

MISSION STATEMENT:

**EVERY STUDENT.
EVERY DAY.**

TOGETHER WE ARE...

Growing our team of effective and committed educators

Creating a culture of high expectations

Respecting our diversity

Inspiring community trust and support

Building pathways to successful futures

BOARD VISION STATEMENT

In five to seven years the district will be recognized as a beacon of educational excellence. Our students are 21st century scholars who are proud owners of their learning and successfully interact and compete in a global society. As the core of our community, we set the standard for inspiring, equipping, and empowering the diverse learners in the Montezuma-Cortez School District.

ESSENTIAL BOARD ROLES

- Guiding the district through the Superintendent
- Engaging constituents
- Ensuring alignment of resources and structure
- Measuring effectiveness
- Modeling excellence

BOARD LONG-TERM FOCUS AREA

Increasing student achievement

BOARD FOCUS AREA

- Engaging constituents
- Enhancing safety, morale, and wellness
- Enhancing personnel development and seeking, selecting, developing, celebrating
- Maximizing finances
- Building board effectiveness

BOARD'S CORE, DRIVING VALUES

Respect for All,
Honesty,
Accessibility,
Deliberation,
Celebration,
Teamwork, and
Engaged Communication

MONTEZUMA-CORTEZ SCHOOL DISTRICT RE-1

CORTEZ, COLORADO -- BOARD OF EDUCATION

District Office

Join us on:



Tuesday, May 3rd, 2022

6:00 PM

WORK SESSION AGENDA

1. Call to order
2. Pledge to Flag
3. Set the Agenda
4. Discussions Items
 - a. Manauagh & Pleasant View Facility Review
 - b. HVAC M-CMS & Beech
 - c. Proposed 22/23 Budget
 - d. Salary Schedules
 - e. Staff Holiday Party 2022
5. Adjournment

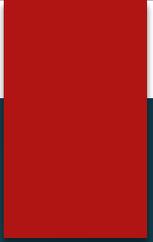
Next Regular Board Meeting: Monday, May 16th, 2022

Page 1 of 1

A few welcoming notes:

- The board's meeting time is dedicated to the mission and top-priority focus areas.
- Your insights are needed and welcomed and the board encourages you to meet with the most appropriate person.
- Though the public may view the work session meeting, there is no "public address the board".
- If you are interested in helping the Montezuma-Cortez achievement effort, please talk with any member of the Leadership Team or call the District Office at (970) 565-7522. Opportunities abound. Your participation is highly desired.

Directors: Layne Frazier, Stacey Hall, Jeanette Hart, Sheri Noyes, Ed Rice, Cody Wells, and Sherri Wright



MCSD RE-1

Manaugh and Pleasant
View - Facility Reviews

TO BE PRESENTED AT THE MAY 3RD, 2022 WORK SESSION

Agenda

- 1) **Manaugh Overview**
- 2) **Manaugh Summary of Reports**
- 3) **Pleasant View Overview**
- 4) **Pleasant View Summary of Reports**
- 5) **Moving Forward**

Manaugh Overview 2022



Manaugh Overview

- ▶ What it costs to Operate Manaugh Annually = \$1.7 Million
 - ▶ \$7,423.58 Per Student
- ▶ Current Number of Staff – 42
- ▶ Current Number of Students- 229
- ▶ Utility Cost Annually \$50,000

Manaugh – Master Facilities Study 2009

MONTEZUMA-CORTEZ RE-1 SCHOOL DISTRICT MASTER FACILITIES STUDY
MANAUGH ELEMENTARY SCHOOL
APRIL 30, 2009

MANAUGH ELEMENTARY SCHOOL

**300 EAST FOURTH STREET
CORTEZ, COLORADO 81321**

CONSTRUCTED:	1955
ADDITION:	1957, 1987
CURRENT ENROLLMENT:	343
CAPACITY:	387
SQUARE FOOTAGE:	40,625S.F. (34,904S.F. AT MAIN LEVEL, 5,721 AT BASEMENT)
SITE:	4.66 ACRES

Manaugh – Master Facilities Study 2009

	Components (deficiency)	QTY (spa)	NET AREA (s.f)	NET/GR (ratio)	CONST. COST (\$/s.f)	MULT. (factor)	PROJ. COST (\$)
1.	Stair Hand/Guardrails		400	1.25	30	1.2	\$ 18,000
2.	Remove Wire Glass/Doors Windows	13	-	-	2,300/Door	1.2	\$ 35,880
3.	Upgrade Electrical/IT/Fire	-	34,904	-	2.50	1.2	\$ 104,712
4.	Replace Windows	118	-	-	550/Each	1.2	\$ 77,880
5.	Upgrade Bathrooms to ADA	2	-	1.25	5,500/Unit	1.2	\$ 16,500
6.	Replace South Canopy	1	640	-	80	1.2	\$ 61,440
7.	Add new Gym/Art Room/3 Small Group Rooms		7,700	1.25	195	1.2	\$ 2,252,250
8.	Add Fire Sprinkler System	-	40,625	-	2.50	1.2	\$ 121,875
9.	Replace Domestic Plumbing	-	40,625	-	1.25	1.2	\$ 60,938
10.	Upgrade Playgrounds	-	7500	-	10	1.2	\$ 180,000
11.	Add Parking NW Corner	-	5,000	-	20	1.2	\$ 120,000
12.	Add Parking NE Corner	-	1,250	-	20	1.2	\$ 30,000
13.	Purchase Additional 8 Acres	8	-	-	120,000/Acre	-	\$ 960,000
14.	Asbestos Transit Soffit Removal	-	1030 L/F	-	13	1.2	\$ 16,068
15.	Sunshade South & West Windows	-	650 L/F	-	50	1.2	\$ 39,000
16.	New Suspended Ceiling	-	40,625	-	6.38	1.2	\$ 311,025

Manaugh – Master Facilities Study 2009

17.	Install New Ventilation System	-	40,625	-	3.00	1.2	\$	146,250
18.	Add 2 Kindergarten Rooms	2	1,100	-	195	1.2	\$	257,400
19.	Replace Mechanical Supply Piping	-	40,625	-	4.85	1.2	\$	236,438
20.	Install New Air Conditioning System	-	40,625	-	5.85	1.2	\$	285,188
21.	Insulation/Envelope Upgrade	-	40,625	-	8.00	1.2		
22.	Install Fire Sprinkler System in Basement	-	9,500	-	2.50	1.2	\$	28,500
23.	Remodel Original Classrooms Casework	-	9,600	-	7	1.2	\$	80,640
24.	Abate Remaining Asbestos (Allowance)	-	-	-			\$	15,000

**TOTAL ESTIMATED REMODEL
EXPANSION COSTS**

\$ 5,454,983

X 30% = \$7,091,477

Manauh – Colorado Department of Education Review 2019

System Group	Replacement Cost	Requirement Cost
Electrical System	\$1,284,112	\$1,111,400
Equipment and Furnishings	\$379,883	\$474,854
Exterior Enclosure	\$1,851,552	\$830,434
Fire Protection	\$12,173	\$230,754
HVAC System	\$1,645,025	\$1,786,564
Interior Construction and Conveyance	\$2,596,355	\$2,073,346
Plumbing System	\$481,034	\$406,258
Site	\$1,240,860	\$930,866
Structure	\$1,374,203	\$4,631
Overall - Total	\$10,865,197	\$7,849,107

Replacement Costs + Requirement Costs = **\$18,714,304**

Manaugh – Structural Condition Report 2022

Conclusions:

I found that the building, as a whole, is in very good structural condition. This is somewhat of a pleasant surprise because of the way the school is spread out over a large 'stretched out' footprint. That often means there are several different soil conditions existing under the

building and that construction in three different time periods would not necessarily have yielded consistent results.

The designs of all 3 constructs were good. Material choices for roofs, walls, floors and foundations was excellent. Drainage appears to be good around the building which is very important because water is generally a buildings worst enemy. The construction of all 3 phases of the building appears to have been very good also. Earthwork under the foundations was probably very well done and the concrete and masonry work looked very good.

Manaugh – Structural Condition Report 2022

Recommendations:

Maintaining a good roof system is necessary for good long time performance of structures. Roof leaks can rust out the metal roof decks without necessarily leaking into the building. Maintaining good drainage away from the building should also be watched and maintained around the buildings perimeter. Some of the veneer damage is probably a result of roof leaks into the roof overhangs. High moisture contents of soils can adversely affect the soil bearing pressure and actually lift foundations if the soils have high swell pressures when wetted. Therefore, good positive drainage should be maintained around the buildings full perimeter.

As mentioned in the observations, several small cracks are in the building veneers, faces of veneer have split off and missing mortar in head and bed joints can lead to moisture intrusion into the wall assemblies which can lead to more denigration. Some of the veneer vertical contraction joints have also separated. These damaged joints and veneers should be re-pointed / repaired by a qualified masonry contractor. Minor separations may only require good sealing with a quality caulk.

There is a concrete slab at the south end of the classrooms near the planter boxes in the garden. The edge of the slab on the south and the east is being under cut by erosion. This is minor but will eventually cause the corner of the slab-on-grade to break off. It can be repaired by under-pouring it with some formed concrete.

Manaugh – Mechanical Engineering and Plumbing Report 2022

SCOPE RECOMMENDATIONS

Based on the observed existing condition of the facility, the following high-level list of scope items should be considered.

Mechanical – Replace heating water boilers and circulation pump in kind (Lochinvar PBN1002 & B&G e-1510-2EB). Install ducted mechanical ventilation units for the classrooms and office spaces utilizing fan coils with a heating coil (Daikin FCHH). Replace the roof mounted exhaust fans in kind (Cook ACED). Install an evaporative makeup air unit for the kitchen (Cook KSPD). Replace the gym unit heaters and call baseboard heating unit control valves. Replace the computer room ducted split system (Daikin NV).

Electrical – Upgrade electrical utility to a new 1000A, 120/208V, 3-phase service with a new pad-mount utility transformer. Replace all distribution equipment within the boiler room including new 1000A MDP and approximately (6) 225A, 120/208V panelboards. Refeed all equipment from new service. Provide minimum (4) 20A, 120V circuits to receptacles within classroom.

Plumbing – Replace the existing domestic hot water boiler (Lochinvar CFN402PM) and add master mixing valve to system (Leonard LF Megatron). Galvanized domestic, sanitary and storm water piping in the 1955 portion of the building should be replaced.

Pleasant View 2022



Pleasant View 2022

- ▶ What it costs to operate Pleasant View Annually - \$206,000
 - ▶ \$6,242.42 Per Student
- ▶ Current Number of Staff - 4
- ▶ Current Number of Students - 33
- ▶ Annual Utilities \$15,000

Pleasant View 2022 -Master Facilities Study 2009

MONTEZUMA-CORTEZ RE-1 SCHOOL DISTRICT MASTER FACILITIES STUDY
PLEASANT VIEW ELEMENTARY SCHOOL
APRIL 30, 2009

PLEASANT VIEW ELEMENTARY SCHOOL

15238 COUNTY ROAD CC

PLEASANT VIEW, COLORADO 81331

CONSTRUCTED:	1955
CURRENT ENROLLMENT:	32
CAPACITY:	96
SQUARE FOOTAGE:	9,893s.f. (8,607s.f. AT MAIN LEVEL, 1,286 AT UPPER LEVEL)
SITE:	6.93A.C.

Pleasant View - Master Facilities Study 2009

	Components (deficiency)	QTY (spa)	NET AREA (s.f)	NET/GR (ratio)	CONST. COST (\$/s.f)	MULT. (factor)	PROJ. COST (\$)
1.	Upgrade Bathrooms to ADA	13	-	1.25	1,500/Fixture	1.2	\$ 29,250
2.	Remove Wire Glass/Doors Windows	8	-	-	2300/Door	1.2	\$ 22,080
3.	Replace Back Door Shed Roof	1	80		80	1.2	\$ 7,688
4.	New ADA Platform Lift to Gym	1	-	-	6,000/Unit	1.2	\$ 7,200
5.	Add Fire Sprinkler System	1	9,893	1.25	2.50	1.2	\$ 37,098
6.	Redevelope Playground & Landscaping	-	5,000	-	10	1.2	\$ 60,000
7.	Redesign new stairs to 2nd Floor	-	90	1.25	195	1.2	\$ 26,325
8.	Install Guardrails at Stage	-	22LF	-	85LF	1.2	\$ 2,244
9.	New Asphalt Shingle Roof	-	9,893		2.90	1.2	\$ 34,427
10.	Repair foundation @ Gym (Allowance)	-	-	-	-	-	\$ 20,000
11.	Recess 8 Classroom Doors	8	-	-	2,500/Each	1.2	\$ 24,000
12.	New T-8 Florescent Light Fixtures	-	9,893	-	12.00	1.2	\$ 142,459
13.	New Suspended Ceiling	-	9,893	-	6.38	1.2	\$ 75,741
14.	Termite Investigation (Allowance)	-	-	-	-	-	\$ 6,000
15.	Insulation/Envelope Upgrade	-	9,893	-	8.00	1.2	\$ 94,973
16.	Remodel Existing Work Room/Computer	-	988	-	125	1.2	\$ 148,200
17.	Install New Air Conditioning System	-	9,893	-	5.85	1.2	\$ 69,448

**TOTAL ESTIMATED REMODEL
EXPANSION COSTS**

\$ 807,133

X 30% = \$1,049,272

Pleasant View - Colorado Department of Education Review 2019

System Group	Replacement Cost	Requirement Cost
Electrical System	\$239,817	\$167,819
Equipment and Furnishings	\$191,528	\$239,411
Exterior Enclosure	\$584,649	\$359,678
Fire Protection	\$11,087	\$99,880
HVAC System	\$111,377	\$70,985
Interior Construction and Conveyance	\$521,918	\$366,170
Plumbing System	\$100,102	\$115,616
Site	\$555,790	\$381,135
Structure	\$322,062	\$4,660
Overall - Total	\$2,638,331	\$1,805,354

Replacement Costs + Requirement Costs = **\$4,443,685**

Pleasant View - Structural Condition Report 2022

OBSERVATIONS / OPINIONS:

The building appears, in general, to be in relatively sound structural condition. The most obvious signs of distress were evident in the exterior finish which is brick veneer. Also, there is obvious damage to roof eaves which include damage to fascias, eave soffits and truss tails. This is probably almost entirely due to roof leaks near the eaves, fascias and poor overhang of the metal roofing panels. Other interior damages were probably due to roof leaks that occurred prior to the current metal roofing installation. The south entrance at intersection of the classroom wing and the gymnasium also appears to have had a history of roof leaks and probable damage by the appearance of the numerous repairs visible.

