

School Assessment Report

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Academic
Achievement



District: Canon City RE-1

School: Harrison K-8

Date: Mar 31, 2011

Revised

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Executive Summary

School Name: Harrison K-8

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	125,475
Replacement Value:	\$35,438,276
Condition Budget:	\$58,162
Total FCI:	0.16%
Energy Budget:	\$0
Suitability Budget:	\$1,862,200
Total RSLI:	57%
Total CFI:	5.4%
Condition Score: (60%)	3.65
Energy Score: (0%)	3.75
Suitability Score: (40%)	4.46
School Score:	3.98



Summary:

The Harrison K-8 consists of one building located on 920 Field Avenue, in Canon City, Colorado. The original campus was constructed in 2006. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Condition Budget Summary

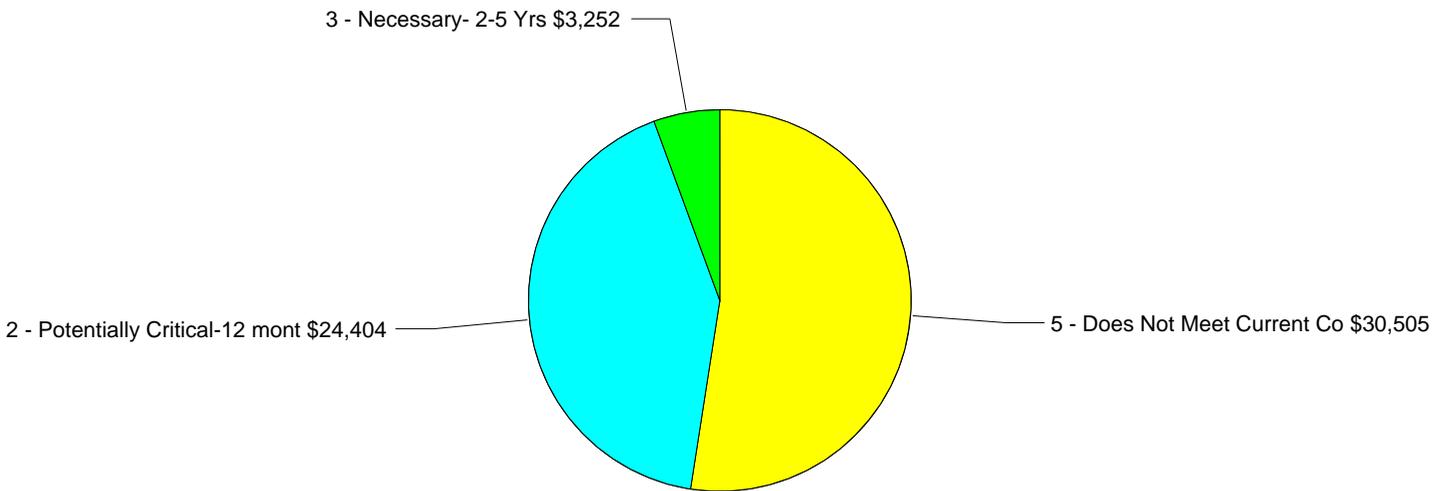
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	37%	0.67%	\$24,404
B30 Roofing	75%	0.00%	\$0
C10 Interior Construction	84%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	75%	0.00%	\$0
D10 Conveying	83%	0.00%	\$0
D20 Plumbing	82%	0.00%	\$0
D30 HVAC	73%	0.00%	\$0
D40 Fire Protection	81%	0.00%	\$0
D50 Electrical	81%	0.00%	\$0
E10 Equipment	75%	0.00%	\$0
E20 Furnishings	74%	0.00%	\$0
F10 Special Construction	-	-	\$30,505

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	76%	0.25%	\$3,252
G30 Site Mechanical Utilities	90%	0.00%	\$0
G40 Site Electrical Utilities	83%	0.00%	\$0
		Total:	\$58,161

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		0.2%	\$0	\$0	\$3,252	\$0	\$0	\$3,252
Main	125,475	0.2%	\$0	\$24,404	\$0	\$0	\$30,505	\$54,910
Total:	125,475	0.2%	\$0	\$24,404	\$3,252	\$0	\$30,505	\$58,161



School Condition Budget: \$58,161

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Suitability Budget Summary

Educational Suitability Budget Calculation

The report below provides information about the Educational Suitability of this school, based on the data in Appendix 1. Each area was scored 5, 4, 3, 2, 1, or N/A with 5 being a high score. Items are scored N/A if they are not appropriate to that level (i.e., football fields at an elementary school or preschool at a high school) or are not needed at a school (i.e., no computer lab at a school where every student has a laptop). All scores are shown. However, the budget reflects only the deficiencies identified with scores of 4 or lower.

The budget for correcting suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult (if not impossible) to calculate the cost of correcting items such as classrooms that are sized incorrectly, inappropriate adjacencies, lack of a variety of teaching/learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. We can, however, develop a budget for suitability improvements based on the overall suitability score of a particular school and our experience in correcting the overall deficiencies based on that score. Budget projections for each facility are included in the report and should be used as a starting place for long range planning.

Suitability Narrative:

Harrison school, opened in 2006, is a two-story building serving students in grades K-8. The building is arranged in pods, K/1, 2/3 and 4/5. Grades 6, 7 and 8 each have their own pod. The pods are arranged around a common area used for a cafeteria and performing arts area.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	5
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
Career & Technical Education		149.1 - Guidelines	5
		149.2 - Adjacencies	5
		149.3 - Storage\Fixed Equip.	5
Chemicals & Hazardous Materials		133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
Computer Labs		147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	4
General Classrooms		142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	4
Kindergarten		140.1 - Guidelines	4
		140.2 - Adjacencies	5
		140.3 - Storage\Fixed Equip.	5
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
Music		144.1 - Guidelines	5
		144.2 - Adjacencies	4
		144.3 - Storage\Fixed Equip.	4
P.E.		152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
Performing Arts\Auditorium		156.1 - Guidelines	5

