

# School Assessment Report

**cde** Improving  
Academic  
Achievement



District: Canon City RE-1  
School: Madison Exploratory  
Date: Mar 31, 2011

# Revised

## Table of Contents

Executive Summary	3
Condition Budget Summary	3
Suitability Budget Summary	5
Energy Budget Summary	7
Site	8
Site Summary	8
Deficiency Condition Budget Summary: Site	9
Site Deficiencies Budget Detail	10
Site Deficiency Priority	10
Site Condition Deficiencies	11
Site Deficiencies Budget Narrative	12
Buildings	15
Building: Main	15
Building Condition Budget Summary	15
Building Condition Budget Detail	15
Building Deficiency Priority	16
Building Condition Deficiencies	17
Building Condition Deficiencies Narrative	18
Appendix 1 - Assessment Criteria	27
Glossary	45

Revised

## Executive Summary

### School Name: Madison Exploratory

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	6,435
Replacement Value:	\$1,724,311
Condition Budget:	\$494,552
Total FCI:	28.68%
Energy Budget:	\$0
Suitability Budget:	\$769,600
Total RSLI:	20%
Total CFI:	73.3%
Condition Score: (60%)	2.91
Energy Score: (0%)	2.50
Suitability Score: (40%)	2.97
School Score:	2.93



### Summary:

The Madison Exploratory School consists of one building located on 202 East Douglas Avenue, in Canon City, Colorado. The original campus was constructed in 1924. 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

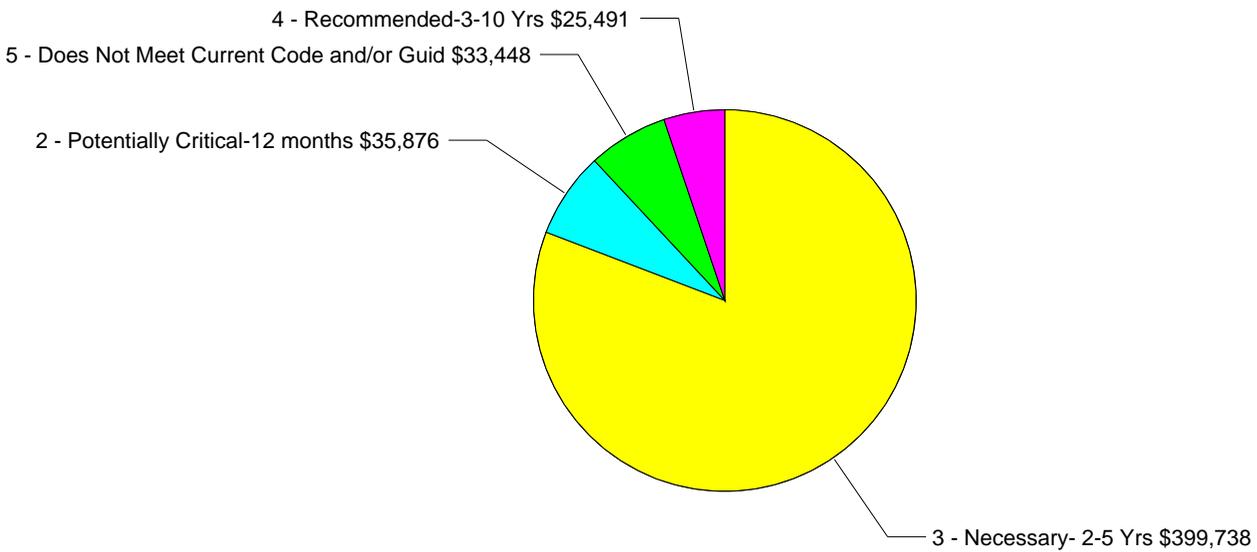
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based 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	22%	5.08%	\$8,898
B30 Roofing	25%	0.00%	\$0
C10 Interior Construction	21%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	13%	51.31%	\$97,466
D10 Conveying	50%	0.00%	\$0
D20 Plumbing	48%	0.00%	\$0
D30 HVAC	16%	70.09%	\$233,146
D40 Fire Protection	0%	110.00%	\$36,690
D50 Electrical	43%	4.43%	\$7,343
E10 Equipment	25%	0.00%	\$0
E20 Furnishings	24%	0.00%	\$0
F10 Special Construction	-	-	\$33,448

Unifomat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	46%	43.84%	\$40,670
G30 Site Mechanical Utilities	40%	46.18%	\$11,401
G40 Site Electrical Utilities	27%	58.17%	\$25,491
		<b>Total:</b>	<b>\$494,552</b>

### Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		48.1%	\$0	\$0	\$52,071	\$25,491	\$0	\$77,562
Main	6,435	26.7%	\$0	\$35,876	\$347,666	\$0	\$33,448	\$416,990
<b>Total:</b>	<b>6,435</b>	<b>28.7%</b>	<b>\$0</b>	<b>\$35,876</b>	<b>\$399,738</b>	<b>\$25,491</b>	<b>\$33,448</b>	<b>\$494,552</b>



**School Condition Budget: \$494,553**

Revised

## 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:

Madison Exploratory is a Canon City school of choice that explores learning through a focus on the development of multiple intelligences. It serves students in combined classes of 1st and 2nd, 3rd and 4th, and 5th and 6th grades. The two-story, brick building, with a small office and restroom on a third level, was constructed in 1924. Starting in the 1960's the building was used as a warehouse. In 1995, the ceilings were lowered, some electronics were added to school use. The building is on the historic registry.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	2
		146.2 - Adjacencies	1
		146.3 - Storage\Fixed Equip.	1
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	1
	Computer Labs	147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
	Library - Multimedia Center (LMC)	150.1 - Guidelines	1
		150.2 - Adjacencies	1
		150.3 - Storage\Fixed Equip.	1
	Music	144.1 - Guidelines	1
144.2 - Adjacencies		1	
144.3 - Storage\Fixed Equip.		1	
P.E.	152.1 - Guidelines	1	
	152.2 - Adjacencies	1	
	152.3 - Storage\Fixed Equip.	1	
Performing Arts\Auditorium	156.1 - Guidelines	1	
	156.2 - Adjacencies	1	
	156.3 - Storage\Fixed Equip.	1	
Special Education	141.1 - Size	5	
	141.2 - Adjacencies	5	

