

COPY

MATH
214
911 SF
30

MATH
208
759 SF
30

MATH
207
736 SF
30

LANGUAGES
204
717 SF
30

LANGUAGES
203
730 SF
30

LANGUAGES
202
750 SF
30

MATH
210
764 SF
30

MATH
209
770 SF
30

MATH
206
767 SF
30

LANGUAGES
205
786 SF
30

JC
CL
CL

WOMEN
MEN

POTTERY
201
1754 SF
30

CL

ART
200
1446 SF
30

2ND FLOOR PLAN @ AUX GYM - CAPACITY
1" = 40'-0"

2ND FLOOR PLAN @ CLASSROOMS - CAPACITY
1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA
ARCHITECTS

MCSD
Montrose County
School District

CLASSROOM CAPACITY

1ST FLOOR PLAN - CAPACITY ART BUILDING

1" = 40'-0"

EDUCATIONAL DEPARTMENT LEGEND

- Art/Music
- Support

NORTH

0'   20'   40'   80'

EDUCATIONAL DEPARTMENT LEGEND

- CTE
- Support

1ST FLOOR PLAN - CAPACITY AG / WOODS

1" = 40'-0"

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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 SHOOL

MONTROSE HIGH SCHOOL AG BUILDING & ART BUILDING

RTA ARCHITECTS

MCSD Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District		
Facility:	**Montrose High School (MHS)**	Date of last addition:NA	
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 in 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	Repair 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

#		Building	Description		System											
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 locate 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

#		Location	Description	Campus	System				Score		Cost 1	Cost 2	Cost 3	Cost 4
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 exisitng 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 eleminated 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

134	MHS	Roof	The Quad roof is failing and in need of repair. **These roofs are slated for replacement and repair in a project planned for this year.**	Other	Roofing System	1	2	3	6		$	350,000	$	402,500	$	483,000	$	543,375.00
135	MHS	Roof	The Weightroom roof is failing and in need of repair. **These roofs are slated for replacement and repair in a project planned for this year.**	Other	Roofing System	1	2	3	6		$	70,000	$	80,500	$	96,600	$	108,675.00
136	MHS	Roof	The Westwing roof is failing and in need of repair. **These roofs are slated for replacement and repair in a project planned for this year.**	Other	Roofing System	1	2	3	6		$	610,000	$	701,500	$	841,800	$	947,025.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 5,072,497	$ 5,833,372	$ 7,000,046	$ 7,875,052
26-50	$ 3,209,814	$ 3,691,286	$ 4,429,543	$ 4,983,236
51-100	$ 6,969,415	$ 8,014,827	$ 9,617,793	$ 10,820,017
> 100	$ 2,361,360	$ 2,715,564	$ 3,258,677	$ 3,666,011
Totals ->	$ 17,613,086	$ 20,255,049	$ 24,306,059	$ 27,344,316

Condition Photo Documentation

Montrose High School

Provide gutters on shed roofs, dumping ewater onto main walkway
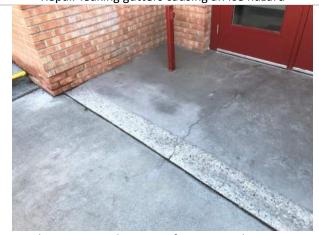
Replace rotted wood stairs

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

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
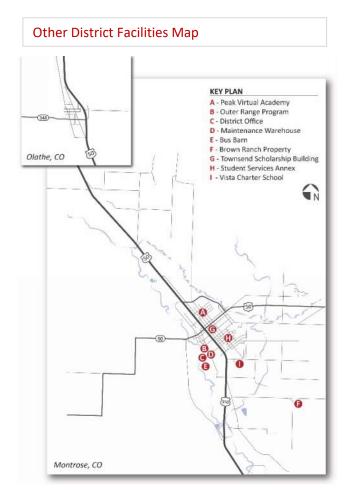
Replace seperating soffit plywood

Replace rotted wood trim

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2.8.6 Other District Facilities

Other District Facilities Map

KEY PLAN
A - Peak Virtual Academy
B - Outer Range Program
C - District Office
D - Maintenance Warehouse
E - Bus Barn
F - Brown Ranch Property
G - Townsend Scholarship Building
H - Student Services Annex
I - Vista Charter School

Olathe, CO

Montrose, CO

Other District Facilities:

Other District facilities include buildings and sites that support alternative educational programs, administration, maintenance, and operations:

- Peak Virtual Academy
- Outer Range Program
- District Offices
- Maintenance Warehouse
- Bus Barn
- Brown Ranch Property
- Townsend Scholarship Building
- Student Services Annex

PEAK VIRTUAL ACADEMY

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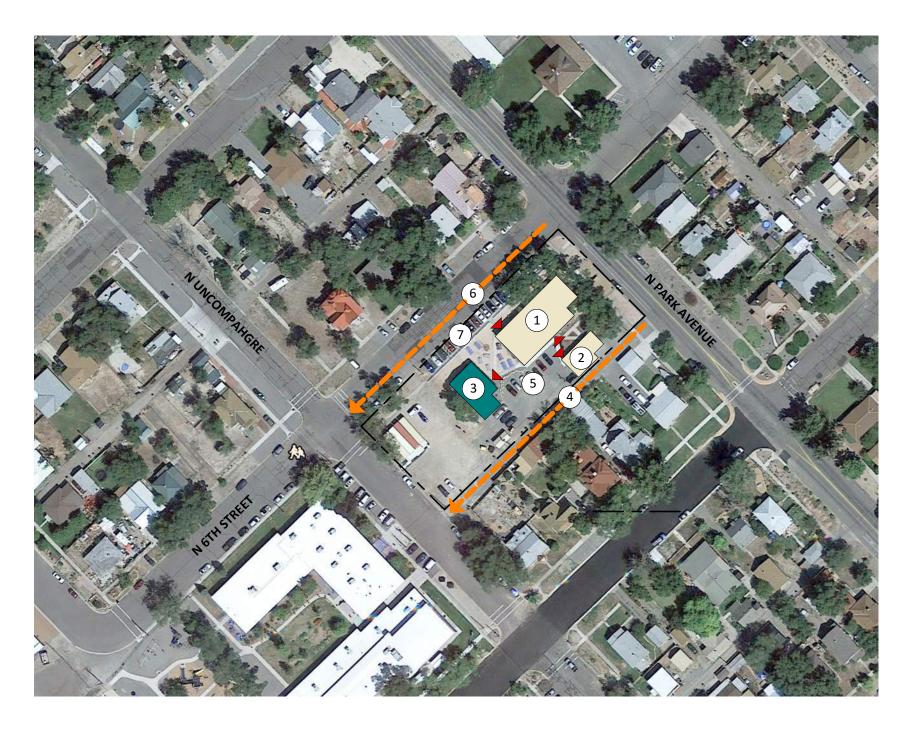
Approximately 20 paved on-street parking spaces are provided perpendicular to 6th Street, requiring vehicles to back in the street. A smaller parking area lot is gravel and contiguous with the gravel

alley running southwest to northeast between Uncompahgre and Park. An open space between the main building and he 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.
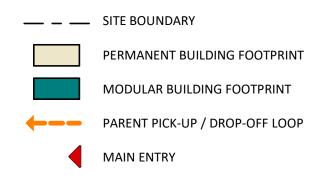
PEAK VIRTUAL ACADEMY

scale: 1" = 120'-0"
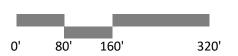
KEY PLAN LEGEND

1. PEAK VIRTUAL ACADEMY BUIDLING
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

NORTH

0'   80'   160'   320'

SITE PLAN

1" = 120'-0"

PEAK VIRTUAL ACADEMY - SITE PLAN

RTA ARCHITECTS

MCSD Montrose County School District

STORAGE
228
236 SF

OFFICE
X
90 SF

SS
X
526 SF

COMMONS
215
396 SF

STORAGE
227
236 SF

SECOND FLOOR PLAN - CAPACITY
1/16" = 1'-0"

BATHROOM
402
44 SF

STORAGE
401
31 SF

ELEMENTARY CLASSROOM
400
973 SF

INTERVENTION OFFICE
403
124 SF

QUEST CLASSROOM
X
400 SF

QUEST OFFICE
335
108 SF

KITCHEN AREA
X
54 SF

BATHROOM
337 A
16 SF

THERAPY / STORAGE
339
147 SF

FURNACE AREA
337 B
16 SF

THERAPY ROOM
338
395 SF

BATHROOM
337 C
25 SF

RR
X
38 SF

Cafe
X
401 SF

OFFICE
X
96 SF

COUNSELOR
X
96 SF

RR
X
96 SF

CONFERENCE ROOM
X
274 SF

RR
X
39 SF

Mech
X
29 SF

ELEC
X
45 SF

MECH
X
26 SF

SECRETARY
X
55 SF

ELECTIVES LAB
X
523 SF

COMPUTER LAB
X
922 SF

STRG
X
61 SF

6TH GRADE CLASSROOM
X
286 SF

COMMONS
X
296 SF

SPA / ART
X
266 SF

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.

NORTH

0'   20'   40'   80'

See Settings/Client Name

PEAK Virtual Academy

RTA
ARCHITECTS

3.2 Condition Analysis Matrix

Project:	Montrose County School District											
Facility:	**PEAK Virtual Academy (PEAK)**								Date of last addition: NA			
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
- Soft Cost:

(see scoring tab for details)

Contengency 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/ contengency)
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	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.	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 maintainence 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

OUTER RANGE PROGRAM

**930 Colorado Ave,
Montrose, CO 81401**
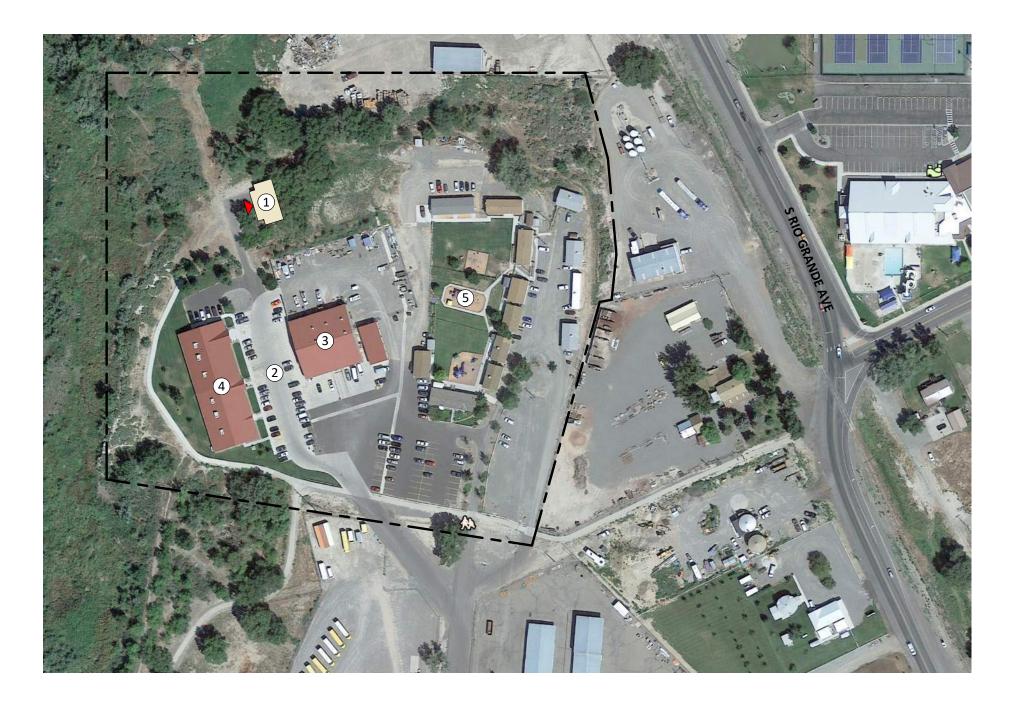
Year Built: 2007 with an addition in 2009

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

Number of Permanent Buildings: 1

Total Building Area: 1,990 sf

Description of Facility: The Outer Range Program is a new outdoor education program for Montrose and Olathe students. The program will occupy an existing building and parcel of land adjacent to the administration building. The site is centrally located within the District to provide equal opportunities for all students. The program offerings are currently being developed and led by staff, students, and community members. The goal of this program is to better understand the challenges young people face when accessing the outdoors and eliminate those barriers.

OUTER RANGE PROGRAM

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. OUTER RANGE PROGRAM
2. DISCTRICT AND VISITOR PARKING
3. MAINTENANCE WAREHOUSE BUILDING
4. DISCTRICT OFFICE BUILDING
5. EARLY CHILDHOOD CARE MAIN CAMPUS

SITE PLAN LEGEND

— — — SITE BOUNDARY

◻ PERMANENT BUILDING FOOTPRINT

◄ MAIN ENTRY

NORTH

0'   80'   160'   320'

OUTER RANGE PROGRAM

EXISTING SITE PLAN

S RIO GRANDE AVE

RTA
ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN

1" = 10'-0"

RR
103

STORAGE
104

RR
105

CLASSROOM
#1
101

CLASSROOM
#2
102

Department Legend

Instructional Areas

Support

NORTH

0'   5'   10'   20'

OUTER RANGE PROGRAM

EXISTING FLOOR PLAN

RTA
ARCHITECTS
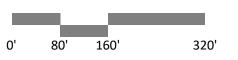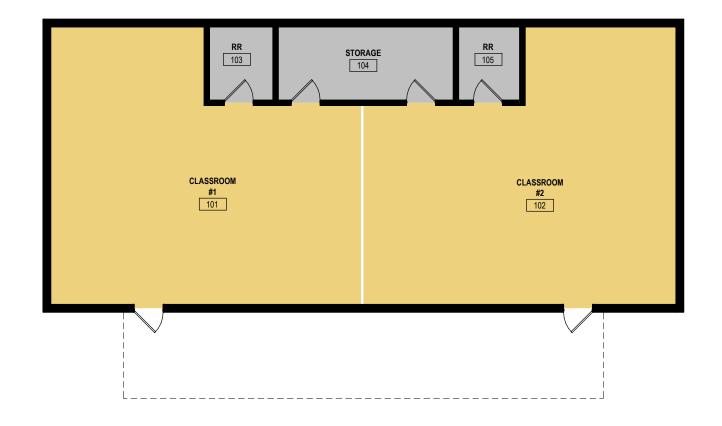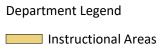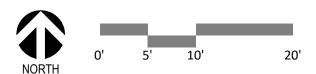
MCSD
Montrose County
School District

District Office

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

Year Built: 2007 with an addition in 2009

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

Number of Permanent Buildings: 1

Total Building Area: 16,595 sf

Current Staffing: 35

Description of Facility: DO houses Central Administration, Educational Services and Technology

DISTRICT OFFICE

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. DISCTRICT OFFICE BUILDING
2. DISCTRICT AND VISITOR PARKING
3. MAINTENANCE WAREHOUSE BUILDING
4. OUTER RANGE PROGRAM
5. EARLY CHILDHOOD CARE MAIN CAMPUS

SITE PLAN LEGEND

— — — SITE BOUNDARY

▭ PERMANENT BUILDING FOOTPRINT

◀ MAIN ENTRY

NORTH

0'   80'   160'   320'

DISCTRICT OFFICE

DISTRICT OFFICE - SITE PLAN

RTA ARCHITECTS

MCSD Montrose County School District

Department Legend
- ■ Administration (blue)
- ■ Dining/Common (purple)
- ■ Support (gray)

BOARDROOM
123
1348 SF

FINANCE
125
231 SF

FINANCE
126
256 SF

FINANCE
127
271 SF

KITCHEN
130
320 SF

MAIN ENTRACE
100
140 SF

OFFICES
101
540 SF

CLASSROOM CONF.
102
708 SF

CLASSROOM CONF.
103
797 SF

RECEPTION

STOR

FINANCE CONF.
X
152 SF

RECORDS
128
468 SF

MAIL ROOM
129
192 SF

FINANCE
131
145 SF

RESTROOM
105
198 SF

OFFICE
109
172 SF

NURSE

SUPER CONF.
122
235 SF

TECH

STORAGE
121
136 SF

BATH
X
73 SF

HR CONF.
X
148 SF

BATH
X
75 SF

FINANCE
132
146 SF

RESTOOM
106
197 SF

AUDIO BOOTH

SIGN LANGUAGE

TECH / IT
111
758 SF

HR
133
222 SF

OFFICES
119
381 SF

OFFICES
108
1441 SF

OFFICE
145
156 SF

OFFICE
143
107 SF

OFFICE
141
148 SF

OFFICE
139
187 SF

SUPER.
144
237 SF

AMIN
142
162 SF

SECURITY DIRECTOR
140
226 SF

ADMIN
138
177 SF

HR
136
171 SF

HR
135
241 SF

FILE
134
56 SF

OFFICE
118
101 SF

OFFICE
117
101 SF

OFFICE
116
104 SF

OFFICE
115
197 SF

OFFICE
114
115 SF

OFFICE
113
115 SF

SERVER ROOM
112
198 SF

FLOOR PLAN - CAPACITY
1" = 20'-0"

NORTH

0' 10' 20' 40'

DISCTRICT OFFICE
DISTRICT OFFICE

RTA ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District									
Facility:	**District Office (DO)**						Date of last addition: NA			
Date:	2/7/2022						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 remaing years of system life

(see scoring tab for details)

Contengency 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/ contengency)
1	DO	EXT	Provide sealant for the asphalt parking area	RTA	Pavement System	2	7	6	84		$ 25,000	$ 28,750	$ 34,500	$ 38,812.50
2	DO	EXT	Provide for landscape to fall away from building east side south end	RTA	Other	2	2	6	24		$ 4,600	$ 5,290	$ 6,348	$ 7,141.50
3	DO	INT	Provide vertical grab bars in all ADA toilets	RTA	Code/ADA	1	5	4	20		$ 1,500	$ 1,725	$ 2,070	$ 2,328.75
4	DO	INT	Install toilet paper dispensor below grab bar	RTA	Code/ADA	1	5	4	20		$ 1,800	$ 2,070	$ 2,484	$ 2,794.50
5	DO	INT	Extend wall tile 2' past toilet at lobby restrooms	RTA	Code/ADA	1	3	4	12		$ 2,200	$ 2,530	$ 3,036	$ 3,415.50
6	DO	INT	Replace carpeting in north Conference room, 102	RTA	Flooring System	3	6	6	108		$ 5,222	$ 6,006	$ 7,207	$ 8,107.50
7	DO	INT	Repair ceiling leaks in Rm 144, (RTU is above)	RTA	Roofing System	2	6	6	72		$ 1,200	$ 1,380	$ 1,656	$ 1,863.00
8	DO	INT	Provide ADA compliant counter height in breakroom	RTA	Code/ADA	1	5	4	20		$ 2,400	$ 2,760	$ 3,312	$ 3,726.00
9	DO	Building wide	Mechanical system is a series of six, roof-mounted, packaged heating and cooling units (Lennox) for the office areas. 3, 5-ton; 1, 10-ton; 2, 6-ton; 1, 7.5-ton units. There is a single packaged unit for the SD IT server room on the SW corner. Units appear to date to 2007/2009. There is a redundant, two-ton, split system AC unit that also serves the IT server room. The office area has zone dampers for temperature control with Honeywell zone control panels located in the utility closet. Units would appear to have 5-10 years of remaining life.	Bighorn	HVAC System	3	11	7	231		$ 252,000	$ 289,800	$ 347,760.00	$ 391,230.00
10	DO	Building wide	There is a point of use 1500 watt electric water heater in the janitor's closet. Appears to date to 2007. No upgrades anticipated.	Bighorn	Potable Water System	2	11	7	154		$ 4,160	$ 4,784	$ 5,741	$ 6,458.40
11	DO	Building wide	Plumbing fixtures are all operable and their condition is consistent with their age. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 23,040	$ 26,496	$ 31,795	$ 35,769.60
12	DO	Building wide	The building has a wet fire sprinkler system with a fire riser on the south end. No upgrades anticipated.	Bighorn	Other	4	11	8	352		$ -	$ -	$ -	
13	DO	Building wide	The electrical system is in operation and adequate for this type of building	Bighorn	Electrical Power System	4	11	8	352		$ 84,000	$ 96,600	$ 115,920	$ 130,410.00
14	DO	Building wide	The lighting is typical 2x4 fluorescent and should be replaced with LED	Bighorn	Lighting System	4	11	8	352		$ 92,400	$ 106,260	$ 127,512	$ 143,451.00
15	SSA	Building	Mechanical system is composed of two, gas-fired furnaces (American Standard) and split system condensers (4-ton) on grade on the east side of the building. Furnaces and condensing units date to 2008. Ductwork is ductboard. Units are near end of life and should be considered for replacement in the next 5 years.	Bighorn	HVAC System	2	11	7	154		$ 25,746	$ 29,608	$ 35,530	$ 39,970.98
16	SSA	Building	50 gal Rheem electric water heater in closet. Unit dates to 2015. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231		$ 7,600	$ 8,740	$ 10,488	$ 11,799.00
17	SSA	Building	The building does not have fire sprinklers. It is assumed the building did not require fire sprinklers when the building was built.	Bighorn	Other	4	11	8	352		$ -	$ -	$ -	
18	SSA	Building	The water entry could not be located (in crawlspace?). Could not confirm there is a backflow preventer.	Bighorn	Potable Water System	1	6	4	24		$ 9,000	$ 10,350	$ 12,420	$ 13,972.50
19	SSA	Building	This annex is really a house that has been converted to a school annex. The service is standard for a house (100 amp single phase). There were not any issues noted from the staff	Bighorn	Electrical Power System	4	11	8	352		$ 14,447	$ 16,614	$ 19,936	$ 22,428.35
20	DO	North	Parking Lot on North end of property (8,000 sqft)	Delmont	Pavement System	3	7	6	126		$ 80,000	$ 92,000	$ 110,400	$ 124,200.00
21	DO	East	Concrete lot (25,000 sqft)	Delmont	Concrete System	4	11	7	308			$ -	$ -	$ -

| Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 21,500	$ 24,725	$ 29,670	$ 33,379
26-50	$ -	$ -	$ -	$ -
51-100	$ 26,200	$ 30,130	$ 36,156	$ 40,676
> 100	$ 588,615	$ 676,907	$ 812,289	$ 913,825
Totals ->	$ 636,315	$ 731,762	$ 878,115	$ 987,879

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

MAINTENANCE WAREHOUSE

scale: 1" = 160'-0"

KEY PLAN LEGEND

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

SITE PLAN LEGEND

— – — – — SITE BOUNDARY

⬛ PERMANENT BUILDING FOOTPRINT

◀ MODULAR BUILDING FOOTPRINT

NORTH

0'   80'   160'   320'

S RIO GRANDE AVE

SITE PLAN

1" = 160'-0"

MAINTENANCE WAREHOUSE
EXISTING SITE PLAN

RTA
ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN - CAPACITY

1" = 20'-0"

Department Legend

- Administration
- Dining/Common
- Support

Room labels:

- BREAKROOM — 23 — 234 SF
- OFFICE — 17 — 70 SF
- OFFICE — 15 — 74 SF
- WOMENS RR
- MENS RR
- FILE AREA — 20 — 94 SF
- CARPENTER SHOP AND BAY — 16 — 922 SF
- GROUNDS SHOP AND BAY — 14 — 883 SF
- ELECTRICAL AND PLUMBING SHOP — 13 — 766 SF
- RECEPTION — 1 — 238 SF
- PLAN STORAGE
- EQUIPMENT REPAIR — 18 — 99 SF
- COPY/FAX
- OFFICE — 2 — 88 SF
- OFFICE — 5 — 137 SF
- OFFICE — 4 — 90 SF
- OFFICE — 9 — 90 SF
- OFFICE — 6 — 90 SF
- OFFICE — 8 — 89 SF
- WAREHOUSE AND DRY STORAGE — 12 — 4322 SF
- OFFICE — 10 — 112 SF
- OFFICE — 11 — 108 SF

TRUE NORTH

0'   10'   20'   40'

MAINTENANCE WAREHOUSE

EXISTING FLOOR PLAN

RTA ARCHITECTS

MCSD — Montrose County School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District											
Facility:	**Maintenance/Warehouse (MW)**								Date of last addition: NA			
Date:	2/7/2022								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 remaing years of system life

(see scoring tab for details)

Contengency 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/ contengency)
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

Bus Barn

**1002 Colorado Ave,
Montrose, CO 81401**

Year Built: 1975

Site Area: 184,337 sf / 4.2 acres

Number of Permanent Buildings: 1

Number of Modular Buildings: 3

Total Building Area: 10,020 sf
    Permanent Buildings: 7,700 sf
    Modular Buildings: 2320 sf

Current Staffing: 17

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

BUS BARN

scale: 1" = 160'-0"

KEY PLAN LEGEND
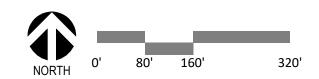
1. BUS BARN
2. FREEZER A
3. COOLER B
4. TRAINING ROOM

SITE PLAN LEGEND

- - - SITE BOUNDARY

▭ PERMANENT BUILDING FOOTPRINT

◄ MAIN ENTRY

NORTH

0'   80'   160'   320'

COLORADO AVE

APOLLO RD

APOLLO RD

SITE PLAN

1" = 160'-0"

BUS BARN

EXISTING SITE PLAN

RTA ARCHITECTS

MCSD
Montrose County
School District

FLOOR PLAN - CAPACITY

1" = 20'-0"

TRAINING ROOM
12
804 SF

COOLER B
8
543 SF

FREEZER A
11
804 SF

TOOL RM
3
113 SF

MECH OFFICE
4
113 SF

BATHROOM
9
552 SF

OFFICE
1
311 SF

BUS BAY
A
2744 SF

BUS BAY
B
1212 SF

BUS BAY
C
1629 SF

BUS BAY
D
697 SF
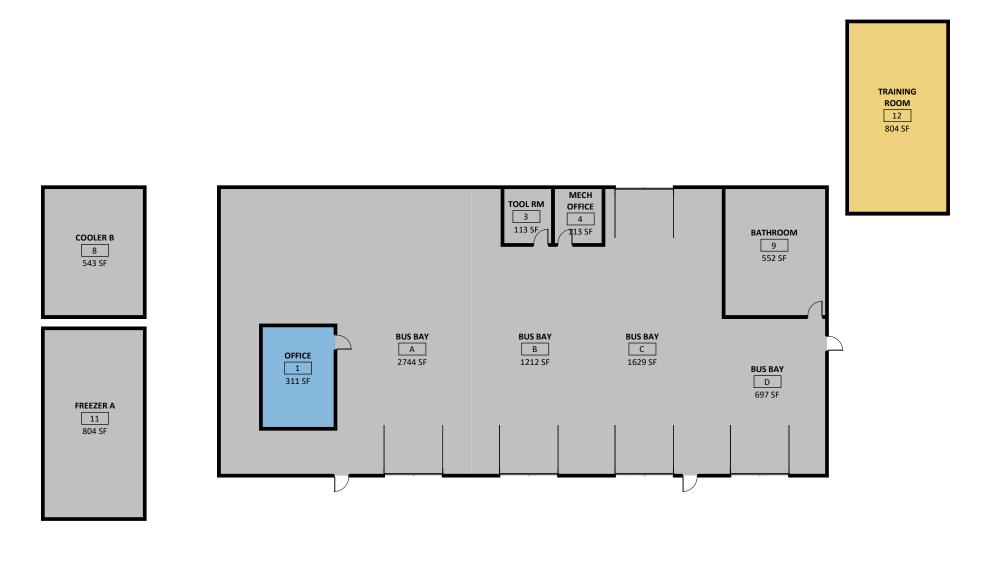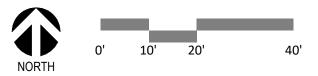
Department Legend

Administration

Instructional Areas

Support

NORTH

0'   10'   20'   40'

EXISTING FLOOR PLAN

BUS BARN

RTA ARCHITECTS

MCSD
Montrose County
School District

3.2 Condition Analysis Matrix

Project:	Montrose County School District		
Facility:	**Bus Barn (BB)**		Date of last addition: NA
Date:	2/7/2022		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)

Contengency 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/ contengency)
1	BB	INT	Replace single pane windows with double pane glazing	RTA	Window System	1	3	4	12		$ 10,500	$ 12,075	$ 14,490	$ 16,301.25
2	BB	INT	Replace all overhead sectional doors	RTA	Door System	2	6	6	72		$ 60,000	$ 69,000	$ 82,800	$ 93,150.00
3	BB	INT	Provide code compliant door hardware	RTA	Code/ADA	1	5	4	20		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
4	BB	INT	Provide guardrail for mezzanine stairs	RTA	Code/ADA	1	3	4	12		$ 3,000	$ 3,450	$ 4,140	$ 4,657.50
5	BB	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		$ -	$ -	$ -	$ -
6	BB	Training	Replace carpeting	RTA	Flooring System	2	6	6	72		$ 5,222	$ 6,006	$ 7,207	$ 8,107.50
7	BB	Training	Replace single pane windows with double pane glazing	RTA	Window System	1	3	4	12		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
8	BB	Training	Replace roof	RTA	Roofing System	2	6	6	72		$ 12,000	$ 13,800	$ 16,560	$ 18,630.00
9	BB	Building wide	Mechanical systems include: Six, evaporative, wall mounted coolers on the north side; suspended unit heaters inside; IR tube heat inside. There is a wall mounted exhaust fan on the east side to provide exhaust for the shop. It is doubtful there is enough exhaust air flow to provide 0.75 cfm/ft2 as required by the IMC. New, replacement heating and ventilating systems should be installed.	Bighorn	HVAC System	2	6	3	36		$ 325,000	$ 373,750	$ 448,500	$ 504,562.50
10	BB	Building wide	In the restroom area there is backflow preventer located above one of the urinals. Plumbing fixture condition is consistent with age. Piping systems are beyond end of life. New plumbing fixtures and piping should be installed.	Bighorn	Potable Water System	2	6	3	36		$ 9,600	$ 11,040	$ 13,248	$ 14,904.00
11	BB	Building wide	In a closet in the restroom there is a 50 gal. electric water heater. Unit should be replaced.	Bighorn	Potable Water System	2	6	3	36		$ 4,750	$ 5,463	$ 6,555	$ 7,374.38
12	BB	Building wide	There is a trench drain in the floor of the shop that drains to the east end of the building and a catch basin that is periodically pumped.		Other	4	11	7	308		$ 9,800	$ 11,270	$ 13,524	$ 15,214.50
13	BB	Building wide	Building does not have a fire sprinkler system. The IBC would require a sprinkler system in a repair garage over 12,000 ft2. This building is noted as being over 13,000 ft2. A fire sprinkler system should be installed.	Bighorn	Other	1	1	1	1			$ -	$ -	$ -
14	BB	Building wide	There is a vehicle exhaust capture system with hoses and fan. The performance and efficiency of this system is unknown along with its age. A new vehicle exhaust capture system should be installed.	Bighorn	HVAC System	2	6	3	36		$ 54,000	$ 62,100	$ 74,520	$ 83,835.00
15	BB	Building wide	The main electrial service is an exterior fused disconnect feeding two 200 amp panel boards on the interior.	Bighorn	Electrical Power System	4	11	2	88			$ -	$ -	$ -
16	BB	Building wide	The internal panel boards appear in decent shape.	Bighorn	Electrical Power System	4	11	2	88		$ 18,000	$ 20,700	$ 24,840	$ 27,945.00
17	BB	Building wide	The lighting is a mixture of fluorescent and metal halide high bay. The high bays were not on at the time of our site visit. I asked about it and was told they vary rarely turn on high bays. If the fluorescents were replaced with high output LEDs capable of dimming the high bay MH couldm posibly be abandoned and save energy. If the lighting fixtures are replaced the lighting control system needs to be considered.	Bighorn	Lighting System	3	11	2	66		$ 104,000	$ 119,600	$ 143,520	$ 161,460.00
18	BB	All	Gravel Parking Lot Surrounding Building (170,000 sqft)	Delmont	Other	2	7	6	84		$ 187,000	$ 215,050	$ 258,060	$ 290,317.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 20,500	$ 23,575	$ 28,290	$ 31,826
26-50	$ 393,350	$ 452,353	$ 542,823	$ 610,676
51-100	$ 386,222	$ 444,156	$ 532,987	$ 599,610
> 100	$ 9,800	$ 11,270	$ 13,524	$ 15,215
Totals ->	$ 809,872	$ 931,353	$ 1,117,624	$ 1,257,327

Brown Ranch Site

Odgen and 6725 Road
Montrose, CO 81401

Parcel Number: 3993-022-15-900

Site Area: 630,008 sf / 14.463 acres

Description: Vacant Land
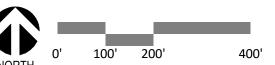
BROWN RANCH SITE
scale: 1" = 200'-0"

OGDEN RD

6725 RD

DONNEGAL DR

SITE PLAN LEGEND

— — — SITE BOUNDARY

NORTH

0'   100'   200'   400'

BROWN RANCH SITE
Vacant Land

RTA
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MCSD
Montrose County
School District

TOWNSEND SCHOLARSHIP BUILDING

**328 E Main Street,
Montrose, CO 81401**

Year Built: 1900 with improvements in 1985, 1990, 1996, and 2018

Number of Permanent Buildings: 1

Total Building Area: 2,125 sf

Description of Facility: This Main Street store front was donated to the district by the Townsend Family and is currently leased to Coloradology, a souvenir store. Profits from the rent go to the Student Scholarships and Maintenance of this property.

Historical Significance: The building is not on any historic register. Given it is a turn of the century Main Street store front it may have significance.

Student Services Annex

709 S 9th Street
Montrose, CO 81401

Year Built: 1998 with renovations in 2004 and 2019

Site Area: 43,560 sf

Number of Permanent Buildings: 1

Number of Modular Buildings: -

Total Building Area: 4,250 sf
        Permanent Buildings: 4,250 sf
        Modular Buildings: -

Current Enrollment: 10

Grades Served: Ages 18-21

CDE FCI Score: .41

SITE PLAN

1" = 80'-0"

STUDENT SERVICE ANNEX

scale: 1" = 80'-0"

KEY PLAN LEGEND

1. STUDENT SERVICE ANNEX
2. PARKING LOT
3. OUTDOOR PLAY AREA

SITE PLAN LEGEND

— — — SITE BOUNDARY

  PERMANENT BUILDING FOOTPRINT

  MAIN ENTRY

NORTH

0'   40'   80'   160'

FLOOR PLAN - CAPACITY

1/16" = 1'-0"

LEISURE
105
636 SF

BATHROOM
106
59 SF

ISPD OFFICE
107
270 SF

CLASSROOM
108
746 SF

BATHROOM
116
94 SF

LAUNDRY
115
49 SF

NURSE / SOCIAL WORKER
114
195 SF

CHILD FIND
111
275 SF

OFFICE
110
148 SF

KITCHEN
109
340 SF

CHILD FIND
113
259 SF

CHILD FIND
112
371 SF

Department Legend

- Administration
- Dining/Common
- Instructional Areas
- Support

NORTH

0'   8'   16'   32'

RTA
ARCHITECTS

MCSD
Montrose County
School District
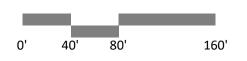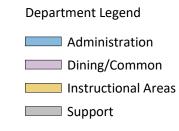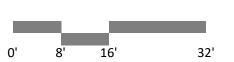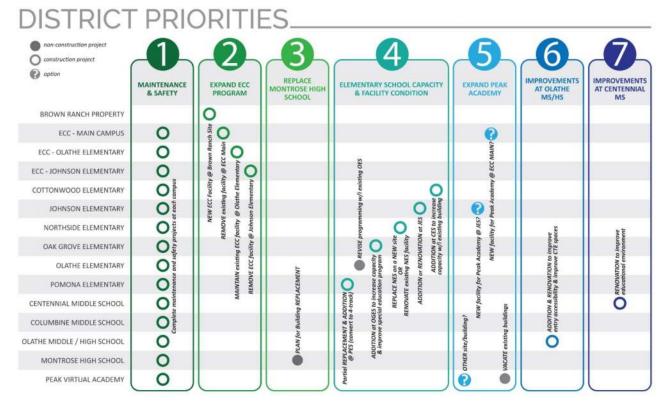
3.1 Overview / District Priorities

The following District Priorities were established as a result of eight Planning Advisory Team meetings and weekly Executive Committee meetings. These meetings reviewed and analyzed multiple points of data to establish and discuss Montrose County School District needs and desires moving into the future. The process included analyzing the needs of the District by grade levels such as ECC, elementary schools, middle schools etc. Multiple solutions for each grade level were reviewed by the group and proposed solutions were established. These solutions were then analyzed based on importance and placed by priority in that order.

These priorities and improvement projects were developed through a collaborative process with RTA, the Planning Advisory Team, and the Executive Committee as described above. Each project below responds to deficiencies and needs that were identified through the research and investigation phase of the master capital planning process.

Estimates identified in each priority are concept planning cost of construction estimates provided by FCI Constructors. Owners soft costs and contingencies are also included to create an overall estimate of probable project cost. Due to current volatility and extreme escalation in the construction market, it is difficult to accurately project these costs into the future. As a result, these costs are based on January of 2022 costs and do not include any escalation for later in 2022 or years thereafter.

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3.1.1 Priority 1 – Maintenance & Safety

Maintenance and safety are an ongoing effort by the District to keep facilities operational and safe for students. The planning team recognized the importance of this and placed it as priority one for the District. It became clear that by placing it as priority one, repair and maintenance projects can be identified, planned for, and funding identified. The District is already using this strategic plan to identify maintenance projects for completion using district funds and funding through potential grants. These maintenance and safety projects are identified for all facilities across the District.

The facility condition matrix that was created as part of the research and investigation phase of the master plan process will continue to be a tool for the District to prioritize maintenance and safety deficiencies at all facilities. By using prioritized information, the District can plan projects based on capital renewal funding available or create strategies to pursue other funding options.

Many facilities mechanical systems are reaching or surpassing their useful life span. The District has identified mechanical retrofit projects on many facilities to keep the systems operational. Some of these projects are funded through capital renewal funding, others will be funded through potential BEST Grants. Below is a list of mechanical projects that are currently being pursued and worked on:
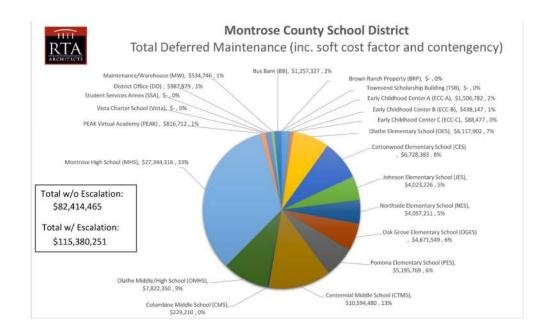
- Mechanical Projects to be completed with Capital Renewal and other District Funding in 2022
  - Montrose HS
    - Replace heating unit ventilators in the quad classroom areas and band / music rooms
    - Replace mechanical units serving the auxiliary gym area
    - Replace mechanical units serving the administration addition
- Mechanical projects to be pursued through pending BEST Grant funding in 2022
  - Olathe Elementary School
    - Replace 7 furnaces, 10 condensers and one package rooftop mechanical unit over the center classroom addition
  - Cottonwood Elementary School
    - Replace 8 roof mounted mechanical units, two evap. coolers on the gym, and make-up air unit for the kitchen
  - Olathe MS/HS
    - Replace 15 single zone mechanical units over the classroom building
  - Montrose HS
    - Replace rooftop mechanical units at the McMillan Gym Building

The District has also identified roofing systems that have surpassed their useful life and are beginning to fail. Roofing projects are being completed using District capital renewal funds. Below is a list of roofing projects that are currently being pursued and worked on:
- Roofing Projects to be complete with Capital Renewal and other District Funding in 2022
  - Cottonwood Elementary School

- Replace flat roof over the 2003 six classroom addition
  - o Montrose High School
    - Replace flat roof over the west and north sides of the quad over classrooms.
    - Replace flat roof over the music room
    - Replace flat roof over the weight and training rooms
    - Repair and replace prefinished sheet metal flashings, gutters and downspouts at the sloped metal roof to improve drainage
  - o Oak Grove
    - Replace arched roof over the gym with new membrane roofing system
  - o Northside Elementary School
    - Repair and replace prefinished sheet metal flashings, gutters and downspouts at the sloped metal roof to improve drainage

Other major maintenance and safety projects will be identified on a year-to-year basis by District leadership using the facility condition matrix scoring and will be pursued based on funding available. The pie chart below shows current facility needs in terms of cost of the identified repairs in each school facility matrix. This pie chart allows comparison of campuses across the District.

Montrose County School District
Total Deferred Maintenance (inc. soft cost factor and contengency)

Maintenance/Warehouse (MW), $534,746, 1%
District Office (DO), $987,879, 1%
Student Services Annex (SSA), $-, 0%
Vista Charter School (Vista), $-, 0%
PEAK Virtual Academy (PEAK), $816,712, 1%
Bus Barn (BB), $1,257,327, 2%
Brown Ranch Property (BRP), $-, 0%
Townsend Scholarship Building (TSB), $-, 0%
Early Childhood Center A (ECC-A), $1,506,782, 2%
Early Childhood Center B (ECC-B), $438,147, 1%
Early Childhood Center C (ECC-C), $88,477, 0%
Olathe Elementary School (OES), $6,117,902, 7%
Cottonwood Elementary School (CES), $6,728,383, 8%
Johnson Elementary School (JES), $4,023,226, 5%
Northside Elementary School (NES), $4,057,211, 5%
Oak Grove Elementary School (OGES), $4,671,549, 6%
Pomona Elementary School (PES), $5,195,769, 6%
Centennial Middle School (CTMS), $10,594,480, 13%
Columbine Middle School (CMS), $229,210, 0%
Olathe Middle/High School (OMHS), $7,822,350, 9%
Montrose High School (MHS), $27,344,316, 33%

Total w/o Escalation: $82,414,465
Total w/ Escalation: $115,380,251

3.1.2 Priority 2 – Expand Early Childhood Center Program

In reviewing the current Early Childhood Center facilities, government regulations and local demand for services, it became very clear to the Planning Advisory Team that expanding the ECC program through improved facilities should be a priority for the District. The following considerations guide the decision to make Early Childhood Centers a high priority.

Government Mandates
Federal mandates required that the ECC programs offer full-day, full school year to 46 Head Start eligible children in 2021. Head Start law requires that ECC will need to offer full-day, full school year preschool program to all 102 allocated Head Start opportunities. No compliance date has been determined, however, the law still exists and will require compliance.

The new State Department of Early Childhood is currently developing the guidelines for the universal preschool program. Implementation of the universal preschool program will begin in 2023. While the details of this program are not fully defined, the effects will result in an increased preschool student population.

Local Demand
Montrose County is currently considered a "childcare desert." The demand for preschool and early childhood care will require additional facilities to meet the needs of the Montrose County community. The State Demographer is expecting significant growth in the early childhood population. Additional, or larger facilities, would be necessary to bridge the gap for students and families needing and wanting services. Please see the Montrose Childcare Needs Assessment in the Appendix for additional information.

Improved Student Performance

Many studies show early childhood education provides a solid foundation for learning and is a measurable benefit for student achievement. The District desires to expand preschool programming that is more diverse and equitable. To adequately meet this commitment for our community, a larger facility would be necessary to serve an increased number of children.

Facility Considerations

The ECC program is currently operating in modular classrooms buildings at three campuses. The main campus is located near the District Administration offices and consists of fifteen modular buildings. Two modular classroom buildings are being used for this program at the Olathe Elementary School campus. One modular building is being used at Johnson Elementary School to offer preschool programming. Most of these District modular buildings are outdated and expensive for the District to operate and maintain. Safety and security are other valid concerns with students moving from building to building.

A new, larger capacity facility would be necessary to accommodate the anticipated enrollment growth and to allow the District to move out of the modular classroom buildings at the main campus and Johnson Elementary campus. The facility in Olathe will continue to be used with planned facilities upgrades.

The modular buildings at the Olathe Campus are newer and in good condition. Planned improvements will provide for program expansion and continued developed.

The Planning Advisory Team studied multiple options for the new ECC facility. It was agreed that both of the District owned sites, at Johnson Elementary School and Brown Ranch, should continue to be studied. Test fits for both sites are included as part of this master plan.

Identified Projects:

1. **New ECC Facility**
   Construct a new Early childhood Center Facility on the District owned Brown Ranch site or the vacant District owned property at Johnson Elementary. The new facility will accommodate students from the Montrose and surrounding community. The facility will be approximately 55,000 sq. ft. and have a preschool student capacity of approximately 360 preschool students.
   a. Estimated Project Costs:

Construction Costs (from FCI):	$20,430,434
Owner Soft Costs (25%):	$5,107,608
Owner Contingency (15%):	$3,064,565
Total:	$28,602,607

   b. Preliminary Conceptual Space Program
   c. Preliminary Conceptual Site Plan Test Fit – Johnson ES Property
   d. Preliminary Conceptual Site Plan Test Fit – Brown Ranch Property
   e. Concept Planning Construction Cost Estimate (by FCI)

2. **Remove ECC Modulars Buildings (Main Campus)**
   Remove ECC modular classrooms at the main campus and clean up the open site area for future District use.
   a. Estimated Project Costs: Included Above

3. **Remove ECC Modulars Buildings (Johnson Elementary School)**
   Remove one ECC modular classroom building at Johnson Elementary School and clean up the
   open site area for future school use.
   a. Estimated Project Costs: Included Above

4. **Improve ECC Facility in Olathe**
   Perform identified repairs and improvements of ECC facility in Olathe.
   a. Identified Repair and Facility Improvements: 0-25 Deficiency Category and 26-50
      Deficiency Category assessment items
   b. Estimated Project Costs: $200,000

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Montrose County School District

Early Childhood Center Facility
Preliminary Draft Space Chart
October 27, 2021
RTA Architects

PROPOSED ECC FACILITY	SPACES			STUDENTS	
DEPARTMENT / PROGRAM	NUMBER OF ROOMS	NET AREA	TOTAL AREA	STUDENTS PER CLASSROOM	TOTAL STUDENTS
LEARNING SPACES					
PRESCHOOL CLASSROOM	24	850	20,400	15	360
PRESCHOOL RESTROOM	24	65	1,560		
STORAGE	12	120	1,440		
MUD ROOM (SHARED BY 2 CLASSROOMS)	12	120	1,440		
INDOOR MULTI-PURPOSE PLAY AREA	4	800	3,200		
TOTAL LEARNING SPACES	**76**		**28,040**		**360**
SPECIAL EDUCATION					
SPED CLASSROOM / INTERVENTION	2	850	1,700		
TOTAL SPECIAL EDUCATION	**2**		**1,700**		
MAKER / EDUCATION SUPPORT SPACES					
MAKER SPACE	1	850	850		
LARGE CONFERENCE ROOMS / FLEX CLASSROOMS	2	850	1,700		
TOTAL MAKER / EDUCATION SUPPORT SPACES			**2,550**		
FOOD SERVICE					
KITCHEN	1	1,200	1,200		
SERVERY / FOOD PICK-UP	1	200	200		
JAN / WASHER / DRYER	1	100	100		
OFFICE	1	80	80		
TOILET / LOCKERS	1	130	130		
TOTAL FOOD SERVICE			**1,710**		
ADMINISTRATION					
RECEPTION / SECRETARY / WAITING	1	500	500		
DIRECTOR'S OFFICE	1	240	240		
GENERAL OFFICES	4	120	480		
ITINERANTS OPEN SHARED OFFICE (10-12 DESKS)	1	400	400		
FAMILY LIASON SHARED OFFICE (3 DESKS)	1	200	200		
LARGE CONFERENCE ROOM	1	250	250		
SMALL CONFERENCE ROOM (STD. OFFICE SIZE)	1	120	120		
STORAGE / RECORDS	1	200	200		
STAFF LOUNGE	1	500	500		
WORKROOM	1	200	200		
STAFF WELLNESS ROOM	1	65	65		
STAFF TOILET	1	65	65		
HEALTH / CLINIC	1	350	350		
HEALTH TOILET	1	65	65		
NURSES' OFFICE	1	120	120		
WELL CHILD CHECK	1	120	120		
CHILD FIND	1	300	300		
TOTAL ADMINISTRATION			**4,175**		
BUILDING SERVICES					
PUBLIC TOILETS	2	250	500		
MDF / IDF	1	120	120		
JANITOR ROOMS	2	120	240		
BLDG ENGINEER OFFICE	1	200	200		
RECEIVING / SUPPLY	1	300	300		
EXTERIOR STORAGE	1	400	400		
MECHANICAL	1	800	800		
ELECTRICAL	2	200	400		
TOTAL BUILDING SERVICES			**2,960**		
BUILDING NET AREA TOTAL			**41,135**		
BUILDING CIRCULATION		20.00%	8,227		
SUBTOTAL			49,362		
CONSTRUCTION AREA		13.00%	6,417		
BUILDING TOTAL GSF			**55,779**		
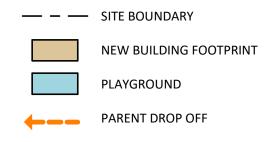
NEW ECC - BROWN RANCH SITE
scale: 1" = 200'-0"
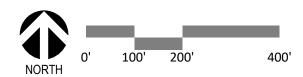
KEY PLAN LEGEND

1. NEW PERMANENT ECC BUILDING
2. DROP-OFF MORNING PLAYGROUND
3. PLAYGROUND
4. PLAYFIELD
5. FLOOD PLAIN
6. EXISTING DETENTION POND
7. NEW DETENTION POND
8. ENTRY PLAZA
9. PARENT DROP-OFF LANE
10. LANDSCAPE BUFFER
11. PARENT / VISITOR / STAFF PARKING

SITE PLAN LEGEND

– – – SITE BOUNDARY

NEW BUILDING FOOTPRINT

PLAYGROUND

◄– – – PARENT DROP OFF

▼ STUDENT ENTRANCE

OGDEN RD

6725 RD

DONNEGAL DR

NEW ECC - OPTION A
ECC at Brown Ranch Property - SITE PLAN TEST FIT

NORTH   0'   100'   200'   400'

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

RTA
ARCHITECTS

MCSD
Montrose County
School District

NEW ECC - JOHNSON ELEMENTARY SITE
scale: 1" = 160'-0"

KEY PLAN LEGEND
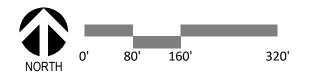
1. JOHNSON ELEMENTARY SCHOOL BUIDLING
2. NEW EARLY CHILDHOOD CENTER BUILDING
3. DROP-OFF / MORNING PLAY GROUND
4. ENTRY PLAZA
5. (OPTIONAL) PARENT DROP-OFF LANE
6. PLAYGROUND
7. PLAYFIELD
8. PARENT / STAFF / VISITOR PARKING
9. LANDSCAPE BUFFER

SITE PLAN LEGEND

— — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

MODULAR BUILDING FOOTPRINT

BUILDING ADDITION

PARENT PICK-UP / DROP-OFF LOOP

STUDENT ENTRY POINTS

NORTH

0'   80'   160'   320'

NEW ECC - OPTION B
ECC at Johnson Elementary School Site - SITE PLAN TEST FIT

RTA ARCHITECTS

MCSD
Montrose County
School District

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

FCI Constructors, Inc.

Date: December 9, 2021

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN

EARLY CHILDHOOD CENTER SCHOOL - NEW BUILDING	NEW CONSTR.	55,000	NEW CONSTR.	-	NEW CONSTR.	55,000	
MONTROSE, CO	RENOVATION	-	SITE WORK	12	SITE WORK	-	
CONCEPT PLANNING ESTIMATE	*NEW BUILDING*		*SITE WORK*		*COMBINED*		
DESCRIPTION	TOTAL SF	55,000	TOTAL ACRES	12	TOTAL	55,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	UNIT COST	NOTES
100000 GENERAL CONDITIONS	$ 757,500	$ 13.77	$ -	$ -	$ 757,500	$ 13.77	
020000 EXISTING CONDITIONS	$ 25,000	$ 0.45	$ -	$ -	$ 25,000	$ 0.45	
030000 CONCRETE	$ 507,259	$ 9.22	$ -	$ -	$ 507,259	$ 9.22	
040000 MASONRY	$ 588,070	$ 10.69	$ -	$ -	$ 588,070	$ 10.69	
050000 METALS	$ 1,925,000	$ 35.00	$ -	$ -	$ 1,925,000	$ 35.00	
060000 WOOD & PLASTICS	$ 566,500	$ 10.30	$ -	$ -	$ 566,500	$ 10.30	
070000 THERMAL & MOISTURE PROTECTION	$ 973,500	$ 17.70	$ -	$ -	$ 973,500	$ 17.70	
080000 DOORS & WINDOWS	$ 783,750	$ 14.25	$ -	$ -	$ 783,750	$ 14.25	
090000 FINISHES	$ 2,764,136	$ 50.26	$ -	$ -	$ 2,764,136	$ 50.26	
100000 SPECIALTIES	$ 330,000	$ 6.00	$ -	$ -	$ 330,000	$ 6.00	
110000 EQUIPMENT	$ 137,500	$ 2.50	$ -	$ -	$ 137,500	$ 2.50	
120000 FURNISHINGS	$ 74,800	$ 1.36	$ -	$ -	$ 74,800	$ 1.36	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 302,500	$ 5.50	$ -	$ -	$ 302,500	$ 5.50	
230000 PLUMBING	$ 825,000	$ 15.00	$ -	$ -	$ 825,000	$ 15.00	
250000 HVAC	$ 2,200,000	$ 40.00	$ -	$ -	$ 2,200,000	$ 40.00	
260000 ELECTRICAL	$ 1,468,500	$ 26.70	$ -	$ -	$ 1,468,500	$ 26.70	
27/280000 LV SPECIAL SYSTEMS	$ 276,100	$ 5.02	$ -	$ -	$ 276,100	$ 5.02	
310000 EARTHWORK	$ -	$ -	$ 90,770	$ 7,564.20	$ 90,770	$ 1.65	
310000 EARTHWORK - BLDG	$ 689,900	$ 12.54	$ -	$ -	$ 689,900	$ 12.54	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ 1,540,629	$ 128,385.76	$ 1,540,629	$ 28.01	
330000 UTILITIES	$ -	$ -	$ 267,920	$ 22,326.67	$ 267,920	$ 4.87	
SUBTOTAL - DIRECT COST	$ 15,195,016	$ 276.27	$ 1,899,319	$ 158,276.62	$ 17,094,335	$ 310.81	
TOTAL ESTIMATED CONSTRUCTION COST	$ 18,160,268	$ 330.19	$ 2,270,166	$ 158,283.37	$ 20,430,434	$ 371.46	16.33%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 12.5% INCREASE IN DIRECT COST PER YEAR).

3.1.3 Priority 3 – Plan for Replacement of Montrose High School

Through the planning process, the age and condition of the Montrose High School was a major topic of discussion for both the Planning Advisory Team and Executive Committee. The ongoing maintenance and upkeep of the existing building is becoming a burden for the district. The facility assessments showed that the need for repair at the high school makes up about 33% of the total identified repair need across the District. With review of ongoing yearly repair costs and the ultimate cost for replacement of the existing high school, the Executive Committee agreed that planning for the future replacement of the Montrose High School should be a high priority.

The Planning Advisory Team reviewed several options for the high school including a new high school on a new site and partial building replacement on the current site. The group agreed that there is a community connection to the current site that would be lost with a new school on a new site. High school replacement on the current site also allows the continued use of the existing McMillan Gym, existing baseball field and the existing stadium therefor providing project efficiency and funding savings.

Identified Projects;

1. **Partial Building Replacement at Montrose High School**
   Complete a partial building replacement at Montrose High School to create a new state of the art High School Facility. The project will include demolition of the older portion of the existing building and construction of a new building on the existing high school site. The stadium, baseball field and existing McMillan Gymnasium building would be maintained and continue to serve the district. The site elements including parking and field areas will be rearranged along with the new building design to work with existing site access points and connection to the surrounding community. The project will include the demolition of the current Ag/Auto shop building. A new AG/Auto Shop building will be constructed to provide state of the art CTE learning spaces with associated equipment. The site around the existing CTE building will be re-imagined to be more efficient and allow for additional practice field area.

   a. Approximate Demolition Main Bldg. Area: 146,000 sq. ft.
   b. Approximate Demolition AG/Auto Shop Bldg. Area: 14,000 sq. ft.
   c. Approximate New Construction Main Building Area: 165,000 sq. ft.
   d. Approximate New Construction AG/Auto Shop Bldg. Area: 12,000 sq. ft.
   e. Maintain Existing Main Gym, minor upgrades
   f. Maintain Existing Stadium, minor upgrades
   g. Maintain Existing Baseball Field, minor upgrades

h. Additional Information
    i. Estimated Project Costs:

    Construction Costs (from FCI): $82,463,146
    Owner Soft Costs (25%): $20,615,786
    Owner Contingency (15%):   <u>$12,369,472</u>
    Total: $115,448,404

    ii. Preliminary Conceptual Site Plan Test Fit
    iii. Concept Planning Construction Cost Estimate (by FCI)

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

KEY PLAN LEGEND

1. EXISTING GYM
2. EXISTING ART BUILDING
3. STAFF PARKING LOT / BUS-DROP LOOP
4. SOCCER FIELD
5. ENTRY PLAZA
6. NEW ADDITION
7. PARKING LOT
8. PARKING LOT
9. SPECIAL EDUCATION PICK-UP / DROP-OFF
10. BASEBALL FIELD
11. BASEBALL PRESS BOX
12. OVERFLOW / EVENT PARKING
13. SOFTBALL FIELD
14. PARKING LOT
15. AUTO AND AG BUILDING
16. AUTO AND AG YARD
17. TENNIS COURTS
18. PRACTICE FIELD
19. STADIUM BLEACHERS AND PRESS BOX
20. CONCESSIONS
21. JUNIOR PARKING LOT
22. TRACK AND FIELD / FOOTBALL FIELD
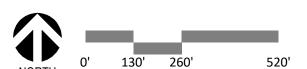
SITE PLAN LEGEND

– – – SITE BOUNDARY

▢ PERMANENT BUILDING FOOTPRINT

▢ NEW BUILDING FOOTPRINT

– – – PARENT PICK-UP / DROP-OFF

– – – BUS PICK-UP / DROP-OFF

◄ STUDENT ENTRY POINT

MONTROSE HIGH SHOOL
SITE PLAN - TEST FIT

NORTH
0'   130'   260'   520'

RTA ARCHITECTS

MCSD
Montrose County
School District

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

# FCI Constructors, Inc.

Date: January 28, 2022

Project:

MONTROSE SCHOOL DISTRICT MASTER PLAN

MONTROSE HIGH SCHOOL

MONTROSE, CO

CONCEPT PLANNING ESTIMATE

DESCRIPTION	NEW CONSTR. 177,000 / RENOVATION - **BUILDING ADDITION**		NEW CONSTR. - / RENOVATION 27,000 **BUILDING RENOVATION**		NEW CONSTR. - / RENOVATION 29.70 **SITE RENOVATION**		NEW CONSTR. 177,000 / RENOVATION 27,000 **COMBINED TOTALS**		NOTES
	TOTAL SF 177,000		TOTAL SF 27,000		TOTAL ACRES 29.70		TOTAL SF 204,000		
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	$ 1,920,000	$ 10.85	$ 480,000	$ 17.78	$ -	$ -	$ 2,400,000	$ 11.76	
020000 EXISTING CONDITIONS	$ 3,473,994	$ 19.63	$ 258,450	$ 9.57	$ -	$ -	$ 3,732,444	$ 18.30	
030000 CONCRETE	$ 2,833,453	$ 16.01	$ 5,000	$ 0.19	$ -	$ -	$ 2,838,453	$ 13.91	
040000 MASONRY	$ 2,465,610	$ 13.93	$ -	$ -	$ -	$ -	$ 2,465,610	$ 12.09	
050000 METALS	$ 6,195,000	$ 35.00	$ 607,500	$ 22.50	$ -	$ -	$ 6,802,500	$ 33.35	
060000 WOOD & PLASTICS	$ 2,465,610	$ 13.93	$ 376,110	$ 13.93	$ -	$ -	$ 2,841,720	$ 13.93	
070000 THERMAL & MOISTURE PROTECTION	$ 4,382,520	$ 24.76	$ 104,760	$ 3.88	$ -	$ -	$ 4,487,280	$ 22.00	
080000 DOORS & WINDOWS	$ 3,750,630	$ 21.19	$ 379,080	$ 14.04	$ -	$ -	$ 4,129,710	$ 20.24	
090000 FINISHES	$ 9,126,120	$ 51.56	$ 952,560	$ 35.28	$ -	$ -	$ 10,078,680	$ 49.41	
100000 SPECIALTIES	$ 1,065,540	$ 6.02	$ 162,540	$ 6.02	$ -	$ -	$ 1,228,080	$ 6.02	
110000 EQUIPMENT	$ 2,541,838	$ 14.36	$ 234,090	$ 8.67	$ -	$ -	$ 2,775,928	$ 13.61	
120000 FURNISHINGS	$ 1,095,630	$ 6.19	$ 63,720	$ 2.36	$ -	$ -	$ 1,159,350	$ 5.68	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ 250,880	$ 1.42	$ -	$ -	$ -	$ -	$ 250,880	$ 1.23	
210000 FIRE PROTECTION	$ 621,270	$ 3.51	$ 148,500	$ 5.50	$ -	$ -	$ 769,770	$ 3.77	
230000 PLUMBING	$ 3,403,710	$ 19.23	$ 504,900	$ 18.70	$ -	$ -	$ 3,908,610	$ 19.16	
250000 HVAC	$ 8,540,250	$ 48.25	$ 1,178,820	$ 43.66	$ -	$ -	$ 9,719,070	$ 47.64	
260000 ELECTRICAL	$ 5,975,520	$ 33.76	$ 668,790	$ 24.77	$ -	$ -	$ 6,644,310	$ 32.57	
27/280000 LV SPECIAL SYSTEMS	$ 1,058,460	$ 5.98	$ 95,040	$ 3.52	$ -	$ -	$ 1,153,500	$ 5.65	
310000 EARTHWORK	$ -	$ -	$ -	$ -	$ 60,500	$ 2,037.04	$ 60,500	$ 0.30	
310000 EARTHWORK - BLDG	$ 495,043	$ 2.80	$ -	$ -	$ -	$ -	$ 495,043	$ 2.43	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ -	$ -	$ 725,305	$ 24,421.04	$ 725,305	$ 3.56	
330000 UTILITIES	$ -	$ -	$ -	$ -	$ 197,620	$ 6,653.87	$ 197,620	$ 0.97	
SUBTOTAL - DIRECT COST	**$ 61,661,078**	**$ 348.37**	**$ 6,219,860**	**$ 230.37**	**$ 983,425**	**$ 33,111.95**	**$ 68,864,363**	**$ 337.57**	
TOTAL ESTIMATED CONSTRUCTION COST	**$ 73,905,747**	**$ 417.55**	**$ 7,378,891**	**$ 273.29**	**$ 1,178,508**	**$ 33,119.18**	**$ 82,463,146**	**$ 404.23**	**16.49%**

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED

MATERIALS TESTING/INSPECTION IS NOT INCLUDED

PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED

ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED

DRILLED PIER FOUNDATIONS ARE INCLUDED.

COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.

FIRE SPRINKLERS ARE INCLUDED.

ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).

3.1.4 Priority 4 – Elementary School Capacity & Facility Condition

Elementary School Capacity

Through analysis of building capacity, demographic projections and current school boundaries, Cottonwood Elementary will be over capacity by 44 students based on five-year projections. Other elementaries within the district will be close to capacity in the five-year projection. Johnson Elementary School will be under capacity by only 35 students, Northside Elementary will be under by only 28 students, and Oak Grove Elementary School will be under by only 23 students. Based on this information the Planning Advisory Team reviewed strategies to accommodate this enrollment growth across the District. The selected strategy includes improving the condition of one of the older facilities and at the same time accommodate the anticipated growth across the district. Pomona ES will include a partial building replacement to become larger 4 track elementary school. Its location is central to the district and will allow flexibility for boundary adjustments with the other elementary schools to "balance out" the projected enrollment across the district.

Based on condition of Northside Elementary School, the group also looked at opportunities to replace or refurbish the existing Northside School. The existing site is small and if replacement is desired, a new larger site will be required to better accommodate the typical elementary school functions including playgrounds, improved student drop off, off street parking and separate bus drop off lane. Replacement or refurbishment of the existing facility will depend on funding available. It is important to the District that the Northside Elementary School remain a neighborhood school located in the northside area of Montrose.

Identified Projects:

1. **Partial Building Replacement at Pomona Elementary School**
   Complete a partial building replacement at Pomona Elementary School to create a new state of the art 4 track elementary school. This project will utilize the existing 2007 portion of the elementary school with the remaining being demolished to allow for a new building addition to be constructed. The building addition will include a new gym, cafeteria, kitchen, classrooms, and special support spaces. This new facility will increase the Pomona Elementary School capacity to approximately 568 students.
   a. Demolition Area: 27,000 sq. ft.
   b. Approximate New Building Area: 42,000 sq. ft.
   c. Approximate Building Renovation Area: 15,000 sq. ft.
   d. New Visitor Parking Lot and Student Drop Off Lane
   e. Pave existing Staff Parking Lot
   f. Remove existing metal building from site (art/music)
   g. Additional information
      i. Estimated Project Costs:

Construction Costs (from FCI):	$18,607,577
Owner Soft Costs (25%):	$4,651,894
Owner Contingency (15%):	$2,791,136
Total:	$26,050,607

      ii. Preliminary Conceptual Site Plan Test Fit
      iii. Preliminary Conceptual Floor Plan Diagram Test Fit
      iv. Concept Planning Construction Cost Estimate (by FCI)

2. **Elementary School Attendance Boundary Adjustment**
   Adjust elementary school attendance boundaries to alleviate current and future student capacity issues at Oak Grove Elementary and Cottonwood Elementary. An enlarged and centrally located Pomona Elementary School facility allows flexibility to balance current and future enrollment pressures at elementary schools across the district.
   i.   Complete attendance boundary adjustment study. TBD *(Completed by District)*

POMONA ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND
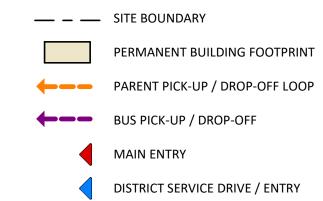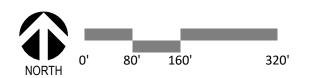
1. POMONA ELEMENTARY SCHOOL BUIDLING
2. NEW KINDERGARTEN PLAYGROUND
3. DEMO EXISTING WAREHOUSE BUILDING
4. BUILDING "D" LIBRARY
5. PARENT PICK-UP / DROP-OFF
6. STAFF PARKING
7. PARENT / VISITOR PARKING
8. STAFF / PARENT PARKING
9. NEW PLAYGROUND
10. EXISTING PLAYGROUND
11. PLAY FIELD
12. NEW BUS DROP-OFF / PICK-UP

SITE PLAN LEGEND

- - - SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

←--- PARENT PICK-UP / DROP-OFF LOOP

←--- BUS PICK-UP / DROP-OFF

▶ MAIN ENTRY

◀ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   80'   160'   320'

POMONA ELEMENTARY SCHOOL

Site Plan - Program TEST FIT

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

SITE PLAN - PROGRAM TEST FIT

1" = 160'-0"

RTA
ARCHITECTS

MCSD
Montrose County
School District

LEVEL 1 - TEST FIT

1" = 40'-0"

POMONA ELEMENTARY SCHOOL
Building Improvements - TEST FIT

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.

Plan labels:

LIBRARY · OFFICE · STOR · TOILET · STEM LAB / COLLAB

3rd GRADE 850 SF
3rd GRADE 850 SF
3rd GRADE 850 SF
3rd GRADE 850 SF
INTERV
STOR.
2nd GRADE 850 SF
2nd GRADE 850 SF
2nd GRADE 850 SF
2nd GRADE 850 SF

KINDER 900 SF
KINDER 900 SF
KINDER 900 SF
KINDER 900 SF
INTERV
1st GRADE 850 SF
1st GRADE 850 SF
1st GRADE 850 SF
1st GRADE 850 SF
SUPPORT
SPECIAL EDUCATION 850 SF

GYM 3200 SF
STORAGE
MUSIC 1500 SF
SUPPORT
CAFETERIA 2500 SF
KITCHEN 1300 SF
ART 1200 SF

EXISTING 2007 BUILDING ADDITION TO REMAIN

5th GRADE · 5th GRADE · 4th GRADE · 4th GRADE · SPED · SPED 946 SF

5th GRADE · 5th GRADE · 4th GRADE · 4th GRADE · INTERV · JC · GIRLS · BOYS · RECONFIGURE EXISTING ADMIN · ADMIN 1500 SF · MAIN ENTRY

NORTH
0' 20' 40' 80'

RTA ARCHITECTS

MCSD Montrose County School District

FCI Constructors, Inc.

Date: December 9, 2021

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
POMONA ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	BUILDING ADDITION		BUILDING RENOVATION		SITE RENOVATION		COMBINED TOTALS		NOTES
	NEW CONSTR. 42,000 RENOVATION -		NEW CONSTR. - RENOVATION 15,000		NEW CONSTR. - RENOVATION 5.05		NEW CONSTR. 42,000 RENOVATION 15,000		
DESCRIPTION	TOTAL SF	42,000	TOTAL SF	15,000	TOTAL ACRES	5.05	TOTAL SF	57,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	$ 630,000	$ 15.00	$ 300,000	$ 20.00	$ -	$ -	$ 930,000	$ 16.32	
020000 EXISTING CONDITIONS	$ 589,095	$ 14.03	$ 51,000	$ 3.40	$ -	$ -	$ 640,095	$ 11.23	
030000 CONCRETE	$ 391,259	$ 9.32	$ 5,000	$ 0.33	$ -	$ -	$ 396,259	$ 6.95	
040000 MASONRY	$ 620,813	$ 14.78	$ -	$ -	$ -	$ -	$ 620,813	$ 10.89	
050000 METALS	$ 1,470,000	$ 35.00	$ 29,250	$ 1.95	$ -	$ -	$ 1,499,250	$ 26.30	
060000 WOOD & PLASTICS	$ 432,600	$ 10.30	$ 141,000	$ 9.40	$ -	$ -	$ 573,600	$ 10.06	
070000 THERMAL & MOISTURE PROTECTION	$ 743,400	$ 17.70	$ 33,000	$ 2.20	$ -	$ -	$ 776,400	$ 13.62	
080000 DOORS & WINDOWS	$ 598,500	$ 14.25	$ 63,750	$ 4.25	$ -	$ -	$ 662,250	$ 11.62	
090000 FINISHES	$ 1,553,144	$ 36.98	$ 400,098	$ 26.67	$ -	$ -	$ 1,953,242	$ 34.27	
100000 SPECIALTIES	$ 168,000	$ 4.00	$ 30,000	$ 2.00	$ -	$ -	$ 198,000	$ 3.47	
110000 EQUIPMENT	$ 105,000	$ 2.50	$ 15,000	$ 1.00	$ -	$ -	$ 120,000	$ 2.11	
120000 FURNISHINGS	$ 57,120	$ 1.36	$ 15,000	$ 1.00	$ -	$ -	$ 72,120	$ 1.27	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 231,000	$ 5.50	$ 52,500	$ 3.50	$ -	$ -	$ 283,500	$ 4.97	
230000 PLUMBING	$ 785,400	$ 18.70	$ 280,500	$ 18.70	$ -	$ -	$ 1,065,900	$ 18.70	
250000 HVAC	$ 1,833,720	$ 43.66	$ 654,900	$ 43.66	$ -	$ -	$ 2,488,620	$ 43.66	
260000 ELECTRICAL	$ 1,124,340	$ 26.77	$ 401,550	$ 26.77	$ -	$ -	$ 1,525,890	$ 26.77	
27/280000 LV SPECIAL SYSTEMS	$ 210,840	$ 5.02	$ 75,300	$ 5.02	$ -	$ -	$ 286,140	$ 5.02	
310000 EARTHWORK	$ -	$ -	$ -	$ -	$ 60,500	$ 11,980.58	$ 60,500	$ 1.06	
310000 EARTHWORK - BLDG	$ 495,043	$ 11.79	$ -	$ -	$ -	$ -	$ 495,043	$ 8.68	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ -	$ -	$ 725,305	$ 143,629.31	$ 725,305	$ 12.72	
330000 UTILITIES	$ -	$ -	$ -	$ -	$ 197,620	$ 39,133.92	$ 197,620	$ 3.47	
SUBTOTAL - DIRECT COST	$ 12,039,273	$ 286.65	$ 2,547,848	$ 169.86	$ 983,425	$ 194,743.81	$ 15,570,546	$ 273.17	
TOTAL ESTIMATED CONSTRUCTION COST	$ 14,388,532	$ 342.58	$ 3,043,993	$ 202.93	$ 1,175,051	$ 194,756.58	$ 18,607,577	$ 326.45	16.32%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 12.5% INCREASE IN DIRECT COST PER YEAR).

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Elementary School Facility Condition

In addition to capacity related needs, Priority 4 also includes focus on facility condition. The Northside Elementary School FCI score and related master capital planning team facility assessment shows that the facility needs substantial repair and maintenance. The District has a couple of options to improve the conditions at Northside Elementary School. The first option is a substantial renovation project that takes advantage of the existing structural systems and site location. The renovation project would include space reconfiguration and finish updates to allow the facility to become a 21st century learning environment. The location of the school in the Northside neighborhood is important to the school district and the community and is an advantage of this option.

The second option includes a new facility on a new site within the Northside neighborhood. This requires land purchase but creates a new ground up solution. The existing northside elementary school site is limited in size and with a new site, updated playgrounds, proper parent drop-off, and bus drop off and parking solutions are planned.

1. **Northside Elementary School Building Renovations**
    Complete a renovation of the existing Northside Elementary School Facility. This renovation will be across the entire building of approximately 39,000 sq .ft.
    a. Estimated Project Costs:

Construction Costs (from FCI):	$12,234,176
Owner Soft Costs (25%):	$3,058,544
Owner Contingency (15%):	$1,835,126
Total:	$17,127,846

    a. Concept Planning Construction Cost Estimate (by FCI)

   OR

2. **Northside Elementary School Building Replacement on New Site**
    Complete a building replacement of Northside Elementary School on a new purchased site in the Northside neighborhood. This project will require purchase of a *10 to 12 acre* site to accommodate the new 3 track elementary school. It is anticipated that the new elementary school will be approximately 46,000 sq. ft. and include appropriate playgrounds, student drop-off zones and parking for an elementary of this size.
    a. Land Purchase Information: TBD *(Completed by District)*
    a. Estimated Project Costs:

Site Acquisition Costs (*estimate*)	$250,000
Construction Costs (from FCI):	$19,996,195
Owner Soft Costs (25%):	$4,999,048
Owner Contingency (15%):	$2,999,429
Total:	$28,234,672

    b. Concept Planning Construction Cost Estimate (by FCI)

FCI Constructors, Inc.

Date: February 7, 2022   Existing Building Renovation

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
NORTHSIDE ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	NEW CONSTR. - RENOVATION 39,000 **BUILDING ADDITION**		NEW CONSTR. - RENOVATION 35,000.00 **SITE RENOVATION**		NEW CONSTR. - RENOVATION **COMBINED TOTALS**		
DESCRIPTION	**TOTAL SF**	**39,000**	**TOTAL SF**	**35,000.00**	**TOTAL SF**	**39,000**	
	TOTAL COST	**COST/SF**	**TOTAL COST**	**COST/SF**	**TOTAL COST**	**COST/SF**	**NOTES**
100000 GENERAL CONDITIONS	$ 630,000	$ 16.15	$ -	$ -	$ 630,000	$ 16.15	
020000 EXISTING CONDITIONS	$ 420,150	$ 10.77	$ -	$ -	$ 420,150	$ 10.77	
030000 CONCRETE	$ 3,500	$ 0.09	$ -	$ -	$ 3,500	$ 0.09	
040000 MASONRY	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
050000 METALS	$ 877,500	$ 22.50	$ -	$ -	$ 877,500	$ 22.50	
060000 WOOD & PLASTICS	$ 543,270	$ 13.93	$ -	$ -	$ 543,270	$ 13.93	
070000 THERMAL & MOISTURE PROTECTION	$ 151,320	$ 3.88	$ -	$ -	$ 151,320	$ 3.88	
080000 DOORS & WINDOWS	$ 547,560	$ 14.04	$ -	$ -	$ 547,560	$ 14.04	
090000 FINISHES	$ 2,013,570	$ 51.63	$ -	$ -	$ 2,013,570	$ 51.63	
100000 SPECIALTIES	$ 234,780	$ 6.02	$ -	$ -	$ 234,780	$ 6.02	
110000 EQUIPMENT	$ 338,130	$ 8.67	$ -	$ -	$ 338,130	$ 8.67	
120000 FURNISHINGS	$ 92,040	$ 2.36	$ -	$ -	$ 92,040	$ 2.36	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 214,500	$ 5.50	$ -	$ -	$ 214,500	$ 5.50	
230000 PLUMBING	$ 729,300	$ 18.70	$ -	$ -	$ 729,300	$ 18.70	
250000 HVAC	$ 1,702,740	$ 43.66	$ -	$ -	$ 1,702,740	$ 43.66	
260000 ELECTRICAL	$ 966,030	$ 24.77	$ -	$ -	$ 966,030	$ 24.77	
27/280000 LV SPECIAL SYSTEMS	$ 137,280	$ 3.52	$ -	$ -	$ 137,280	$ 3.52	
310000 EARTHWORK		$ -	$ 29,300	$ 0.84	$ 29,300	$ 0.75	
310000 EARTHWORK - BLDG	$ 12,950	$ 0.33		$ -	$ 12,950	$ 0.33	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ 495,559	$ 14.16	$ 495,559	$ 12.71	
330000 UTILITIES	$ -	$ -	$ 92,710	$ 2.65	$ 92,710	$ 2.38	
SUBTOTAL - DIRECT COST	**$ 9,614,620**	**$ 246.53**	**$ 617,569**	**$ 17.64**	**$ 10,232,190**	**$ 262.36**	
CONTINGENCY	$ 961,462	$ 24.65	$ 61,757	$ 1.76	$ 1,023,219	$ 26.24	10.00%
BUILDERS RISK INSURANCE	$ 5,528	$ 0.14	$ 89	$ 0.00	$ 5,617	$ 0.14	
GENERAL LIABILITY INSURANCE	$ 81,724	$ 2.10	$ 5,249	$ 0.15	$ 86,974	$ 2.23	0.85%
PROPERTY SURVEY	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
MATERIALS TESTING / INSPECTION	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
BUILDING PERMIT	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PAYMENT/PERFORMANCE BONDS	$ 80,623	$ 2.07	$ 5,187	$ 0.15	$ 85,810	$ 2.20	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	$ 752,077	$ 19.28	$ 48,290	$ 1.38	$ 800,367	$ 20.52	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	**$ 11,496,035**	**$ 294.77**	**$ 738,141**	**$ 21.09**	**$ 12,234,176**	**$ 313.70**	16.36%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).

FCI Constructors, Inc.

Date: January 28, 2022

New Building on a New Site

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
NORTHSIDE ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	NEW CONSTR. 46,000		NEW CONSTR. -		NEW CONSTR. 46,000		
	RENOVATION -		RENOVATION 12.00		RENOVATION 46,000		
	NEW BUILDING		*SITE WORK*		*COMBINED TOTALS*		
DESCRIPTION	TOTAL SF	46,000	TOTAL ACRES	12.00	TOTAL SF	46,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	NOTES
100000 GENERAL CONDITIONS	$ 630,000	$ 13.70	$ -	$ -	$ 630,000	$ 13.70	
020000 EXISTING CONDITIONS	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
030000 CONCRETE	$ 821,127	$ 17.85	$ -	$ -	$ 821,127	$ 17.85	
040000 MASONRY	$ 640,780	$ 13.93	$ -	$ -	$ 640,780	$ 13.93	
050000 METALS	$ 1,610,000	$ 35.00	$ -	$ -	$ 1,610,000	$ 35.00	
060000 WOOD & PLASTICS	$ 579,600	$ 12.60	$ -	$ -	$ 579,600	$ 12.60	
070000 THERMAL & MOISTURE PROTECTION	$ 1,138,960	$ 24.76	$ -	$ -	$ 1,138,960	$ 24.76	
080000 DOORS & WINDOWS	$ 878,140	$ 19.09	$ -	$ -	$ 878,140	$ 19.09	
090000 FINISHES	$ 2,215,360	$ 48.16	$ -	$ -	$ 2,215,360	$ 48.16	
100000 SPECIALTIES	$ 264,500	$ 5.75	$ -	$ -	$ 264,500	$ 5.75	
110000 EQUIPMENT	$ 592,940	$ 12.89	$ -	$ -	$ 592,940	$ 12.89	
120000 FURNISHINGS	$ 259,900	$ 5.65	$ -	$ -	$ 259,900	$ 5.65	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 161,460	$ 3.51	$ -	$ -	$ 161,460	$ 3.51	
230000 PLUMBING	$ 860,200	$ 18.70	$ -	$ -	$ 860,200	$ 18.70	
250000 HVAC	$ 2,008,360	$ 43.66	$ -	$ -	$ 2,008,360	$ 43.66	
260000 ELECTRICAL	$ 1,432,440	$ 31.14	$ -	$ -	$ 1,432,440	$ 31.14	
27/280000 LV SPECIAL SYSTEMS	$ 255,300	$ 5.55	$ -	$ -	$ 255,300	$ 5.55	
310000 EARTHWORK		$ -	$ 363,860	$ 30,321.67	$ 363,860	$ 7.91	
310000 EARTHWORK - BLDG	$ 886,420	$ 19.27		$ -	$ 886,420	$ 19.27	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ 1,012,000	$ 84,333.33	$ 1,012,000	$ 22.00	
330000 UTILITIES	$ -	$ -	$ 209,760	$ 17,480.00	$ 209,760	$ 4.56	
SUBTOTAL - DIRECT COST	**$ 15,235,487**	**$ 331.21**	**$ 1,585,620**	**$ 132,135.00**	**$ 16,821,107**	**$ 365.68**	
CONTINGENCY	$ 1,523,549	$ 33.12	$ 158,562	$ 3.45	$ 1,682,111	$ 36.57	10.00%
BUILDERS RISK INSURANCE	$ 12,276	$ 0.27	$ 1,276	$ 0.03	$ 13,552	$ 0.29	
GENERAL LIABILITY INSURANCE	$ 15,462	$ 0.34	$ 16,074	$ 0.35	$ 31,536	$ 0.69	0.85%
PROPERTY SURVEY	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
MATERIALS TESTING / INSPECTION	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
BUILDING PERMIT	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PAYMENT/PERFORMANCE BONDS	$ 126,470	$ 2.75	$ 13,257	$ 0.29	$ 139,726	$ 3.04	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	$ 1,183,927	$ 25.74	$ 124,235	$ 2.70	$ 1,308,162	$ 28.44	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	**$ 18,097,171**	**$ 393.42**	**$ 1,899,024**	**$ 132,141.81**	**$ 19,996,195**	**$ 434.70**	**15.88%**

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).

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Elementary School Modular Classroom Removal

Priority Four also includes the District's desire to move program space and students into main campus buildings and remove modular classroom buildings from school. Modulars classroom buildings are expensive for the District to operate and maintain. Security and safety is also a concern with students moving from building to building. Many of these modular classrooms are older and difficult to insure. To remove these modular classroom buildings, space must be created to accommodate the programs that are currently located in modulars. This will require building additions and re-arranging of space within existing buildings. Proposed additions bring benefit to these facilities by creating opportunities to create spaces that fit the specialized programs that are displaced. The following projects look at these opportunities and create test fits showing the improved layouts.

Identified Projects:

1. **Building Addition at Cottonwood Elementary School**
   Complete a building addition to accommodate programs that are currently housed in modular classroom buildings. The addition will include three Kindergarten Classrooms, an Art/Music Room, a computer/STEM lab, and a flexible intervention classroom. This allows backfilling Special Ed and other specials programs back into the main building. The building addition will be approximately 7,000 sq. ft. Light renovation is also included to improve finishes and aging building systems. Sitework will include a new paved bus loop, playground upgrades and parking lot upgrades.
   a. Estimated Project Costs:

Construction Costs (from FCI):	$8,319,506
Owner Soft Costs (25%):	$2,079,876
Owner Contingency (15%):	$1,247,925
Total:	$11,647,307

   b. Preliminary Conceptual Site Plan Test Fit
   c. Preliminary Conceptual Floor Plan Diagram Test Fit
   d. Concept Planning Construction Cost Estimate (by FCI)

2. **Remove Modulars Classrooms at Cottonwood Elementary School**
   Remove four Modular Classroom Buildings at Cottonwood Elementary School and clean up the open site area for future school use.
   a. Estimated Project Costs: Included Above

COTTONWOOD ELEMENTARY

scale: 1" = 160'-0"

KEY PLAN LEGEND

1. COTTONWOOD ELEMENTARY SCHOOL BUIDLING
2. VISITOR PARKING / DROP-OFF & PICK-UP
3. STAFF PARKING
4. PARENT PICK-UP / DROP-OFF
5. PLAYGROUND
6. PLAY FIELD
7. BUS LOOP
8. NEW BUILDING ADDITION
9. REPLACE EXISTING PLAYGROUND EQUIPMENT
10. REMOVE MODULAR BUILDINGS

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

◄ MAIN ENTRY

◄ DISTRICT SERVICE DRIVE / ENTRY

NORTH   0'   80'   160'   320'

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

SITE PLAN - PROGRAM TEST FIT

1" = 160'-0"

COTTONWOOD ELEMENTARY SCHOOL

Site Plan - Program TEST FIT

RTA ARCHITECTS

MCSD
Montrose County
School District

LEVEL 1 - TEST FIT

1" = 40'-0"

Floor Plan Labels

- KINDER 850 SF
- RR
- KINDER 850 SF
- KINDER 850 SF
- KINDER 850 SF
- RR
- ART / MUSIC 950 SF
- COMPUTER LAB /STEM 950 SF
- SUPPORT
- CAFETERIA
- KITCHEN
- RR
- RR
- JAN
- RR
- RR
- INTERV.
- STOR
- MULTIPURPOSE / GYM
- SPECIAL EDUCATION
- SPECIAL EDUCATION
- COAT RM
- NURSE
- PRINCIPAL
- OFFICE
- CONF
- MAIN ENTRY
- SECURITY
- STOR
- 1st GRADE
- 1st GRADE
- RR
- ADMIN
- 3rd GRADE
- 3rd GRADE
- RR
- 1st GRADE
- RR
- RR
- JAN
- RR
- RR
- INTERV.
- INTERV.
- RR
- 4th GRADE
- 5th GRADE
- 5th GRADE
- STOR
- 2nd GRADE
- 2nd GRADE
- LIBRARY
- 2nd GRADE
- 3rd GRADE
- STOR
- 4th GRADE
- 4th GRADE
- 5th GRADE
- RR

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.

COTTONWOOD ELEMENTARY SCHOOL

Building Improvements - TEST FIT

RTA ARCHITECTS

MCSD Montrose County School District

NORTH

0'   20'   40'   80'

FCI Constructors, Inc.

Date: February 7, 2022

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
COTTONWOOD ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	NEW CONSTR.	7,267	NEW CONSTR.		NEW CONSTR.		NEW CONSTR.	7,267	
	RENOVATION	-	RENOVATION	38,000.00	RENOVATION	3.86	RENOVATION	39,206.00	
	BUILDING ADDITION		*LIGHT RENOVATION*		*SITE RENOVATION*		*COMBINED TOTALS*		
DESCRIPTION	TOTAL SF	7,267	TOTAL SF	38,000.00	TOTAL ACRES	3.86	TOTAL SF	46,473	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	**NOTES**
010000 GENERAL CONDITIONS	$ 181,675	$ 25.00	$ 29,068	$ 0.76	$ -	$ -	$ 210,743	$ 4.53	
020000 EXISTING CONDITIONS	$ 61,335	$ 8.44	$ 118,015	$ 3.11	$ -	$ -	$ 179,350	$ 3.86	
030000 CONCRETE	$ 90,481	$ 12.45	$ -	$ -	$ -	$ -	$ 90,481	$ 1.95	
040000 MASONRY	$ 139,781	$ 19.24	$ -	$ -	$ -	$ -	$ 139,781	$ 3.01	
050000 METALS	$ 254,345	$ 35.00	$ 196,030	$ 5.16	$ -	$ -	$ 450,375	$ 9.69	
060000 WOOD & PLASTICS	$ 74,850	$ 10.30	$ 227,395	$ 5.98	$ -	$ -	$ 302,245	$ 6.50	
070000 THERMAL & MOISTURE PROTECTION	$ 97,585	$ 13.43	$ 7,841	$ 0.21	$ -	$ -	$ 105,426	$ 2.27	
080000 DOORS & WINDOWS	$ 103,555	$ 14.25	$ 127,420	$ 3.35	$ -	$ -	$ 230,974	$ 4.97	
090000 FINISHES	$ 318,951	$ 43.89	$ 689,241	$ 18.14	$ -	$ -	$ 1,008,192	$ 21.69	
100000 SPECIALTIES	$ 14,534	$ 2.00	$ 236,020	$ 6.21	$ -	$ -	$ 250,554	$ 5.39	
110000 EQUIPMENT	$ 7,267	$ 1.00	$ -	$ -	$ -	$ -	$ 7,267	$ 0.16	
120000 FURNISHINGS	$ 7,267	$ 1.00	$ 92,526	$ 2.43	$ -	$ -	$ 99,793	$ 2.15	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 39,969	$ 5.50	$ 215,633	$ 5.67	$ -	$ -	$ 255,602	$ 5.50	
230000 PLUMBING	$ 144,977	$ 19.95	$ 366,576	$ 9.65	$ -	$ -	$ 511,553	$ 11.01	
250000 HVAC	$ 300,272	$ 41.32	$ 852,731	$ 22.44	$ -	$ -	$ 1,153,003	$ 24.81	
260000 ELECTRICAL	$ 193,157	$ 26.58	$ 524,576	$ 13.80	$ -	$ -	$ 717,733	$ 15.44	
27/280000 LV SPECIAL SYSTEMS	$ 26,307	$ 3.62	$ 98,407	$ 2.59	$ -	$ -	$ 124,714	$ 2.68	
310000 EARTHWORK	$ -	$ -	$ -	$ -	38,580	$ 10,007.59	$ 38,580	$ 0.83	
310000 EARTHWORK - BLDG	$ 152,970	$ 21.05	$ -	$ -	$ -	$ -	$ 152,970	$ 3.29	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ -	$ -	896,123	$ 232,452.99	$ 896,123	$ 19.28	
330000 UTILITIES	$ -	$ -	$ -	$ -	39,860	$ 10,339.62	$ 39,860	$ 0.86	
					$ -				
SUBTOTAL - DIRECT COST	$ 2,209,276	$ 304.01	$ 3,781,479	$ 99.51	$ 974,563	$ 252,800.20	$ 6,965,319	$ 149.88	
					$ -				
TOTAL ESTIMATED CONSTRUCTION COST	$ 2,640,941	$ 363.42	$ 4,520,301	$ 118.96	$ 1,158,264	$ 300,451.93	$ 8,319,506	$ 179.02	16.28%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 12.5% INCREASE IN DIRECT COST PER YEAR).

Identified Projects, continued:

3. **Building Addition at Oak Grove Elementary School**
   Complete a building addition to accommodate programs that are currently housed in modular classroom buildings and to improve existing space configuration to better fit program and curriculum. The addition will include three Kindergarten Classrooms and improved Special Ed. and support spaces. In addition to better special education spaces, this allows increased number of intervention and break-out spaces within the building. The building addition will be approximately 6,000 sq. ft. Light renovation is also included to improve finishes and aging building systems. Sitework will include improved drop off and parking lot circulation.
   a. Estimated Project Costs:
Construction Costs (from FCI):	$7,293,944
Owner Soft Costs (25%):	$1,823,486
Owner Contingency (15%):	$1,094,091
Total:	$10,211,521
   b. Preliminary Conceptual Site Plan Test Fit
   c. Preliminary Conceptual Floor Plan Diagram Test Fit
   d. Concept Planning Construction Cost Estimate (by FCI)
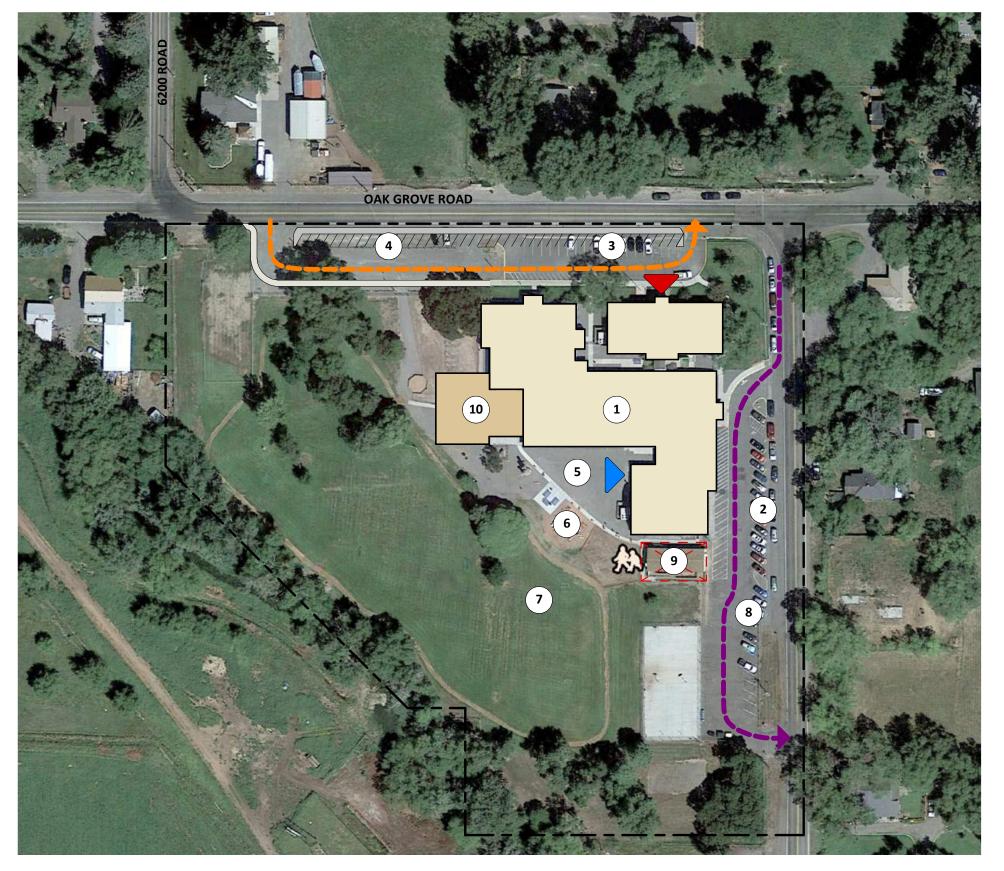
4. **Remove Modulars Classrooms at Oak Grove Elementary School**
   Remove one modular classroom building at Cottonwood Elementary School and clean up the open site area for future school use.
   a. Estimated Project Costs: Included Above

OAK GROVE ELEMENTARY

scale: 1" = 100'-0"

KEY PLAN LEGEND
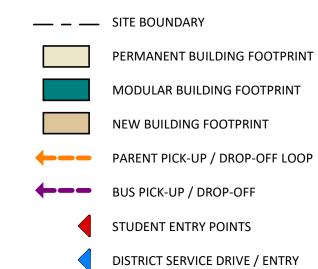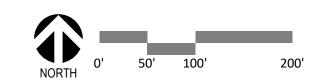
1. OAK GROVE ELEMENTARY SCHOOL BUIDLING
2. STAFF PARKING
3. PARENT PICK-UP / DROP-OFF
4. VISITOR PARKING / DROP-OFF & PICK-UP
5. KITCHEN ACCESS
6. PLAYGROUND
7. PLAY FIELD
8. BUS LOOP
9. REMOVE MODULAR BUILDING
10. BUILDING ADDITION

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

NORTH   0'   50'   100'   200'

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

OAK GROVE ELEMENTARY SCHOOL
Site Plan - Program TEST FIT

SITE PLAN - TEST FIT

1" = 100'-0"

RTA ARCHITECTS

MCSD Montrose County School District

OAK GROVE ELEMENTARY

Floor Plan Labels

1ST GRADE · **FLEX** · **2ND GRADE** · **2ND GRADE**
VEST.
1ST GRADE · **INTERV.** · **2ND GRADE**
VEST. · **VEST.** · **MECH**
1ST GRADE
JC · **T.** · **T.** · **T.**
BOYS · **GIRLS** · **INTERV.**
INTERV. · **BOYS** · **GIRLS** · **JC**
ELEC.

KINDER 900 SF · **KINDER 900 SF** · **RR RR** · **SUPPORT 470 SF**
KINDER 900 SF · **SPED. 900 SF** · **SPED. 950 SF** · **RR RR**

COORDINATOR OFFICE
PRINCIPAL'S OFFICE · **WKRM** · **LIBRARIAN** · **MEDIA CENTER**
COUNSELOR · **Room** · **MAIN OFFICE** · **WORK ROOM** · **MECH**
TEACHER'S ROOM · **T** · **T** · **COMPUTER LAB**
WORK ROOM · **T** · **JC** · **GIRL'S BOY'S**

4TH GRADE · **4TH GRADE** · **4TH GRADE** · **FLEX** · **5TH GRADE**

3RD GRADE · **3RD GRADE** · **3RD GRADE** · **STOR. KILN** · **SPECIAL EDUCATION** · **5TH GRADE**
MUSIC & ART · **SPECIAL EDUCATION**
GIRL'S · **STOR.** · **5TH GRADE**
BOY'S · **JC**

2006 ADDITION · **2006 ADDITION**

KITCHEN · **STOR.**
KITCHEN OFFICE · **PE OFFICE**
MECH · **GYMNASIUM** · **PLATFORM**

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.

NORTH
0' · 20' · 40' · 80'

LEVEL 1 - TEST FIT
1" = 40'-0"

OAK GROVE ELEMENTARY SCHOOL
Building Improvements - TEST FIT

RTA ARCHITECTS

MCSD Montrose County School District

FCI Constructors, Inc.

Date: February 7, 2022

Project:
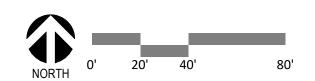**MONTROSE SCHOOL DISTRICT MASTER PLAN**
OAK GROVE ELEMENTARY SCHOOL - ADDITION
MONTROSE, CO

	BUILDING ADDITION NEW CONSTR. 6,000 / RENOVATION -		LIGHT RENOVATION NEW CONSTR. / RENOVATION 37,837.00		SITE RENOVATION NEW CONSTR. / RENOVATION 1.70		COMBINED TOTALS NEW CONSTR. 6,000 / RENOVATION 37,837.00		
DESCRIPTION	TOTAL SF 6,000		TOTAL ACRES 37,837.00		TOTAL ACRES 1.70		TOTAL SF 43,837		**NOTES**
	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	150,000	25.00	24,000	0.63	-	-	174,000	3.97	
020000 EXISTING CONDITIONS	45,107	7.52	114,593	3.03	-	-	159,699	3.64	
030000 CONCRETE	78,477	13.08	100,000	2.64	-	-	178,477	4.07	
040000 MASONRY	107,835	17.97	-	-	-	-	107,835	2.46	
050000 METALS	210,000	35.00	189,185	5.00	-	-	399,185	9.11	
060000 WOOD & PLASTICS	61,800	10.30	219,455	5.80	-	-	281,255	6.42	
070000 THERMAL & MOISTURE PROTECTION	78,118	13.02	7,567	0.20	-	-	85,685	1.95	
080000 DOORS & WINDOWS	85,500	14.25	-	-	-	-	85,500	1.95	
090000 FINISHES	318,951	53.16	665,174	17.58	-	-	984,125	22.45	
100000 SPECIALTIES	12,000	2.00	227,779	6.02	-	-	239,779	5.47	
110000 EQUIPMENT	6,000	1.00	190,000	5.02	-	-	196,000	4.47	
120000 FURNISHINGS	6,000	1.00	89,295	2.36	-	-	95,295	2.17	
130000 SPECIAL CONSTRUCTION	-	-	-	-	-	-	-	-	N/A EXCLUDED
140000 CONVEYING SYSTEMS	-	-	-	-	-	-	-	-	N/A EXCLUDED
210000 FIRE PROTECTION	33,000	5.50	141,889	3.75	-	-	174,889	3.99	
230000 PLUMBING	126,420	21.07	353,776	9.35	-	-	480,196	10.95	
250000 HVAC	247,920	41.32	822,955	21.75	-	-	1,070,875	24.43	
260000 ELECTRICAL	159,480	26.58	506,259	13.38	-	-	665,739	15.19	
27/280000 LV SPECIAL SYSTEMS	21,720	3.62	94,971	2.51	-	-	116,691	2.66	
310000 EARTHWORK	-	-	-	-	37,960	22,291.18	37,960	0.87	
310000 EARTHWORK - BLDG	131,888	21.98	-	-	-	-	131,888	3.01	
320000 EXTERIOR IMPROVEMENTS	-	-	-	-	396,660	232,930.21	396,660	9.05	
330000 UTILITIES	-	-	-	-	38,910	22,849.05	38,910	0.89	
SUBTOTAL - DIRECT COST	1,880,215	313.37	3,746,897	99.03	473,530	278,070.44	6,100,643	139.17	
TOTAL ESTIMATED CONSTRUCTION COST	2,248,523	374.75	4,479,148	118.38	566,273	332,531.61	7,293,944	166.39	16.36%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 12.5% INCREASE IN DIRECT COST PER YEAR).

Identified Projects, continued:

5. **Building Addition at Johnson Elementary School**
   Complete a building addition to accommodate programs that are currently housed in modular classroom buildings and to provide a separate cafeteria space. A typical four round elementary school generally has a cafeteria space that is separate from the gym space. This allows heavier scheduling of the gym based on the number of students served by that space during the day. The addition will include a Stem/Computer Lab, a flex classroom for special ed and break-out, and a cafeteria space. The addition will be located to allow the use of the existing kitchen space. The kitchen will require reconfiguration to accommodate the cafeteria location for serving activities. Light renovation is also included to improve finishes and aging building systems. The building addition will be approximately 6,000 sq. ft.
   a. Estimated Project Costs:

Construction Costs (from FCI):	$7,229,184
Owner Soft Costs (25%):	$1,807,296
Owner Contingency (15%):	$1,084,377
Total:	$10,120,857

   b. Preliminary Conceptual Site Plan Test Fit
   c. Preliminary Conceptual Floor Plan Diagram Test Fit
   d. Concept Planning Construction Cost Estimate (by FCI)

6. **Remove Modulars Classrooms at Johnson Elementary School**
   Remove two modular classroom buildings at Johnson Elementary School and clean up the open site area for future school use.
   a. Estimated Project Costs: Included Above

7. **Rearrange Program Spaces within Olathe Elementary School**
   Based on existing building size and lower student enrollment, there is an opportunity to rearrange space usage within the building to accommodate the programs currently housed in the modular classroom buildings.

LOCUST ROAD

6700 ROAD

Interstate 50

JOHNSON ELEMENTARY
scale: 1" = 160'-0"

KEY PLAN LEGEND

1. JOHNSON ELEMENTARY SCHOOL BUIDLING
2. NEW BUILDING ADDITION
3. STAFF & PARENT PARKING
4. KITCHEN & STAFF PARKING
5. PLAYGROUND
6. PLAY FIELD
7. BUS LOOP
8. IMPROVE BUS LANE
9. REMOVE MODULARS AND CREATE OUTDOOR CLASSROOM SPACE

SITE PLAN LEGEND

— — — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

MODULAR BUILDING FOOTPRINT

BUILDING ADDITION

PARENT PICK-UP / DROP-OFF LOOP

STUDENT ENTRY POINTS

NORTH

0'   80'   160'   320'

JOHNSON ELEMENTARY SCHOOL

Site Plan - Program TEST FIT

RTA ARCHITECTS

MCSD
Montrose County
School District

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

SITE PLAN - TEST FIT
1" = 160'-0"

LEVEL 1 - TEST FIT

1" = 40'-0"

Floor Plan Room Labels

- 2ND GRADE
- 2ND GRADE
- 2ND GRADE
- 2ND GRADE
- 1ST GRADE
- 1ST GRADE
- 1ST GRADE
- 1ST GRADE
- KINDER
- ESS
- ESS
- ESS
- ESS
- ESS
- ESS
- ESS
- T.
- JAN
- BOYS
- GIRLS
- STOR
- STOR
- STOR
- T.
- T.
- MUSIC
- WATER
- OFFICE
- KITCHEN
- CAFETERIA 1600 SF
- STEM 850 SF
- COMP 850 SF
- INTERV. 850 SF
- INTERV. 300 SF
- SM GROUP 175 SF
- SM GROUP 175 SF
- MULTIPURPOSE/ GYMNASIUM
- 3RD GRADE
- 3RD GRADE
- 4TH GRADE
- 4TH GRADE
- KINDER
- KINDER
- KINDER
- ART
- STOR KILN
- COMPUTER LAB
- BRT OFFICE
- STOR
- STOR
- OFFICE
- LIBRARY
- PRINCIPAL
- WAITING
- COUNCEL
- NURSE
- CLD
- ELEC
- JAN
- RR
- RR
- RR
- RR
- RR
- ADMIN
- WORK
- CONF
- 3RD GRADE
- 3RD GRADE
- 4TH GRADE
- 4TH GRADE
- 5TH GRADE
- 5TH GRADE
- 5TH GRADE
- 5TH GRADE

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.

NORTH

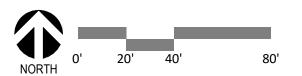0'   20'   40'   80'

JOHNSON ELEMENTARY SCHOOL

Building Improvements - TEST FIT

RTA ARCHITECTS

MCSD Montrose County School District

FCI Constructors, Inc.

Date: December 10, 2021

Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
JOHNSON ELEMENTARY SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

	NEW CONSTR. 6,000 RENOVATION - *BUILDING ADDITION*		NEW CONSTR. RENOVATION 50,413 *LIGHT RENOVATION*		NEW CONSTR. RENOVATION 1.93 *SITE RENOVATION*		NEW CONSTR. 6,000 RENOVATION 50,413 *COMBINED TOTALS*		
DESCRIPTION	**TOTAL SF**	**6,000**	**TOTAL SF**	**50,413**	**TOTAL ACRES**	**1.93**	**TOTAL SF**	**56,413**	
	TOTAL COST	**COST/SF**	**TOTAL COST**	**COST/SF**	**TOTAL COST**	**COST/ACRE**	**TOTAL COST**	**COST/SF**	**NOTES**
010000 GENERAL CONDITIONS	150,000	25.00	24,000	0.48	-	-	174,000	3.08	
020000 EXISTING CONDITIONS	46,867	7.81	95,620	1.90	-	-	142,487	2.53	
030000 CONCRETE	72,958	12.16	-	-	-	-	72,958	1.29	
040000 MASONRY	156,634	26.11	-	-	-	-	156,634	2.78	
050000 METALS	210,000	35.00	176,446	3.50	-	-	386,446	6.85	
060000 WOOD & PLASTICS	61,800	10.30	241,982	4.80	-	-	303,782	5.38	
070000 THERMAL & MOISTURE PROTECTION	93,920	15.65	10,083	0.20	-	-	104,002	1.84	
080000 DOORS & WINDOWS	85,500	14.25	-	-	-	-	85,500	1.52	
090000 FINISHES	272,943	45.49	886,261	17.58	-	-	1,159,204	20.55	
100000 SPECIALTIES	12,000	2.00	303,486	6.02	-	-	315,486	5.59	
110000 EQUIPMENT	6,000	1.00	-	-	-	-	6,000	0.11	
120000 FURNISHINGS	6,000	1.00	118,975	2.36	-	-	124,975	2.22	
130000 SPECIAL CONSTRUCTION	-	-	-	-	-	-	-	-	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	-	-	-	-	-	-	-	-	N/A-EXCLUDED
210000 FIRE PROTECTION	33,000	5.50	63,016	1.25	-	-	96,016	1.70	
230000 PLUMBING	74,580	12.43	370,536	7.35	-	-	445,116	7.89	
250000 HVAC	275,640	45.94	799,046	15.85	-	-	1,074,686	19.05	
260000 ELECTRICAL	179,400	29.90	674,526	13.38	-	-	853,926	15.14	
27/280000 LV SPECIAL SYSTEMS	23,820	3.97	126,537	2.51	-	-	150,357	2.67	
310000 EARTHWORK	-	-	-	-	39,200	20,351.99	39,200	0.69	
310000 EARTHWORK - BLDG	133,224	22.20	-	-	-	-	133,224	2.36	
320000 EXTERIOR IMPROVEMENTS	-	-	-	-	187,955	97,583.29	187,955	3.33	
330000 UTILITIES	-	-	-	-	38,910	20,201.42	38,910	0.69	
			-						
SUBTOTAL - DIRECT COST	**1,894,286**	**315.71**	**3,890,512**	**77.17**	**266,065**	**138,136.70**	**6,050,863**	**107.26**	
TOTAL ESTIMATED CONSTRUCTION COST	**2,262,967**	**377.16**	**4,648,224**	**92.20**	**317,993**	**165,096.61**	**7,229,184**	**128.15**	**16.30%**

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 12.5% INCREASE IN DIRECT COST PER YEAR).

3.1.5   Priority 5 – Expand Peak Academy

The Peak Academy Program is very important the District. The Peak Academy programs provides flexible learning for students needing learning opportunities different from the traditional classroom. It benefits the district by providing program flexibility and enrollment shifting to online style learning. While the existing facility is functional, it requires a lot of maintenance and is not large enough for the current program. Recent enrollment increases in the program have required alternate means to accommodate the larger number of students desiring this learning opportunity. For the program to continue to be successful, larger facilities are needed. While a definitive direction is not known at this time, the Planning Advisory Team agreed that the following potential options be identified in the Master Capital Plan.

Identified Projects:

1. **New expanded Peak Academy Facility**
   Purchase property to construct a new Peak Academy Facility

   OR

   Construct a new Peak Academy Facility on the District owned property near the Johnson Elementary school site.

   OR

   Purchase or lease vacant facility in the Montrose community to relocate to. Renovate space to fit Peak Academy curriculum and space requirements.

2. **Remove Modulars Classrooms at Peak Facility**
   Remove Modular Classrooms and vacate existing Peak Academy and clean up the open site area for future District use.

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3.1.6   Priority 6 – Improvements at Olathe Middle / High School

Through the planning process, the career technical education spaces and technology learning labs at Olathe Middle High School were identified as areas of improvement. There is the need to expand the technical education with a new technology learning lab in the high school portion of the school. The career technical education spaces including the industrial arts shop and supporting classrooms will be removed and replaced with state-of-the-art CTE learning spaces and associated equipment. Improved site access, student drop off and accessible entrance are also needed at this campus. In addition, parking needs to be expanded to provide more spaces for events.

Identified Projects:

1. **Building addition and renovation at Olathe MS/HS**
   Complete a building addition and renovation to improve technology learning and career technical education spaces. This project includes adjusting the student drop-off drive and building entry sequence to improve accessibility to the main entry of the building. Additional parking to the north will be added for overflow parking. The CTE woodshop/welding/auto/ag shop will be replaced with new state of the art spaces with updated equipment, flexible learning spaces, and collaboration spaces. An interior renovation within the existing building is planned to create a flexible technology learning lab and collaboration spaces for students in the HS portion of the building. This will be similar in function to the existing lab in the MS. A renovation will also occur to improve the existing flexible technology learning lab in the MS portion of the school.
   a. Approximate Demolition Area: 8,500 sq. ft.
   b. Approximate New Construction Area: 10,000 sq. ft.
   c. Approximate Heavy Renovation Area: 8,500 sq. ft.
   d. Approximate Light Renovation Area: 21,500 sq. ft. *(estimate)*
   e. Additional Information
      i. Estimated Project Costs:

Construction Costs (from FCI):	$11,143,011
Owner Soft Costs (25%):	$2,785,752
Owner Contingency (15%):	$1,671,451
Total:	$15,600,214

      ii. Preliminary Conceptual Site Plan Test Fit
      iii. Concept Planning Construction Cost Estimate (by FCI)

OLATHE MIDDLE HIGH SCHOOL

scale: 1" = 200'-0"

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. EXTEND / RECONFIGURE PARENT PICK-UP/DROP OFF LANE & VISITOR PARKING
3. BUS LOOP
4. STAFF PARKING
5. STAFF / DISTRICT PARKING
6. TRACK & FIELD / FOOTBALL
7. BASEBALL FIELD
8. PLAY FIELD
9. EXTEND STUDENT PARKING
10. REPLACE PORTION OF BUILDING FOR NEW CTE FACILITY & PLAZA

SITE PLAN LEGEND

- – – SITE BOUNDARY

☐ PERMANENT BUILDING FOOTPRINT

⇠ PARENT PICK-UP / DROP-OFF LOOP

⇠ BUS PICK-UP / DROP-OFF

◀ STUDENT ENTRY POINTS

◀ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0' 100' 200' 400'

OLATHE MIDDLE / HIGH SCHOOL

SITE PLAN - TEST FIT

RTA ARCHITECTS

MCSD Montrose County School District

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

FCI Constructors, Inc.

Date: February 7, 2022
Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
OLATHE MS-HS
OLATHE, CO
CONCEPT PLANNING ESTIMATE

	BUILDING ADDITION NEW CONSTR. 10,000 RENOVATION -		HEAVY RENOVATION NEW CONSTR. - RENOVATION 8,500		LIGHT RENOVATION NEW CONSTR. - RENOVATION 21,500		SITE RENOVATION NEW CONSTR. - RENOVATION 25.14		COMBINED TOTALS NEW CONSTR. 10,000 RENOVATION 30,000		NOTES
DESCRIPTION	TOTAL SF	10,000	TOTAL SF	8,500	TOTAL SF	21,500	TOTAL ACRES	25.14	TOTAL SF	40,000	
	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/SF	TOTAL COST	COST/ACRE	TOTAL COST	COST/SF	
100000 GENERAL CONDITIONS	$ 412,500	$ 41.25	$ 288,750	$ 33.97	$ 123,750	$ 5.76	$ -	$ -	$ 825,000	$ 20.63	ASSUME 15 MONTHS
020000 EXISTING CONDITIONS	$ 229,621	$ 22.96	$ 87,725	$ 10.32	$ 67,250	$ 3.13	$ -	$ -	$ 384,596	$ 9.61	
030000 CONCRETE	$ 440,544	$ 44.05	$ 3,500	$ 0.41	$ -	$ -	$ -	$ -	$ 444,044	$ 11.10	
040000 MASONRY	$ 63,058	$ 6.31	$ -		$ -		$ -	$ -	$ 63,058	$ 1.58	
050000 METALS	$ 350,000	$ 35.00	$ 191,250	$ 22.50	$ 107,500	$ 5.00	$ -	$ -	$ 648,750	$ 16.22	
060000 WOOD & PLASTICS	$ 139,300	$ 13.93	$ 118,405	$ 13.93	$ 130,075	$ 6.05	$ -	$ -	$ 387,780	$ 9.69	
070000 THERMAL & MOISTURE PROTECTION	$ 262,900	$ 26.29	$ 32,980	$ 3.88	$ 4,300	$ 0.20	$ -	$ -	$ 300,180	$ 7.50	
080000 DOORS & WINDOWS	$ 190,900	$ 19.09	$ 119,340	$ 14.04	$ -	$ -	$ -	$ -	$ 310,240	$ 7.76	
090000 FINISHES	$ 515,600	$ 51.56	$ 438,855	$ 51.63	$ 377,968	$ 17.58	$ -	$ -	$ 1,332,423	$ 33.31	
100000 SPECIALTIES	$ 60,200	$ 6.02	$ 51,170	$ 6.02	$ 129,430	$ 6.02	$ -	$ -	$ 240,800	$ 6.02	
110000 EQUIPMENT	$ 86,700	$ 8.67	$ 73,695	$ 8.67	$ -	$ -	$ -	$ -	$ 160,395	$ 4.01	
120000 FURNISHINGS	$ 23,600	$ 2.36	$ 20,060	$ 2.36	$ 50,740	$ 2.36	$ -	$ -	$ 94,400	$ 2.36	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 55,000	$ 5.50	$ 46,750	$ 5.50	$ 26,875	$ 1.25	$ -	$ -	$ 128,625	$ 3.22	
230000 PLUMBING	$ 187,000	$ 18.70	$ 158,950	$ 18.70	$ 201,025	$ 9.35	$ -	$ -	$ 546,975	$ 13.67	
250000 HVAC	$ 436,600	$ 43.66	$ 371,110	$ 43.66	$ 467,625	$ 21.75	$ -	$ -	$ 1,275,335	$ 31.88	
260000 ELECTRICAL	$ 267,700	$ 26.77	$ 210,545	$ 24.77	$ 287,670	$ 13.38	$ -	$ -	$ 765,915	$ 19.15	
27/280000 LV SPECIAL SYSTEMS	$ 50,200	$ 5.02	$ 29,920	$ 3.52	$ 53,965	$ 2.51	$ -	$ -	$ 134,085	$ 3.35	
310000 EARTHWORK	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,500	$ 1,412.09	$ 35,500	$ 0.89	
310000 EARTHWORK - BLDG	$ 322,059	$ 32.21	$ -	$ -	$ -	$ -	$ -	$ -	$ 322,059	$ 8.05	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ -	$ -	$ -	$ -	$ 783,424	$ 31,162.47	$ 783,424	$ 19.59	
330000 UTILITIES	$ -	$ -	$ -	$ -	$ -	$ -	$ 127,510	$ 5,072.00	$ 127,510	$ 3.19	
SUBTOTAL - DIRECT COST	$ 4,093,482	$ 409.35	$ 2,243,005	$ 263.88	$ 2,028,173	$ 94.33	$ 946,434	$ 37,646.55	$ 9,311,094	$ 232.78	
TOTAL ESTIMATED CONSTRUCTION COST	$ 4,899,450	$ 489.94	$ 2,687,782	$ 316.21	$ 2,429,330	$ 141.53	$ 1,126,449	$ 37,667.73	$ 11,143,011	$ 278.58	16.44%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).

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3.1.7 Priority 7 – Improvements at Centennial Middle School

Through the planning process, the Planning Advisory team and the Executive Committee agreed that the solid condition of the existing Centennial Middle School facility would allow it to serve the District into the future. Priority 7 includes upgrades at this facility to improve interior finishes and to improve the interior space layout. Shared break-out spaces and 21st century learning environments will be created to allow improved learning and collaboration opportunities for students.

Identified Projects:

1. **Building Renovation at Centennial Middle School**
   Complete a building renovation to improve the interior learning environment. This will include reimagining the classroom clusters and their relationship to the common space between. The space between will be opened up to the corridor allowing access, views and connection with the learning going on in the learning pods. The common space between classrooms will be a flexible student centric space that will allow break-out, group work and collaboration between teams, classes, and small groups. Skylights will be added to bring natural light into the spaces that are internal to the building without window connection to the outside. This renovation will include interior finishes that are outdated. Sitework will include a defined outdoor dining courtyard and improved student circulation path between the two buildings. Sitework will also include improved grading and drainage around the building.
   a. Approximate Heavy Renovation Area: 18,000 sq. ft.
   b. Approximate Light Renovation Area: 30,000 sq. ft. *(estimate)*
   c. Additional Information
      i. Estimated Project Costs:

Construction Costs (from FCI):	$11,275,827
Owner Soft Costs (25%):	$2,818,956
Owner Contingency (15%):	$1,691,374
Total:	$15,786,157

      ii. Concept Planning Construction Cost Estimate (by FCI)

FCI Constructors, Inc.

Date: January 28, 2022
Project:
MONTROSE SCHOOL DISTRICT MASTER PLAN
CENTENNIAL MIDDLE SCHOOL
MONTROSE, CO
CONCEPT PLANNING ESTIMATE

DESCRIPTION	NEW CONSTR. RENOVATION 18,000 *HEAVY RENOVATION* TOTAL SF / TOTAL COST	COST/SF	NEW CONSTR. RENOVATION 40,434 *LIGHT RENOVATION* TOTAL SF / TOTAL COST	COST/SF	NEW CONSTR. RENOVATION 15.30 *SITE RENOVATION* TOTAL ACRES / TOTAL COST	COST/ACRE	NEW CONSTR. RENOVATION 58,434 *COMBINED TOTALS* TOTAL SF / TOTAL COST	COST/SF	NOTES
	18,000		40,434		15.30		58,434		
100000 GENERAL CONDITIONS	$ 825,000	$ 45.83	$ 165,000	$ 4.08	$ -	$ -	$ 990,000	$ 16.94	
020000 EXISTING CONDITIONS	$ 201,753	$ 11.21	$ 121,085	$ 2.99	$ -	$ -	$ 322,838	$ 5.52	
030000 CONCRETE	$ 3,500	$ 0.19	$ -	$ -	$ -	$ -	$ 3,500	$ 0.06	
040000 MASONRY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
050000 METALS	$ 405,000	$ 22.50	$ 202,170	$ 5.00	$ -	$ -	$ 607,170	$ 10.39	
060000 WOOD & PLASTICS	$ 250,740	$ 13.93	$ 234,517	$ 5.80	$ -	$ -	$ 485,257	$ 8.30	
070000 THERMAL & MOISTURE PROTECTION	$ 69,840	$ 3.88	$ 8,087	$ 0.20	$ -	$ -	$ 77,927	$ 1.33	
080000 DOORS & WINDOWS	$ 252,720	$ 14.04	$ -	$ -	$ -	$ -	$ 252,720	$ 4.32	
090000 FINISHES	$ 929,340	$ 51.63	$ 786,488	$ 19.45	$ -	$ -	$ 1,715,828	$ 29.36	
100000 SPECIALTIES	$ 108,360	$ 6.02	$ 243,413	$ 6.02	$ -	$ -	$ 351,773	$ 6.02	
110000 EQUIPMENT	$ 156,060	$ 8.67	$ -	$ -	$ -	$ -	$ 156,060	$ 2.67	
120000 FURNISHINGS	$ 42,480	$ 2.36	$ 95,424	$ 2.36	$ -	$ -	$ 137,904	$ 2.36	
130000 SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
140000 CONVEYING SYSTEMS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N/A-EXCLUDED
210000 FIRE PROTECTION	$ 99,000	$ 5.50	$ 50,543	$ 1.25	$ -	$ -	$ 149,543	$ 2.56	
230000 PLUMBING	$ 336,600	$ 18.70	$ 378,058	$ 9.35	$ -	$ -	$ 714,658	$ 12.23	
250000 HVAC	$ 785,880	$ 43.66	$ 879,440	$ 21.75	$ -	$ -	$ 1,665,320	$ 28.50	
260000 ELECTRICAL	$ 445,860	$ 24.77	$ 541,007	$ 13.38	$ -	$ -	$ 986,867	$ 16.89	
27/280000 LV SPECIAL SYSTEMS	$ 63,360	$ 3.52	$ 101,489	$ 2.51	$ -	$ -	$ 164,849	$ 2.82	
310000 EARTHWORK	$ -	$ -	$ -	$ -	$ 29,300	$ 1,915.03	$ 29,300	$ 0.50	
310000 EARTHWORK - BLDG	$ 12,950	$ 0.72	$ -	$ -	$ -	$ -	$ 12,950	$ 0.22	
320000 EXTERIOR IMPROVEMENTS	$ -	$ -	$ -	$ -	$ 495,559	$ 32,389.50	$ 495,559	$ 8.48	
330000 UTILITIES	$ -	$ -	$ -	$ -	$ 92,710	$ 6,059.48	$ 92,710	$ 1.59	
					$ -				
SUBTOTAL - DIRECT COST	$ 4,988,443	$ 277.14	$ 3,806,720	$ 94.15	$ 617,569	$ 40,364.01	$ 9,412,733	$ 161.08	
CONTINGENCY	$ 498,844	$ 27.71	$ 380,672	$ 9.41	$ 61,757	$ 1.53	$ 941,273	$ 16.11	10.00%
BUILDERS RISK INSURANCE	$ 4,888	$ 0.27	$ 3,268	$ 0.08	$ 600	$ 0.01	$ 8,756	$ 0.15	
GENERAL LIABILITY INSURANCE	$ 51,231	$ 2.85	$ 38,585	$ 0.95	$ 6,305	$ 0.16	$ 96,122	$ 1.64	0.85%
PROPERTY SURVEY	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
MATERIALS TESTING / INSPECTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
BUILDING PERMIT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M&E)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	BY OWNER
PAYMENT/PERFORMANCE BONDS	$ 42,253	$ 2.35	$ 31,820	$ 0.79	$ 5,200	$ 0.13	$ 79,273	$ 1.36	1-YEAR WARRANTY
CONSTRUCTION PHASE OVERHEAD & FEE	$ 390,996	$ 21.72	$ 298,275	$ 7.38	$ 48,400	$ 1.20	$ 737,671	$ 12.62	7.00%
TOTAL ESTIMATED CONSTRUCTION COST	$ 5,976,655	$ 332.04	$ 4,559,340	$ 112.76	$ 739,832	$ 40,367.04	$ 11,275,827	$ 192.97	16.52%

CLARIFICATION NOTES:

SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING IS NOT INCLUDED
MATERIALS TESTING/INSPECTION IS NOT INCLUDED
PLANNING APPLICATIONS/PERMIT/PLAN REVIEW FEES IS NOT INCLUDED
ARCHITECTURAL DESIGN & ENGINEERING IS NOT INCLUDED
DRILLED PIER FOUNDATIONS ARE INCLUDED.
COSTS FOR SOIL CORRECTION UNDER SLAB ON GRADE INCLUDE - 24" OF ASSUMED IMPORTED FILL.
FIRE SPRINKLERS ARE INCLUDED.
ESCALATION HAS NOT BEEN INCLUDED (RECOMMEND 1% INCREASE IN DIRECT COST PER MONTH).