Revised Suitability - Canon City RE-1, Harrison School

Group	Space Category	Appendix 1 Criteria	Score	
Academic Spaces	Performing Arts\Auditorium	156.2 - Adjacencies	5	
		156.3 - Storage\Fixed Equip.	5	
	Science	158.1 - Guidelines	5	
		158.2 - Adjacencies	5	
		158.3 - Storage\Fixed Equip.	5	
	Secondary	134 - Science Lab & Shop Safety	5	
		148 - Guidance & Career Ctr	5	
	Special Education	141.1 - Size	5	
		141.2 - Adjacencies	5	
		141.3 - Storage\Fixed Equip.	4	
	Special Programs	143.1 - Size	5	
		143.2 - Adjacencies	5	
		143.3 - Storage\Fixed Equip.	5	
	Administrative/Support	Administration	157.1 - Guidelines	5
157.2 - Adjacencies			5	
157.3 - Storage\Fixed Equip.			5	
Suitability		157.4 - Restrooms (Student)	5	
		157.5 - Cafeteria	5	
		157.6 - Food Prep	5	
Fields/Courts	Elementary	25 - Playground	5	
		26 - Playground ADA	5	
		65.3 - Playground Fencing	5	
		66 - Lines of Sight	5	
	Football Fields	4.1 - Guidelines	2	
	Practice Fields	10.1 - Guidelines	5	
	Softball Fields	7.1 - Guidelines	5	
	Tracks	5.1 - Guidelines	1	
	Learning Environment	School Climate	137.1 - Natural Light	5
			137.2 - Learning Style Variety	5
137.3 - Acoustics			5	
138 - CAP4K & NCLB			5	
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5	
		18.2 - Staff & Visitor Parking Lots	5	
		18.3 - Staff & Visitor ADA	5	
		18.4 - Staff & Visitor Guidelines	5	
		18.6 - Main Entry	5	
	Signage and Way Finding	43.1 - Site Way Finding Signage	2	
		43.2 - Traffic Signage	5	
	Site Circulation	Site Circulation	16.1 - Bus Zone	5
			16.2 - Bus Separation	5
			16.3 - Pedestrian Traffic	4
		Site Circulation	17.1 - Parent Traffic	5
			17.2 - Parent Routing	5
			17.4 - Parent Separation	3
20 - Delivery Separation			5	
21.1 - Sidewalks	5			

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Group	Space Category	Appendix 1 Criteria	Score
Site Circulation	Site Circulation	22 - Bicycle Storage	5
		23 - Fire Lane	5
	Site Security	65.1 - Fencing	2
		65.2 - Gates	2
		125.1 - Controlled Access	5
		125.2 - Ease of Supervision	1
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5
		124 - Event Alert Notification	5
		127 - Bldg Access	1
		169 - Video Distribution	1
		170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	5
		173.1 - WAN Backbone	5
		173.2 - Wireless	3
		174.2 - Drops	3
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5
		176.4 - Website Control	5

Harrison School Suitability Budget Total: \$1,862,200

Energy Budget Summary

The Energy Utilization Index (EUI) – Thousand British thermal units per square foot per year (KBtu/sf/yr) (Three-year average) - metric is the generally accepted standard within the energy and facilities industries by which a building’s energy use, or energy density, is compared to other similar buildings on a square foot basis. School energy sources that were analyzed include electricity, natural gas, propane, oil, coal, woody biomass, and geo-thermal heat. By using the appropriate conversion factors for each energy type, each public school facility’s annual usage information was converted to annual Btus consumed and then combined into a single total annual energy use value (Btus), converted to KBtu and then divided by the school’s gross square feet resulting in KBtu/sf/yr. For this report, in order to perform a first-level normalization for differing and potentially influencing weather and occupancy conditions, the school’s final EUI was calculated using the average of the provided three-year annual utility use.

Each school’s three-year average EUI value was compared to school benchmark values that were established using generally accepted national and Colorado-specific data and resultant scoring of 1 to 5 was developed. (Note: An assigned score of 0 (zero) or “NA” indicates that inadequate information was available for analysis.) Scores of 3 or less represent public school facilities that have the potential for substantial energy use and cost savings. A budget was then calculated for a comprehensive energy audit to identify detailed options for energy retrofit, renovation, and recommissioning services.

The adopted scoring approach is a starting point whereby school districts can develop an initial understanding of how their schools’ energy use situation looks today relative to other schools and to begin to develop strategies for improving their energy efficiency. It should be noted that this exercise is very general in nature and that there are many other factors that influence the efficiency and energy use densities of a school that are not taken into account, such as the differing general energy usage and densities in a high school, middle school, and an elementary school as well as varying climate and weather conditions. The resulting EUI also is dependent on the accuracy and completeness of all information provided for use in its calculation.

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Site

Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.



Site Acreage	40.0	Condition Budget:	\$3,252
Replacement Value:	\$2,154,098	Total FCI:	0.15%
		Total RSLI:	80%
		Condition Score:	3.65

Site:

The original site was constructed in 2006. There have been no additions to the site and no major renovations. The campus site contains additional improvements including sports fields and playground equipment. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Revised

Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	76%	0.25%	\$3,252
G30 Site Mechanical Utilities	90%	0.00%	\$0
G40 Site Electrical Utilities	83%	0.00%	\$0
		Total:	\$3,252

Revised

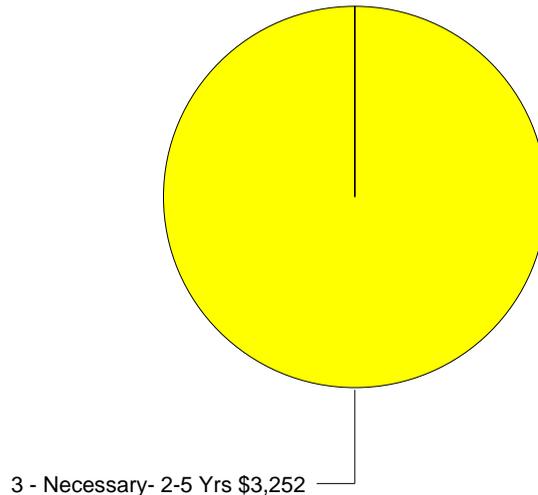
Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.44	50	2006	2056	\$236,606	90%	0.00%	\$0
G2020	Parking Lots	\$2.62	50	2006	2056	\$430,491	90%	0.00%	\$0
G2030	Pedestrian Paving	\$0.70	50	2006	2056	\$115,017	90%	0.00%	\$0
G2040	Site Development	\$0.73	30	2006	2036	\$119,946	83%	2.71%	\$3,252
G2050	Landscaping	\$2.48	10	2006	2016	\$407,488	50%	0.00%	\$0
G3010	Water Supply	\$0.45	50	2006	2056	\$73,939	90%	0.00%	\$0
G3020	Sanitary Sewer	\$0.89	50	2006	2056	\$146,235	90%	0.00%	\$0
G3030	Storm Sewer	\$0.52	50	2006	2056	\$85,441	90%	0.00%	\$0
G3060	Fuel Distribution	\$0.28	50	2006	2056	\$46,007	90%	0.00%	\$0
G4010	Electrical Distribution	\$1.23	30	2006	2036	\$202,101	83%	0.00%	\$0
G4020	Site Lighting	\$1.22	30	2006	2036	\$200,458	83%	0.00%	\$0
G4030	Site Communication and Security	\$0.55	30	2006	2036	\$90,370	83%	0.00%	\$0
Total		\$13.11				\$2,154,098	81%	0.15%	\$3,252