Revised

Revised Suitability - Canon City RE-1, Madison Exploratory School

Group	Space Category	Appendix 1 Criteria	Score		
Academic Spaces	Special Education	141.3 - Storage\Fixed Equip.	5		
	Special Programs	143.1 - Size	5		
		143.2 - Adjacencies	5		
143.3 - Storage\Fixed Equip.		5			
Administrative/Support	Administration	157.1 - Guidelines	2		
		157.2 - Adjacencies	3		
		157.3 - Storage\Fixed Equip.	2		
	Suitability	157.4 - Restrooms (Student)	5		
		157.5 - Cafeteria	1		
		157.6 - Food Prep	1		
Fields/Courts	Elementary	25 - Playground	5		
		26 - Playground ADA	3		
		66 - Lines of Sight	5		
Learning Environment	School Climate	137.1 - Natural Light	5		
		137.2 - Learning Style Variety	5		
		137.3 - Acoustics	3		
		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	1		
		18.4 - Staff & Visitor Guidelines	3		
		18.6 - Main Entry	5		
		Signage and Way Finding	43.1 - Site Way Finding Signage	3	
	43.2 - Traffic Signage		5		
	Site Circulation	16.1 - Bus Zone	16.1 - Bus Zone	3	
			16.2 - Bus Separation	3	
			16.3 - Pedestrian Traffic	4	
		17.1 - Parent Traffic	17.1 - Parent Traffic	5	
			17.2 - Parent Routing	1	
			17.4 - Parent Separation	3	
		20 - Delivery Separation	20 - Delivery Separation	5	
			21.1 - Sidewalks	5	
		22 - Bicycle Storage	22 - Bicycle Storage	5	
			23 - Fire Lane	1	
		Site Security	65.1 - Fencing	65.1 - Fencing	1
				65.2 - Gates	1
			125.1 - Controlled Access	125.1 - Controlled Access	5
125.2 - Ease of Supervision				5	
Technology Infrastructure	Technology Readiness	117 - Electrical Power	1		
		124 - Event Alert Notification	5		
		127 - Bldg Access	1		
		169 - Video Distribution	5		
		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		

Revised

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	173.2 - Wireless	1
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5
		176.4 - Website Control	5

Madison Exploratory School Suitability Budget Total: \$769,600

### 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.

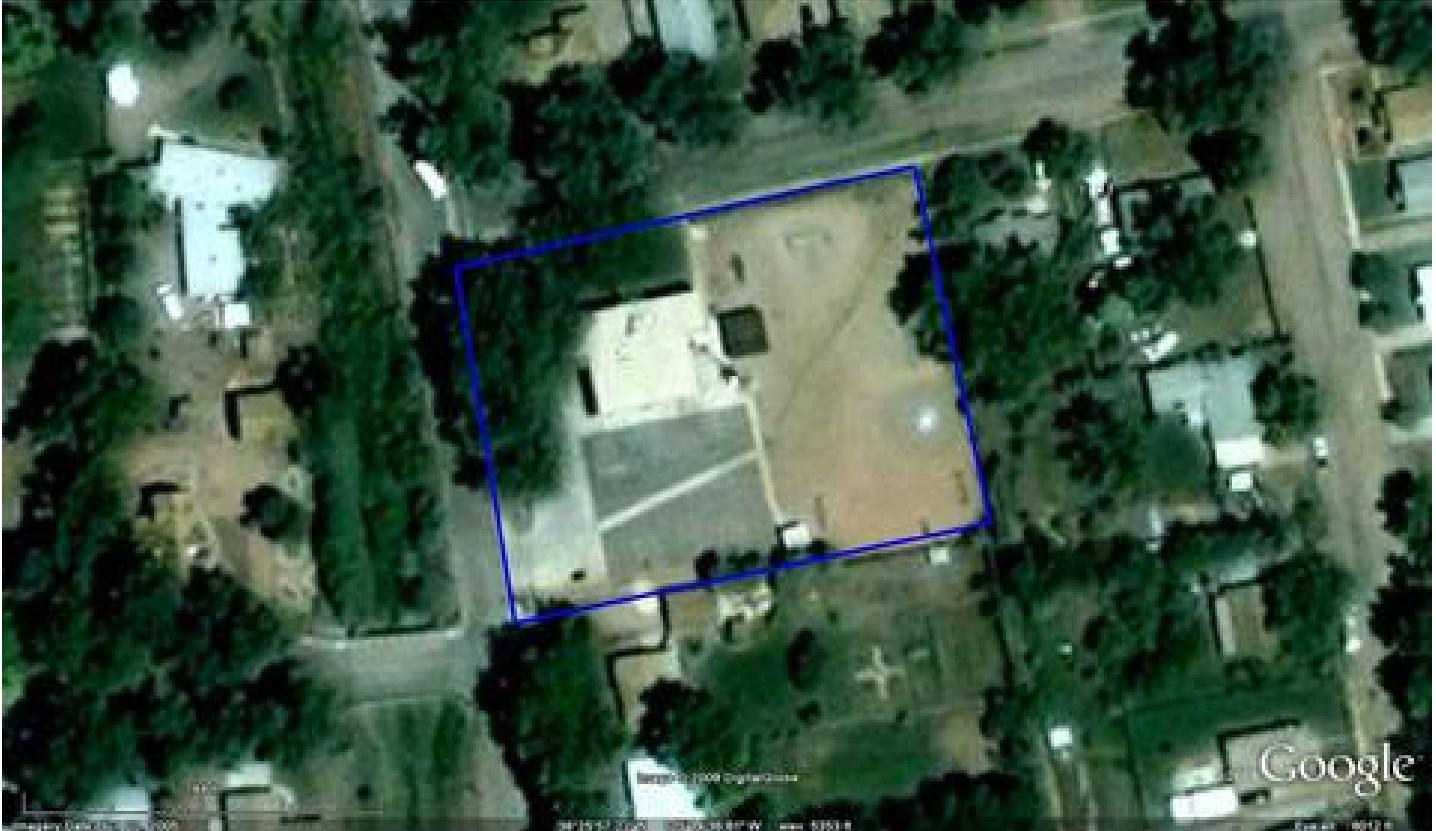
The adopted scoring approach is a starting point whereby school districts can develop an initial understanding of how their schools’ energy use situation looks today relative to other schools and to begin to develop strategies for improving their energy efficiency. It should be noted that this exercise 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.

