MEETING RECORD

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

Utilizing Our Condition Analysis Matrix

3.2 Condition Analysis Matrix

Project: Montrose County School District
Facility: Northside Elementary School (NES)
Date: 6/7/2021

Date of last addition: NA
Year round start date:

Failure Timing Legend
1 The item will fail or has already failed
2 Replace within 5 Years
3 Replace within 6-10 Years
4 Improvement item

(see scoring tab for details)

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	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		$ 14,070	$ 16,181	$ 19,417	$ 21,843.68
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		$ 4,500	$ 5,175	$ 6,210	$ 6,986.25
18	NES	EXT	Provide missing roof gutters	RTA	Roofing System	1	2	3	6		$ 4,221	$ 4,854	$ 5,825	$ 6,553.10
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		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
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		$ 2,500	$ 2,875	$ 3,450	$ 3,881.25
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		$ 1,000	$ 1,150	$ 1,380	$ 1,552.50
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	23					

Condition	Totals	Totals	Totals	Grand Totals
0-25	$ 647,811	$ 744,983	$ 893,979	$ 1,005,727
26-50	$ 965,943	$ 1,110,834	$ 1,333,001	$ 1,499,627
51-100	$ 383,898	$ 441,483	$ 529,779	$ 596,002
> 100	$ 352,980	$ 405,926	$ 487,112	$ 548,001
Totals ->	$ 2,350,631	$ 2,703,226	$ 3,243,871	$ 3,649,355

- 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

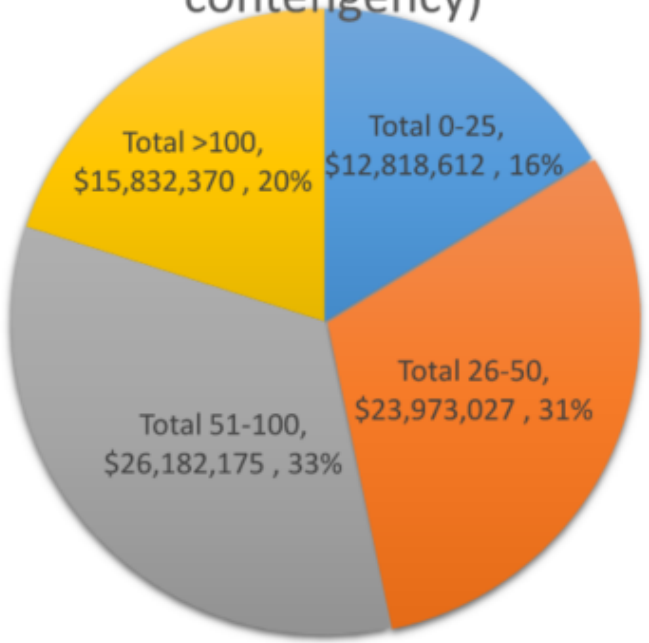
01	Land Study		NA
02a	Early Childhood Center A (ECC-A)	$	369,689
02b	Early Childhood Center B (ECC-B)	$	58,731
02c	Early Childhood Center C (ECC-C)	$	6,210
03	Olathe Elementary School (OES)	$	1,063,362
04	Cottonwood Elementary School (CES)	$	2,373,847
05	Johnson Elementary School (JES)	$	459,887
06	Northside 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