4.1 Overview

The plan for implementation is an effort to organize the district priorities and associated projects along a timeline for completion. Below is an outline that begins to focus on this strategy and is broken down by four categories.

- **CATEGORY 1: Current work -** *This category includes current work identified as being completed over the next year. In this case 2022.*
- **CATEGORY 2: 1 to 5 year plan -** *This category includes work that will be completed over the next five years, 2023 through 2027.*
- **CATEGORY 3: 6 to 10 year plan -** *This category includes work that will be completed in the next 10 years, 2028 through 2032.*
- **CATEGORY 4: 11+ year plan -** *This category includes work planned for 11 years out beginning in 2033 and beyond*

The current work category outlined below includes activities that are defined and established by the District that have target completion years indicated for established projects. The other timeline categories do not include years indicated as it is yet unknown how this process will be implemented and executed. It is anticipated that many of the projects will be planned within the next five years. The execution of design and construction of these projects is dependent upon many factors that are not known at this time. This is in an effort to outline these priorities and projects based on a timeline to allow planning activities to occur.

Current Work

- **District Priority 1 – Maintenance and Safety**
  - 2022 BEST Grant Cycle
    - Execute Current Grant Projects
    - Execute Current District Maintenance Projects

- **District Priority 2 - Expand Early Childhood Center Program**
  - 2022 Strategic Planning Process
    - Establish Partnerships
    - Identify Potential Funding Sources
    - Review and Select Site
    - Preliminary Design to apply for Best Grant in early 2023

1 to 5 Year Plan (2023-2027)

- **District Priority 2 - Expand Early Childhood Center Program**
  - 2023 BEST Grant Application
  - 2023-2024 Design and Construction of New ECC Facility
  - 2025 Remove modular classrooms at district administration property

- **District Priority 3 – Plan for Replacement of the Montrose High School Building**
  - Begin Strategic Planning Process and Funding Analysis for replacement facility on the existing site

- **District Priority 4 - Elementary School Capacity and Facility Condition**
  - Begin Strategic Planning and Funding Analysis
    - Partial Building Replacement at Pomona Elementary School
    - Northside Elementary School Building Replacement **OR** Renovation
    - Building Addition at Cottonwood Elementary School
    - Building Addition at Oak Grove Elementary School
    - Building Addition at Johnson Elementary School
    - Reorganize Program Spaces within Olathe Elementary School
  - Complete Attendance Boundary Adjustment if Required

- **District Priority 5 – Expand Peak Academy**
  - Begin Strategic Planning Process and Funding Analysis for new or renovated Peak Academy facility

- **Priority 6 – Improvements at Olathe MS/HS**
  - Begin Strategic Planning Process and Funding Analysis for renovated facility

- **Priority 7 – Improvements at Centennial MS**
  - Begin Strategic Planning Process and Funding Analysis for renovated facility

5 to 10 Year Plan (2028 to 2032)

- To be determined by Montrose County School District through a priority planning process and funding available.

11+ Year Plan

- To be determined by Montrose County School District through a priority planning process and funding available.

5.0 Appendix

PROJECT: Montrose County School District Master Plan

PROJECT NO: 2021-004.00

DATE: 4/14/21

ATTENDEES: See attached sign in sheet

SUBJECT: Planning Assistance Team #1

1. Philip Bailey thanked everyone for agreeing to participate and introduced RTA.

2. Stuart Coppedge began the PowerPoint presentation (attached), and the RTA team members introduced themselves.
    a. Stuart-Project Manager
    b. Brian Calhoun-Principal in Charge
    c. Ken Gregg-Architect/Education Planner
    d. Ericka Everette-Architect
    e. Shannon Bingham, Western Demographics-Demographer

3. Presentation
    a. Master Plan purpose and process (Stuart)
    b. Web-based format and final product (Ericka)
    c. Demographic study (Shannon Bingham)
    d. Interactive strengths and weaknesses exercise (Brian and PAT)

4. Follow-on discussion
    a. Meetings will always be the Wednesday after the board meeting
    b. Start time will be 5:30 with a one hour time limit target
    c. RTA will publish an agenda with read-ahead material about one week prior to each meeting

MEETING ATTENDANCE

Project:
Project Number:

RTA ARCHITECTS

NAME	REPRESENTING	PHONE	EMAIL ADDRESS
Penny Harris	MCSD ECC	970-249-5858	penelope.harris@mcsd.org
Sandy Head	Montrose Economic Dev Corp	970 349 9438	sandyh@MontroseEDC.org
Eric Kelley	MCSB	970 210-6529	ekbarber70@icloud.com
Blaine Hale	Montrose PD	970 209 8045	bhale-cityofmontrose.org
Michelle Gottlieb	Olathe	970 209-1002	michelle_gottlieb@montrosecounty.net
Jack Schulte	PAT Member	970-249-6309	fixrfarm@outlook.com
Thom Miller	Community/Parent/Media	719-298-1988	thoqamiller.world@gmail.com
Sue Hansen	Montrose County	970 596 0620	shansen@montrosecounty.net
Matt Jenkins	MCSD	423-718-7865	Mrs.jm@
Steve Gottlieb	Olathe	970 209-1123	Steve.gottlieb@mcsd.org

Montrose County School District Master Plan
PAT Meeting #1
April 14, 2021

Brian Calhoun
Principal-in-Charge
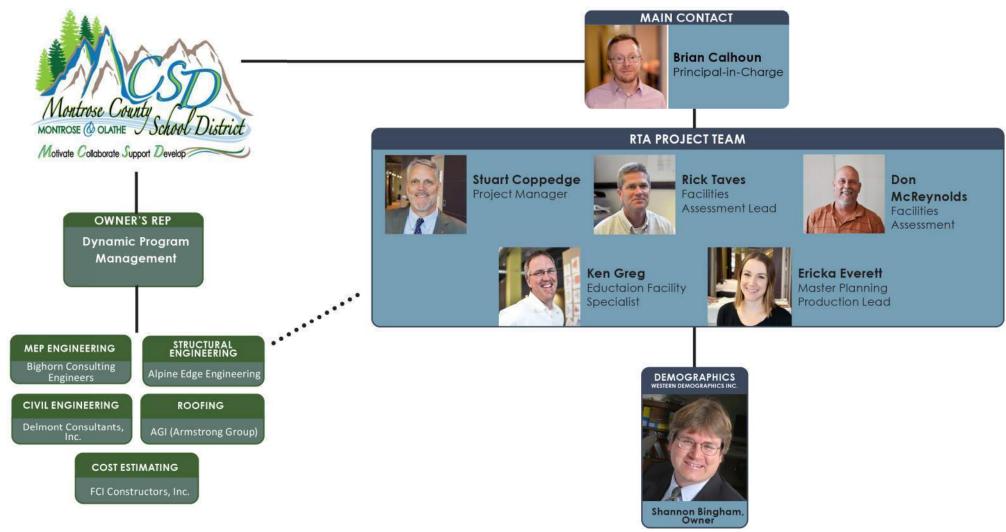
Stuart Coppedge
Project Manager

Ken Gregg
Education Facility
Specialist

Ericka Everett
Master Planning
Production Lead

Here Today

MAIN CONTACT

Brian Calhoun
Principal-in-Charge

OWNER'S REP
Dynamic Program Management

MEP ENGINEERING
Bighorn Consulting Engineers

STRUCTURAL ENGINEERING
Alpine Edge Engineering

CIVIL ENGINEERING
Delmont Consultants, Inc.

ROOFING
AGI (Armstrong Group)

COST ESTIMATING
FCI Constructors, Inc.

RTA PROJECT TEAM

Stuart Coppedge
Project Manager

Rick Taves
Facilities Assessment Lead

Don McReynolds
Facilities Assessment

Ken Greg
Eductaion Facility Specialist

Ericka Everett
Master Planning Production Lead

DEMOGRAPHICS
WESTERN DEMOGRAPHICS INC.

Shannon Bingham, Owner

Follow Your Mission

Environment:
MCSD … will ensure that all students have a safe and academically rigorous environment in which to learn.

Certainty:
All students … will graduate with life skills and knowledge required to…

Choice:
… enter into the workforce, begin a career, attend college or other post-secondary education opportunities …

Preparation:
… without remediation.

Lead with a Plan

- Buildings are the physical manifestation of your values, mission, and goals.

- To have great buildings, you have to have great design.

- A great Master Plan sets the scene for great design.

- **Intentional, comprehensive,** and **honest** community involvement is an essential part of a great Master Plan.

- RTA uses multiple processes to engage the entire community and ensure all voices are heard

Purpose: The Master Plan will provide a road map for long-term planning:

✓ Assess the condition of your buildings

✓ Show how the buildings are utilized

✓ Identify key areas for improvement

✓ Review District-wide options

✓ Collect broad stakeholder & community input

✓ Provide the basis for data-driven decisions

✓ Support your communication process

✓ Provide options for the future

✓ Create a strategic facility plan for implementation and to guide future decisions

PAT Meeting Norms:

✓ Attendance is expected at all scheduled meetings.

✓ The meetings will start on time with duration of 1 hour (typical). Group members should be on time and expect to remain for the entire meeting if possible.

✓ The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.

✓ The students' interests come first.

✓ Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.

✓ Committee members are requested to focus on solutions that address the needs of the School District as a whole.

✓ Committee meetings will stay on task.

✓ Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.

✓ Minutes of each meeting will be distributed by email within one week of meeting date.

✓ All members are to speak up in an open forum- all points of view will be heard and valued.

✓ All participants will be treated with mutual respect.

✓ Members of the committees will operate on a first name basis.

✓ Refreshments will be served at all meetings.

Master Plan Core Values

EXCELLENCE	RESPONSIBILITY	INTEGRITY	COMMUNICATION	COMMUNITY PRIDE
Our goal is to provide and safe, innovative, and supportive and inclusive environment for all students and staff based on objective criteria.	*We will be accountable for our actions and results, efficiently managing district resources and effectively incorporating them into this process.*	*We will be accountable for our actions and results, efficiently managing district resources and effectively incorporating them into this process.*	*We will communicate every aspect of the process with the upmost clarity and honesty, integrating the facilities plan with the strategic plan and informing the community about the process and providing the opportunity to address concerns and questions as they arise.*	*Local businesses, private and public agencies and the entire community are integral partners in the educational process. The Master Plan process and final result, therefore, should generate a sense of pride in the community, and enhance community development.*
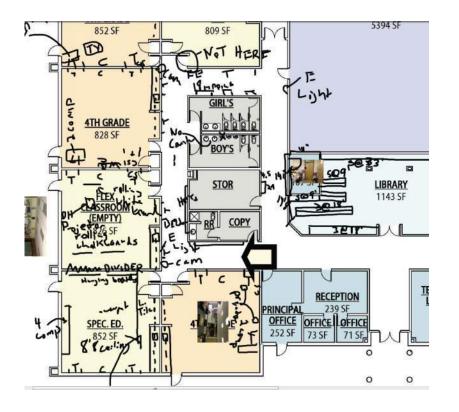
Master Plan Deliverables

Report Document:
- Background, history and demographic information
- Historical Significance Study
- Facility Assessment
- Educational Programming and Adequacy study
- Inventory of facilities
- Energy, HVAC, O & M and SF Analysis
- Technology infrastructure evaluation

- Web-based project information
- Strategic plan for implementation
- Transparent community engagement process
- BEST application assistance + facility assessment
- Bond Support

[Condition Matrix]

12 Highest Ranking Items: Life Safety and Student Hea[lth]

1 Relocate Main Office to Enhance Security of Building

2 Parent Pick Up and Drop Off/Bus Loading Improvements

3 Address PA Volume Issues

4 Additional Emergency Egress Lighting

5 Double Egress doors at High School

6 Existing Exit Doors from Old Gymnasium encroach in Corridor

7 Replace Video Intercom at Front Door

8 Add Missing Surveillance Cameras

9 Replace Ramp in Main Corridor

10 Relocate Kindergarten Room to Elementary Corridor

11 Provide Secure Access to Pre-School Room

12 Upgrade Site Lighting

Facility Assessments

1. Mandatory building walk with design and engineering team, maintenance staff, etc. at beginning of project

2. Compare existing conditions to existing documents

3. Understand and address school goals

4. Understand code requirements

5. Review previous 6 months of work orders (Does everything work now?)

6. Verify asbestos scope of work – confirm reports

7. Perform technology assessment

Data-Driven Analysis
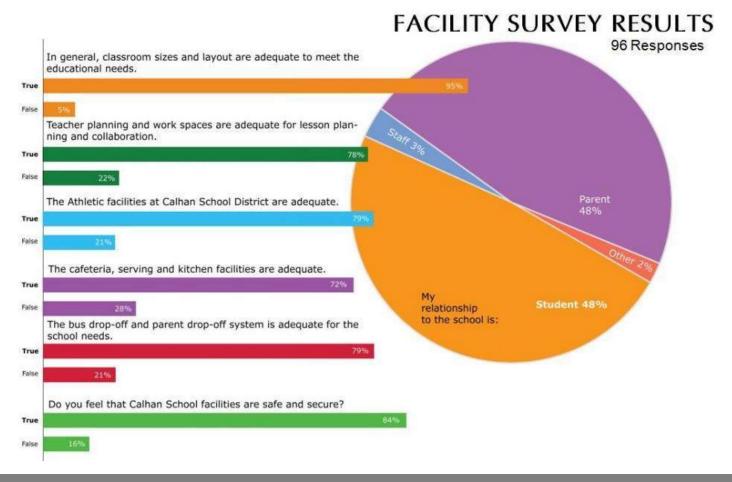
Level 1		District 11 Assessment Rating
	1	Needs Immediate Action/Life Safety Issue (Red)
	2	Replace within 5 Years (Orange)
	3	Replace wihtin 6-10 Years (Yellow)
	4	Improvement Item (Green) - Also indicate remaing years of system life

Level2		Category - What is the problem or concern?
	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues.
	4	Space characteristics / adequacies
	5	ADA Issues.
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The Association would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem

Level3		Consequences - What happens when failure occurs?
	1	Failure may compromise building occupant safety & health
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements but closure is not necessary
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the association or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected

Utilizing Our Condition Analysis Matrix

- Sorts deficiencies by any criteria

- Prioritizes the information

- Consolidates the information

- Becomes a working document

Online Community Polling

FACILITY SURVEY RESULTS
96 Responses

In general, classroom sizes and layout are adequate to meet the educational needs.
- True: 95%
- False: 5%

Teacher planning and work spaces are adequate for lesson planning and collaboration.
- True: 78%
- False: 22%

The Athletic facilities at Calhan School District are adequate.
- True: 79%
- False: 21%

The cafeteria, serving and kitchen facilities are adequate.
- True: 72%
- False: 28%

The bus drop-off and parent drop-off system is adequate for the school needs.
- True: 79%
- False: 21%

Do you feel that Calhan School facilities are safe and secure?
- True: 84%
- False: 16%

My relationship to the school is:
- Parent 48%
- Student 48%
- Staff 3%
- Other 2%

Facility Master Plan Report

Summary of Options – Elementary School Example

E1	**E2**	**E3**	**E4**	**E5**
MAINTENANCE	MAINTENANCE	RENOVATION	NEW PK-5 SCHOOL	OTHERS
+	+	+		
REMODEL	MAJOR RENOVATION	MAJOR ADDITION		
+	+			
SMALL ADDITION PK	ADDITIONS PK & LIBRAY			
IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION	RETAINS EXISTING STRUCTURE	PROVIDES NEW CLASSROOM BUILDING COMPONENTS	BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE	
0 - $8M	$8M	$15-18M	$25M+	
$-$$	$$	$$$	$$$$	$-$$

E1

MAINTENANCE

+

REMODEL

+

SMALL
ADDITION
PK

IDENTIFY BIGGEST ISSUES
AND DEVELOP A PLAN FOR
IMPLEMENTATION

0 - $8M

$-$$

Ridgway School District

E2

MAINTENANCE

+

MAJOR
RENOVATION

+

ADDITIONS
PK & LIBRAY

RETAINS EXISTING
STRUCTURE

x

$$

Ridgway School District

E3

RENOVATION

+

MAJOR
ADDITION

PROVIDES NEW
CLASSROOM BUILDING
COMPONENTS

x

$$$

Ridgway School District Facilities Master Plan

BUS DROP OFF

GYM

2 STORY

PRE K CLASSROOMS

PRE K PLAY

CAFE

PLAY AREA

Bus Only

ADMIN

PARKING

DROP OFF

FIELD

NORTH

Remodel/Major Addition
- Maintenance on '96 Building
- Temporarily move to '96 Building
- Demo '72 and Construct New
- New Playgrounds in front (with
  separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning
  Commons concept
- Renovate existing library?

Ridgway School District Facilities Master Plan

RTA
ARCHITECTS

14

Montrose County School District
PAT Meeting #1

Interactive Website

Master Plan Schedule

FEB — MAR — APRIL — MAY — JUNE — JULY — AUG — SEP — OCT — NOV — DEC — JAN — FEB — MAR

2/1 - 2/19   **Phase A – Discovery**

2/22 - 3/26   **Phase B – Investigations**

3/29 - 4/16   **Phase C – Synthesis**

4/26 - 10/29   **Phase D – Master Plan Development**

11/3 - 11/24   **Phase E – Master Plan Completion**

11/29 – 2/18   **Alternate –** BEST Grant Assistance

6/1 – 10/31   **Alternate –** Possible Bond Issuance Assistance

★ Today

PAT Schedule

Monthly Meetings

Wednesdays @ 5:00pm - 6:30pm

4/14	**PAT #1** Introduction
5/12	**PAT #2** Review Initial Options
6/9	**PAT #3** Review Option Development
7/14	**PAT #4** Review Option Progress
8/11	**PAT #5** Review Proposed Final Option
9/15	**PAT #6** Review Master Plan Progress
10/13	**PAT #7** Final Draft Master Plan Review
11/10	**PAT #8** Final Master Plan Endorsement

Montrose County School District – Demographic Data and Enrollment Outlook - 2021 - 2025
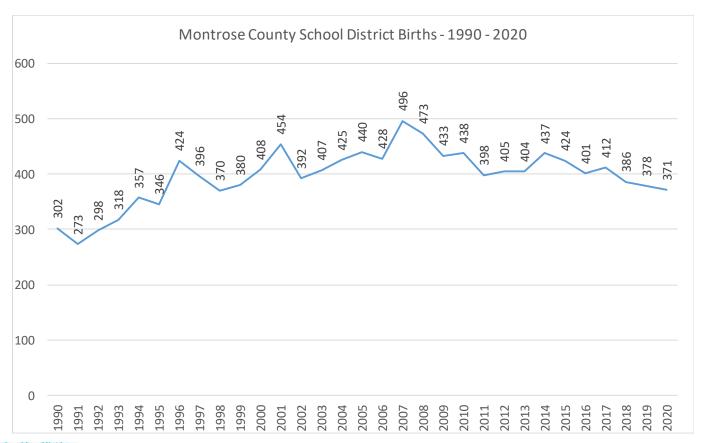
Shannon L.
Bingham
4/6/21

Key Findings

- The district is in a positive economic cycle that will continue as it emerges from the pandemic.
- Birth counts for the district are down and existing residents are producing fewer children.
- Employment has returned to pre-pandemic levels.
- New employers including Colorado Outdoors will continue to increase workforce population.
- Housing growth will approach 300 homes per year and this growth will replace demographic decline.
- Growth is focused in Montrose with population in Olathe and the County stable.
- Enrollment at Cottonwood ES, Oak Grove ES and the High School will grow the most.
- There will be a post-pandemic recovery of 175 students in the Fall of 2021 and a second recovery of 76 students in Fall of 2022 as normal attendance behaviors return.
- Overall enrollment will grow by 431 students over the five-year period, but a significant portion of that will be pandemic recovery.

WD

Births – 1990 – 2020 – Colorado Department of Health

Montrose County School District Births - 1990 - 2020

3

Births by Elementary Attendance Area

Montrose County School District Births - 1990 - 2020

Legend: Cottonwood, Johnson, Northside, Oak Grove, Olathe, Pomona

Birth decline is focused in the Cottonwood, Johnson, Northside and Pomona attendance areas.   This decline will reduce grade size in these areas and reduce elementary enrollments and subsequent middle school enrollment during the period. Decline will be partially replaced by new housing growth.

School	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Change 2010 - 2020	School
Cottonwood	54	47	30	64	65	51	40	53	41	38	44	-10	Cottonwood
Johnson	106	111	129	91	115	107	104	94	107	100	94	-12	Johnson
Northside	70	54	48	48	58	51	48	44	46	49	44	-26	Northside
Oak Grove	40	29	38	29	36	35	46	41	45	42	32	-8	Oak Grove
Olathe	80	74	78	63	78	92	65	94	62	68	83	3	Olathe
Pomona	88	83	82	109	85	88	98	86	85	81	74	-14	Pomona
Total	438	398	405	404	437	424	401	412	386	378	371	-67	Total

4

Population and Enrollment History

Year	PK-12 Enrollment	Total Population	Percentage in Public School
2010	6415	37696	17.0%
2011	6294	38350	16.4%
2012	6183	38641	16.0%
2013	6200	38818	16.0%
2014	6087	38523	15.8%
2015	6162	38876	15.9%
2016	6252	38637	16.2%
2017	6260	38684	16.2%
2018	6154	39119	15.7%
2019	6215	39653	15.7%
2020	5836		

Population in the district has increased by 2,000 residents during the past ten years.   Enrollment has declined slightly during this period, mostly at the elementary level.   The correlation between population and school enrollment has declined from 17% to 15.7% during this period indicating demographic change.

Montrose County School District - Enrollment History - 2015 - 2020

5

Grade Distribution

Montrose County School District - Grade Distribution - 2015 - 2020

Grade sizes have declined over time in grades K-8.

Import and Export of Students

School Year 2020-21 Import and Export of Students

Import		Export	
District	**Count**	**District**	**Count**
Delta County 50(J)	46	Mapleton 1	11
Ouray R-1	1	Byers 32J	30
Ridgway R-2	4	Vilas RE-5	3
Total	**51**	Delta County 50(J)	274
		Lewis-Palmer 38	2
		District 49	19
		Durango 9-R	41
		Branson Reorganized 82	1
		Ouray R-1	12
		Ridgway R-2	24
		Monte Vista C-8	3
		Telluride R-1	6
		Julesburg Re-1	5
		Charter School Institute	8
		Colorado School for the Deaf and Blind	1
		Education reEnvisioned BOCES	35
		Total	**475**

The district's historic transfer of students remains stable with 51 imported and 475 leaving the district to various neighboring districts with closer schools and online charters resulting in most of the export of students.   The clustering of most district schools in central Montrose results in remote families having closer school options.

WD

Labor Data 1990 - 2019

Year	Labor Force	Employed	Unemployed	Unemployment Rate
1990	11,664	10,916	748	6.4%
1991	11,992	11,064	928	7.7%
1992	12,462	11,463	999	8.0%
1993	12,941	12,178	763	5.9%
1994	14,166	13,451	715	5.0%
1995	14,899	14,059	840	5.6%
1996	15,081	13,986	1,095	7.3%
1997	15,649	14,759	890	5.7%
1998	16,026	15,015	1,011	6.3%
1999	15,980	15,083	897	5.6%
2000	16,215	15,615	600	3.7%
2001	16,922	16,180	742	4.4%
2002	17,835	16,882	953	5.3%
2003	18,219	17,168	1,051	5.8%
2004	19,104	18,100	1,004	5.3%
2005	19,741	18,813	928	4.7%
2006	20,286	19,474	812	4.0%
2007	20,744	20,003	741	3.6%
2008	20,767	19,728	1,039	5.0%
2009	21,101	19,391	1,710	8.1%
2010	20,624	18,360	2,264	11.0%
2011	20,017	17,805	2,212	11.1%
2012	19,836	17,787	2,049	10.3%
2013	19,297	17,474	1,823	9.4%
2014	19,274	17,967	1,307	6.8%
2015	19,324	18,344	980	5.1%
2016	20,054	19,224	830	4.1%
2017	20,790	20,110	680	3.3%
2018	21,631	20,861	770	3.6%
2019	22,010	21,327	683	3.1%

The labor force and unemployment levels had returned to favorable levels by 2019 prior to the pandemic. Monthly data indicates pandemic influence and increases unemployment.

WD

8

2020 Labor Data by Month

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
January, 2020	21,684	20,951	733	3.4%
February, 2020	21,634	20,860	774	3.6%
March, 2020	20,922	19,344	1,578	7.5%
April, 2020	19,548	17,150	2,398	12.3%
May, 2020	19,230	17,434	1,796	9.3%
June, 2020	20,083	17,996	2,087	10.4%
July, 2020	19,647	18,372	1,275	6.5%
August, 2020	20,480	19,344	1,136	5.5%
September, 2020	21,505	20,369	1,136	5.3%
October, 2020	22,401	21,265	1,136	5.1%
November, 2020	21,332	20,157	1,175	5.5%
December, 2020	22,108	20,509	1,599	7.2%

Monthly data indicates pandemic influence and increases unemployment to a high of 12.3% in April of 2020.   Recent figures for February of 2021 indicate 6.8% in line with State levels.

WD

New Housing Developments Inventoried

Subdivision	Builder	Density	Elementary Attendance
Majestic Pointe at Eagle Landing	Coker Homes	SFD	CES
Sinner Subdivision	Paul Sinner	VL SFD	CES
Sunrise Creek II Filing No. 5	Elliot Steinberg -Sunrise Creek LLC	SFD	CES
Sunrise Creek III Filing No. 2	Jack Petruccelli - Sunrise Creek LLC	SFD	CES
The Estates at Stone Ridge	Coker Homes	SFD	CES
The Hub at Montrose Crossing (Cobble Creek GC)		MF - Market Rate	CES
The Promontory at English Gardens	Ridgeline Homes	SFD	CES
Other Projects- Cottonwood		SFD	*CES*
Valley Ranch Addition North & South	David Coker - Coker Homes	Mixed Density	CES
Bear Creek Subdivision	Ridgeline Homes	SFD	JES
Other Projects- Johnson		SFD	*JES*
Hill and Sunnyside	Ridgeline Homes	SFD	JES
Other Projects- Northside		SFD	*NES*
Basecamp Subd Phase 1	Kurt Soukup - Range Development	MF - Market Rate	NES
Waterfall Canyon	Ridgeline Homes	SFD	OGES
Other Projects- Oak Grove			*OGES*
Stargate	Ridgeline Homes	SFD	OGES
Other Projects- Pomona			*PES*

Annual new housing absorption estimates were collected for each of these developments.   These figures resulted an expectation of approximately 200 new homes per year for the next five years.

10
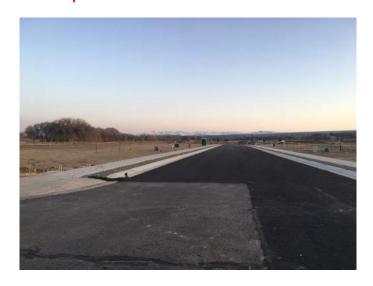
Expected New Housing – 2021-25

Year / Jurisdiction	2021	2022	2023	2024	2025	Total
City of Montrose	173	250	233	191	181	**1028**
County Infill	100	100	100	100	100	**500**
Total	**273**	**350**	**333**	**291**	**281**	**1528**
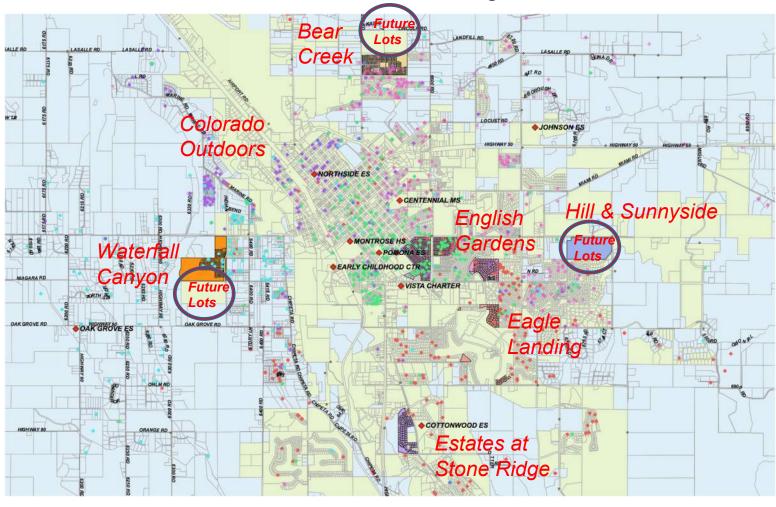
Approximately 300 new homes are expected annually according to combined polling of local planners and builders / developers.

WD

Student Distribution and New Housing
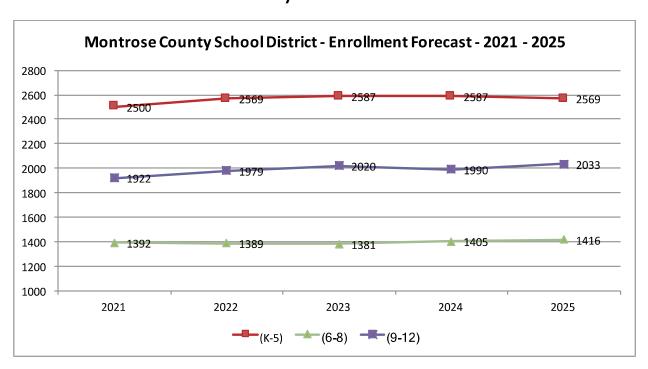
Off-setting Effect of Demographic Change and Housing Growth

School	Demographic Change	New Housing Growth	Approximate Effect
Cottonwood	-21	124	**103**
Johnson	-39	79	**40**
Northside	-21	14	**-7**
Oak Grove	-9	37	**28**
Olathe ES	-27	0	**-27**
Pomona	-42	7	**-35**
Centennial	-60	46	**-14**
Columbine	-99	84	**-15**
Olathe MS/HS	-27		**-27**
Montrose HS	-159	174	**15**
Total	**-504**	**565**	**61**

This table shows the students expected from new housing for each school and the expected decline produced by the birth rate. The actual effect of these trends is moderated by the size of individual grades moving through the system especially at the high school level.

WD

DRAFT Overall Forecast by Level

Montrose County School District - Enrollment Forecast - 2021 - 2025

Year	(K-5)	(6-8)	(9-12)
2021	2500	1392	1922
2022	2569	1389	1979
2023	2587	1381	2020
2024	2587	1405	1990
2025	2569	1416	2033

Assumption – 251 students are missing from enrollment due to the pandemic and this has an effect on enrollment recovery in 2021 and 2022. These students are expected to return - 70% in SY 2021-22 and remaining 30% in SY 2022-23

WD

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Enrollment Forecast

Year	K	1	2	3	4	5	6	7	8	9	10	11	12
2021	400	400	414	417	423	446	430	463	499	441	497	447	537
2022	411	419	421	437	440	440	461	449	479	510	447	497	525
2023	395	424	432	434	450	451	451	472	458	488	510	447	575
2024	387	408	437	445	447	461	462	462	481	467	488	510	525
2025	380	400	421	450	458	458	472	473	471	490	467	488	588

Year	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2021	2500	1392	1922	5814	249	6063	227
2022	2569	1389	1979	5937	249	6186	122
2023	2587	1381	2020	5988	249	6237	51
2024	2587	1405	1990	5982	249	6231	-7
2025	2569	1416	2033	6018	249	6267	36

The Western demographics forecast agrees with the State Budget Office forecast indicating pandemic enrollment recovery and slight growth.

WD

Elementary Forecast

Year	School	Tot K-5		Year	School	Tot K-5
2021	Olathe ES	420		**2021**	Northside ES	340
2022	Olathe ES	434		**2022**	Northside ES	344
2023	Olathe ES	416		**2023**	Northside ES	349
2024	Olathe ES	397		**2024**	Northside ES	343
2025	Olathe ES	387		**2025**	Northside ES	334
2021	Oak Grove ES	399		**2021**	Johnson ES	479
2022	Oak Grove ES	421		**2022**	Johnson ES	493
2023	Oak Grove ES	434		**2023**	Johnson ES	502
2024	Oak Grove ES	440		**2024**	Johnson ES	502
2025	Oak Grove ES	452		**2025**	Johnson ES	501
2021	Pomona ES	363		**2021**	Cottonwood ES	443
2022	Pomona ES	361		**2022**	Cottonwood ES	463
2023	Pomona ES	347		**2023**	Cottonwood ES	488
2024	Pomona ES	340		**2024**	Cottonwood ES	514
2025	Pomona ES	334		**2025**	Cottonwood ES	506

Enrollment at Oak Grove, Johnson and Cottonwood is expected to increase.

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Middle School Forecast

Year	School	6	7	8	Total
2021	Centennial MS	201	200	211	612
2022	Centennial MS	200	202	204	606
2023	Centennial MS	190	203	204	596
2024	Centennial MS	208	192	204	605
2025	Centennial MS	212	211	193	617
2021	Columbine MS	155	169	182	507
2022	Columbine MS	178	167	176	520
2023	Columbine MS	158	180	169	507
2024	Columbine MS	155	160	183	498
2025	Columbine MS	169	157	162	488
2021	Peak Virtual MS	10	15	24	49
2022	Peak Virtual MS	18	13	19	50
2023	Peak Virtual MS	17	21	16	53
2024	Peak Virtual MS	14	19	24	57
2025	Peak Virtual MS	11	16	23	50
2021	Olathe MS	64	78	82	224
2022	Olathe MS	66	67	80	213
2023	Olathe MS	87	69	69	224
2024	Olathe MS	85	90	70	245
2025	Olathe MS	80	88	92	261

Middle school enrollment will remain stable during the five-year period.

High School Forecast

Year	School	9	10	11	12	Total
2021	Vista Charter HS	0	5	28	127	**160**
2022	Vista Charter HS	0	5	29	121	**155**
2023	Vista Charter HS	0	5	28	125	**158**
2024	Vista Charter HS	0	5	29	124	**158**
2025	Vista Charter HS	0	5	30	127	**163**
2021	Montrose HS	351	396	340	322	**1409**
2022	Montrose HS	404	353	382	328	**1466**
2023	Montrose HS	389	400	338	366	**1494**
2024	Montrose HS	382	385	385	323	**1476**
2025	Montrose HS	397	378	369	368	**1513**
2021	Peak Virtual HS	23	28	21	33	**106**
2022	Peak Virtual HS	28	25	31	21	**105**
2023	Peak Virtual HS	24	30	29	31	**113**
2024	Peak Virtual HS	29	23	30	32	**115**
2025	Peak Virtual HS	29	23	30	32	**115**
2021	Olathe HS	66	68	58	56	**248**
2022	Olathe HS	78	64	55	55	**253**
2023	Olathe HS	75	76	52	53	**255**
2024	Olathe HS	64	72	63	50	**248**
2025	Olathe HS	63	61	59	60	**243**

High school enrollment will grow slightly during the five-year period.

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Fall 2021 Enrollment Forecast

Montrose County School District Fall 2021 Enrollment Projections - 4/5/21															
School	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total PK-12
Cottonwood_ES	0	74	77	84	57	64	88	0	0	0	0	0	0	0	444
Johnson_ES	0	77	77	82	85	79	80	0	0	0	0	0	0	0	480
Northside_ES	0	60	57	60	58	48	57	0	0	0	0	0	0	0	340
Oak_Grove_ES	0	72	71	62	67	62	65	0	0	0	0	0	0	0	399
Pomona_ES	0	52	51	56	58	70	75	0	0	0	0	0	0	0	362
Olathe_ES	0	61	61	68	80	86	64	0	0	0	0	0	0	0	420
Peak_Virtual_ES	0	6	6	2	10	13	18								55
Early Childhood Center	249														249
Olathe_MS								64	78	82					224
Centennial_MS								201	200	211					612
Columbine_MS								155	169	182					506
Peak_Virtual_MS								10	15	24					49
Olathe_HS											66	68	58	56	248
Montrose_HS											351	396	340	322	1409
Vista_Charter_HS											0	5	28	127	160
Peak_Virtual_HS											23	28	21	33	105
Total K-12	249	402	400	414	415	422	447	430	462	499	440	497	447	538	6062

Fall 2021 enrollment expectations reflect a pandemic recovery of approximately 175 students.

WD

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Questions / Discussion

What are the District's Strengths & Weaknesses?

STRENGTHS	WEAKNESSES
• STEM program / offerings • Gifted & Talented Programs • Early Childhood Center • Staff has been supportive and are passionate about what they do. Very impactful • High Retention of Staff • Relationship with CMU and Colorado Technical College of the Rockies • Strong relationship with local businesses- STEMposium. Very Engaged Community • Equity across the district (elementary) • Northside Clinic – health services • In Olathe, the schools are the center of the community	• Lack of Capacity in ECE to meet need- Also, lack of proper facility • CTE Opportunities exist, but could be improved • Need for more opportunity to be exposed to or work within the construction trades- MEP? • Lack of outdoor ed, outdoor STEM, experiential learning opportunities • Perception of Schools in MCSD from people outside the community • High Poverty Rates • Montrose is a retirement destination, and tend to not want to pay additional taxes for schools • A lot of portables

What are the District's Strengths & Weaknesses?

STRENGTHS	WEAKNESSES
• …	• …

Elementary / Early Childhood Education

PAT Schedule

Monthly Meetings

Wednesdays @ 5:30pm - 6:30pm

4/14	**PAT #1**	Introduction
5/12	**PAT #2**	Review Initial Options
6/9	**PAT #3**	Review Option Development
7/14	**PAT #4**	Review Option Progress
8/11	**PAT #5**	Review Proposed Final Option
9/15	**PAT #6**	Review Master Plan Progress
10/13	**PAT #7**	Final Draft Master Plan Review
11/10	**PAT #8**	Final Master Plan Endorsement

Questions

Thank you!

PROJECT: Montrose County School District Master Plan

PROJECT NO: 2021-004.00

DATE: 5/12/21

ATTENDEES: See Attached Sheet

SUBJECT: Planning Assistance Team Meeting #2
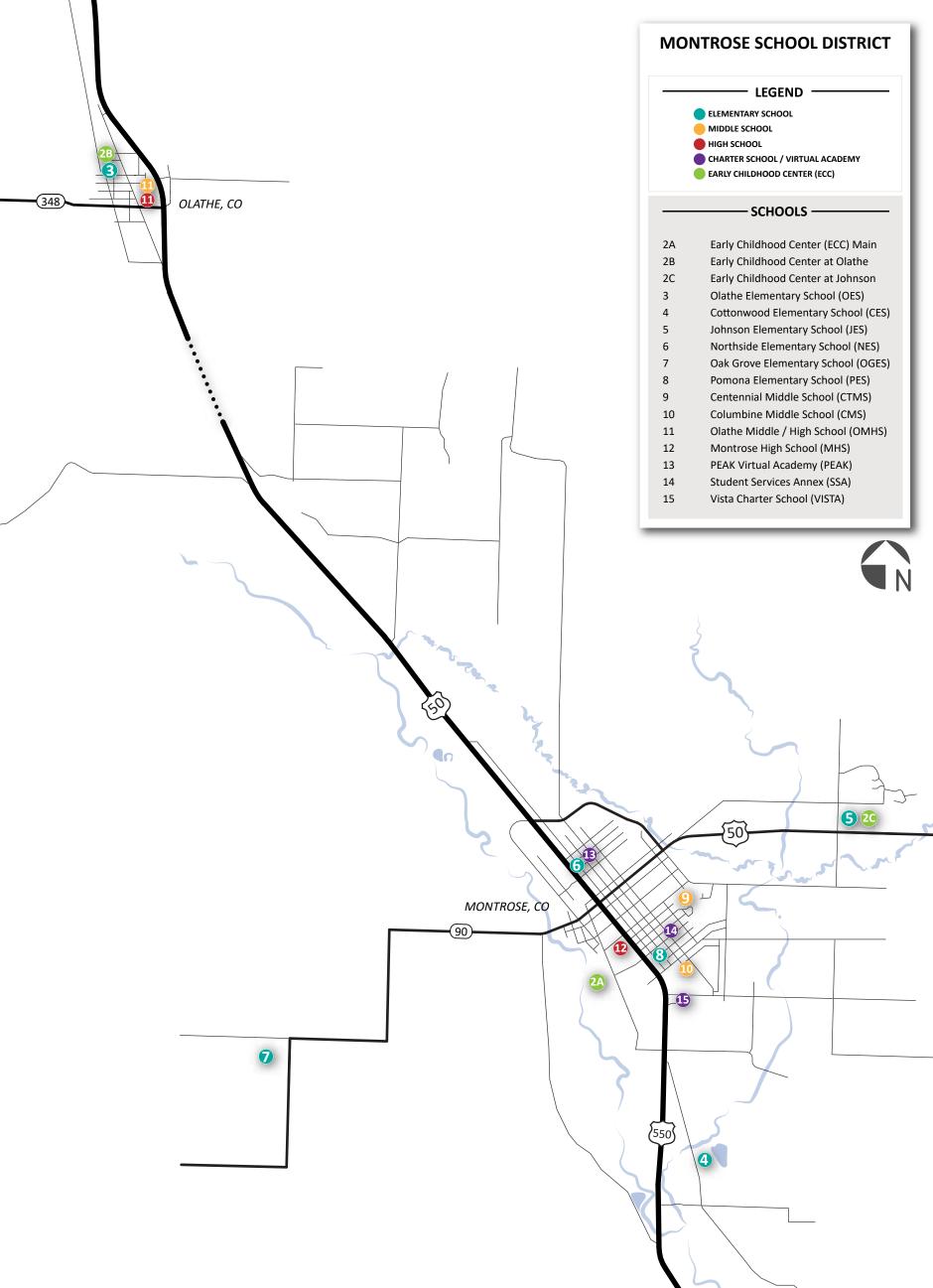
1. Phillip Baily opened the meeting and introduced RTA and PAT members attending their first meeting.

2. Stuart Coppedge explained that one hour meetings will probably not allow for the needed progress and proposed either extending the meetings to 1-1/2 hours or RTA providing a short video presentation the Friday before each PAT meeting. This will allow the PAT meetings to be mostly discussion. At the end of the meeting, this approach was confirmed.

3. Stuart and Ken presented the community survey results.
   a. Ken presented the elementary school capacity results. Several schools will be facing growth, but Cottonwood will see the most growth. There is less specials space within the building compared to others.

4. Individual groups discussed the presented information and then reported out. Comments follow:
   a. Community perception - school boundaries? is there an option to consider revising. In the case of Cottonwood, are the adjacent schools capable of taking on the additional capacity that Cottonwood cannot?
   b. Which school is the "worst" from a facility assessment perspective? Perhaps that school is replaced to improve facilities, but be enlarged to solve capacity issues. Then consider revising the boundaries to accommodate that.
   c. Consider revising the boundaries.
   d. The PAT expressed a goal of eliminating modulars.
   e. Use of space? - cafeterias and gyms should not be sharing the same space.
   f. Most of the schools are centrally located. Very few schools are serving the outskirts.
   g. Gyms and cafeterias should be unique vs. shared spaces.
   h. Stage/platform can be in gym.
   i. Big difference between the schools that are under capacity vs. over capacity.
   j. Northside ES has a high SPED population/capability (SSN).
   k. Concern that Olathe always feels left out. The PAT and RTA need to ensure that does not happen.
   l. Good data presentation - how it showed both programmatic and capacity needs at some schools in an objective way.

5. Middle School and High School capacities were not discussed due to time constraints and will be included in PAT Meeting #3.
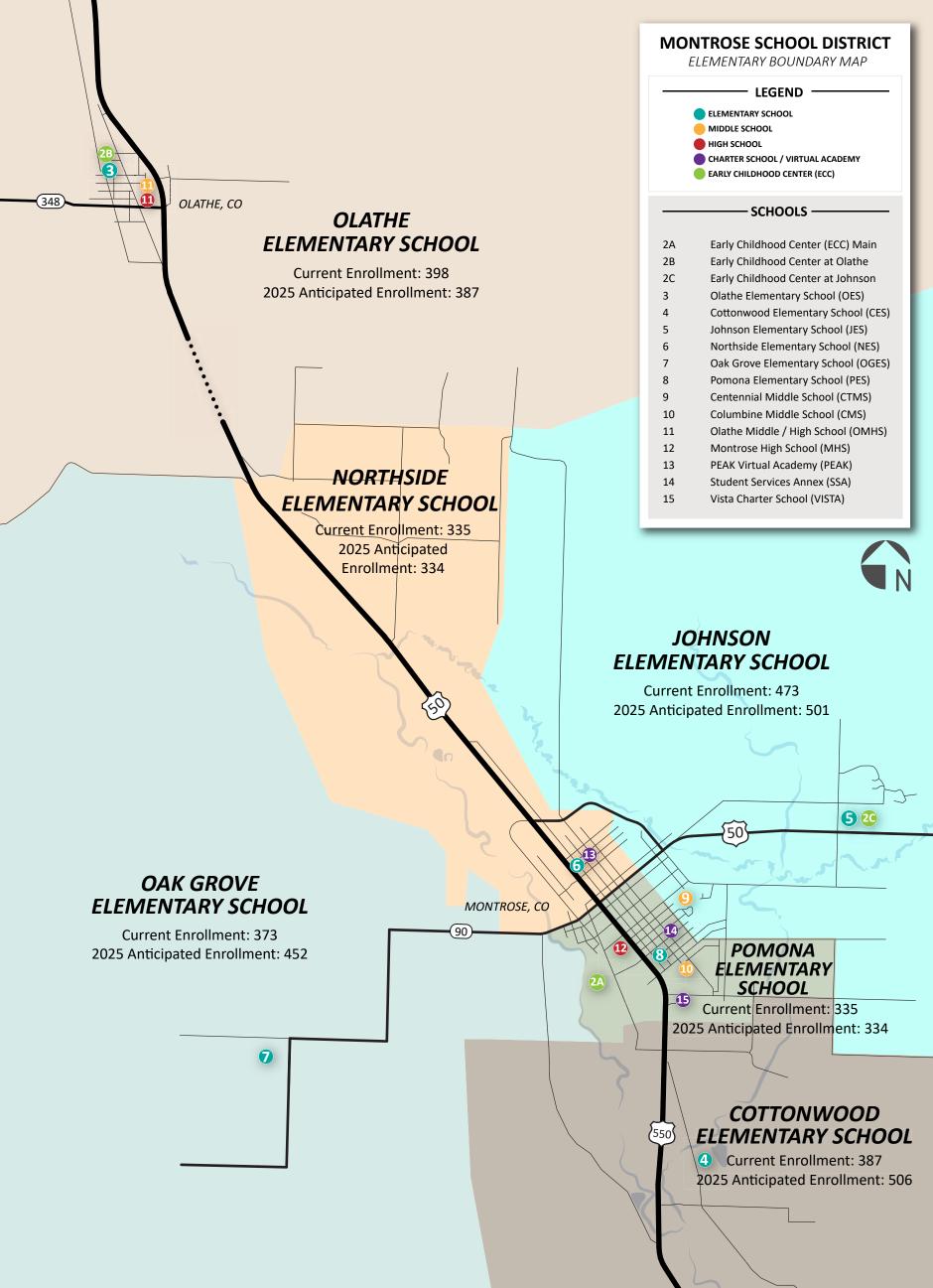
19 South Tejon Street, Suite 300 - Colorado Springs, CO 80903 - Tel: 719-471-7566 Fax: 719-471-1174

Montrose County School District Master Plan
PAT Meeting #2
May 12, 2021

MONTROSE SCHOOL DISTRICT

LEGEND

- 🟢 ELEMENTARY SCHOOL
- 🟠 MIDDLE SCHOOL
- 🔴 HIGH SCHOOL
- 🟣 CHARTER SCHOOL / VIRTUAL ACADEMY
- 🟩 EARLY CHILDHOOD CENTER (ECC)

SCHOOLS

2A	Early Childhood Center (ECC) Main
2B	Early Childhood Center at Olathe
2C	Early Childhood Center at Johnson
3	Olathe Elementary School (OES)
4	Cottonwood Elementary School (CES)
5	Johnson Elementary School (JES)
6	Northside Elementary School (NES)
7	Oak Grove Elementary School (OGES)
8	Pomona Elementary School (PES)
9	Centennial Middle School (CTMS)
10	Columbine Middle School (CMS)
11	Olathe Middle / High School (OMHS)
12	Montrose High School (MHS)
13	PEAK Virtual Academy (PEAK)
14	Student Services Annex (SSA)
15	Vista Charter School (VISTA)

OLATHE, CO

348

MONTROSE, CO

90

50

550

N

MONTROSE SCHOOL DISTRICT
ELEMENTARY BOUNDARY MAP

─── **LEGEND** ───

- 🟢 ELEMENTARY SCHOOL
- 🟠 MIDDLE SCHOOL
- 🔴 HIGH SCHOOL
- 🟣 CHARTER SCHOOL / VIRTUAL ACADEMY
- 🟢 EARLY CHILDHOOD CENTER (ECC)

─── **SCHOOLS** ───

2A	Early Childhood Center (ECC) Main
2B	Early Childhood Center at Olathe
2C	Early Childhood Center at Johnson
3	Olathe Elementary School (OES)
4	Cottonwood Elementary School (CES)
5	Johnson Elementary School (JES)
6	Northside Elementary School (NES)
7	Oak Grove Elementary School (OGES)
8	Pomona Elementary School (PES)
9	Centennial Middle School (CTMS)
10	Columbine Middle School (CMS)
11	Olathe Middle / High School (OMHS)
12	Montrose High School (MHS)
13	PEAK Virtual Academy (PEAK)
14	Student Services Annex (SSA)
15	Vista Charter School (VISTA)

OLATHE, CO

OLATHE ELEMENTARY SCHOOL

Current Enrollment: 398
2025 Anticipated Enrollment: 387

NORTHSIDE ELEMENTARY SCHOOL

Current Enrollment: 335
2025 Anticipated Enrollment: 334

JOHNSON ELEMENTARY SCHOOL

Current Enrollment: 473
2025 Anticipated Enrollment: 501

OAK GROVE ELEMENTARY SCHOOL

Current Enrollment: 373
2025 Anticipated Enrollment: 452

MONTROSE, CO

POMONA ELEMENTARY SCHOOL

Current Enrollment: 335
2025 Anticipated Enrollment: 334

COTTONWOOD ELEMENTARY SCHOOL

Current Enrollment: 387
2025 Anticipated Enrollment: 506

MONTROSE SCHOOL DISTRICT
MIDDLE SCHOOL BOUNDARY MAP

LEGEND

- ● ELEMENTARY SCHOOL
- ● MIDDLE SCHOOL
- ● HIGH SCHOOL
- ● CHARTER SCHOOL / VIRTUAL ACADEMY
- ● EARLY CHILDHOOD CENTER (ECC)

SCHOOLS

2A	Early Childhood Center (ECC) Main
2B	Early Childhood Center at Olathe
2C	Early Childhood Center at Johnson
3	Olathe Elementary School (OES)
4	Cottonwood Elementary School (CES)
5	Johnson Elementary School (JES)
6	Northside Elementary School (NES)
7	Oak Grove Elementary School (OGES)
8	Pomona Elementary School (PES)
9	Centennial Middle School (CTMS)
10	Columbine Middle School (CMS)
11	Olathe Middle / High School (OMHS)
12	Montrose High School (MHS)
13	PEAK Virtual Academy (PEAK)
14	Student Services Annex (SSA)
15	Vista Charter School (VISTA)

OLATHE, CO

OLATHE MIDDLE SCHOOL

Current Enrollment: 222
2025 Anticipated Enrollment: 261

CENTENNIAL MIDDLE SCHOOL

Current Enrollment: 583
2025 Anticipated Enrollment: 617

COLUMBINE MIDDLE SCHOOL

Current Enrollment: 471
2025 Anticipated Enrollment: 488

MONTROSE, CO

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348

OLATHE, CO

OLATHE HIGH SCHOOL

Current Enrollment: 269
2025 Anticipated Enrollment: 243

N

50

MONTROSE HIGH SCHOOL

Current Enrollment: 1,340
2025 Anticipated Enrollment: 1,513

MONTROSE, CO

90

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550

Montrose County School District

Elementary School Education Space List — **3 TRACK ELEMENTARY SCHOOL**
May 4, 2021
RTA Architects

	3 TRACK Baseline Educational Space List			**Cottonwood**			**Oak Grove**			**Northside**			**Pomona**		
DEPARTMENT / PROGRAM	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS
GENERAL CLASSROOMS															
KINDERGARTEN GRADE	3	18	54	3	18	54	3	18	54	3	18	54	3	18	54
FIRST GRADE	3	20	60	3	20	60	3	20	60	3	20	60	3	20	60
SECOND GRADE	3	20	60	3	20	60	3	20	60	3	20	60	3	20	60
THIRD GRADE	3	28	84	3	28	84	3	28	84	3	28	84	3	28	84
FOURTH GRADE	3	28	84	3	28	84	3	28	84	3	28	84	3	28	84
FIFTH GRADE	3	28	84	3	28	84	3	28	84	3	28	84	3	28	84
GENERAL CLASSROOMS	**18**		**426**	**18**		**426**	**18**		**426**	**18**		**426**	**18**		**426**
SPECIALS															
MUSIC	0.5	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0
ART	0.5	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0
PE	1	0	0	1	0	0	1	0	0	1	0	0	1	0	0
STEM / COMPUTER LAB	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0
TOTAL SPECIALS	**3**		**0**	**1**		**0**	**3**		**0**	**3**		**0**	**1**		**0**
SPECIAL ED															
SSN	1	0	0	0	0	0	1	0	0	1	0	0	1	0	0
SPECIAL ED	1	0	0	0	0	0	0.5	0	0	1	0	0	1	0	0
OT / SPEECH / PSYCH	1	0	0	1	0	0	0.5	0	0	0.5	0	0	1	0	0
TOTAL SPEC ED	**3**		**0**	**1**		**0**	**2**		**0**	**2.5**		**0**	**3**		**0**
INTERVENTION															
INTERVENTION	1	0	0	0	0	0	0	0	0	0.5	0	0	1	0	0
TOTAL INTERVENTION	**1**		**0**	**0**		**0**	**0**		**0**	**0.5**		**0**	**1**		**0**
OTHER															
ELL	0.5	0	0	0	0	0	0	0	0	0	0	0	0.5	0	0
GIFTED AND TALENTED	0.5	0	0	0	0	0	0	0	0	0	0	0	0.5	0	0
TOTAL OTHER	**1**		**0**	**0**		**0**	**0**		**0**	**0**		**0**	**1**		**0**
MAIN BUILDING TOTALS	**26**	**0**	**426**	**20**	**0**	**426**	**23**	**0**	**426**	**24**	**0**	**426**	**24**	**0**	**426**
SPACES PROVIDED IN MODULARS OR OTHER BUILDINGS				8			2			2			3		
FACILITY TOTAL SPACES				28			25			26			27		
Anticipated Enrollment - 2021						443			399			340			363
Anticipated Enrollment - 2025						506			452			334			334

Montrose County School District

Elementary School Education Space List   **3 TRACK ELEMENTARY SCHOOL**   **4 TRACK ELEMENTARY SCHOOL**
   May 4, 2021   **PLUS 2 FLEX CLASSROOMS**
   RTA Architects

	3 TRACK PLUS 2 FLEX			4 TRACK						
	Baseline Educational Space List			Olathe				Baseline Educational Space List			Johnson		
DEPARTMENT / PROGRAM	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS		NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS	NUMBER OF ROOMS	STUDENTS PER ROOM	STUDENTS
GENERAL CLASSROOMS													
KINDERGARTEN GRADE	3	18	54	3	18	54		4	18	72	4	18	72
FIRST GRADE	3	20	60	3	20	60		4	20	80	4	20	80
SECOND GRADE	3	20	60	3	20	60		4	20	80	4	20	80
THIRD GRADE	3	28	84	3	28	84		4	28	112	4	28	112
FOURTH GRADE	3	28	84	3	28	84		4	28	112	4	28	112
FIFTH GRADE	3	28	84	3	28	84		4	28	112	4	28	112
FLEX CLASSROOM	2	20	40	2	20	40							
GENERAL CLASSROOMS	**20**		**466**	**20**		**466**		**24**		**568**	**24**		**568**
SPECIALS													
MUSIC	0.5	0	0	0.5	0	0		1	0	0	1	0	0
ART	0.5	0	0	0.5	0	0		1	0	0	1	0	0
PE	1	0	0	1	0	0		1	0	0	1	0	0
STEM / COMPUTER LAB	1	0	0	0	0	0		1	0	0	1	0	0
TOTAL SPECIALS	**3**		**0**	**2**		**0**		**4**		**0**	**4**		**0**
SPECIAL ED													
SSN	1	0	0	2	0	0		1	0	0	1	0	0
SPECIAL ED	1	0	0	0	0	0		1	0	0	1	0	0
OT / SPEECH / PSYCH	1	0	0	2	0	0		1	0	0	1	0	0
TOTAL SPEC ED	**3**		**0**	**4**		**0**		**3**		**0**	**3**		**0**
INTERVENTION													
INTERVENTION	1	0	0	1	0	0		1	0	0	0.5	0	0
TOTAL INTERVENTION	**1**		**0**	**1**		**0**		**1**		**0**	**0.5**		**0**
OTHER													
ELL / CLD	0.5	0	0	1	0	0		0.5	0	0	0	0	0
GATE / GIFTED AND TALENTED	0.5	0	0	0	0	0		0.5	0	0	0	0	0
TOTAL OTHER	**1**		**0**	**1**		**0**		**1**		**0**	**0**		**0**
MAIN BUILDING TOTALS	**28**	**0**	**466**	**28**	**0**	**466**		**33**	**0**	**568**	**31.5**	**0**	**568**
SPACES PROVIDED IN MODULARS OR OTHER BUILDINGS				0							4		
FACILITY TOTAL SPACES				28							35.5		
Anticipated Enrollment - 2021						420							479
Anticipated Enrollment - 2025						387							501

COTTONWOOD ELEMENTARY SCHOOL

FLOOR PLAN - CAPACITY
1" = 40'-0"

Floor plan labels:

MODULAR BUILDING — KINDER, ART / MUSIC

CAFETERIA 600 1853 SF

LAUNDRY, REFRID, FREEZER, STOR, RR, RR, KITCHEN, JAN, RR, STOR, JAN, STOR

MULTIPURPOSE / GYM 404 3474 SF

KINDER 412 667 SF **18**
KINDER 410 594 SF **18**
KINDER 420 590 SF **18**

ELEC, KILN / STOR, COAT RM, NURSE, IT, PRINCIPAL, OFFICE, CONF, SECURITY, STOR

3rd GRADE 202 805 SF **28**
3rd GRADE 201 786 SF **28**
3rd GRADE 203 762 SF **28**

LOUNGE, INTERV., RR, JAN, RR

1st GRADE 101 786 SF **20**
1st GRADE 102 803 SF **20**
1st GRADE 103 810 SF **20**

SPEECH **20**

4th GRADE 505 855 SF **28**
5th GRADE 507 867 SF **28**
5th GRADE 510 878 SF **28**

STOR

2nd GRADE 204 805 SF **20**
2nd GRADE 205 786 SF **20**

LIBRARY 306 1400 SF

2nd GRADE 105 786 SF **20**
INTERVENTION
STOR

4th GRADE 504 869 SF **28**
4th GRADE 506 875 SF **28**
5th GRADE 509 885 SF **28**

MODULAR BUILDING — SCHOOL PSYCH / SPEECH PATH, STEM
MODULAR BUILDING — SpEd, COMPUTER LAB
MODULAR BUILDING — GATE, SpEd

NORTH
0' 20' 40' 80'

Legend

18	3 Track Classroom Spaces
2.5	Educational Support Spaces
8	Educational Support Spaces in Modular Classroom Buildings
28.5	Total Educational Spaces

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1st GRADE	101	786 SF	20	32	25
1st GRADE	102	803 SF	20	32	25
1st GRADE	103	810 SF	20	32	25
1st GRADE: 3		2399 SF	60		75
2nd GRADE	105	786 SF	20	32	25
2nd GRADE	204	805 SF	20	32	25
2nd GRADE	205	786 SF	20	32	25
2nd GRADE: 3		2376 SF	60		74
3rd GRADE	201	786 SF	28	32	25
3rd GRADE	202	805 SF	28	32	25
3rd GRADE	203	762 SF	28	32	24
3rd GRADE: 3		2352 SF	84		74
4th GRADE	504	869 SF	28	30	29
4th GRADE	505	855 SF	28	30	28
4th GRADE	506	875 SF	28	30	29
4th GRADE: 3		2599 SF	84		87
5th GRADE	507	867 SF	28	30	29
5th GRADE	509	885 SF	28	30	29
5th GRADE	510	878 SF	28	30	29
5th GRADE: 3		2630 SF	84		88
KINDER	410	594 SF	18	38	16
KINDER	412	667 SF	18	38	18
KINDER	420	590 SF	18	38	16
KINDER: 3		1850 SF	54		49
Grand total: 18		14206 SF	426		446

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

KINDERGARTEN CLASSROOM
ART & MUSIC CLASSROOM
SPECIAL EDUCATION
COMPUTER LAB
GATE
SCHOOL PSYCHOLOGIST / SPEECH PATHOLOGIST
STEM

RTA ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH

0'   20'   40'   80'

Legend:

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

MODULAR BUILDING

OT / PT

PSYCH / ELL / GT

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

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

RTA ARCHITECTS

Floor plan labels:

VEST.
2ND GRADE 206 737 SF 20
1ST GRADE 207 714 SF 20
1ST GRADE 208 707 SF 20
1ST GRADE 209 737 SF 20
VEST
2ND GRADE 203 766 SF 20
INTERMED. 203 441 SF
KINDER 202 729 SF 18
VEST
MECH
2ND GRADE 204 765 SF 20
JC T.T. T.
BOYS GIRLS
SSN 201 438 SF
STOR. VEST.
INTERMED. D126 303 SF
BOYS GIRLS
JC
ELEC.
COORDINATOR OFFICE
PRINCIPAL'S OFFICE
COUNSELOR
TEACHER'S ROOM
WORK ROOM
Room
MAIN OFFICE
WKRM
WORK ROOM
LIBRARIAN
MEDIA CENTER 110 747 SF
MECH
GIRL'S BOY'S
COMPUTER LAB 109 722 SF
MECH
STORAGE
3RD GRADE 307 828 SF 28
3RD GRADE 305 836 SF 28
5TH GRADE 303 822 SF 28
4TH GRADE 302 830 SF 28
5TH GRADE 301 829 SF 28
KINDER 310 939 SF 18
KINDER 309 938 SF 18
3RD GRADE 308 815 SF 28
STOR KILN MUSIC & ART 306 832 SF
SPED 304 488 SF
5TH GRADE 402 727 SF 28
4TH GRADE 401 726 SF 28
GIRL'S
BOY'S JC STOR.
4TH GRADE 403 731 SF 28
KITCHEN
STOR.
KITCHEN OFFICE PE OFFICE
MECH
GYMNASIUM 404 3235 SF
PLATFORM

FLOOR PLAN - CAPACITY

1" = 40'-0"

0' 20' 40' 80'

NORTH

MODULAR BUILDING

?