Revised

**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	1.10	Condition Budget:	\$77,562
Replacement Value:	\$161,286	Total FCI:	48.09%
		Total RSLI:	40%
		Condition Score:	2.91

**Site:**

The original site was constructed in 1924. There have been no additions to the site and a major renovation in 1996. The campus site contains additional improvements including storage sheds 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	46%	43.84%	\$40,670
G30 Site Mechanical Utilities	40%	46.18%	\$11,401
G40 Site Electrical Utilities	27%	58.17%	\$25,491
		<b>Total:</b>	<b>\$77,562</b>

Revised

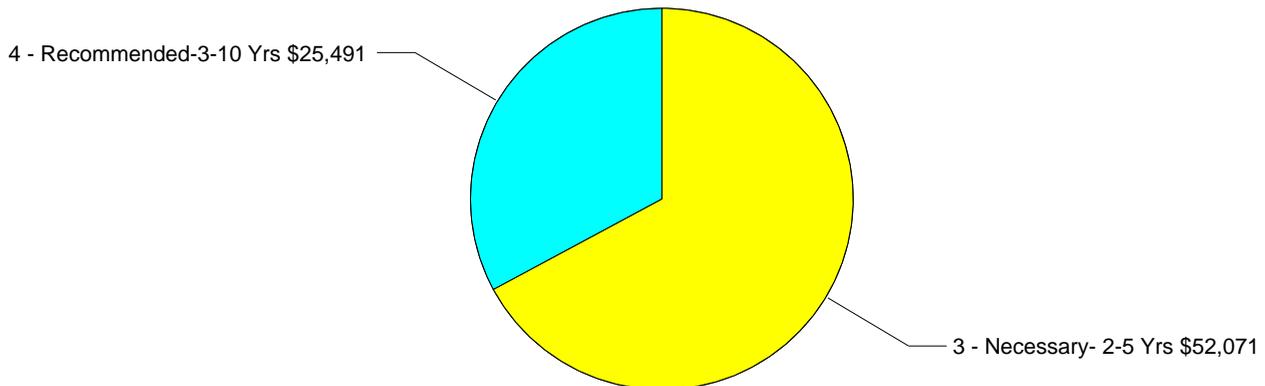
## Site Deficiencies Budget Detail

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	\$1.99	50	1996	2046	\$16,769	70%	0.00%	\$0
G2020	Parking Lots	\$3.62	50	1996	2046	\$30,504	70%	0.00%	\$0
G2030	Pedestrian Paving	\$0.96	50	1996	2046	\$8,090	70%	0.00%	\$0
G2040	Site Development	\$1.02	30	1996	2026	\$8,595	50%	104%	\$8,969
G2050	Landscaping	\$3.42	10	1996	2006	\$28,819	0%	110%	\$31,701
G3010	Water Supply	\$0.61	50	1996	2046	\$5,140	70%	0.00%	\$0
G3020	Sanitary Sewer	\$1.23	50	1924	1974	\$10,365	0%	110%	\$11,401
G3030	Storm Sewer	\$0.71	50	1996	2046	\$5,983	70%	0.00%	\$0
G3060	Fuel Distribution	\$0.38	50	1996	2046	\$3,202	70%	0.00%	\$0
G4010	Electrical Distribution	\$1.69	30	1996	2026	\$14,241	50%	0.00%	\$0
G4020	Site Lighting	\$2.75	30			\$23,173	0%	110%	\$25,491
G4030	Site Communication and Security	\$0.76	30	2004	2034	\$6,404	77%	0.00%	\$0
Total		\$19.14				\$161,286	40%	48.09%	\$77,562

## Site Deficiency Priority

### Site Deficiencies by Priority:

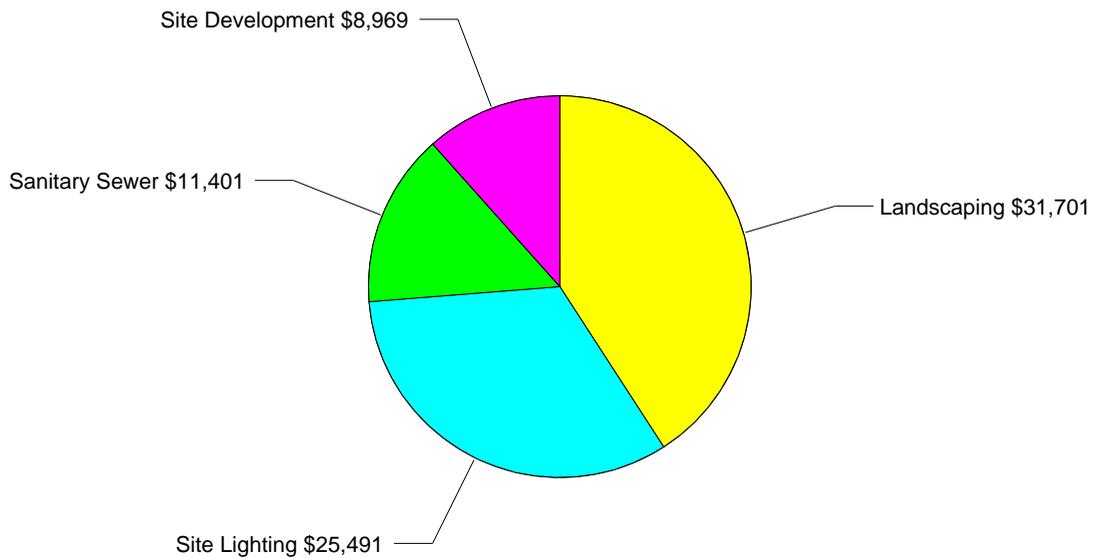


**Site Condition Budget: \$77,562**

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: \$77,562**

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

**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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

**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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

**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:** Trash area is not enclosed.

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

**Qty:** 60-L.F.

**Condition Budget:** \$6,331

Revised



**Deficiency**

Location: Site  
Material: Site Development  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The gas meter is not fenced.  
Correction: Replace and/or add fencing for security/appearance  
Qty: 25-L.F.  
Condition Budget: \$2,638



**System:** G2050 - Landscaping

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 10-year service life which expired in 2006.