The southeast gymnasium corner of brick veneer had cracked significantly and has displaced about 1/2" to 3/4". This is significant movement and suggests that there has been foundation settlement or possibly separation of the veneer ties from the structural wood-framed wall, maybe both. This condition also exists under the high gym east windows where 4x4 posts between windows support a roof beam. These movements are also evident in the interior east gym wall finishes where stains from past roof leaks are also present.

Pleasant View - Structural Condition Report 2022

CONCLUSIONS:

The building is about 67 years old. It appears to have served well structurally but is now significantly outdated and showing signs of distress. Almost every aspect of the building is likely to be out of compliance with current design loads and most building code requirements. The class room wing appears to be the most sound. There are indications around the entire building of past and current moisture intrusions. That is probably causing widespread unseen wood denigration reducing the strength of the framing/sheathing. Also of concern is the decay of areas of the brick veneer. That is allowing continued moisture intrusion. This probably causes loss of strength of the veneer tie connectors to the wall framing as well. The veneer at both sides of the southeast corner of the gym may be at risk of falling away from the wood framed wall assembly. Furthermore, denigration of framing and veneer tie/fastener corrosion due to water intrusions make all the veneer suspect for separation and failure at some point.

The gymnasium is the area of greatest concern. In addition to possible failures of the brick veneer connections, the 2x6 wall studs are significantly under-sized for wind lateral loads. Also, the shear walls on the 3 sides of the gym are probably well over-stressed due to lateral wind loads and the high gym windows that greatly reduce the effective shear wall length.

Pleasant View - Mechanical Engineering and Plumbing Report 2022

SCOPE RECOMMENDATIONS

Based on the observed existing condition of the facility, the following high-level list of scope items should be considered.

Mechanical – Replace existing furnaces and add filtration systems (Daikin DM96VE). Install unit ventilator for gymnasium. Replace individual general exhaust fans and add exhaust to the custodial closet (Cook GN). Modify the kitchen ventilation system to meet current code requirements.

Electrical – Upgrade electrical utility to a new 225A, 120/208V, 3-phase service (available along country Road CC). Provide minimum (4) 20A, 120V circuits to receptacles within classroom. Modify electrical devices under hood to shunt trip. Replace sub panel in attic and locate in area free from obstructions in working space.

Plumbing – Replace water heater (AO Smith XCB-30R) and the propane gas regulators. Add dielectric union to piping system where electrolysis is occurring.

Moving Forward

Rider, Levett, and Bucknall (RLB.com), an international group that studies school construction costs across the United States, found that in 2019 the hard costs per square foot for school construction in Colorado was **between \$275 and \$330 per square foot.**

Manaugh Approximate Value (36,600sq/ft) = \$10,065,000 - \$12,078,000

PV Approximate Value (8607sq/ft)= \$2,366,925 - \$2,840,310

Moving Forward

Manaugh Options

- ▶ Rebuild/Remodel (\$5-10 Mil)

Pros

Cheaper Option

Already Own Property

- ▶ Build a New School (\$20-30 Mil)

Pros

Updated Everything

Choose New Location

Manaugh Options

- ▶ Rebuild/Remodel (\$5-10 Mil)

Cons

Building is 65+ years old

- ▶ Build a New School

Cons (\$20-30 Mil)

Finding New Property

Cost will be 30-50% increased

Getting a BOND passed

Getting BEST Grant Approved

Moving Forward

PV Options

- ▶ Build a New School (\$5-10 Mil)

Pros

Updated Everything

- ▶ Move Students and Staff to Lewis Arriola (?)

Pros

Cost Savings of Building a New School

Curriculum Alignment

Appropriate Staffing Models

PV Options

- ▶ Build a New School (\$5-10 Mil)

Cons

Cost will be 30-50% increased

Hard to BOND

Hard to apply for BEST Grant

- ▶ Move Students and Staff to Lewis Arriola (?)

Cons

?

End

PLEASANT VIEW ELEMENTARY SCHOOL

**15238 COUNTY ROAD CC
PLEASANT VIEW, COLORADO 81331**

CONSTRUCTED:	1955
CURRENT ENROLLMENT:	32
CAPACITY:	96
SQUARE FOOTAGE:	9,893S.F. (8,607S.F. AT MAIN LEVEL, 1,286 AT UPPER LEVEL)
SITE:	6.93A.C.

EXECUTIVE SUMMARY

The Current Pleasant View Elementary building was constructed in 1955. It reportedly replaced an older one-room schoolhouse on the same site. The 8,607s.f. building has never been added onto, but it was reportedly remodeled in '80s, which included some new paint and casework.

After a thorough review of the building's site, structure, and educational requirements, a number of problems have been identified.

The building's foundation is settling significantly, causing major cracking in the brick veneer. Termites have been found in the building, and although the building has been treated, the extent of the damage has not been fully assessed. Deteriorating ceilings, energy inefficient lighting, a lack of adequate storage, and classrooms which do not accommodate the latest educational models and technologies, are some additional problems, just to name a few. The building was designed at a time when programs and technology were very different, and it can no longer meet current requirements. More importantly, one could argue that it no longer provides spaces which are conducive to the School District's mission. Even with its small enrollment, the building is lacking in many ways. Continued use of the building should be carefully considered.

Based on a recommended capacity of ninety square feet per student, the calculated capacity of the building is 96 students. Its current enrollment is 32. Projected enrollment for the 2013-2014 school year, five years from now, is 32, with a peak on four years of 35 (as provided by the district). The school is operating well within capacity, therefore, adding space that would accommodate a higher enrollment (i.e. classroom space) to the building is not necessary at this time.

The building is within size limits for its construction type, and therefore, is not required to have a sprinkler system based on square footage. Although the building does not require a sprinkler system based on square footage, the corridors do not meet construction requirements for 1-hour rated separation walls. With the installation of a sprinkler system, the walls would not need to be rated. Additionally, the building is a wood

structure, and although it meets codes for its construction type, a fire could very rapidly engulf it without a sprinkler system.

In order to provide technology education, the building needs increased electrical supply. A problem identified is the lack of adequate convenience outlets and circuits for computers and other electronic equipment at classrooms. The existing transformer is operating at its capacity.

Personalized teaching is an educational model which did not exist in 1955, and this building was not designed for. A lack of small group spaces has been identified as another problem. A classroom now used as a workroom, staff lounge, and computer lab is also used for small groups (including individual class instruction).

Septic pipes below the floor slab have been crushed, and the toilets which they served have been removed, leaving small rooms with holes (capped) in the floor, and lavatories on the walls.

There is no accessible route through the building, meaning that there should be a ramp or lift between the building's two levels.

Other problems including bathrooms that do not meet accessibility standards, minimal and inefficient lighting, the lack of a cooling system, ceilings that are in poor condition, an aging metal roof that leaks, and a shed roof at the back of the building of questionable structural adequacy, among others, are identified in the following building assessment.

The preceding summary is not intended to assign priorities to the building's deficiencies, but rather, report on them so that the School District may develop a strategy and make decisions based on accurate and thorough information. By listing the above items as part of the executive summary, however, we have to a certain degree, assigned the aforementioned items a higher priority than items which are only described in the following assessment. Therefore, anyone reading this Master Facilities Study is encouraged to carefully read through the complete assessment and draw his or her own conclusions.

FACILITY ASSESSMENT

1.0 THE SCHOOL SITE

1.1 Site is large enough to meet present and future educational needs defined by state and local requirements.

1.1.1 State of Colorado Recommendations:

1.1.1.1 Elementary School: 4 acres + 1 additional acre / 150 students

Middle School: 10 acres +1 additional acre / 150 students

High School: 20 acres + 1 additional acre / 150 students

1.1.2 Most Commonly Accepted Recommendations:

1.1.2.1 Elementary School: 10 acres + 1 additional acre / 100 students

Middle School: 20 acres +1 additional acre / 100 students

High School 30 acres + 1 additional acre / 100 students

- Pleasant View Elementary enrollment is currently 32. Therefore, based on the Colorado Recommendations, the site should be 4.21 acres. Based on the more commonly accepted Recommendations, the site should be 10.32 acres. At 6.39 acres, the site is adequate as per Colorado recommendations by 2.18 acres, and 3.93 acres too small according to more commonly accepted standards.

Satisfactory - 20 out of 25

1.2 The site is easily accessible and conveniently located for the present and future population.

1.2.1 Walking distances: Elementary 1 mile
Secondary 2 miles

1.2.2 Ride on School Bus: Elementary 30 minutes
Secondary 60 minutes

- Most students are either driven or ride the bus, which is the nature of a rural school (2 students from an adjacent property reportedly walk).
- There is no pedestrian access to the site (no sidewalks)

Satisfactory - 16 out of 20

1.3 Location is removed from undesirable business, industry, traffic, and natural hazards.

- The school is located in a rural setting away from any undesirable business, industry, or natural hazards.

Excellent - 10 out of 10

1.4 Site is well landscaped and developed to meet educational needs.

- The majority of the site is covered with grass except the parking lot to the north and the asphalt play area to the south, and the areas around the play equipment
- Mature trees are distributed around the building, and along the west and south edges of the site.
- There are no special areas for education on the site

Borderline - 6 out of 10

1.5 Site has well equipped playgrounds/athletic & intramural areas which are separated from streets and parking areas, with sufficient solid surface parking at the High School.

- Directly behind the school (south) there is a concrete play area with stripes for games and a basketball court (2 hoops).
- Beyond the concrete area, further to the south, is a playground with swings, a dome climber, climbing wall, and a play unit (climbers, slide, etc.).
- Just to the west of this area is a merry-go-round and some concrete culvert sections.
- The play unit is newer, but the other equipment is older, but in good condition. The merry-go-round is in poor condition. The concrete is in excellent condition.
- At the northwest corner of the site, there is a baseball backstop.
- There is no fencing around the site.

Satisfactory - 8 out of 10



The playground at the south end of the school building.

1.6 Topography is varied enough to provide desirable appearance but without steep inclines.

- The site slopes a fair amount from the north to the south. The school is built at the steepest part of the site, which allows it to be a 'split-level' design. The playgrounds are built on relatively flat area to the south.

Satisfactory - 4 out of 5

- 1.7 Site has stable well-drained soil free of erosion.
- The site's soil seems to be adequate for vegetation growth with grass on the majority of the site. No erosion has been observed.
- Satisfactory - 4 out of 5*
- 1.8 Site is suitable for special instructional needs, e.g. outdoor learning.
- Grassy areas around the site can be used for outdoor learning.
 - No special areas have been developed for outdoor learning.
- Poor - 2 out of 5*
- 1.9 Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts, and correct slopes.
- Because of the nature of a rural school, there are limited pedestrian services.
 - Sidewalks direct pedestrians around the north side of the school from the parking lot into the front door, and to the east or west to the back of the building.
 - There are no additional sidewalks connecting the site to any adjacent properties.
- Satisfactory - 4 out of 5*
- 1.10 Sufficient on-site solid surface parking is provided for faculty, students, staff, and community.
- 1.10.1 One space for each teacher and staff is recommended.
- 1.10.2 As per the city of Cortez, 1 space for 20 students of school capacity is required.
- 1.10.3 Accessible parking is required at 1space per 25 spaces provided.
- There is one parking lot on the north side of the site which contains approximately 40 standard spaces. Some additional parking was observed at the east side of the building on a gravel vehicular path.
 - There are no handicapped spaces designated in the parking lot.
 - There is enough room in the parking lot for visitors during school hours, but the lot can become overloaded during evening events.
- Satisfactory - 4 out of 5*

► **1.0 SCORE – 78 OUT OF 100 (78%)**

2.0 STRUCTURAL AND MECHANICAL FEATURES

2.1 Structure meets all barrier free requirements both externally and internally.

(15)

2.1.1	Site Considerations:	
	2.1.1.1 Accessible parking spaces	Inadequate (none)
	2.1.1.2 Curb cuts	OK
	2.1.1.3 Sidewalks	OK
2.1.2	Changes in Levels	
	2.1.2.1 Ramps	No ramp to the lower level
	2.1.2.2 Elevators	NA
	2.1.2.3 Lifts	NA
	2.1.2.4 Stairs	<i>Attic</i> – too narrow, only 1 handrail, guards too low <i>Stairs to Gymnasium</i> – OK <i>Exterior west</i> – no guardrail or handrails
2.1.3	Doors	
	2.1.3.1 Width	Widths are OK except for clear floor space around the doors to the bathrooms.
	2.1.3.2 Opening Pressure	Opening pressure is reportedly too high at all doors.
	2.1.3.3 Threshold	OK
	2.1.3.4 Hardware	Hardware does not meet accessibility requirements (knobs instead of handles)
2.1.4	Rest Rooms	
	2.1.4.1 Stall width and depth	Inadequate
	2.1.4.2 Toilets	Toilet height is ok for children ages 9 to 12
	2.1.4.3 Urinals	Urinals are too high
	2.1.4.4 Grab Bars	Non existent
	2.1.4.5 Lavatories	Too High
	2.1.4.6 Dispensers	Too High
2.1.5	Floors and Halls	
	2.1.5.1 Width	OK
	2.1.5.2 Surface Covering	OK
	2.1.5.3 Obstructions and Hazards	Kitchen serving counter, Coat racks & shelves Drinking fountain
2.1.6	Seating	
	2.1.6.1 Space for wheelchairs	OK
	2.1.6.2 Traffic Circulation	OK
2.1.7	Operating Mechanisms and Controls	
	2.1.7.1 Height	OK

	2.1.7.2 Ease of Manipulations	OK
2.1.8	Telephones	
	2.1.8.1 Height	NA
	2.1.8.2 Volume Control	NA
2.1.9	Water Fountains	
	2.1.9.1 Height	OK (1 at corridor, none at rooms)
	2.1.9.2 Controls	OK
<i>Poor – 6 out of 15</i>		

2.2 Roofs are sound, have positive drainage, and are weather tight.

- The roof is metal pro-panel and reportedly leaks. It is approximately thirty years old and needs to be replaced.
- Ice dams have been observed forming at the north side of the building, and at the valleys at the west and east. Also, ice dams form at the shed roof at the south side of the building, which can be hazardous if they fall.
- A shed roof structure off the south exit to the playground is of questionable structural integrity, and should be reviewed by a structural engineer, and replaced if found inadequate.

Poor - 6 out of 15



Structural integrity of the shed roof is questionable.

2.3 Foundations are strong and stable with no observable cracks.

- Major cracks and settlement have occurred at the southeast and southwest corners of the gymnasium.
- Other significant cracking exists at the east side of the gymnasium, and at the south and west sides of the classrooms wing.