?

4TH GRADE 115 846 SF 28
5TH GRADE 113 844 SF 28
5TH GRADE 111 851 SF 28
STORAGE
COMPUTER LAB
3RD GRADE 106 768 SF 28

4TH GRADE 114 846 SF 28
4TH GRADE 112 844 SF 28
5TH GRADE 110 850 SF 28
T.
INTERMEDIATE SSN 104 755 SF
3RD GRADE 105 755 SF 28

STORAGE
2ND GRADE 102 755 SF 20
3RD GRADE 103 764 SF 28

BRAILE & DHH
SECURE VESTIBULE
RECEPTION
PRINCIPAL OFFICE
OFFICE

JC
GIRLS **BOYS**
BREAK ROOM
MECHANICAL
T. T.
?

KINDER 215 862 SF 18
2ND GRADE 213 844 SF 20
1ST GRADE 211 843 SF 20
1ST GRADE 209 836 SF 20
2ND GRADE 206 974 SF 20
WORKROOM
LIBRARY 203 794 SF
STOR
TOILET STOR
STOR
KITCHEN

TOILET
STOR
TOILET

GROUP RM
KITCHEN
TOILET
OFFICE
PRIMARY SSN 214 721 SF ?
KINDER 212 1043 SF 18
STOR
1ST GRADE 210 839 SF 18
KINDER 208 857 SF 18
JC
SPEECH 205-1 317 SF
ART/MUSIC ? 762 SF
PE OFFICE
MULTI PURPOSE 201 3081 SF

BOYS RR
GIRLS RR
MILD & MODERATE 205-2 340 SF
STORAGE

Legend

Color	Count	Description
Red	18	3 Track Classroom Spaces
Blue	6.5	Educational Support Spaces
Orange	2	Educational Support Spaces in Modular Classroom Buildings
	26.5	Total Educational Spaces

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	18	32	26
1ST GRADE	211	843 SF	20	32	26
1ST GRADE: 3		2517 SF	58		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	424		473

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
XXX

Northside ES

NORTH ELEMENTARY SCHOOL

06 - NES

RTA ARCHITECTS

Legend

18	3 Track Classroom Spaces
7	Educational Support Spaces
3	Educational Support Spaces in Separate Classroom Buildings
28	Total Educational Spaces

BUILDING "C" - PAWPRINT STUDIO

- GIFTED & TALENTED
- AFTER SCHOOL OFFICE
- ART / MUSIC
- T. T.
- CUST. STORAGE

Library Building

- LIBRARY
- OFFICE
- STOR
- TOILET
- STEM LAB / COLLAB

Main Building

- PE STOR
- STAGE
- STORAGE OFFICE
- GYM / MULTI-PURPOSE — 129 — 3285 SF
- KITCHEN
- BOYS / GIRLS
- READING INTERVENTION — 128 — 872 SF
- AV STORAGE — T. T. JC — ELEC — MECH
- SPED AN — 159 — 736 SF
- LOUNGE — 160 — 745 SF
- MATH INTERVENTION — 161 — 750 SF
- SPED AN — 158 — 634 SF
- COUNSELING
- SENSORY ROOM
- SPED — 126 — 798 SF
- JC — GIRLS — BOYS
- 3RD GRADE — 149 — 750 SF — **28**

- 1ST GRADE — 121 — 802 SF — **20**
- 2ND GRADE — 122 — 803 SF — **20**
- EMPTY — 123 — 803 SF — **18**
- 1ST GRADE — 124 — 803 SF — **20**
- KINDER — 125 — 819 SF — **18**

- 2ND GRADE — 120 — 802 SF — **20**
- 2ND GRADE — 119 — 803 SF — **20**
- 1ST GRADE — 118 — 803 SF — **20**
- SPED — 117 — 803 SF
- KINDER — 116 — 820 SF — **18**
- JC — GIRLS — BOYS
- WKRM STOR
- CLINIC — RECPT
- T. T. FILE — WAIT.
- OFFICE
- FIRE — ELEC
- OFFICE / COUNSELOR
- 3RD GRADE — 151 — 782 SF — **28**
- 3RD GRADE — 150 — 771 SF — **28**

Detached Classroom Building

- 5TH GRADE — 205 — 901 SF — **28**
- 4TH GRADE — 203 — 891 SF — **28**
- 5TH GRADE — 206 — 904 SF — **28**
- 4TH GRADE — 201 — 910 SF — **28**
- 5TH GRADE — 204 — 893 SF — **28**
- 4TH GRADE — 202 — 896 SF — **28**
- GIRLS — BOYS — JC — CLOSET

FLOOR PLAN - CAPACITY

1" = 40'-0"

0' 20' 40' 80'

NORTH

POMONA ELEMENTARY SCHOOL

08 - PES

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACTIY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	118	803 SF	20	32	25
1ST GRADE	121	802 SF	20	32	25
1ST GRADE	124	803 SF	20	32	25
1ST GRADE: 3		2408 SF	60		75
2ND GRADE	119	803 SF	20	32	25
2ND GRADE	120	802 SF	20	32	25
2ND GRADE	122	803 SF	20	32	25
2ND GRADE: 3		2408 SF	60		75
3RD GRADE	149	750 SF	28	32	23
3RD GRADE	150	771 SF	28	32	24
3RD GRADE	151	782 SF	28	32	24
3RD GRADE: 3		2303 SF	84		72
4TH GRADE	201	910 SF	28	30	30
4TH GRADE	202	896 SF	28	30	30
4TH GRADE	203	891 SF	28	30	30
4TH GRADE: 3		2697 SF	84		90
5TH GRADE	204	893 SF	28	30	30
5TH GRADE	205	901 SF	28	30	30
5TH GRADE	206	904 SF	28	30	30
5TH GRADE: 3		2698 SF	84		90
EMPTY	123	803 SF	18	38	21
EMPTY: 1		803 SF	18		21
KINDER	116	820 SF	18	38	22
KINDER	125	819 SF	18	38	22
KINDER: 2		1638 SF	36		43
GRAND TOTAL: 18		14955 SF	426		467

RTA ARCHITECTS

Legend

20	3 Track Plus 2 Flex Classroom Spaces
9	Educational Support Spaces
0	Educational Support Spaces in Modular Classroom Buildings
29	Total Educational Spaces

Floor Plan Labels

- CAFETERIA / GYM — 120 — 6749 SF
- OFFICE
- CONF
- RR RR
- UTIL
- JAN
- COPY
- KITCHEN
- LIBRARY — 102 — 1502 SF
- TEACHERS LOUNGE — 107 — 850 SF
- ART / MUSIC — 106 — 875 SF
- COUNCEL / STEM — 108 — 845 SF
- SPECIAL ED — 109 — 842 SF
- SSN — 110 — 835 SF
- 5TH GRADE — 101 — 825 SF — 28
- 5TH GRADE — 103 — 829 SF — 28
- 5TH GRADE — 104 — 804 SF — 28
- READING / INTERVENTION — 105 — 854 SF
- 4TH GRADE — 302 — 813 SF — 28
- 4TH GRADE — 301 — 809 SF — 28
- 4TH GRADE — 303 — 817 SF — 28
- 3RD GRADE — 305 — 824 SF — 28
- 3RD GRADE — 307 — 808 SF — 28
- 3RD GRADE — 304 — 823 SF — 28
- ELL — 306 — 826 SF
- 2ND GRADE — 201 — 829 SF — 20
- 2ND GRADE — 202 — 805 SF — 20
- 2ND GRADE — 203 — 791 SF — 20
- 2ND GRADE — 204 — 815 SF — 20
- KINDER — 205 — 903 SF — 18
- INTERVENTION / STEM — 208 — 817 SF
- 1ST GRADE — 210 — 816 SF — 20
- 1ST GRADE — 212 — 823 SF — 20
- KINDER — 206 — 923 SF — 18
- KINDER — 207 — 911 SF — 18
- 1ST GRADE — 209 — 818 SF — 20
- ESS — 211 — 821 SF
- 1ST GRADE — 213 — 816 SF — 20
- STOR
- RR

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	209	818 SF	20	32	26
1ST GRADE	210	816 SF	20	32	25
1ST GRADE	212	823 SF	20	32	26
1ST GRADE	213	816 SF	20	32	25
1ST GRADE: 4		3272 SF	80		102
2ND GRADE	201	829 SF	20	32	26
2ND GRADE	202	805 SF	20	32	25
2ND GRADE	203	791 SF	20	32	25
2ND GRADE	204	815 SF	20	32	25
2ND GRADE: 4		3240 SF	80		101
3RD GRADE	304	823 SF	28	32	26
3RD GRADE	305	824 SF	28	32	26
3RD GRADE	307	808 SF	28	32	25
3RD GRADE: 3		2456 SF	84		77
4TH GRADE	301	809 SF	28	30	27
4TH GRADE	302	813 SF	28	30	27
4TH GRADE	303	817 SF	28	30	27
4TH GRADE: 3		2439 SF	84		81
5TH GRADE	101	825 SF	28	30	27
5TH GRADE	103	829 SF	28	30	28
5TH GRADE	104	804 SF	28	30	27
5TH GRADE: 3		2458 SF	84		82
KINDER	205	903 SF	18	38	24
KINDER	206	923 SF	18	38	24
KINDER	207	911 SF	18	38	24
KINDER: 3		2737 SF	54		72
GRAND TOTAL: 20		16602 SF	466		516

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

JOHNSON ELEMENTARY SCHOOL

Legend

- **24** — 4 Track Classroom Spaces (red)
- **7.5** — Educational Support Spaces (blue)
- **4** — Educational Support Spaces in Modular Classroom Buildings (orange)
- **35.5** — Total Educational Spaces

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	206	832 SF	20	32	26
1ST GRADE	207	862 SF	20	32	27
1ST GRADE	208	823 SF	20	32	26
1ST GRADE	209	832 SF	20	32	26
1ST GRADE: 4		3349 SF	80		105
2ND GRADE	210	847 SF	20	32	26
2ND GRADE	211	843 SF	20	32	26
2ND GRADE	212	868 SF	20	32	27
2ND GRADE	213	867 SF	20	32	27
2ND GRADE: 4		3424 SF	80		107
3RD GRADE	304	810 SF	28	32	25
3RD GRADE	305	862 SF	28	32	27
3RD GRADE	306	848 SF	28	32	27
3RD GRADE	307	861 SF	28	32	27
3RD GRADE: 4		3381 SF	112		106
4TH GRADE	308	828 SF	28	30	28
4TH GRADE	309	838 SF	28	30	28
4TH GRADE	310	832 SF	28	30	28
4TH GRADE	311	841 SF	28	30	28
4TH GRADE: 4		3339 SF	112		111
5TH GRADE	401	837 SF	28	30	28
5TH GRADE	403	835 SF	28	30	28
5TH GRADE	404	865 SF	28	30	29
5TH GRADE	405	853 SF	28	30	28
5TH GRADE: 4		3390 SF	112		113
KINDER	108	761 SF	18	38	20
KINDER	110	745 SF	18	38	20
KINDER	112	751 SF	18	38	20
KINDER	121	737 SF	18	38	19
KINDER: 4		2995 SF	72		79
GRAND TOTAL: 24		19877 SF	568		620

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
STEM LAB
COMPUTER LAB
PT

Montrose County School District

05 - JES

RTA ARCHITECTS

EDUCATIONAL DEPARTMENT

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

Floor Plan Room Labels

- CAFETERIA / GYM — 120 — 6749 SF
- OFFICE
- KITCHEN
- COPY
- CONF
- RR / RR / UTIL / JAN
- LIBRARY — 102 — 1502 SF
- TEACHERS LOUNGE — 107 — 850 SF
- SPECIAL ED — 109 — 842 SF
- ART / MUSIC — 106 — 875 SF
- COUNCEL / STEM — 108 — 845 SF
- SSN — 110 — 835 SF
- 5TH GRADE — 101 — 825 SF — 28
- 5TH GRADE — 103 — 829 SF — 28
- 5TH GRADE — 104 — 804 SF — 28
- READING / INTERVENTION — 105 — 854 SF
- 4TH GRADE — 302 — 813 SF — 28
- 4TH GRADE — 301 — 809 SF — 28
- 4TH GRADE — 303 — 817 SF — 28
- 3RD GRADE — 305 — 824 SF — 28
- 3RD GRADE — 307 — 808 SF — 28
- 3RD GRADE — 304 — 823 SF — 28
- ELL — 306 — 826 SF
- 2ND GRADE — 201 — 829 SF — 20
- 2ND GRADE — 202 — 805 SF — 20
- 2ND GRADE — 203 — 791 SF — 20
- 2ND GRADE — 204 — 815 SF — 20
- KINDER — 205 — 903 SF — 18
- STOR
- INTERVENTION / STEM — 208 — 817 SF
- 1ST GRADE — 210 — 816 SF — 20
- 1ST GRADE — 212 — 823 SF — 20
- KINDER — 206 — 923 SF — 18
- KINDER — 207 — 911 SF — 18
- 1ST GRADE — 209 — 818 SF — 20
- ESS — 211 — 821 SF
- 1ST GRADE — 213 — 816 SF — 20

FLOOR PLAN - CAPACITY

1" = 40'-0"

0'   20'   40'   80'

NORTH

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	209	818 SF	20	32	26
1ST GRADE	210	816 SF	20	32	25
1ST GRADE	212	823 SF	20	32	26
1ST GRADE	213	816 SF	20	32	25
1ST GRADE: 4		3272 SF	80		102
2ND GRADE	201	829 SF	20	32	26
2ND GRADE	202	805 SF	20	32	25
2ND GRADE	203	791 SF	20	32	25
2ND GRADE	204	815 SF	20	32	25
2ND GRADE: 4		3240 SF	80		101
3RD GRADE	304	823 SF	28	32	26
3RD GRADE	305	824 SF	28	32	26
3RD GRADE	307	808 SF	28	32	25
3RD GRADE: 3		2456 SF	84		77
4TH GRADE	301	809 SF	28	30	27
4TH GRADE	302	813 SF	28	30	27
4TH GRADE	303	817 SF	28	30	27
4TH GRADE: 3		2439 SF	84		81
5TH GRADE	101	825 SF	28	30	27
5TH GRADE	103	829 SF	28	30	28
5TH GRADE	104	804 SF	28	30	27
5TH GRADE: 3		2458 SF	84		82
KINDER	205	903 SF	18	38	24
KINDER	206	923 SF	18	38	24
KINDER	207	911 SF	18	38	24
KINDER: 3		2737 SF	54		72
GRAND TOTAL: 20		16602 SF	466		516

03 - OES

RTA ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

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	101	786 SF	20	32	25
1st GRADE	102	803 SF	20	32	25
1st GRADE	103	810 SF	20	32	25
1st GRADE: 3		2399 SF	60		75
2nd GRADE	105	786 SF	20	32	25
2nd GRADE	204	805 SF	20	32	25
2nd GRADE	205	786 SF	20	32	25
2nd GRADE: 3		2376 SF	60		74
3rd GRADE	201	786 SF	28	32	25
3rd GRADE	202	805 SF	28	32	25
3rd GRADE	203	762 SF	28	32	24
3rd GRADE: 3		2352 SF	84		74
4th GRADE	504	869 SF	28	30	29
4th GRADE	505	855 SF	28	30	28
4th GRADE	506	875 SF	28	30	29
4th GRADE: 3		2599 SF	84		87
5th GRADE	507	867 SF	28	30	29
5th GRADE	509	885 SF	28	30	29
5th GRADE	510	878 SF	28	30	29
5th GRADE: 3		2630 SF	84		88
KINDER	112	750 SF	0		0
KINDER	410	594 SF	18	38	16
KINDER	412	667 SF	18	38	18
KINDER	420	590 SF	18	38	16
KINDER: 4		2600 SF	54		49
Grand total: 19		14956 SF	426		446

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

KINDERGARTEN CLASSROOM
ART & MUSIC CLASSROOM
SPECIAL EDUCATION
COMPUTER LAB
GATE
SCHOOL PSYCHOLOGIST / SPEECH PATHOLOGIST
STEM

NORTH

EDUCATIONAL DEPARTMENT LEGEND

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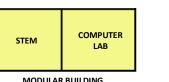- Support

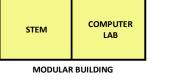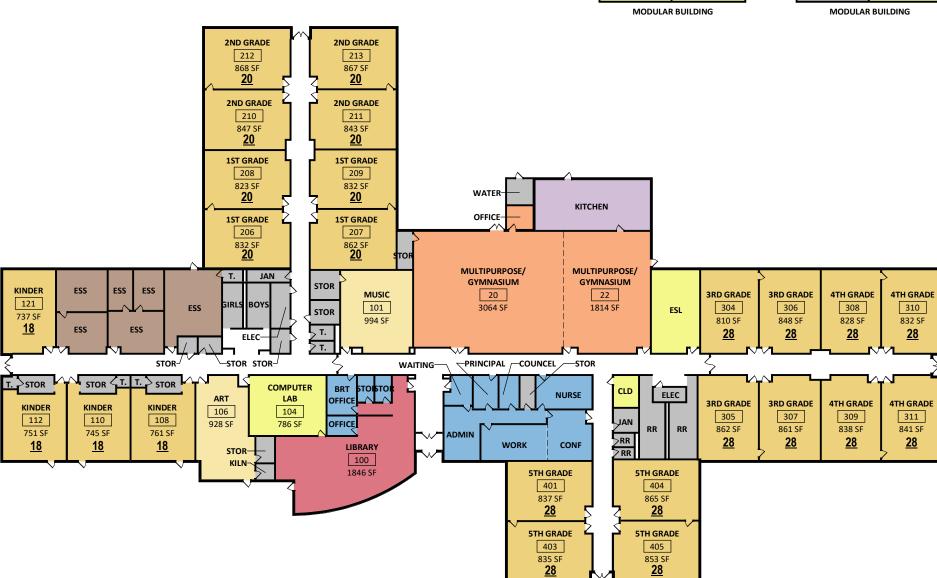**MODULAR BUILDING**

STEM | COMPUTER LAB

MODULAR BUILDING

UN-USED | PT

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	206	832 SF	20	32	26
1ST GRADE	207	862 SF	20	32	27
1ST GRADE	208	823 SF	20	32	26
1ST GRADE	209	832 SF	20	32	26
1ST GRADE: 4		3349 SF	80		105
2ND GRADE	210	847 SF	20	32	26
2ND GRADE	211	843 SF	20	32	26
2ND GRADE	212	868 SF	20	32	27
2ND GRADE	213	867 SF	20	32	27
2ND GRADE: 4		3424 SF	80		107
3RD GRADE	304	810 SF	28	32	25
3RD GRADE	305	862 SF	28	32	27
3RD GRADE	306	848 SF	28	32	27
3RD GRADE	307	861 SF	28	32	27
3RD GRADE: 4		3381 SF	112		106
4TH GRADE	308	828 SF	28	30	28
4TH GRADE	309	838 SF	28	30	28
4TH GRADE	310	832 SF	28	30	28
4TH GRADE	311	841 SF	28	30	28
4TH GRADE: 4		3339 SF	112		111
5TH GRADE	401	837 SF	28	30	28
5TH GRADE	403	835 SF	28	30	28
5TH GRADE	404	865 SF	28	30	29
5TH GRADE	405	853 SF	28	30	28
5TH GRADE: 4		3390 SF	112		113
KINDER	108	761 SF	18	38	20
KINDER	110	745 SF	18	38	20
KINDER	112	751 SF	18	38	20
KINDER	121	737 SF	18	38	19
KINDER: 4		2995 SF	72		79
GRAND TOTAL: 24		19877 SF	568		620

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

STEM LAB

COMPUTER LAB

PT

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH

0'   20'   40'   80'

Floor Plan Room Labels

- 2ND GRADE 212 — 868 SF — 20
- 2ND GRADE 213 — 867 SF — 20
- 2ND GRADE 210 — 847 SF — 20
- 2ND GRADE 211 — 843 SF — 20
- 1ST GRADE 208 — 823 SF — 20
- 1ST GRADE 209 — 832 SF — 20
- 1ST GRADE 206 — 832 SF — 20
- 1ST GRADE 207 — 862 SF — 20
- WATER
- OFFICE
- KITCHEN
- MUSIC 101 — 994 SF
- MULTIPURPOSE/GYMNASIUM 20 — 3064 SF
- MULTIPURPOSE/GYMNASIUM 22 — 1814 SF
- ESL
- 3RD GRADE 304 — 810 SF — 28
- 3RD GRADE 306 — 848 SF — 28
- 4TH GRADE 308 — 828 SF — 28
- 4TH GRADE 310 — 832 SF — 28
- KINDER 121 — 737 SF — 18
- ESS
- GIRLS / BOYS
- ELEC
- STOR
- KINDER 112 — 751 SF — 18
- KINDER 110 — 745 SF — 18
- KINDER 108 — 761 SF — 18
- ART 106 — 928 SF
- COMPUTER LAB 104 — 786 SF
- BRT OFFICE / STOR / OFFICE
- LIBRARY 100 — 1846 SF
- STOR KILN
- WAITING / PRINCIPAL / COUNCEL / STOR
- NURSE
- ADMIN / WORK / CONF
- CLD / ELEC / JAN / RR / RR
- 3RD GRADE 305 — 862 SF — 28
- 3RD GRADE 307 — 861 SF — 28
- 4TH GRADE 309 — 838 SF — 28
- 4TH GRADE 311 — 841 SF — 28
- 5TH GRADE 401 — 837 SF — 28
- 5TH GRADE 404 — 865 SF — 28
- 5TH GRADE 403 — 835 SF — 28
- 5TH GRADE 405 — 853 SF — 28

RTA ARCHITECTS

NORTH ELEMENTARY SCHOOL

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH
0' 20' 40' 80'

MODULAR BUILDING
?
?

Floor Plan Rooms

- 4TH GRADE 115 — 846 SF — 28
- 5TH GRADE 113 — 844 SF — 28
- 5TH GRADE 111 — 851 SF — 28
- STORAGE
- COMPUTER LAB
- 3RD GRADE 106 — 768 SF — 28
- 4TH GRADE 114 — 846 SF — 28
- 4TH GRADE 112 — 844 SF — 28
- 5TH GRADE 110 — 850 SF — 28
- INTERMEDIATE SSN 104 — 755 SF
- 3RD GRADE 105 — 755 SF — 28
- STORAGE
- 2ND GRADE 102 — 755 SF — 20
- 3RD GRADE 103 — 764 SF — 28
- BRAILE & DHH
- SECURE VESTIBULE
- RECEPTION
- PRINCIPAL OFFICE
- OFFICE
- JC
- GIRLS / BOYS
- BREAK ROOM
- MECHANICAL
- ?
- T. T.
- KINDER 215 — 862 SF — 18
- 2ND GRADE 213 — 844 SF — 20
- 1ST GRADE 211 — 843 SF — 20
- 1ST GRADE 209 — 836 SF — 20
- 2ND GRADE 206 — 974 SF — 20
- WORKROOM
- LIBRARY 203 — 794 SF
- TOILET STOR
- STOR
- KITCHEN
- GROUP RM
- KITCHEN
- TOILET
- OFFICE
- PRIMARY SSN 214 — 721 SF — ?
- KINDER 212 — 1043 SF — 18
- STOR
- 1ST GRADE 210 — 839 SF — 20
- KINDER 208 — 857 SF — 18
- JC
- SPEECH 205-1 — 317 SF
- ART/MUSIC ? — 762 SF
- PE OFFICE
- MULTI PURPOSE 201 — 3081 SF
- BOYS RR / GIRLS RR
- MILD & MODERATE 205-2 — 340 SF
- STORAGE
- TOILET
- STOR

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

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:
XXX

RTA ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

0' 20' 40' 80'

NORTH

OAK GROVE ELEMENTARY SCHOOL

07 - OGES

RTA ARCHITECTS

Floor Plan Labels

2ND GRADE 206 — 737 SF — 20
1ST GRADE 207 — 714 SF — 20
1ST GRADE 208 — 707 SF — 20
1ST GRADE 209 — 737 SF — 20
VEST.
VEST
VEST

2ND GRADE 203 — 766 SF — 20
INTERMED. 203 — 441 SF
KINDER 202 — 729 SF — 18
MECH

2ND GRADE 204 — 765 SF — 20
STOR. VEST.
JC / T.T. / T.T. / T.
BOYS / GIRLS
SSN 201 — 438 SF
INTERMED. D126 — 303 SF
BOYS / GIRLS / JC
ELEC.

COORDINATOR OFFICE
PRINCIPAL'S OFFICE
COUNSELOR
WKRM
MAIN OFFICE
Room
TEACHER'S ROOM
WORK ROOM / JC
T. T.
GIRL'S BOY'S
LIBRARIAN
WORK ROOM
MEDIA CENTER 110 — 747 SF
COMPUTER LAB 109 — 723 SF
MECH
MECH
STORAGE

3RD GRADE 307 — 828 SF — 28
3RD GRADE 305 — 836 SF — 28
5TH GRADE 303 — 822 SF — 28
4TH GRADE 302 — 830 SF — 28
5TH GRADE 301 — 829 SF — 28

KINDER 310 — 939 SF — 18
KINDER 309 — 938 SF — 18
3RD GRADE 308 — 815 SF — 28
STOR. KILN
MUSIC & ART 306 — 832 SF
SPED 304 — 488 SF
5TH GRADE 402 — 727 SF — 28
4TH GRADE 401 — 726 SF — 28

GIRL'S
BOY'S
STOR.
JC
4TH GRADE 403 — 731 SF — 28

KITCHEN
STOR.
KITCHEN OFFICE
PE OFFICE
GYMNASIUM 404 — 3235 SF
PLATFORM
MECH

MODULAR BUILDING
OT / PT
PSYCH / ELL / GT

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

EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:

OT/PT
PSYCHOLOGIST OFFICE
ELL
GIFTED & TALENTED

EDUCATIONAL DEPARTMENT LEGEND

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

BUILDING "C" - PAWPRINT STUDIO

- GIFTED & TALENTED
- AFTER SCHOOL OFFICE
- ART / MUSIC
- T. / T.
- CUST. STORAGE

Library building
- LIBRARY
- OFFICE
- STOR
- TOILET
- STEM LAB / COLLAB

Main building

- PE STOR
- STAGE
- STORAGE OFFICE
- GYM / MULTI-PURPOSE — 129 — 3285 SF
- KITCHEN
- BOYS / GIRLS
- READING INTERVENTION — 128 — 872 SF
- AV STORAGE
- ELEC
- MECH
- JC
- T. T.
- T.
- LOUNGE — 160 — 745 SF
- SPED AN — 159 — 736 SF
- MATH INTERVENTION — 161 — 750 SF
- SPED AN — 158 — 634 SF
- COUNSELING SENSORY ROOM
- SPED — 126 — 798 SF
- JC
- GIRLS
- BOYS
- STOR
- 3RD GRADE — 149 — 750 SF — 28
- 3RD GRADE — 151 — 782 SF — 28
- 3RD GRADE — 150 — 771 SF — 28

- 1ST GRADE — 121 — 802 SF — 20
- 2ND GRADE — 122 — 803 SF — 20
- EMPTY — 123 — 803 SF — 18
- 1ST GRADE — 124 — 803 SF — 20
- KINDER — 125 — 819 SF — 18
- 2ND GRADE — 120 — 802 SF — 20
- 2ND GRADE — 119 — 803 SF — 20
- 1ST GRADE — 118 — 803 SF — 20
- SPED — 117 — 803 SF
- KINDER — 116 — 820 SF — 18
- GIRLS / BOYS
- JC
- WKRM STOR
- CLINIC
- RECPT
- WAIT.
- T. T. FILE
- OFFICE
- FIRE / ELEC
- OFFICE COUNSELOR

Classroom wing (diagonal)
- 5TH GRADE — 205 — 901 SF — 28
- 4TH GRADE — 203 — 891 SF — 28
- 4TH GRADE — 201 — 910 SF — 28
- 5TH GRADE — 206 — 904 SF — 28
- 5TH GRADE — 204 — 893 SF — 28
- 4TH GRADE — 202 — 896 SF — 28
- GIRLS / BOYS
- JC
- CLOSET

FLOOR PLAN - CAPACITY
1" = 40'-0"

NORTH
0'   20'   40'   80'

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACTIY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	118	803 SF	20	32	25
1ST GRADE	121	802 SF	20	32	25
1ST GRADE	124	803 SF	20	32	25
1ST GRADE: 3		2408 SF	60		75
2ND GRADE	119	803 SF	20	32	25
2ND GRADE	120	802 SF	20	32	25
2ND GRADE	122	803 SF	20	32	25
2ND GRADE: 3		2408 SF	60		75
3RD GRADE	149	750 SF	28	32	23
3RD GRADE	150	771 SF	28	32	24
3RD GRADE	151	782 SF	28	32	24
3RD GRADE: 3		2303 SF	84		72
4TH GRADE	201	910 SF	28	30	30
4TH GRADE	202	896 SF	28	30	30
4TH GRADE	203	891 SF	28	30	30
4TH GRADE: 3		2697 SF	84		90
5TH GRADE	204	893 SF	28	30	30
5TH GRADE	205	901 SF	28	30	30
5TH GRADE	206	904 SF	28	30	30
5TH GRADE: 3		2698 SF	84		90
EMPTY	123	803 SF	18	38	21
EMPTY: 1		803 SF	18		21
KINDER	116	820 SF	18	38	22
KINDER	125	819 SF	18	38	22
KINDER: 2		1638 SF	36		43
GRAND TOTAL: 18		14955 SF	426		467

RTA ARCHITECTS

CENTENNIAL MIDDLE SCHOOL - SOUTH

09 - CTMS

FLOOR PLAN - CAPACITY (SOUTH)

1" = 40'-0"

0'   20'   40'   80'

NORTH

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

ROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
Art/Music				
ART	84	999 SF	1	30
BAND ROOM	68	1250 SF	1	30
CHOIR ROOM	67	905 SF	1	30
Breakout Instruction				
CLP / ESL	9	848 SF	1	
COMPUTER LAB	171	842 SF	1	30
GT	42	334 SF	1	
READING INTERV.	32A	498 SF	1	
READING INTERV.	143	764 SF	1	
STEM	32B	501 SF	1	
CTE				
HOME EC	51	1007 SF	1	30
HOME EC	53	1112 SF	1	30
INDUSTRIAL ARTS	58	2090 SF	1	30
Instructional Areas				
ELA	11	1040 SF	1	30
ELA	12	857 SF	1	30
ELA	13	818 SF	1	30
ELA	38	993 SF	1	30
ELA	39	995 SF	1	30
ELA	44	813 SF	1	30
ELA	136	890 SF	1	30
ELA	137	836 SF	1	30
ELA	141	890 SF	1	30
ELA	142	842 SF	1	30
MATH	35	724 SF	1	30
MATH	41	811 SF	1	30
MATH	49	951 SF	1	30
MATH	50	952 SF	1	30
MATH	57	982 SF	1	30
MATH	135	839 SF	1	30
MATH	140	838 SF	1	30
SCIENCE	45	1171 SF	1	30
SCIENCE	46	817 SF	1	30
SCIENCE	47	1380 SF	1	30
SCIENCE	129	866 SF	1	30
SS	40	723 SF	1	30
SS	138	629 SF	1	30
PE/Athletics				
GYMNASIUM	88	10053 SF	1	30
GYMNASIUM	156	3320 SF	1	30
Special Education				
DCC SPED	155	1391 SF	1	15
SPED	10	932 SF	1	15
SPED	14	335 SF	1	
SPED	15	818 SF	1	15
SPED	59	931 SF	1	15
SPED	60	437 SF	1	
SPED	83	999 SF	1	15
GRAND TOTAL: 44		51022 SF		1035

75% Utilization   776 students

ANTICIPATED ENROLLMENT:
2021   612 students
2025   617 students

RTA ARCHITECTS

ELECTRICAL

MECH

CUST. OFFICE

GYM STORAGE

DCC SPED
155 15
1391 SF

PE
147
852 SF

ELA
142
842 SF
30

ELA
141
890 SF
30

READING INTERV.
143
764 SF

MATH
140
838 SF
30

JC

T. T.

SS
138 30
629 SF

ELA
137
836 SF
30

GYMNASIUM
156
3320 SF
30

STAGE
153
608 SF

GIRLS

BOYS

WKRM

T.

TEACHER COLLAB

SCIENCE
129 30
866 SF

MATH
135
839 SF
30

ELA
136
890 SF
30

FINANCIAL SECRETARY

VAULT STORAGE

GUIDANCE OFFICE

NURSE

T.

STOR

COUNSEL OFFICE

COUNSEL OFFICE

MAIN OFFICE

WKRM

T.
T.

CONF

COMPUTER LAB
171 30
842 SF

ISS

PRINCIPAL'S OFFICE

STUDENT WAITING

AP OFFICE

CONF.

AP OFFICE

STORAGE

CAFETERIA
75
4962 SF

KITCHEN

TICKETS

PE STORAGE

T.
T.

FREEZER/ COOLER

T.

?
82
542 SF

FLOOR PLAN - CAPACITY (NORTH)

1" = 40'-0"

NORTH

0'   20'   40'   80'

EDUCATIONAL DEPARTMENT LEGEND

Administration
Art/Music
Breakout Instruction
Dining/Common
Instructional Areas
PE/Athletics
Special Education
Support

RTA
ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH
0'   20'   40'   80'

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
District estimate used for planning purposes				
Art/Music				
ART	81	1041 SF	1	30
BAND	55	1430 SF	1	30
MUSIC	51	973 SF	1	30
Breakout Instruction				
COMPUTER	35	181 SF	1	
ESS	5	591 SF	1	
ESS	7	594 SF	1	
INTERVENTION	36	201 SF	1	
INTERVENTION	38	822 SF	1	
INTERVENTION	69	821 SF	1	
INTERVENTION	84	817 SF	1	
RSS	6	590 SF	1	
CTE				
COMPUTER	3	1608 SF	1	30
HOME EC	2	1732 SF	1	30
STEM	97	1151 SF	1	30
STEM	98	1162 SF	1	30
Instructional Areas				
ELA	40	834 SF	1	30
ELA	41	821 SF	1	30
ELA	70	834 SF	1	30
ELA	71	821 SF	1	30
ELA	85	834 SF	1	30
ELA	86	821 SF	1	30
MATH	43	820 SF	1	30
MATH	88	919 SF	1	30
MATH / SCIENCE	73	919 SF	1	30
MATH / SCIENCE	75	918 SF	1	30
SCIENCE	39	918 SF	1	30
SCIENCE	42	919 SF	1	30
SCIENCE	90	916 SF	1	30
SOCIAL SCIENCE	72	819 SF	1	30
SOCIAL SCIENCE	87	819 SF	1	30
PE/Athletics				
GYMNASIUM	103	9444 SF	1	30
HEALTH	105	752 SF	1	30
Special Education				
SPED	4	888 SF	1	15
GRAND TOTAL: 33		37727 SF	33	735

75% UTILIZATION   552 students

ANTICIPATED ENROLLMENT:
2021   507 students
2025   488 students

RTA ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

CLASSROOM	NUMBER	AREA	# TEACHING STATION	DISTRICT CAPACITY*
Art/Music				
ART	104	1165 SF	1	30
BAND	201	525 SF	1	15
CHOIR	203	786 SF	1	30
Breakout Instruction				
?	104	501 SF	1	
COLLABORATION CENTER	301	1006 SF	1	
GATE	211	729 SF	1	
READING INTERVENTION	304	820 SF	1	
TECH	204	985 SF	1	
CTE				
BUSINESS	105-A	517 SF	1	15
BUSINESS	105-B	451 SF	1	15
INDUSTRIAL ARTS	101-CC	3629 SF	1	30
Instructional Areas				
CLASSROOM	101-BB	1027 SF	1	30
CLASSROOM	202	763 SF	1	30
ELA	125	750 SF	1	30
ELA	129	747 SF	1	30
ELA	130	746 SF	1	30
ELA	213	768 SF	1	30
ELA	305	858 SF	1	30
ELA	307	846 SF	1	30
EMPTY	208	854 SF	1	30
HEALTH / SCIENCE	127	790 SF	1	30
MATH	120	574 SF	1	30
MATH	121	633 SF	1	30
MATH	124	747 SF	1	30
MATH	206	867 SF	1	30
MATH	308	967 SF	1	30
SCIENCE	116	1117 SF	1	30
SCIENCE	118	995 SF	1	30
SCIENCE	217	1123 SF	1	30
SCIENCE	306	957 SF	1	30
SOCIAL STUDIES	126	732 SF	1	30
SOCIAL STUDIES	128	750 SF	1	30
SOCIAL STUDIES	209	931 SF	1	30
SOCIAL STUDIES	303	824 SF	1	30
SPANISH	122	659 SF	1	30
PE/Athletics				
GYMNASIUM	16	12036 SF	1	30
GYMNASIUM	234	6791 SF	1	30
Special Education				
SPED	103	886 SF	1	15
SPED	123	653 SF	1	15
SPED	207	865 SF	1	15
SPED	302	823 SF	1	15
GRAND TOTAL: 41		53190 SF	41	975

75% Utilization 732 students

ANTICIPATED ENROLLMENT:
2021 472 students (224 MS / 248 HS)
2025 504 students (261 MS / 243 HS)

FLOOR PLAN - CAPACITY SOUTH
1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- CTE
- Instructional Areas
- PE/Athletics
- Special Education
- Support

Upper Level Floor Plan

WOMENS RESTROOM

OFFICE

GIRLS LOCKER ROOM

TELE/ELEC

TRAINING ROOM

MECH

BOYS LOCKER ROOM

GYMNASIUM
16
12036 SF
30

LOBBY

CONCESSIONS

OFFICE

WRESTLING ROOM
24
3303 SF

MENS RESTROOM

JAN

STORAGE

| SCIENCE 118 995 SF **30** | MECH | MATH 120 574 SF **30** | MATH 121 633 SF **30** | SPANISH 122 659 SF **30** | SPED 123 653 SF **15** | MATH 124 747 SF **30** | ELA 125 750 SF **30** | SOCIAL STUDIES 126 732 SF **30** |

STORAGE

SCIENCE 116 1117 SF **30**

RR

JC

RR

ELA 130 746 SF **30**

ELA 129 747 SF **30**

SOCIAL STUDIES 128 750 SF **30**

HEALTH / SCIENCE 127 790 SF **30**

FLOOR PLAN - CAPACITY NORTH
1" = 40'-0"

LOWER LEVEL FLOOR PLAN - CAPACITY
1" = 40'-0"

OFFICE

BOYS LOCKER ROOM

T

BOYS

WRESTLING ROOM
227
2424 SF

BOYS LOCKER ROOM

STORAGE

OFFICE

SHOWER STORAGE

TRAINING ROOM

STORAGE

BOYS LOCKER ROOM

BOYS

JC

GIRLS LOCKER RM

OFFICE

GIRLS

NORTH

0'   20'   40'   80'

RTA
ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

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

BUSINESS 126 — 1534 SF — 30
BUSINESS 127 — 1004 SF — 30
SCIENCE 128 — 1533 SF — 30
OFFICE 129 — 835 SF
NURSE — T — T — OFFICE
OFFICE — OFFICE / RECEPTION — OFFICE — CONF

TOWELS
STORAGE — OFFICE
STORAGE — OFFICE
STORAGE — WOMEN — MEN
OFFICE / STORAGE
STORAGE
OFFICE

LOCKER ROOM 125 — 1839 SF
CHOIR 124 — 1841 SF — 30
DANCE 124.5 — 631 SF — 30
BAND 123 — 2820 SF — 30
STAGE
STOR

SCIENCE 122 — 2146 SF — 30
SCIENCE 121 — 1431 SF — 30
SCIENCE 220 — 1373 SF — 30
SCIENCE 119 — 1478 SF — 30

KITCHEN 107 — 2484 SF
LOADING
STORAGE

TEACHERS LOUNGE 118 — 1051 SF

CFS 117 — 841 SF — 30
CFS 116 — 1190 SF — 30

CAFETERIA 105 — 8135 SF

OFFICE — STOR
GIRLS LOCKER ROOM 104B — 1309 SF
T — MECH — STOR
OFFICE
STOR — OFFICE
STOR

AUXILIARY GYMNASIUM 104 — 8906 SF — 30

SPED 100 — 847 SF — 15
ENGLISH 101 — 875 SF — 30
SPED 102 — 827 SF — 15
SPED 103 — 686 SF — 15

MEN — WOMEN — JC — CL

WOMEN — JC — MEN

ENGLISH 106 — 746 SF — 30
ENGLISH 107 — 748 SF — 30
ENGLISH 110 — 757 SF — 30
ENGLISH 111 — 759 SF — 30
SECURITY — ELEC
ENGLISH 115 — 902 SF — 30
SPED 114 — 815 SF — 15

MEDIA 105 — 998 SF

ENGLISH 108 — 804 SF — 30
ENGLISH 109 — 776 SF — 30
ENGLISH 112 — 705 SF — 30
ENGLISH 113 — 910 SF — 30

DUST — PAINT — ELEC
WOOD SHOP 3T — 2983 SF — 30
DRAFTING 2T — 907 SF
INDUSTRIAL ARTS 1T — 1288 SF
ROTC 4TA — 3186 SF — 30
MJROTC 4T — 1664 SF
OFFICE
STORAGE
STORAGE
OFFICE

LIBRARY 2 — 7080 SF

MONTROSE HIGH SCHOOL - SOUTH

Montrose County School District

12 - MHS

1ST FLOOR PLAN - CAPACITY SOUTH

1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

- Instructional Areas
- PE/Athletics
- Support

FIRST FLOOR PLAN - CAPACITY NORTH

1" = 40'-0"

NORTH

0'   20'   40'   80'

2ND FLOOR PLAN - CAPACITY NORTH

1" = 40'-0"

MONTROSE HIGH SCHOOL - NORTH

12 - MHS

RTA ARCHITECTS

First Floor Plan Labels

- SS 141 — 797 SF — 30
- SS 142 — 802 SF — 30
- SS 139 — 793 SF — 30
- SS 140 — 788 SF — 30
- SS 138 — 790 SF — 30
- SS 137 — 799 SF — 30
- SS 135 — 799 SF — 30
- SCIENCE 133 — 788 SF — 30
- ? 131 — 782 SF — 30
- SCIENCE 136 — 993 SF — 30
- SCIENCE 134 — 1001 SF — 30
- SCIENCE 132 — 976 SF — 30
- MEN / WOMEN
- STOR
- GIRLS LOCKER ROOM
- GIRLS LOCKER ROOM
- OFFICE
- OFFICE
- OFFICE
- OFFICE
- OFFICE
- T / T
- JC
- STOR
- TRAINING / LAUNDRY
- BOYS LOCKER ROOM
- BOILER ROOM / STORAGE
- JC
- FOOTBALL LOCKER ROOM
- FIRE
- STOR
- GYMNASIUM 152 — 14483 SF — 30
- MEN
- WOMEN
- CONCESSION
- STORAGE
- JC
- STORAGE

Second Floor Plan Labels

- WRESTLING MEZZ. 146 — 3796 SF
- STORAGE
- JC
- STOR
- T
- OFFICE

EDUCATIONAL DEPARTMENT LEGEND

- PE/Athletics

EDUCATIONAL DEPARTMENT LEGEND

- Art/Music
- Instructional Areas
- Support

GYMNASIUM
225
2866 SF
30

GYMNASIUM
204
1822 SF

ART
200
1446 SF
30

POTTERY
201
1754 SF
30

MEN

WOMEN

CL

CL

JC

COPY

LANGUAGES
205
786 SF
30

MATH
206
767 SF
30

MATH
209
770 SF
30

MATH
210
764 SF
30

MATH
214
911 SF
30

ELL
213
752 SF
30

LANGUAGES
202
750 SF
30

LANGUAGES
203
730 SF
30

LANGUAGES
204
717 SF
30

MATH
207
736 SF
30

MATH
208
759 SF
30

MATH
211
695 SF
30

MATH
212
881 SF
30

2ND FLOOR PLAN @ AUX GYM - CAPACITY
1" = 40'-0"

2ND FLOOR PLAN @ CLASSROOMS - CAPACITY
1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

1ST FLOOR PLAN - CAPACITY ART BUILDING
1" = 40'-0"

ART
143
1097 SF
30

1ST FLOOR PLAN - CAPACITY AG / WOODS
1" = 40'-0"

LECTURE 10 — 870 SF
LECTURE 12 — 870 SF
Room
WOODS / METALS 1 — 4788 SF — 30
BOYS
BOYS
AG SHOP 20 — 4854 SF — 30
T. JC

EDUCATIONAL DEPARTMENT LEGEND

- CTE
- Support

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*

*District estimate used for planning purposes

Art/Music

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
?	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

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
AUXILIARY GYMNASIUM	104	8906 SF	1	30
GYMNASIUM	152	14483 SF	1	30
GYMNASIUM	225	2866 SF	1	30

Special Education

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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:
2021   1409 students
2025   1513 students

RTA
ARCHITECTS

2ND FLOOR - MAIN BUILDING

STORAGE

OFFICE
216A
90 SF

SS
216
526 SF
15

READING
215
404 SF
15

STORAGE

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Art/Music
- Breakout Instruction
- Dining/Common
- Instructional Areas
- Support

ELEMENTARY CLASSROOM
400
963 SF
28

T.

STOR

INTERV. OFFICE
403
124 SF

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE CAPCITY SF/PUPIL	CDE CAPACITY
6TH GRADE	2	287 SF	15	30	10
COMPUTER LAB	1A	942 SF	30	32	29
ELECTIVES LAB	1B	504 SF	15	32	16
ELEMENTARY CLASSROOM	400	963 SF	28	32	30
MATH	338	396 SF	15	28	14
READING	215	404 SF	15	28	14
SCIENCE	335	401 SF	15	44	9
SPA / ART	3	266 SF	12	45	6
SS	216	526 SF	15	28	19
GRAND TOTAL: 9		4688 SF	160		147

SCIENCE
335
401 SF
15

SCIENCE STORAGE

T.

KITCHEN / DINING

PRINCIPAL'S OFFICE

COUNSELOR OFFICE

T.

STORAGE / CONF

T.

T.

MECH

ELEC

SECRETARY

ESS
339
147 SF

T.

T.

ELECTIVES LAB
1B
504 SF
15

COMPUTER LAB
1A
942 SF
30

6TH GRADE
2
287 SF
15

SPA / ART
3
266 SF
12

MATH
338
396 SF
15

1ST FLOOR PLAN - CAPACITY

1/16" = 1'-0"

NORTH

0'   8'   16'   32'

PEAK VIRTUAL ACADEMY

13 - PEAK

RTA
ARCHITECTS

FLOOR PLAN - CAPACITY

1/16" = 1'-0"

NORTH

0'   8'   16'   32'

EDUCATIONAL DEPARTMENT LEGEND

Administration
Dining/Common
Instructional Areas
Support

STUDENT CAPACITY PROVIDED BY DISTRICT

10 students

STUDENT SERVICES ANNEX

14 - SSA

Floor plan labels:

LEISURE 10 620 SF

TOILET

ISDP OFFICE 8 264 SF

CLASSROOM 7 727 SF

TOILET

STORAGE

LAUNDRY

NURSE / SOCIAL WORKER 3 190 SF

CHILDFIND 4 268 SF

OFFICE 5 145 SF

KITCHEN 6 331 SF

CHILDFIND 2 252 SF

CHILDFIND 1 362 SF

RTA ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH

0'   20'   40'   80'

Floor Plan Labels

- SCIENCE 101 — 829 SF — 30
- BIKE TECH 102 — 809 SF — 30
- ART 103 — 862 SF — 30
- PE / CLIMB 104 — 840 SF — 30
- RR
- MECH
- TEXT BOOKS
- KITCH.
- SOC SCI/ ENGLISH 109 — 802 SF — 30
- LIBRARY 110 — 450 SF
- STORAGE
- RR
- RR
- JAN
- FLEX
- FLEX
- MULTI CLASSES 132B — 989 SF — 30
- MULTI CLASSES 132A — 1009 SF — 30
- CAREER CENTER
- RR
- RR
- RECEPTION
- STAFF BREAK ROOM
- OFFICE
- NURSE OFFICE
- COUNSELING
- IT
- ELEC
- JAN
- FLEX
- RR
- RR
- MATH / ENG / SS / SCIENCE 123 — 597 SF — 30
- FLEX
- OFFICE
- OFFICE
- MATH / ENGLISH 129 — 648 SF — 30
- SOC SCI / SCIENCE 130 — 649 SF — 30

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE CAPACITY SF/PUPIL	DISTRICT CAPACITY
ART	103	862 SF	30	45	19
BIKE TECH	102	809 SF	30	32	25
MATH / ENG / SS / SCIENCE	123	597 SF	30	28	21
MATH / ENGLISH	129	648 SF	30	28	23
MULTI CLASSES	132A	1009 SF	30	28	36
MULTI CLASSES	132B	989 SF	30	28	35
PE / CLIMB	104	840 SF	30	28	30
SCIENCE	101	829 SF	30	44	19
SOC SCI / SCIENCE	130	649 SF	30	28	23
SOC SCI/ ENGLISH	109	802 SF	30	28	29
GRAND TOTAL: 10		8034 SF	300		261

RTA ARCHITECTS

https://www.surveymonkey.com/results/SM-P5RVJPXL9/

Strategic Plan Community Feedback Survey

QUESTION SUMMARIES   DATA TRENDS   INDIVIDUAL RESPONSES

Q12

FACILITIES: What improvements should be considered for our facilities? To what degree do you agree with the suggestions for improvements listed below? Please provide additional feedback/comments in the comment box below.

Answered: 543   Skipped: 6

● Strongly Agree   ● Agree   ● Disagree   ● Strongly Disagree
● No opinion/ N/A

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NO OPINION/ N/A	TOTAL	WEIGHTED AVERAGE
Outdoor environments that provide students the opportunity to engage in experiential learning while benefitting from fresh air are important.	55.56% 300	35.93% 194	2.04% 11	1.48% 8	5.00% 27	540	1.64
Many schools are in need of facility improvements	28.65% 155	38.45% 208	10.72% 58	1.66% 9	20.52% 111	541	2.47
In general, the educational facilities in the Montrose County School District support high-quality educationaloutcomes in their current condition.	13.28% 72	50.18% 272	20.66% 112	4.80% 26	11.07% 60	542	2.50
It is very important for our schools to optimize energy performance and increase the use of renewable energy?	25.56% 138	36.48% 197	12.59% 68	5.00% 27	20.37% 110	540	2.58
The majority of the schools are in desperate need of updating.	23.80% 129	30.07% 163	21.22% 115	2.58% 14	22.32% 121	542	2.70
Most schools in the district have only minor facility improvement needs.	4.63% 25	26.48% 143	32.41% 175	7.22% 39	29.26% 158	540	3.30

Comments (64)

Q13

Based on your knowledge and perception of schools in the district, what condition do you feel each of thefollowing facilities is in?

Answered: 540   Skipped: 9

● Great Condition   ● Good Condition   ● Poor Condition
● Very Poor Condition   ● No opinion/ I don't know.

	GREAT CONDITION	GOOD CONDITION	POOR CONDITION	VERY POOR CONDITION	NO OPINION/ I DON'T KNOW.	TOTAL	WEIGHTED AVERAGE
Columbine Middle	58.46% 311	9.02% 48	0.75% 4	0.19% 1	31.58% 168	532	2.37
Cottonwood Elementary	13.16% 70	36.65% 195	3.38% 18	0.19% 1	46.62% 248		

Centennial Middle	3.00% 16	21.72% 116	22.47% 120	11.80% 63	41.01% 219	534	3.66
Oak Grove Elementary	3.18% 17	23.41% 125	11.24% 60	0.94% 5	61.24% 327	534	3.94
Pomona Elementary	1.32% 7	22.41% 119	14.12% 75	1.32% 7	60.83% 323	531	3.98
Nortside Elementary	1.13% 6	15.44% 82	19.59% 104	3.01% 16	60.83% 323	531	4.07
Early Childhood Center	1.12% 6	16.98% 91	13.81% 74	7.09% 38	61.01% 327	536	4.10
Olathe Middle/High	1.32% 7	17.36% 92	11.70% 62	2.64% 14	66.98% 355	530	4.17
Olathe Elementary	1.32% 7	18.34% 97	8.32% 44	2.46% 13	69.57% 368	529	4.21
PEAK Virtual Academy	3.77% 20	12.26% 65	7.36% 39	1.89% 10	74.72% 396	530	4.32

Comments (36)

Q14

How important are the following:

Answered: 543　　Skipped: 6

Legend: Very Important, Somewhat Important, No Opinion, Somewhat Unimportant, Unimportant

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NO OPINION	SOMEWHAT UNIMPORTANT	UNIMPORTANT	TOTAL	WEIGHTED AVERAGE
High quality indoor environments with daylight, good acoustics, effective ventilation and thermal comfort	71.27% 387	21.92% 119	3.87% 21	2.39% 13	0.55% 3	543	1.39
Access to outdoor spaces to supplement the learning environment and provide fresh air, sunshine and opportunity for movement.	68.14% 370	25.78% 140	3.31% 18	1.47% 8	1.29% 7	543	1.42
Opportunities for outdoor educational programs that take advantage of our location on the Western Slope.	66.11% 359	24.86% 135	5.34% 29	2.39% 13	1.29% 7	543	1.48
High quality physical education facilities to provide opportunities for movement and physical development.	63.33% 342	28.52% 154	5.00% 27	2.22% 12	0.93% 5	540	1.49
Spaces to support high quality special programs including Career Technical Education and/or Maker Spaces.	61.48% 332	28.52% 154	7.41% 40	1.48% 8	1.11% 6	540	1.52
Modern educational environments that are flexible and support multiple modes of instruction.	56.27% 305	31.00% 168	7.01% 38	3.32% 18	2.40% 13	542	1.65

Comments (37)

Powered by SurveyMonkey

Check out our sample surveys and create your own now!

MEETING ATTENDANCE

Project:
Project Number:

PAT #1 4/1/21	PAT #2 5/2/21	PAT #3 6/9/21							NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X								Penny Harris	MCSD ECC	970-249-5858	Penelope.harris@mcsd.org
X	X								Sandy Head	Montrose Economic Dev Corp	970-249-9438	sandyh@montroseedc.org
X									Eric Kelley	MCSB	970-210-6529	ekbarbor70@icloud.com
X	X								Blaine Hall	Montrose PD	970-209-8045	bhalle@cityofmontrose.
X	X								Michelle Gottlieb	Olathe	970-209-1002	Michelle_otv@questoffice.net
X	X								Jack Schulte	PAT Member	970-249-1509	Funefarm1@outlook.com
X	X								Thom Miller	Community/Parent	719-298-1985	thommiller@gmail.com
X									Sue Hansen	Montrose County	970-596-0620	Shannon@motrosecounty.net
X									Matt Jenkins	MCSD	423-718-7865	Thomas.Jenkins@mcsd.org
X									Steve Gottlieb	Olathe	970-209-1003	Steve@questoffice.net
	X								Reilly O'Brien	DPM	303-775-5051	Reilly.obrien@dynamicpm.co
	X								Leann Tobin	MMH	970-275-0456	ltobin@montrosehospital.com
	X								Barbara Bynum	City of Montrose	970-901-9191	bbynum@ci.montrose.co.os
X	X								Carrie Stephenson	MCSD	970-252-7902	Carrie.Stephenson@mcsd.org
X	X								Philip Baily	MCSD	970-249-2653	Philip.Bailey@mcsd.org

PROJECT: Montrose County School District Master Plan

PROJECT NO: 2021-004.00

DATE: 6/09/21

ATTENDEES: See Attached Sheet

SUBJECT: Planning Assistance Team Meeting #3

1. Ken discussed the prerecorded presentations that were put together to allow the group to review the information prior to the meeting. The intent is to allow review of information prior to the meeting so the group can begin work and discussions quicker and more efficiently.

2. Ericka presented at a high level the information presented in the recorded presentation. The presentation includes the site plans and building plans for the Middle Schools and High Schools.
   a. Capacity analysis have been separated out on separate plans. Anticipated enrollment in 2021 and 2025 have been included in each of the capacity analysis.
   b. Based on demographics, the high school will be at or over capacity in the next five years.

3. Individual groups discussed the presented information and then reported out. Comments follow:
   a. Middle Schools are in good shape from a capacity standpoint. The emphasis at the middle schools would be about enriching and improving the learning environments.
   b. The big question or elephant in the room is the condition of the high school facility. How do you complete a new project and allow students to continue to go to school there?
   c. Does the land where the high school sits have enough value as a commercial location to allow the high school to be planned elsewhere?
   d. The group asked if the middle schools have capacity, could the 9th grade be moved down to the middle schools. Dr. Stevenson pointed out that the move to separate the 9th grade from the Jr High model is still valid. It makes more sense to have the 9th grade included with the high school.
   e. The groups discussed at a high level options for the high school facility.
      i. A new high school on a new site and sell current high school site
      ii. A new smaller high school on another site.
      iii. Building replacement on the existing site.
   f. There is a potential for partnerships with CMU.
   g. There is a question of community perspective around relocating the high school. Will the community react negatively if the high school is moved from downtown.
   h. The center of Centennial MS classroom areas is dark and there may be an opportunity to add skylights and some natural light.
   i. Future discussions regarding CTE are needed. How do you stay forward thinking?
   j. There are options to update the high school utilization rate with use of shared classrooms.
   k. The group noted that the designs should avoid trends.