**Recommendation:** The system should be replaced.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$31,701

**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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

**Recommendation:** No action is required.

**System:** G3020 - Sanitary Sewer

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1924. It has a 50-year service life which expired in 1974.

**Recommendation:** The system should be replaced.

Revised

Photo is not available.

**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$11,401

---

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

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 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

---

System: G4020 - Site Lighting

Analysis: The system is missing.

Recommendation: The system should be installed.

---

Photo is not available.

**Deficiency**

Location: Site  
Distress: Missing  
Category: Capital Renewal  
Priority: 4 - Recommended-3-10 Yrs  
Notes: New Site lighting installation is recommended.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$25,491

---

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 2004. It has a 30-year service life. Based on the assessment, it is expected to expire in 2034.

Recommendation: No action is required.

---

Revised

## Buildings

### Building Name: Main

Year Built: 1924  
 Gross Area (SF): 6,435

The Madison Exploratory School is a 2-story building located on 202 East Douglas Avenue, Canon City, Colorado. There have been no additions and renovation. In 1996 a full renovations of mechanical systems and interior were renovated (replaced). 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	22%	5.08%	\$8,898
B30 Roofing	25%	0.00%	\$0
C10 Interior Construction	21%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	13%	51.31%	\$97,466
D10 Conveying	50%	0.00%	\$0
D20 Plumbing	48%	0.00%	\$0
D30 HVAC	16%	70.09%	\$233,146
D40 Fire Protection	0%	110.00%	\$36,690
D50 Electrical	43%	4.43%	\$7,343
E10 Equipment	25%	0.00%	\$0
E20 Furnishings	24%	0.00%	\$0
F10 Special Construction	-	-	\$33,448
		<b>Total:</b>	<b>\$416,990</b>

### Building Condition Budget Detail

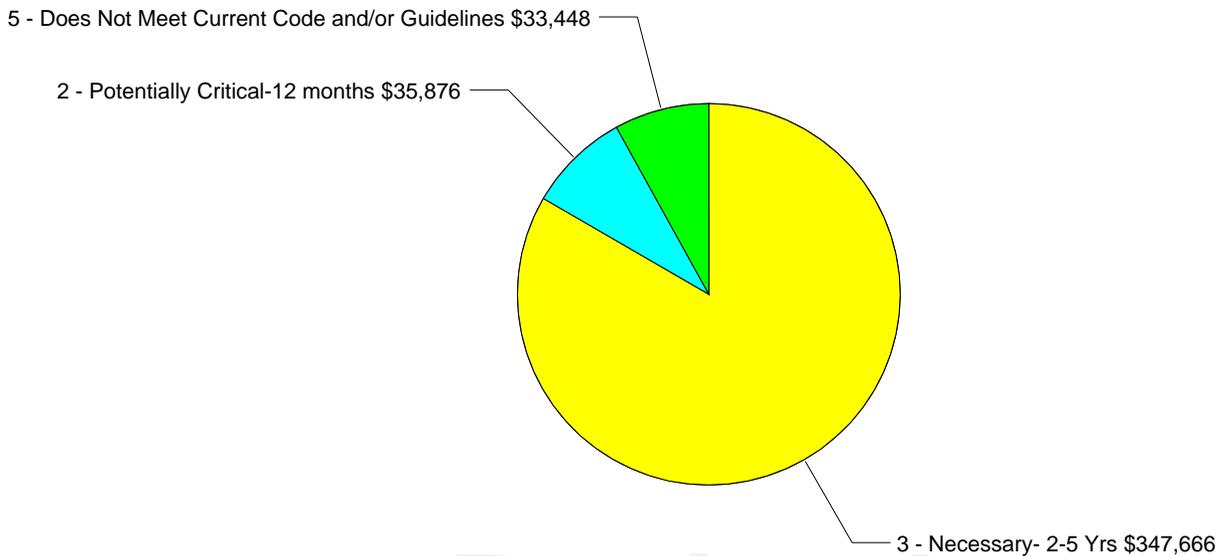
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$6.65	100	1924	2024	\$61,442	-	0.00%	\$0
A1020	Special Foundations	\$0.30	100	1924	2024	\$2,772	-	0.00%	\$0
A1030	Slab on Grade	\$5.36	100	1924	2024	\$49,523	-	0.00%	\$0
A2010	Basement Excavation	\$0.17	100	1924	2024	\$1,571	-	0.00%	\$0
A2020	Basement Walls	\$2.45	100	1924	2024	\$22,636	-	0.00%	\$0
B1010	Floor Construction	\$13.42	100	1924	2024	\$123,992	-	0.00%	\$0
B1020	Roof Construction	\$9.08	100	1924	2024	\$83,894	-	0.00%	\$0
B2010	Exterior Walls	\$10.97	100	1924	2024	\$101,356	-	0.00%	\$0
B2020	Exterior Windows	\$7.36	30	1996	2026	\$68,002	50%	0.00%	\$0
B2030	Exterior Doors	\$0.63	30	1996	2026	\$5,821	50%	153%	\$8,898