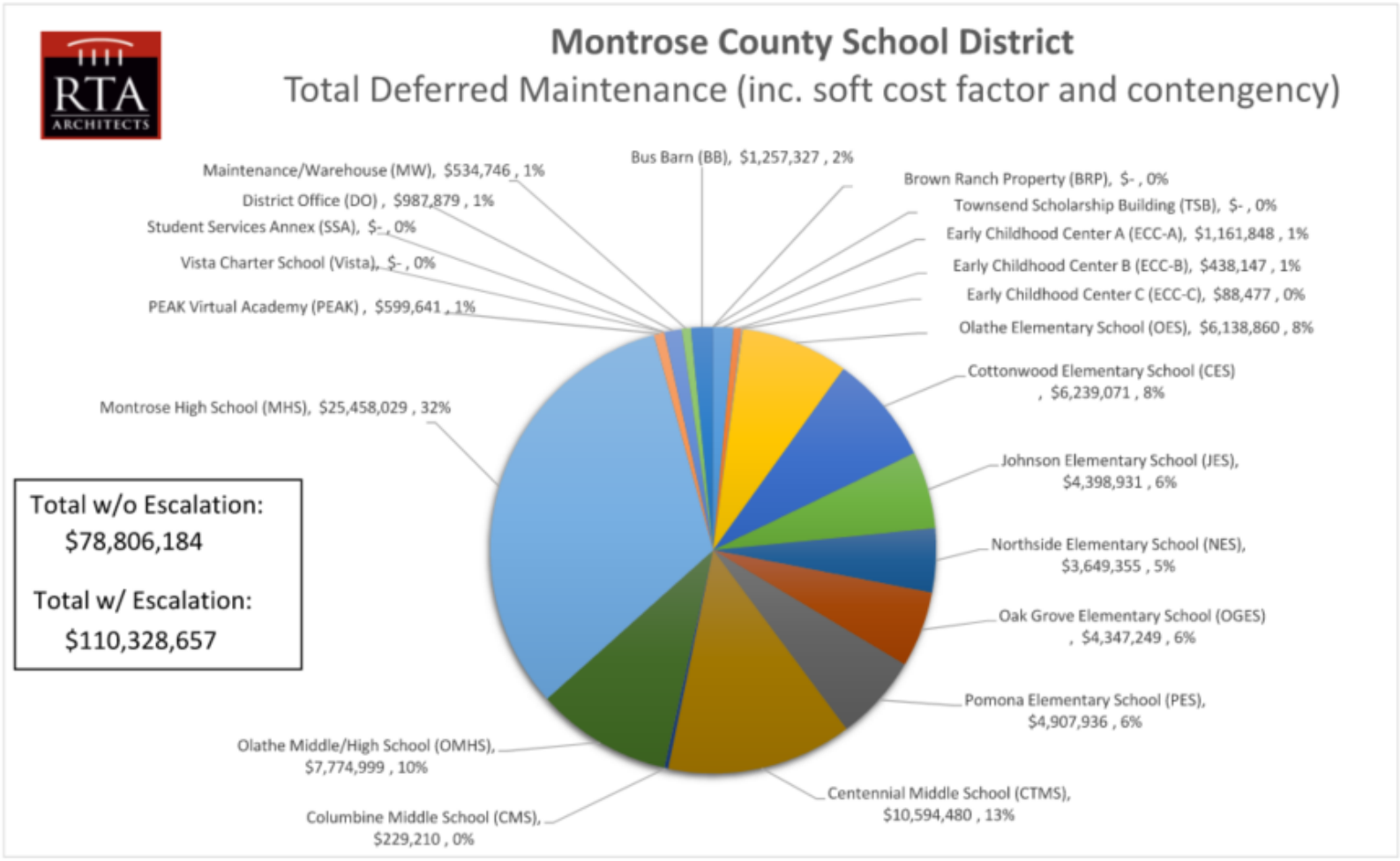
Montrose County School District

Deferred Maintenance Ranking (inc. soft cost factor and contengency)



Total w/o Escalation: $78,806,184

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


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%
Centennial Middle School (CTMS), $10,594,480 , 13%
Columbine Middle School (CMS), $229,210 , 0%
Olathe Middle/High School (OMHS), $7,774,999 , 10%
Montrose High School (MHS), $25,458,029 , 32%
Total w/o Escalation:
$78,806,184
Total w/ Escalation:
$110,328,657