Poor - 4 out of 10

2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration.

- No expansion joints were noted anywhere on the building, interior or exterior.
- There are significant cracks at the brick, especially at the gymnasium.

- Cracks at the interior of the gymnasium and corridors were observed. Cracking at the gymnasium is due to foundation settlement, and the corridor cracking appears to be due to water damage.
- There is damage in the building from termites. Some of it has been repaired, and the building has been treated, but the full extent of the damage has not been investigated.

Poor - 4 out of 10



Cracking that has occurred at the Gymnasium wall.



Significant cracking due to foundation settling.

2.5 Entrances and exits are located so as to permit sufficient traffic flow.

- The main entrance at the front (north) of the building allows adequate traffic flow
- The back door at the south side of the building is adequate for kids going to the playground.
- The west door is used during the day as the main entrance.

Satisfactory - 8 out of 10

2.6 Building “envelope” generally provides for energy conservation.

- Wood stud walls (2x4) with brick veneer and batt insulation, double pane windows with thermal breaks and low-e, batt insulation laid between ceiling joists.

Satisfactory – 8 out of 10



Cracked foundation wall and the deteriorating brick.

2.7 Structure is free of friable asbestos and toxic materials. (10)

- All asbestos containing materials have reportedly been abated.

Excellent - 10 out of 10

2.8 Interior walls permit sufficient flexibility for a variety of class sizes.

- There are no movable partitions between classrooms
- All classrooms are of approximately the same size.

Poor – 4 out of 10

2.9 Adequate light sources are well maintained, properly placed, and not subject to overheating.

- The classrooms have a combination of natural day-lighting and electrical lighting. The quantity of light provided by the light fixtures is minimal, and the fixtures are no longer considered energy efficient.
- Fixtures are well maintained, and no overheating was reported or observed.
- Glare in the south facing room is reportedly a problem.

Borderline - 9 out of 15



Lighting is minimal and inefficient.

2.10 Internal water supply is adequate with sufficient pressure to meet health and safety needs.

- Water is provided via an on site well.
- No problems with internal water supply were observed or reported.

Satisfactory - 12 out of 15

2.11 Each learning/teaching area has adequate convenient wall outlets, phone and computer cabling for technology.

- Electrical supply at the classrooms is adequate for current demands, including one classroom doubling as a computer lab.
- Any additional electrical loads in the building would require an upgrade to the building's electrical supply, which is currently a single phase transformer operating at it's capacity.

Satisfactory - 12 out of 15

2.12 Electrical controls are safely protected with disconnect switches easily accessible.

- One panel box in a student area (behind the stage) has a locking cover.

Satisfactory - 8 out of 10

2.13 Drinking fountains are adequate in number and placement, and are properly maintained, including provisions for the disabled.

- There are two drinking fountains in the building, one in the corridor and one in the gymnasium. Neither meet accessibility requirements for children. Based on the occupant load as calculated per the building code, there should be 3 fountains.

Poor - 4 out of 10

2.14 Number and size of restrooms meets requirements.

- The plumbing fixture count is adequate based on the 2006 IBC.
- The bathrooms do not meet current accessibility requirements.

Borderline - 6 out of 10



The bathrooms are large, but do not meet accessibility requirements.

2.15 Drainage requirements are properly maintained and meet requirements.

- The building is on a septic system.
- Two toilets were recently removed because of problems with the below slab pipes crushing and becoming unusable.

Poor - 4 out of 10



Bathroom where the toilet has been removed.

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements.

- The building does not contain a sprinkler system. A sprinkler system is not required because of the building's size. However, a sprinkler system would allow the unrated corridors to remain as code compliant.
- Smoke detectors and fire alarms (strobes and horns) have recently been retrofitted to the corridors, classrooms, and kitchen.
- Manual Pull boxes are located at building exits.

Satisfactory - 8 out of 10

2.17 Intercommunications system consists of a central unit that allows dependable two-way communications between the office and instructional areas.

- There is no intercom system.

Non-Existent - 0 out of 10

2.18 Exterior water supply is sufficient and available for normal usage.

- No problems were observed or reported with the building's exterior water supply, except, that there are a minimal number of hose bibs (reportedly two).
- There is an underground irrigation system around the entire site, which runs off the building's well. The system works, but is reportedly undersized.

Poor - 4 out of 10

▶ **2.0 SCORE – 117 OUT OF 200 (58.5%)**

3.0 PLANT MAINTAINABILITY

- 3.1 Exterior windows, doors and walls are of material and finish requiring minimal maintenance.
- Windows (aluminum and glass) and walls (brick) are of low maintenance materials.
 - The south and west exterior doors are steel and are in good condition, and require occasional painting. The front (north) exterior door still maintains the original wood frame and is deteriorating, requiring repair and paint.
 - Brick sills on the north side of the building have been covered with pre-finished aluminum.
 - Soffit panels, fascias, and some window mullions require painting.
- Satisfactory – 12 out of 15*

- 3.2 Floor surfaces throughout the building require minimal care.
- All areas are vinyl composition tile except for the classrooms, media center, and administration area, which are carpet, and the stairs, storage room, and attic, which are wood.
- Borderline - 9 out of 15*

- 3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain.
- Walls are typically painted plaster.
 - The majority of ceilings are adhered acoustical ceiling tiles with painted plaster at the kitchen, and unfinished gypsum wall board at the storage room and attic. The acoustic ceiling tile is difficult to clean, and is typically replaced when stained. Replacement is easy with the suspended ACT, but difficult with the adhered ACT. The plaster can be more easily cleaned, and painted if necessary. ACT can be painted as well, but this is not recommended as it ruins the tile's acoustical absorption properties.
- Borderline - 6 out of 10*

- 3.4 Built-in equipment is designed and constructed for ease of maintenance.
- Built-in casework (counter tops, shelves, and cabinets), chalkboards, whiteboards, and bulletin boards, and pull down screens all appear to be of good quality and easily maintained.
 - Kitchen equipment is a mix of residential and commercial grade stainless steel.
- Borderline - 6 out of 10*

- 3.5 Finishes and hardware, with a compatible key system, are of durable quality.
- Finished hardware if of good quality
- Satisfactory - 8 out of 10*

- 3.6 Restroom fixtures are wall mounted and of quality finish. (10)

- Fixtures are of good quality, but toilets and all partitions are floor mounted.

Satisfactory - 8 out of 10

3.7 Adequate custodial storage space with water and drain is accessible throughout the building.

- A custodial closet with water is adjacent to the bathrooms. It is small, and doesn't provide work space.

Borderline - 6 out of 10

3.8 Adequate electric outlets and power to permit routine cleaning are available in every area.

- Electrical outlets are dispersed throughout the building, including classrooms, corridors, gymnasium etc. The number of outlets, however, at corridors are reportedly inadequate and require extension cords to be used with cleaning equipment. This can cause the equipment to prematurely wear out.

Borderline - 6 out of 10

3.9 Outdoor light fixtures, electric outlets, equipment and other fixtures are accessible for repair and replacement.

- Fixtures and equipment are accessible. No outdoor outlets were observed.

Satisfactory - 8 out of 10

▶ **SCORE - 69 OUT OF 100 (69%)**

4.0 BUILDING SAFETY AND SECURITY

- 4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways.
- Bus loading is at the east side of the parking lot. Students access the buses directly from the sidewalk.
 - Parent pickup is from the parking lot.

Satisfactory – 12 out of 15

- 4.2 Walkways, both on and off site, are available for safety of pedestrians.
- Walkways on the site provide access from the parking lot to the building, and to all the exterior doors of the building.
 - There are no off-site walkways.

Satisfactory – 8 out of 10

- 4.3 Access streets have sufficient signals and signs permitting safe entrance to and exit from school area.
- There are minimal signs on Road CC at either side of the school which denote 20mph speed zone.
 - There are no signals.

Satisfactory - 4 out of 5

- 4.4 Vehicular entrances and exits permit safe traffic flow.
- No problems with vehicular entrances and exits her been reported or observed.

Satisfactory – 4 out of 5

- 4.5 Locations and types of playground equipment are free from hazard, and athletic equipment is properly located and free from hazard.
- Equipment is located to the south and west of the school, which are good, safe locations.
 - All playground equipment is in the play area, but there is no fencing, which resist intruders while keeping kids in.
 - The merry-go-round is in poor condition.
 - Concrete curbs around playground equipment are of sufficient height that they are readily obvious. Pea gravel provides a soft surface at the playground.

Satisfactory -4 out of 5

- 4.6 The heating unit(s) is located away from student occupied areas.
- The heating units are forced air furnaces (3), and are located away from student areas in the attic.



Gas fired heater (open flames) is considered unsafe in schools.

- There is a gas-fired heater in the gymnasium, which with open flames, is considered dangerous in a school.

Satisfactory - 16 out of 20

4.7 Multi-story buildings have at least two stairways for student egress.

- As long as the upper level is used only for storage, this can be viewed as a one-story building with an attic. Students should not be in the attic. If there were any student activities in the attic, it would not meet egress codes.

Not Applicable

4.8 Exterior doors open outward and are equipped with panic hardware.

- All exterior doors open outward and have panic hardware.

Satisfactory - 8 out of 10

4.9 Emergency lighting is provided throughout the building with exit signs on separate electrical circuits.

- Exit signs are located at exits as per the code, although, some of the signs do not meet current requirements (letters appear less than 6" high, no back-up power, some are not illuminated).
- There is no emergency lighting.

Borderline - 6 out of 10

4.10 Classroom doors are recessed and open outward.

- All classroom doors open outwards.
- None of the classroom doors are recessed, and open into the corridor.

Poor - 4 out of 10



The doors open into the corridor with student storage beyond.

4.11 Building security systems are provided to assure uninterrupted operation of the educational program.

- Exterior night lighting is the only security system which resists night time vandalism, which could cause the school to be closed if the vandalism is extensive enough. There are no parking lot lights.
- No vandal detectors or entrance detectors are provided in the building.

- Know one is typically in the administration offices to monitor the front entry, so it is locked during the day with visitors directed to the west entrance. The west entrance is monitored by teachers, but it is still difficult to monitor.

Poor – 4 out of 10

4.12 Flooring (including ramps and stairways) is maintained in a nonslip condition.

- The flooring is maintained in a nonslip condition.

Satisfactory – 4 out of 5

4.13 Stairs (interior and exterior) meet code requirements.

- The tread depth at the interior stairs between the upper and lower levels is too shallow. The upper handrail is too low, and does not return to the wall or extend past the top and bottom risers.
- The interior stair from the kitchen to the attic does not meet code. It's treads are too shallow (10 $\frac{3}{4}$ " instead of 11") and there is only one handrail. It is too narrow to meet ADA requirements, but it is not required to be an accessible stair.

Poor - 2 out of 5

4.14 Glass is properly located and protected with safety material to prevent accidental student injury.

- All glass at doors, sidelights, and within one foot of a door should be tempered.
- There is wired glass at the inside front door, which is no longer allowed in school buildings.
- Exterior doors have labels indicating that they are safety glazed, but none of the sidelights have labels. None of the interior (classroom) doors have labels.

Borderline - 3 out of 5

4.15 Fixed projections in the traffic areas do not extend more than four inches from corridor wall.

- A drinking fountain, shelves and coat racks, a fire extinguisher at the front door, and the kitchen serving counter extend more than 4" into the traffic areas.

Borderline – 3 out of 5

4.16 Traffic areas terminate at an exit or a stairway leading to an egress.

- All traffic areas terminate at an exit.
- The lower exit (south) is partially blocked by a freezer.

Borderline - 3 out of 5



The freezer partially blocks the door.

4.17 Adequate fire safety equipment is properly located.

- Smoke detectors are located in the corridors and in classrooms.
- Fire extinguishers are located around the building so that no point in the building is more than seventy-five feet from an extinguisher.
- A number of fire extinguishers are hung on walls instead of in cabinets, which makes them more vulnerable to tampering.

Borderline - 9 out of 15

4.18 There are at least two independent exits from any point in the building.

- None of the classrooms have an exit directly to the exterior. They do, however, have 2 doors to the corridor.

Satisfactory - 12 out of 15

4.19 Fire-resistant materials are used throughout the structure.

- A portion of the floor system is fire-resistant (concrete slab on grade) at the north side of the building. The floor system of the south classroom is wood.
- The interior and exterior walls, as well as the attic floor and the roof structure are combustible (wood studs, joists, and trusses)

Poor - 6 out of 15

4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.

- An recently installed automatic fire alarm system with horns and strobes is triggered via smoke detectors in all spaces including the corridors and classrooms, and heat detector in the kitchen.
- Manual pull boxes located at building exits will also trigger the alarm system.

Excellent - 15 out of 15

▶ **4.0 SCORE - 127 OUT OF 185 (68.6%)**

5.0 EDUCATIONAL ADEQUACY

- 5.1 Size of academic learning areas meets desirable standards.
- The Kindergarten classroom is approximately 740sf. This is below the 1000s.f. minimum requirement of the Colorado Public Schools Facility Construction Guidelines, and the 1200s.f. recommended by the Council of Educational Facility Planners.
 - The other classroom is approximately 736s.f.. This is below CEFPP guidelines of 900s.f. Using 35s.f. per student from the Colorado Guidelines, these rooms could accommodate 21 students.

Borderline – 15 out of 25

- 5.2 Classroom space permits arrangements for small group activity.
- Recommended classroom shape is rectangular with the long axis approximately 1.33 times the shorter axis. This shape allows for small group activities within the classroom. All of the classrooms in the building are very close to this proportion, and therefore, could, depending on furniture layout, allow for small group break-out areas.

Satisfactory - 12 out of 15

- 5.3 Location of academic learning areas is near related educational activities and away from disruptive noise.
- Overall, the arrangement of the spaces in relationship to one another is good. The music room, being on the gymnasium stage, is away from other classrooms, but conflicts with the use of the gymnasium.

Satisfactory – 8 out of 10

- 5.4 Personal space in the classroom away from group instruction allows privacy time for individual students.
- No personal space is provided in the classrooms

Non-Existent – 0 out of 5

- 5.5 Storage for student materials is adequate.
- Student academic material is stored in desks.
 - Student personal material (coats, gloves, backpacks, etc.) is stored at desks and at wall hooks and shelves in the corridor. This alleviates storage problems in the rooms, but can cause traffic problems in the corridors (see section 4.15)

Borderline - 6 out of 10

- 5.6 Storage for teacher materials is adequate.
- Teacher storage consists of a wall of built-in casework, including a countertop with drawers, shelves, and work spaces, and upper cabinets. There is also a small storage closet off the corridor which the teachers use.