Site Deficiency Priority

Site Deficiencies by Priority:

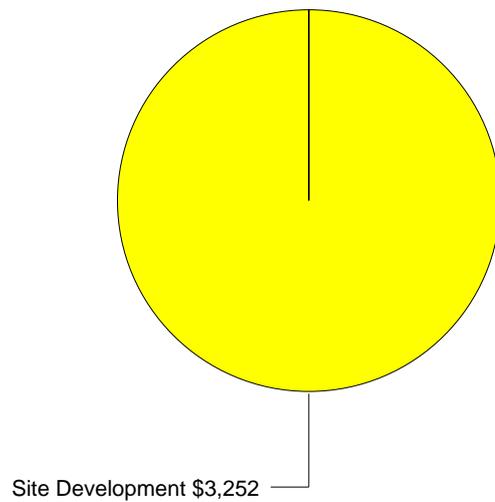


Site Condition Budget: \$3,252

Revised

Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.



Site Condition Budget: \$3,252

Revised

Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.

System: G2010 - Roadways

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G2020 - Parking Lots

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G2030 - Pedestrian Paving

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.



System: G2040 - Site Development

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Site

Material: Site Development

Distress: Missing

Category: Capital Renewal

Priority: 3 - Necessary- 2-5 Yrs

Notes: The trash dumpsters lack enclosure.

Correction: Replace and/or add fencing for security/appearance

Qty: 20-L.F.

Condition Budget: \$3,252

System: G2050 - Landscaping

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 10-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

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System: G3010 - Water Supply

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G3020 - Sanitary Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G3060 - Fuel Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 50-year service life. Based on the assessment, it is expected to expire in 2056.

Recommendation: No action is required.

System: G4010 - Electrical Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: G4020 - Site Lighting

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

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System: G4030 - Site Communication and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Revised

Buildings

Building Name: Main

Year Built: 2006
 Gross Area (SF): 125,475

The Harrison School is a 2-story building located on 920 Field Avenue, in Canon City, Colorado. There have been no additions and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	37%	0.67%	\$24,404
B30 Roofing	75%	0.00%	\$0
C10 Interior Construction	84%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	75%	0.00%	\$0
D10 Conveying	83%	0.00%	\$0
D20 Plumbing	82%	0.00%	\$0
D30 HVAC	73%	0.00%	\$0
D40 Fire Protection	81%	0.00%	\$0
D50 Electrical	81%	0.00%	\$0
E10 Equipment	75%	0.00%	\$0
E20 Furnishings	74%	0.00%	\$0
F10 Special Construction	-	-	\$30,505
		Total:	\$54,910

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$7.78	100	2006	2106	\$1,278,328	-	0.00%	\$0
A1020	Special Foundations	\$0.36	100	2006	2106	\$59,151	-	0.00%	\$0
A1030	Slab on Grade	\$6.28	100	2006	2106	\$1,031,864	-	0.00%	\$0
A2010	Basement Excavation	\$0.20	100	2006	2106	\$32,862	-	0.00%	\$0
A2020	Basement Walls	\$2.85	100	2006	2106	\$468,282	-	0.00%	\$0
B1010	Floor Construction	\$15.67	100	2006	2106	\$2,574,730	-	0.00%	\$0
B1020	Roof Construction	\$10.61	100	2006	2106	\$1,743,324	-	0.00%	\$0
B2010	Exterior Walls	\$12.81	100	2006	2106	\$2,104,805	-	1.16%	\$24,404
B2020	Exterior Windows	\$8.59	30	2006	2036	\$1,411,419	83%	0.00%	\$0
B2030	Exterior Doors	\$0.72	30	2006	2036	\$118,303	83%	0.00%	\$0
B3010	Roof Coverings	\$12.73	20	2006	2026	\$2,091,660	75%	0.00%	\$0

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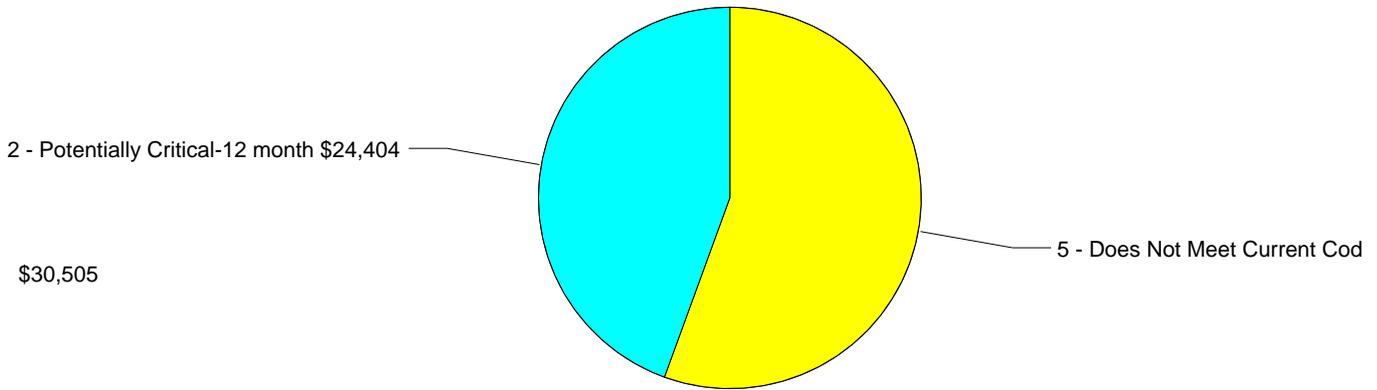
School Assessment Report - Canon City RE-1, Harrison K-8, Main