4. Ken reviewed the Building Deficiency Matrix and the scoring strategies. This allows individual repair items to be scored and sorted based on need. The group agreed with the approach.

19 South Tejon Street, Suite 300   -   Colorado Springs, CO 80903   -   Tel: 719-471-7566   Fax: 719-471-1174

MEETING ATTENDANCE

Project: Montrose County School District Master Plan
Project Number: 2021-004.00

PAT #1 4/1/21	PAT #2 5/2/21	PAT #3 6/9/21								NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X								Penny Harris	MCSD ECC	970-249-5858	Penelope.harris@mcsd.org
X	X									Sandy Head	Montrose Economic Dev Corp	970-249-9438	sandyh@montroseedc.org
X										Eric Kelley	MCSB	970-210-6529	ekbarbor70@icloud.com
X	X	X								Blaine Hall	Montrose PD	970-209-8045	bhalle@cityofmontrose.
X	X	X								Michelle Gottlieb	Olathe	970-209-1002	Michelle_otv@questoffice.net
X	X	X								Jack Schulte	PAT Member	970-249-1509	Funefarm1@outlook.com
X	X									Thom Miller	Community/Parent	719-298-1985	thommiller@gmail.com
X		X								Sue Hansen	Montrose County	970-596-0620	Shannon@motrosecounty.net
X	X	X								Matt Jenkins	MCSD	423-718-7865	Thomas.Jenkins@mcsd.org
X										Steve Gottlieb	Olathe	970-209-1003	Steve@questoffice.net
	X									Reilly O'Brien	DPM	303-775-5051	Reilly.obrien@dynamicpm.co
	X									Leann Tobin	MMH	970-275-0456	ltobin@montrosehospital.com
	X	X								Barbara Bynum	City of Montrose	970-901-9191	bbynum@ci.montrose.co.os
X	X	X								Carrie Stephenson	MCSD	970-252-7902	Carrie.Stephenson@mcsd.org
X	X	X								Philip Baily	MCSD	970-249-2653	Philip.Bailey@mcsd.org
X	X	X								Mari Steinbach	Montrose Recreation District		mari@montroserec.com
		X								Colleen Kaneda	DPM		colleen.kaneda@dynamicpm.co

Montrose County School District Master Plan
PAT Meeting #3

June 9, 2021

COLUMBINE MIDDLE SCHOOL

SCALE: 1" = 200'

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. BUS LOOP
3. STAFF PARKING
4. FOOTBALL FIELD
5. PLAYFIELD / SOCCER
6. OUTDOOR PLAY
7. STAFF PARKING
8. STAFF / VISITOR PARKING
9. PARENT PICK-UP / DROP-OFF
10. CITY PARK

SITE PLAN LEGEND

— — — SITE BOUNDARY

▨ PERMANENT BUILDING FOOTPRINT

←- - - PARENT PICK-UP / DROP-OFF LOOP

←- - - BUS PICK-UP / DROP-OFF

◤ STUDENT ENTRY POINTS

◤ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

COLUMBINE MIDDLE SCHOOL - SITE PLAN

RTA
ARCHITECTS

FLOOR PLAN - CAPACITY

1" = 40'-0"

COLUMBINE MIDDLE SCHOOL

Montrose County School District

10 - CMS

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

*District estimate used for planning purposes

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
Art/Music				
ART	81	1041 SF	1	30
BAND	55	1430 SF	1	30
MUSIC	51	973 SF	1	30
Breakout Instruction				
COMPUTER	35	181 SF	1	
ESS	5	591 SF	1	
ESS	7	594 SF	1	
INTERVENTION	36	201 SF	1	
INTERVENTION	38	822 SF	1	
INTERVENTION	69	821 SF	1	
INTERVENTION	84	817 SF	1	
RSS	6	590 SF	1	
CTE				
COMPUTER	3	1608 SF	1	30
HOME EC	2	1732 SF	1	30
STEM	97	1151 SF	1	30
STEM	98	1162 SF	1	30
Instructional Areas				
ELA	40	834 SF	1	30
ELA	41	821 SF	1	30
ELA	70	834 SF	1	30
ELA	71	821 SF	1	30
ELA	85	834 SF	1	30
ELA	86	821 SF	1	30
MATH	43	820 SF	1	30
MATH	88	919 SF	1	30
MATH / SCIENCE	73	919 SF	1	30
MATH / SCIENCE	75	918 SF	1	30
SCIENCE	39	918 SF	1	30
SCIENCE	42	919 SF	1	30
SCIENCE	90	916 SF	1	30
SOCIAL SCIENCE	72	819 SF	1	30
SOCIAL SCIENCE	87	819 SF	1	30
PE/Athletics				
GYMNASIUM	103	9444 SF	1	30
HEALTH	105	752 SF	1	30
Special Education				
SPED	4	888 SF	1	15
GRAND TOTAL: 33		37727 SF	33	735

75% UTILIZATION   552 students

ANTICIPATED ENROLLMENT:
2021   507 students
2025   488 students

RTA ARCHITECTS

CENTENNIAL MIDDLE SCHOOL

SCALE: 1" = 200'

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING - SOUTH
2. MAIN SCHOOL BUILDNIG - NORTH
3. INDUSTRIAL ARTS BUILDING
4. PARENT PICK-UP / DROP OFF
5. VISITOR PARKING
6. STAFF PARKING
7. OUTDOOR PLAY
8. PLAY FIELD
9. TRACK & FIELD / FOOTBALL FIELD

SITE PLAN LEGEND

- - - - SITE BOUNDARY

▢ PERMANENT BUILDING FOOTPRINT

◀- - - PARENT PICK-UP / DROP-OFF LOOP

◀- - - BUS PICK-UP / DROP-OFF

◀ STUDENT ENTRY POINTS

◀ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

FLOOR PLAN - CAPACITY (SOUTH)

1" = 40'-0"

NORTH 0' 20' 40' 80'

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

District estimate used for planning purposes

ROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
Art/Music				
ART	84	999 SF	1	30
BAND ROOM	68	1250 SF	1	30
CHOIR ROOM	67	905 SF	1	30
Breakout Instruction				
CLP / ESL	9	848 SF	1	
COMPUTER LAB	171	842 SF	1	30
GT	42	334 SF	1	
READING INTERV.	32A	498 SF	1	
READING INTERV.	143	764 SF	1	
STEM	32B	501 SF	1	0
CTE				
HOME EC	51	1007 SF	1	30
HOME EC	53	1112 SF	1	30
INDUSTRIAL ARTS	58	2090 SF	1	30
Instructional Areas				
ELA	11	1040 SF	1	30
ELA	12	857 SF	1	30
ELA	13	818 SF	1	30
ELA	38	993 SF	1	30
ELA	39	995 SF	1	30
ELA	44	813 SF	1	30
ELA	136	890 SF	1	30
ELA	137	836 SF	1	30
ELA	141	890 SF	1	30
ELA	142	842 SF	1	30
MATH	35	724 SF	1	30
MATH	41	811 SF	1	30
MATH	49	951 SF	1	30
MATH	50	952 SF	1	30
MATH	57	982 SF	1	30
MATH	135	839 SF	1	30
MATH	140	838 SF	1	30
SCIENCE	45	1171 SF	1	30
SCIENCE	46	817 SF	1	30
SCIENCE	47	1380 SF	1	30
SCIENCE	129	866 SF	1	30
SS	40	723 SF	1	30
SS	138	629 SF	1	30
PE/Athletics				
GYMNASIUM	88	10053 SF	1	30
GYMNASIUM	156	3320 SF	1	30
Special Education				
DCC SPED	155	1391 SF	1	15
SPED	10	932 SF	1	15
SPED	14	335 SF	1	
SPED	15	818 SF	1	15
SPED	59	931 SF	1	15
SPED	60	437 SF	1	
SPED	83	999 SF	1	15
GRAND TOTAL: 44		51022 SF		1035

75% Utilization   776 students

ANTICIPATED ENROLLMENT:
2021   612 students
2025   617 students

RTA ARCHITECTS

ELECTRICAL

MECH

CUST. OFFICE

DCC SPED 155 15 1391 SF

PE 147 852 SF

ELA 142 842 SF

ELA 141 890 SF

READING INTERV. 143 764 SF

MATH 140 838 SF 30

SS 138 30 629 SF

ELA 137 836 SF 30

GYM STORAGE

GYMNASIUM 156 3320 SF 30

STAGE 153 608 SF

GIRLS

BOYS

JC

T. T.

WKRM

T.

TEACHER COLLAB

SCIENCE 129 866 SF 30

MATH 135 839 SF 30

ELA 136 890 SF 30

FINANCIAL SECRETARY

VAULT STORAGE

GUIDANCE OFFICE

NURSE

T.

STOR COUNSEL OFFICE

COUNSEL OFFICE

MAIN OFFICE

WKRM

T. T.

ISS

CONF

COMPUTER LAB 171 842 SF 30

PRINCIPAL'S OFFICE

STUDENT WAITING

AP OFFICE

AP OFFICE

CONF.

CAFETERIA 75 4962 SF

STORAGE

KITCHEN

FREEZER/ COOLER

T.

? 82 542 SF

TICKETS

PE STORAGE

T.

T.

FLOOR PLAN - CAPACITY (NORTH)

1" = 40'-0"

NORTH

0'   20'   40'   80'

EDUCATIONAL DEPARTMENT LEGEND

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

RTA ARCHITECTS

OLATHE MIDDLE HIGH SCHOOL
scale: 1" = 200'-0"

KEY PLAN LEGEND

1. MAIN SCHOOL BUILDING
2. PARENT PICK-UP/DROP OFF
3. BUS LOOP
4. STAFF PARKING
5. STAFF / DISTRICT PARKING
6. TRACK & FIELD / FOOTBALL
7. BASEBALL FIELD
8. PLAY FIELD
9. STUDENT PARKING

SITE PLAN LEGEND

– – – SITE BOUNDARY

▬ PERMANENT BUILDING FOOTPRINT

◄ ▬ ▬ PARENT PICK-UP / DROP-OFF LOOP

◄ ▬ ▬ BUS PICK-UP / DROP-OFF

◄ STUDENT ENTRY POINTS

◄ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

OLATHE MIDDLE HIGH SCHOOL - SITE PLAN

11 - OMHS

RTA
ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATION	DISTRICT CAPACITY*
*District estimate used for planning purposes				
Art/Music				
ART	104	1165 SF	1	30
BAND	201	525 SF	1	15
CHOIR	203	786 SF	1	30
Breakout Instruction				
?	104	501 SF	1	
COLLABORATION CENTER	301	1006 SF	1	
GATE	211	729 SF	1	
READING INTERVENTION	304	820 SF	1	
TECH	204	985 SF	1	
CTE				
BUSINESS	105-A	517 SF	1	15
BUSINESS	105-B	451 SF	1	15
INDUSTRIAL ARTS	101-CC	3629 SF	1	30
Instructional Areas				
CLASSROOM	101-BB	1027 SF	1	30
CLASSROOM	202	763 SF	1	30
ELA	125	750 SF	1	30
ELA	129	747 SF	1	30
ELA	130	746 SF	1	30
ELA	213	768 SF	1	30
ELA	305	858 SF	1	30
ELA	307	846 SF	1	30
EMPTY	208	854 SF	1	30
HEALTH / SCIENCE	127	790 SF	1	30
MATH	120	574 SF	1	30
MATH	121	633 SF	1	30
MATH	124	747 SF	1	30
MATH	206	867 SF	1	30
MATH	308	967 SF	1	30
SCIENCE	116	1117 SF	1	30
SCIENCE	118	995 SF	1	30
SCIENCE	217	1123 SF	1	30
SCIENCE	306	957 SF	1	30
SOCIAL STUDIES	126	732 SF	1	30
SOCIAL STUDIES	128	750 SF	1	30
SOCIAL STUDIES	209	931 SF	1	30
SOCIAL STUDIES	303	824 SF	1	30
SPANISH	122	659 SF	1	30
PE/Athletics				
GYMNASIUM	16	12036 SF	1	30
GYMNASIUM	234	6791 SF	1	30
Special Education				
SPED	103	886 SF	1	15
SPED	123	653 SF	1	15
SPED	207	865 SF	1	15
SPED	302	823 SF	1	15
GRAND TOTAL: 41		53190 SF	41	975

75% Utilization   732 students

ANTICIPATED ENROLLMENT:
2021   472 students (224 MS / 248 HS)
2025   504 students (261 MS / 243 HS)

FLOOR PLAN - CAPACITY SOUTH

1" = 40'-0"

0'   20'   40'   80'

NORTH

Floor plan labels:

BUSINESS 105-B 451 SF 15 · BUSINESS 105-A 517 SF 15 · E.C. 105-C 356 SF · ? 104 501 SF · SPED 103 886 SF 15 · ART 104 1165 SF 30 · LIBRARY 101 2335 SF · OFFICE · OFFICE · OFFICE · T · ADMIN 101-E 877 SF · STORAGE · KITCHEN 101-K 1407 SF · CAFETERIA 101-D 3493 SF · STAGE 101-L 678 SF · CHOIR 203 786 SF 30 · SPED 207 865 SF 15 · SOCIAL STUDIES 209 931 SF 30 · GATE 211 729 SF · ELA 213 768 SF 30 · STORAGE 215 771 SF · SCIENCE 217 1123 SF 30 · GIRLS · CONCESSIONS · CLASSROOM 101-BB 1027 SF 30 · MAINT · E · BOILER · CLASSROOM 202 763 SF 30 · RR · JC · RR · CONF · SPED 302 823 SF 15 · BAND 201 525 SF 15 · JC · T · E · COLLABORATION CENTER 301 1006 SF · TECH 204 985 SF · NURSE · T · MATH 206 867 SF 30 · EMPTY 208 854 SF 30 · WRESTLING BELOW · STAGE · GYMNASIUM 234 6791 SF 30 · INDUSTRIAL ARTS 101-CC 3629 SF 30 · BOYS · BOYS · GIRLS · READING INTERVENTION 304 820 SF · SOCIAL STUDIES 303 824 SF 30 · SCIENCE 306 957 SF 30 · ELA 305 858 SF 30 · MATH 308 967 SF 30 · ELA 307 846 SF 30 · GIRLS LOCKER ROOM · GYM 237 2700 SF

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- CTE
- Instructional Areas
- PE/Athletics
- Special Education
- Support

FLOOR PLAN - CAPACITY NORTH
1" = 40'-0"

WOMENS RESTROOM

OFFICE

GIRLS LOCKER ROOM

TRAINING ROOM

TELE/ELEC

BOYS LOCKER ROOM

MECH

GYMNASIUM
16
12036 SF
30

LOBBY

CONCESSIONS

OFFICE

MENS RESTROOM

JAN

STORAGE

WRESTLING ROOM
24
3303 SF

SCIENCE
118
995 SF
30

MECH

MATH
120
574 SF
30

MATH
121
633 SF
30

SPANISH
122
659 SF
30

SPED
123
653 SF
15

MATH
124
747 SF
30

ELA
125
750 SF
30

SOCIAL STUDIES
126
732 SF
30

STORAGE

SCIENCE
116
1117 SF
30

RR

JC

RR

ELA
130
746 SF
30

ELA
129
747 SF
30

SOCIAL STUDIES
128
750 SF
30

HEALTH / SCIENCE
127
790 SF
30

LOWER LEVEL FLOOR PLAN - CAPACITY
1" = 40'-0"

OFFICE

BOYS LOCKER ROOM

WRESTLING ROOM
227
2424 SF

BOYS

BOYS LOCKER ROOM

STORAGE

OFFICE

TRAINING ROOM

STORAGE

SHOWER STORAGE

BOYS LOCKER ROOM

BOYS

JC

GIRLS LOCKER RM

OFFICE

GIRLS

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

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

◄--- PARENT PICK-UP / DROP-OFF LOOP

◄--- BUS PICK-UP / DROP-OFF

◄ STUDENT ENTRY POINTS

◄ DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   130'   260'   520'

MONTROSE HIGH SCHOOL SITE PLAN

Montrose County School District

12 - MHS

RTA
ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

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

MONTROSE HIGH SCHOOL - MAIN BUILDING

Montrose County School District

12 - MHS

1ST FLOOR PLAN - CAPACITY MAIN BUILDING

1" = 40'-0"

NORTH

0'   20'   40'   80'

RTA ARCHITECTS

Instructional Areas
PE/Athletics
Support

2ND FLOOR PLAN - CAPACITY WEST

1" = 40'-0"

FIRST FLOOR PLAN - CAPACITY WEST

1" = 40'-0"

OFFICE
T
STOR
JC
STORAGE

WRESTLING MEZZ.
146
3796 SF

STORAGE
JC
STORAGE
CONCESSION

WOMEN
MEN

GYMNASIUM
152
14483 SF
30

T
OFFICE

GIRLS LOCKER ROOM

JC

OFFICE

GIRLS LOCKER ROOM

T

SCIENCE
132
976 SF
30

STOR

SCIENCE
134
1001 SF
30

SCIENCE
136
993 SF
30

?
131
782 SF
30

SCIENCE
133
788 SF
30

SS
135
799 SF
30

WOMEN

MEN

SS
137
799 SF
30

SS
138
790 SF
30

SS
140
788 SF
30

SS
139
793 SF
30

SS
142
802 SF
30

SS
141
797 SF
30

BOILER ROOM / JC STORAGE
STOR
OFFICE

STOR
FIRE
FOOTBALL LOCKER ROOM
OFFICE
BOYS LOCKER ROOM
TRAINING / LAUNDRY
OFFICE

NORTH

0'   20'   40'   80'

MONTROSE HIGH SCHOOL - NORTH

12 - MHS

RTA
ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

PE/Athletics

GYMNASIUM
204
1822 SF

GYMNASIUM
225
2866 SF
30

EDUCATIONAL DEPARTMENT LEGEND

Art/Music

Instructional Areas

Support

MATH
212
881 SF
30

MATH
211
695 SF
30

MATH
208
759 SF
30

MATH
207
736 SF
30

LANGUAGES
204
717 SF
30

LANGUAGES
203
730 SF
30

LANGUAGES
202
750 SF
30

ELL
213
752 SF
30

COPY

MATH
214
911 SF
30

MATH
210
764 SF
30

MATH
209
770 SF
30

MATH
206
767 SF
30

LANGUAGES
205
786 SF
30

JC

CL

CL

WOMEN

MEN

POTTERY
201
1754 SF
30

CL

ART
200
1446 SF
30

2ND FLOOR PLAN @ AUX GYM - CAPACITY

1" = 40'-0"

2ND FLOOR PLAN @ CLASSROOMS - CAPACITY

1" = 40'-0"

NORTH

0'   20'   40'   80'

MONTROSE HIGH SCHOOL SECOND LEVEL

12 - MHS

RTA
ARCHITECTS

EDUCATIONAL DEPARTMENT LEGEND

- Art/Music
- Support

30
ART
143
1097 SF

1ST FLOOR PLAN - CAPACITY ART BUILDING

1" = 40'-0"

NORTH

0' 20' 40' 80'

EDUCATIONAL DEPARTMENT LEGEND

- CTE
- Support

Room
Room
Room
Room

30
AG SHOP
20
4854 SF

JC T.

BOYS BOYS

30
WOODS / METALS
1
4788 SF

Room

LECTURE
12
870 SF

LECTURE
10
870 SF

Room
Room
Room
Room

1ST FLOOR PLAN - CAPACITY AG / WOODS

1" = 40'-0"

CLASSROOM CAPACITY

District estimate used for planning purposes

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY*
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:
2021   1409 students
2025   1513 students

RTA
ARCHITECTS

PROJECT: MCSD MP

PROJECT NO: 2021-004.000

DATE: 7/14/21

ATTENDANCE: See sign in sheet

SUBJECT: PAT 4 Meeting

1) Brian gave short intro.
2) ECC Discussion
    a. Penny gave an explanation of new early childhood status in the state
    b. Carrie talked about how all-day KG will change things.
    c. Penny shared more numbers. (RTA to get more data from Penny.)
    d. Before and after school care to help drive the local economy.
    e. Questions from the group about how child care is provided in the area. Many not licensed.
3) Brian guided the group into looking at the long-range plan, which will then help guide the shorter-range goals. Emphasized that the MP is not driving toward a bond.
4) The PAT broke into small groups. Option Review Results:

Elementary Schools

1. Maintenance and Redistricting
    a. Strengths
        i. Cost – low cost
        ii. Cand fix capacity issues and allow for 5-year growth
        iii. Allows time to plan for funding
    b. Weaknesses
        i. People don't like boundary changes
        ii. No major capital improvements
        iii. Not taking advantage of opportunities
        iv. Reactive no proactive
        v. Not addressing the major issues with all elementary schools
        vi. Postponing the inevitable
2. Maintenance and Additions
    a. Strengths
        i. Eliminates modular
        ii. Addresses predicted growth
        iii. All elementary schools and addressed
        iv. We don't have to adjust school boundaries
        v. Maintain tradition
        vi. Lower cost option

            vii.   Everyone gets something
    b. Weaknesses
             i.   NES and PES have highest FCI scores; PES will only get maintenance
            ii.   Are we wasting money fixing what needs replaced?
           iii.   Routing money into worn out buildings

3A   Replace
    a. Strengths
             i.   1 building for Pamona
            ii.   Elementary modular
           iii.   Long term solution at PES
           iv.   No modular
            v.   Fixes PES
    b. Weakness
             i.   Tough to juggle children and families with moving Pomona
            ii.   Expensive
           iii.   Boundary changes will create friction and anxiety
           iv.   Construction phasing challenges
            v.   Where does ECC go?
           vi.   Doesn't address FCI at NES
           vii.   Temporary ECC?

3B New and Renovation
    a. Strengths
           viii.   No weird shuffling of kids during construction
             i.   New Elementary
            ii.   Good solution for ECC
           iii.   New building
    b. Weaknesses
             i.   No site for new school
            ii.   Cost
           iii.   One school is favored
           iv.   North side needs more than "maintenance"
            v.   Construction challenges at site Brown Ranch
           vi.   OES not getting the proportional share

4.   Addition and Major Renovation
    a. Strengths
             i.   Nicer Pomona makes redistricting possible
            ii.   Leave neighborhood schools
           iii.   Addresses needs
           iv.   New facilities
            v.   Eliminate modular
           vi.   Increased security of buildings
           vii.   Balanced solution
    b. Weaknesses
             i.   Olathe gets left out
            ii.   Limited space at NES
           iii.   OES only gets maintenance

    iv. Cost is higher
5. Addition and Consolidation
  a. Strengths
    i. School boundaries cheap
    ii. Efficiency/less duplication
    iii. 500 enrollment "sweet spot"
    iv. Can meet the enrollment needs
    v. Less facilities to maintain
    vi. Can use NES for ECC
  b. Weaknesses
    i. Northside location (no neighborhood school)
    ii. Boundary change unpopular
    iii. Closing school unpopular
    iv. Big schools have challenges
    v. Unpopular to close NES/redistrict
    vi. Redistributing NES staff

Early Childhood Centers

1. New Construction and Addition
  a. Strengths
    i. Centrally located
    ii. New
    iii. Close to outdoor learning center
    iv. No more modular
    v. Familiar to families
    vi. (?) on new fee for Olathe
  b. Weaknesses
    i. Main site doesn't have the space
    ii. Site limitations
    iii. Limits capacity, no opportunities for growth
    iv. Preschool would not grow capacity
    v. Where would we serve children during construction?

2A New Construction
  a. Strengths
    i. Grow the number of children served
    ii. Continue to operate preschool while being constructed
    iii. Opens property use (for what?) on admin campus
    iv. Operating costs of one ECC
  b. Weakness
    i. Too far out/not centrally located (Brown Ranch)
    ii. Traffic flow
    iii. DECC is still modular
    iv. C-DOT highway permits

2B Renovation
  a. Strengths
    i. NES campus geography

  ii. Centrally located at PES or NES
  iii. Cost is relatively low
  iv. Consolidated services (all Montrose ECC together)
 b. Weaknesses
  i. Separate ECC and elementary campus
  ii. No elementary site
  iii. Facilities are old, spending money on old property
  iv. Still need a location for the displaced K-5 kids

3. Decentralize and Addition
 a. Strengths
  i. Convenient for families – siblings at same school
  ii. New outdoor learning close
  iii. (?)
  iv. Easy access for families
  v. Neighborhood schools
 b. Weaknesses
  i. Confusing plan
  ii. Spreading out kids
  iii. Programming challenges – some PK to K; some (?)
  iv. Increase staffing costs may be more costly when you consider
  v. Not equitable facilities – or access to nearby amenities (outdoor classroom)

4. Maintenance Only
 a. Strengths
  i. Low cost (relatively)
  ii. Safe option (politically)
  iii. Doesn't take political will/capital
  iv. Safer for children
  v. No need to ask voters?
 b. Weaknesses
  i. No forward thinking
  ii. Stop-gap measure – just a Band-Aid
  iii. Limits opportunities for the program to grow and meet demand
  iv. Throwing good money to bad investment
  v. Modular are not energy efficient
  vi. Does not address security issue and security risk
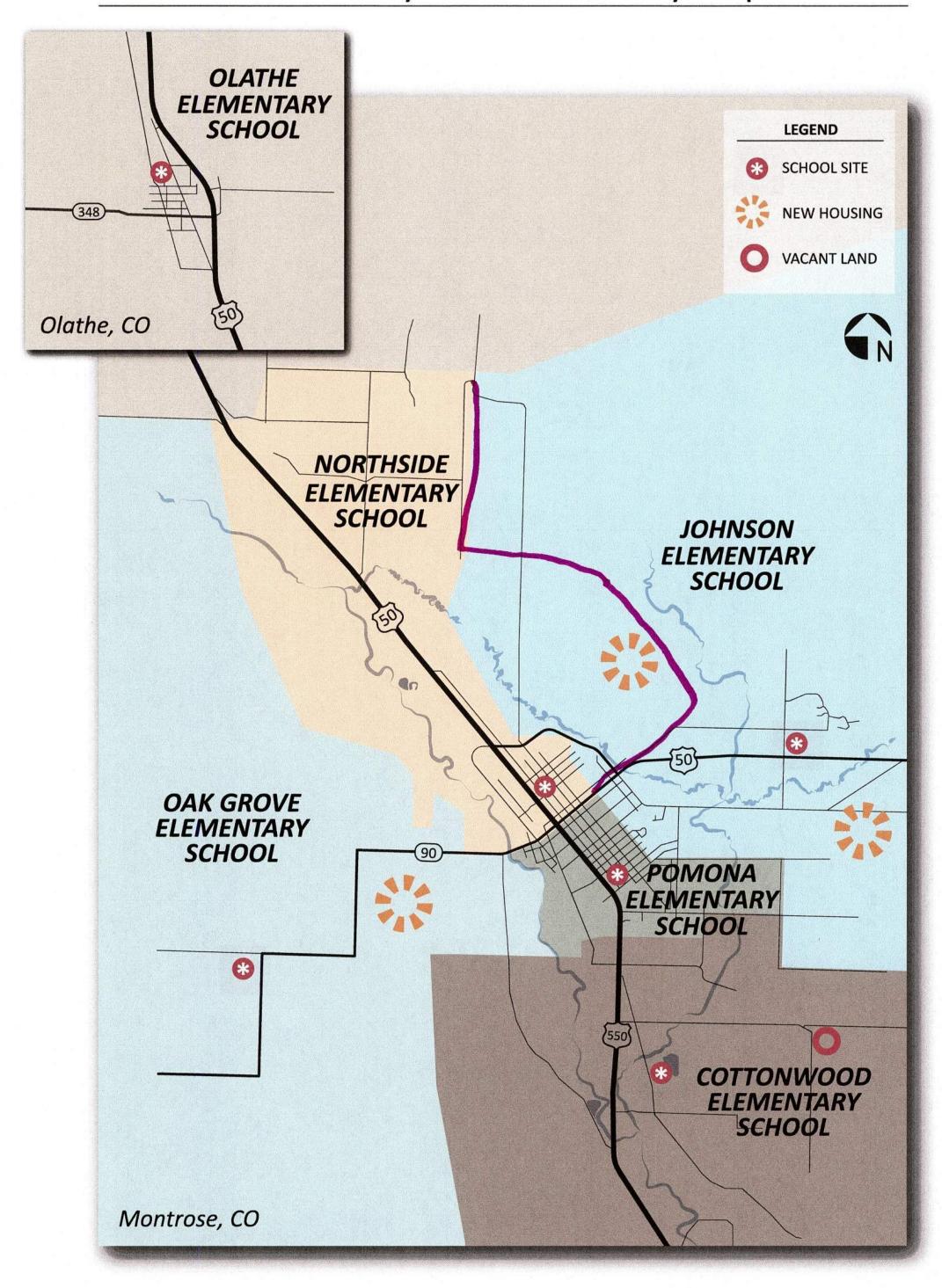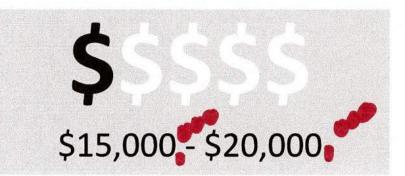
1 MAINTENANCE & REDISTRICTING

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

Olathe, CO

LEGEND
- ✳ SCHOOL SITE
- ✴ NEW HOUSING
- ⬤ VACANT LAND

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

MAINTENANCE & REDISTRICTING

**$**$$$

$15,000 - $20,000

MAINTENANCE
@ ALL Campuses

+

REVISE
District Boundary Lines to
resolve capacity issues

Existing Building Capacity for
Elementary Schools: **2738 students**

Projected 2025 Enrollment for
Elementary Schools: **2514 students**

STRENGTHS

COST - low cost
can fix capacity issues + allow
for 5-yr growth
• allows time to plan for funding

WEAKNESSES

✓ people don't like boundry changes
- no major capital improvements
- not taking advantage of opportunities
* - reactive not proactive
• not addressing the major issues w/ all elem. schools
• postponing the inevitable

Long-Range Planning Options - Elementary Schools

Elementary School Boundary Map

MAINTENANCE & ADDITIONS

$$ $$$

$30,000,000 - $35,000,000

ADDITION & MAINTENANCE
@ NES, JES
to eliminate modulars

+

ADDITION & MAINTENANCE
@ OGES, CES
to eliminate modulars and
resolve capacity issues
(OGES expands to 3-Track + 2)
(CES expands to 4-Track)

+

MAINTENANCE @ OES & PES

STRENGTHS

✓ eliminates modulars
· addresses predicted growth
· all elementary schools + addressed
· we don't have to adjust school boundaries ✓
· maintain tradition
· LOWER COST OPTION
· everyone gets something

WEAKNESSES

· NES + PES ~~are~~ have higest FCI scores; PES will only get maintenance
· are we wasting $$ fixing what needs replaced?
· PUTTING MONEY INTO ~~the~~ WORN OUT Bldgs
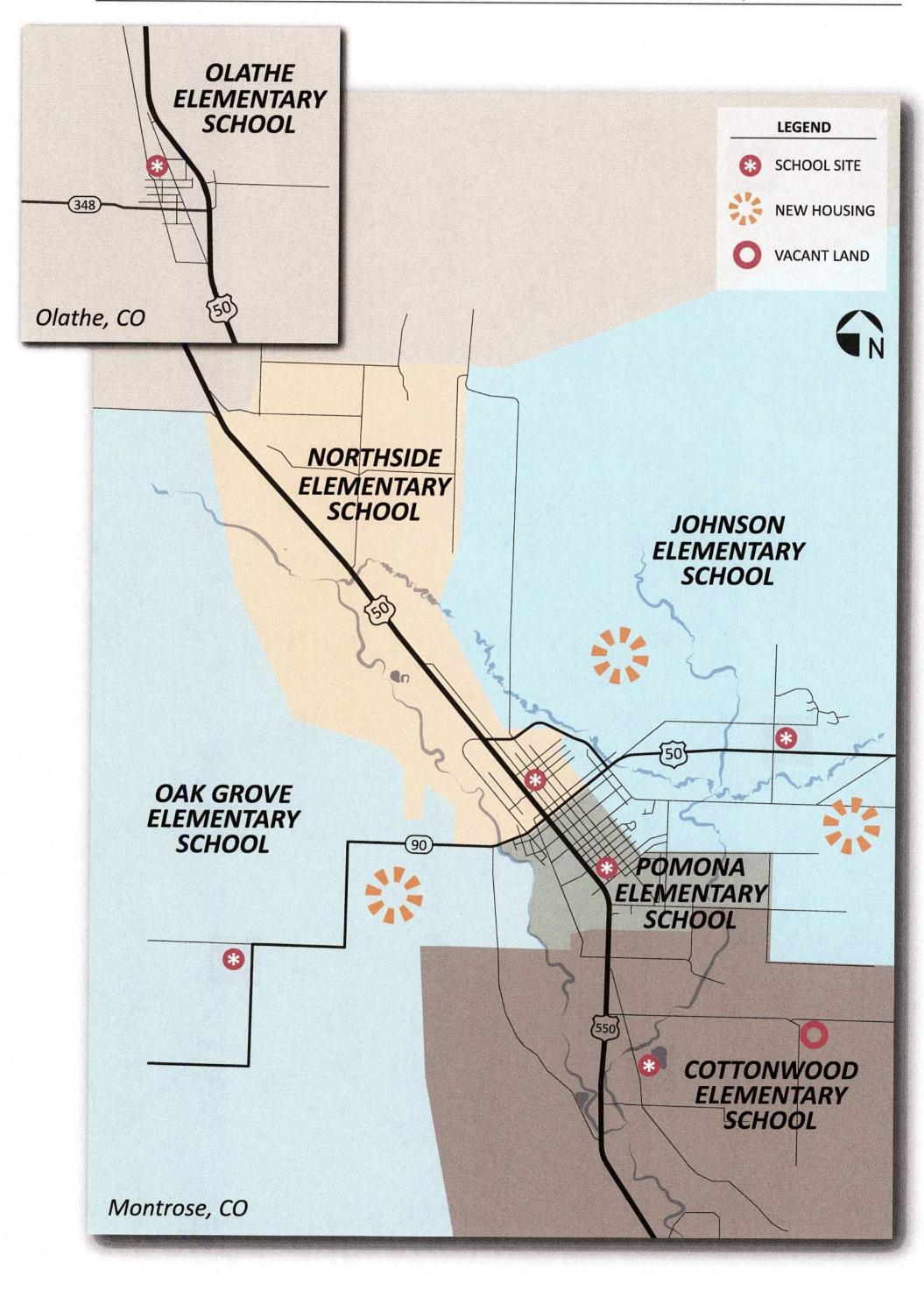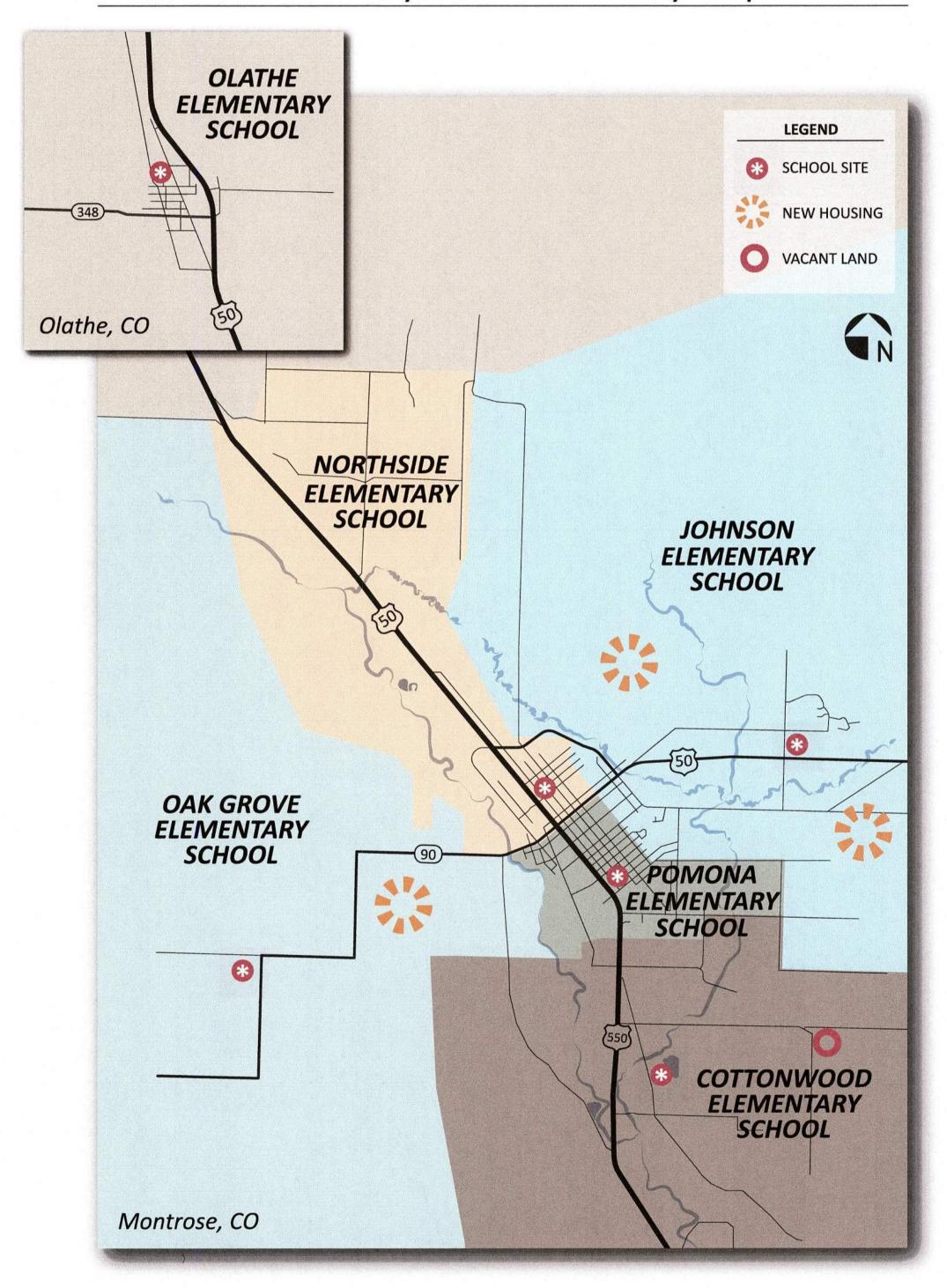
Long-Range Planning Options - Elementary Schools

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

Olathe, CO

LEGEND
- ✳ SCHOOL SITE
- ✴ NEW HOUSING
- ⬭ VACANT LAND

N

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

REPLACE
$$$$$
$65,000,000 - $70,000,000

REPLACE Pomona w/ 4-round
(use ECC Main as temporary ES)

+

REVISE school boundaries to
resolve overcrowding @ CES

+

ADDITION & MAINTENANCE
@ CES, NES, OGES, JES
to eliminate modulars and
resolve capacity issues
(OGES expands to 3-Track + 2)

+

MAINTENANCE @ OES

STRENGTHS

1 Bldg for Pomona

* Eliminate Modulars
Long term solution @ PES
no modulars
fixes PES
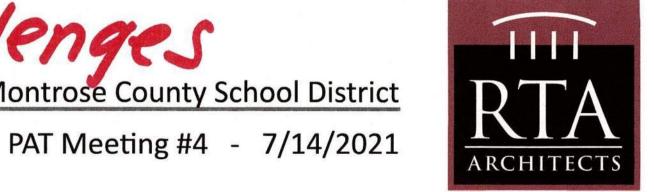
WEAKNESSES
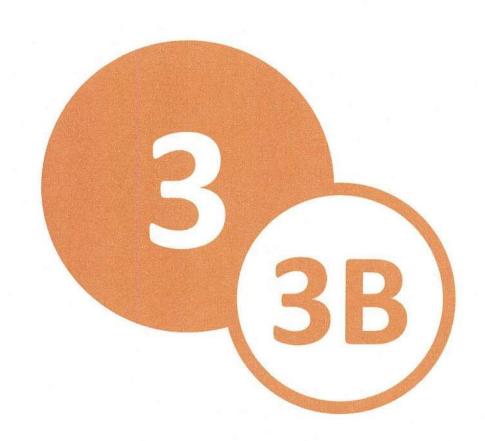
Tough to juggle children
+ families w/ moving

- Doesn't address FCI
  @ NES
- Temporary ECC?

Pomona
Expensive
Boundary changes will create
friction + Anxiety

* Construction phasing challenges
Where does ECC go?
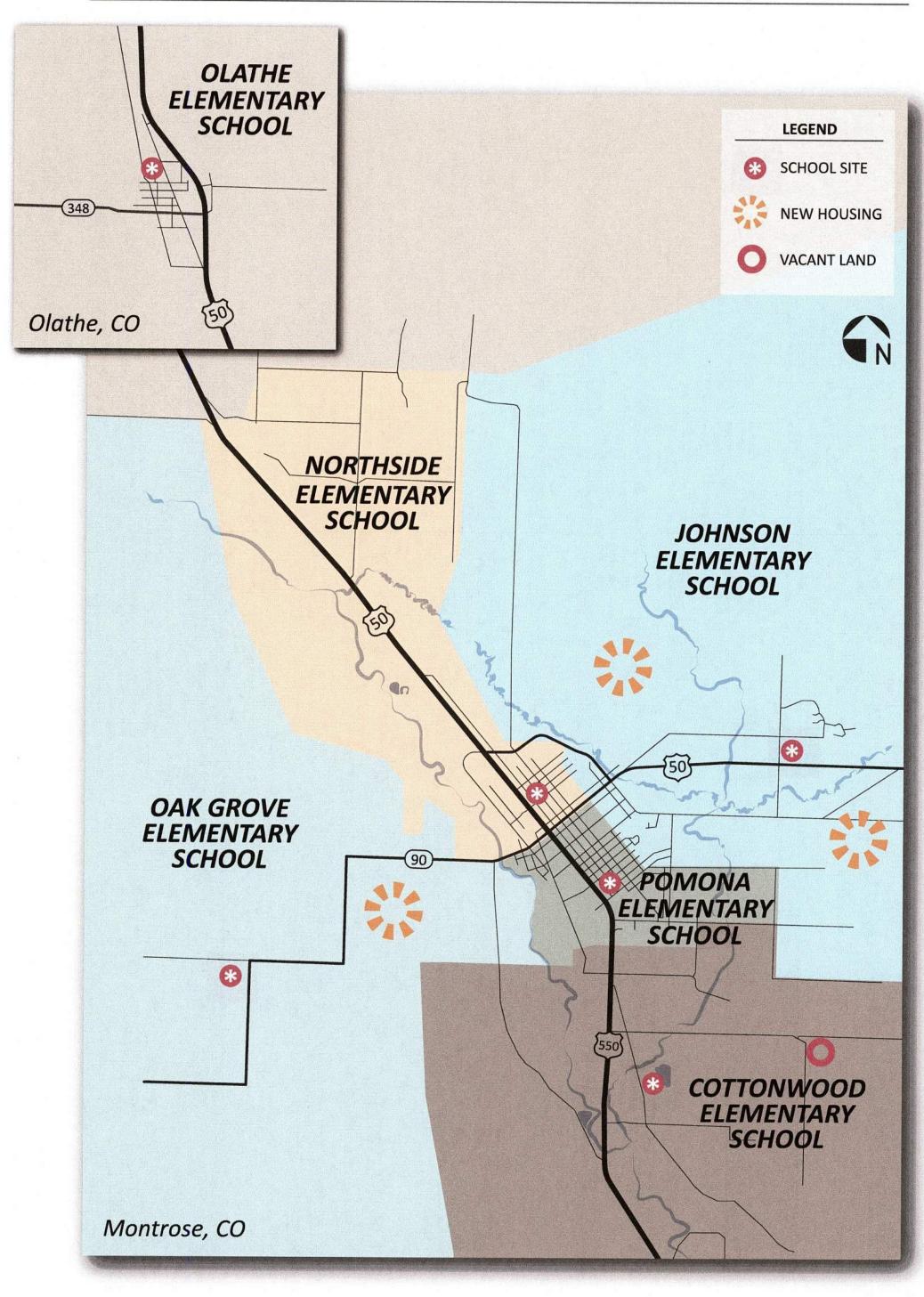
3 3B NEW & RENOVATION

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

Olathe, CO

LEGEND
- ✳ SCHOOL SITE
- ✳ NEW HOUSING
- ⭕ VACANT LAND

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

NEW & RENOVATION

$$$$$

$65,000,000 - $70,000,000

NEW 4-round on New Site
(vacate & renovate PES for ECC)
(vacate Main ECC Site)

+

REVISE school boundaries to
incorporate new site & resolve
overcrowding @ CES

+

ADDITION & MAINTENANCE
@ CES, NES, OGES, JES
to eliminate modulars and
resolve capacity issues
(OGES expands to 3-Track + 2)

+

MAINTENANCE @ OES

STRENGTHS

No wierd shuffling of kids during construction

New Elementary

good solution for ECC
new building

WEAKNESSES

No site for new school
Cost
One school is favored
N. side needs more than 'maintenance'
Construction challenges at site   Brown Ranch
OES not getting the proportional share

Elementary School Boundary Map

Olathe, CO

OLATHE ELEMENTARY SCHOOL

LEGEND
- * SCHOOL SITE
- ⚹ NEW HOUSING
- ◯ VACANT LAND

N

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO
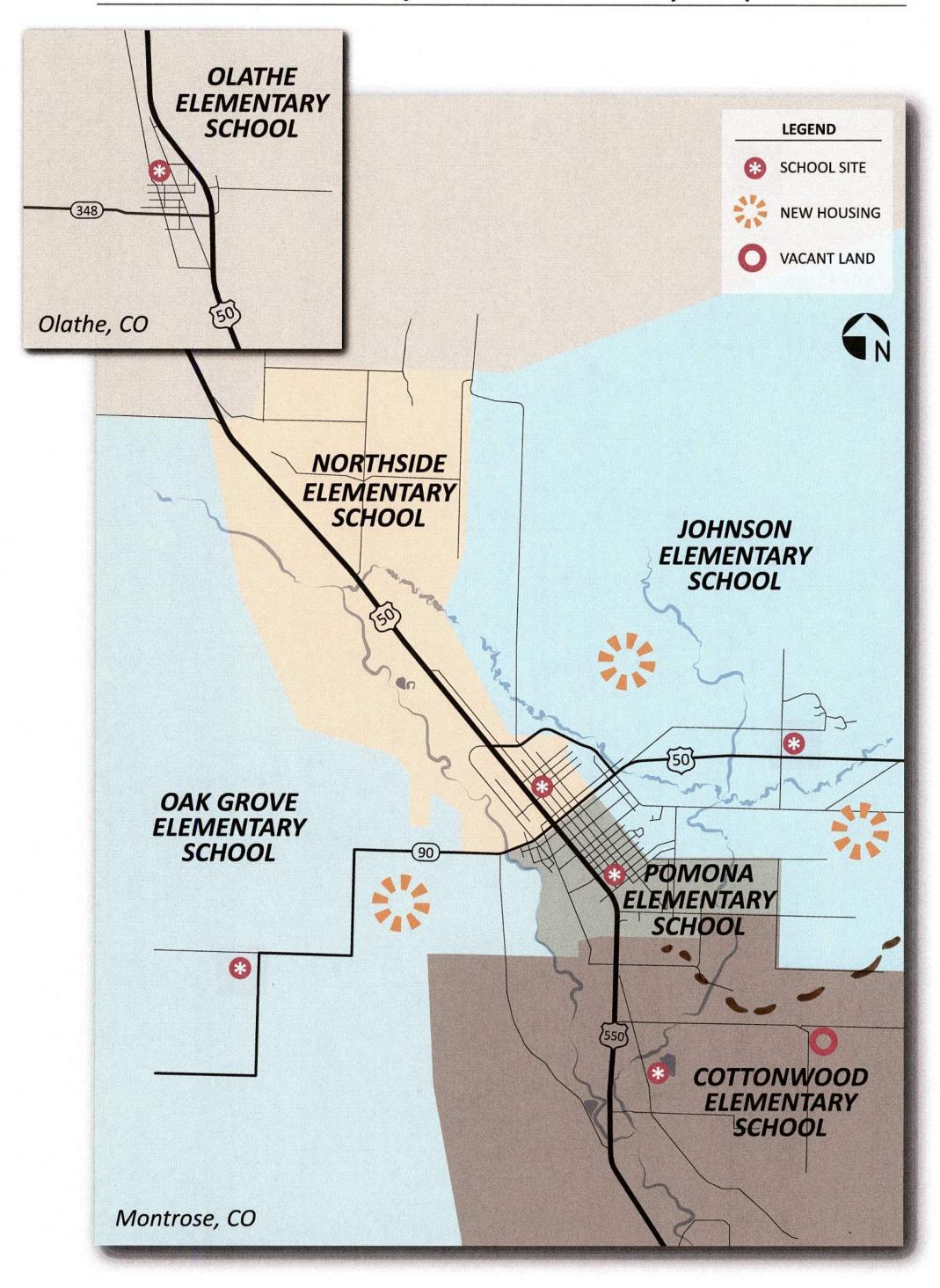
ADDITION & MAJOR RENOVATION

$$$$$

$55,000,000 - $60,000,000

ADDITION & MAINTENANCE
@ CES, OGES, JES
to eliminate modulars and
resolve capacity issues
(OGES expands to 3-Track + 2) *+ rooms*

+

RENOVATE & ADDITION
@ NES and PES
(worst FCI scores)
(eliminate modulars @ NES)
(consolidate PES to single
building)

+

MAINTENANCE @ OES

STRENGTHS

Nicer Pomona & makes redistricting palatable
Leaves neighborhood schools

Addresses needs
new facilities
eliminate modulars (yay!)
Increased security of buildings
Balanced solution

er)

WEAKNESSES

Olathe gets left out
✗ Limited space @ NES
OES only gets maintenance
Cost is higher

---

5 ADDITION & CONSOLIDATION

Existing Building Capacity for ALL Elementary Schools:	2738 students	
Projected 2025 Enrollment for ALL Elementary Schools:	2514 students	
Olathe Elementary Capacity:	466 students	(3-Track + 2 Flex)
(4) 4-Track Elementary Schools:	(4) x 568 = 2,272 students	(4-Track)
	2,738 students	
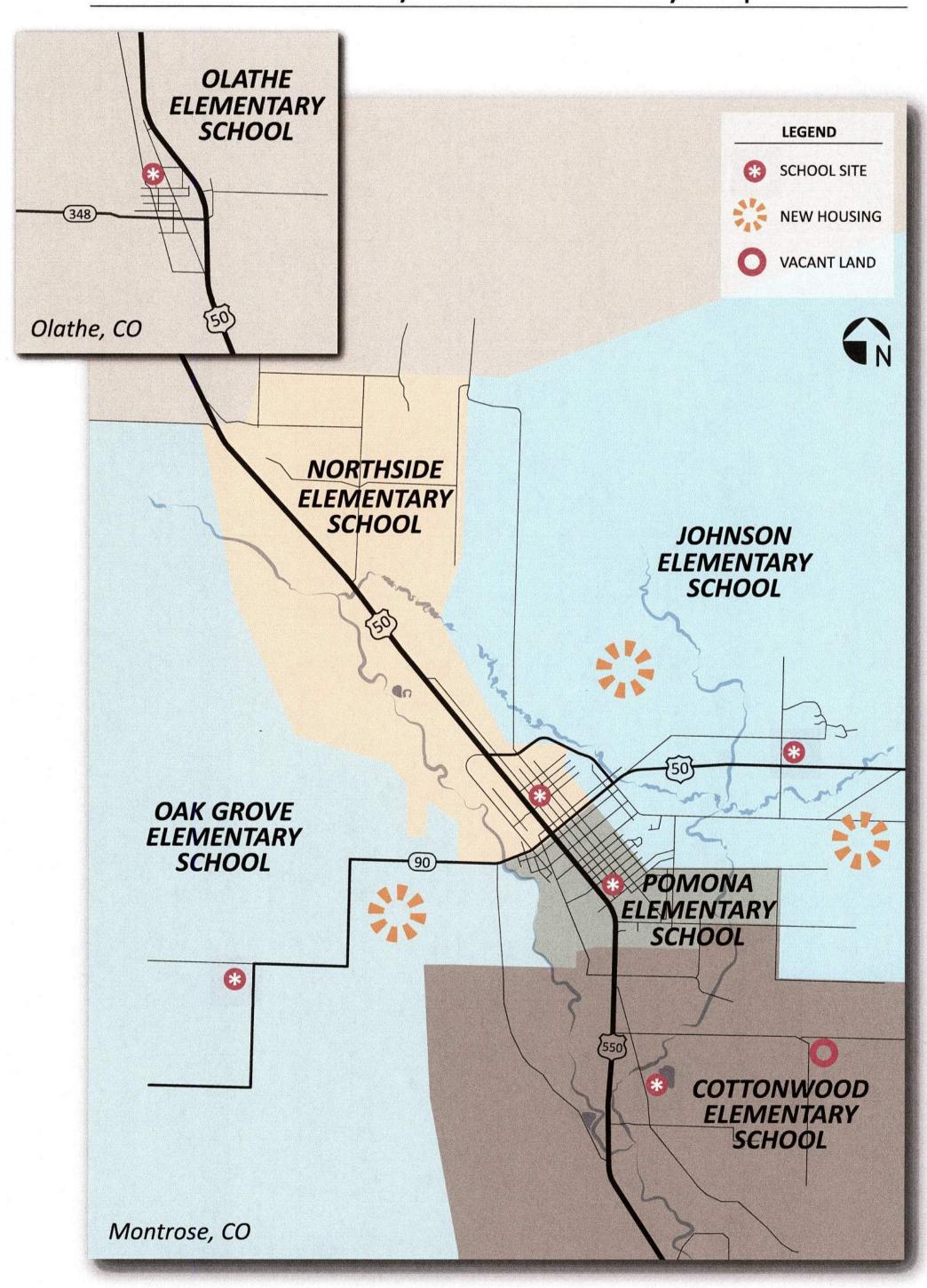
Elementary School Boundary Map

ADDITION & CONSOLIDATION

$$$$$ $$

$45,000,000 - $50,000,000

ADDITION & MAINTENANCE
@ PES, CES, OGES,
to convert schools to
4-ROUND

+

MINOR ADDITION at JES
to eliminate modulars

+

VACATE NES
(worst FCI score)

+

REVISE school boundaries to
balance student population
across the district

+

MAINTENANCE @ OES & JES

STRENGTHS

School boundaries cheap
Efficiency/Less duplication
~ 500 enrollment "sweet spot" ☆
Can meet the enrollment needs
less facilities to maintain
Can use NES for ECC

WEAKNESSES

Northside Location (no neighborhood school)
Boundary change unpopular
Closing school unpopular
Big schools have challenges

Unpopular to close NES/redistrict
• redistributing NES staff

Long-Range Planning Options - Elementary Schools

1 NEW CONSTRUCTION & ADDITION

Early Childhood Center Locations

Olathe, CO

A — ECC MAIN CAMPUS
B — ECC AT OLATHE ELEMENTARY
C — ECC AT JOHNSON ELEMENTARY

Montrose, CO

NEW CONSTRUCTION & ADDITION

$$$$
$25,000,000 - $30,000,000

NEW standalone @ Main Site
(vacate JES Site)

+

NEW standalone @ OES
OR
ADDITION @ OES

STRENGTHS

✓ Centrally located
New
Close to outdoor learning center
✓ NO MORE MODULARS!
Familiar to families
Parity on new fac. for Olathe

WEAKNESSES

Main site doesn't have the space
Site limitations
limits capacity, no opportunities for growth
Preschool would not grow capacity
Where would we serve children during construction?