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B3010	Roof Coverings	\$10.90	20	1996	2016	\$100,709	25%	0.00%	\$0
C1010	Partitions	\$4.54	40	1996	2036	\$41,947	-	0.00%	\$0
C1020	Interior Doors	\$3.02	40	1996	2036	\$27,903	63%	0.00%	\$0
C1030	Fittings	\$2.09	20	1996	2016	\$19,310	25%	0.00%	\$0
C2010	Stair Construction	\$2.14	100	1924	2024	\$19,772	-	0.00%	\$0
C3010	Wall Finishes	\$3.93	20	1996	2016	\$36,311	25%	0.00%	\$0
C3020	Floor Finishes	\$9.59	20	1924	1944	\$88,606	0%	110%	\$97,466
C3030	Ceiling Finishes	\$7.04	20	1996	2016	\$65,045	25%	0.00%	\$0
D1010	Elevators and Lifts	\$2.15	30	1996	2026	\$19,865	50%	0.00%	\$0
D2010	Plumbing Fixtures	\$5.32	30	1996	2026	\$49,153	50%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.54	30	1996	2026	\$4,989	50%	0.00%	\$0
D2030	Sanitary Waste	\$1.40	30	1996	2026	\$12,935	50%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.48	20	1996	2016	\$4,435	25%	0.00%	\$0
D3010	Energy Supply	\$0.35	30	1996	2026	\$3,234	50%	0.00%	\$0
D3020	Heat Generating Systems	\$2.97	30	1996	2026	\$27,441	50%	0.00%	\$0
D3040	Distribution Systems	\$7.39	30	1996	2026	\$68,279	50%	0.00%	\$0
D3050	Terminal & Package Units	\$22.94	15	1996	2011	\$211,951	0%	110%	\$233,146
D3060	Controls & Instrumentation	\$1.81	20	1996	2016	\$16,723	25%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.54	30	1996	2026	\$4,989	50%	0.00%	\$0
D4010	Sprinklers	\$3.31	30	1980	2010	\$30,582	0%	110%	\$33,641
D4020	Standpipes	\$0.22	30	1980	2010	\$2,033	0%	110%	\$2,236
D4030	Fire Protection Specialties	\$0.08	15	1998	2013	\$739	13%	110%	\$813
D5010	Electrical Service/Distribution	\$2.93	30	1996	2026	\$27,071	50%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$10.88	30	1996	2026	\$100,524	50%	3.67%	\$3,684
D5030	Communications and Security	\$3.79	20	1996	2016	\$35,017	25%	0.00%	\$0
D5090	Other Electrical Systems	\$0.36	15	1996	2011	\$3,326	0%	110%	\$3,659
E1020	Institutional Equipment	\$0.09	20	1996	2016	\$832	25%	0.00%	\$0
E1090	Other Equipment	\$0.63	20	1996	2016	\$5,821	25%	0.00%	\$0
E2010	Fixed Furnishings	\$1.35	20	1996	2016	\$12,473	25%	0.00%	\$0
F1040	Special Facilities	\$0.00	20	1924	1944	\$0	0%	-	\$33,448
Total		\$169.17				\$1,563,025	27%	26.68%	\$416,990

### Building Deficiency Priority

#### Deficiencies by Priority:

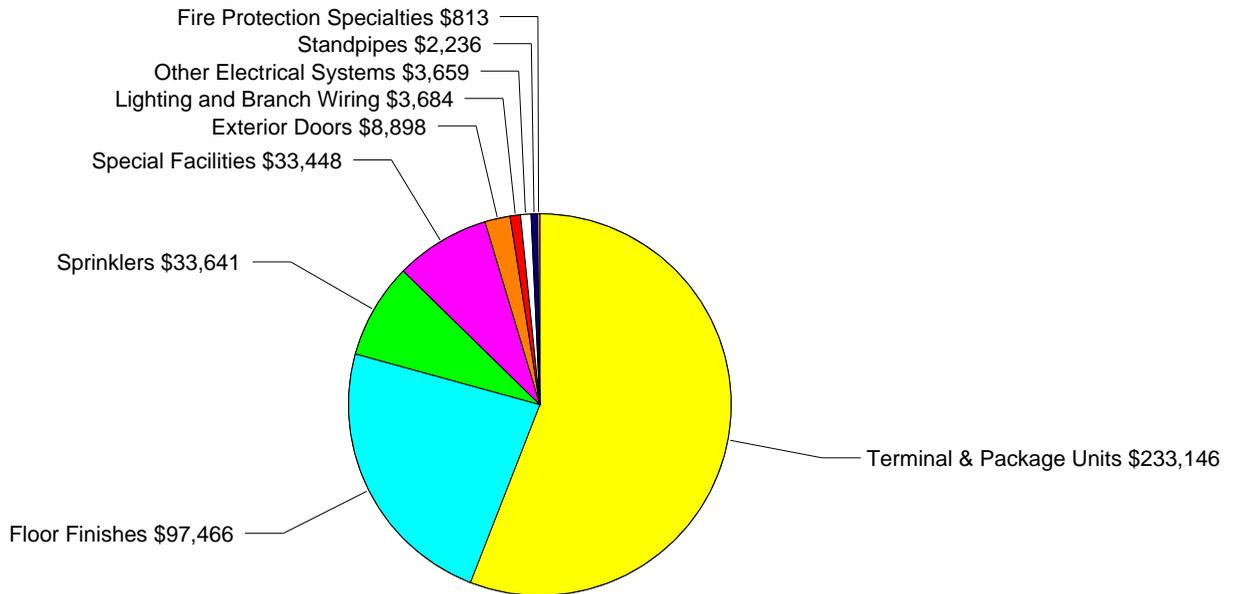


Revised

Main Condition Budget: \$416,990

## 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: \$416,991**

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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 and is non-renewable.

Recommendation: No action is required.

---

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

---

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 1996. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

---

Revised



**Deficiency**

Location: Main  
Material: Exterior Doors  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: Replace exterior doors as needed. Client reported, "The exterior doors all have different installation dates. The front entrance is the original from 1924, the back entrance was replaced in 2008, and the side entrance was installed in 1996."

Correction: Replace Solid Core Wood Doors  
Qty: 2-Ea.  
Condition Budget: \$8,898

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036 and is non-renewable.