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B3020	Roof Openings	\$0.49	30	2006	2036	\$80,512	83%	0.00%	\$0
C1010	Partitions	\$5.29	40	2006	2046	\$869,197	88%	0.00%	\$0
C1020	Interior Doors	\$3.53	40	2006	2046	\$580,013	88%	0.00%	\$0
C1030	Fittings	\$2.44	20	2006	2026	\$400,915	75%	0.00%	\$0
C2010	Stair Construction	\$2.50	100	2006	2106	\$410,774	-	0.00%	\$0
C3010	Wall Finishes	\$4.59	20	2006	2026	\$754,181	75%	0.00%	\$0
C3020	Floor Finishes	\$10.24	20	2006	2026	\$1,682,529	75%	0.00%	\$0
C3030	Ceiling Finishes	\$8.22	20	2006	2026	\$1,350,624	75%	0.00%	\$0
D1010	Elevators and Lifts	\$1.33	30	2006	2036	\$218,532	83%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.22	30	2006	2036	\$1,022,005	83%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.63	30	2006	2036	\$103,515	83%	0.00%	\$0
D2030	Sanitary Waste	\$1.64	30	2006	2036	\$269,468	83%	0.00%	\$0
D2040	Rain Water Drainage	\$0.37	30	2006	2036	\$60,795	83%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.57	20	2006	2026	\$93,656	75%	0.00%	\$0
D3010	Energy Supply	\$0.35	30	2006	2036	\$57,508	83%	0.00%	\$0
D3020	Heat Generating Systems	\$3.48	30	2006	2036	\$571,797	83%	0.00%	\$0
D3030	Cooling Generating Systems	\$5.76	30	2006	2036	\$946,423	83%	0.00%	\$0
D3040	Distribution Systems	\$8.63	30	2006	2036	\$1,417,991	83%	0.00%	\$0
D3050	Terminal & Package Units	\$26.80	15	2006	2021	\$4,403,495	67%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.10	20	2006	2026	\$345,050	75%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.63	30	2006	2036	\$103,515	83%	0.00%	\$0
D4010	Sprinklers	\$3.88	30	2006	2036	\$637,521	83%	0.00%	\$0
D4020	Standpipes	\$0.25	30	2006	2036	\$41,077	83%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.10	15	2006	2021	\$16,431	67%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.53	15	2006	2021	\$87,084	67%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.43	30	2006	2036	\$563,582	83%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$12.69	30	2006	2036	\$2,085,088	83%	0.00%	\$0
D5030	Communications and Security	\$4.42	20	2006	2026	\$726,248	75%	0.00%	\$0
D5090	Other Electrical Systems	\$0.43	15	2006	2021	\$70,653	67%	0.00%	\$0
E1020	Institutional Equipment	\$0.11	20	2006	2026	\$18,074	75%	0.00%	\$0
E1090	Other Equipment	\$0.74	20	2006	2026	\$121,589	75%	0.00%	\$0
E2010	Fixed Furnishings	\$1.58	20	2006	2026	\$259,609	75%	0.00%	\$0
F1040	Special Facilities	\$0.00	20	2006	2026	\$0	75%	-	\$30,505
Total		\$202.57				\$33,284,178	78%	0.16%	\$54,910

Revised

Building Deficiency Priority

Deficiencies by Priority:

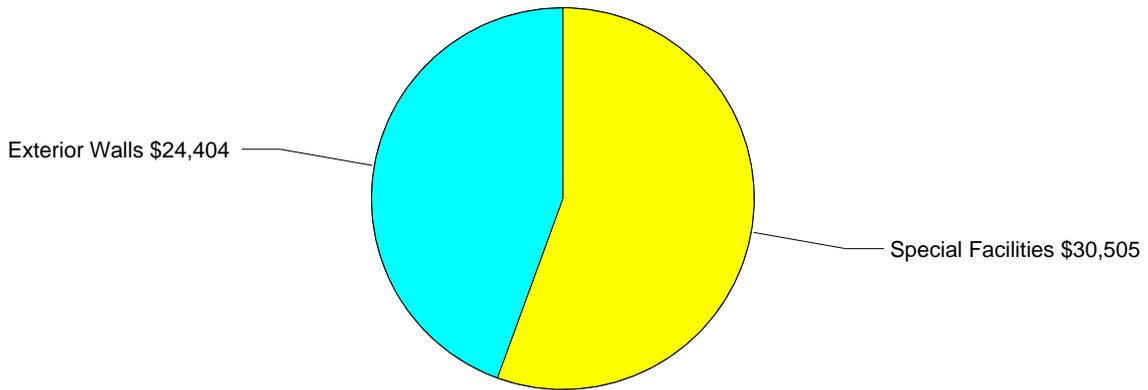


Main Condition Budget: \$54,909

Revised

Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.



Main Condition Budget: \$54,909

Revised

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: A2010 - Basement Excavation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: A2020 - Basement Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

Revised

System: B1010 - Floor Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.



System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Material: Exterior Walls

Distress: Failing

Category: Deferred Maintenance

Priority: 2 - Potentially Critical-12 months

Notes: Some cracks have appeared in the CMU walls on the East side of the building indicating that settlement has occurred. A study should be done to determine the extent of structural damage.

Correction: Professional Structural Engineer

Qty: 1-Ea.

Condition Budget: \$24,404

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Revised

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: B3020 - Roof Openings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 40-year service life. Based on the assessment, it is expected to expire in 2046.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 40-year service life. Based on the assessment, it is expected to expire in 2046.

Recommendation: No action is required.