Long-Range Planning Options - Early Childhood Centers

2 2A NEW CONSTRUCTION

Early Childhood Center Locations

Olathe, CO

(A) ECC MAIN CAMPUS
(B) ECC AT OLATHE ELEMENTARY
(C) ECC AT JOHNSON ELEMENTARY

Montrose, CO

NEW CONSTRUCTION

$$$$

$20,000,000 - $25,000,000

NEW standalone @ JES Site
(vacate Main Site)

+

MAINTENANCE @ OES

STRENGTHS

- grow the # of children served
- continue to operate preschool while being constructed
- opens property use on admin campus ✓
  → for what?
- operating costs of one ECC

WEAKNESSES

- too far out/not centrally located ✗ Brown ranch?
- traffic flow
- OECC is still in modulars
- CDOT. Hwy permits

2 2B RENOVATION

Early Childhood Center Locations

Olathe, CO

(A) ECC MAIN CAMPUS
(B) ECC AT OLATHE ELEMENTARY
(C) ECC AT JOHNSON ELEMENTARY

Montrose, CO

RENOVATION

$$$$

$10,000,000 - $15,000,000

RENOVATE PES or NES for ECC

(vacate Main Site & JES)

(move PES to New Site)

+

MAINTENANCE @ OES

STRENGTHS

NES campus geography

centrally located at PES or NES

cost is relatively low

consolidated services (All montrose ECC togeth

WEAKNESSES

Separate ECC & Elementary campus

No elementary site

Facilities are old, spending $ on old property

Still need a location for the displaced K-5 kids

Long-Range Planning Options - Early Childhood Centers

RTA ARCHITECTS

3 DECENTRALIZE & ADDITION

Early Childhood Center Locations

Olathe, CO

A ECC MAIN CAMPUS
B ECC AT OLATHE ELEMENTARY
C ECC AT JOHNSON ELEMENTARY

Montrose, CO

DECENTRALIZE & ADDITION

**$$$**$
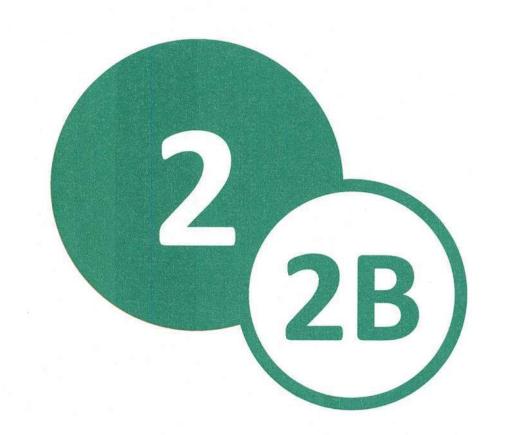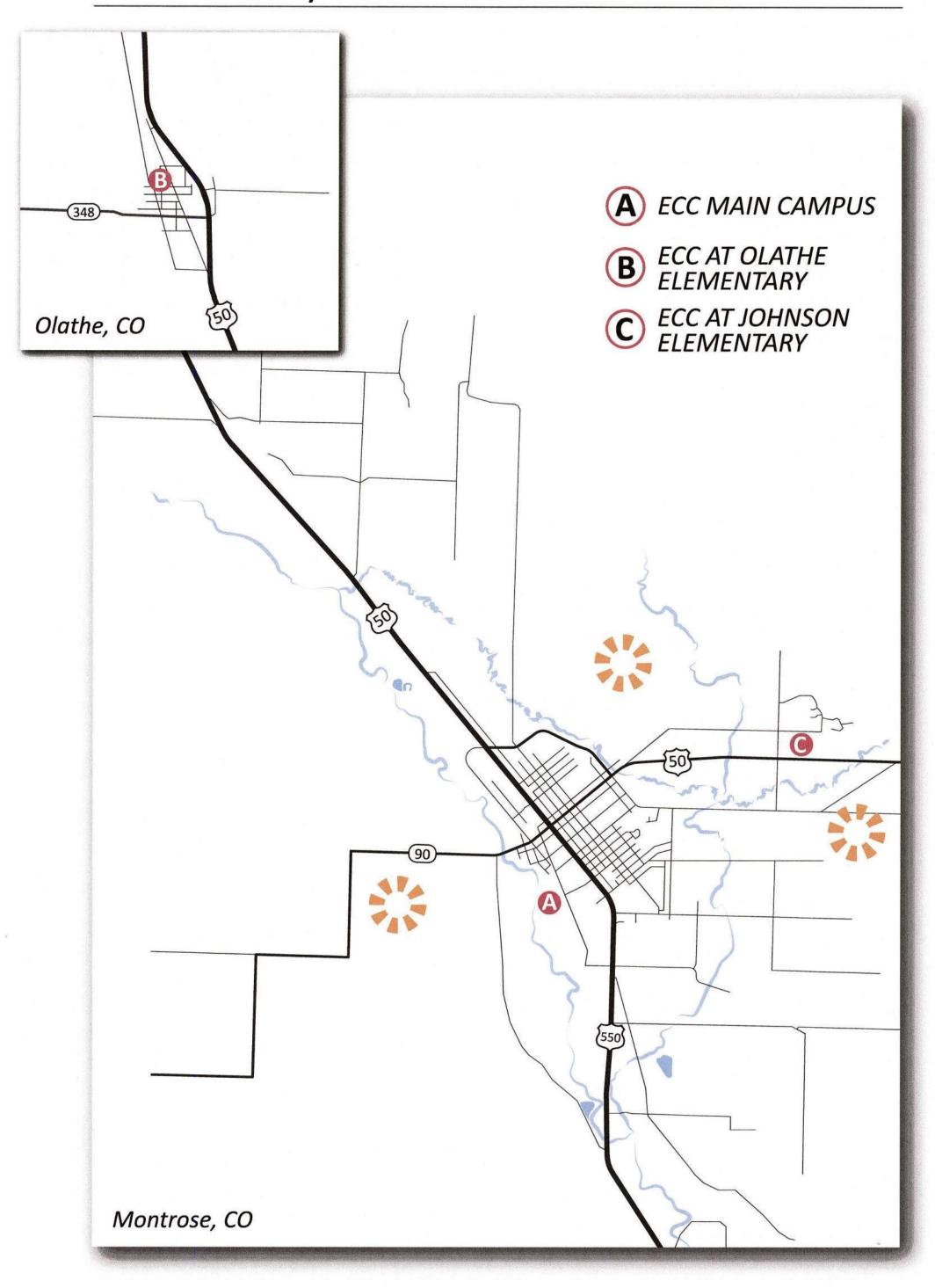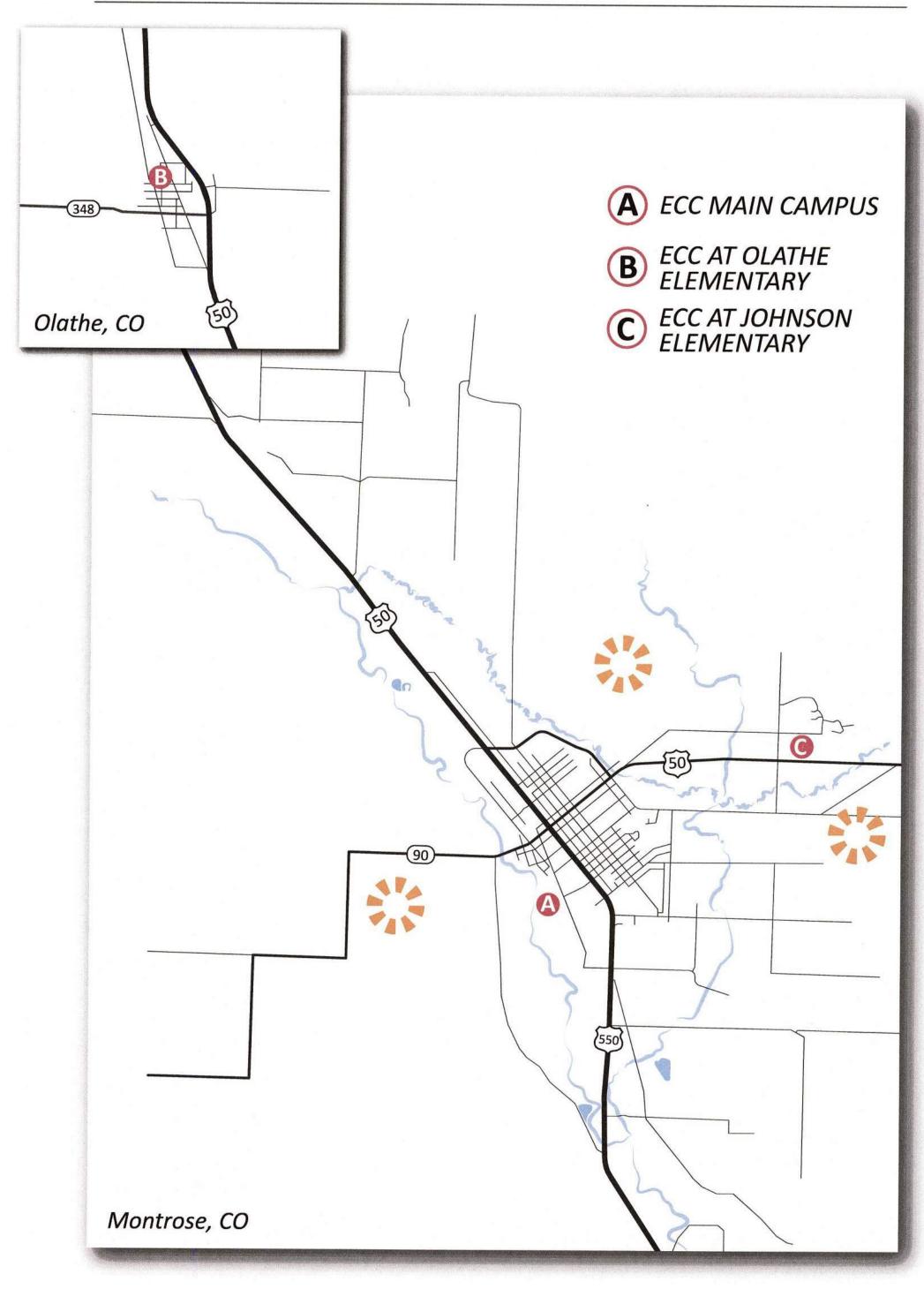
$20,000,000 - $25,000,000

DECENTRALIZE Main Site
(NEW smaller standalone @ Main Site)

+

NEW standalone OR Additions @ multiple Elementary School Campuses

---

STRENGTHS

Convienient for families - siblings @ same school
New outdoor learning close
Cheaper
Easy access for families
Neighborhood schools
|

WEAKNESSES

Confusing Plan
* Spreading our kids
* Programming challenges - some pk → k; some standalone
increase staffing costs ←
may be more costly when you consider
Not equitable facilities - or access to
Nearby ammenities (outdoor classroom)
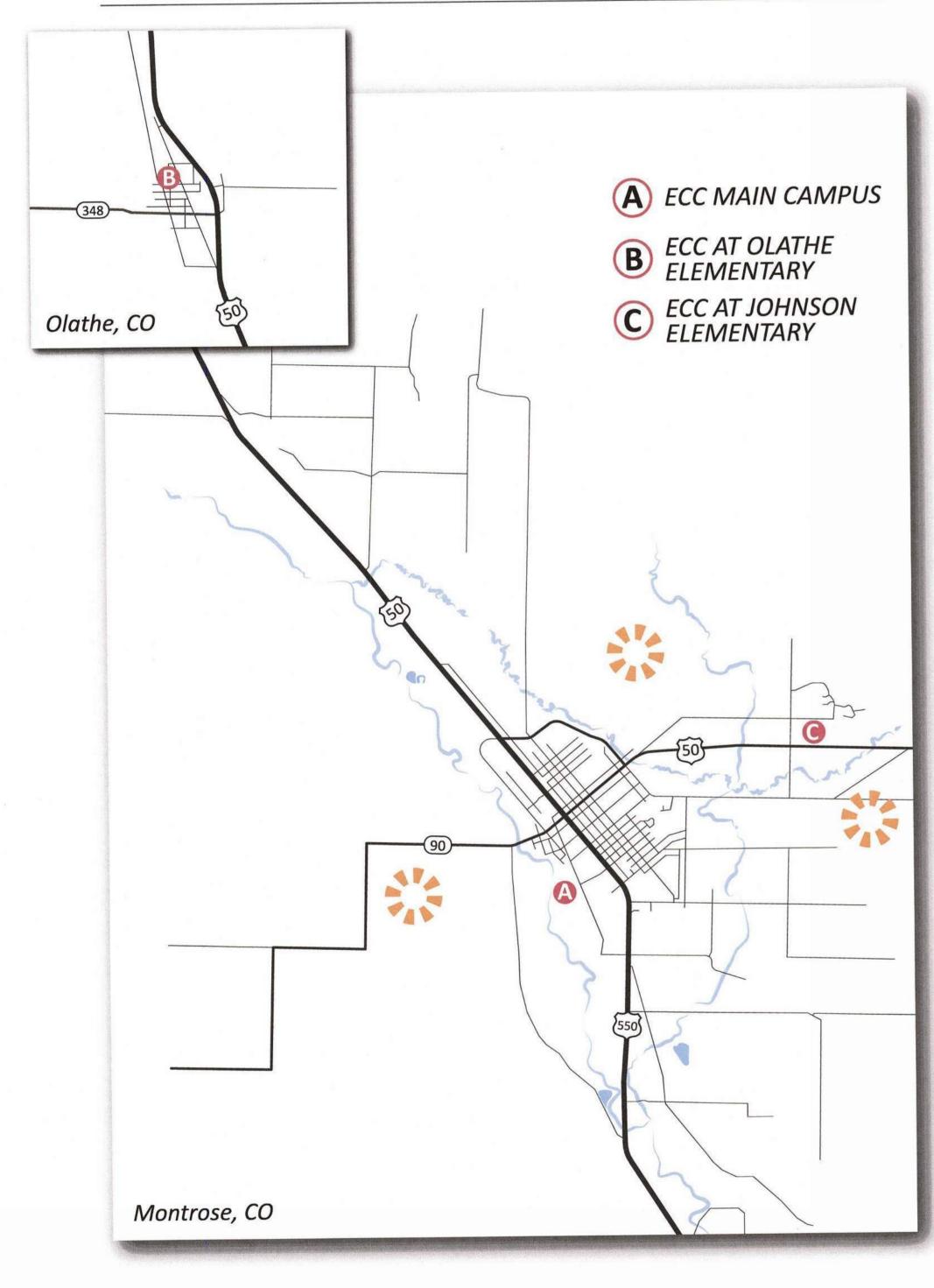
Long-Range Planning Options - Early Childhood Centers

4 MAINTENANCE ONLY

Early Childhood Center Locations

Olathe, CO

Montrose, CO

(A) ECC MAIN CAMPUS
(B) ECC AT OLATHE ELEMENTARY
(C) ECC AT JOHNSON ELEMENTARY

MAINTENANCE

**$**$$$

$400,000 - $450,000

MAINTENANCE Only at existing locations

STRENGTHS

✓ low cost (relatively)
Safe option (politically)
doesn't take political will/capital
safer for children
No need to ask voters?

WEAKNESSES

no forward thinking
✓ stop-gap measure - just a bandaid
limits opportunities for the program
  to grow and meet demand
• tho throwing good $ to bad investment
✓ • modulars are not energy efficient + ~~doesn't~~ security Risk
• does not address security issues ✓
• ~~doesn't~~

PROJECT: MCSD MP

PROJECT NO: 2021-004.000

DATE: 8/11/21

ATTENDANCE: See sign in sheet

SUBJECT: PAT 5 Meeting

- Ken gave quick introduction.
- The PAT broke into small table-top groups discussing the options previously furnished.
- Ericka and Ken reviewed the options, giving additional context and explanation of how they were generated, and then and presented the strengths and weaknesses reported:

Montrose High School Option 1

      a. Strengths
      b. Weakness
             i.   Band-Aid

Montrose High School Option 2

      a. Strengths
             i.   Cost effective vs. brand new building
             ii.   Community investment in some parts of MHS (shows value)
             iii. Centrally located
             iv. Up capacity
      b. Weaknesses
             i.   What would be done with the kids during the remodel
             ii.   No expansion of fields (possible reduction during construction)

Montrose High School Option 3

      a. Strengths
             i.   Centrally located
             ii.   Community supported
             iii. New (less maintenance in theory)
             iv. Build-up CTE programs
             v.   Up square footage vs. current building (more efficient use of space)
             vi. Improve safety
      b. Weaknesses
             vii. Lose fields during construction – no place to expand additional fields
             viii. Paying for it

Montrose High School Option 4

    a. Strengths
   - i. New, financial opportunities with vacant MHS
   - ii. All education opportunities in ONE facility
   - iii. Plan better for security and safety
   - iv. Will be built strategically to grow the population
   - v. Additional gym facilities for youth/community uses

    b. Weaknesses
   - i. Where do we find the land (50 acres)
   - i. Possible resistance from community/nostalgia
   - ii. Funding
   - iii. Will it increase bussing costs?

Montrose High School Option 5

    a. Strengths

    b. Weaknesses
   - i. Create division in community
   - ii. Sports NIGHTMARE
   - iii. Smaller schools cannot offer academic opportunities
   - iv. Increased staffing
   - v. Still pricey

Olathe Middle/High School Option 1

    a. Strengths
   - i. OK, but option 2 is better

    b. Weaknesses

Olathe Middle/High School Option 2

    a. Strengths
   - i. CTE is important at OMS/OHS
   - ii. Eliminate older part of school building
   - iii. ADA access is a real issue
   - iv. Site access – safety issue
   - v. The Olathe community "gets something"
   - vi. Updating exterior

    b. Weaknesses
   - i. More expensive

Centennial Middle School Option 1

    a. Strengths
   - ii. Less expensive
   - iii. Allows MCSD to focus on MHS
   - iv. Needs

      b.   Weaknesses

Centennial Middle School Option 2

      a.   Strengths
          i.   "Wants"
      b.   Weaknesses
          i.   More expensive
          ii.   Difficult to convince community that it's a high priority
          iii.

2) <u>Peak</u>
      a.   Option 1
      b.   Strengths
      c.   Weaknesses
      d.   Option 2
      e.   Strengths
          i.   Add students to MCSD
          ii.   Move MHS students over 5-10%
          iii.   More seat space
          iv.   Immediate need to accommodate
          v.   Increase in online learning
      f.   Weaknesses

3) <u>Columbine Middle School</u>
      a.   Option 1 (last/lowest priority)
      b.   Strengths
      c.   Weaknesses
          i.   Would challenge the communities trust of MCSD's ability to build and spend money

4) Ken then laid out next steps which will establish priorities.

1 MONTROSE HIGH SCHOOL

High School Boundary Map

LEGEND
- ✳ SCHOOL SITE
- ✳ NEW HOUSING
- ⭕ VACANT LAND

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

Peak Virtual Academy

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 1
MAINTENANCE + PROGRAMMING MODIFICATIONS

$ $$$$$

$10,000,000 - $15,000,000

PROGRAM MODIFICATIONS;

Evaluate "Seat Time" and expand off campus partnerships.

Outdoor Education Opportunities

ADJUST boundary to send more students to Olathe Middle High
OR
INCREASE capacity at Peak Virtual Academy

+

MAINTENANCE

Ranking 0-50 items

STRENGTHS

WEAKNESSES

Bandaid

Long-Range Planning Options - High School & Alternative Campuses

Montrose County School District

PAT Meeting #5 - 8/11/2021

RTA ARCHITECTS

2 MONTROSE HIGH SCHOOL

High School Boundary Map

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

LEGEND
- SCHOOL SITE
- NEW HOUSING
- VACANT LAND

Peak Virtual Academy

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 2
ADDITION + MAINTENANCE + RENOVATION

**$$$**$$$

$90,000,000 - $95,000,000

ADDITION

DEMO half of existing building

ADDITION to replace demo-ed portion

+

RENOVATION;

FULL RENOVATION of remaining existing building

FULL RENOVATION of Ag and Auto shop building

+

MAINTAIN existing Gymnasium and recent classroom addition
(no changes proposed)

+

MAINTENANCE

Ranking 0-50 items

STRENGTHS

- Cost effective vs. brand new building
- Show value → community investment in some parts of MHS
- centrally-located
- ↑ capacity

WEAKNESSES

What would you do w/ the kids during the remodel

No expansion of fields (possible reduction during construction)

3 MONTROSE HIGH SCHOOL

High School Boundary Map

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

LEGEND
- SCHOOL SITE
- NEW HOUSING
- VACANT LAND

Peak Virtual Academy

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 3

REPLACEMENT

$$$$$$
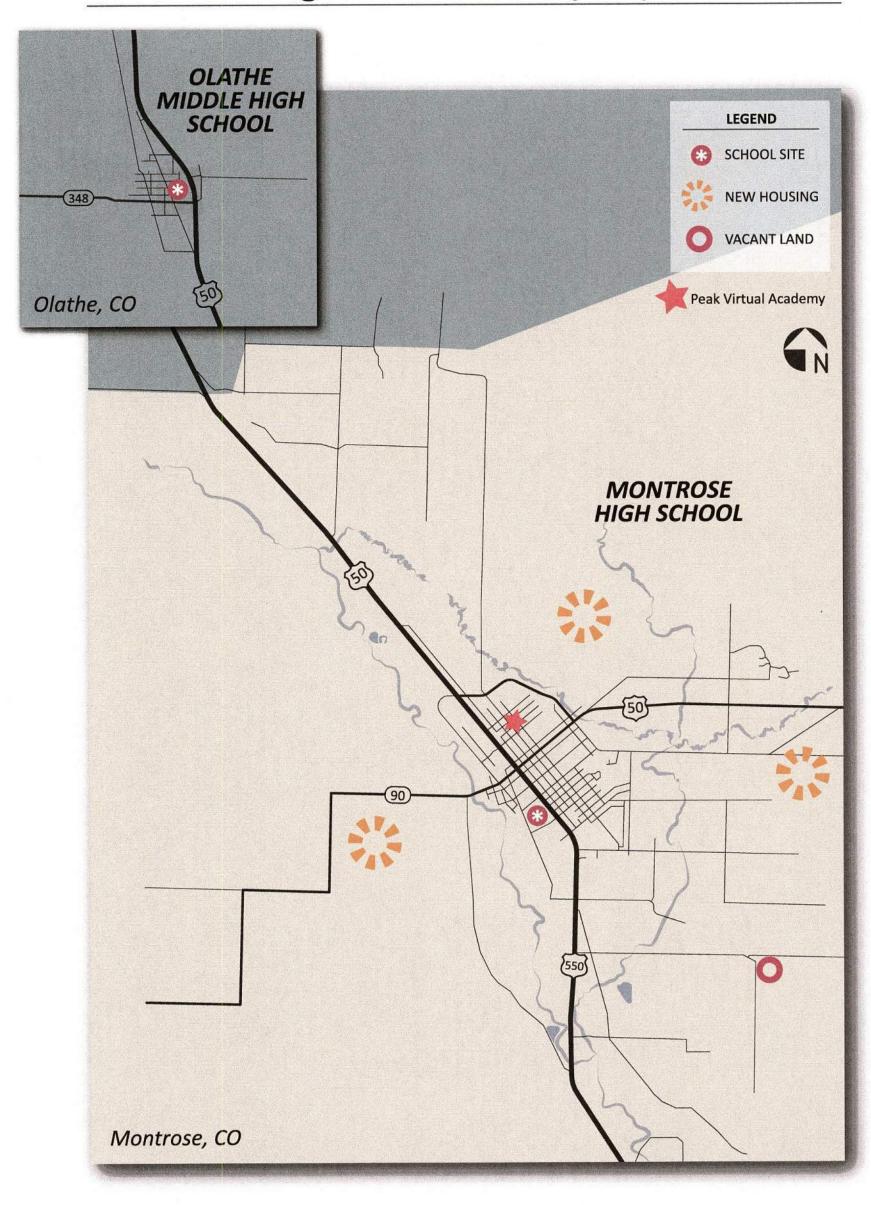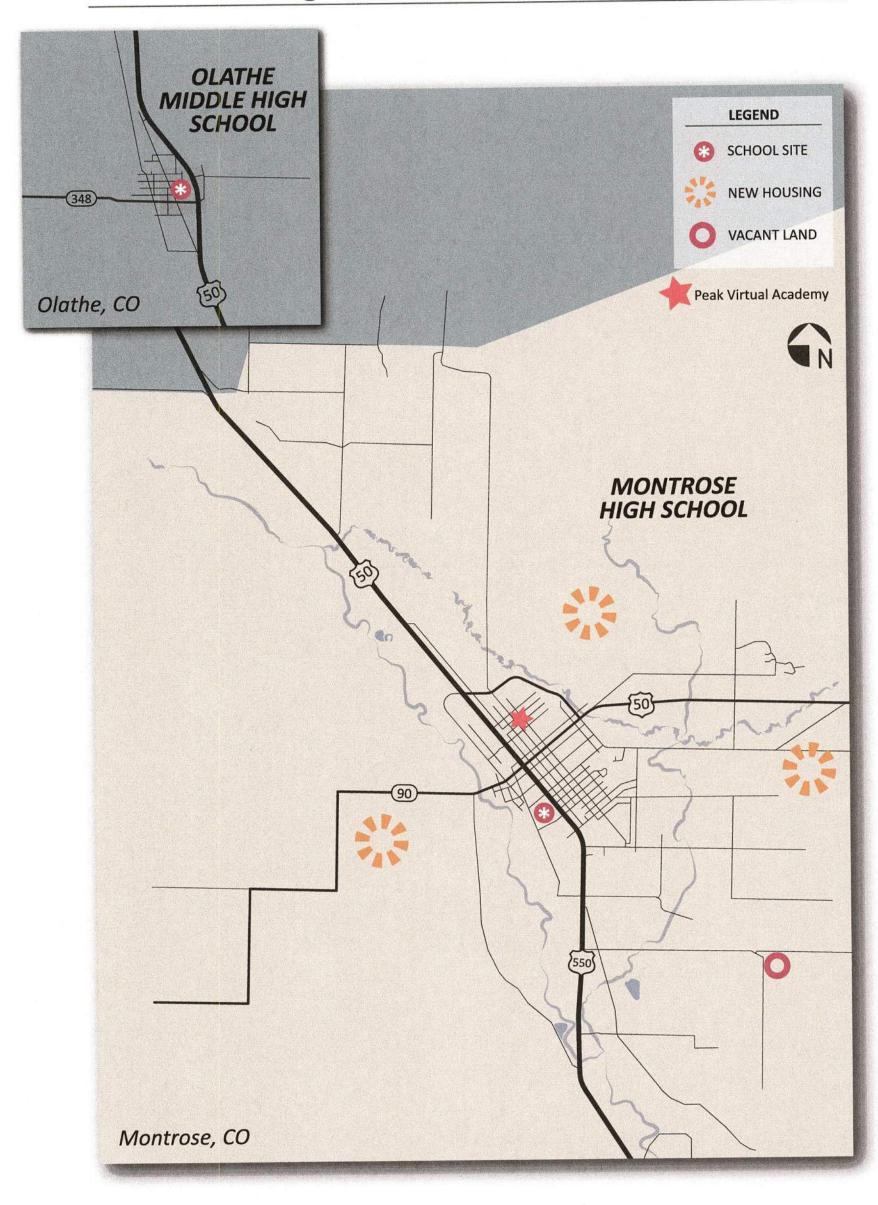
$115,000,000 - $120,000,000

REPLACE

NEW replacement school on same site

NEW sports fields

+

MAINTAIN existing Gymnasium (no changes proposed)

MAINTAIN existing Stadium (no changes proposed)

FULL RENOVATION of Ag and Auto shop building

STRENGTHS
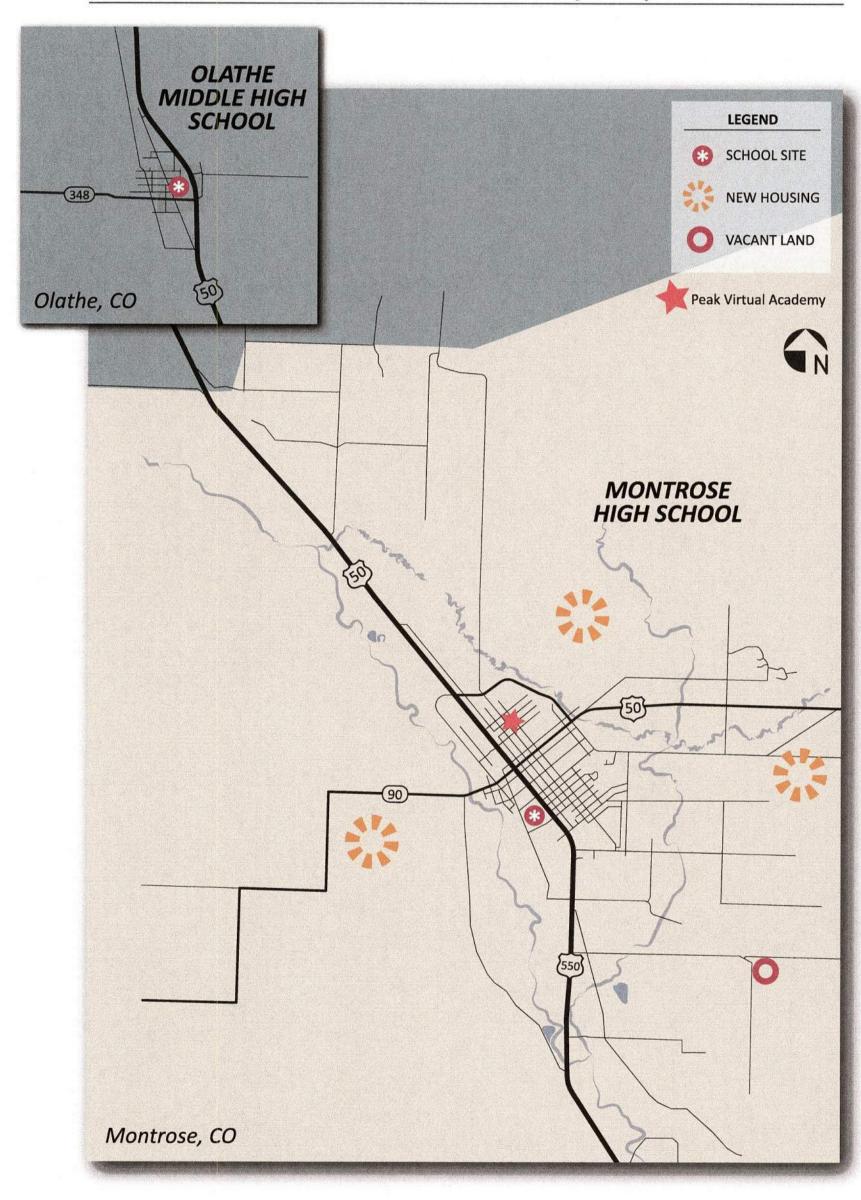
Centrally-located
Community supported
New (less maintenance in theory)
Build/↑ CTE programs
↑ ft² vs current building (more efficient use of space)
Improve safety

WEAKNESSES

lose fields during construction-no place to expand additional fields

paying for it

4 MONTROSE HIGH SCHOOL

High School Boundary Map

Olathe, CO

OLATHE MIDDLE HIGH SCHOOL

LEGEND
- SCHOOL SITE
- NEW HOUSING
- VACANT LAND

Peak Virtual Academy

N

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 4

NEW CONSTRUCTION

$$$$$$

$140,000,000 - $150,000,000

NEW CONSTRUCTION;

LAND PURCHASE

NEW replacement school and field construction

NEW stadium construction on new site

STRENGTHS

- New, financial opportunities w/ vacant MHS
- All education opportunities are in ONE facility
- Plan better for security + safety
- Will be built strategically to grow the population
- Additional gym facilities for youth/community uses

WEAKNESSES

- Where do we find land (50 acres)
- possible resistance from community/nostalgia
- funding
- will it increase bussing costs?

Long-Range Planning Options - High School & Alternative Campuses

5 **MONTROSE HIGH SCHOOL**

High School Boundary Map

LEGEND
- ✴ SCHOOL SITE
- ☀ NEW HOUSING
- ⭕ VACANT LAND

★ Peak Virtual Academy

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 5

RENOVATION + NEW SCHOOL SITE

**$$$$$**$

$120,000,000 - $130,000,000

RENOVATION & MAINTENANCE;

RENOVATE all of existing school building

+

NEW SCHOOL;

LAND PURCHASE (smaller site)

NEW 100,000sf (smaller) HS on a NEW Site

+

EXISTING

EXISTING stadium remain and be shared between 2 high schools

STRENGTHS

WEAKNESSES

- create division in community
- sports NIGHTMARE!
- smaller schools cannot offer academic opportunities
- increased staffing
- still pricey

OLATHE MIDDLE / HIGH SCHOOL

High School Boundary Map

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

LEGEND
* SCHOOL SITE
* NEW HOUSING
* VACANT LAND

Peak Virtual Academy

MONTROSE HIGH SCHOOL

Montrose, CO

OPTION 1	OPTION 2
MAINTENANCE	**RENOVATION + MAINTENANCE**
$ $$	**$$$**
$3,000,000 - $5,000,000	$5,000,000 - $20,000,000
MAINTENANCE ONLY	**RENOVATE;**
Ranking 0-50 items	Provide Collaboration Spaces
	Improve CTE / Wood shop
	Repair and Improve Exterior Siding
	Improve Site Access at Entry
	MAINTENANCE
	Ranking 0-50 items

STRENGTHS

OK, BUT → IS better (handwritten)

CTE is important + at OMS/OHS + + (handwritten)

eliminate older part of school bldg + (handwritten)

ADA access is a real issue + (handwritten)

site access - safety issue + (handwritten)

The Olathe community 'gets something' + (handwritten)

WEAKNESSES

~~facelift~~ updating exterior (handwritten)

more expensive (handwritten)

Long-Range Planning Options - High School & Alternative Campuses

CENTENNIAL MIDDLE SCHOOL

Middle School Boundary Map

OLATHE MIDDLE HIGH SCHOOL

Olathe, CO

LEGEND
- ✴ SCHOOL SITE
- ✴ NEW HOUSING
- ⭕ VACANT LAND

★ Peak Virtual Academy

N

CENTENNIAL MIDDLE SCHOOL

COLUMBINE MIDDLE SCHOOL

Montrose, CO

OPTION 1
MAINTENANCE

$$$
$5,000,000 - $8,000,000

MAINTENANCE ONLY
Ranking 0-50 items

OPTION 2
RENOVATION & MAINTENANCE

$$$
$15,000,000 - $18,000,000

RENOVATE;
Update Finishes
Increase Natural Daylight
Classroom / Breakout
Improve Outdoor Spaces
< Improve Site Drainage & Infrastructure >

+

MAINTENANCE
Ranking 0-50 items

STRENGTHS

less expensive
allows MCSD to focus on +
MHS

'wants'

'needs' +

WEAKNESSES

more expensive
difficult to convince community
that it's a high priority

COLUMBINE MIDDLE SCHOOL

Middle School Boundary Map

OPTION 1

MAINTENANCE

$$$

$30,000 - $40,000

MAINTENANCE ONLY

Ranking 0-50 items

(School is brand new)

last/lowest priority

STRENGTHS

WEAKNESSES

would challenge the communities trust of MCSD's ability to build + spend $

PEAK VIRTUAL ACADEMY

High School Boundary Map

Olathe, CO

Montrose, CO

LEGEND
- SCHOOL SITE
- NEW HOUSING
- VACANT LAND

Peak Virtual Academy

N

OLATHE MIDDLE HIGH SCHOOL

MONTROSE HIGH SCHOOL

OPTION 1
MAINTENANCE

$ $$

$400,000 - $600,000

MAINTENANCE ONLY

Ranking 0-50 items

OPTION 2
NEW CONSTRUCTION

$$$
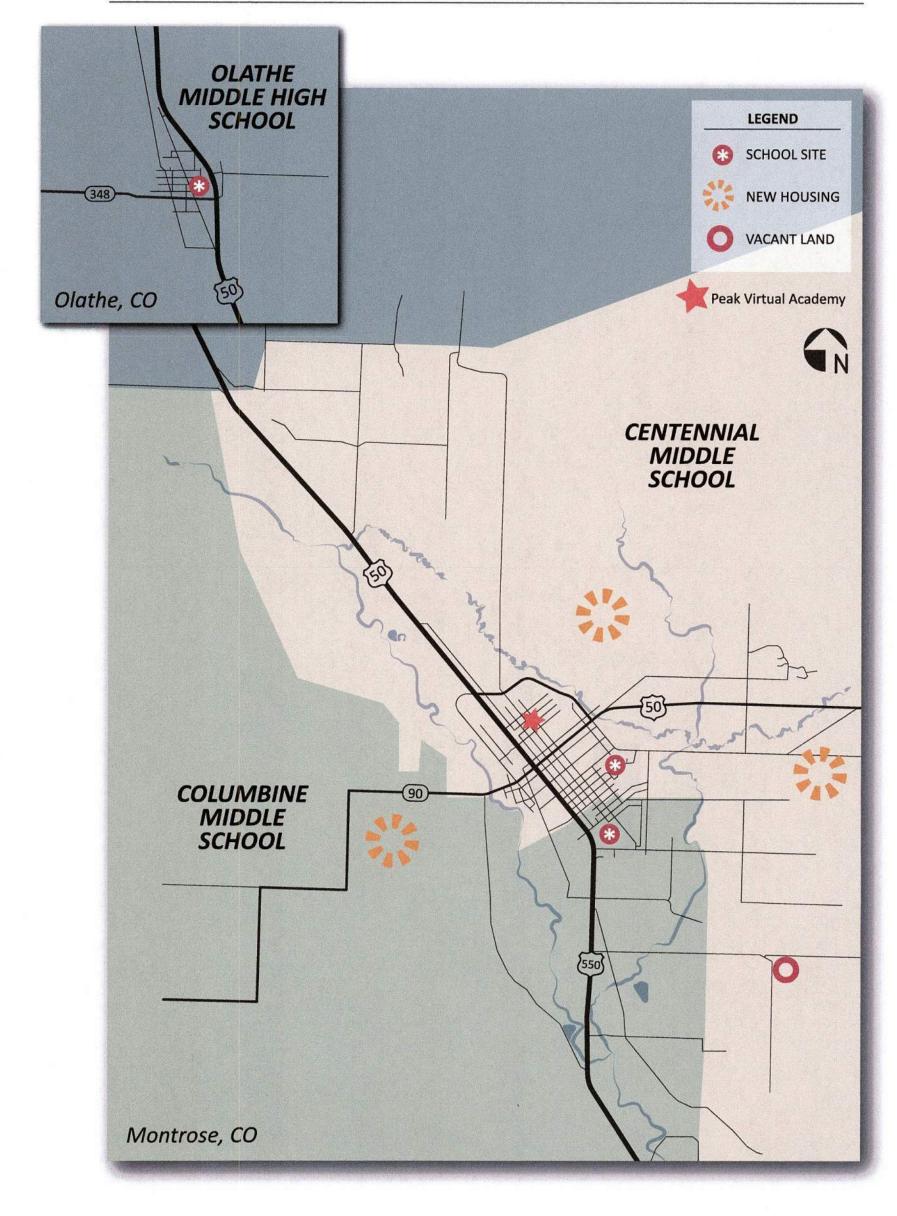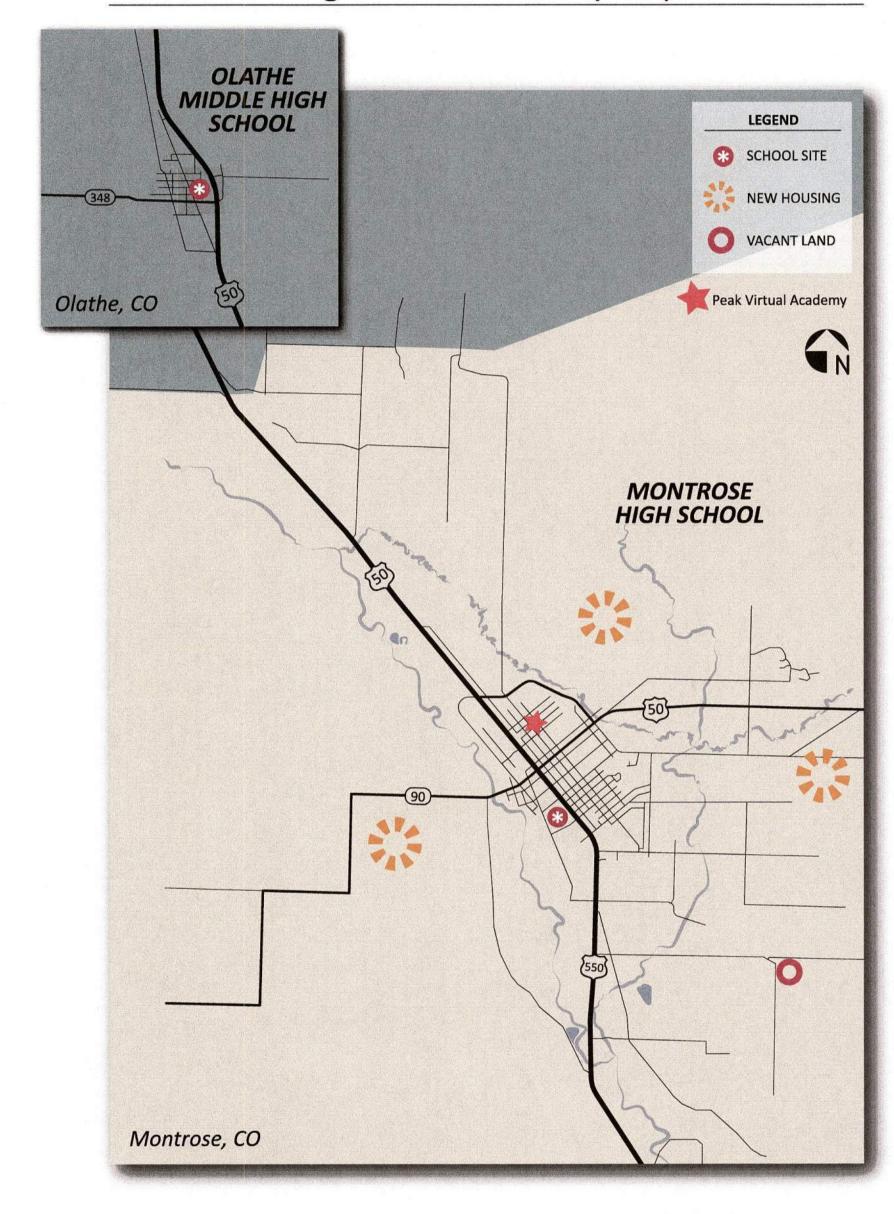
...

NEW CONSTRUCTION;

NEW Facility on NEW site
(Brown Ranch Site OR
Johnson Elementary Site)

DEMO existing building and build
NEW ECC on existing site

STRENGTHS

Add students to MCSD
move MHS students over 5-10%.
more seat space
immediate need to accomodate
increase in online learning

WEAKNESSES

Long-Range Planning Options - High School & Alternative Campuses

PROJECT: MCSD MP

PROJECT NO: 2021-004.000
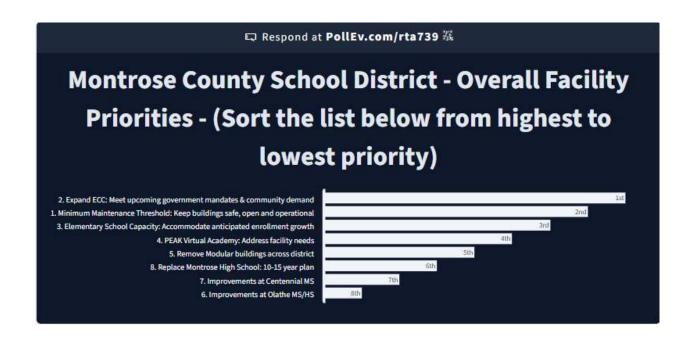
DATE: 9/16/21

ATTENDANCE: See sign in sheet

SUBJECT: PAT 6 Meeting
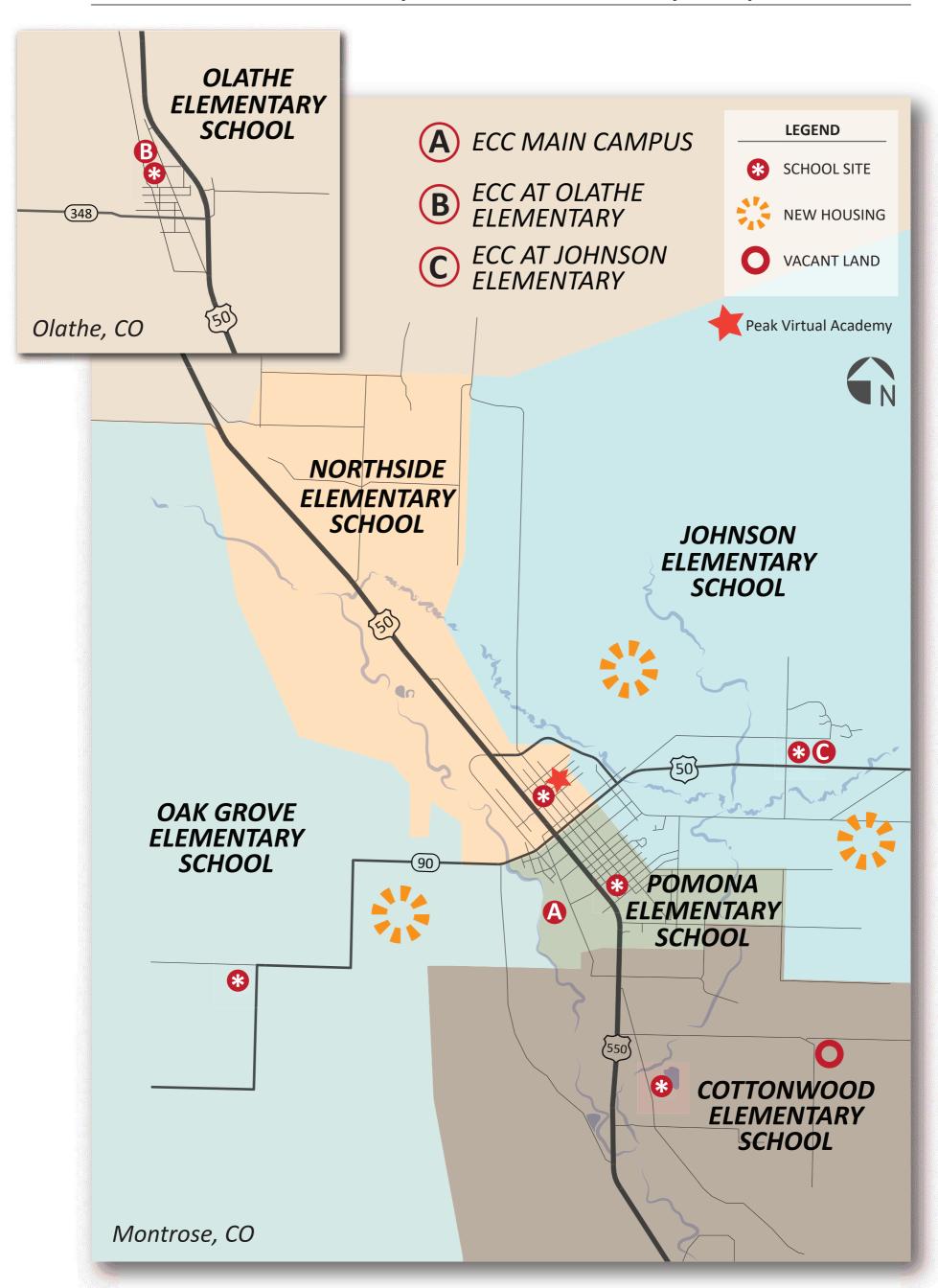
1. Review Poll Results
    a. Brian explained and reviewed the District-wide overall priority poll.
    b. He noted that the ECC webinar on 9/15 showed flat growth state-wide for the next several years and then significant growth for many years after that.
    c. Matt asked if #5 (modular replacement) was related to #2 (expand ECC) since almost all ECCs are in modulars. Brian and Ken noted that they are related, but that other activities happen in modulars as well.
    d. Brian said he would give folks who didn't respond yet a chance to respond before finalizing the results. The priorities changed slightly as more people responded.
2. Review District Priority List
3. ECC Break-out Activities
    a. The PAT discussed the various ECC options all together.
4. Review District-Wide Grade Level Priorities
    a. ES priorities
    b. MS Priorities
    c. HS Priorities
5. Long discussion …
6. Penny asked about goal for SB presentation – aren't we getting close to the end of the timeline?
7. Seemed to be consensus that there may not be a firm plan of action, but more a general direction. There is still lots to learn and decide about ECCs moving forward.
8. High school came up again.
9. Bond came up multiple times.
10. The PAT confirmed our options as presented with the following notes:
    a. The PAT requested that we remove the time frame for the new High School. It is simply a recommendation for a new High School.
    b. The order of the District wide priorities have adjusted somewhat based on feedback on the poll. See below for where it currently sits.
    c. The PAT continues to feel that ECC Option 1 is preferred.

Montrose County School District - Overall Facility Priorities - (Sort the list below from highest to lowest priority)

2. Expand ECC: Meet upcoming government mandates & community demand — 1st
1. Minimum Maintenance Threshold: Keep buildings safe, open and operational — 2nd
3. Elementary School Capacity: Accommodate anticipated enrollment growth — 3rd
4. PEAK Virtual Academy: Address facility needs — 4th
5. Remove Modular buildings across district — 5th
8. Replace Montrose High School: 10-15 year plan — 6th
7. Improvements at Centennial MS — 7th
6. Improvements at Olathe MS/HS — 8th

11. Brian ended by saying a lot of this content will be used for the board presentation.

Elementary School Boundary Map

OLATHE
ELEMENTARY
SCHOOL

B

348

50

Olathe, CO

Ⓐ ECC MAIN CAMPUS

Ⓑ ECC AT OLATHE
ELEMENTARY

Ⓒ ECC AT JOHNSON
ELEMENTARY

LEGEND

✳ SCHOOL SITE

✳ NEW HOUSING

⭕ VACANT LAND

★ Peak Virtual Academy

N

NORTHSIDE
ELEMENTARY
SCHOOL

50

JOHNSON
ELEMENTARY
SCHOOL

OAK GROVE
ELEMENTARY
SCHOOL

50

C

90

A

POMONA
ELEMENTARY
SCHOOL

550

Montrose, CO

COTTONWOOD
ELEMENTARY
SCHOOL

Montrose County School District Master Plan
PAT Meeting #6
September 16, 2021

Meeting Agenda:

1) Review Poll Results

2) Review District Priority List

3) ECC Break-out Activity

   • Discuss Findings

4) Review District Wide Grade Level Priorities

QR Code Link to poll

https://PollEv.com/rta739

Montrose County School District - Overall Facility Priorities - (Sort the list below from highest to lowest priority)

1. Minimum Maintenance Threshold: Keep buildings safe, open and operational

2. Expand ECC: Meet upcoming government mandates & community demand

3. Elementary School Capacity: Accommodate anticipated enrollment growth

4. PEAK Virtual Academy: Address facility needs

5. Remove Modular buildings across district

6. Improvements at Olathe MS/HS

7. Improvements at Centennial MS

8. Replace Montrose High School: 10-15 year plan

1 **Minimum maintenance threshold**

  Why: Keep buildings safe, open and operational

2 **Expand ECC Program**

  Why: Meet government mandates for ECC program

  Why: Improve student achievement through early childhood ed.

  Why: To meet community demand

3 **Elementary School Capacity**

  Why: Accommodate anticipated enrollment growth

4 **Peak Academy**

  Why: Helps to accommodate anticipated enrollment growth grades K-12

  Why: Provides academic program flexibility

5 **Remove Modular Buildings across the School District**

Why: Improve safety

Why: Improve educational environments

Why: Reduce maintenance and energy costs

6 **Improvements at Olathe MS/HS**

Why: Improve aesthetic and functional approach to the building

Why: Improve CTE Program Space

Why: Provide equity across district

7 **Improvements at Centennial**

Why: Improve educational environments

8 **Replace High School – 10-15 year plan?**

Why: Improve educational environments

Why: Reduce maintenance and energy costs

Why: Accommodate anticipated enrollment growth

EARLY CHILDHOOD CENTERS

PRIORITY 1   Expand ECC to accommodate New Mandates

PRIORITY 2   Expand ECC to serve more students in the community

PRIORITY 3   Get ECC out of modular buildings

LONG-TERM GOAL:

Get ECC out of modular buildings

ELEMENTARY SCHOOLS

PRIORITY 1   Maintenance and Safety

PRIORITY 2   Expand Elementary Schools to accommodate anticipated enrollment growth
  a. Pomona ES – Partial building replacement to expand to four track
  b. Adjust ES boundaries to accommodate enrollment growth at Cottonwood and Oak Grove

PRIORITY 3   Remove ES programs from modular classrooms
  a. Cottonwood ES – (four 2 classroom modulars)
  b. Johnson ES – (two 2 classroom modulars)
  c. Northside ES – (one 2 classroom modular)
  d. Oak Grove ES – (one 2 classroom modular)

LONG-TERM GOAL:

  a. Maintain 5 neighborhood schools
  b. Replace Northside with new ES in north area location

PEAK VIRTUAL ACADEMY

PRIORITY 1   Maintenance and Safety

PRIORITY 2   Expand program to serve more students in the community

LONG-TERM GOAL:

Move to a new location or build new facility

MIDDLE SCHOOLS

PRIORITY 1	Maintenance and safety
PRIORITY 2	Olathe MS/HS addition and renovation
PRIORITY 3	Improvements at Centennial MS

LONG-TERM GOAL:

Continue to maintain and use existing facilities

MONTROSE HIGH SCHOOL

PRIORITY 1   Maintenance and Safety

PRIORITY 2   Alleviate anticipated growth through creative scheduling and expanded programs

PRIORITY 3   **Plan** for the future of the High School Facility

LONG-TERM GOAL:

Replace the High School Facility

1 NEW CONSTRUCTION

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

Olathe, CO

(A) ECC MAIN CAMPUS

(B) ECC AT OLATHE ELEMENTARY

(C) ECC AT JOHNSON ELEMENTARY

LEGEND
- ⊛ SCHOOL SITE
- ❋ NEW HOUSING
- ⊙ VACANT LAND
- ★ Peak Virtual Academy

N

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

NEW CONSTRUCTION

NEW full size ECC on New Site
(Brown Ranch Site)

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in **(2)** locations for ECC;*

Olathe ES
Brown Ranch Site

STRENGTHS

WEAKNESSES

Long-Range Planning Options - Early Childhood Centers

RTA ARCHITECTS

2

NEW CONSTRUCTION

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

Olathe, CO

Ⓐ ECC MAIN CAMPUS

Ⓑ ECC AT OLATHE ELEMENTARY

Ⓒ ECC AT JOHNSON ELEMENTARY

LEGEND

✳ SCHOOL SITE

✳ NEW HOUSING

◯ VACANT LAND

⭐ Peak Virtual Academy

N

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

NEW CONSTRUCTION

NEW full size ECC on New Site
(Johnson Elementary Site)

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in **(2)**
locations for ECC;*

*Olathe ES
Johnson ES*

STRENGTHS

WEAKNESSES

Long-Range Planning Options - Early Childhood Centers

3 DECENTRALIZE

Elementary School Boundary Map

OLATHE ELEMENTARY SCHOOL

348
50

Olathe, CO

(A) ECC MAIN CAMPUS
(B) ECC AT OLATHE ELEMENTARY
(C) ECC AT JOHNSON ELEMENTARY

LEGEND
* SCHOOL SITE
☀ NEW HOUSING
○ VACANT LAND

★ Peak Virtual Academy

N

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

50

90

*C

POMONA ELEMENTARY SCHOOL

*A

550

* COTTONWOOD ELEMENTARY SCHOOL

○

Montrose, CO

DECENTRALIZE

NEW small Standalone ECC on New Site

(Johnson Elementary Site)

to resolve immediate mandate and additional enrollment needs

+

RENOVATE Northside ES

to accommodate existing and any additional ECC needs

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in **(3)** locations for ECC;*

Olathe ES
Johnson ES
Northside ES

STRENGTHS

WEAKNESSES

Long-Range Planning Options - Early Childhood Centers

RTA ARCHITECTS

4 DECENTRALIZE

Elementary School Boundary Map

OLATHE
ELEMENTARY
SCHOOL

B
※

348
50

Olathe, CO

Ⓐ ECC MAIN CAMPUS

Ⓑ ECC AT OLATHE
ELEMENTARY

Ⓒ ECC AT JOHNSON
ELEMENTARY

LEGEND
※ SCHOOL SITE
☀ NEW HOUSING
◎ VACANT LAND

★ Peak Virtual Academy

N

NORTHSIDE
ELEMENTARY
SCHOOL

JOHNSON
ELEMENTARY
SCHOOL

50

※Ⓒ

OAK GROVE
ELEMENTARY
SCHOOL

90

※

※

Ⓐ

POMONA
ELEMENTARY
SCHOOL

550

※

COTTONWOOD
ELEMENTARY
SCHOOL

◎

Montrose, CO

DECENTRALIZE

NEW small Standalone ECC on New Site

(Brown Ranch Site)

*to resolve immediate mandate and
additional enrollment needs*

+

RENOVATE Northside ES

*to accommodate existing and any
additional ECC needs*

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in **(3)**
locations for ECC;*

*Olathe ES
Brown Ranch Site
Northside ES*

STRENGTHS

WEAKNESSES

Long-Range Planning Options - Early Childhood Centers

PROJECT: MCSD MP

PROJECT NO: 2021-004.000

DATE: 10/13/21

ATTENDANCE: Philip Bailey, Carrie Stephenson, Matt Jenkins, Barb Bynum, Eric Kelley, James Pavlich, Michelle Gottlieb, Mary Steinbach, Penny Harris, Sandy Head, Jack Shulte, Ken Gregg, Brian Calhoun, Ericka Everett, Stuart Coppedge, Mark Bila

SUBJECT: PAT 7 Meeting

Ken led the PAT through a discussion as follows (also see attached PDF):

1. District Wide Priorities
2. Review PAT 6 Outcome of ECC Options
3. Grade Level Priorities
    a. A question came up regarding Peak – is it K-12 or 3-12. Dr. Stephenson said that it's not set but to be determined based on future enrollment.
    b. A question was asked about traffic at the Brown Ranch site (low-capacity road) vs. the Johnson ES site. Ken and Philip explained the concerns for a new signalized intersection at Hwy 50 for the Johnson ES site and the belief that that issue (and cost) would be more difficult than the Brown Ranch site.
4. District Wide Priority Order
    a. The PAT took the survey of priorities. See results below.
    b. Barbara Bynum noted that it was difficult to use the survey app, so a new link was added to the chat which proved helpful.
5. Discussion to confirm overall Master Plan direction
    a. Planning on one more PAT meeting in November discussing final plan, funding strategies, etc.
6. Next Steps: Leadership Team, Community Town Hall, etc.
    a. Dr. Stephenson asked when will the community see the graphic roll-out of the MP information.
    b. Penny said more prep is needed regarding the ECC issue communication.
    c. Barbara Bynum said new school board members will need to be brought up to speed before the general community roll-out, and Dr. Stephenson agreed.
    d. Philip noted that he thinks the approach has been valid with good recommendations. He's interested to see how the community will react to the information and suggestions.
    e. Barbara Bynum noted the level of effort for the Uncompahgre Valley Association and their on-line ECC town hall and said it was a good model for us. Matt and Philip agreed.

f. She also said we need to be very specific about how we inform the community and what we will be asking them for. WE need to avoid surprising them on making them think they're just being asked to support something they had no input on.
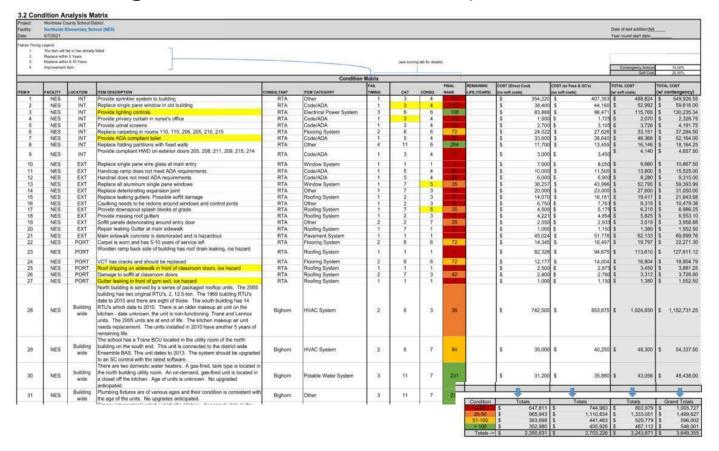
Montrose County School District Master Plan
PAT Meeting No. 7
October 13, 2021

Meeting Agenda:

1) District Wide Priorities

2) Review PAT 6 Outcome of ECC Options

3) Grade Level Priorities

4) District Wide Priority Order

5) Discussion to confirm overall Master Plan direction

6) Next Steps: Leadership Team, Community Town Hall

RTA
ARCHITE

Utilizing Our Condition Analysis Matrix

- Sorts deficiencies by any criteria

- Prioritizes the information

- Consolidates the information

- Becomes a working document

Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.

01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 196,045
02b	Early Childhood Center B (ECC-B)	$ 90,821
02c	Early Childhood Center C (ECC-C)	$ 27,169
03	Olathe Elementary School (OES)	$ 827,936
04	Cottonwood Elementary School (CES)	$ 1,119,772
05	Johnson Elementary School (JES)	$ 848,220
06	Northside Elementary School (NES)	$ 1,005,727
07	Oak Grove Elementary School (OGES)	$ 1,284,841
08	Pomona Elementary School (PES)	$ 864,867
09	Centennial Middle School (CTMS)	$ 1,111,384
10	Columbine Middle School (CMS)	$ 31,050
11	Olathe Middle/High School (OMHS)	$ 1,019,409
12	Montrose High School (MHS)	$ 4,123,436
13	PEAK Virtual Academy (PEAK)	$ 177,194
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ 33,379
17	Maintenance/Warehouse (MW)	$ 25,539
18	Bus Barn (BB)	$ 31,826
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(Note: values above include soft costs, but no escalation)	
	Total 0-25	**$ 12,818,612**
	3 years of escalation @ 8%/yr	$ 15,895,078

Ranking of 26-50 indicates the item has failed or still servicable, but should be replaced in the next 5 years

01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 25,376
02b	Early Childhood Center B (ECC-B)	$ 98,568
02c	Early Childhood Center C (ECC-C)	$ -
03	Olathe Elementary School (OES)	$ 2,802,506
04	Cottonwood Elementary School (CES)	$ 1,979,608
05	Johnson Elementary School (JES)	$ 1,522,540
06	Northside Elementary School (NES)	$ 1,499,627
07	Oak Grove Elementary School (OGES)	$ 1,495,483
08	Pomona Elementary School (PES)	$ 1,714,879
09	Centennial Middle School (CTMS)	$ 3,958,349
10	Columbine Middle School (CMS)	$ 3,881
11	Olathe Middle/High School (OMHS)	$ 1,923,400
12	Montrose High School (MHS)	$ 6,107,246
13	PEAK Virtual Academy (PEAK)	$ 230,888
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ -
17	Maintenance/Warehouse (MW)	$ -
18	Bus Barn (BB)	$ 610,676
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(Note: values above include soft costs, but no escalation)	
	Total 26-50	**$ 23,973,027**
	5 years of escalation @ 8%/yr	$ 33,562,238

Total for Each Facility (includes all ranks)

#		
01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 1,161,848
02b	Early Childhood Center B (ECC-B)	$ 438,147
02c	Early Childhood Center C (ECC-C)	$ 88,477
03	Olathe Elementary School (OES)	$ 6,138,860
04	Cottonwood Elementary School (CES)	$ 6,239,071
05	Johnson Elementary School (JES)	$ 4,398,931
06	Northside Elementary School (NES)	$ 3,649,355
07	Oak Grove Elementary School (OGES)	$ 4,347,249
08	Pomona Elementary School (PES)	$ 4,907,936
09	Centennial Middle School (CTMS)	$ 10,594,480
10	Columbine Middle School (CMS)	$ 229,210
11	Olathe Middle/High School (OMHS)	$ 7,774,999
12	Montrose High School (MHS)	$ 25,458,029
13	PEAK Virtual Academy (PEAK)	$ 599,641
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ 987,879
17	Maintenance/Warehouse (MW)	$ 534,746
18	Bus Barn (BB)	$ 1,257,327
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(Note: values above include soft costs, but no escalation)	
	Total (All Ranks)	**$ 78,806,184**
	5 years of escalation @ 8%/yr	$ 110,328,657

Ranking of 51-100 indicates that the item has failed or is servicable, but does not affect student achievement

01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 369,689
02b	Early Childhood Center B (ECC-B)	$ 58,731
02c	Early Childhood Center C (ECC-C)	$ 6,210
03	Olathe Elementary School (OES)	$ 1,063,362
04	Cottonwood Elementary School (CES)	$ 2,373,847
05	Johnson Elementary School (JES)	$ 459,887
06	Northside Elementary School (NES)	$ 596,002
07	Oak Grove Elementary School (OGES)	$ 327,902
08	Pomona Elementary School (PES)	$ 1,943,216
09	Centennial Middle School (CTMS)	$ 4,647,461
10	Columbine Middle School (CMS)	$ 30,019
11	Olathe Middle/High School (OMHS)	$ 1,835,968
12	Montrose High School (MHS)	$ 11,561,335
13	PEAK Virtual Academy (PEAK)	$ 90,185
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ 40,676
17	Maintenance/Warehouse (MW)	$ 178,076
18	Bus Barn (BB)	$ 599,610
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(Note: values above include soft costs, but no escalation)	
	Total 51-100	**$ 26,182,175**
	5 years of escalation @ 8%/yr	$ 36,655,045

Ranking of greater than 100 indicates that the item requires attention in a longterm approach

01	Land Study	NA
02a	Early Childhood Center A (ECC-A)	$ 570,738
02b	Early Childhood Center B (ECC-B)	$ 190,026
02c	Early Childhood Center C (ECC-C)	$ 55,098
03	Olathe Elementary School (OES)	$ 1,445,057
04	Cottonwood Elementary School (CES)	$ 765,844
05	Johnson Elementary School (JES)	$ 1,568,284
06	Northside Elementary School (NES)	$ 548,001
07	Oak Grove Elementary School (OGES)	$ 1,239,023
08	Pomona Elementary School (PES)	$ 384,973
09	Centennial Middle School (CTMS)	$ 877,287
10	Columbine Middle School (CMS)	$ 164,259
11	Olathe Middle/High School (OMHS)	$ 2,996,223
12	Montrose High School (MHS)	$ 3,666,011
13	PEAK Virtual Academy (PEAK)	$ 101,375
14	Student Services Annex (SSA)	$ -
15	Vista Charter School (Vista)	$ -
16	District Office (DO)	$ 913,825
17	Maintenance/Warehouse (MW)	$ 331,132
18	Bus Barn (BB)	$ 15,215
19	Townsend Scholarship Building (TSB)	$ -
20	Brown Ranch Property (BRP)	$ -
	(Note: values above include soft costs, but no escalation)	
	Total >100	**$ 15,832,370**
	5 years of escalation @ 8%/yr	$ 22,165,318

Montrose County School District
Deferred Maintenance Ranking (inc. soft cost factor and contengency)

Total >100, $15,832,370 , 20%

Total 0-25, $12,818,612 , 16%

Total 26-50, $23,973,027 , 31%

Total 51-100, $26,182,175 , 33%

Total w/o Escalation: $78,806,184

Legend: ■ Total 0-25 ■ Total 26-50 ■ Total 51-100 ■ Total >100

Assessment Data Matrix

Montrose County School District
Total Deferred Maintenance (inc. soft cost factor and contengency)

Maintenance/Warehouse (MW), $534,746 , 1%
District Office (DO) , $987,879 , 1%
Student Services Annex (SSA), $- , 0%
Vista Charter School (Vista), $- , 0%
PEAK Virtual Academy (PEAK) , $599,641 , 1%

Bus Barn (BB), $1,257,327 , 2%

Brown Ranch Property (BRP), $- , 0%
Townsend Scholarship Building (TSB), $- , 0%
Early Childhood Center A (ECC-A), $1,161,848 , 1%
Early Childhood Center B (ECC-B), $438,147 , 1%
Early Childhood Center C (ECC-C), $88,477 , 0%
Olathe Elementary School (OES), $6,138,860 , 8%

Cottonwood Elementary School (CES) , $6,239,071 , 8%

Johnson Elementary School (JES), $4,398,931 , 6%

Northside Elementary School (NES), $3,649,355 , 5%

Oak Grove Elementary School (OGES) , $4,347,249 , 6%

Pomona Elementary School (PES), $4,907,936 , 6%

Montrose High School (MHS), $25,458,029 , 32%

Total w/o Escalation: $78,806,184

Total w/ Escalation: $110,328,657

Olathe Middle/High School (OMHS), $7,774,999 , 10%

Columbine Middle School (CMS), $229,210 , 0%

Centennial Middle School (CTMS), $10,594,480 , 13%

Assessment Data Matrix

Individual School Assessment

Northside Elementary School Summary

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: 355
Projected Enrollment 2025: 334
Grades Served: k-5
CDE FCI Score: .51
Campus Summary:
- Smallest (4 acres) site in the district.
- Site include a health clinic with Northside Child Health Center.
- Projected decreasing enrollment
- Reading and math intervention, CLD, and Gifted & Talented in modulars
- Building and play areas maximize the site; very limited street parking for visitors and staff.
- Bus and parent pick-up and drop-off occur along the rights of way
- Play equipment is in good shape and serves the needs of the students.
- Significant needs are mechanical system upgrades, roofing and drainage issues, interior lighting, and finishes.
- No fire sprinkler system
- Kitchen equipment generally in good condition but showing signs of wear and age.
- Vegetable prep sink needed for compliance with Health Department

FLOOR PLAN - CAPACITY

1" = 40'-0"

NORTH 0' 20' 40' 80'

2005 ADDITION
STORAGE

| 4TH GRADE 115 846 SF 28 | 5TH GRADE 113 844 SF 28 | 5TH GRADE 111 851 SF 28 | COMPUTER LAB | 3RD GRADE 106 768 SF 28 |
| 4TH GRADE 114 846 SF 28 | 4TH GRADE 112 844 SF 28 | 5TH GRADE 110 850 SF 28 | INTERMEDIATE SSN 104 755 SF | 3RD GRADE 105 755 SF 28 |

STORAGE
2005 ADDITION

2ND GRADE 102 755 SF 20 — 3RD GRADE 103 764 SF 28

BRAILE & DHH

SECURE VESTIBULE — RECEPTION / PRINCIPAL OFFICE / OFFICE

GIRLS BOYS — BREAK ROOM

MECHANICAL

KINDER 215 862 SF 18 | 2ND GRADE 213 844 SF 20 | 1ST GRADE 211 843 SF 20 | 1ST GRADE 209 836 SF 20 | 2ND GRADE 206 974 SF 20 | WORKROOM | LIBRARY 203 794 SF | TOILET STOR | KITCHEN

GROUP RM / KITCHEN / TOILET / OFFICE — PRIMARY SSN 214 721 SF | KINDER 212 1043 SF 18 | STOR | 1ST GRADE 210 839 SF 20 | KINDER 208 857 SF 18 | JC | SPEECH 205-1 317 SF | ART/MUSIC 7 762 SF | PE OFFICE / MULTI PURPOSE 201 3081 SF

BOYS RR / GIRLS RR — MILD & MODERATE 205-2 340 SF — STORAGE

MODULAR BUILDING
CLD / G&T
READ INTERV. MATH INTERV

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
2021   340 Students
2025   334 Students

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

NORTHSIDE ELEMENTARY SCHOOL
06 - NES
Montrose County School District

RTA ARCHITECTS

Montrose County School District

School Data Summary
11-Aug-21
RTA Architects

School Name	Abbrev.	Building Type	Site Area	Permanet Building Area (SF)	Building Capacity	SF/Pupil (Building Capacity)	Projected 2021 Enrollment	SF/Pupil (2021 Enrollment)	Projected 2025 Enrollment	Enrollment Change	Future Enrollment vs. Capacity	CDE FCI Score
ECC - Main Campus	ECC-A	ECC	4.37	-			255			-		0.45
ECC - Olathe Elementary	ECC-B	ECC					75			-		
ECC - Johnson Elementary	ECC-C	ECC					30			-		
Cottonwood Elementary	CES	Elementary	15.52	35,233	426	83	443	80	506	63	80	0.39
Johnson Elementary	JES	Elementary	34	48,300	568	85	479	101	501	22	-67	0.34
Northside Elementary	NES	Elementary	4	38,905	426	91	340	114	334	-6	-92	0.51
Oak Grove Elementary	OGES	Elementary	8.38	37,175	426	87	399	93	452	53	26	0.37
Olathe Elementary	OES	Elementary	7	48,453	466	104	420	115	387	-33	-79	0.42
Pomona Elementary	PES	Elementary	7	44,300	426	104	363	122	334	-29	-92	0.55
Centennial Middle School	CTMS	Middle School	16	99,469	776	128	612	163	617	5	-159	0.63
Columbine Middle School	CMS	Middle School	?	85,006	552	154	507	168	488	-19	-64	0.01
Olathe Middle/High School	OMHS	High School	26	120,847	732	165	472	256	504	32	-228	0.36
Montrose High School	MHS	High School	31	200,216	1328	151	1409	142	1513	104	185	0.56
PEAK Virtual Academy	PEAK	Other	1.2	8,750	-	-	106	83	115	9		0.59
Student Services Annex	SSA	Other	1	4,250	-		10	-	-	-		0.41
Vista Charter School	VISTA	Charter			-		160		163	3		

1 **Minimum maintenance threshold**

   Why: Keep buildings safe, open and operational

2 **Expand ECC Program**

   Why: Meet government mandates for ECC program

   Why: Improve student achievement through early childhood ed.