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 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

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 1924. It has a 100-year service life. Based on the assessment, it is expected to expire in 2024 and is non-renewable.

Recommendation: No action is required.

Revise

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

---



System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1924. It has a 20-year service life which expired in 1944.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$97,466

---

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

Revised



System: D3050 - Terminal & Package Units

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$233,146

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: Main

Distress: Missing

Category: Compliance

Priority: 2 - Potentially Critical-12 months

Notes: Partial sprinkler system is only in the basement.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$33,641

System: D4020 - Standpipes

Analysis: The system is missing.

Recommendation: The system should be installed.

Revised

Photo is not available.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Compliance  
Priority: 2 - Potentially Critical-12 months  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$2,236

---

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1998. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

---

Photo is not available.

**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$813

---

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 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.

Recommendation: No action is required.

---



System: D5020 - Lighting and Branch Wiring

Analysis: The system is missing.  
Recommendation: The system should be installed.

**Deficiency**

Location: Main  
Material: Lighting/Branch Wiring  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: R/R Ext. HPS Wall Pack Lt. Fix EA  
Qty: 4-S.F.  
Condition Budget: \$3,684

---

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

Revised



System: D5090 - Other Electrical Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$3,659

---

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

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 1996. It has a 20-year service life. Based on the assessment, it is expected to expire in 2016.

Recommendation: No action is required.

Revised

**System:** F1040 - Special Facilities

**Analysis:** The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1924. It has a 20-year service life which expired in 1944.

**Recommendation:** The system should be replaced.

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:** \$33,448

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	1.10
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.	N/A	
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.	N/A	
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.	N/A	
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.	N/A	
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	<b>Site Circulation</b>		
16.10	Is there a bus loading and unloading zone?	3	Buses pull into the back area to drop students off in the morning, then pass through the parking lot to leave. In the afternoon buses park on the curb in front of the building.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	3	The bus circle passes through the same space used for staff parking.
16.30	Do pedestrians have to cross traffic lanes to enter school?	4	Students must cross the traffic lane used for buses.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	1	Parents drop-off students at the curb of a two-way street.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	3	Parents drop off students at the curb of a two way street.
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?	1	The sign is missing.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	3	Visitor parking is insufficient and parents must park on the street.
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	
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.

Revised

Task No	Task Description	Score	Comments
23.00	Is there a marked fire lane with "no parking" signs posted?	1	There are no red marked fire lanes.
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	Yes, the play equipment appears to meet the size and adequacy guidelines.
26.00	Is playground equipment available for persons with disabilities?	3	Due to ground cover conditions some equipment is not accessible to students with disabilities and/or mobility issues.
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	1	No, there are no lights in the parking area.
29.00	Are sports fields lit? Describe condition.	N/A	There are no sports fields.
30.00	Are school entries lit? Describe condition.	3	The building entrance is lit.
31.00	Are school perimeters lit? Describe condition.	2	The building perimeter is lit but appears to be inadequate.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	N/A	The building has a basement.
34.00	Does water drain positively away from the school?	3	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	3	There is a drainage path on site that is adequate for most requirements.
35.10	Is the site erosion free?	3	Yes, the site is mostly erosion free.
36.00	Is there a water retaining area?	N/A	There is no water retaining area. The storm water runoff is directed to the street to flow into the city's storm water system.
36.10	Does it have a drain at the basin?	N/A	There is no water retaining area.
36.20	Describe the condition of the retaining area.	N/A	There is no water retaining area.
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?	3	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?	2	ADA parking spaces are not identified. The sign is missing.
42.00	Signage		
43.10	Is there site way-finding signage?	3	Existing signage is good but an information sign at the main entrance is needed.
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.
45.10	Are the propane tank or tanks installed as required by code?	N/A	There are no propane tanks on the site.
45.20	Is the natural gas service protected?	2	The natural gas meter is away from the students and staff, but it is not fenced.

Revised

Task No	Task Description	Score	Comments
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	Major electrical service equipment is pole mounted at tech edge of the site and enters the building aerially through an electrical riser on the exterior wall.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	N/A	The major electrical service equipment is pole mounted.
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 septic tank or 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 less than 50 feet from the school.
52.00	<b>Landscaping</b>		
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 provide seasonal protection of the building.
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 appear to be 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	<b>Trash collection/enclosure</b>		
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, but it is not fenced and secured.
61.00	Is the trash area enclosed?	1	There is no trash enclosure.
62.00	<b>Site sanitation</b>		
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	<b>Site security</b>		
65.10	Is the site fenced?	1	There is no fencing at this site.
65.20	Are gates provided at fences with locking capability?	1	There are not any gates at this site.
65.30	Are playgrounds fenced separately?	N/A	
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?	N/A	There is no permanent roof access.

Revised

Task No	Task Description	Score	Comments
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	4	The main entrance has elevated stairs that allows for pedestrian access but limits vehicle access.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	1	No, the corridors are not fire rated.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	N/A	There are no corridor doors.
70.20	Describe the condition of the corridors.	N/A	There are no corridor doors.
71.00	Is the school segregated with area separation fire walls?	1	No, the building is not segregated with area separation fire walls.
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?	3	Yes, there are unobstructed egress paths.
74.10	Describe the condition of the unobstructed path of egress.	3	The path of egress is in fair condition.
75.00	Are stairways protected for exiting as required by code?	1	No, stairways are open to the corridors.
75.10	Determine the adequate number of stairways	N/A	
75.20	Describe condition of stair(s)	2	The stairs are aged, with some in fair 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.	3	The stairs have proper stair treads, closed risers and enclosed landings from original construction.
76.10	Describe condition of treads risers and landings	2	The treads, risers and landings, including floor finishes, are aged.
77.00	Are classroom doors recessed and open in the exiting direction?	1	The classroom doors are not recessed and open in the exiting direction.
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.	3	There are handrails and guardrails are of proper height, but showing signs of age.
78.10	Describe condition of guardrails and handrails	3	The guardrails and handrails are original to the structure but does show some form of being renovated.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	3	The interior glass is tempered in the few proper locations as required.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and provide adequate access to areas of safe refuge.
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.