Individual School Assessment

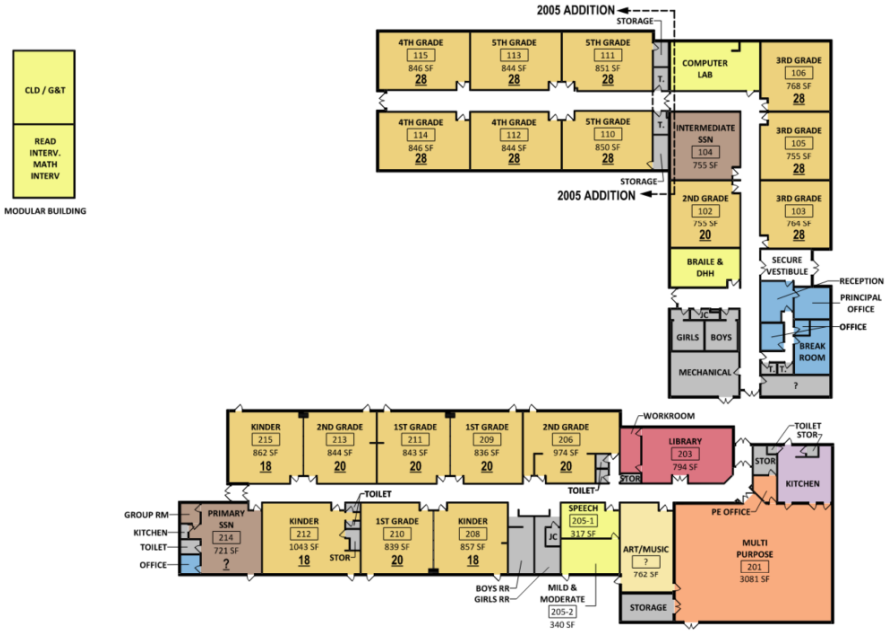
Northside Elementary School Summary

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'

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		2546 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:

Giften and Talented
Culturally Linguistically Diverse
Math Intervention
Read Intervention

NORTHSIDE ELEMENTARY SCHOOL

Montrose County School District

06 - NES

RTA ARCHITECTS

Capacity Analysis Example

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

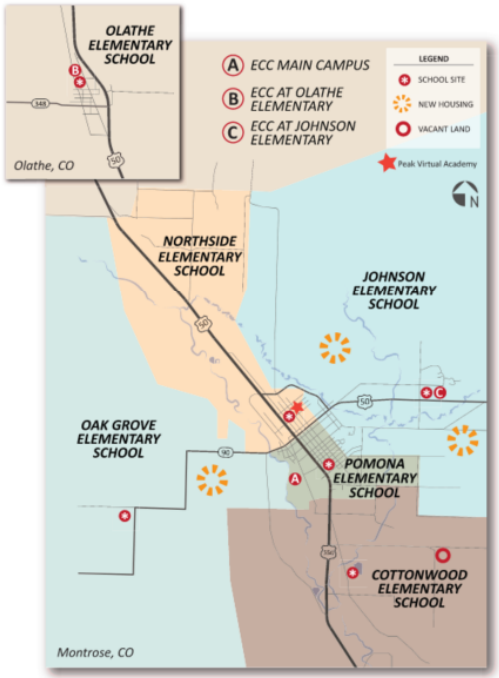
Why: Improve aesthetic and functional approach to the building
Why: Improve CTE Program Space
Why: Provide equity across district

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

STRENGTHS

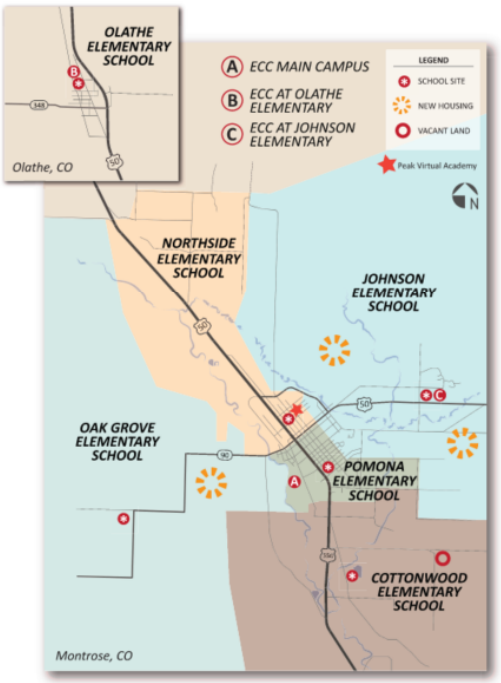
More Central
No Highway Traffic
Less costly highway work than JES
Large Site
South of Town where growth is
2 ECC sites better than 3 operationally
Out of modulars with this option
Neighborhood has less risk

WEAKNESSES

Large upfront costs (not phased)
Challenge with food service
This is the only site MCSD currently owns