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Revised

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 100-year service life. Based on the assessment, it is expected to expire in 2106 and is non-renewable.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D1010 - Elevators and Lifts

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Revised

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D3010 - Energy Supply

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3020 - Heat Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Revised

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

Revised

System: D4020 - Standpipes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 30-year service life. Based on the assessment, it is expected to expire in 2036.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Revised

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 15-year service life. Based on the assessment, it is expected to expire in 2021.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: F1040 - Special Facilities

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2006. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main

Material: Special Facility or Professional Compliance Study

Distress: Inadequate

Category: Compliance

Priority: 5 - Does Not Meet Current Code and/or Guidelines

Notes: Perform a detailed study for additional plumbing fixtures and additional space requirements to comply with current code. Perform a detailed study to address non-compliant fire code items, including fire sprinkler system design. Perform a detail study to address non-compliant accessibility issues.

Correction: Professional study to address non-compliant items

Qty: 1-Ea.

Condition Budget: \$30,505

Revised

Appendix 1 - Assessment Criteria

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	40.0
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Identify what sports fields the school has. How many fields does the school have? Do they meet the recommended CDE Construction Guidelines? If not what are deficiencies? Are they Colorado High School Activities Association (CHSAA) approved?		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	2	The football field has not been developed and there are no bleachers or goal posts. Most games are played at the high school.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	N/A	
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	1	There is no track, so students practice at the high school.
5.20	Is the track approved by the Colorado High School Activities Association?	N/A	
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	N/A	
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Softball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	N/A	
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Practice fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
12.00	Site location and access off main roadway		

Revised

Task No	Task Description	Score	Comments
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	N/A	This question is not applicable to the school.
13.20	Is there signage warning of school zone?	5	Yes, there is signage warning with proper signs and lights.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	5	There is an off-street bus loading and unloading zone.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	5	Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building.
16.30	Do pedestrians have to cross traffic lanes to enter school?	4	While there are two separate lanes for parent traffic, parents also use the parking lots to drop off students. This creates an issue of pedestrians needing to pass between cars and cross the traffic lanes.
17.10	Is there a parent drop off and pick up area?	5	There are two parent service areas.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	3	Some parent traffic travels through the parking lots. There are also points where multiple traffic lanes must merge in order to leave the campus.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	5	All of the area is paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	N/A	
19.20	Is the parking area paved with marked parking stalls?	N/A	
19.30	Are there marked ADA student parking spaces?	N/A	
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	N/A	

Revised

Task No	Task Description	Score	Comments
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	5	AGREE: There are red marked fire lane(s) with "no parking" signs posted as required in guidelines Exhibit C - 3.18.8
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	5	All playgrounds are large enough to allow organized and free play. Playgrounds are adjacent to the school, and well developed. Equipment is age-appropriate. Meets guidelines in Exhibit C - 3.19.6
25.10	If there is playground equipment; is the equipment in good condition?	4	The playground equipment was recently installed and shows no depreciation.
26.00	Is playground equipment available for persons with disabilities?	5	All of the playground equipment is available for persons with disabilities.
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	4	Yes, the parking area is well lit.
29.00	Are sports fields lit? Describe condition.	1	Sports fields are not lit.
30.00	Are school entries lit? Describe condition.	4	Yes, entry lighting is adequate.
31.00	Are school perimeters lit? Describe condition.	4	The building perimeter is well lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	1	The floor slab is less than 6" above grade or portions are below grade.
34.00	Does water drain positively away from the school?	5	The water drains in a positive flow away from the school.
35.00	Is there a drainage path on site?	5	Yes, there is a drainage path on the site.
35.10	Is the site erosion free?	3	Yes, the site is mostly erosion free.
36.00	Is there a water retaining area?	5	There is a water retaining area which is well maintained.
36.10	Does it have a drain at the basin?	3	There is a drain in the water retaining area.
36.20	Describe the condition of the retaining area.	4	The retaining area is functioning as designed.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	4	The ADA parking is located close to an accessible route and the building entrance.
39.00	Is there an identifiable path of ingress?	4	The accessible route has compliant signage along most of its course.
40.00	Are there curb cuts at curbs?	4	There are code compliant curb cuts at most of the necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	4	The ADA parking spaces and path of ingress are identified with compliant signage.
42.00	Signage		
43.10	Is there site way-finding signage?	2	Way finding signage and large graphics are inadequate.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas.

Revised

Task No	Task Description	Score	Comments
45.10	Are the propane tank or tanks installed as required by code?	N/A	There are no propane tanks.
45.20	Is the natural gas service protected?	5	The natural gas meter is fenced and locked.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by a public water system.
47.00	Is the site served by a well?	N/A	The site is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	There is no well.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	3	The major electrical equipment is fenced and locked.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by a public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	There is no septic tank.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	4	Yes, the landscape is well developed and maintained.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is watered by a sprinkler system.
54.10	Describe the condition of the landscaping watering system.	3	The irrigation system is in use and functioning properly.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	3	Landscaping techniques have been implemented to minimize heat island effect and help with storm water management.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	3	Some of the trees and plants used are drought tolerant and adequate for the region.
57.00	Are weeds under control?	4	The landscaping is well maintained with virtually no weeds.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	3	The trash area is located away from the school and 25 feet away from food service areas and classrooms.
61.00	Is the trash area enclosed?	2	The trash enclosure is partial and does not allow for it to be secured.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	4	Yes, the site is clean and free of litter and trash.
64.00	Site security		
65.10	Is the site fenced?	2	Only the kindergarten play area is fenced.
65.20	Are gates provided at fences with locking capability?	2	Only the kindergarten play area has gates.
65.30	Are playgrounds fenced separately?	5	AGREE: Pre-school and kindergarten playgrounds are fenced separately.