Borderline – 6 out of 10



The built-in casework provides good storage.

5.7 Size of specialized learning area(s) meets standards.

- There are no special education rooms.
- There is no art room.
- The music room (stage) is 468s.f. and at 30 to 35 square feet per student, can accommodate 13 to 15 students.
- The area of the workroom which accounts for the computer lab is approximately 130 s.f., and at 30 to 35 square feet per student, can accommodate 4 students per the guidelines.

Poor - 6 out of 15

5.8 Design of specialized learning areas is compatible with instructional needs.

- Small groups and individual grade instruction are held in room 20, which is shared with the computer lab and workroom. This limits the effectiveness of the room for small groups due to conflicts with other uses.

Poor - 4 out of 10

5.9 Library/Resource/Media Center provides appropriate and attractive space.

- Minimum recommended size is 10% to 15% of the student body at 30s.f. per student seated. At 32 students, the area should be 96s.f. to 144s.f. The area of the media center used as a library is 828sf., so it is well above the recommended range, and would allow for growth of enrollment.
- Storage and work spaces are provided at built-ins along the south wall.
- The space has nice northern light, is organized, and clean, but has a low ceiling.

Satisfactory - 8 out of 10

5.10 Gymnasium (or covered PE) and outdoor facilities adequately serve physical education instruction.

- The gymnasium doubles as a cafeteria, and requires setting up for and cleaning up after lunch.
- High windows in the gymnasium provide some natural light and are protected from damage.
- The room is big enough for physical education.
- Storage is under the stage. There is no PE teacher's office, or sound attenuation material except for acoustic ceiling tile.
- The heater in the gymnasium is loud. It is also a gas fired heater, which is considered dangerous in a school. The furnace in the southwest corner is not used, and needs to be removed.

Borderline - 3 out of 5

5.11 Pre-Kindergarten and kindergarten space is appropriate for the age of students and nature of instruction.

- No pre-kindergarten program is provided at the school.
- The Kindergarten rooms are too small (see 5.1)
- There are no separate bathrooms provided in the Kindergarten rooms.
- The Kindergarten rooms do not have direct access to their own, fenced playground, although, access to their playground is from the adjacent east door.

Poor - 4 out of 10

5.12 The music program is provided adequate sound treated space.

- Music room is too small, lacks sound attenuation materials, and conflicts with the gymnasium.
- A guardrail is not required at an edge of a stage, but when the stage is used as a classroom, there should be a guard. An existing movable partition should be closed when the space is used for music. This would act as a guard, help with sound attenuation, and help to alleviate conflicts with the gymnasium.

Poor - 2 out of 5



The stage is used as a Music Room. The partition should be closed when the stage is used for classes.

5.13 Space for Art is appropriate for instruction, supplies, and equipment.

- Art activities occur in the regular classrooms.
- The classrooms do not have sinks.
- Storage for art materials is marginal.
- None of the rooms have direct access to outdoors for art projects.

Poor - 2 out of 5

5.14 Space for technology education permits use of state-of-the-art equipment.

- The computer lab provides stations for approximately 10 students at a time which is smaller than the classes, however, the area would be fine for individual grades.
- The computer lab conflicts with the workroom and small groups.
- The classrooms provide some computers.

Borderline - 3 out of 5

5.15 Space adjacent to regular classrooms is provided for small groups and remedial instruction.

- Classroom 20 has been converted into a workroom, computer lab, and small group room.
- The room could accommodate 1 small group at a time. Other users of the room at the same time would conflict with small groups.

Poor - 2 out of 5

5.16 Storage space for student and teacher material at specialized learning areas is adequate.

- There are some freestanding closets at the music room (stage).
- Storage for art materials must be accommodated within the regular classrooms.
- Storage for the small group room is accommodated within the small group room.
- There is some storage at the media center in built-in cabinets.

Borderline - 3 out of 5

5.17 Teacher's lounge and work areas support teachers as professionals.

- The staff lounge and workroom are together in a converted classroom, which is also used as a conference room, computer lab, and small group room.
- The staff lounge/workroom has some built-in casework, but no sink, refrigerator, or microwave.
- Tables with seating, work tables, copiers, and paper storage complement the workroom.
- The staff lounge/workroom portion of the room is estimated at about 370s.f. VS 500 – 1000s.f. recommended for each 25 teachers.

Poor - 4 out of 10



A converted classroom is now a workroom, lounge, computer lab, and small group room.

5.18 Cafeteria is attractive with sufficient space for seating, delivery, storage, and food preparation.

- The gymnasium doubles as the cafeteria
- There is sufficient space for seating, delivery, storage, and food preparation. At 300 square feet, at 2s.f. Per meal served, the kitchen can prepare up to 150 meals.
- The cafeteria can not be set up full time as a cafeteria since the space is shared with the gymnasium

Satisfactory – 8 out of 10



The kitchen equipment is residential grade and is aging.

5.19 Administrative offices are consistent in appearance and function with the maturity of students served.

- The administrative area is business like, with adult sized furniture. There is no reception area.

Borderline - 3 out of 5

5.20 Counselor's office insures privacy and sufficient storage.

- The principal's office doubles as a counselor's office, but is private.

Borderline - 3 out of 5

5.21 Clinic area is near administrative offices and is equipped to meet requirements. (5)

- The area is poorly equipped. There is only one rest area which is not private, and the bathroom no longer has a toilet.
- At 106s.f., including a small bathroom and closet, the nurse's office is below the 500-550s.f. recommended.
- The area is adjacent to the administrative offices.

Poor - 2 out of 5

5.22 Suitable reception space is available for students, teachers and visitors.

- The front (north) door is typically locked during the day since there is usually know one in the administration area to monitor visitors. The west door is for visitors, and provides no reception area.

Non-Existent – 0 out of 5

5.23 Administrative personnel are provided with sufficient work space and privacy.

- Principals' office is too small at 120s.f. VS 200-250s.f. recommended.
- There is no Assistant Principals' office.
- There is no clerical area.
- There is no closet.
- The conference room is combined with the teacher's lounge/workroom.
- The principal's office is private.

Poor - 2 out of 5

► **5.0 Section – 106 out of 200 (53%)**

6.0 ENVIRONMENT FOR EDUCATION

- 6.1 Overall design is aesthetically pleasing and appropriate for the age of students.
- The overall design is nice, but dated, and unexciting.
 - The smaller scale building is appropriate for the age of children, especially since it has a rather residential look.

Satisfactory – 12 out of 15

- 6.2 Site and building are well landscaped.
- The site is mostly covered with grass, except for the parking area at the north, sidewalks at the north, west, and east, and the paved play areas at the west and south.
 - A few mature trees and shrubs are disbursed around the building.

Borderline - 6 out of 10

- 6.3 Exterior noise and surrounding environment do not disrupt learning.
- Exterior noise is good due to the school being located in a rural setting.
 - No disruptions were reported due to the surrounding environment.

Excellent - 10 out of 10

- 6.4 Entrances and walkways are sheltered from sun and inclement weather.
- The main entry (north) is sheltered from sun and weather.
 - At the back (south) door a shed roof has been added to the entry to keep snow and water from falling on the walk below. It is very likely that the shed roof is structurally undersized for snow loads, and snow and ice can fall onto the walk below.
 - The west door provides minimal shelter from a deck above.

Borderline – 6 out of 10

- 6.5 Building materials provide attractive color and texture.
- Colors are monochromatic with red brick and brown window frames, soffit, fascias, and roof (faded).
 - Areas of brick, glass, and metal roofing provide attractive textures, but lack variety.

Borderline – 3 out of 5

- 6.6 Color schemes, building materials and décor provide an impetus to learning.
- At the original building, the corridor walls are white with a blue accent stripe. Tack strips at the corridor walls allow for hangings which bring some additional color to the corridors. The floors are off white vinyl tiles. The ceilings are all white..
 - Colors at individual classrooms are white walls, white ceilings, grey carpet floors (which turns up the wall to form an approximately 3' wainscot), blue and wood grain casework. These are all cool colors and promote a relaxed environment.

Borderline – 12 out of 20

6.7 Year around comfortable temperature and humidity are provided throughout the building.

- Humidity problems have not been reported.
- Three forced air furnaces in the building's attic have recently been installed. One feeds the east end of the building, and one each for the north and south sides of the classroom wing.
- The gymnasium has a gas fired ceiling mounted heater as well. The original heating ducts in the gym have been abandoned, and a furnace at the southwest corner is no longer used, and needs to be removed.
- The south facing classroom tends to be on the overly warm at the beginning and end of the school year.
- The gymnasium is usually cold.
- The overhead gas heater in the gymnasium is considered dangerous in a school (open flames).
- No mechanical cooling is provided at the school

Borderline - 9 out of 15

6.8 Ventilating system provides adequate quiet circulation of clean air.

- Ventilation is provided via air infiltration through the windows.

Borderline – 9 out of 15

6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination.

- Lighting systems throughout the building provide minimal quantities of light, which is diffuse and well distributed. Without light from windows, lighting in the rooms would be inadequate.
- Luminaries at classrooms are surface mounted fixtures with T12 fluorescent bulbs, which considered an obsolete lamp due to their lack of energy efficiency.

Satisfactory – 12 out of 15

6.10 Sufficient drinking fountains and restroom facilities are conveniently located.

- Student restrooms are at the center of the building.
- There is one drinking fountain in the corridor, one in the gymnasium, and none in the classrooms, for total of 2 in the entire building.
- There is no dedicated staff bathroom, and the toilets at both the administration area and the media center have been removed, so staff uses the student bathrooms.

Poor – 6 out of 15

6.11 Communication among students is enhanced by commons area.

- The Gymnasium serves as the commons area, and is not typically accessed by students other than during lunch and gym class.
- The main entry and corridors serve this function to some extent, but there is no seating for students.

Poor - 4 out of 10

6.12 Traffic flow is aided by appropriate foyers and corridors.

- Corridors are wide enough for good traffic flow.

Satisfactory – 8 out of 10

6.13 Areas for students to interact are suitable for the age group.

- This is not as important at the elementary age as middle and high school, however, it should be included to some degree in elementary schools.
- Except for the corridors, there is no area inside the building for student interaction. As noted in 6.11, the main entry foyer serves this function to some extent, but it was not designed for this, and does not provide any seating or any other “atmosphere” creating entities.
- The playgrounds behind the school can serve this function, weather permitting but are underdeveloped. There are no seating areas, and there are no areas of shade.

Very Inadequate - 2 out of 10

6.14 Large group areas are designed for effective management of students.

- The Gymnasium provides for effective management of students.
- The Library provides for effective management of students, but supervision around book shelves is difficult.

Satisfactory – 8 out of 10

6.15 Acoustical treatment of ceiling, wall and floors provides effective sound control.

- Acoustical treatments in most areas include Acoustic Ceiling Tile (ACT) and carpet.

Satisfactory – 8 out of 10

6.16 Window design contributes to a pleasant environment.

- Classroom windows occupy most of the exterior wall length. While providing view and natural day-lighting, this can also be distraction, create glare, and overheat the rooms, especially the south room.
- Some glazing at the three entries helps to create somewhat open and inviting spaces.
- High windows at the gymnasium allow some natural light, provide some protection to the windows, and keep glare and heat gain down.

Borderline - 6 out of 10

6.17 Furniture and equipment provide a pleasing atmosphere.

- Furniture is sized appropriately for students.
- Furnishings and equipment are generally in good condition, however, they lack consistency. A wide range of colors, shapes, sizes, materials, styles and eras can be found throughout the school, and even within the same classrooms.

Satisfactory – 8 out of 10

▶ **6.0 SCORE – 129 OUT OF 200 (64.5%)**

OVERALL SCORE – 626 OUT OF 985 (63.5%)

CODE ISSUES:

1. Egress corridors in schools without sprinkler systems or classrooms doors to the exterior are required to have walls of 1-hour fire resistive rated construction. The corridors in the original building are not rated.
2. Numerous building elements do not meet accessibility requirements, including bathrooms and drinking fountains. Refer to section 2.1 for additional information.
3. The stairs to the attic and the stage stairs do not meet current codes.
4. Wired glass in doors and windows is no longer allowed in schools.
5. There is no accessible route (ramp or lift) from the classroom wing to the gymnasium.
6. The canopy at the back of the building does not appear to meet structural requirements.
7. Using the stage as a classroom (music room) only meets code requirements when the partition is closed assuming the partition meets lateral load requirements for a guardrail.
8. Because the attic storeroom, which is considered an incidental use, is over 100 square feet, it should either have a complete fire sprinkler system, or 1-hour fire resistive rated construction in order to meet current codes.

RECOMMENDATIONS:

1. Discontinue the use of the building.
2. Continue using the building as an elementary school and:
 - a. With the aid of a qualified structural engineer, monitor the settlement of the sinking foundations and take corrective actions based on the engineer's recommendations.
 - b. Have the extent of termite damage assessed, and repair all structural damage.
 - c. Although the building does not require a sprinkler system based on square footage, the corridors do not meet construction requirements for 1-hour rated separation walls. Additionally, the storage rooms upstairs are required to be either separated with 1-hour construction, or fully sprinkled. With the installation of a sprinkler system, the walls would not need to be rated. Additionally, the building is a wood structure, and although it meets codes for its construction type, a fire could very rapidly engulf it without a sprinkler system.
 - d. Remodel the kitchen with commercial grade equipment and a compliant ANSUL fire suppression system.
 - e. Upgrade electrical service at all classrooms to accommodate computers and other technologies. This will require a transformer upgrade.
 - f. Remodel room 20 (currently a work/computer/small group room) into actual separate rooms for computers, small groups, and a work room/lounge. Another option would be to remodel a portion of the library to include a computer lab and/or small group rooms (in conjunction with a remodel of the old bathroom).
 - g. Remodel the bathrooms to meet current accessibility requirements. The bathrooms are generously sized, so a remodel of the bathrooms and adjacent closets could include a staff bathroom and new closets. The bathrooms where the toilets have been removed should have the lavatories removed as well. The floor and walls at the administration bathroom should be repaired, and the space remodeled into a closet for the principal's office. The bathroom at the library should be remodeled in a similar manner.
 - h. Upgrade the drinking fountains to meet current accessibility requirements for children.
 - i. Replace the existing roof with either good quality composition shingles, or a standing seam, concealed clip metal roof.
 - j. Have the shed roof at the back (south) door reviewed by a qualified structural engineer, and replace it if it is found to be structurally inadequate.
 - k. Provide a code compliant ramp or lift between the classroom wing and the gymnasium. Because of the space required for a ramp, a lift would be more practical.
 - l. Replace ceilings with suspended acoustic tile.
 - m. Install an air conditioning system.