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

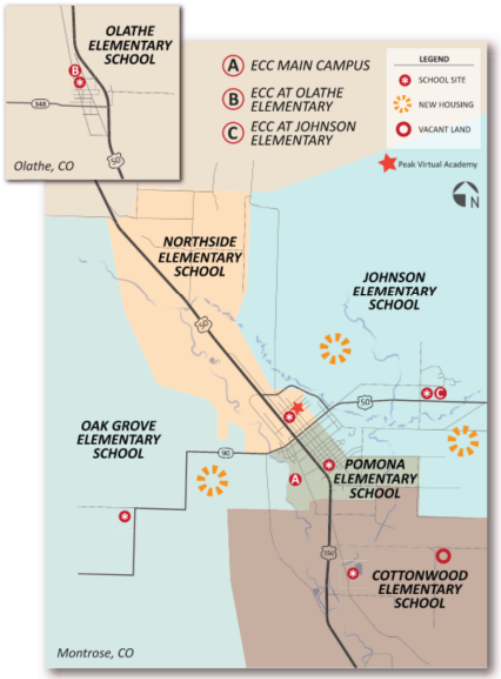
District owns the Land
Majority of ECC students go to JES
More flexibility on office site
No Kitchen needed

WEAKNESSES

Traffic and nearby Highway
More costly due to highway and traffic control
Parking flow
Not a Central location

3 DECENTRALIZE

Elementary School Boundary Map



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

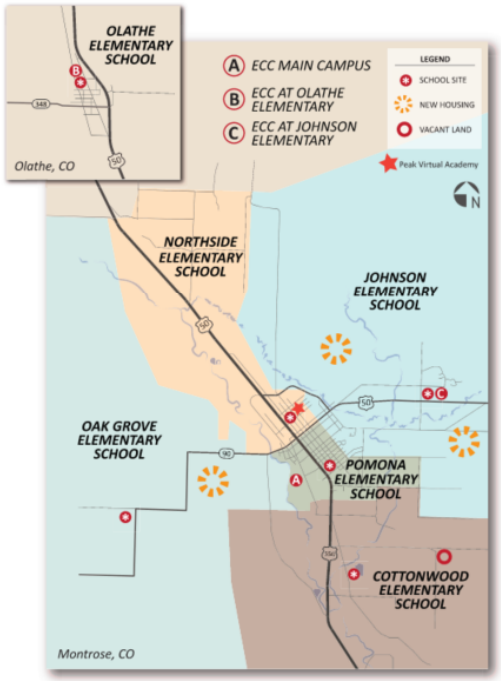
More access for NES community
Less "up front" costs

WEAKNESSES

More of a long term solution
Traffic Concerns
Higher operational costs
Challenges with multiple sites (staffing, etc.)