Revised

Task No	Task Description	Score	Comments
66.00	Are there good open lines of site from a single vantage point of playgrounds?	5	AGREE: There are good open lines of site from a single vantage point of playgrounds.
67.00	Is the school roof controlled for restricted access?	5	Yes, the building roof is controlled for restricted access.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	4	The main entrance has bollards that allow for pedestrian access but limits vehicle access.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	4	Yes, the corridors are fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	4	The doors meet most of the following requirements: automated closers; smoke seals at perimeter of frame; and fire rating labels on doors.
70.20	Describe the condition of the corridors.	4	The corridor doors and their components are in good condition.
71.00	Is the school segregated with area separation fire walls?	4	The building has fire rated separations at horizontal exits.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	N/A	
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	4	Yes, egress paths are unobstructed.
74.10	Describe the condition of the unobstructed path of egress.	4	The egress path is in good condition.
75.00	Are stairways protected for exiting as required by code?	2	Few stairwells are protected with fire rated doors.
75.10	Determine the adequate number of stairways	N/A	
75.20	Describe condition of stair(s)	4	The stairs are in very good condition.
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs have proper stair treads and closed risers.
76.10	Describe condition of treads risers and landings	4	The treads and risers, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	4	The doors are recessed and open in the direction of egress.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38" above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	2	The guardrails and handrails are original to the school's construction. Handrails are not continuous at the landing, not at proper height or proper dimensions; guardrails are too wide and not at proper height.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition and well anchored.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	Yes, the interior glass is tempered in proper locations as required.
80.00	Does the school provide exits as required by code?	4	Yes, the building provides exits as required by code.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	4	The corridors end directly at an exit or stair vestibule; in some instances there is natural light. When exits are not directly at the end of the corridor they are clearly indicated.

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Task No	Task Description	Score	Comments
81.00	Is the path of egress ADA accessible?	4	The egress path is compliant.
81.10	Are there areas of refuge?	1	There are no designated areas of refuge.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	4	This school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room, access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	4	The emergency lighting system is in good condition with backup power systems.
84.00	Does the district/school have a backup generator?	4	The school has an emergency generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	The generator is powered by natural gas.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area.
85.00	Does the school have fire extinguishers located as required by code?	3	Yes, the school has fire extinguishers located as required by code.
86.00	Is the school provided with a sprinkler system?	3	The school is fully sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	3	Yes, there is a fire alarm system installed and it meets code.
87.10	Is the alarm monitored?	4	The alarm system is monitored by a dispatching company.
87.20	Describe the type age and condition of the fire alarm system.	4	The alarm system is original to construction with a Siemens 0DBP system. The system is addressable. The system will require upgrades within the next 15 years.
88.00	Will thermal imaging be used to evaluate building systems? If yes describe building components to be evaluated. I.e. roofs, windows, exterior walls, electrical switch gear, etc.	N/A	Excluded from scope of work
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	GSF: 125,475 Total Roof GSF: 74,800

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Task No	Task Description	Score	Comments
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	built 2006 (5 years old)
95.00	List Grades Attending School.	N/A	This school serves grades Kindergarten through 8th.
96.00	List number of building stories.	N/A	Main: 2
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	There is a partial basement with a crawl space under the remainder of the building.
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall appears to be in good condition with no obvious signs of cracking.
101.00	Is the school constructed on a slab on grade?	N/A	The school is not constructed on a slab on grade. There are auger cast piles that support the ceiling/floor assembly above the crawlspace/basement.
101.10	Does the slab on grade show signs of heaving or cracking?	N/A	There is no slab on grade.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	This question is not applicable to the school.
102.00	Are the exterior/interior walls bearing?	N/A	Most exterior walls are bearing, there are some curtain walls with structural steel supports.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior walls are brick veneer on CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	2	There is a crack in the CMU wall on the east stairwell indicating some movement in the building. There are no visible cracks or other areas of failure on any other exterior walls.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	There are expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	Non-bearing walls are aluminum framed glazed curtain walls with structural steel supports.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	4	The exterior walls are well maintained.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick veneer covered CMU walls.
104.20	Describe the condition of the school's structural system.	4	The school's structural system is less than 20 years old and presumed to be adequate.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	4	The brick veneer is well maintained.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are constructed of CMU.
106.10	Describe condition of interior corridor walls.	4	The interior corridor walls are in good condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The other interior walls are CMU and sheetrock on metal studs.
107.10	Describe condition of the interior walls and veneering.	4	The interior walls are in good condition with no major distress.

Revised

Task No	Task Description	Score	Comments
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	Roof construction is steel joists and metal deck.
108.10	Describe the condition of the school's ceiling/roof assembly.	4	The roof assembly is structurally sound.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The ceiling/floor assembly above the basement/crawlspace is twin-T pre-cast concrete decking with cast in place bents above the caissons. The ceiling/floor assembly between the first and second floors is metal joists metal decking with concrete fill.
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The school's roof covering is low sloping.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roof covering is a built-up system with gravel and EPDM cover.
110.20	What is the approximate age of the roof covering?	N/A	The roof is three years old.
110.30	Is water draining positively with water being removed off?	4	The roof is draining and a good amount of water is being removed.
110.40	What is the condition of the roof covering?	4	The roof covering is well maintained with no leaks reported.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	Heating is provided by natural gas fired boilers. Cooling is supplied by chiller with thermal storage and roof top package units. The heating/cooling distribution system is a 4-pipe system using air handling units utilizing zone reheat coils in the duct work. Fresh air is supplied by air handling units. Roof mounted exhaust fans are installed in restrooms, and ventilation is adequate. Controls and instrumentation are digital and are centrally controlled by an energy management system, Apogee. This building has a remote Building Automation System.
112.10	What is the approximate age of the HVAC system?	N/A	The HVAC system is three years old.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	3	The HVAC system provides a fair amount of fresh air in the school.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled by outside air dampers.
112.40	How many zones are there?	N/A	There are ten zones.
114.00	What is the air quality for carbon dioxide?	3	The level of carbon dioxide is good, as measured at time of visit, being between 400 ppm and 700 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	4	At the time of visit the air quality for carbon monoxide in boiler room tested 0 ppm.

Revised

Task No	Task Description	Score	Comments
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines. Currently installed solar panels with converters that are awaiting to be commissioned.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5	The current electrical configuration does have room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system is original.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	5	Extension cords and multiple outlet power adaptors are not used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	The lighting is T-8 lamps.
118.10	Describe condition of the lighting in the school.	3	The lighting in the school is in good condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels appear to meet electrical lighting codes.
119.10	Describe lighting levels.	3	The lighting tests were: Classrooms 59 fc, Office 82 fc, Hallway 60 fc, Library 58 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	Client reported, "Sewer gas odor occurs at different times. We have investigated this and it appears the odor comes from the vents terminated on the roof and not due to the drain waste and vents."
120.10	Does the school have adequate bathrooms to support the building population as required by code?	N/A	
120.20	Are plumbing fixtures equipped with low flow water saving devices?	3	The plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	4	All fixtures are in good condition.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	TBD by code review.
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	5	Test results are as follows: negative lead and 1.3 ppm copper.
122.00	What is the condition of the school's water treatment system?	N/A	The school does not have a water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.