- n. Replace existing lighting with more energy efficient T8 fixtures.

BUILDING CODE CHECK

PLEASANT VIEW ELEMENTARY SCHOOL

The *Pleasant View Elementary School* building was reviewed under the 2006 International Building Code (2006 IBC). The City of Cortez and the State of Colorado, Public Safety Section (Public School Construction Program) have both adopted this edition of the building code. Included in this section of our Master Plan Study is a copy of the building code check for the *Pleasant View Elementary School* building.

The following is a summary of the building code review criteria:

REVIEW CRITERIA

Building: Pleasant View Elementary School
Location: 15238 County Road CC
Pleasant View, Colorado, 81331
Type of Construction: Type V B (Non-Rated)
Occupancy Classification: E Educational
Stories- Existing: 2 Stories
Fire Sprinkler System: The building is not provided with an automatic fire sprinkler system.

Building Floor Area Summary:

<i>Floor Level</i>	<i>Use</i>	<i>Occupancy Group</i>	<i>Gross Floor Area</i>
Main Level	Educational	E	8,607
Second Level	Storage	S-1	1,286
<i>Total Building:</i>			<i>9,893 SF</i>

BUILDING CODE SUMMARY

Type of Construction:

The *Pleasant View Elementary School* building has been classified as of Type V-B combustible, non-rated construction. The original building is constructed with exterior masonry (brick) bearing walls, with the interior walls of brick masonry and wood stud construction. The roof system consists of open web steel roof joists with wood roof decking.

Occupancy:

The *Pleasant View Elementary School* building has been classified as Group E Educational occupancy. The school contains spaces that would be considered as different occupancies such as gymnasium/ cafeteria (Group A-1), libraries (Group A-3), offices (Group B), and storage rooms (Group S-1). Typically when this occurs, the building is considered a mixed occupancy and is subject to the provisions of accessory occupancies. Accessory occupancies are those occupancies accessory to the main occupancy of the building

As per 2006 IBC Section 508.3.1, Exception 2, assembly spaces, such as the gymnasium, auditorium, library and cafeteria, do not have to be considered as separate occupancies if used for school purposes only and is limited to school occupants. If the assembly spaces are used by the public after regular school hours, than the space should be designed with exiting systems based on the assembly use. A fire separation may be required between the Group A assembly space and the Group E educational occupancy. In the case of the *Pleasant View Elementary School* building, the building has been considered as non-separated mixed use building, so an occupancy separation (fire barrier) is not required.

Stories:

The *Pleasant View Elementary School* building is a one-story building, with a small second floor area used for storage.

Fire Sprinkler System:

The *Pleasant View Elementary School* building is not provided with an automatic fire sprinkler system. The 2006 IBC requires any fire area in a school greater than 20,000 s.f. to be protected with an automatic sprinkler system. The building is small enough in building area not to require an automatic sprinkler system.

Building Floor Area:

The *Pleasant View Elementary School* building is considered as a single fire area. The building with Type V-B construction, and Group E occupancy does not allow for a second story. The original school construction provided a small (1286 SF) storage area over the center corridor area of the building.

In order to comply with the allowable number of stories, an automatic fire sprinkler system would need to be provided to allow for a second floor level.

FIRE CODE SUMMARY

General:

The *Pleasant View Elementary School* building and site will need to be reviewed with the local fire authority for conformance to the 2006 International Fire Code in regards to the following items. The following summary provides a general description of the Fire Code requirements for the *Pleasant View Elementary School* building.

Fire Department Access: (2006 IFC 503)

Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the building. The fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system.

Fire Protection Water Supply: (2006 IFC 508)

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the building. The means by which the fire flow is supplied is determined by the policies of the jurisdiction.

In the absence of municipal fire hydrants, the fire flow requirements for the *Pleasant View Elementary School* building may be provided by on-site water tanks, or fire department water tanker. As per Table B105.1 'Minimum Required Fire-Flow and Flow Duration for Buildings', the *Pleasant View Elementary School* building will require a fire flow of 2500 GPM for 2 hours.

As per 2006 IFC, B105.2, a reduction in the required fire-flow of up to 75 percent is allowed for buildings provided with an approved automatic sprinkler system installed per the requirements of NFPA 13. The resulting fire flow shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1.

Fire Hydrants: (2006 IFC 508.5)

All portions of the building are required to be within 400 feet from a fire hydrant located on a fire apparatus access road. For buildings equipped with throughout with an approved automatic sprinkler system, the distance requirement can be increased to 600 feet.

In the absence of municipal fire hydrants, the fire flow requirements for the *Pleasant View Elementary School* building may be provided by on-site water tanks, or fire department water tanker.

Other:

The location of building utility service entrance shall be clearly marked, including the fire protection, natural gas, electrical shut-offs, and fire department connection.

Colorado Department of Education

School Report



Auditor - Montezuma-Cortez RE-1

Pleasant View ES

Jul 20, 2020

Executive Summary

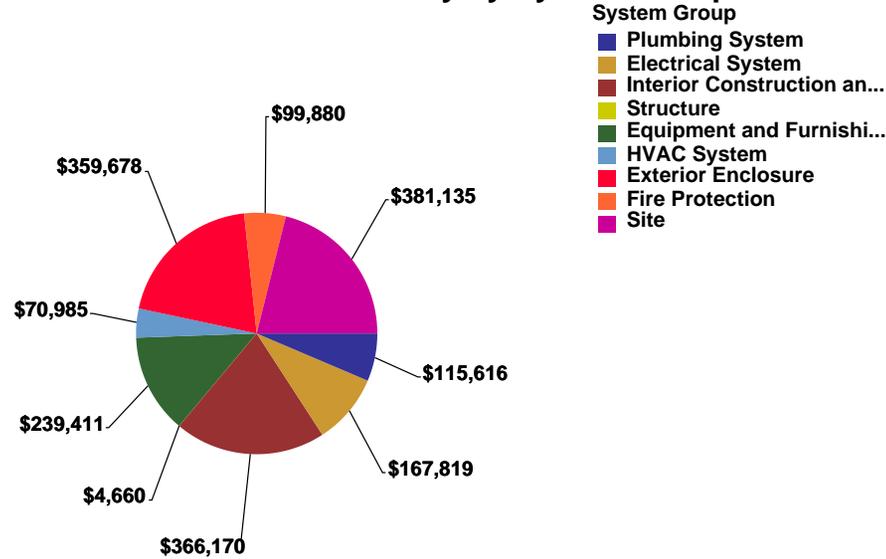
District:	Auditor - Montezuma-Cortez RE-1
School Name:	Pleasant View ES
Address:	15238 COUNTY ROAD CC
City:	PLEASANT VIEW
Gross Area (SF):	8,607
Number of Buildings:	1
Replacement Value:	\$2,638,331
Condition Budget:	\$1,718,746
Total FCI:	0.65
Adequacy Index:	0.49



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$239,817	\$167,819	0.70
Equipment and Furnishings	\$191,528	\$239,411	1.25
Exterior Enclosure	\$584,649	\$359,678	0.62
Fire Protection	\$11,087	\$99,880	9.01
HVAC System	\$111,377	\$70,985	0.64
Interior Construction and Conveyance	\$521,918	\$366,170	0.70
Plumbing System	\$100,102	\$115,616	1.15
Site	\$555,790	\$381,135	0.69
Structure	\$322,062	\$4,660	0.01
Overall - Total	\$2,638,331	\$1,805,354	0.68

Condition Deficiency by System Group



Condition Deficiency Priority

Building/Site	GSF (SF)	FCI	1 - Due within 1 Year of Insepction	2 - Due within 2 Years of Inspection	3 - Due within 5 Years of Inspection	4 - Not Time Based
Pleasant View ES Site	301,871	0.69	\$0	\$0	\$381,135	\$0
Pleasant View ES Main	8,607	0.64	\$0	\$0	\$1,337,610	\$86,609

Site Summary



Replacement Value:	\$555,790	Condition Budget:	\$381,137	Total FCI:	0.69
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Site Description

The Pleasant View Elementary School site was constructed in 1955. This site contains approximately 6.93 acres and features a playground area and a softball area. There is one aged storage shed on this site. This site is served by a public domestic water supply with a septic tank and leach field for wastewater.

This site is located in a rural residential area with some surrounding fields.

Site Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Site	\$555,790	\$381,135	0.69
Overall - Total	\$555,790	\$381,135	0.69

Site Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2012	Parking Lot and Roadway - Gravel	15	2005	2025	2020	\$10,565	\$1,268	0.12
G2021	Parking Lot and Roadway Flexible Pavement - Intermediate Course	25	1966	2025	2020	\$26,943	\$16,705	0.62

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2021	Parking Lot and Roadway Flexible Pavement - Base Course	65	1966	2031	2031	\$9,438	\$0	0.00
G2022	Parking Lot and Roadway Flexible Pavement - Surface Course	15	1966	2024	2020	\$29,650	\$37,062	1.25
G2031	Pedestrian Pavement - Concrete - 1955	25	1955	2025	2020	\$26,267	\$32,833	1.25
G2031	Pedestrian Pavement - Base Course - Gravel - 1955	75	1955	2030	2030	\$3,384	\$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 2005	75	2005	2080	2080	\$6,871	\$0	0.00
G2031	Pedestrian Pavement - Concrete - 2005	25	2005	2030	2030	\$53,331	\$0	0.00
G2033	Exterior Stairs - Concrete	30	1955	2025	2020	\$2,308	\$2,885	1.25
G2041	Site Development - Fencing - Chain Link	20	2018	2038	2038	\$17,236	\$0	0.00
G2042	Site Development - Retaining Wall - Concrete - 1955	40	1955	2025	2020	\$10,941	\$13,676	1.25
G2042	Site Development - Retaining Wall - Concrete - 2005	40	2005	2045	2045	\$51,920	\$0	0.00
G2044	Monument Sign	40	1990	2030	2030	\$719	\$0	0.00
G2045	Site Furnishings - Plastic Bench	30	1990	2025	2020	\$1,910	\$2,387	1.25
G2048	Site Development - Flagpoles - Steel	25	1955	2025	2020	\$7,685	\$9,606	1.25
G2049	Modular Playground Equipment - 1990 and Older	20	1990	2025	2020	\$63,655	\$79,569	1.25
G2052	Landscaping Playground - Pea Gravel	20	2000	2025	2020	\$38,350	\$47,938	1.25
G2054	Landscaping - Grass Sodding	50	1955	2025	2020	\$11,600	\$1,392	0.12
G2055	Landscaping - Trees - 2017	50	2017	2067	2067	\$16,929	\$0	0.00
G2055	Landscaping - Trees - 1955	50	1955	2025	2020	\$35,269	\$4,232	0.12
G2057	Landscaping - Sprinkler System	25	1995	2025	2020	\$6,549	\$8,186	1.25
G3011	Water Supply - Potable Water Distribution Piping	30	1955	2025	2020	\$41,437	\$41,437	1.00
G3021	Sanitary Sewer - Waste Water Piping	50	1955	2025	2020	\$51,382	\$53,951	1.05
G3061	Fuel Distribution - Gas Service Piping - 2" Steel	30	1955	2025	2020	\$4,483	\$4,707	1.05
G4012	Site Electrical Distribution - Pole Mounted Transformer	30	1990	2025	2020	\$15,163	\$18,954	1.25
G4013	Site Electrical Distribution - Underground Power Distribution - 15kV Cable	50	1990	2040	2040	\$7,277	\$0	0.00
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID	20	1990	2025	2020	\$1,655	\$2,069	1.25
G4022	Site Lighting - Poles - Wood	20	1990	2025	2020	\$1,343	\$1,678	1.25
G4023	Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring	50	1990	2040	2040	\$1,051	\$0	0.00
G4024	Site Lighting - Site Lighting Controls - Time	20	1990	2025	2020	\$480	\$600	1.25

Unifformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
	Clock							
Overall - Total						\$555,790	\$381,135	0.69

Site Condition Details

G2012 - Paving and Surfacing

Parking Lot and Roadway - Gravel

CRV: \$10,565



Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	12,000 SF	Unit Cost:	\$0.88
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway - Gravel Renewal

Cost:	\$1,268	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Paving and Surfacing
		Action:	Parking Lot and Roadway - Gravel Renewal



Description:

Auto generated renewal for Parking Lot and Roadway - Gravel. System Description: Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Base Course

CRV: \$9,438



Current Age:	54 years	Year Installed:	1966
Exp. Use. Life:	65 years	Obs. Yrs. Rem:	11 years
Quantity:	10,720 SF	Unit Cost:	\$0.88
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

Site Condition Details

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: \$26,943



Current Age:	54 years	Year Installed:	1966
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	10,720 SF	Unit Cost:	\$2.51
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Cost:	\$16,705	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Bases and Sub-Bases
		Action:	Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal



Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Intermediate Course. System Description: Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2022 - Paving and Surfacing

Parking Lot and Roadway Flexible Pavement - Surface Course

CRV: \$29,650



Current Age: 54 years	Year Installed: 1966
Exp. Use. Life: 15 years	Obs. Yrs. Rem: 4 years
Quantity: 10,720 SF	Unit Cost: \$2.77
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Cost: \$37,062	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/24	Prime Sys: Paving and Surfacing
	Action: Parking Lot and Roadway Flexible Pavement - Surface Course Renewal



Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1955

CRV: \$3,384

No Picture Available

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 75 years	Obs. Yrs. Rem: 10 years
Quantity: 2,635 SF	Unit Cost: \$1.28
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1955

CRV: \$26,267

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 2,635 SF	Unit Cost: \$9.97
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Pedestrian Pavement - Concrete - 1955 Renewal

Cost:	\$32,833	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Paving and Surfacing
		Action:	Pedestrian Pavement - Concrete - 1955 Renewal



Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1955. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 2005

CRV: \$6,871

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	60 years
Quantity:	5,350 SF	Unit Cost:	\$1.28
Insp. Date:	6/9/20	Inspector:	Mark Hillen

No Picture Available

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 2005

CRV: \$53,331

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	10 years
Quantity:	5,350 SF	Unit Cost:	\$9.97
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.



No Requirements

G2033 - Exterior Steps

Exterior Stairs - Concrete

CRV: \$2,308

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$3,297.00
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Exterior steps include cast in place concrete stairs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Exterior Stairs - Concrete Renewal

Cost: \$2,885 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Exterior Steps
Action: Exterior Stairs - Concrete Renewal



Description:

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior steps include cast in place concrete stairs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2041 - Fences and Gates

Site Development - Fencing - Chain Link

CRV: \$17,236

Current Age: 2 years **Year Installed:** 2018
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 18 years
Quantity: 300 LF **Unit Cost:** \$57.45
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Site development include chain link fencing.