Revised

Task No	Task Description	Score	Comments
81.00	Is the path of egress ADA accessible?	2	The egress path has some consideration for the physically challenged. The original construction includes equitable egress at the main entrance only. For example, emergency egress for ADA is only supported at one entrance.
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?	2	This school meets only a few of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, ADA compliant restrooms.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	2	Yes, the emergency exiting lighting is on a battery pack backup system and is inadequate.
84.00	Does the district/school have a backup generator?	N/A	The school does not have a generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	The school does not have a generator.
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	There are fire extinguishers located in various places.
86.00	Is the school provided with a sprinkler system?	2	The school is only partially 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?	1	The alarm system is not monitored.
87.20	Describe the type age and condition of the fire alarm system.	3	The alarm system is not original installation made by Notifier System 500. The system is addressable. The system is expected to expire within the next ten 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: 6,435 Total Roof GSF: 3,300

Revised

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 1924 (87 years old), last renovated 1996 (15 years ago)
95.00	List Grades Attending School.	N/A	This school serves grades 1st through 6th.
96.00	List number of building stories.	N/A	Main: 2
97.00	What is the student capacity?	N/A	
99.00	<b>Building structure</b>		
100.00	Is there a basement?	N/A	There is a basement.
100.10	Does the foundation or basement walls have any observable cracks?	3	The foundation walls show no evidence of major cracks or heaving.
101.00	Is the school constructed on a slab on grade?	N/A	The school is constructed with a 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	There is no post tensioning.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior walls are brick masonry.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are no cracks visible.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	There are no 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	Exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are well maintained but showing some signs of age.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing brick walls with wood floor and roof framing.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is dated to the original building construction with no visible signs of deterioration.
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 brick.
105.20	Describe condition of veneer.	3	The veneer is well maintained but showing signs of age.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are a combination of sheetrock and plaster with lathe.
106.10	Describe condition of interior corridor walls.	3	Corridor walls are in fair condition with no major distress.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are mostly sheetrock on the first floor and plaster with lathe and painted masonry in the basement.
107.10	Describe condition of the interior walls and veneering.	3	The interior walls are in fair condition.
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	The ceiling assembly is constructed of wood joists and wood planks.

Revised

Task No	Task Description	Score	Comments
108.10	Describe the condition of the school's ceiling/roof assembly.	3	The ceiling/roof assembly is well maintained but showing signs of age.
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 is constructed of wood beams and planking.
109.10	Describe the condition of the school's ceiling/floor assembly.	3	The ceiling/floor assembly is well maintained but showing signs of age. The floors when walked on, but there is not much deflection to indicate failure.
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 single ply membrane cover.
110.20	What is the approximate age of the roof covering?	N/A	The roof is 13 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 is well maintained with no leaks reported.
111.00	<b>Building systems</b>		
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 gas fired boilers. Cool air is supplied through the air handling units along with the fresh air to the building. The heating distribution system is a 2- pipe using unit ventilators and reheat coils in the duct work. 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 13 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.	2	The HVAC system provides a poor amount of fresh air in the school.
112.30	How is the fresh air controlled?	N/A	This building has a constant volume air handler with reheat coils. The amount of fresh air coming into the rooms depends on the system operation. If the OAT is between 60 and 30 degrees free cooling is used and the out side air damper modulates with the mixed air damper to maintain a constant discharge air temperature. As this modulates different amounts of outside air will enter the system. There is a minimum position for the outside air damper to insure there is always at least enough out side air entering the building to meet ASHRAE requirements.
112.40	How many zones are there?	N/A	There are one zone.

Revised

Task No	Task Description	Score	Comments
114.00	What is the air quality for carbon dioxide?	3	The level of carbon dioxide is fair, as measured at time of visit, being between 500ppm and 800 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	3	At the time of visit the air quality for carbon monoxide in boiler room tested 0 ppm.
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.
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 not original and was updated (renovated) in 1996.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	1	There is limited electrical supply to the classrooms. As the school plans to expand the use of laptop computers electrical outlets become an issue, partly due to the historic registry issue.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet receptacle outlets are 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 fair condition.
119.00	Do current lighting levels meet electrical lighting codes?	5	Yes, lighting appears to be adequate.
119.10	Describe lighting levels.	2	The lighting levels in the school are poor and are = 40 fc. Lighting Levels: Classroom 51 fc, Office 36 fc, Library 77 fc, and Corridor 11 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	3	There are no odors in the school.
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	The system and fixtures are in very good condition.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
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		

Revised

Task No	Task Description	Score	Comments
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.
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?	5	AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	
128.00	<b>Hazardous materials</b>		
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	No suspect material was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	4	Reported that no hazardous material is stored on site, since the 1996 renovation.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	Yes, an updated copy of the Asbestos Management Plan is on file.
130.00	<b>Building sanitation</b>		
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	N/A	The school has no full kitchen, but does have a kitchenette.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	1	There are no deficiencies.
132.00	<b>Chemical Storage/Science Labs/Shops</b>		
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?	N/A	
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	1	The small bathroom is used for staff. There is not a cot.
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?		

Revised

Task No	Task Description	Score	Comments
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.
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?	3	The old wooden floors squeak and are noisy.
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?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
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	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms 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
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	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	The Title 1 room and teacher are shared with technology programs.

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?	1	There is no music room at this school. Students go to Lincoln Elementary, which is two blocks away.
144.20	Music Adjacencies	1	There is no music room at this school. Students go to Lincoln Elementary, which is two blocks away.
144.30	Music Storage/Fixed Equipment	1	There is no music room at this school. Students go to Lincoln Elementary, which is two blocks away.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	2	There is no art classroom at this school. There is a project room in the basement that is sometimes used for that purpose. It does have a sink.
146.20	Art Adjacencies	1	There is not an art classroom at this school. There is a project room in the basement that is used some. It does have a sink.
146.30	Art Fixed Equipment	1	There is a definite lack of storage in the project room.
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	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	N/A	
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?	N/A	
149.20	CTC Adjacencies	N/A	
149.30	CTC Storage/Fixed Equipment	N/A	
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?	1	This school does not have a library, but there are resources in the classrooms.