   Why: To meet community demand

3 **Elementary School Capacity**

   Why: Accommodate anticipated enrollment growth

4 **Peak Academy**

   Why: Helps to accommodate anticipated enrollment growth grades K-12

   Why: Provides academic program flexibility

5 **Remove Modular Buildings across the School District**

> Why: Improve safety
>
> Why: Improve educational environments
>
> Why: Reduce maintenance and energy costs

6 **Replace High School**

> Why: Improve educational environments
>
> Why: Reduce maintenance and energy costs
>
> Why: Accommodate anticipated enrollment growth

7 **Improvements at Olathe MS/HS**
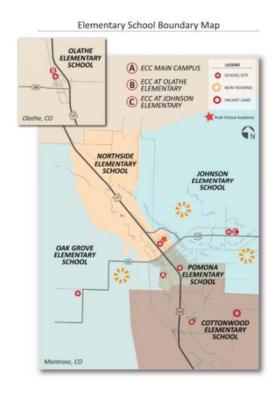
> Why: Improve aesthetic and functional approach to the building
>
> Why: Improve CTE Program Space
>
> Why: Provide equity across district

8 **Improvements at Centennial**

> Why: Improve educational environment

1 NEW CONSTRUCTION

Elementary School Boundary Map

NEW CONSTRUCTION

NEW full size ECC on New Site
(Brown Ranch Site)

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

This option results in (2)
locations for ECC;

Olathe ES
Brown Ranch Site

LEGEND
- SCHOOL SITE
- NEW HOUSING
- VACANT LAND
- Peak Virtual Academy

(A) ECC MAIN CAMPUS
(B) ECC AT OLATHE ELEMENTARY
(C) ECC AT JOHNSON ELEMENTARY

OLATHE ELEMENTARY SCHOOL
Olathe, CO

NORTHSIDE ELEMENTARY SCHOOL
JOHNSON ELEMENTARY SCHOOL
OAK GROVE ELEMENTARY SCHOOL
POMONA ELEMENTARY SCHOOL
COTTONWOOD ELEMENTARY SCHOOL
Montrose, CO

STRENGTHS

More Central
No Highway Traffic
Less costly highway work than JES
Large Site
South of Town where growth is
2 ECC sites better than 3 operationally
Out of modulars with this option
Neighborhood has less risk

WEAKNESSES
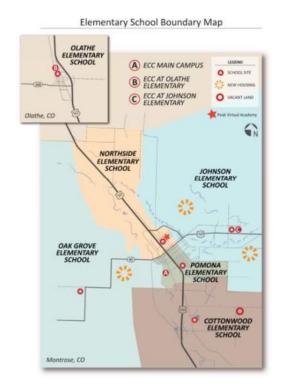
Large upfront costs (not phased)
Challenge with food service
This is the only site MCSD currently owns

Long-Range Planning Options - Early Childhood Centers

Montrose County School District
PAT Meeting #6 - 9/16/2021
RTA ARCHITECTS

ECC Options
Montrose County School District
PAT Meeting No 7
RTA ARCHITECTS

2 NEW CONSTRUCTION

Elementary School Boundary Map

NEW CONSTRUCTION

NEW full size ECC on New Site
(Johnson Elementary Site)

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

This option results in (2)
locations for ECC;

Olathe ES
Johnson ES

STRENGTHS

District owns the Land
Majority of ECC students go to JES
More flexibility on office site
No Kitchen needed

WEAKNESSES
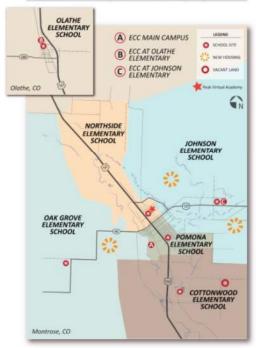
Traffic and nearby Highway
More costly due to highway and traffic control
Parking flow
Not a Central location

Long-Range Planning Options - Early Childhood Centers

Montrose County School District
PAT Meeting #6 - 9/16/2021

RTA
ARCHITECTS

ECC Options

Montrose County School District
PAT Meeting No 7

RTA
ARCHITECTS

3 DECENTRALIZE

Elementary School Boundary Map

Olathe, CO

LEGEND
- (A) ECC MAIN CAMPUS
- (B) ECC AT OLATHE ELEMENTARY
- (C) ECC AT JOHNSON ELEMENTARY
- ○ SCHOOL SITE
- ☼ NEW HOUSING
- ○ VACANT LAND
- ★ Peak Virtual Academy

OLATHE ELEMENTARY SCHOOL

NORTHSIDE ELEMENTARY SCHOOL

JOHNSON ELEMENTARY SCHOOL

OAK GROVE ELEMENTARY SCHOOL

POMONA ELEMENTARY SCHOOL

COTTONWOOD ELEMENTARY SCHOOL

Montrose, CO

DECENTRALIZE

NEW small Standalone ECC on New Site
(Johnson Elementary Site)

*to resolve immediate mandate and
additional enrollment needs*

+

RENOVATE Northside ES

*to accommodate existing and any
additional ECC needs*

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in (3)
locations for ECC;*

Olathe ES
Johnson ES
Northside ES

STRENGTHS

More access for NES community
Less "up front" costs

WEAKNESSES
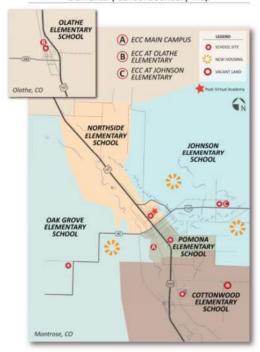
More of a long term solution
Traffic Concerns
Higher operational costs
Challenges with multiple sites (staffing, etc.)

Long-Range Planning Options - Early Childhood Centers

ECC Options

4 DECENTRALIZE

Elementary School Boundary Map

DECENTRALIZE

NEW small Standalone ECC on New Site
(Brown Ranch Site)

*to resolve immediate mandate and
additional enrollment needs*

+

RENOVATE Northside ES

*to accommodate existing and any
additional ECC needs*

+

MAINTENANCE Only @
Olathe ES ECC (short-term)

*This option results in (3)
locations for ECC;*

*Olathe ES
Brown Ranch Site
Northside ES*

STRENGTHS

More accessible to NES families
Less "up front" Costs
Could expand for an elem too

WEAKNESSES

More of a long term solution
More admin. staff and operational costs
ESS Costs for services
Wasting opportunity with smaller ECC
Still in modulars
Not equitable in various ways

Long-Range Planning Options - Early Childhood Centers

EARLY CHILDHOOD CENTERS

PRIORITY 1   Expand ECC to accommodate New Mandates

PRIORITY 2   Expand ECC to serve more students in the community

PRIORITY 3   Get ECC out of modular buildings

GOAL:

Build a new ECC on Brown Ranch Site

ELEMENTARY SCHOOLS

PRIORITY 1   Maintenance and Safety

PRIORITY 2   Expand Elementary Schools to accommodate anticipated enrollment growth
   a. Pomona ES – Partial building replacement to expand to four track
   b. Adjust ES boundaries to accommodate enrollment growth at Cottonwood and Oak Grove

PRIORITY 3   Remove ES programs from modular classrooms
   a. Cottonwood ES – (four 2 classroom modulars)
   b. Johnson ES – (two 2 classroom modulars)
   c. Northside ES – (one 2 classroom modular)
   d. Oak Grove ES – (one 2 classroom modular)

GOAL:

   a. Maintain 5 neighborhood schools
   b. Replace Northside with new ES in north area location

PEAK VIRTUAL ACADEMY

PRIORITY 1   Short Term: Minimal Maintenance and Safety

PRIORITY 2   Expand program to serve more students in the community

GOAL:

Move to a new location or build new facility

MONTROSE HIGH SCHOOL

PRIORITY 1   Minimal Maintenance and Safety

PRIORITY 2   Alleviate anticipated growth through creative scheduling and expanded programs

PRIORITY 3   **Plan** for the future of the High School Facility

GOAL:

Replace the High School Facility on current site

MIDDLE SCHOOLS

PRIORITY 1	Maintenance and safety
PRIORITY 2	Olathe MS/HS addition and renovation
PRIORITY 3	Improvements at Centennial MS
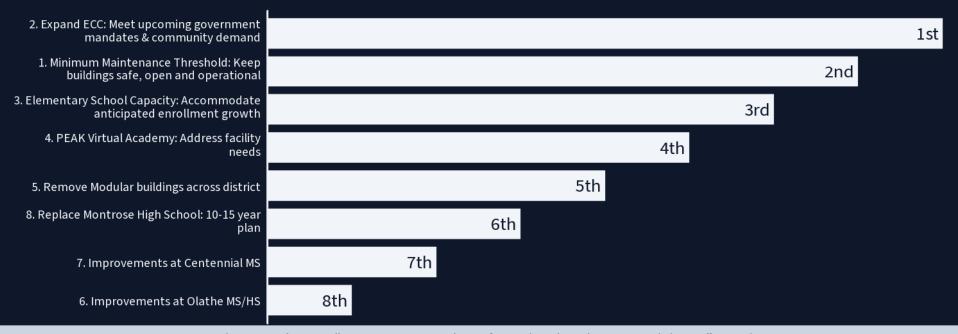
GOAL:

Continue to maintain and use existing facilities

Montrose County School District - Overall Facility Priorities - (Sort the list below from highest to lowest priority)

Item	Rank
2. Expand ECC: Meet upcoming government mandates & community demand	1st
1. Minimum Maintenance Threshold: Keep buildings safe, open and operational	2nd
3. Elementary School Capacity: Accommodate anticipated enrollment growth	3rd
4. PEAK Virtual Academy: Address facility needs	4th
5. Remove Modular buildings across district	5th
8. Replace Montrose High School: 10-15 year plan	6th
7. Improvements at Centennial MS	7th
6. Improvements at Olathe MS/HS	8th

DISTRICT PRIORITIES

	1 MAINTENANCE & SAFETY	2 EXPAND ECC PROGRAM	3 ELEMENTARY SCHOOL CAPACITY	4 EXPAND PEAK ACADEMY PROGRAM	5 REMOVE MODULAR CLASSROOMS	6 REPLACE MONTROSE HIGH SCHOOL	7 IMPROVEMENTS AT OLATHE MS / HS	8 IMPROVEMENTS AT CENTENNIAL MS
BROWN RANCH PROPERTY		NEW ECC Facility @ Brown Ranch Site						
ECC - MAIN CAMPUS	●	REMOVE Modulars from ECC Main		NEW facility for Peak Academy @ ECC MAIN?				
ECC - OLATHE ELEMENTARY	●	MAINTAIN modulars @ ECC Olathe Elementary						
ECC - JOHNSON ELEMENTARY	●	REMOVE modulars from ECC Johnson						
COTTONWOOD ELEMENTARY	●		ADJUST CES boundary to balance enrollment		ADDITION at CES to eliminate modulars			
JOHNSON ELEMENTARY	●			NEW facility for Peak Academy @ JES?	ADDITION or RENOVATION at JES			
NORTHSIDE ELEMENTARY	●				ADDITION or RENOVATION at NES to eliminate modulars			
OAK GROVE ELEMENTARY	●		ADJUST OGES boundary to balance enrollment		ADDITION at OGES to eliminate modulars & improve special education program			
OLATHE ELEMENTARY	●							
POMONA ELEMENTARY	●		Partial REPLACEMENT & ADDITION @ PES (convert to 4-track)					
CENTENNIAL MIDDLE SCHOOL	●				REVISE programming w/i existing OES to eliminate modulars			RENOVATION to improve educational environment
COLUMBINE MIDDLE SCHOOL	●		OTHER site/building?					
OLATHE MIDDLE / HIGH SCHOOL	●			VACATE existing buildings			ADDITION & RENOVATION to improve entry accessibility & improve CTE spaces	
MONTROSE HIGH SCHOOL	●					PLAN for Building REPLACEMENT		
PEAK VIRTUAL ACADEMY	●							

Column 1 note: Complete maintenance and safety projects at each campus

RTA ARCHITECTS

Master Plan Schedule

Next Steps

➢ **Test fit projects**

➢ **November Meeting with District Leadership Team**

➢ **November PAT Meeting to discuss funding and project timing**

➢ **Develop Plan for Implementation - Excom**

➢ **Community Town Hall Meeting**

➢ **Recommendations to the BOE**

Montrose County School District — MCSD
MONTROSE & OLATHE — School District
Motivate Collaborate Support Develop

Thank You!

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Montrose County
Childcare Needs Assessment

Table of Contents

Montrose County Childcare Needs Assessment: Executive Summary

The Uncompahgre Valley Alliance together with Bright Futures, Montrose County, and the City of Montrose contracted with Root Policy Research to conduct a countywide childcare needs assessment and parent/guardian survey to better understand the current and future need for childcare and early childhood education (ECE) in the region. The report is organized around three sections:

- **Section I. Demographic Trends and Childcare Options** summarizes relevant demographic and employment trends in the region, documents existing childcare options, and discusses the economic impact of childcare.

- **Section II. Parent Preferences and Needs** offers a detailed review of survey responses from parents/guardians of children under age six throughout the county.

- **Section II. Demand Analysis & Recommendations** contains the analysis of current and future demand for licensed childcare in Montrose County and provides recommendations to address gaps in the childcare system.

This Executive Summary highlights key findings from the assessment and outlines proposed recommendations.

Demographic Trends and Childcare Options

Demographic and economic context:

- Montrose is home to 9,241 total children (under 18) and 2,641 children under age 6— and the state demographer forecasts an increase in the number of children in the county over the next 30 years.

- Data show that 69% of children under the age of six in Montrose County, and 67% in the City of Montrose, have all parents in their household in the labor force.[1] These rates are higher than that of Colorado overall (64%) and reflect an increase from the Montrose County proportion in 2010 (63%). Given the high proportion of working parents in the county, it is not surprising that childcare is an issue of interest.

- The largest employers in the county are healthcare and social assistance (20% of workers), retail trade (13%), and manufacturing (9%).

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[1] Two parents in the labor force for those children living in two-parent households and one parent in the labor force for single parent households.

Existing childcare options:

- Montrose County is classified as a "childcare desert" meaning there are more than three times as many children as licensed childcare spots.[2]

- Existing childcare centers, preschools, and licensed family care providers can serve a total of 741 children daily, most of which (612) are from childcare centers as opposed to licensed family care providers. The majority of the county's licensed care providers are located in the City of Montrose.

- Providers primarily serve families within Montrose County, with some indicating that they occasionally serve families from Ridgway or Delta who commute to Montrose for work.

- Outside the structure of licensed childcare, families employ a number of strategies to provide care for their children including arranging work hours to accommodate care options, relying on friends, neighbors and family for care, and using a nanny or participating in a nanny-share.

- Interviews with providers (both licensed and non-licensed) highlighted the shortage of childcare available and the demand for additional capacity, particularly for infant and toddler care. Some providers expressed a desire to increase capacity but noted barriers to expansion as finding and retaining qualified staff, financial challenges, and zoning/permitting challenges. Unlicensed providers also faced barriers related to perceived bureaucracy of licensing.

Economic impact of childcare:

- The positive effects of early childhood education/childcare are well-documented in prevailing academic research. These impacts include individual benefits for the child and family as well as economic and social benefits realized by the broader community. Prevailing academic literature shows the full economic impact of early childhood education to range from $4 to $16 for every $1 invested.

- A 2020 study by Ready Nation in Colorado estimates the annual costs of insufficient childcare on Colorado parents, employers, and taxpayers totals $2.17 billion (in lost earnings, productivity, and tax revenue).

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[2]Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, "Want to Grow Colorado's Economy? Fix the Child Care Crisis," Prepared for Ready Nation & Council for Strong America, March 2020. Available online at https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;%20filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy?%20Fix%20the%20Child%20Care%20Crisis.pdf%22

- A 2017 report on the Economic Impact of Child Care in Colorado classifies the economic impacts in Colorado as follows:

  ➢ The *immediate economic effect* in which spending on childcare services contributes to state/local employment and economic output ($619 million in earnings and $1.4 billion in sales/services);

  ➢ The *enabling economic effect*, in which the provision of childcare allows parents to participate in the workforce ($4.4 billion); and

  ➢ The *investment effect*, in which childcare spending generates individual and community returns derived from higher lifetime incomes, lower incarceration rates, lower welfare expenditures, and improved worker productivity ($832 million annually in Colorado).

- Applying the statewide multipliers discussed above to the Montrose spending estimate yields an estimated $16 million in the immediate economic effect, $50 million in enabling effect, and $9.5 million in investment effect.[3]

Survey Results: Parent Preferences and Needs

The survey received 603 respondents representing 817 children aged six and younger. This reflects about half of all children age six and younger living in Montrose County. Broadly speaking, respondent characteristics were similar to County residents overall.[4]

- Overall, 66% of survey respondents regularly use some form of non-parent childcare and an additional 15% indicated they typically use non-parent childcare but currently do not only because of the COVID-19 pandemic.

- The type of care used by Montrose County families varies by the age of children in the household as well as other household characteristics (location, ethnicity, industry, etc.), but the most common types of care used are childcare centers, adult relatives, licensed family providers, and half- or full-day preschools.

  ➢ Many households are using multiple types of care throughout the week: on average, children under 6 are using 2.8 different types of care per week. Households outside of the City of Montrose are piecing together even more care types, averaging 3.2 different types of care per week per child.

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[3] It is important to note that not all of these economic effects will be realized within Montrose County but they are attributable to the Montrose County early childhood infrastructure.

[4] See Section II for additional details on representation by income, ethnicity, etc.

- ➢ Households living outside of the City of Montrose were also more likely to rely on informal care networks: 57% of families outside the city use family/friend/neighbor (FFN) care, compared to 49% in the city.

- ➢ 55% of Montrose County parents with children aged six or younger in childcare have spent time on a waitlist for one or more of their children.

- ■ Among parents who do *not* regularly use non-parent childcare providers, 61% said they plan to (or would like to) use non-parent childcare in the future. The most common reason why parent care households do not have someone else regularly watch their children is affordability (21%).

- ■ When choosing childcare, respondents indicated the most important factors were provider's values aligning with their own, an emphasis on childhood development and education, and reputation/referrals. Location also plays a key role in preferences: 71% of parents would choose care near their house over care near their work; and 61% value location over the type of provider.

- ■ Overall, parents are relatively satisfied with their current care (53% rate their satisfaction between 7 and 9 on a 0-9 scale), but satisfaction rates vary:

  - ➢ Households in the City of Montrose are more satisfied with their childcare than those living outside the city: averages satisfaction rating of 6.8 among city residents compared to 5.8 for those living outside the City of Montrose.

  - ➢ Households with children under age three had a lower average satisfaction rating for their care provider (6.2) than the average rating (6.8) held by households with children ages three through six.

- ■ In the past year, the vast majority (87%) of respondents experienced one or more challenges (excluding COVID) finding and using childcare in Montrose County.[5]

  - ➢ 53% of all respondents indicated that finding someone they trust is a challenge and 34% faced cost challenges;

  - ➢ 33% of households with children under two said finding infant care was a major challenge; and

  - ➢ 19% of Spanish speaking respondents indicated that they could not find provider information in their language. Relatedly, 26% of Spanish speaking respondents face challenges getting knowledge of what is available or needed more information (compared to 18% of English speakers).

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[5] Note that respondents were explicitly prompted to select challenges they have faced outside of a COVID environment, so these data do not necessarily reflect challenges parents faced during COVID.

- The most common aspects respondents said they wanted to change were finding care closer to home and work, followed by changing the hours or days care is offered.

  - Regardless of the age of child or type of care, 37% of parents need childcare earlier in the morning than currently offered and 23% need evening hours.

  - Many (35%) households with a member working in healthcare indicated the hours of care were a major challenge. Around 23% of households without healthcare workers indicated this was a major challenge.

  - About 24% of parents expressed a need for summer care and 19% expressed a need for hourly drop-in care.

- Affordability is a key concern among parents/guardians. On average, respondents spend $720 per month per child for non-parent care and children are in care an average of 3.9 days per week. Costs are higher for those using care more than 3 days per week and costs are higher for younger children (under 3). Only half of all respondents said they were able to cover the cost of childcare without too much difficulty—29% said covering the cost is "difficult" or a "major challenge" and another 21% said they are only able to cover childcare costs because of assistance received.

- When asked about future plans for care, many households indicated they would need *more* childcare in the next 12 months, either because they were changing work schedules, having another child, no longer staying at home with children, or planned to use childcare after COVID risks decreased. This means Montrose County should expect an increase in demand in childcare in both the short- and long-term.

Demand Forecast

- Total current demand for licensed childcare spots in Montrose County is for 1,060 children, who would occupy an estimated 933 spots. Presently, there are only 741 spots available.

  - This includes 842 children in effective resident demand (occupying the 741 current daily spots)

  - And 218 children in latent demand (which includes waitlisted children, children who currently have exclusively parent-based care but whose parents will return to work, and families in non-licensed care who indicated they would like to change to licensed care).

- Current demand already outstrips supply (an estimated demand of 933 spots when there is only daily capacity 741) and the gap is likely to widen unless the supply of licensed care increase. This gap is particularly notable for infants.

- Total current demand is forecasted to increase to 1,149 children by 2028 and 1,460 children by 2035. Assuming the current proportion of children occupying each licensed

spot holds, this means licensed childcare spots would have to increase to 1,011 by 2028 and to 1,285 by 2035 to fully accommodate rising demand.

Recommendations

This report utilizes the best data available to project future demand for childcare. However, unknown variables—economic fluctuations, choices of residents (continuing to work/reside in Montrose County, fertility choices, etc.) and housing availability and affordability—will all influence future demand for childcare to some extent.

Based on the current circumstances and projects, Root Policy Research offers the following recommendations to address childcare needs and monitor demand in Montrose County. These recommendations are based on Root Policy's expertise and experience in other communities as well as input from the UVA Childcare Caucus and Bright Futures. Additional detail is available in Section III.

1. Continue to proactively track the key metrics for childcare demand.

2. Evaluate the potential for publicly funded childcare resources.

3. Develop and fund a scholarship program for income constrained households (exceeding state support through the Colorado Childcare Assistance Program (CCCAP)) to increase affordability of childcare services for parents/guardians.

4. Develop a pipeline of childcare professionals and support current professionals in the childcare industry.

5. Consider options for expanding licensed childcare in the region, with a focus on infant/toddler care.

6. Encourage large employers to provide on-site childcare facilities.

7. Identify and offer support to non-licensed childcare providers in Montrose County.

8. Provide more easily accessible information about CCCAP and available care options.

SECTION I.

DEMOGRAPHIC TRENDS & CHILDCARE OPTIONS

SECTION I.
Socioeconomic Trends & Childcare Options

This section summarizes the demographic and employment trends in Montrose County and discusses existing childcare options to provide context for the childcare needs assessment. The section concludes with a discussion of the economic impact of childcare.
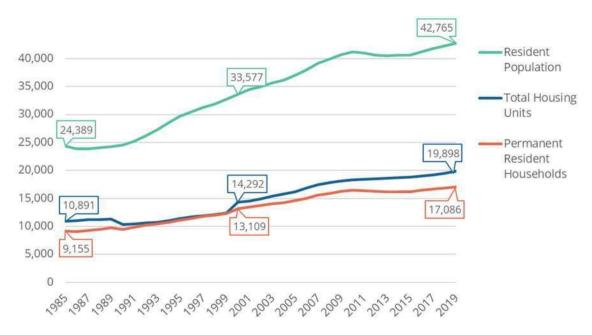
Demographic and Employment Profile

Montrose County includes the City of Montrose as well as Naturita, Nucla, Olathe, Paradox, and Maher. The following section summarizes socioeconomic trends in Montrose County to establish the context for discussing current and future childcare needs in the community. Where possible, data are provided for the county overall as well as for the City of Montrose.

Population and households. As of 2019, there were 42,765 residents occupying 17,086 households in Montrose County. Another 2,812 housing units in the county are not occupied by permanent resident households and are largely second homes and/or seasonal, recreational homes (including short-term rentals). Figure I-1 displays trends in population, housing units, and permanent resident households in Montrose County between 1985 and 2019.

Figure I-1.
Population and Households, Montrose County, 1985-2019

Source: Colorado Department of Local Affairs and Root Policy Research.
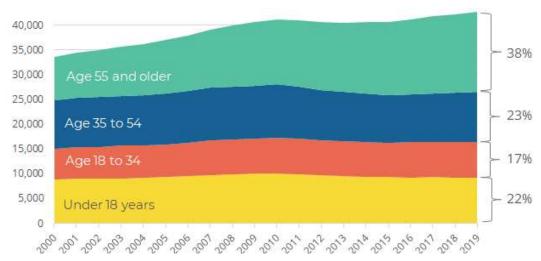
According to 2019 5-year American Community Survey (ACS) data, the City of Montrose has 19,238 residents, accounting for about 46% of the countywide population. Over half (53%) of the county's children under 5 years of age reside in the City of Montrose. The towns of Olathe, Naturita, and Nucla have a combined population of 2,791, about 7% of the county's total population. Six percent of the county's population under-5 population reside in Olathe, Naturita, or Nucla.

The county's population has steadily increased since 2000, with a slight decline lasting from 2011 to 2015. However, there has been a recent rebound for a total increase of 9,188 residents between 2000 and 2019. The gap between housing units and permanent resident households has increased slightly since the 1990s, indicating that there been an increase in the proportion of housing units being used for seasonal or recreational purposes. In 2019, 86% of all housing units were occupied by permanent residents and 14% were "vacant." Of these vacant, non-permanent resident households, 34% were for seasonal, recreational, or occasional use; 37% were currently for rent or for sale; and 29% were vacant for other reasons.[1]

Age profile. The largest age cohort in Montrose County is residents aged 55 and older, accounting for 38% of the total population. This marks a substantial increase since 2000 when the older adult population accounted for just 26% of the total population. All other age groups declined as a percent of total population between 2000 and 2018, including the child cohort which was 27% in 2000 and 22% in 2019. Figure I-2 shows the change in population by age group in Montrose County.

Figure I-2.
Population by Age Montrose County, 2000-2018
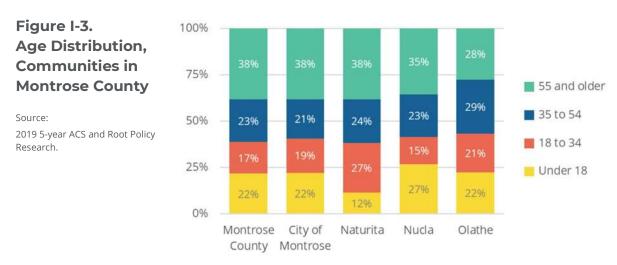
Source: Colorado Department of Local Affairs and Root Policy Research.

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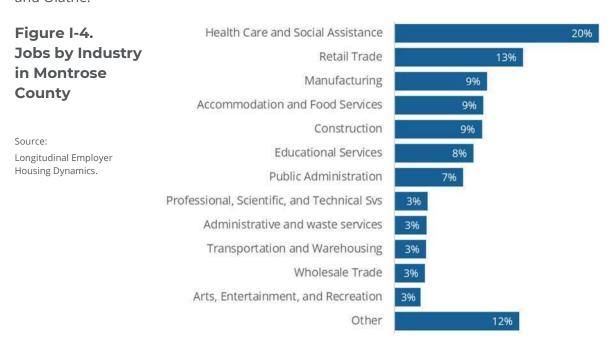
[1] Occupied and vacant units from Colorado Department of Local Affairs (DOLA); reasons for vacancy from 2019 5-year American Community Survey (ACS) data.

Figure I-3 compares the age distribution of the county overall with the City of Montrose, Naturita, Nucla, and Olathe. Both Montrose and Olathe have an age distribution similar to the County overall. Naturita has a lower representation of children (just 12% of the population) while Nucla has a higher representation of children (27%).

**Figure I-3.
Age Distribution,
Communities in
Montrose County**

Source:
2019 5-year ACS and Root Policy
Research.

Employment and industry. The Census Bureau estimates that there are about 14,197 primary jobs in Montrose County. The largest industries in the county are healthcare and social assistance (20%), retail trade (13%), manufacturing (9%) and construction (9%). Most jobs in the county are concentrated along US Route 50 in Montrose and Olathe.

**Figure I-4.
Jobs by Industry
in Montrose
County**

Source:
Longitudinal Employer
Housing Dynamics.
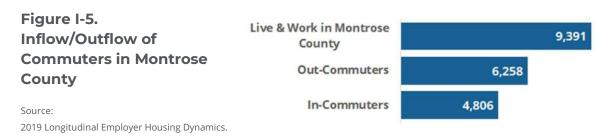
It is also worth noting that many households take on multiple jobs or have multiple earners to make ends meet. According to the survey conducted for this study (see Section II for details), nearly half (47%) of working adults have more than one job.

Commuting patterns. The majority of Montrose County workers also live in Montrose County, but there are still a high proportion of both in- and out-commuters, as shown in Figure I-5. A total of 9,391 workers both live and work their primary jobs in the county. That reflects 60% of working residents and accounts for 66% of all primary jobs located in the county. However, many county residents commute to work outside the county (6,258) and several workers from outside the county commute into Montrose for work (4,806). If, like in Montrose County, nearly 5% of households have a child under six, this means that an estimated 240 commuters into Montrose County have children under six.

Commuting patterns are particularly important for childcare demand as families and workers have different preferences about childcare proximity to home and work. These preferences are discussed in detail in Section II, Parent Preferences and Needs.

**Figure I-5.
Inflow/Outflow of
Commuters in Montrose
County**

Source:
2019 Longitudinal Employer Housing Dynamics.

Children with parents in the labor force. Data from the 2019 ACS show that 69% of children under the age of six in Montrose County, and 67% in the City of Montrose, have all parents in their household in the labor force. [2]

These rates are higher than that of Colorado overall (64%) and reflect an increase from the Montrose County proportion in 2010 (63%). Given the high proportion of working parents in the county, it is not surprising that childcare is an issue of interest.

Presence of Children

As discussed previously, the proportion of children living in Montrose County declined between 2000 and 2019—from 27% of the population (8,978 children) in 2000 to 22% of the population (9,241 children) in 2019. However, the number of children has increased and will likely continue to increase over the next 30 years according to Colorado's Department of Local Affairs (DOLA).
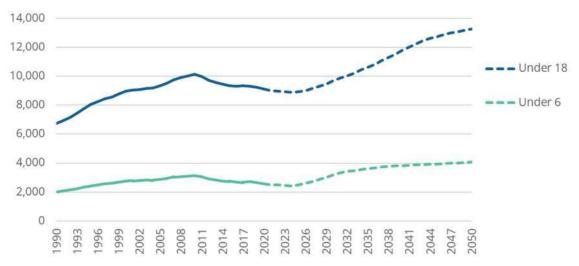
Figure I-6 shows the population of children (under 18) and the population of children under age six since 1990 and forecasts those populations from 2020 through 2050. Historical data are indicated by solid lines; forecasts are indicated by dashed lines. (Note that DOLA only provides forecasts at the county level).

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[2] Two parents in the labor force for those children living in two-parent households and one parent in the labor force for single parent households.

Figure I-6.
Historic and Forecasted Population of Children, Montrose County, 1990-2050

Source: Colorado Department of Local Affairs and Root Policy Research.

As of 2019, about 22% of county households and 27% of households in the city included children. Four percent of households in the county and 6% in the City of Montrose include children under age 6. Figure I-7 shows recent trends for the presence of children in Montrose's population and households, along with forecasted changes through 2029.

Figure I-7.
Presence of Children, Montrose County, 2010, 2019 and 2029

	Montrose County			City of Montrose		
	2010	2019	2029	2010	2019	2029
Total Population	**41,188**	**42,764**	**49,442**	**18,237**	**19,238**	**22,242**
Under 18	10,124	9,241	9,470	3,191	4,280	4,386
Under 6	3,135	2,641	3,027	1,842	1,513	1,734
Percent of population under 18	*25%*	*22%*	*19%*	*18%*	*22%*	*20%*
Percent of population under 6	*8%*	*6%*	*6%*	*10%*	*8%*	*8%*
Total Resident Households	**16,451**	**17,086**	**20,404**	**7,335**	**8,110**	**9,685**
With children under 18	4,183	3,778	4,315	2,336	2,202	2,515
Under 6 years only	954	710	810	685	455	519
Under 6 years and 6 to 17 years	777	846	967	442	516	589
6 to 17 years only	1,888	2,015	2,302	1,209	1,231	1,406
Percent of hh with children under 18	*25%*	*22%*	*21%*	*32%*	*27%*	*26%*
Percent of hh with children under 6	*6%*	*4%*	*4%*	*9%*	*6%*	*5%*

Note: In Montrose County, age distribution in households apply ACS distribution to DOLA estimates. The City of Montrose estimates rely solely on ACS data. 2029 reflects forecast assuming consistent age distribution of children in households.

Source: DOLA population and household estimates and forecasts; 2010 and 2019 ACS; and Root Policy Research.

The DOLA estimate of 2,641 children under the age of six is consistent with birth rate forecasts for 2017 and 2018, which estimate about 440 births per year in the area. This is also consistent with Montrose County school district enrollment data, which lag birth rates.
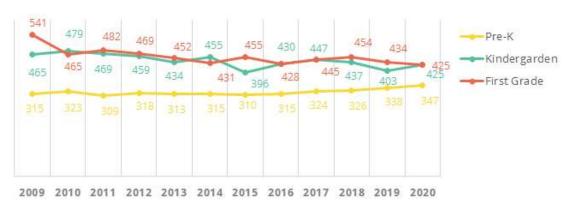
School enrollment. Figure I-8 displays total trends in school enrollment over the past 12 years in Montrose County, both overall and in elementary grades (K through 6th). This includes both school districts: Montrose County RE-1J and West End RE-2. The Montrose RE-1J school district consistently enrolls over twenty times as many students as the West End RE-2 school district. For example, in the 2019-2020 academic year, Montrose RE-1J had 6,215 total students enrolled (3,063 of them in K-6 grade) where West End RE-2 had 272 total students enrolled (131 of them in K-6 grade). Figure I-9 shows trends for Pre-K, Kindergarten and first grade enrollments.

Figure I-8.
School Enrollment in Montrose County

Source: Colorado Department of Education.

Figure I-9.
School Enrollment in Montrose County: Pre-K, Kinder, and 1st Grade

Source: Colorado Department of Education.

School district data indicate an average of 442 children per year entering Kindergarten from 2009 to 2020. This would equate to about 2,650 children under the age of six living in Montrose County, which serves as a useful verification of the DOLA estimate of 2,641 children under six living in the county.

Existing Licensed Childcare Options
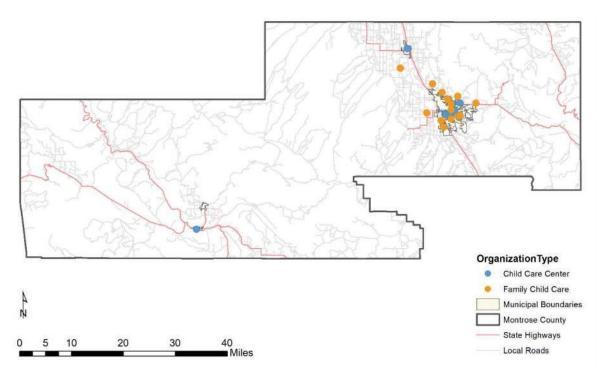
Montrose County's licensed childcare options for children six and under who are not yet in kindergarten are varied. There are ten preschools or childcare centers in the county, four of which serve infants (under age one).

Most childcare centers are in the City of Montrose, with only the Naturita Preschool and the Olathe and Johnson Early Childhood Centers located outside the city (see Figure I-10).

There are fifteen licensed family childcare homes (also called "in-home daycare" or "family care providers" licensed to provide care for between six to twelve children in their own home) in Montrose County. As shown in Figure I-10, the majority of licensed care providers are also located in the City of Montrose.

Figure I-10.
Location of Licensed Childcare Options in Montrose County

Source: Colorado Licensed Child Care Facilities Report in the Colorado Information Marketplace.

Capacity and enrollment. Figure I-11 shows the daily capacity of licensed childcare facilities by type and by age. Existing childcare centers, preschools, and licensed family care providers can serve a total of 741 children daily.

- Childcare centers and preschools in the county serve the majority, with up to 612 children daily. However, just 32 of those childcare spaces can be filled by infants under the age of one. Additionally, some care centers and preschools are not open 5-days a week or do not offer summer care.

- Licensed family care providers can serve up to 129 children daily, with 30 of those being infants. However, it is important to note that these figures represent providers' legal capacity, which often differ from enrollment. For example, through our interviews, we found that half of licensed family care providers chose not to take infants into their care, even though their state license permits two.

Most providers indicated their capacity could not keep up with demand. All but one of the providers were operating at full capacity and the majority (60%) had a waitlist, with many receiving calls from families who were pregnant or expecting a child and were anticipating childcare needs.

Figure I-11.
Existing Licensed Childcare Providers in Montrose County

Provider Type	Number of providers	Daily Capacity by Age		
		Infants (<1 year)	Toddlers & Preschoolers	Total
Early childhood center or preschool	10	32	580	612
Centers providing infant care	*4*	*32*	*253*	*285*
Centers providing care for only toddlers and preschoolers	*6*	*0*	*327*	*327*
Licensed family childcare	15	30	99	129
Total	*25*	*62*	*679*	*741*

Note: Infant capacity among licensed family care providers reflects licensed capacity of 2 infants per home. However, interviews indicate that a number of family care providers only accept toddlers/preschoolers. As such, stated infant capacity above is an upper bound.

Source: Colorado Licensed Child Care Facilities Report in the Colorado Information Marketplace, and Root Policy Research Childcare Provider Interviews.

Perceptions of Demand and Barriers to Providing Care

This section presents the results of Root Policy Research's outreach to existing providers—both licensed and non-licensed—and their perspectives on demand for childcare and barriers to providing care throughout the County.

Licensed provider perceptions. As part of the study, Root Policy Research conducted interviews with various Montrose County licensed providers to discuss perceptions of demand and barriers to providing care.

Nearly all providers noted that there is a severe shortage of infant and toddler care available in the county. Many also suggested that there is a need for night or weekend care, but most providers were unable to provide it. Some noted that parents working in healthcare often requested night/weekend care. Our survey results, discussed in Section II, indicate that 25% of households with children under six have at least one adult working in healthcare.

> **"Many CCCAP families do not know the rules and expectations and it would be great to not have to be the middleman."**
> – *Montrose County licensed care provider*

Providers primarily serve families within Montrose County, with some indicating that they occasionally serve families from Ridgway or Delta who commute to Montrose for work.

All providers accepted families using CCCAP, but some indicated several challenges that made it difficult for them to do so. For instance, some noted that CCCAP did not reimburse well and that providers needed to take cash-paying clients instead. Another noted that they thought children with special needs using CCCAP would have extra funding, but never received it. Other providers expressed a desire for CCCAP to have additional funding for supplies, activities, and transportation for the children, and some wished families using CCCAP would have a better understanding of the rules and expectations associated with the funding.

> **"You just lose money through CCCAP if kids do not show up."** – *Montrose County licensed care provider*

> **"Recently staffing has been the hardest thing—finding and retaining qualified staff. You need a lot of education, but the pay is not comparable to other fields of education. Providers cannot provide that pay to keep care affordable."** – *Montrose County licensed care provider*

It is worth noting that since these interviews were conducted, CCCAP has increased provider reimbursement rates lowered parent fees for families enrolled in CCCAP. Also, due to the pandemic, they have temporarily agreed to cover additional paid absences.[3]

Additionally, many providers expressed a desire to expand their capacity but indicated several barriers. For instance, finding and retaining qualified staff was a challenge for many providers: some found

> **"I need a new fence for my yard and its $5k...How am I going to come up with that? That is two months of my income. I applied for a grant. If I do not get it, I will need a loan. It feels like a no-win situation."** – *Montrose County licensed care provider*

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[3] www.acf.hhs.gov/sites/default/files/documents/occ/CRRSA_60_Day_Report_2021_Colorado.pdf

individuals lacking training or experience, others said that they could not pay qualified individuals enough to keep them. Several providers expressed a need for more affordable or virtual trainings, particularly ECE classes, nutrition classes, and free or affordable college-level classes required for center-care qualification. Other providers who wished to expand had issues obtaining special use zoning permits.

License-exempt childcare options and perceptions. Outside the structure of licensed childcare, families employ a number of strategies to provide care for their children including arranging work hours to accommodate care options, relying on friends, neighbors, and family for care, and using a nanny or participating in a nanny-share. Data on these options are limited but their use among survey respondents is discussed in Section II, Parent Preferences and Needs.

As part of the study, Root Policy Research conducted a focus group with local unlicensed providers, including family care homes serving fewer than five children and family/neighbors providing care. Discussions were focused on current service provision and barriers providers face in providing childcare services. Top themes shared by non-licensed childcare providers are discussed below.

- **Providing care out of necessity.** Multiple family members providing care indicated they were doing so primarily out of necessity. In other words, there were no available or preferred options other than a family member offering care. For some this was due to COVID (needing care for school-aged children and/or desire to minimize exposure) and for others it was related to scheduling (needing weekend and/or early morning care).

- **Overall perception of demand.** Broadly speaking, non-licensed providers all felt that demand for childcare was high across Montrose County and that current providers were not able to fully accommodate that demand. They echoed licensed provider perspective that infant demand was particularly high with relatively few providers. Other needs identified by non-licensed providers were Spanish or bilingual care, flexible hours (nights, weekends, and early morning), affordable care, and additional capacity for toddler care. Providers also acknowledged the financial challenges of providing childcare, which offers relatively low wages—licensed or not— and generally has high provider/staffing turnover as a result.

- **Experience with licensing.** Experience with state licensing varied among focus group participants with some previously pursuing licensing, some never having considered it, and at least one in the process of pursuing licensing. Those with experience expressed frustration with the bureaucracy and perceived inefficiencies in the system—for example, one participated noted having to pay for background checks twice to move from level 1 to level 2. One provider pursued licensing strictly to enable them to accept Colorado Child Care Assistance Program reimbursement but was

disappointed at the low rate of compensation—then $18 per day—for Level 1 infant care.

- **Resources and supports.** Providers identified supports, resources and training that would benefit unlicensed providers and parents in the community, including additional activities/outings for children (e.g., experiential learning opportunities, meet-ups with other non-licensed providers to increase socialization) and free training and professional development opportunities for providers. Non-licensed providers noted that training opportunities should ideally be free (as they do not necessarily increase provider earnings) and should be accommodate the schedules of provider—either by offering online options, off-hours, or providing childcare.

Insufficient supply. In Colorado, 51% of residents live in a childcare desert. A childcare desert is defined as an area where there are more than three times as many children as licensed childcare spots. [4] By this definition, with 2,641 children in Montrose County in 2019 and 741 licensed childcare spots, the county is a childcare desert.

The number of licensed childcare spots in Colorado for infants decreased by 11% between 2010 and 2018, which was mainly due to a decrease in home-based family care providers.[5]

Much of this decline in the childcare provider labor force has to do with low wages. The average annual salary for Colorado's childcare professionals in 2015 was $25,065, which was 49% of the average annual income for all Coloradans in that same year ($51,177). This salary also only just above the $24,250 poverty threshold for a family of four in 2015.

Additionally, among professionals who stay in the childcare industry, many are facing additional stressors due to financial issues.[6] Research finds that caregivers' stress affects the quality of the relationships they form with children in the classroom.[7] For this reason, improvements in

> **"The pay is so low and has been the same for so many years. No benefits, no time off, no comp. It just doesn't add up."** – *Montrose County licensed care provider*

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[4]Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, "Want to Grow Colorado's Economy? Fix the Child Care Crisis," Prepared for Ready Nation & Council for Strong America, March 2020. Available online at https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;%20filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy?%20Fix%20the%20Child%20Care%20Crisis.pdf%22

[5] Ibid

[6] Smith, Sheila, and Sharmila M. Lawrence. "Early care and education teacher well-being: Associations with children's experience, outcomes, and workplace conditions: A research-to-policy brief." (2019).

[7] Whitaker, Robert C., Tracy Dearth-Wesley, and Rachel A. Gooze. "Workplace stress and the quality of teacher–children relationships in Head Start." *Early Childhood Research Quarterly* 30 (2015): 57-69.

caregiver pay are not only important for retaining the workforce, but also for the quality of care provided to children and families.

Economic Impact of Childcare

The positive impacts of early childhood education/childcare are well-documented in prevailing academic research. These impacts include individual benefits for the child and family as well as economic and social benefits realized by the broader community.

Child development. Academic studies highlight the need for early intervention to support identified benefits based on the pace of brain development from birth through age six and the early development of noncognitive skills such as motivation, self-control, and time preference.[8] The research is clear that the types of early experiences that help children thrive include "stable and nurturing relationships with caregivers, language-rich environments, and encouragement to explore through movement and senses;" while the types of experiences that negatively impact development include "poverty; exposure to violence, abuse or neglect; and an incarcerated or mentally ill parent."[9] Toxic stress, caused by these adverse experiences, has an immediate impact on children's ability to learn and self-regulate but also has long-term mental and physical health impacts.[10]

In response to psychological, behavioral, and economic research on this issue, early childhood development programs are designed to create supportive environments and help foster healthy development from the earliest years. According to research from the Minneapolis Federal Reserve, "programs that offer enriched experiences for children and involve parents and other caregivers provide benefits for all children but have the strongest impact on children from disadvantaged environments."[11] Public health experts have pointed out how Colorado childcare providers have prioritized children's wellbeing in ways which set them up for social and economic success in the future[12].

Economic gains. The most prominent studies of early childhood education impacts are based on the Perry Preschool Project in Michigan (ages 3–4 years), the Chicago Child–

[8] Douglas Clement, "Interview with James Heckman'" The Region, Federal Reserve Bank of Minneapolis, 2005. Available online at www.minneapolisfed.org/publications/the-region/interview-with-james-heckman

[9] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

[10] Maxia Dong, Wayne H. Giles, Vincent J. Felitti, et al. "Insights into Causal Pathways for Ischemic Heart Disease: Adverse Childhood Experiences Study," Circulation, 2004, 110(13). Available at http://circ.ahajournals.org/content/110/13/1761.full.

[11] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

[12] Eyler, Amy A., et al. "Adherence to Updated Childcare Nutrition Regulations in Colorado, United States." *Frontiers in public health* 8 (2020): 102.

Parent Centers program (ages 3–4 years), the Carolina Abecedarian Project in North Carolina (ages 3 months through 4 years), and the Prenatal/Early Infancy Project in Elmira, NY (prenatal to age 2 years). These studies document the individual gains (both immediate and persistent) and the community benefits resulting from the provision of high-quality early learning programs—particularly those targeted to children from disadvantaged environments.[13]

- Individual economic benefits found in these studies include higher school achievement, educational attainment, and earnings along with health improvements such as reductions in smoking rates, heart disease and diabetes.[14]

- Societal economic benefits documented in these studies include reduced societal costs (e.g., reduced incarceration rates and reduced need for special education resources), increased tax revenue, increased labor force productivity, and higher labor force engagement among parents.[15]

> **Prevailing academic literature shows the full economic impact of early childhood education to range from $4 to $16 for every $1 invested**—that equates to a 400% to 1,600% return.

- Benefit–cost ratios from the projects described above range from $4 to $16 returned for every dollar invested—and the public benefits measured were higher than the private benefits.

Economic cost of insufficient childcare. Other studies have shown that inadequate access to childcare constrains local economic activity. For example, many scholars have found that presence of young children in the household reduces women's likelihood of labor force participation, but a 2019 study found that this can be mitigated by childcare availability.[16] Others have found that parent absenteeism and productivity reductions due to childcare breakdowns cost U.S. businesses more than $3 billion annually.[17]

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[13] Ibid. and James J. Heckman, Rob Grunewald, and Arthur J. Reynolds, "The Dollars and Cents of Investing Early: Cost–Benefit Analysis in Early Care and Education," Zero to Three, July 2006, 26(6).

[14] Karen Shellenback. "Child Care and Parent Productivity: Making the Business Case," Linking Economic Development & Child Care Research Project, Cornell University, 2004.

[15] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

[16] Conroy, Tessa. "The kids are alright: working women, schedule flexibility and childcare." *Regional Studies* 53.2 (2019): 261-271.

[17] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

Recent literature has found that mothers who moved to states with higher-than-average childcare costs had odds of employment that were 18% lower than mothers moving to states with average or less-than-average care costs. Colorado was one of 21 states with higher-than-average care costs in this study.[18]

In fact, Colorado is one of the top ten least affordable states for infant and four-year-old care. The cost of center-based infant care is more than 40% higher in Colorado than nationally, while the cost of home-based infant care is nearly 30% higher than the national average. The cost of care for a 4- year-old in either home- or center-based care is 26% higher in Colorado than it is nationally. The average cost of childcare statewide is 31% of the average income, meaning childcare is unaffordable for many families.[19]

> **"The economic impacts of insufficient childcare on Colorado parents, employers, and taxpayers totals**
> **$2.17 billion**
> **in annual costs to our state"** – 2020 *Ready Nation report: Want to Grow Colorado's Economy? Fix the Child Care Crisis*

Research has shown that productivity losses due to inability to find childcare have caused Colorado employers to lose an estimated $680 million annually. Similarly, when parents earn less, they pay less in state taxes: an estimated $420 in Colorado tax revenue is lost per parent due to childcare challenges.[20]

Economic impact of Colorado's childcare industry. A 2017 report on the Economic Impact of Child Care in Colorado classifies the economic impacts in Colorado as follows:

- The *immediate* economic effect in which spending on childcare services contributes to state/local employment and economic output **($619 million in earnings and $1.4 billion in sales/services)**;

- The *enabling* economic effect, in which the provision of childcare allows parents to participate in the workforce (**$4.4 billion**); and

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[18] Landivar, Liana Christin, Leah Ruppanner, and William J. Scarborough. "Are States Created Equal? Moving to a State With More Expensive Childcare Reduces Mothers' Odds of Employment." *Demography* 58.2 (2021): 451-470.

[19] Butler Institute for Families and Brodsky Research and Consulting, "Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis," Prepared for Early Milestones Colorado, 2017. Available online at https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf

[20] Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, "Want to Grow Colorado's Economy? Fix the Child Care Crisis," Prepared for Ready Nation & Council for Strong America, March 2020. Available online at https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;%20filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy?%20Fix%20the%20Child%20Care%20Crisis.pdf%22

- The *investment* effect, in which childcare spending generates individual and community returns derived from higher lifetime incomes, lower incarceration rates, lower welfare expenditures, and improved worker productivity **($832 million** annually in Colorado).[21]

> **"The early care and education sector is a key driver for the state's economy… It adds $2.25 to the state economy for every dollar of services purchased in the industry, enables parents to participate in the state's workforce, generating $4.4 billion in earnings annually… [and] adds an additional $832 million into the state economy in short- and long-term benefits."** –*Bearing the Cost of ECE in Colorado*

While these data are not available at the local level, Montrose County certainly experiences the same types of benefits on a proportional scale.

The Montrose County Childcare Survey (discussed in detail in Section II) indicates that average monthly spending on childcare services is $720 per child. If we apply this spending to the 842 children currently using licensed care in Montrose County, the annual investment in childcare services is about $7.3 million. Applying the statewide multipliers discussed above to the Montrose spending estimate yields an estimated $16 million in the immediate economic effect, $50 million in enabling effect, and $9.5 million in investment effect. It is important to note that not all of these economic effects will be realized within Montrose County, but they are attributable to the Montrose County early childhood infrastructure.

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[21] Butler Institute for Families and Brodsky Research and Consulting, "Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis," Prepared for Early Milestones Colorado, 2017. Available online at https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf

SECTION II.

PARENT PREFERENCES & NEEDS

SECTION II.
Parent Preferences & Needs

This section presents results from Montrose County Childcare Needs Survey of parents and guardians (Parent Survey) and examines:

- Current childcare choices;

- Childcare preferences and needs, including parent-only care and friend/family care;

- The cost of childcare; and

- Childcare needs for children under six years old.

Survey Methodology

Surveys were available online and in paper form in both English and Spanish and outreach efforts targeted households that have children under six—whether or not they utilize paid childcare. The survey was open to anyone (with children under six) interested in participating, which means the results are based on non-probability sampling methods. Specifically, responses were derived from convenience sampling and snowball sampling methods. Convenience sampling refers to promoting the survey to known individuals or organizations through direct contact (e.g., email invitation) or public relations and social media. Snowball sampling is when a respondent to the survey promotes the survey to their peers or social networks (e.g., sharing the survey link by email or social media).

The self-selected nature of the survey prevents the collection of a true random sample. (A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey). However, the high number of responses yields a robustness to the results that minimizes error around the estimates.

Root will monitored the survey as it progressed and compared demographic and socioeconomic indicators with the overall population and continually worked with the committee to adjust outreach efforts as necessary to make sure we were reaching all segments of the potential user population.

The survey received 603 respondents representing 817 children aged six and younger. This reflects about half of all children age six and younger living in the county. Socioeconomic characteristics of respondents are discussed in more detail in the following section but broadly speaking, respondents characteristics were similar to County residents overall, despite a slight underrepresentation of Hispanic respondents.

The survey was open to respondents during the months of April and May (2021). While some parents/guardians may have shifted their childcare usage during the COVID-19

pandemic, the survey instrument was carefully designed to ask respondents about non-COVID, or "typical" childcare experiences. As such, the results are intended to inform childcare preferences and needs in a non-pandemic environment unless otherwise noted.

Profile of Participating Parents
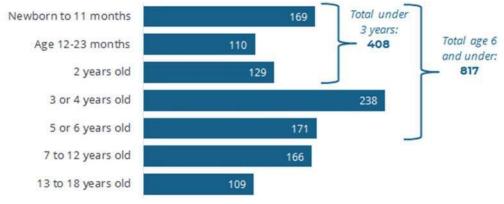
A total of 603 parents (or soon-to-be parents) in households with children aged 6 or younger living or working in Montrose County responded to the Parent Survey.

- Most respondents (69%) live in the City of Montrose, consistent with the city's share of county households with children under 6 (62%; see Section I for details). Another 12% of respondents live in Naturita and the remainder live in Olathe (8%), Nucla (3%), Paradox (2%), or elsewhere in Montrose County (3%). A small group of respondents (3%) live in neighboring communities, including Delta, Ouray, and San Miguel counties, but work in Montrose County.

- Overall, 95% of respondents have children aged six or younger while 5% are planning to have, adopt, or gain custody of a child under six un the next 12 months. The average household size of survey respondents is 3.6 members.

- On average, respondents' household income is about $51,000, similar to the County's median household income reported in the ACS ($50,489).

- Among survey respondents who disclosed their ethnicity, 15% identified as Hispanic, slightly lower than their overall representation in the county (21%), according to ACS data.

Children represented. A total of 1,092 children live in the households represented by Parent Survey respondents. As shown in Figure II-1, 817 children aged six and younger are included in the surveyed households. This reflects about half of all children age six and younger living in the county.

Figure II-1.
Number of Children, by Age, Living in Survey Respondent Households
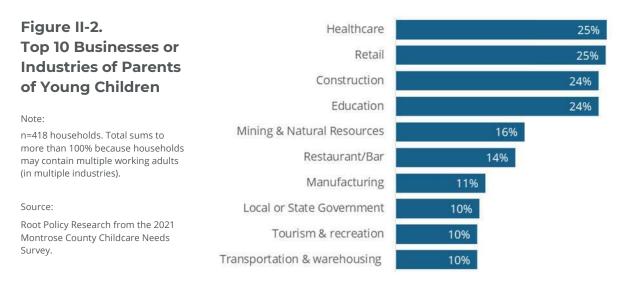
Note: n=558 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Employment. On average, there are 2.1 working adults in each of the Parent Survey households. A strong majority (89%) of the working adults represented work full time jobs and nearly half (47%) of the working adults have more than one job.