No Requirements

Site Condition Details

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete - 1955

CRV: \$10,941



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 40 years	Obs. Yrs. Rem: 5 years
Quantity: 55 LF	Unit Cost: \$198.93
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Site development includes retaining wall consisting of cast-in-place on concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Retaining Wall - Concrete - 1955 Renewal

Cost: \$13,676	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Retaining Walls
	Action: Site Development - Retaining Wall - Concrete - 1955 Renewal



Description:

Auto generated renewal for Site Development - Retaining Wall - Concrete - 1955. System Description: Site development includes retaining wall consisting of cast-in-place on concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete - 2005

CRV: \$51,920



Current Age: 15 years	Year Installed: 2005
Exp. Use. Life: 40 years	Obs. Yrs. Rem: 25 years
Quantity: 261 LF	Unit Cost: \$198.93
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

Site development includes retaining wall consisting of cast-in-place on concrete.

No Requirements

Site Condition Details

G2044 - Signage

Monument Sign

CRV: \$719



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	10 years
Quantity:	0 Each	Unit Cost:	\$3,596.49
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site improvements include a monument sign identifying the building.

No Requirements

G2045 - Site Furnishings

Site Furnishings - Plastic Bench

CRV: \$1,910



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$955.00
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site furnishings include plastic park benches. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Furnishings - Plastic Bench Renewal

Cost:	\$2,387	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Site Furnishings
		Action:	Site Furnishings - Plastic Bench Renewal



Description:

Auto generated renewal for Site Furnishings - Plastic Bench. System Description: Site furnishings include plastic park benches. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2048 - Flagpoles

Site Development - Flagpoles - Steel

CRV: \$7,685

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 1 Each	Unit Cost: \$7,685.05
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

Site development includes a steel flagpole. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Flagpoles - Steel Renewal

Cost: \$9,606	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Flagpoles
	Action: Site Development - Flagpoles - Steel Renewal



Description:

Auto generated renewal for Site Development - Flagpoles - Steel. System Description: Site development includes a steel flagpole. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2049 - Miscellaneous Structures

Modular Playground Equipment - 1990 and Older

CRV: \$63,655

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$63,655.38
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The site includes modular play equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Modular Playground Equipment - 1990 and Older Renewal

Cost: \$79,569 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Miscellaneous Structures
Action: Modular Playground Equipment - 1990 and Older Renewal



Description:

Auto generated renewal for Modular Playground Equipment - 1990 and Older. System Description: The site includes modular play equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2052 - Erosion Control Measures

Landscaping Playground - Pea Gravel

CRV: \$38,350

Current Age: 20 years **Year Installed:** 2000
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 9,600 SF **Unit Cost:** \$3.99
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Playground surfacing includes pea gravel over weed barrier. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Landscaping Playground - Pea Gravel Renewal

Cost: \$47,938 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Erosion Control Measures
Action: Landscaping Playground - Pea Gravel Renewal



Description:

Auto generated renewal for Landscaping Playground - Pea Gravel. System Description: Playground surfacing includes pea gravel over weed barrier. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: \$11,600

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,070 SF **Unit Cost:** \$1.44
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Landscaping - Grass Sodding Renewal

Cost: \$1,392 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Seeding and Sodding
Action: Landscaping - Grass Sodding Renewal



Description:

Auto generated renewal for Landscaping - Grass Sodding. System Description: Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2055 - Planting

Landscaping - Trees - 1955

CRV: \$35,269

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 5 years
Quantity: 25 Each **Unit Cost:** \$1,410.74
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Landscaping - Trees - 1955 Renewal

Cost: \$4,232 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Planting
Action: Landscaping - Trees - 1955 Renewal

Description:

Auto generated renewal for Landscaping - Trees - 1955. System Description: Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



G2055 - Planting

Landscaping - Trees - 2017

CRV: \$16,929

Current Age: 3 years **Year Installed:** 2017
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 47 years
Quantity: 12 Each **Unit Cost:** \$1,410.74
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Landscaping includes trees with prepared beds.



No Requirements

Site Condition Details

G2057 - Irrigation Systems

Landscaping - Sprinkler System

CRV: \$6,549

Current Age: 25 years	Year Installed: 1995
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 8,070 SF	Unit Cost: \$0.81
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Landscaping - Sprinkler System Renewal

Cost: \$8,186 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Irrigation Systems
Action: Landscaping - Sprinkler System Renewal

Description:

Auto generated renewal for Landscaping - Sprinkler System. System Description: Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping

CRV: \$41,437

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 365 LF **Unit Cost:** \$113.53
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

No Picture Available

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Water Supply - Potable Water Distribution Piping Renewal

Cost: \$41,437 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Potable Water Distribution and Storage
Action: Water Supply - Potable Water Distribution Piping Renewal

No Picture Available

Description:

Auto generated renewal for Water Supply - Potable Water Distribution Piping. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping

CRV: \$51,382

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 5 years
Quantity: 355 LF **Unit Cost:** \$144.74
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Sanitary Sewer - Waste Water Piping Renewal

Cost: \$53,951 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Piping
Action: Sanitary Sewer - Waste Water Piping Renewal



Description:

Auto generated renewal for Sanitary Sewer - Waste Water Piping. System Description: Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

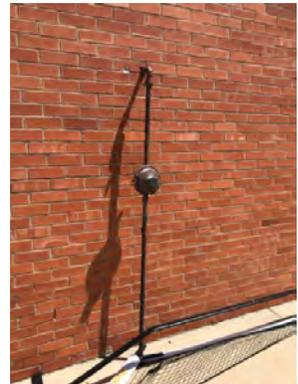
Site Condition Details

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 2" Steel

CRV: \$4,483

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	180 LF	Unit Cost:	\$24.90
Insp. Date:	6/9/20	Inspector:	Mark Hillen



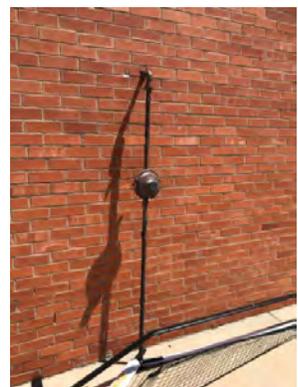
System Description:

Fuel distribution includes direct buried propane gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fuel Distribution - Gas Service Piping - 2" Steel Renewal

Cost:	\$4,707	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Fuel Piping
		Action:	Fuel Distribution - Gas Service Piping - 2" Steel Renewal



Description:

Auto generated renewal for Fuel Distribution - Gas Service Piping - 2" Steel. System Description: Fuel distribution includes direct buried propane gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G4012 - Overhead Power Distribution

Site Electrical Distribution - Pole Mounted Transformer

CRV: \$15,163

No Picture Available

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$15,163.10
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site electrical distribution includes pole mounted transformers. Wood pole and oil-filled 100 kVA transformers included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Electrical Distribution - Pole Mounted Transformer Renewal

Cost:	\$18,954	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Overhead Power Distribution
		Action:	Site Electrical Distribution - Pole Mounted Transformer Renewal

No Picture Available

Description:

Auto generated renewal for Site Electrical Distribution - Pole Mounted Transformer. System Description: Site electrical distribution includes pole mounted transformers. Wood pole and oil-filled 100 kVA transformers included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable

CRV: \$7,277

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	20 years
Quantity:	98 LF	Unit Cost:	\$74.25
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site electrical distribution includes an underground power cable.

No Requirements



Site Condition Details

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID

CRV: \$1,655



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$1,655.25
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID Renewal

Cost:	\$2,069	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Fixtures and Transformers
		Action:	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID Renewal



Description:

Auto generated renewal for Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID. System Description: Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4022 - Poles

Site Lighting - Poles - Wood

CRV: \$1,343

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$1,342.58
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Site lighting includes wood light poles. Light fixtures, bracket arms and circuitry are captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Site Lighting - Poles - Wood Renewal

Cost: \$1,678 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Poles
Action: Site Lighting - Poles - Wood Renewal

Description:

Auto generated renewal for Site Lighting - Poles - Wood. System Description: Site lighting includes wood light poles. Light fixtures, bracket arms and circuitry are captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



G4023 - Wiring Conduits and Ductbanks

Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring

CRV: \$1,051

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 20 years
Quantity: 1 Each **Unit Cost:** \$1,051.18
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Electrical site lighting wiring includes conduit and #10 wire.

No Requirements



G4024 - Site Lighting Controls

Site Lighting - Site Lighting Controls - Time Clock

CRV: \$480

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$480.36
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Controls for site lighting include a time clock. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Site Lighting - Site Lighting Controls - Time Clock Renewal

Cost:	\$600	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Site Lighting Controls
		Action:	Site Lighting - Site Lighting Controls - Time Clock Renewal

Description:

Auto generated renewal for Site Lighting - Site Lighting Controls - Time Clock. System Description: Controls for site lighting include a time clock. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Summary



Name:	Pleasant View ES Main	Year Constructed:	1955	Year Renovated:	
Replacement Value:	\$2,082,541	Condition Budget:	\$1,337,609	Total FCI:	0.64
Size (SF):	8,607				

Building Description

The Pleasant View Elementary School is a 8,607 square foot elementary school facility located in Pleasant View, Colorado approximately 20 miles north of Cortez. According to local staff and district records, this facility was constructed in 1955 and there have been no additions or renovations.

This facility was constructed in 1955 serves grades K - 5 and contains classrooms as well as a gymnasium with stage and kitchen. The gymnasium also serves as the cafeteria area. There have been no additions and no major renovations. This facility is located in a rural residential area with some surrounding fields.

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Fire Protection	\$11,087	\$99,880	9.01
Exterior Enclosure	\$584,649	\$359,678	0.62

System Group	Replacement Value	Requirement Cost	SCI
Electrical System	\$239,817	\$167,819	0.70
Structure	\$322,062	\$4,660	0.01
Interior Construction and Conveyance	\$521,918	\$366,170	0.70
HVAC System	\$111,377	\$70,985	0.64
Equipment and Furnishings	\$191,528	\$239,411	1.25
Plumbing System	\$100,102	\$115,616	1.15
Overall - Total	\$2,082,541	\$1,424,219	0.68

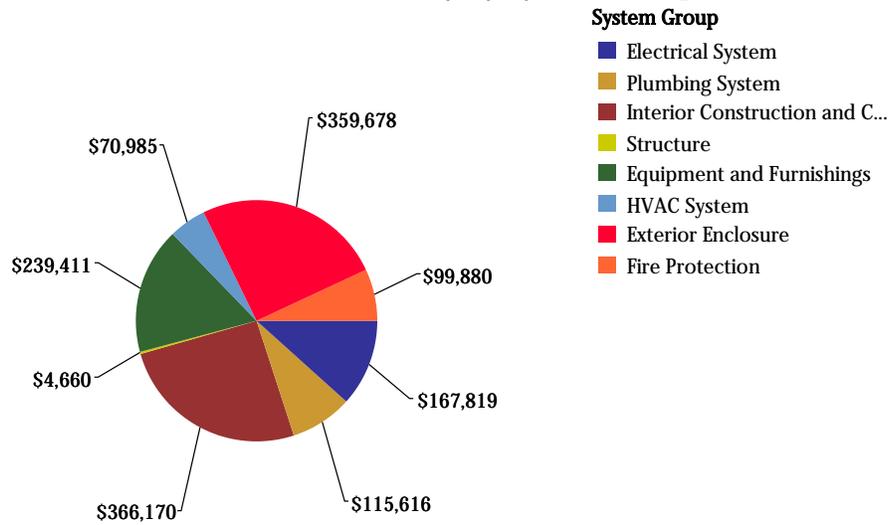
Building Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Structural Slab on Grade	75	1955	2030	2030	\$115,742	\$0	0.00
A	Foundation Wall and Footings - No Basement	75	1955	2030	2030	\$85,977	\$0	0.00
A	Concrete Footings	75	1955	2030	2030	\$26,906	\$0	0.00
B10	Single-Story - Wood Framed Roof Truss	75	1955	2030	2030	\$89,709	\$0	0.00
B1015	Exterior Stairs - Concrete	50	1955	2025	2020	\$3,728	\$4,660	1.25
B2010	Brick Cavity Walls - CMU Backup	75	1955	2030	2030	\$320,907	\$30,000	0.09
B2015	Metal Pipe Railings	50	1955	2025	2020	\$2,917	\$3,646	1.25
B2020	Aluminum Windows - 1990 and Older	30	1990	2025	2020	\$78,282	\$97,852	1.25
B2020	Wood Windows	30	1955	2025	2020	\$10,599	\$13,249	1.25
B2030	Door Assembly - 6 x 7 HM - 1990 and Older	30	1990	2025	2020	\$8,509	\$10,636	1.25
B2030	Door Assembly - 6 x 7 Storefront - 1990 and Older	30	1990	2025	2020	\$21,635	\$27,044	1.25
B2030	Door Assembly - 3 x 7 HM - 1990 and Older	30	1990	2025	2020	\$13,299	\$16,624	1.25
B30	Metal Roofing	50	1955	2025	2020	\$128,501	\$160,627	1.25
C1010	GWB Walls	50	1955	2025	2020	\$60,083	\$37,251	0.62
C1010	GWB Partitions On Furring	50	1955	2025	2020	\$21,025	\$13,036	0.62
C1020	Swinging Doors - 3 x 7 Wd - Rated - 2020	50	2020	2070	2070	\$29,051	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - 1955	50	1955	2025	2020	\$37,469	\$46,836	1.25
C1020	Swinging Doors - 3 x 7 Wd - 1990	50	1990	2040	2040	\$30,656	\$0	0.00
C1020	Swinging Doors - 6 x 7 Storefront - 1990	50	1990	2040	2040	\$10,818	\$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wd - Rated - 2020	50	2020	2070	2070	\$23,922	\$0	0.00
C1020	Swinging Doors - 6 x 7 Storefront - 1955	50	1955	2025	2020	\$10,818	\$13,522	1.25
C1030	Toilet Partitions	40	1955	2025	2020	\$13,518	\$16,898	1.25
C1030	Restroom Accessories	25	2016	2041	2041	\$11,484	\$0	0.00
C1035	Fittings - Signage - 2010 and Older	10	2010	2025	2020	\$6,644	\$8,305	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
C20	Stairs	75	1955	2030	2030	\$82,172	\$0	0.00
C3010	Painted Finish	10	2013	2025	2023	\$38,943	\$48,678	1.25
C3020	Carpeting - Broadloom - 2010 and Older	10	2010	2025	2020	\$47,437	\$59,297	1.25
C3020	VCT - 2010 and Older	10	2010	2025	2020	\$21,676	\$27,094	1.25
C3030	GWB Taped and Finished	30	1955	2025	2020	\$6,240	\$7,800	1.25
C3030	ACT System	20	1955	2024	2020	\$69,962	\$87,453	1.25
D2010	Water Coolers - Wall-Mount	20	2009	2029	2029	\$3,066	\$0	0.00
D2010	Restroom Fixtures - 1990 and Older	30	1990	2025	2020	\$23,263	\$29,079	1.25
D2010	Custodial/Utility Sinks	30	1990	2025	2020	\$4,125	\$5,156	1.25
D2020	Water Heater - Gas	10	2011	2024	2021	\$8,447	\$9,461	1.12
D2020	Water Dist Complete	30	1955	2025	2020	\$35,247	\$39,477	1.12
D2030	Sanitary Waste - Gravity Discharge	50	1955	2025	2020	\$25,954	\$32,443	1.25
D3012	Propane Tank - 1000 Gallons	30	1958	2025	2020	\$12,337	\$15,421	1.25
D3040	Exhaust System - Kitchen	15	1955	2025	2020	\$18,993	\$23,741	1.25
D3040	Exhaust System - Restroom w/Roof Fan	20	2000	2025	2020	\$4,877	\$6,096	1.25
D3050	Unit Heaters - Gas Fired	15	1955	2025	2020	\$6,291	\$7,046	1.12
D3050	Furnace - Gas Fired	25	2005	2030	2030	\$53,934	\$0	0.00
D3060	Electric Controls - 2000 and Older	20	2000	2025	2020	\$14,944	\$18,681	1.25
D40	Kitchen Hood Suppression	20	2005	2025	2025	\$10,617	\$13,271	1.25
D40	Fire Extinguishers - Dry Chem w/Cabinet	30	2010	2040	2040	\$470	\$0	0.00
D40	Wet Sprinkler System - Building Lacks a Sprinkler System	150	2020	2170	2170	\$0	\$86,609	0.00
D5012	Main Electrical Service - 200A 208Y/120V	30	1955	2025	2020	\$11,672	\$14,591	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V -1988	30	1988	2025	2020	\$4,418	\$5,523	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V - 1955	30	1955	2025	2020	\$10,454	\$13,067	1.25
D5020	Lighting - Exterior - HID Wall Packs - 2000 and Older	20	2000	2025	2020	\$3,890	\$4,863	1.25
D5021	Branch Wiring - Equipment & Devices - 1988 and Older	30	1988	2025	2020	\$22,498	\$28,123	1.25
D5022	Lighting Fixtures	20	2010	2030	2030	\$37,735	\$0	0.00
D5022	Indoor Sports Arena Lighting - High Bay Fluorescent	20	2018	2038	2038	\$14,618	\$0	0.00
D5033	Telephone System - 2010 and Older	10	2010	2025	2020	\$35,108	\$37,214	1.06
D5037	Fire Alarm System	10	2008	2025	2020	\$40,123	\$50,154	1.25
D5038	Security System - CCTV	10	2019	2029	2029	\$6,532	\$0	0.00
D5039	LAN System	15	2017	2032	2032	\$41,341	\$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D5092	Emergency Battery Pack Lights	10	2008	2025	2020	\$6,470	\$8,088	1.25
D5092	Exit Signs	10	1990	2025	2020	\$4,957	\$6,196	1.25
E	Theater Curtains - Electrically Operated	25	1955	2025	2020	\$8,500	\$10,626	1.25
E	Food Service Counter	25	1955	2025	2020	\$18,857	\$23,571	1.25
E	Fixed Casework - 1995	25	1995	2025	2020	\$76,782	\$95,977	1.25
E	Kitchen Equipment	20	1955	2025	2020	\$87,390	\$109,237	1.25
Overall - Total						\$2,082,541	\$1,424,219	0.68