Revised

Task No	Task Description	Score	Comments
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	The configuration of the facility makes supervision somewhat difficult.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	There is no suspect material in the school.
129.10	Are hazardous materials safely managed?	4	No hazardous material is stored on site.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	Yes, there is a updated copy of the Asbestos Management Plan on file. Reports from staff that no asbsestos resides in the building.
130.00	Building sanitation		
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	4	Yes, these are clean and maintained.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	4	No major deficiencies observed during the condition assessment.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Science labs & shops are safe as recommended in guidelines (Exhibit C - 3.15.x)
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse"s station with a dedicated bathroom and secure area to store student medications.
136.00	Does the facility provide the educational programs recommended in the CDE Construction Guidelines and listed below? If so are the facilities adequate in size and quality to meet program needs based on the CDE Construction Guidelines?		
137.10	Does the school have daylight with views in all learning areas?	5	All learning areas have adequate daylight with views.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.

Revised

Task No	Task Description	Score	Comments
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	N/A	
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	4	One kindergarten class is held in a regular classroom that is smaller than the guidelines recommend for that purpose.
140.20	Kindergarten Adjacencies	5	All of the kindergarten spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
140.30	Kindergarten Storage/Fixed Equipment	5	All, or nearly all of the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area".
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	4	One of the rooms used for severe needs students lacks adequate storage.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	General classrooms surround a common pod area with space for individual work and teacher offices. These classrooms have a 5-6 foot opening that cannot be closed and glass doors that can be opened even wider.
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	4	The classrooms do not have cable TV capability. There is at least 1 computer in each classroom.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.

Revised

Task No	Task Description	Score	Comments
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clsrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
144.20	Music Adjacencies	4	Noise from the band room does carry to the classroom space located above it.
144.30	Music Storage/Fixed Equipment	4	The band room lacks storage for large pieces of equipment. There is no teacher office.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13??	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
147.30	Computer Lab Fixed Equipment	4	The smaller computer room adjacent to the library lacks adequate storage.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	5	AGREE: The school has a resource area (career center) for students to access materials and research higher education opportunities. Space meets school expectations and requirements.
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
149.20	CTC Adjacencies	5	All, or nearly all of the career & technical ed spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).

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Task No	Task Description	Score	Comments
149.30	CTC Storage/Fixed Equipment	5	All of the career & technical ed spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	This is a large library divided into an elementary section and middle school section by the librarian work space and a fireplace.
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
156.20	Performing Arts/Auditorium Adjacencies	5	All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building.

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Task No	Task Description	Score	Comments
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	5	All or nearly all of the performing arts/dance spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment.
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	5	All, or nearly all of the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. The flooring is a VCT or tile.
160.00	Interior walls finishes? Describe type and condition.	4	The interior wall finishes are mostly CMU and painted sheetrock in good condition with only minor cosmetic marks.
161.00	Interior flooring? Describe type and condition.	4	The interior flooring is carpet and VCT tiles. It is in good condition with no major efficiencies.
162.00	Interior ceilings? Describe type and condition.	4	Interior ceilings have 2 x 4 acoustical tiles. They are in good condition with no major deficiencies.
163.00	Exterior doors, frames and glazing? Describe type and condition.	4	Exterior doors are aluminum with aluminum frame and double pane glazing. They are part of recent school construction with little depreciation.

Revised

Task No	Task Description	Score	Comments
163.10	What is condition of weather stripping and caulk?	4	Weather stripping and caulking are in place with little damage or depreciation.
163.20	How many exterior doors are there?	N/A	There are 23 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	4	The interior doors are solid wood in steel frames. They are in good condition.
165.00	Windows/glazing? Describe type and condition.	4	The windows are primarily aluminum frame with double pane insulated glazing.
166.00	Is the facility equipped with the technology listed below as recommended in the CDE Construction Guidelines?		
167.00	Deleted per JO and DC 3-26-09 Original Question: Does the districts administrative software include individual education program (IEP) individual learning programs (ILP) or personal learning plans (PLP)?	N/A	
168.00	Telephone system? Describe type and condition.	4	Telephone system is digital, its components are in good condition and have good performance.
169.00	Video distribution system? Describe type and description.	1	There is cable TV access only in the library.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	5	Backup data is stored at an off site district location.
172.00	Deleted Per Darryl in 3/17/09 Meeting Original Question: Central public address system? Describe type and condition.	N/A	
173.10	Is the school connected to the internet? How is it connected?	5	Internet connectivity is wireless from a tower near the administrative center.
173.20	Does the school have wireless internet access throughout?	3	Slightly more than half of the building is currently wireless.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	
174.20	Do the buildings have high speed drops or wireless?	3	Classrooms have few computer drops and slightly more than half of the building is wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.

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Task No	Task Description	Score	Comments
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	Does the facility incorporate High Performance Design techniques as recommended in the CDE Construction Guidelines? Is the building envelope tight and generally provide for energy conservation?		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
178.10	Is the school energy efficient? (Btus/SF/Yr)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
178.20	Is the school water efficient? (Gals/SF/Student)	5	This school's score ranks high on the water efficiency scale. This score indicates that the school employs extensive and effective water efficiency practices and that water efficient equipment and its efficient operation are in place.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	5	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively low life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are generally healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	5	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively lower than average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	3	The school performs fairly in reducing the demand on the community infrastructure; it attempts denser development and more efficient management of water resources.

Revised

Task No	Task Description	Score	Comments
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	2	Parking appears to exceed the guidelines for parking count but partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.
184.10	Does the building utilize renewable energy strategies?	5	The school incorporates active solar systems for renewable energy strategies plus an ice thermal storage for chilled water system.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	4	The exterior wall insulation is assumed to meet guidelines of R-19 minimum value but is unable to be visually inspected. Age is also assumed to match building construction date.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	There is an unshaded south facing wall. Approximately 3,500 square feet receives direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	3	The school location can be reached by public transportation and/or bicycling; most students arrive by bus or private transportation.
191.00	Is the school used jointly with the community?	5	Yes, the school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The building is typically used for scouts, recreational sports, concerts and wedding receptions.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 20 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2	The school is partially oriented to take insignificant advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	4	The building is designed to receive adequate natural light.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	The building has energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	4	Most site illumination is provided with shielded luminaries that minimize light trespass; most of the site illumination has been designed considering the angular distribution of the luminaries' light and the light reflected from the ground and its angular distribution.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	N/A	The system has not been commissioned, for it is a new construction.