Respondents to the Parent Survey work in a wide variety of businesses and industries. Figure II-2 presents the top 10 business/industries where parents of young children are employed in Montrose County. Nearly one quarter of households have a member working in healthcare and similar proportions include an adult working in retail, construction, or education.

**Figure II-2.
Top 10 Businesses or Industries of Parents of Young Children**

Note:

n=418 households. Total sums to more than 100% because households may contain multiple working adults (in multiple industries).

Source:

Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Healthcare	25%
Retail	25%
Construction	24%
Education	24%
Mining & Natural Resources	16%
Restaurant/Bar	14%
Manufacturing	11%
Local or State Government	10%
Tourism & recreation	10%
Transportation & warehousing	10%

Current Childcare Choices

Overall, 66% of survey respondents regularly use some form of non-parent childcare and an additional 15% indicated they typically use non-parent childcare but currently do not only because of the COVID-19 pandemic.

**Figure II-3.
Are any of your children aged six or under regularly in any type of childcare or preschool programs provided by someone other than their parent or guardian? This does not include occasional babysitting.**
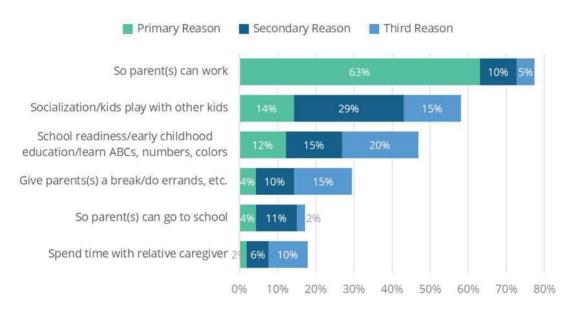
Note: n=570 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

The primary reason most parents (63%) use non-parent childcare is so that one or both parents can work (see Figure II-4). Socialization is the second most common reason for non-parent childcare followed by school readiness/early childhood education.

> **"I am worried my 3-year-old will never get socialized before kindergarten as we can't get into anything affordable."** – *Montrose resident, survey participant*

Figure II-4.
What are the primary reasons that your child/children is/are in childcare (please rank your top three reason)?

Note: n=420 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

What types of care are parents using? Among households using at least some form of non-parent childcare, the type of care varies by the age of children in the household as well as other household characteristics (location, ethnicity, industry, etc.). Figure II-5 displays differences in type of care by age of child and Figure II-6 shows difference in type of care by other household characteristics.

Among children under 6 in Montrose County that use some form of non-parent care (see first column of Figure II-5):

- 42% use a childcare center;
- 35% use an adult relative;
- 34% use a licensed family provider;
- 33% use part-day preschool;
- 33% use full-day public preschool;

- 31% use a nanny or nanny-share;

- 30% use a family friend or neighbor; and

- 27% use older siblings in the household to care for younger children.

In addition to the forms of care listed above, one-third (33%) of childcare involves parents arranging their schedules or stay home with children part-time.

> **"I love our nanny-share, I just wish it was 5 days a week. Kindergarten can't come fast enough."**
> *– Montrose resident*

Note that the sum of these percentages is over 100 percent, which shows that many households are using multiple types of care throughout the week. In fact, households with children under 6 are using 2.8 different types of care per week on average. Those with children under 3 years old are using an average of 3.6 different types of care compared to 2.5 different types of care for households with children aged 3 to 6.

Households with infants/toddlers are much more likely use close family friends or neighbors (36%), arrange work shifts (39%), or use an adult relative (40%) for their children's care compared to households with three-to-six year-olds.

Figure II-5.
What types of childcare are Montrose County households using?

Type of Care	All Children Under Age 6 in non-parent care	By Age of Children in Household	
		Under Age 3	Ages 3 to 6
Childcare Center (daycare in a facility)	42%	47%	36%
Adult relative (grandparent/aunt/uncle/ brother/sister)	35%	40%	27%
Licensed family childcare provider (in a provider's home)	34%	37%	29%
Part-day preschool program	33%	38%	26%
Full-day public preschool program (in a public school)	33%	37%	27%
Spouse/significant other and I arrange work hours so that one of us is with children	33%	39%	23%
Nanny or nanny-share	31%	36%	24%
Close family friend or neighbor	30%	36%	19%
Older sibling under age 18	27%	31%	19%
Average number of different types of care used in a given week:	2.8	3.6	2.5

Note: n=328 parent respondents. *Responses include Montrose residents using childcare centers and family childcare providers located outside Montrose County.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Households residing outside of the City of Montrose have to cobble together more types of care providers: households outside the city use 3.2 different types of care on average while those in the city use just 2.7 different types of care.

As indicated in Figure II-6, households outside the City of Montrose were slightly more likely to use close family friends or neighbors for care compared to those in the city: 32% of children outside the City of Montrose are cared for by a family friend or relative compared to only 29% of children in the city. Children outside the City of Montrose were less likely to be enrolled in a childcare center, to have a nanny, or to have the care of an adult relative.

Perhaps unsurprisingly, households with atypical work schedules (here defined as those working in healthcare, restaurant/bar, or tourism and recreation) were more likely than the general population to stagger their work schedules to care for children: 39% of children with parents in this group were cared for through stagged work schedules compared to 33% of the total population.

> **"Healthcare workers at the hospital can't find childcare for the hours we need. My spouse only works part-time to cover care, but he would prefer to work more."**
> – *Montrose County resident*

Hispanic respondents used fewer different types of care in general, but primarily used childcare centers, full-day public preschools, and licensed family care providers.

Figure II-6.
What types of childcare are Montrose County households using?

| Type of Care | All Children Under Age 6 in non-parent care | Residence | | Ethnicity | Industry |
		City of Montrose	Elsewhere in Montrose County	Children of Hispanic respondents	HH with atypical work shifts
Childcare Center	**42%**	45%	37%	40%	42%
Adult relative	**35%**	37%	30%	24%	38%
Licensed family childcare provider	**34%**	36%	30%	25%	37%
Part-day preschool program	**33%**	34%	32%	23%	33%
Full-day public preschool program	**33%**	33%	34%	27%	32%
Spouse/significant other and I arrange work hours so that one of us is with children	**33%**	34%	32%	20%	39%
Nanny or nanny-share	**31%**	34%	27%	21%	34%
Close family friend or neighbor	**30%**	29%	32%	22%	30%
Older sibling under age 18	**27%**	27%	25%	22%	26%
Average number of different types of care used in a given week:	**2.8**	2.7	3.2	2.6	3.1

Note: n=328 parent respondents. *Responses include Montrose residents using childcare centers and family childcare providers located outside Montrose County.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Waitlist experience. Overall, 55% of Montrose County parents with children aged six or younger in childcare were on a waitlist for one or more of their children. Fifty-seven percent of households with an infant/toddler (under two years old) have been (or are currently) on a waitlist. The average amount of time spent on a waitlist was seven months, though many respondents (17%) indicated the waitlist was too long so they gave up.

Satisfaction with non-parent childcare. Parents using some type of non-parent childcare rated their satisfaction with childcare on a scale from "extremely unsatisfied" (rating of 0) to "extremely satisfied" (rating of 9). Figure II-7 considers parent satisfaction with their childcare overall as well as by types of care used by the household and ages of children in the household.
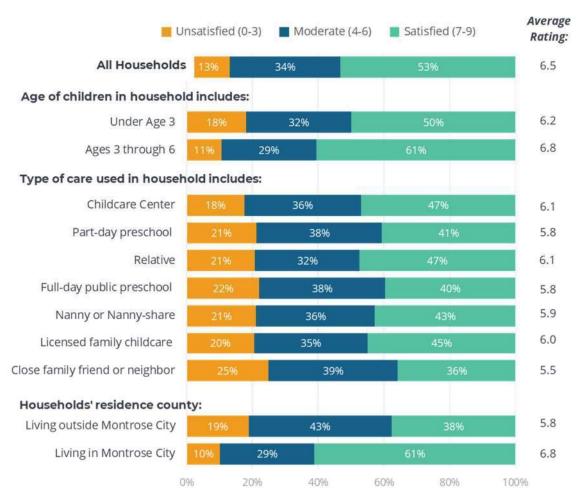
Overall, Montrose County parents that use non-parent childcare for children aged six or younger are relatively satisfied with the care: 53% rated their satisfaction between seven and nine. Just 13% indicated they were unsatisfied with a rating of zero through three. The average satisfaction rating overall was a 6.5 (on a 9-scale).

Average satisfaction ratings varied somewhat by age of child: households with children under age three were more likely to be unsatisfied (18%) and had a lower average satisfaction rating (6.2) than the average rating (6.8) held by households with children ages three through six.

Households whose care providers were a close family friend or neighbor were among the least satisfied: 25% of them were unsatisfied and their average satisfaction rating was just a 5.5. Families using full-day public school are also among the least satisfied: 22% of them were unsatisfied and their average satisfaction rating was 5.8. Similarly, 21% of parents using part-day preschool were unsatisfied and the average satisfaction rating among them was also 5.8. Households whose care providers include a childcare center or a relative were among the most satisfied.

On average, households in the City of Montrose are more satisfied with their childcare than those living outside the city: average satisfaction rating of 6.8 among city residents compared to 5.8 for those living outside the City of Montrose.

Figure II-7.
On a scale from 0 to 9, where 0 is "Extremely Unsatisfied" and 9 is "Extremely Satisfied," how satisfied are you with the childcare provided to your children?

Note: n=404 parent respondents.
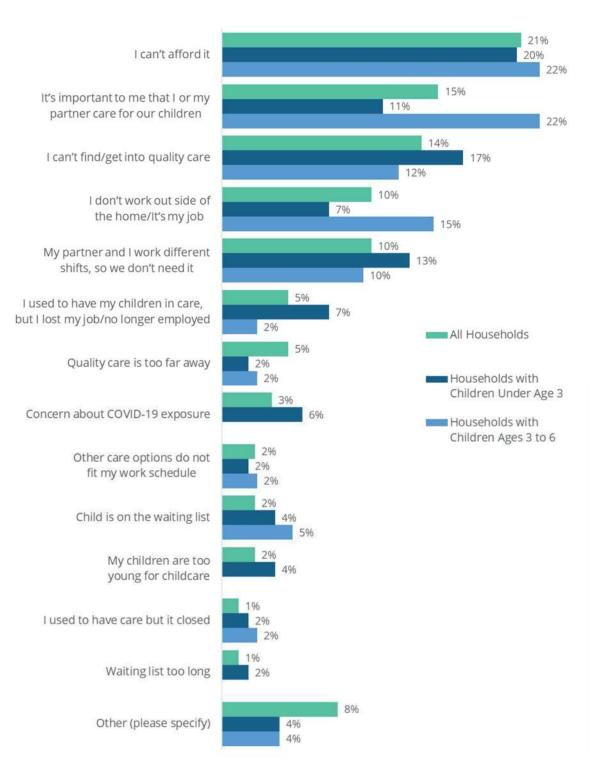
Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

The respondents that were "unsatisfied" with their childcare cited a variety of reasons including scheduling, limited choice, high cost, and poor quality of care.

Parent-only care. About one-third (34%) of Montrose County parents with children ages six or younger do not regularly use non-parent childcare providers, even outside of COVID-19. Among those households, most (61%) said they plan to (or would like to) use non-parent childcare in the future. Twenty two percent said they have no plans to use non-parent childcare in the future, and 17% weren't sure.

As shown in Figure II-8, the most common reason why these households do not have someone else regularly watch their children is affordability (21%). Other top reasons were "it's important to me that I or my partner care for our children" (15%), and "I can't find/get into quality care" (14%).

Figure II-8.
What is the primary reason why you do not have someone else regularly care for your children age 6 or younger?

Note: n=87 households. "Other" responses included having a child with special needs, not having children yet, or needing care soon.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Cost was the primary factor regardless of age of children in the household. The factor with the biggest variation by age was "it's important to me that I or my partner care for our children" which was a primary reason for 22% of households with children aged three to six, but only 11% for households with children under three.

The survey also asked parents what type of care arrangement would work best if they needed care. The most common preference for children under three was a childcare center or preschool (29%) followed by a family/friend/neighbor providing care in the respondent's home (27%) or a family/friend/neighbor providing care in their home (13%). For children aged three to six, the most preferred arrangement was also a childcare center or preschool (24%) followed by a family/friend/neighbor providing care in the respondent's home (22%) or a family/friend/neighbor providing care in their home (12%). Hispanic respondents were more likely than others to prefer family/friend/neighbor-based care in their home (30%).

Childcare Preferences & Needs

Parents with a child in some type of non-parent childcare responded to a number of questions related to their childcare preferences, including important factors in choosing a provider and desire to change childcare arrangements. They also provided information on their preferred location, types or care, and schedule.

Important factors. Parents with a child in some type of non-parent childcare rated the importance of 17 factors in their decision to select a childcare provider. These factors range from trust and safety to child development opportunities.

Figure II-9 shows the average rating of each factor by age of child in household and type of care used in household. The top three factors for each category are outlined in gold.

On average, parents rate factors associated with the provider's values aligning with their own, an emphasis on childhood development and education, and reputation/referrals as the most important factors.

Figure II-9.

Think about the factors you considered when you were evaluating different childcare providers for your child/children. Please rate the importance of each of the following factors on a scale from 0 to 9, where 0 means not important at all and 9 means very important.

	All Households using Non-Parent Care	Age of children in household includes:		Type of care used in household includes:		Income level		Ethnicity
		Under Age 3	Ages 3 through 6	Center-based Care	Home-based non-Parent Care	Less than $35,000	$35,000 or more	Hispanic Households
Values/comfortable with this provider	6.9	6.5	7.2	6.6	6.6	6.2	7.5	7.5
Wanted an emphasis on child development/education	6.7	6.4	7.1	6.6	6.4	6.3	7.1	7.1
Reputation/referrals	6.5	6.3	6.8	6.3	6.3	5.9	6.9	7.4
Affordability/cost	6.4	6.2	6.7	6.3	6.2	6.1	6.6	7.1
Socialization for child	6.4	6.1	6.8	6.3	6.1	5.8	6.8	7.4
Hours of operation	6.4	6.1	6.7	6.1	6.2	6.0	6.7	7.2
Wanted a licensed provider	6.2	5.9	6.6	6.3	5.9	5.9	6.4	6.6
Location/convenience (e.g. close to home or work)	6.1	5.8	6.4	6.0	5.9	5.8	6.2	6.5
Wanted a family/home environment	5.8	5.5	6.1	5.4	5.8	5.7	5.6	6.1
Wanted one-on-one care	5.2	5.2	5.2	4.9	5.4	5.6	4.8	5.9
They were able to accommodate my child's special needs or disability	5.1	4.6	5.4	5.1	4.9	5.6	4.5	6.7
Wanted child to be cared for by a relative, friend, or neighbor	5.1	5.1	5.3	4.7	5.3	5.3	4.8	5.2
Wanted more than one adult with child	5.1	4.9	5.4	5.0	4.9	5.5	4.5	5.7
Only type available/nothing else available	4.8	4.5	5.0	4.7	5.0	4.9	4.5	4.3
Provider accepts CCCAP	4.6	4.4	4.7	4.6	4.8	6.0	3.3	4.3
My other children are already with this provider/went to this provider	4.5	4.2	4.6	4.5	4.6	5.0	3.9	4.6
They speak a language other than English	4.2	4.0	4.2	4.1	4.3	5.2	3.2	5.0

Note: n=417 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

These factors vary somewhat by age of child: households with children aged 3 through 6 ranked socialization for the child over reputation/referrals by a slim margin, while households with children under 3 ranked reputation/referrals as their third most important factor. Between the two age groups, the factors which showed the biggest difference by age were the ability for care providers to accommodate a special need or disability and socialization for the child.

There were also some differences by the types of care the household uses. Both center-based care users (those using childcare centers, part-day preschool, or full-day public preschool) and home-based non-parent care users (those using friends, neighbors, relatives, nannies, an older sibling, or licensed in-home care providers) rate comfort with the provider and childhood development as most important. Socialization for the child was ranked third most important among center-based care users while home-based users ranked reputation/referrals as third most important.

The starkest differences between type of care users —those having the widest margin in average ratings—are in preferences for licensed providers, preferences for one-on-one care, and preferences for friend/relative/neighbor care.

When comparing households making less than $35,000 to those making more than $35,000, lower income households had much stronger preferences for providers accepting CCCAP, providers speaking a language other than English, and providers their other children already utilized. The upper income households valued comfort with the provider, reputation, and socialization at much higher rates.

Compared to the total sample of households, Hispanic respondents valued a provider who could accommodate special needs or disabilities and their child's socialization at higher rates. They also valued reputation/referrals, hours of operation, and fluency in a language other than English at slightly higher rates that the overall sample.

Location. Fourteen percent of respondents using non-parent care live more than 10 miles from their primary childcare provider and 22% work more than 10 miles from their primary childcare provider. On average, households residing in the City of Montrose live much closer to their care providers than those residing outside the city: 20% of those outside the city live more than 10 miles from their provider compared to only 10% of those inside the city. Households in the City of Montrose also work closer to their care providers: only 16% of households living in the city work more than 10 miles from their providers compared to 33% of those living outside the city.

Given the choice, 71% of parents would choose care near their house over care near their work. This preference was stronger among those living outside of the City of Montrose: 76% of county residents living outside the city preferred care closer to their home compared to 68% of city residents.

Over half of respondents (61%) value childcare location over type of provider.[1] Again, this preference was much stronger among those living outside of the City of Montrose: 77% of them valued location over type of provider compared to just 53% of city residents.

Desire to change childcare arrangements. Overall, 78% of Montrose County parents of children aged six or younger would change something about their current childcare/preschool arrangement if they could. Desire to change some aspect of their care arrangement varies by age of children in the household and by type of care provider:

▪ 81% of households with children under three years old desire a change;

▪ 74% of households with children ages three through six desire a change;

▪ 78% of households using some type of center-based care desire a change; and

▪ 81% of households using some type of home-based, non-parent care desire some type of change.

The changes respondents indicated they would like to make are shown in Figure II-10. The most common aspects respondents said they wanted to change were finding care closer to home and work, followed by changing the hours or days care is offered. Note that percentages do not sum to 100 because respondents could select more than one desired change.
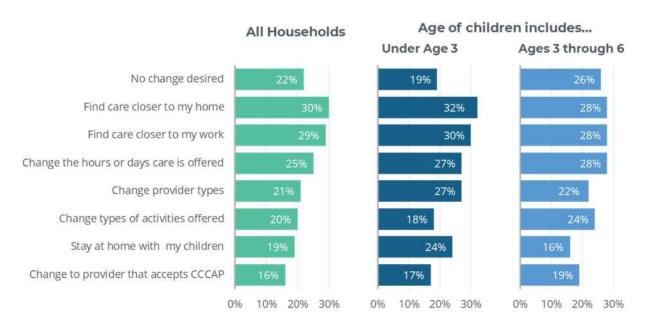
Households with children under three are more likely to want to find care closer to their home or work than households with children ages three through six. They are also more likely to report wanting to stay at home with their children. Households with children aged 3 to 6 are more likely to want to change the types of activities offered at their current care provider. Households that currently use home-based care are more likely than those using center-based care to want to change the types of activities offered and to change provider types.

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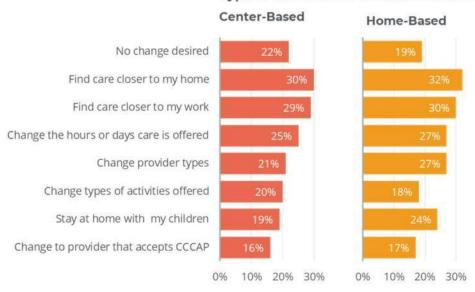
[1] When asked if they had to make the choice in a scenario analysis, 61% said they would pick their preferred location and 39% said they would pick their preferred provider.

Figure II-10.
If you could change your childcare arrangements, would you....

Note: n=385 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Hours and days of week care is needed, but not provided. Only one-third of households with children aged six or younger have access to childcare during all hours and days of week needed. Figure II-11 presents the additional hours and days of week needed by the type of care used by the household.

> **"My schedule changes week to week, the daycare should allow for that flex without threatening to drop you as a client."** – *Montrose resident, survey participant*

Regardless of the age or type of care, 37% of parents need childcare earlier in the morning than currently offered and 23% need evening hours. About 24% of parents expressed a need for summer care and 19% expressed a need for hourly drop-in care.

Households using home-based care are slightly more likely to need overnight care or weekend care compared to households using center-based care. Households using home-based care are less likely to need summer care.

Households outside of the City of Montrose were less likely to have all the hours and days of care coverage needed. They were much more likely to need earlier morning care, probably because of earlier commute necessities. They were also much more likely to need overnight care.

> **"I need care on Mondays and during school closure days."** – *Montrose resident, survey participant*

> **"Half day (care) does nothing for me when my husband and I work all day."** – *Montrose resident, survey participant*

Households with at least one member working in healthcare, restaurant/bar, or tourism and recreation were also more likely to need overnight care compared to the general population.

Figure II-11.
Are there hours and/or days that you need childcare for children six or under to accommodate household members' work schedule and it is not provided?
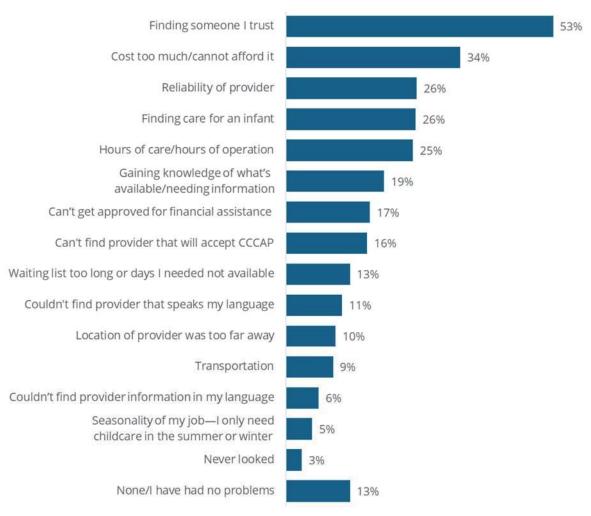
	All Households using Non-Parent Care	Type of care:		Location:		Industry:
		Center-based	Home-based	City of Montrose	Elsewhere in Montrose County	Atypical work schedule
No – the hours offered by my provider meet my needs	**32%**	33%	32%	35%	28%	37%
Yes – I need earlier morning hours	**37%**	41%	40%	31%	48%	40%
Yes – I need summer care	**24%**	25%	22%	20%	31%	30%
Yes – I need evening hours	**23%**	25%	25%	21%	28%	28%
Yes – I need drop-in hourly care	**19%**	21%	20%	20%	18%	19%
Yes – I need night shift or overnight hours	**18%**	19%	21%	10%	34%	28%
Yes – I need weekend hours	**18%**	17%	21%	18%	17%	21%

Note: n=386 total parent respondents. 271 respondents using center-based care, 236 using home-based care. 236 in-city respondents, 130 out-of-city respondents. 150 respondents working in healthcare, restaurant/bar, or tourism and recreation.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Biggest challenges in finding and using childcare. In the past year, the vast majority (87%) of respondents experienced one or more challenges finding and using childcare in Montrose County. Figure II-12 displays the biggest challenges parents faced. Note that respondents were explicitly prompted to select challenges they have faced outside of a COVID environment, so these data do not necessarily reflect challenges parents faced during COVID.

Figure II-12.
In the past 12 months, what were the biggest challenges, if any, you had in finding and using childcare/preschool for your children?

Note: n=386 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

More than half of all respondents indicated that finding someone they trust is a challenge and 34% faced cost challenges. This is comparable to data from other childcare studies: for instance, nearly half of parents in Clear Creek County, Colorado faced cost challenges and

40% indicated they had a hard time finding someone they trust. In the Estes Valley, 30% had a difficult time finding someone they trust and 26% said cost was a major challenge.

A quarter of all respondents faced challenges in finding care for an infant, finding a reliable provider, and in the hours of care provided. Finding care for infants was particularly challenging for households with children currently under 2 years old: over 33% of them listed this as a top concern compared to just 21% of households with older children.

Transportation was a much bigger issue for county residents living outside of the City of Montrose: 17% of those outside the city identified transportation as a major challenge compared to only 5% of households in the city.

Over 19% of Spanish speaking respondents indicated that they could not find provider information in their language. Relatedly, 26% of Spanish speaking respondents face challenges getting knowledge of what is available or needed more information. English speaking respondents faced this issue at lower rates (18%).

Households with adults working in health care were more likely to report available hours of care as a major challenge. Thirty-five percent households with a member working in healthcare indicated the hours of care were a major challenge compared to 23% of households without healthcare workers.

Family/Friend/Neighbor Care

Overall, half (51%) of households with children six and under using some type of non-parent childcare use family, friend, and/or neighbor (FFN) care. However, the use of FFN care was largely affected by COVID: half of the Montrose County households currently using FFN care were only doing so because of COVID (see Figure II-13).

> **""Infant care was a huge hassle to find and keep. We've used 2 different stay-at-home moms, but they didn't pan out or had to find a job. Not sure what would have done without a grandparent to watch as each kid from 0-3yo."**
> – Montrose resident, survey participant
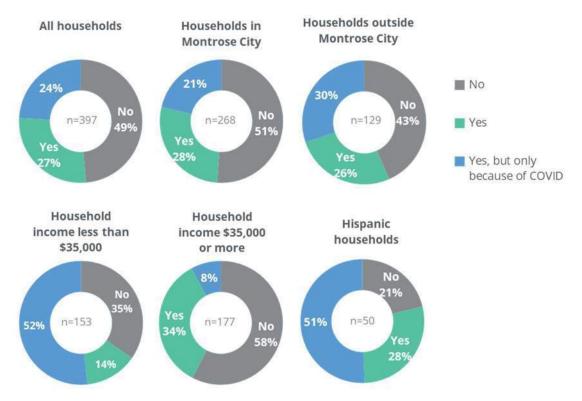
- Households living outside of the City of Montrose were more likely to rely on these informal care networks than those in the city: 49% of families in the city use FFN care compared to 57% of those outside the city.

- Households with incomes greater than $35,000 were least likely to be using FFN care just because of the pandemic: 8% were using this type of care just during COVID.

- Lower income households (those with household incomes less than $35,000) and Hispanic households were most likely to be relying on relative/neighbor/friend care because of COVID-19.

Figure II-13
Do you use relative/neighbor/friend care? Is it typical?

Note: n=397 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Grandmothers (60%), grandfathers (59%), aunts (21%), and cousins (17%) comprise the majority of FFN childcare providers used by Montrose County households.[2] In fact, according to 5-year ACS data from 2019, 7% of households with children in Montrose County have a grandparent present in their home and over one third of them (34%) are responsible for care of their grandchildren. This is also comparable to studies in Estes Valley and Clear Creek, where grandmothers were the predominant caregivers in FFN households: with 44% providing the FFN care in Estes Valley and 68% providing the FFN care in Clear Creek.

> **"We moved my mother-in-law from Vegas so we could have childcare because it was over a year of being on waitlists not able to get childcare."** – *Montrose resident, survey participant*

For the majority (82%) of parents using FFN care, having a friend or relative care for their child was their first choice (18% said it was *not* their first choice). Among households who

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[2] Percentages add to more than 100% because households use multiple friends/family providers for childcare.

were only relying on family/friend/neighbor care because of COVID, nearly all (94%) indicated that it was their first choice.

- Among households that said it was their first choice, the primary reasons they selected friend/family care were trust (64%), wanting family to take care of their child (54%), flexible hours (34%), and affordability (31%).

- Among households that said it was *not* their first choice, the primary reasons they chose friend/family care anyway were flexible hours (48%), trust (44%), and that it was their only option (36%).

While relying on informal care may be advantageous, it comes with several drawbacks. These can include lack of childcare training, relationship strain, and missed labor force participation opportunities for caregivers. When asked what types of training or child development education they wished their friend/family provider had, the greatest proportion of households identified child development (55%), followed by CPR/first aid (33%) and by health and safety training (32%). When asked if they thought their friend/family caregiver would take up this training if offered, 70% said yes. Others were not sure (15%) or said they would not participate in training (15%).

> **"Mis hijos no están en ninguna guardería mamá los cuida 7 días 24 horas al diadía."** (*My children are not in daycare, my mother takes care of them 7 days, 24 hours a day*) – *Montrose resident, survey participant*

Cost of Childcare

Childcare spending. Parents responding to the survey shared the monthly amount they spend per child on childcare services. Figure II-14 presents the average monthly cost per child of childcare; note that the cost data are total household spending per child, regardless of the number/type of providers used in the course of a week.

> **"Up until my oldest moved up into preschool, I was paying $1,550 a month. It was breaking us financially. I came from a job where there was free preschool and a daycare within the school. The cost is a major hardship."**
> – *Montrose resident, survey participant*
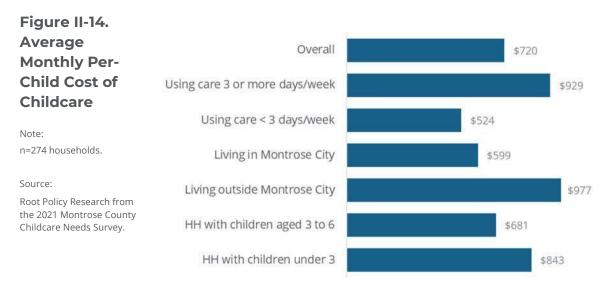
On average, parents spend $720 per month per child for non-parent care and children are in care an average of 3.9 days per week. Not surprisingly, the monthly cost is higher for children using care three or more days per week ($929 per month on average). Average childcare costs are also higher for families with children under 3 years of age ($843 per child per month) compared to families with children aged 3 to 6 ($681 per child per month). Childcare costs are substantially higher for families living outside the City of Montrose: those in the city spend an average of $681 per month while those outside the city spend closer to $977.

It is important to note that these data do include children that are attending preschool at public elementary schools where tuition is subsidized by district funds and, in some cases, the Colorado Preschool program.

These cost estimates in Montrose County are on par with those statewide. According to the Economic Policy Institute, the average monthly cost of infant care in Colorado is $1,277 while the average monthly cost for care of a four-year-old is $1,032.[3]

Figure II-14. Average Monthly Per-Child Cost of Childcare

Note:
n=274 households.

Source:
Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Overall	$720
Using care 3 or more days/week	$929
Using care < 3 days/week	$524
Living in Montrose City	$599
Living outside Montrose City	$977
HH with children aged 3 to 6	$681
HH with children under 3	$843

Managing costs. As shown in Figure II-15, 50% of households are able to cover the cost of childcare without too much difficulty ("it is not difficult at all" or "we are able to cover the cost of care without too much difficulty"). Twenty-nine percent said covering the cost of care is "difficult" or a "major challenge," however, half (53%) of these respondents indicated that this difficulty was related to economic impacts from COVID. Twenty-one percent of all households said they are only able to cover childcare costs because of assistance received. Of those who indicated that they pay for care by cutting back in other areas, many indicated that they reduce spending on entertainment, eliminate savings, or rely on credit card debt.

> **"I couldn't afford traditional daycare with monthly bills."**
> – *Montrose resident, survey participant*

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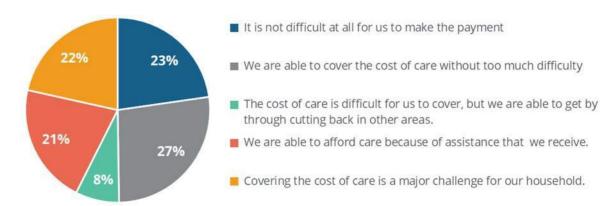
[3] "The cost of child care in Colorado" from the Economic Policy Institute, 2020. Available at: https://www.epi.org/child-care-costs-in-the-united-states/#/CO

Figure II-15.
How would you characterize the amount you pay for childcare/preschool per month?

- ■ It is not difficult at all for us to make the payment
- ■ We are able to cover the cost of care without too much difficulty
- ■ The cost of care is difficult for us to cover, but we are able to get by through cutting back in other areas.
- ■ We are able to afford care because of assistance that we receive.
- ■ Covering the cost of care is a major challenge for our household.

Note: n=418 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

If they couldn't afford the cost of care, parents would adopt a variety of strategies to manage:
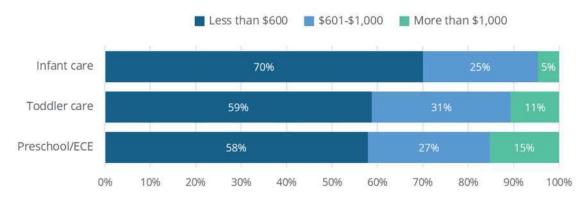
- ■ 36% would find resign from their job and/or find another job;
- ■ 20% would seek alternative care if they could not afford childcare;
- ■ 15% would work more hours;
- ■ 13% would change their work shift(s)
- ■ 10% would apply for financial assistance (i.e., CCCAP); and
- ■ 4% would move from Montrose County.

When asked what an affordable cost of full-time care would be, most parents said "less than $600 per month."

> **"I resigned from my job because I couldn't find childcare.**" – *Montrose resident, survey participant*

As shown in Figure II-16, parents' with infants more frequently indicated that lower-cost care would be affordable to them, as compared to parents' of toddlers or preschool-aged children.

Figure II-16.
What would be an affordable cost of full-time care for your household per child per month?

Note: n=347 parent respondents.
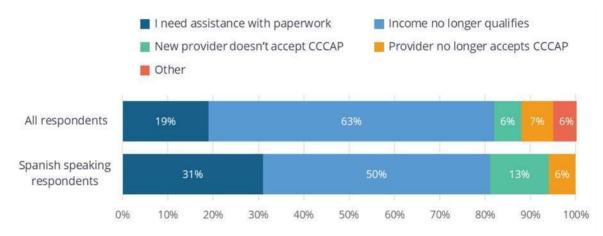
Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Colorado Child Care Assistance Program. Two-thirds (67%) of respondents to the survey were familiar with Colorado Child Care Assistance Program (CCCAP), which provides financial assistance to qualifying families for childcare costs. Of those who were familiar with the program, 34% currently use CCCAP, 33% have used it in the past, and 33% have considered applying.

As Figure II-17 presents, among those who no longer participate in CCCAP, 63% no longer participate is because their income no longer qualifies. An additional 19% indicated they needed help with the paperwork. However, this proportion was much higher among Spanish speakers who no longer participate in CCCAP, 31% of whom indicated they needed assistance with the paperwork.

Figure II-17.
What is the primary reason you no longer participate in CCCAP?

Note: n=72 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

> **"I already struggle with payment amount and I receive assistance, as a single parent it is almost impossible to work and afford childcare."** *– Montrose resident, survey participant*

Those who have considered applying for CCCAP were asked why they have not. Figure 18 indicates that many (50%) said they might not qualify due to their income. However, given CCCAP eligibility requirements in Montrose County, we estimate that 50% of these respondents likely qualify based on the household income and household size information provided in the survey.[4]

Others who have not applied to CCCAP indicated that they needed assistance with paperwork (24%) or thought they might not qualify due to their immigration status (15%). Again, Spanish speaking respondents were more likely to indicate these reasons: 29% of Spanish speaking respondents who provided a reason for not applying to CCCAP worried they might not qualify due to their immigration status, while 50% indicated they needed assistance with the paperwork.
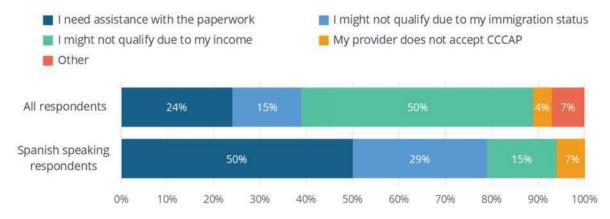
> **"We've applied for assistance. We make too much before taxes. I'm looking at other jobs and areas currently."** *– Montrose resident, survey participant*

Figure II-18.
What is the primary reason you decided not to apply for CCCAP?

Note: n=68 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

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[4] Family income qualification guidelines for CCCAP eligibility from the Colorado Department of Human Services, accessed July 2021.

Missing work or leaving the labor force. The challenges that families face related to childcare have impacts beyond their household—they also affect employers and the economic health of local communities. For instance, when Montrose County parents were asked what they do as a result of not finding childcare on a given day, 38% said they miss out on going to work and 26% said they bring their child to work. The average survey respondent missed 10 days of work per year as a result of their inability to find childcare on a given day. At average county-wide wages, this equates to $2,110 in lost wages each year for each of those households.[5]

> **"When I can't find care, I work with my child at home and lose productivity and performance."**
> *– Montrose resident, survey participant*

> **"I took the (first available childcare) days I could get and then crossed my fingers that I could find the rest of the days without losing my job first."** *– Montrose resident, survey participant*

In addition to wage losses because of missed work, absences or bringing a child to work may negatively affect parents' promotion potential. Studies have suggested a 'child penalty' to mothers' wages, where they are perceived as not being as committed to their jobs as childless counterparts.[6] This perception was especially exacerbated during the pandemic.[7]

Further, faced with high childcare costs, some households often choose to keep an adult out of the labor force in order to provide care in the home instead. Academic research conducted across the United States estimates that a 10% reduction in the price of childcare would lead to a 0.5 to 2.5% increase in mothers' employment.[8] Our study indicates that many Montrose County parents (36%) would consider quitting their jobs or finding another job if childcare became too expensive, which would negatively affect their present and future earnings.

> **"I need dependable care to get a job."** *– Montrose resident, survey participant*

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[5] Wages based on Bureau of Labor Statistics Quarterly Census of Employment and Wages which reports $1,055 as the average weekly wage in Montrose County in Quarter 4 of 2020.

[6] Burgess, N. (2013). The Motherhood Penalty: How Gender and Parental Status Influence Judgements of Job-Related Competence and Organizational Commitment.

[7] Kouki, A., & Sauer, R. M. (2020). Child Health, Remote Work and the Female Wage Penalty.

[8] Morrissey, Taryn W. "Child care and parent labor force participation: a review of the research literature." *Review of Economics of the Household* 15.1 (2017): 1-24.

Looking Ahead: Care Needs Next Year

The vast majority (81%) of survey respondents indicated that their childcare needs were likely to change over the next 12 months.

Figure II-19 indicates that among all respondents, 43% indicated that their children would be starting preschool or kindergarten. Many (19%) also indicated they would be changing their employment or work hours and would need more childcare coverage. Others (17%) said they would be having another child.

Among households relying on non-parent care, some indicated they would need less childcare coverage because of a changing work schedule (16%) or because they would no longer work at all (13%).

Many households (51%) relying exclusively on parent-based care often indicated that they would be changing employment or work ours and would need more care coverage.

Figure II-19. Why are your childcare needs likely to change in the next 12 months?

Note:
n=465 parent respondents.

Source:
Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

	All Respondents	Households using:	
		Non-parent	Parent-only care
Child will start kindergarten	24%	42%	12%
Changing employment/work hours and will need more childcare coverage	19%	25%	51%
Child will start preschool	18%	28%	21%
Having another child	17%	27%	21%
Changing employment/work hours and will need less childcare coverage	9%	16%	5%
Will use childcare after COVID exposure risk goes down	9%	15%	5%
Moving from area	8%	15%	7%
Will no longer work/will stay at home with child	7%	13%	-
Will no longer stay at home with child	3%	-	21%
Other	3%	4%	9%

Overall, many households indicated they would need more childcare in the next 12 months, either because they were changing work schedules, having another child, no longer staying at home with children, or planned to use childcare after COVID risks decreased. This means Montrose County should expect an increase in demand in childcare, which we discuss more explicitly in the subsequent section.

SECTION III.

DEMAND ANALYSIS & RECOMMENDATIONS

SECTION III.
Demand Analysis & Recommendations

This section contains the results of an analysis of current and future demand for licensed childcare in Montrose County. It begins with a discussion of current usage and then projects demand for childcare through 2035. The demand analysis focuses on licensed childcare demand (which includes childcare centers, private and public preschools, and licensed family childcare providers).

Recommendations to address the childcare needs highlighted throughout this report follow the demand analysis.

Current Usage

As discussed in Section I, the daily capacity in Montrose County for licensed childcare is 741 spots, including an estimated capacity of 62 infant spots. The majority of licensed childcare spots are in childcare centers or preschools, with their total capacity of 612. The largest childcare centers in the county were Maslow Academy, with a daily capacity for 154 children, and the Montrose Early Childhood Center, with a daily capacity for 165 children.

Many care providers allow children to attend part-time (for half-days or part of the week), meaning that different children may fill a provider's capacity on different times during the day and the week. For this reason, providers' total enrollment numbers (number of distinct children served) are often greater than their daily capacity. Enrollment data based on interviews indicate that there are an estimated 842 total children using licensed childcare in Montrose County.

Collectively, children using licensed childcare in Montrose County account for about 27% of all children under age six county wide. However, just 13% of infants count-wide are in licensed childcare. Figure III-1 shows the number of children by age in licensed childcare centers, preschools, or family care providers.

**Figure III-1.
Current Usage of Licensed Childcare among Montrose County Resident Children**

Source:
Childcare provider data and Root Policy Research.
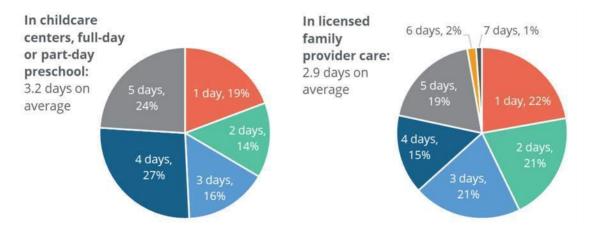
	Age of Child		Total under 6
	Infant	**Ages 1 to 6**	
Licensed childcare enrollment	54	788	842
Using childcare center/preschool	*32*	*675*	*707*
Using licensed family provider	*22*	*113*	*135*

Montrose County households using licensed childcare are in some type of care an average of 3.7 days per week. Children getting care in childcare centers, full-day public preschools, or part-day preschools are in those centers 3.2 days per week on average. Children in the care of licensed family providers are there 2.9 days per week on average. Figure III-2 illustrates that children in licensed family providers are more likely to utilize those services for just 1, 2, or 3 days per week than children in care centers and preschools.

Figure III-2.
Current Daily Demand for Licensed Care Spots in Montrose County

Source: Root Policy Research.

Demand Model

To quantify growth in demand for facility-based childcare in Montrose County through 2035, Root Policy Research developed a custom childcare demand model. This section describes the assumptions and methodology used to create the model. Results from the demand modeling effort follow.

Methodology. The Montrose demand model was constructed to estimate current and future demand based on two primary drivers of demand:

- Effective resident and in-commuter demand, as measured by the current usage of licensed childcare facilities in Montrose County; and

- Latent resident demand, which includes the number of children currently on waitlists for licensed care providers, the number of children with stay-at-home parents who indicated they would be entering the labor market soon and need licensed childcare, and households exclusively using unlicensed care who indicated they'd like to switch to licensed care.

After analyzing current demand based on the factors listed above, Root Policy Research also applied population and employment forecasts from the Colorado Department of Local Affairs (DOLA) to estimate long-term demand for licensed childcare in the county. As part of the long-term forecast, we include a sensitivity analysis that considers shifts in demand over time.

Current demand. As discussed earlier in this section, there are 135 children in the care of licensed family care providers and 707 in early childhood centers or preschools, so effective resident demand is estimated to be from 842 children occupying 741 daily spots. This current usage comprises our estimate of current "effective demand."

Current latent demand includes waitlisted children and others who anticipate using—or would prefer using—licensed childcare in the future.

- There are an estimated 136 children on the waitlist for licensed care, 20 of whom are infants. Ninety-seven are on the waitlist at care centers and 39 are on the waitlist for family care providers. We include these children in our estimate of latent demand.

- Also included in latent demand is an estimate of children whose current care is exclusively a stay-at-home parent, but the parent will soon return to paid work and the family desires licensed care. According to the parent survey, 15% of families with toddlers or preschool aged children in Montrose County have a stay-at-home parent and 32% of families with infants have a stay-at-home parent. Of those families, many indicated they planned on no longer staying home with their children or would be working more and would require care services, within the next year: 27% of parents of infants and 18% of toddler/preschool parents indicated this. Of those who would no longer stay at home with their children, over 40% desired licensed care options. Applying these percentages to the population of children in Montrose County suggests that 14 infants and 42 children between ages 1 and 6 will desire licensed care in the next twelve months.

- The final calculation included in latent demand is an estimate of households currently using exclusively non-licensed care who indicated they would like to change to licensed care. Five percent of survey respondents indicated they were exclusively using a nanny, relative, friend, or neighbor for childcare and were never using licensed care options. Of these families, 19% indicated they would like to switch to licensed care. Applying these proportions to the population of children in the county suggests that 26 more children would be in licensed care if it were available to them. None of the survey respondents with infants in exclusively unlicensed care indicated they would like to change to a licensed care option, so all 26 of the children in our estimate are children aged 1 to 6.

Summing the children on the waitlist, the children whose stay-at-home parents will soon require care, and the children whose parents would prefer to switch to a licensed care option instead of an unlicensed option gives an estimated 218 children with latent demand for licensed childcare; 34 of these are infants. Many of these children likely only require care part-time. Therefore, assuming they would share spots in equal proportions as children currently being served, those 218 children would occupy an estimated 191 slots.

Total current demand. Figure III-3 summarizes current daily demand for licensed childcare center options Montrose County based on the methodology described above.

Total current demand for licensed childcare spots in Montrose County is for 1,060 children. Presently, there are only 737 spots available.

Figure III-3.
Current Daily Demand for Licensed Care Spots in Montrose County

Source: Root Policy Research.

Infant demand accounts for about 8% of overall demand; however it is important to note that the ratio of latent to effective demand is higher in infant care. While the care centers and family care providers in the county are licensed for 62 total infant care spots, many family care providers choose not to accept infants. This means that, while there is technically more license capacity than enrollment, the actual availability of infant care is sparse.

- Effective infant care demand: 54 infants (out of 62 licensed spots).
- Latent infant care demand: 34 infants (needing an estimated 15 additional spots).
- Total infant care demand: 88 infants (needing an estimated 77 spots).

Current demand by licensed care type. Figure III-4 disaggregates current demand for licensed providers by the type of provider: childcare center/preschool or licensed family care provider. Total demand for licensed family care provider care is 194 children, but there are currently only 129 spots. The gap in demand for childcare centers and preschools is much wider: total demand for centers and preschools is 912 and there are currently 612 spots.

Figure III-4.
Current Daily Demand for Licensed Care in Montrose County, by Type of Care

Source: Root Policy Research.

It should be noted that this estimate of demand is likely a lower bound. While it does represent the most current and accurate assessment of use, many families participating in the parent survey indicated they would use licensed childcare if they could afford to do so or if it accommodated the hours they needed or if infant care was available. Any changes to cost or schedule could impact this demand estimate.

Future demand. To determine future childcare needs among residents, Root Policy Research applied current effective and latent demand among residents to DOLA population and employment projections through 2035. Combining the DOLA forecasts with the proportion of children in licensed childcare centers provided a baseline demand projection for future childcare capacity needs among Montrose County residents.

Figure III-5 shows the baseline forecast as described above. Total current demand of 1,060 children for childcare center use is forecasted to increase to 1,149 children by 2028 and 1,460 children by 2035. Demand for infant care represents over 9% of the 1,460 care spots in 2035. Current demand already outstrips supply (an estimated demand of 933 spots when there is only daily capacity 741) and the gap is likely to widen unless the supply of licensed care increase. This gap is particularly notable for infants.

Figure III-5. Projected Daily Demand for Childcare Center Spots in Montrose County by Age of Child, 2020, 2028, and 2035

Source:
Root Policy Research.

	2020	2028	2035
Montrose County Residents			
Infants	401	538	614
Children ages 1 to 6	2654	2773	3593
Total under 6	*3055*	*3311*	*4207*
Montrose County Residents Needing Care			
Infants	88	118	135
Children ages 1 to 6	972	1031	1325
Total under 6	*1060*	*1149*	*1460*
Total number of children demanding licensed care	**1060**	**1149**	**1460**
Estimated number of necessary childcare spots	**933**	**1011**	**1285**

These baseline forecasts represent a best estimate of demand for childcare spots but do include some margin of error. To provide a range of results, Root also modeled two alternate scenarios:

1. A lower capture rate of latent demand that assumes a 50% overlap of children on waitlists. In other words, we assume half of the children on waitlists are also on another waitlist within the county's licensed care providers. This reduces the current waitlist estimate of 136 to 68, thus reducing current latent demand from 218 to 150.
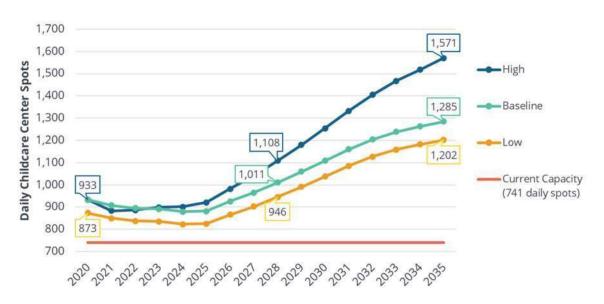
2. An upper estimate of demand which assumes increases in future usage rates of licensed care as childcare infrastructures improve. Instead of using Montrose County's current usage rate of licensed care (28%) for every year, we assume an increasing licensed care rate reaching 38% by 2035.[1]

Figure III-6 displays these upper and lower bound estimates along with the baseline projection through 2035. The county's current childcare center capacity of 741 daily spots is also shown for reference.

Even under the lower capture rate scenario ("low"), demand currently exceeds existing capacity by 132 spots. By 2035 demand exceeds capacity by 461 spots (demand for 1,202 spots compared to current daily capacity of 741 spots).

Under the "high" scenario which assumes a growing percentage of residents taking up licensed childcare, there is demand for 1,5671childcare spots by 2035, a gap of 830 assuming current daily capacity remains at its current level of 741.

Figure III-6.
Licensed Full-Day Childcare Demand Scenarios and Capacity Comparison, Montrose County, 2020-2035

Source: Root Policy Research.

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[1] According to our resident survey, 66% of households with children use some form of non-parent childcare. We assume 28% of these households would continue to use unlicensed care by 2035. We also assume symmetrical decrease in latent demand as childcare infrastructures become more robust.

Recommendations

This report utilizes the best data available to project future demand for childcare. However, unknown variables—economic fluctuations, choices of residents (continuing to work/reside in Montrose County, form families) and housing availability and affordability—will all influence future demand for childcare to some extent. Based on the current circumstances and projects, Root Policy Research offers the following recommendations to address childcare needs and monitor demand in Montrose County. These recommendations are based on Root Policy's expertise and experience in other communities as well as input from the UVA Childcare Caucus and Bright Futures.

1. **Continue to proactively track the key metrics for childcare demand:** Tracking demand and capacity can help target future investments and needs in the county's childcare infrastructure and ensure efficient deployment of subsequent strategies.

   ➢ Track significant changes in care options and enrollment/waitlists for existing options. This includes new in-home care licenses and new or expanding school-based ECE programs or childcare centers. Changes in market alternatives such as in-home care in the region may impact demand for facility-based care.

   ➢ Track changes in county demographics including number of permanent resident households, age, and family status of residents and trends in employment and commuting patterns.

2. **Evaluate the potential for publicly funded childcare resources.** Similar to K-12 education, early childhood education and childcare are increasingly viewed as public goods that merit public funding—as evidenced in the economic impact discussion in Section I. Typical mechanisms for funding at the local level are General Fund transfers, dedicated sales tax, and/or dedicated property tax mill. The City of Seattle Washington uses a foundation match to bolster childcare funding—the city matches every $2 of foundation funding with $1 of city funding (up to a set limit). Some of the Colorado communities currently providing government funded early childhood initiatives include Denver, Aspen, Boulder County, Summit County, the Town of Breckenridge, San Miguel County, and Elbert County.

   In addition to dedicated local funding, the City of Montrose and Montrose County should consider the use of American Rescue Plan funding for childcare resources and continue to monitor state and federal program and grant options (e.g., SB19-063, SB21-236, etc.). Mayors, city council members, and county commissioners can also be effective advocates for increased federal and state funding for early childhood programs.

   Specific use of financial resources is discussed in subsequent recommendations— successful implementation of some strategies is contingent on resource allocation.

3. **Develop and fund a scholarship program for income constrained households (exceeding state support through CCCAP) to increase affordability of childcare services.** As illustrated in the survey results, local parents face a number of affordability challenges in securing childcare. Though CCCAP does provide some support for income-qualified families, it is a statewide program and substantial changes to the program would have to take place at the state level. A local program allows for more flexibility regarding income qualification, paperwork barriers, and reimbursement rates. Examples of similar successful programs are the Tuition Assistance Program in Breckenridge, Colorado as well as the Chattanooga Early Learning Scholarship in Chattanooga, TN. Programs can be structured to create additional incentives for providers addressing top needs such as serving children with special needs, providing infant care, Spanish language care, and/or accepting CCCAP.

4. **Develop a pipeline of childcare professionals and support current professionals in the childcare industry.** Consistently low wages among early childcare providers have made turnover rates especially high. Childcare professionals earned only 51% of the average annual kindergarten teacher salary in Colorado in 2015. Even preschool teachers in school-sponsored settings with bachelor's degrees earn only 80% of comparably educated kindergarten teachers.[2] With care professionals leaving the industry for other, higher paying jobs, this creates high turnover costs for providers which negatively affects their profitability and ability to sustain the enterprise. Retaining current professionals and developing the pipeline new professionals is critical to increasing the supply of childcare services in the region.

> **"At one point I was working childcare from 6am to 11pm to make ends meet. Pretty soon there will be no home care licensed providers."**
> – *Montrose County licensed provider*

Strategies to promote professional development and retention of existing childcare professionals include:

 ➢ Providing sponsored insurance, paid-time-off, and retirement funds for licensed childcare providers would improve the benefits structure for current providers, and may encourage others to join.

 ➢ Professional tax credits that award refundable, graduated tax credits to early childhood educators with increasingly higher levels of education and credentials.[3]

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[2] Butler Institute for Families and Brodsky Research and Consulting, "Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis," Prepared for Early Milestones Colorado, 2017. Available online at https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf

[3] Ullrich, R., Hamm, K., & Schochet, L. (2016). Six policies to support the early childhood workforce. Washington, DC: Center for American Progress.

➢ Coaching, technical assistance, and training to help providers improve their rating. Rating improvements not only indicate improvements in care quality, but also allow providers to receive higher reimbursement rates from CCCAP. Note that Bright Futures is already working with some providers on this effort through the Colorado Shines Quality Improvement Rating Support program.

> **"If the State could provide a paid sub for us to get medical and dental care, it would be wonderful."**
> – *Montrose County licensed provider*

➢ Making Spanish translation services available for providers so that they can provide care to primarily Spanish-speaking households. For example, assistance with translating enrollment materials or with family communication would be useful. Establishing a partnership with local Spanish speakers or organizations (like the Hispanic Affairs Project) might allow providers and Spanish-speaking families to better connect.

➢ Continue to monitor state programs offering workforce support grants to childcare providers impacted by the COVID-19 pandemic.

Strategies to develop the pipeline of potential childcare professionals include:

➢ Concurrent enrollment programs for high schoolers and scholarships for those entering early childhood professional development programs;

➢ Partnership with Colorado Mesa University's Montrose Campus to offer local early childhood classes, reinstate the certification program for childcare providers at the Technical College of the Rockies, or sponsor a mentor program where local providers are paid to mentor up-and-coming providers; and

➢ Increase access for potential providers to state support for new programs (or license expansions) through the Colorado Shines Quality Improvement Rating Support program, CIRCLE grants, and/or other state programs in development from SB21-236.

Note that subsequent recommendations related to expanding childcare capacity will be much more effective when paired with the above strategies to promote professional development and the pipeline of childcare professionals.

5. **Consider options for expanding licensed childcare in the region, with a focus on infant/toddler care.** As indicated by the demand analysis, current demand for licensed childcare spots already exceeds capacity in Montrose County. Expansion of existing facilities or creation of a new facility is likely to be supported under current market conditions,[4] but will be most effective if paired with affordability measures for parents (see Recommendation #3). Though demand exceeds supply across age groups, the lack of infant care was particularly apparent. Infant care is one of the most challenging types of care to provide as the financial requirements for care provision are high relative to the revenue generated from provision (and families ability to pay for care). Any potential expansion of the childcare network in the county should make all possible efforts to include infant and toddler care as a cornerstone of its services.

A strategic planning effort and resource analysis should consider the most realistic and impactful options for increasing licensed capacity in the county, which could include:

➢ Offer incentives for those providing infant care by helping with capacity building, training, and navigating licensing requirements;

➢ Offering incentives for new childcare centers or expansion of existing facilities. This could include fee waivers, zoning variances, etc. Note that Montrose County has already taken steps in this regard by waiving fees associated with special use permits for childcare facilities and have updated zoning ordinances to comply with HB 1222.[5] Incentives could be tiered to provide additional support for infant care.

➢ Encouraging further development of home-based licensed care. Home-based care is a cost-effective and fast way to scale up care capacity. Supporting home providers through coaching and mentoring as well as providing grants for startup and renovation costs will support new and existing home care providers.

➢ Targeting financial subsidies to support infant/toddler care (through direct reimbursements for care (see Rec #3), in-kind contributions, or capital subsidies for construction/expansion of facilities to accommodate infant/toddler care).

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[4] Academic research suggests that expanding or starting universal preschool programs does not crowd out other care providers. In fact, introducing universal childcare programs had the largest positive effect on the formal childcare sector in more rural areas. See Bassok, Daphna, Maria Fitzpatrick, and Susanna Loeb. "Does state preschool crowd-out private provision? The impact of universal preschool on the childcare sector in Oklahoma and Georgia." *Journal of Urban Economics* 83 (2014): 18-33.

[5] HB 1222 requires local governments to treat family childcare providers as residential property, thus reducing red tape. https://www.montrosepress.com/news/coronavirus/county-gives-daycare-facilities-a-break-on-special-use-permit-fees/article_461d00b8-6b23-11ea-abed-ab6817a71825.html

6. **Encourage large employers to provide on-site childcare facilities.**
    As noted in the economic impact discussion (Section I), childcare is an important economic driver and has a substantial impact on employee recruitment, retention, and productivity. It follows that encouraging large employers to be part of the childcare solution will benefit both the community, the economy, and the specific employers. School districts, particularly in rural areas, are starting to explore this option for their staff and a number of hospitals or other large employers also offer this service in other areas.[6] The City and County should encourage or incentivize employers to provide childcare as possible. Incentives could include grant funding, tax incentives or other benefits. Consider working with Montrose Memorial Hospital and the School District—two of the larger employers in the County—on a pilot program for on-site childcare utilizing funding from Colorado SB21-236.

7. **Identify and offer support to non-licensed childcare providers in Montrose County.** Childcare options that do not require licensing will inevitably continue to be part of the childcare infrastructure of the county and provide an important option for parents seeking care. As indicated in Section II, half of survey respondents with children under six rely on some type of family, friend, or neighbor care. In order to help foster parental trust in all childcare options and to access the full economic and social benefits of early childhood education, it is important to offer education and supportive services to all local providers, including informal childcare, friend/family care, and stay-at-home parents. Many survey respondents indicated they would prefer if their unlicensed care providers (like family, friends, and neighbor) had training in child development, CPR, first aid, and health and safety training. Seventy percent of respondents using these informal care networks indicated that their provider would likely take training if offered. Offering such training to community members who are unlicensed care providers may be a way to connect with them and improve their service.

8. **Provide more easily accessible information about CCCAP and available care options.** The Colorado Department of Human Services (CDHS) has estimated that only 13% of the CCCAP-eligible children in Colorado currently receive the subsidy at some level throughout a year.[7] In Montrose County, both parent survey respondents and interviewed care providers alike suggested that there were many issues with paperwork for the CCCAP system. Only two-thirds of parent survey respondents were familiar with CCCAP. Of respondents who previously participated in CCCAP, many of them (19%) no longer participated because they need help with the paperwork and others never applied because they needed help with the paperwork (24%). This rate was much higher among Spanish speaking parents. Providing bilingual information about CCCAP and offering assistance with the process would alleviate a

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[6] https://coloradosun.com/2021/08/26/rural-schools-child-care-teachers/?mc_cid=27db901604&mc_eid=8c4fff63eb

[7] Hardin, J. & Fulton, B. (2017). Colorado Child Care Assistance Program stakeholder convening series final report. Denver, CO: Civic Canopy.

burden not only on parents, but also on caregivers, many of which expressed exhaustion at being the "middleman" and explaining the CCCAP process to parents.

Additionally, some parents indicated that they had a hard time figuring out which care options were available in the county, especially those tracking which accept infants. A comprehensive communication campaign or a central hub of information would likely be beneficial to Montrose County parents and caregivers. For example, in Lansing, Michigan there are family resource centers that provide home visits, parent education, parent-child playgroups, and information and referrals.[8] Such information should be available in both English and Spanish as the survey indicates 19% of Spanish speaking respondents could not find provider information in their language (see also Recommendation #4 for Spanish translation services). The Family Resource Center may be a good starting point for creating an information hub about childcare services in Montrose.

"Montrose County should provide more information about the daycares available. If I had to start looking for a daycare I would not know where to start." *–Montrose County resident & survey respondent*

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[8] https://www.nlc.org/wp-content/uploads/2016/12/early-childhood-action-kit-apr07.pdf