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings

CRV: \$26,906

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	8,607 SF	Unit Cost:	\$3.13
Insp. Date:	6/9/20	Inspector:	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

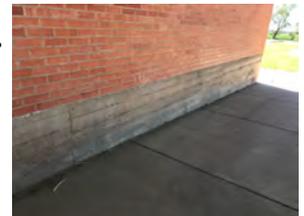
No Requirements

A - Substructure

Foundation Wall and Footings - No Basement

CRV: \$85,977

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	436 LF	Unit Cost:	\$197.20
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade

CRV: \$115,742

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	8,607 SF	Unit Cost:	\$13.45
Insp. Date:	6/9/20	Inspector:	Mark Hillen

No Picture Available

System Description:

The building substructure includes a structural slab on grade.

No Requirements

Building Condition Details

B10 - Superstructure

Single-Story - Wood Framed Roof Truss

CRV: \$89,709

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	8,607 SF	Unit Cost:	\$10.42
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The building superstructure includes wood truss roof framing, sheathing and batt insulation.

No Requirements

B1015 - Exterior Stairs and Fire Escapes

Exterior Stairs - Concrete

CRV: \$3,728

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$3,728.08
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Exterior concrete stairs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exterior Stairs - Concrete Renewal

Cost:	\$4,660	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Exterior Stairs and Fire Escapes
		Action:	Exterior Stairs - Concrete Renewal



Description:

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2010 - Exterior Walls

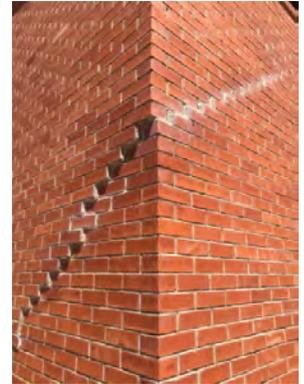
Brick Cavity Walls - CMU Backup

CRV: \$320,907

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	7,604 SF	Unit Cost:	\$42.20
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup. Exterior walls show signs of cracking and shifting in the past. Repairs have been made.



Building Condition Details

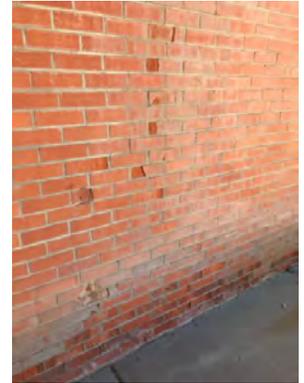
Requirements:

Exterior Wall Concerns

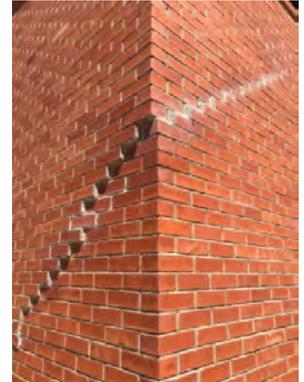
Cost: \$30,000 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Exterior Walls
Action: Exterior Wall Concerns

Description:

Exterior walls have shifted, cracked and been repaired in the past. Investigate integrity of exterior walls.



Building Condition Details



Building Condition Details

B2015 - Balcony Walls and Handrails

Metal Pipe Railings

CRV: \$2,917



Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	20 LF	Unit Cost:	\$145.85
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Balcony railing consists of pipe rail. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Metal Pipe Railings Renewal

Cost:	\$3,646	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Balcony Walls and Handrails
		Action:	Metal Pipe Railings Renewal



Description:

Auto generated renewal for Metal Pipe Railings. System Description: Balcony railing consists of pipe rail. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2020 - Exterior Windows

Aluminum Windows - 1990 and Older

CRV: \$78,282



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	691 SF	Unit Cost:	\$113.29
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Aluminum Windows - 1990 and Older Renewal

Cost:	\$97,852	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Exterior Windows
		Action:	Aluminum Windows - 1990 and Older Renewal



Description:

Auto generated renewal for Aluminum Windows - 1990 and Older. System Description: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2020 - Exterior Windows

Wood Windows

CRV: \$10,599

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	240 SF	Unit Cost:	\$44.16
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The building includes wood framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Wood Windows Renewal

Cost: \$13,249 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Exterior Windows
Action: Wood Windows Renewal

Description:

Auto generated renewal for Wood Windows. System Description: The building includes wood framed exterior window units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



B2030 - Exterior Doors

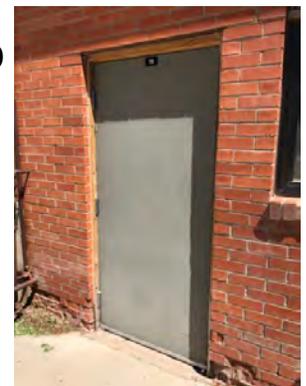
Door Assembly - 3 x 7 HM - 1990 and Older

CRV: \$13,299

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 3 Each **Unit Cost:** \$4,433.01
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Door Assembly - 3 x 7 HM - 1990 and Older Renewal

Cost: \$16,624 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Exterior Doors
Action: Door Assembly - 3 x 7 HM - 1990 and Older Renewal



Description:

Auto generated renewal for Door Assembly - 3 x 7 HM - 1990 and Older. System Description: Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM - 1990 and Older

CRV: \$8,509

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$8,509.07
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 6 x 7 HM - 1990 and Older Renewal

Cost: \$10,636 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Exterior Doors
Action: Door Assembly - 6 x 7 HM - 1990 and Older Renewal



Description:

Auto generated renewal for Door Assembly - 6 x 7 HM - 1990 and Older. System Description: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront - 1990 and Older

CRV: \$21,635



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$10,817.55
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 6 x 7 Storefront - 1990 and Older Renewal

Cost:	\$27,044	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Exterior Doors
		Action:	Door Assembly - 6 x 7 Storefront - 1990 and Older Renewal



Description:

Auto generated renewal for Door Assembly - 6 x 7 Storefront - 1990 and Older. System Description: The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B30 - Roofing

Metal Roofing

CRV: \$128,501

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 8,607 SF	Unit Cost: \$14.93
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

The roof covering consists of a preformed metal roofing system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Metal Roofing Renewal

Cost: \$160,627 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Roofing
Action: Metal Roofing Renewal



Description:

Auto generated renewal for Metal Roofing. System Description: The roof covering consists of a preformed metal roofing system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

GWB Partitions On Furring

CRV: \$21,025

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 5 years
Quantity: 5,232 SF **Unit Cost:** \$4.02
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

The building interior includes 5/8-in. GWB (Gypsum Wall Board) partitions on 7/8-in. furring over other substrate, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior walls types for substrate.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

GWB Partitions On Furring Renewal

Cost: \$13,036 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Partitions
Action: GWB Partitions On Furring Renewal



Description:

Auto generated renewal for GWB Partitions On Furring. System Description: The building interior includes 5/8-in. GWB (Gypsum Wall Board) partitions on 7/8-in. furring over other substrate, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior walls types for substrate.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

GWB Walls

CRV: \$60,083

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 5 years
Quantity: 10,320 SF **Unit Cost:** \$5.82
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

GWB Walls Renewal

Cost: \$37,251 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Partitions
Action: GWB Walls Renewal



Description:

Auto generated renewal for GWB Walls. System Description: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C1020 - Interior Doors

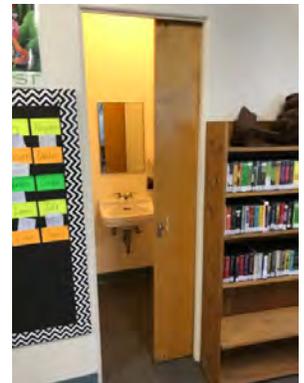
Swinging Doors - 3 x 7 Wd - 1955

CRV: \$37,469

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 11 Each	Unit Cost: \$3,406.26
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

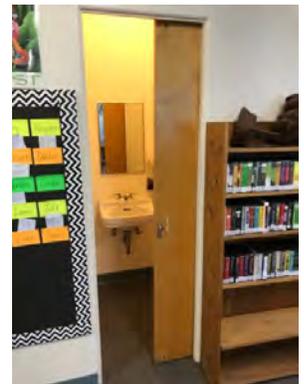
Requirements:

Swinging Doors - 3 x 7 Wd - 1955 Renewal

Cost:	\$46,836	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - 3 x 7 Wd - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - 3 x 7 Wd - 1955. System Description: Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - Rated - 2020

CRV: \$29,051

Current Age:	0 years	Year Installed:	2020
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	50 years
Quantity:	8 Each	Unit Cost:	\$3,631.35
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.



Building Condition Details



No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - Rated - 2020

CRV: \$23,922

Current Age: 0 years	Year Installed: 2020
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 50 years
Quantity: 2 Each	Unit Cost: \$11,961.03
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frame with hinges, locksets, panic hardware and closers. Includes finished doors and frame.



Building Condition Details



No Requirements

C1020 - Interior Doors

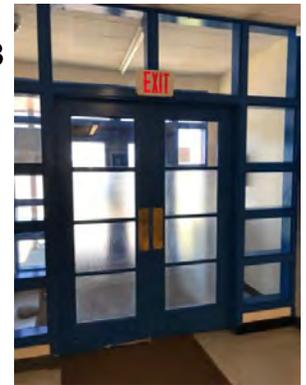
Swinging Doors - 6 x 7 Storefront - 1955

CRV: \$10,818

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$10,817.55
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The interior doors include a pair of swinging glazed aluminum storefront with glazed transom, aluminum frame, hardware and closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Swinging Doors - 6 x 7 Storefront - 1955 Renewal

Cost:	\$13,522	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - 6 x 7 Storefront - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - 6 x 7 Storefront - 1955. System Description: The interior doors include a pair of swinging glazed aluminum storefront with glazed transom, aluminum frame, hardware and closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1020 - Interior Doors

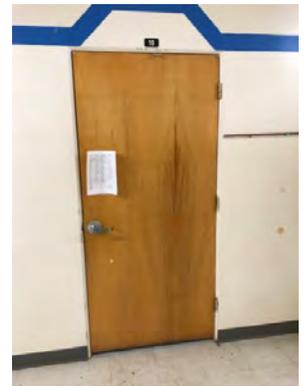
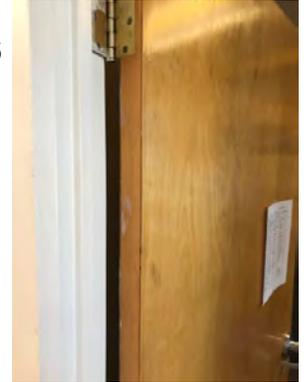
Swinging Doors - 3 x 7 Wd - 1990

CRV: \$30,656

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	20 years
Quantity:	9 Each	Unit Cost:	\$3,406.26
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame.