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

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

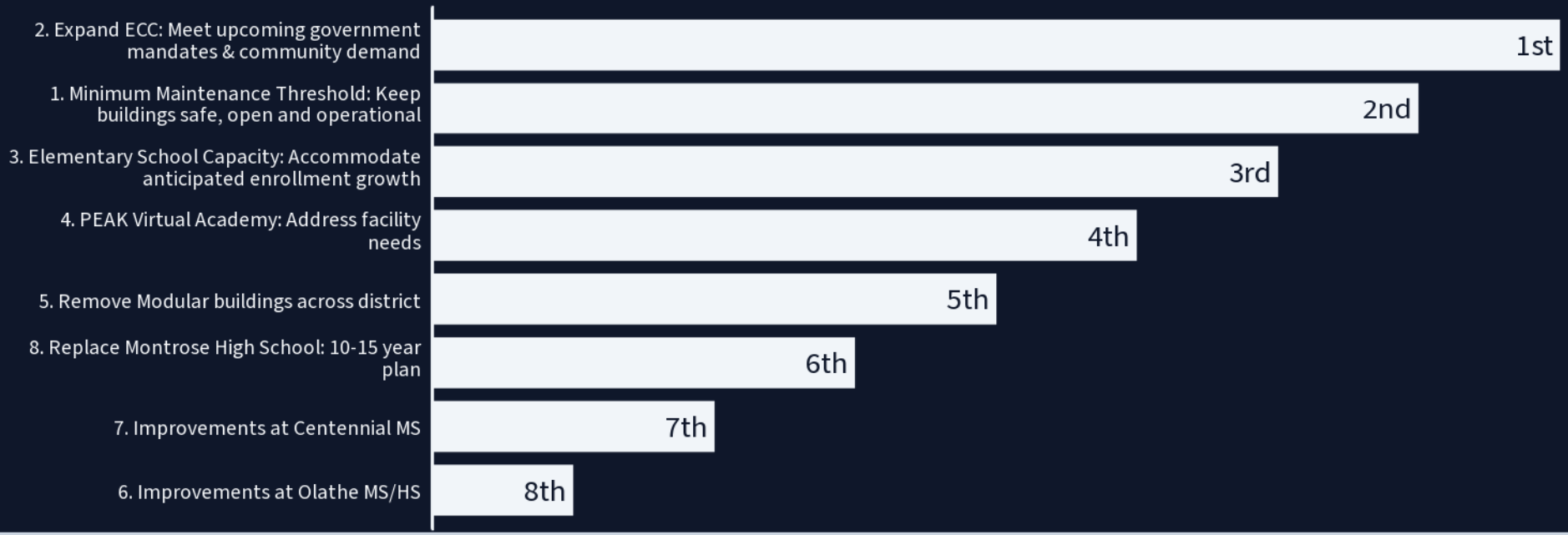
PRIORITY 2 Olathe MS/HS addition and renovation

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)