Revised

Task No	Task Description	Score	Comments
150.20	Library Adjacencies	1	This school does not have a library, but there are resources in the classrooms.
150.30	Library Storage/Fixed Equipment	1	This school does not have a library, but there are resources in the classrooms.
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?	1	There are no physical education facilities at this school.
152.20	PE Adjacencies	1	There are no physical education facilities at this school.
152.30	PE Storage/Fixed Equipment	1	There are no physical education facilities at this school.
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?	1	There is no performing arts space at this school.
156.20	Performing Arts/Auditorium Adjacencies	1	There is no performing art space at this school
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	1	There is no performing art space at this school
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?	2	The secretarial area is upstairs on the third floor. It shares a small area that also serves as the nurse's station. The principal's desk is in a screened area of the project room located in the lower level. There is no reception area or conference area.
157.20	Administration Adjacencies	3	Neither the principal's nor secretary's office space is on the same floor as the main entrance and there is a considerable and inconvenient distance between them.
157.30	Administration Storage/Fixed Equipment	2	There is a lack of storage space in the administrative area.
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	1	There is no cafeteria. Students either eat outside, which is most of the time, or in classrooms.
157.60	Food Prep	1	Food is brought from Lincoln elementary and serve either outside the back door or inside the back door depending on the weather. A table is used to hold serving equipment. There is a sink in the lower level.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
158.20	Science Labs Adjacencies	N/A	
158.30	Science Labs Storage/Fixed Equipment	N/A	

Revised

Task No	Task Description	Score	Comments
160.00	Interior walls finishes? Describe type and condition.	3	Interior walls are painted masonry construction (basement) and painted sheetrock mostly in fair condition.
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is wood and is in fair condition, however beyond expected useful life.
162.00	Interior ceilings? Describe type and condition.	3	Ceilings finishes are in fair condition. The finishes consists of acoustical tiles and paint.
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	There are few exterior doors. The doors at the front of the building are wood with wooden frames and the doors on the back of the building are hollow metal with metal frames. The wooden doors show some signs of age, but all doors are adequate.
163.10	What is condition of weather stripping and caulk?	4	Most weather stripping and caulking are in place with little damage or defect.
163.20	How many exterior doors are there?	N/A	There are three exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior wooden doors and wood frames that are in fair condition with no signs of distress.
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.	3	Telephone system is digital with an acceptable performance, but still has an analog line as well..
169.00	Video distribution system? Describe type and description.	5	There is cable TV access to the classrooms.
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	Data backup occurs at the district administrative center.
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 district administrative center.

Revised

Task No	Task Description	Score	Comments
173.20	Does the school have wireless internet access throughout?	1	Currently this building is not 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?	5	AGREE: Instructional spaces have computer drops or are 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.
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)	4	This school's score is above average on the energy efficiency scale. This score indicates that energy efficient equipment is in use and efficient operational practices are in place. There remain additional opportunities for energy efficiency improvements.
178.20	Is the school water efficient? (Gals/SF/Student)	2	This school's score is below average on the water efficiency scale. This score may be due to the age and condition of the school's water system and the water use efficiency of faucets and plumbing fixtures and other factors. There are opportunities for water efficiency improvements
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))	3	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.

Revised

Task No	Task Description	Score	Comments
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))	3	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively higher 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?	N/A	This question is not applicable to the school.
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)	4	The school uses some energy efficient equipment in most MEP locations.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies. Possible roof mounted solar panels were not observable at time of assessment due to heavy snow conditions. Verified with Maint, Bldg, and Grounds Manager on 12/16/09 that school does not utilize GeoThermal, Biomass Boiler, and Solar Panels.
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	1	The exterior brick walls are not insulated.
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 1,000 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 is located in a residential area with sidewalks to encourage walking or bicycling. There is no public transportation system in the town.
191.00	Is the school used jointly with the community?	1	No, the school facilities are not used by the community.
191.10	What are the typical community uses of the building?	N/A	The school facilities are not used by the community.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school facilities are not used by the community.
192.00	How many exit doors are there?	N/A	There are three exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.

Revised

Task No	Task Description	Score	Comments
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	3	The building receives some natural light through windows and somewhat augments the artificial lighting.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	4	Most light fixtures have been replaced with energy efficient fixtures. Client reported, "New fixtures using T-8 lamps and electronic ballasts were installed when the building was remodeled in 1996."
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	N/A	There are no site lights.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	3	No, the mechanical system was not commissioned or retro-commissioned in the last five years.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
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.	1	The ceiling/floor assembly is not insulated for sound.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	2	The ceiling/roof assembly is insulated, but the insulation is less than 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?	4	Most windows are fully operable and easy to operate. They are often used to control temperature and ventilation.
203.20	Describe condition of caulking	3	Window caulking is in place with some cracking or deterioration.
204.00	Are school wastes reclaimed?	1	No, the school does not reclaim any of the school's waste.
205.00	Does the site incorporate responsible storm water management and treatment design?	3	Some features of the site incorporate responsible storm water management and treatment design .
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. School District uses School Dude program for their work order system.
208.00	Does the district/school have preventative maintenance procedures in place?	4	Yes, the school has a preventive maintenance procedures schedule that is revised and updated periodically.

Revised

Task No	Task Description	Score	Comments
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?	5	The building is listed in the national register of historic places.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1924, 0 years remaining Main: Built 1924, 0 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$1,724,311
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=28.68%

Revised

## 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.

Revised

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

Revised

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"><li>Storage buildings</li><li>Temporary modular structures</li><li>Other modulars</li><li>Teacherages / residences</li><li>Storage sheds</li><li>Sports bleachers concession stands press boxes</li><li>Abandoned buildings</li><li>Buildings under construction</li></ul>
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"><li>Administration buildings</li><li>Maintenance buildings</li><li>Transportation facilities</li></ul>
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>

Revised