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Task No	Task Description	Score	Comments
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	3	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are insulated with low to medium R-Value unknown insulation material.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	1	Corridor walls are not insulated for sound.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	1	Walls are not insulated for sound.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	3	The presence of insulation for sound at floor/ceiling assemblies could not be determined by visual observation. During the condition assessment site visit, no problems with sound transmission was detected.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	4	The ceiling/roof assembly is insulated with R 30.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	4	The windows are thermal double pane low-e glass.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	1	Windows are not operable by window design. They are not used to control temperature or ventilation.
203.20	Describe condition of caulking	4	Window caulking is in place with no signs of deterioration.
204.00	Are school wastes reclaimed?	3	As of time of visit, the school has achieved some of the following goals: re-use reduction recycling.
205.00	Does the site incorporate responsible storm water management and treatment design?	3	Some features of the site incorporate responsible storm water management.
206.00	Are there entry vestibules at the main school entrances?	1	There are no entry vestibules in the school
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	4	The school has an energy management plan that is revised periodically and with which most key personnel is familiar; this plan or portions of it are being implemented.
208.00	Does the district/school have preventative maintenance procedures in place?	4	The school has a preventive maintenance procedures schedule that is revised and updated periodically and with which most key personnel are familiar; procedures are being implemented. School District uses School Dude program for work order system.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	1	The school is less than 50 years old and cannot be associated with any known historic events or persons.

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Task No	Task Description	Score	Comments
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 2006, 45 years remaining Main: Built 2006, 45 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$35,438,276
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=0.16%

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Glossary

Abandoned	A facility owned by a district that is not occupied and not maintained.
Building	An enclosed and roofed structure that can be traversed without exiting to the exterior.
Building addition	An area space or component of a building added to a building after the original building's year built date.
Capital renewal	Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget.
	Calculated next renewal
	The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.
	Next renewal
	The assessor adjusted expected useful life of a system or element based on on-site inspection.
Colorado Facility Index (CFI)	CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV).
Condition	Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use.
Condition Score	Condition Score is a factor used in the calculation of School Score expressed as $\text{Condition Score} = (1 - (\text{FCI} \times 5))$ See School Score.
Current Period	The Current Period is the present year plus three forward years; in this report 2011�2014.
Current Replacement Value (CRV)	Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.
Deferred maintenance	Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.
Deficiency	A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose.
Element	Elements are the major components that comprise building systems.
Energy audit needs	Energy audit needs represent the need for a detailed energy audit for those schools that used more than the average Energy Utilization Index (EUI) of 87 KBtu per square foot per year.
Energy Score	Energy Score is a factor used in the calculation of School Score expressed as $\text{Energy Score} = (\text{Sum of weighted scores for each energy Criteria question})$ See School Score.
Energy Utilization Index (EUI)	EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot.
Extended Facility Condition Index (EFCI)	Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal three years in advance (the Current Period) divided by Current Replacement Value.
Facility	A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

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Facility Condition Index (FCI)	FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.
Forecast Period	The Forecast Period includes five years following the Current Period—in this report 2014–2018
Gross square feet (GSF)	The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall.
Install year	The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system's Current Replacement Value (CRV) was replaced).
Life cycle	The period of time that a building or site system or element can be expected to adequately serve its intended function.
No Educational Program (NEP)	Tier 1 facility that does not have an active traditional educational program (elementary middle or high school program).
Order of magnitude	Rough approximation made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values.
Remaining Service Life	Remaining Service Life Index (RSLI) It is defined as a percentage ratio of the remaining service life of a system based on a 50-year design life compared to its original construction date. It usually ranges from 0 to 100
Repair Evaluation	Repair Evaluation Maintenance and Rehabilitation (REMR) this is a scale used to objectively rank systems based on its condition
S/RM	Sustainability/Repair & Maintenance
School Score	Based on the criteria questions only this is the overall score which is derived from the combination of other scores as follows: $School\ Score = Condition\ Score * 0.6 + Energy\ Score * 0.0 + Suitability\ Score * 0.4.$
Site	A facility's grounds and its utilities roadways landscaping fencing and other typical land improvements needed to support the facility.
Suitability	Suitability indicates how well a facility supports the programs that it houses.
Suitability Score	Suitability Score is a factor used in the calculation of School Score expressed as $Suitability\ Score = (Sum\ of\ weighted\ scores\ for\ each\ suitability\ Criteria\ question)$ See School Score.
System	System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II.
System Condition Index (SCI)	System Condition Index (SCI) This is an index that is used to rank various building system against each other. It usually ranges from 0 to 100
Tier	For the purpose of the Assessment facilities were assigned as Tier 1 Tier 2 or Tier 3 as follows:
Tier 1	A Tier 1 facility generally has a teaching-learning purpose and may include the following: Sites Educational buildings Classrooms Libraries and media centers Cafeterias and kitchens Auditoriums gymnasiums and multipurpose rooms Vocational Agricultural buildings and greenhouses New school facilities built within the past 12 months not in current CDE inventory records

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Tier 2	<p>A Tier 2 building is an ancillary building that typically is not occupied or does not have a teaching-learning purpose or is a temporary structure.</p> <p>Sites</p> <ul style="list-style-type: none">Storage buildingsTemporary modular structuresOther modularsTeacherages / residencesStorage shedsSports bleachers concession stands press boxesAbandoned buildingsBuildings under construction
Tier 3	<p>A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.</p> <p>Sites</p> <ul style="list-style-type: none">Administration buildingsMaintenance buildingsTransportation facilities
Uniformat II	<p>Uniformat II is ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility components common to most buildings.</p>
Vacant	<p>A facility that is not occupied but is maintained by a district.</p>
Year built	<p>The year that a building or addition was originally built based on substantial completion or occupancy.</p>

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