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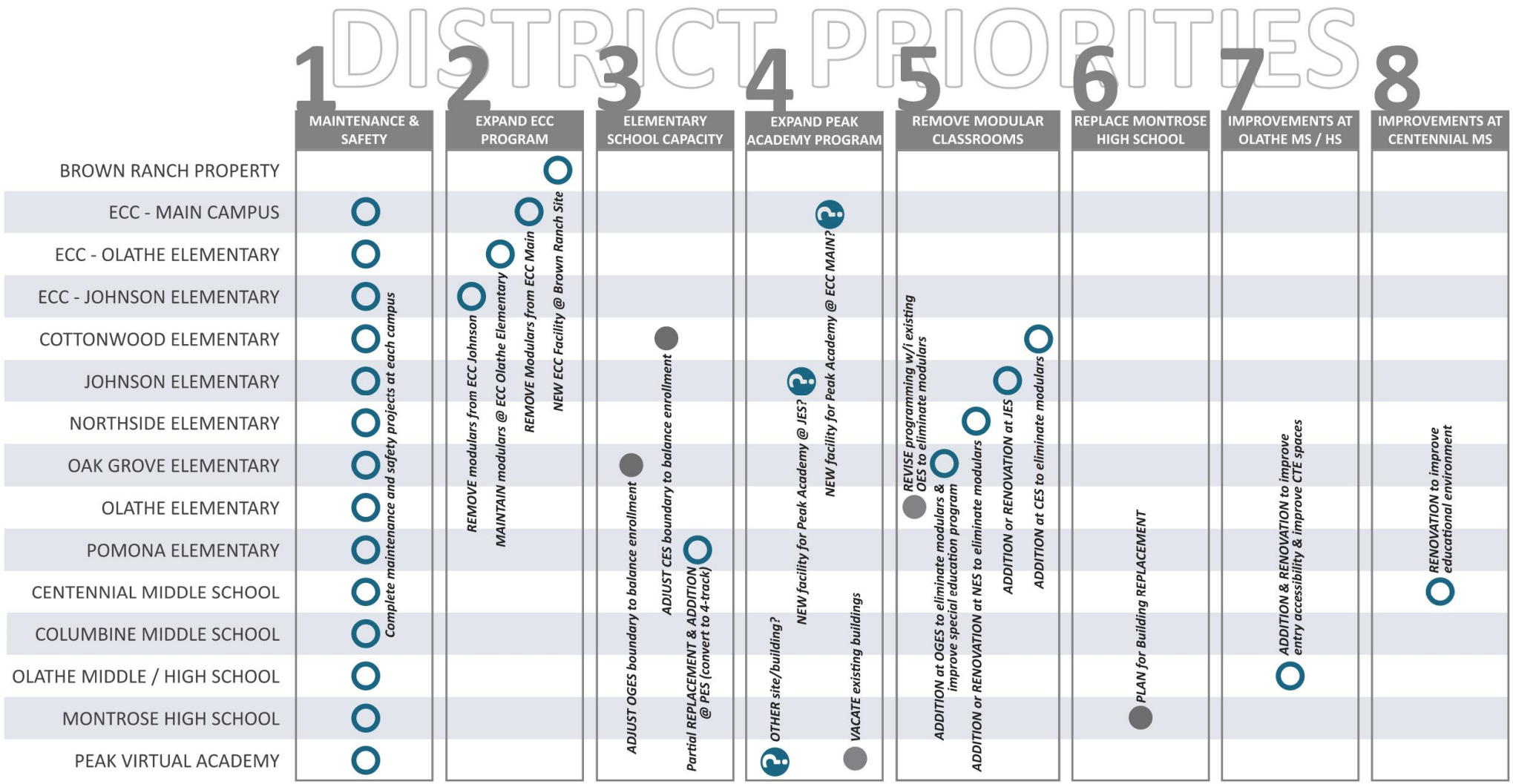
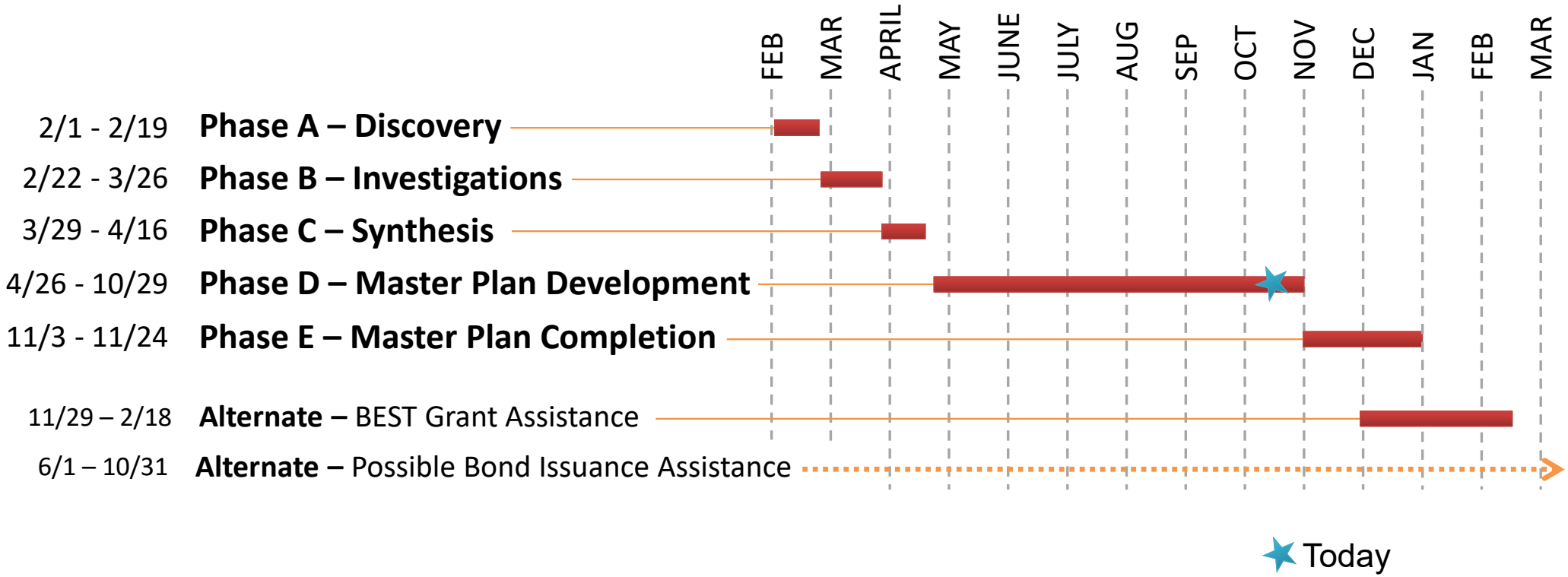
DISTRICT PRIORITIES





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

RTA ARCHITECTS

Thank You!