No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - 6 x 7 Storefront - 1990

CRV: \$10,818

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	20 years
Quantity:	1 Each	Unit Cost:	\$10,817.55
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The interior doors include a pair of swinging glazed aluminum storefront with glazed transom, aluminum frame, hardware and closers.



No Requirements

Building Condition Details

C1030 - Fittings

Restroom Accessories

CRV: \$11,484

Current Age:	4 years	Year Installed:	2016
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	21 years
Quantity:	8,607 SF	Unit Cost:	\$1.33
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.



No Requirements

Building Condition Details

C1030 - Fittings

Toilet Partitions

CRV: \$13,518

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	40 years	Obs. Yrs. Rem:	5 years
Quantity:	8,607 SF	Unit Cost:	\$1.57
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Restrooms are equipped with wall-hung partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Toilet Partitions Renewal

Cost:	\$16,898	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Fittings
		Action:	Toilet Partitions Renewal

Description:

Auto generated renewal for Toilet Partitions. System Description: Restrooms are equipped with wall-hung partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1035 - Identifying Devices

Fittings - Signage - 2010 and Older

CRV: \$6,644



Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	8,607 SF	Unit Cost:	\$0.77
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fittings - Signage - 2010 and Older Renewal



Cost:	\$8,305	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Identifying Devices
		Action:	Fittings - Signage - 2010 and Older Renewal

Description:

Auto generated renewal for Fittings - Signage - 2010 and Older. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C20 - Stairs

Stairs

CRV: \$82,172

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	5 Each	Unit Cost:	\$16,434.43
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.

No Requirements

Building Condition Details

C3010 - Wall Finishes

Painted Finish

CRV: \$38,943

Current Age:	7 years	Year Installed:	2013
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	25,872 SF	Unit Cost:	\$1.51
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Painted Finish Renewal

Cost:	\$48,678	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Wall Finishes
		Action:	Painted Finish Renewal



Description:

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

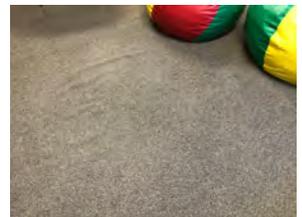
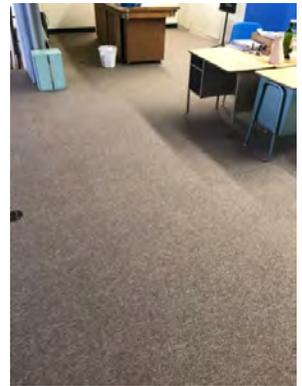
Carpeting - Broadloom - 2010 and Older

CRV: \$47,437

Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	4,868 SF	Unit Cost:	\$9.74
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

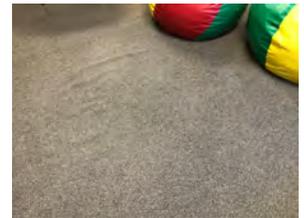
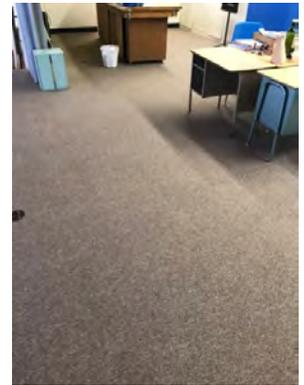


Building Condition Details

Requirements:

Carpeting - Broadloom - 2010 and Older Renewal

Cost: \$59,297 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Floor Finishes
Action: Carpeting - Broadloom - 2010 and Older Renewal



Description:

Auto generated renewal for Carpating - Broadloom - 2010 and Older. System Description: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

VCT - 2010 and Older

CRV: \$21,676

Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	3,739 SF	Unit Cost:	\$5.80
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

VCT - 2010 and Older Renewal

Cost: \$27,094 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Floor Finishes
Action: VCT - 2010 and Older Renewal

Description:

Auto generated renewal for VCT - 2010 and Older. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3030 - Ceiling Finishes

ACT System

CRV: \$69,962

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	4 years
Quantity:	7,615 SF	Unit Cost:	\$9.19
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

ACT System Renewal

Cost: \$87,453 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/24 **Prime Sys:** Ceiling Finishes
Action: ACT System Renewal

Description:

Auto generated renewal for ACT System. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3030 - Ceiling Finishes

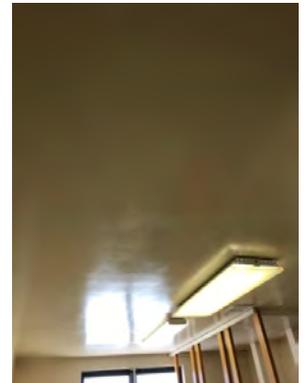
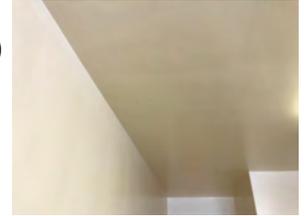
GWB Taped and Finished

CRV: \$6,240

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 992 SF	Unit Cost: \$6.29
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

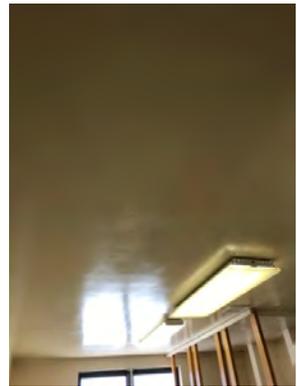


Building Condition Details

Requirements:

GWB Taped and Finished Renewal

Cost: \$7,800 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Ceiling Finishes
Action: **GWB Taped and Finished Renewal**



Description:

Auto generated renewal for GWB Taped and Finished. System Description: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Custodial/Utility Sinks

CRV: \$4,125

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,607 SF **Unit Cost:** \$0.48
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Custodial/Utility Sinks Renewal

Cost: \$5,156 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Plumbing Fixtures
Action: Custodial/Utility Sinks Renewal



Description:

Auto generated renewal for Custodial/Utility Sinks. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Restroom Fixtures - 1990 and Older

CRV: \$23,263

Current Age: 30 years **Year Installed:** 1990
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,607 SF **Unit Cost:** \$2.70
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Restroom Fixtures - 1990 and Older Renewal

Cost: \$29,079 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Plumbing Fixtures
Action: Restroom Fixtures - 1990 and Older Renewal

Description:

Auto generated renewal for Restroom Fixtures - 1990 and Older. System Description: The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2010 - Plumbing Fixtures

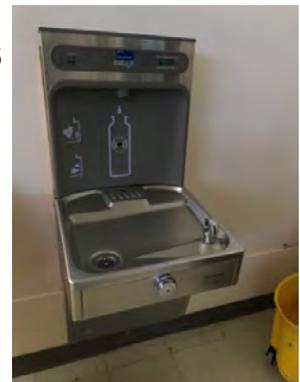
Water Coolers - Wall-Mount

CRV: \$3,066

Current Age: 11 years **Year Installed:** 2009
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 9 years
Quantity: 8,607 SF **Unit Cost:** \$0.36
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water coolers.



Building Condition Details

No Requirements

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: \$35,247

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 8,607 SF	Unit Cost: \$4.10
Insp. Date: 6/9/20	Inspector: Mark Hillen

No Picture Available

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Dist Complete Renewal

Cost: \$39,477	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Domestic Water Distribution
	Action: Water Dist Complete Renewal

No Picture Available

Description:

Auto generated renewal for Water Dist Complete. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Gas

CRV: \$8,447

Current Age:	9 years	Year Installed:	2011
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	4 years
Quantity:	1 Each	Unit Cost:	\$8,447.04
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The domestic hot water is provided by a natural gas water heater. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Requirements:

Water Heater - Gas Renewal

Cost:	\$9,461	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/24	Prime Sys:	Domestic Water Distribution
		Action:	Water Heater - Gas Renewal

Description:

Auto generated renewal for Water Heater - Gas. System Description: The domestic hot water is provided by a natural gas water heater. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge

CRV: \$25,954

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 8,607 SF	Unit Cost: \$3.02
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Sanitary Waste - Gravity Discharge Renewal

Cost: \$32,443	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Sanitary Waste
	Action: Sanitary Waste - Gravity Discharge Renewal



Description:

Auto generated renewal for Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3012 - Gas Supply System

Propane Tank - 1000 Gallons

CRV: \$12,337

Current Age: 62 years	Year Installed: 1958
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 1 Each	Unit Cost: \$12,336.92
Insp. Date: 6/9/20	Inspector: Mark Hillen

System Description:

The building includes a 1000 gallon horizontal steel aboveground propane tank with first stage pressure regulator and supply line to building. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Propane Tank - 1000 Gallons Renewal

Cost:	\$15,421	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Gas Supply System
		Action:	Propane Tank - 1000 Gallons Renewal



Description:

Auto generated renewal for Propane Tank - 1000 Gallons. System Description: The building includes a 1000 gallon horizontal steel aboveground propane tank with first stage pressure regulator and supply line to building. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: \$18,993

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	1,500 SF	Unit Cost:	\$12.66
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - Kitchen Renewal

Cost: \$23,741 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Distribution Systems
Action: Exhaust System - Kitchen Renewal



Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan

CRV: \$4,877

Current Age: 20 years **Year Installed:** 2000
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,607 SF **Unit Cost:** \$0.57
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan Renewal

Cost: \$6,096 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Distribution Systems
Action: Exhaust System - Restroom w/Roof Fan Renewal



Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3050 - Terminal and Package Units

Furnace - Gas Fired

CRV: \$53,934

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	10 years
Quantity:	8,607 SF	Unit Cost:	\$6.27
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The HVAC system includes a warm air furnace.



No Requirements

Building Condition Details

D3050 - Terminal and Package Units

Unit Heaters - Gas Fired

CRV: \$6,291

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$6,291.07
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Heating is provided by suspended, gas-fired unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Unit Heaters - Gas Fired Renewal

Cost:	\$7,046	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Terminal and Package Units
		Action:	Unit Heaters - Gas Fired Renewal



Description:

Auto generated renewal for Unit Heaters - Gas Fired. System Description: Heating is provided by suspended, gas-fired unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3060 - Controls and Instrumentation

Electric Controls - 2000 and Older

CRV: \$14,944

Current Age:	20 years	Year Installed:	2000
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	8,607 SF	Unit Cost:	\$1.74
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Electric Controls - 2000 and Older Renewal

Cost:	\$18,681	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Controls and Instrumentation
		Action:	Electric Controls - 2000 and Older Renewal



Description:

Auto generated renewal for Electric Controls - 2000 and Older. System Description: The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Fire Extinguishers - Dry Chem w/Cabinet

CRV: \$470

Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	20 years
Quantity:	8,607 SF	Unit Cost:	\$0.05
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: \$10,617

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$10,616.73
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Kitchen Hood Suppression Renewal

Cost: \$13,271 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Fire Protection
Action: Kitchen Hood Suppression Renewal

Description:

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: \$0

No Picture Available

Current Age: 0 years **Year Installed:** 2020
Exp. Use. Life: 150 years **Obs. Yrs. Rem:** 150 years
Quantity: 0 SF **Unit Cost:** \$0.00
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Building Condition Details

Requirements:

Wet Sprinkler System - Ordinary Hazard w/Pump - Missing

Cost:	\$86,609	Priority:	4 - Not Time Based
Action Date:		Prime Sys:	Fire Protection
		Action:	Add Wet Sprinkler System

No Picture Available

Description:

The building lacks a fire suppression system. Install wet sprinkler when required.

D5012 - Low Tension Service and Dist.

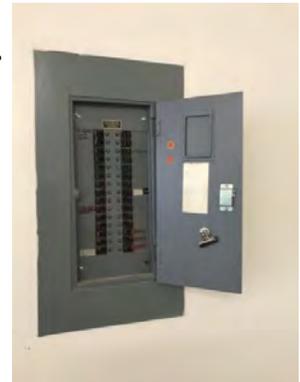
Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V - 1955

CRV: \$10,454

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	6,050 SF	Unit Cost:	\$1.73
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V - 1955 Renewal

Cost:	\$13,067	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V - 1955 Renewal



Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V - 1955. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V -1988

CRV: \$4,418

Current Age:	32 years	Year Installed:	1988
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	2,557 SF	Unit Cost:	\$1.73
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V -1988 Renewal

Cost:	\$5,523	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V -1988 Renewal



Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V -1988. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5012 - Low Tension Service and Dist.

Main Electrical Service - 200A 208Y/120V

CRV: \$11,672

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$11,672.49
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

The building includes an electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Main Electrical Service - 200A 208Y/120V Renewal

Cost:	\$14,591	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Main Electrical Service - 200A 208Y/120V Renewal



Description:

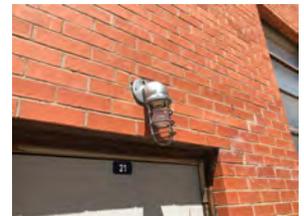
Auto generated renewal for Main Electrical Service - 200A 208Y/120V. System Description: The building includes an electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs - 2000 and Older

CRV: \$3,890

Current Age:	20 years	Year Installed:	2000
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	7 Each	Unit Cost:	\$555.76
Insp. Date:	6/9/20	Inspector:	Mark Hillen



System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Lighting - Exterior - HID Wall Packs - 2000 and Older Renewal

Cost: \$4,863 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Lighting and Branch Wiring
Action: Lighting - Exterior - HID Wall Packs - 2000 and Older Renewal



Description:

Auto generated renewal for Lighting - Exterior - HID Wall Packs - 2000 and Older. System Description: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1988 and Older

CRV: \$22,498

Current Age: 32 years **Year Installed:** 1988
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 8,607 SF **Unit Cost:** \$2.61
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Branch Wiring - Equipment & Devices - 1988 and Older Renewal

Cost: \$28,123 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Branch Wiring Devices
Action: Branch Wiring - Equipment & Devices - 1988 and Older Renewal



Description:

Auto generated renewal for Branch Wiring - Equipment & Devices - 1988 and Older. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5022 - Lighting Equipment

Lighting Fixtures

CRV: \$37,735

Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	10 years
Quantity:	8,607 SF	Unit Cost:	\$4.38
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The lighting system includes lighting fixtures, lamps, conduit and wire.



No Requirements

D5022 - Lighting Equipment

Indoor Sports Arena Lighting - High Bay Fluorescent

CRV: \$14,618

Current Age:	2 years	Year Installed:	2018
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	18 years
Quantity:	6 Each	Unit Cost:	\$2,436.36
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders.



No Requirements

Building Condition Details

D5033 - Telephone Systems

Telephone System - 2010 and Older

CRV: \$35,108

Current Age: 10 years	Year Installed: 2010
Exp. Use. Life: 10 years	Obs. Yrs. Rem: 5 years
Quantity: 8,607 SF	Unit Cost: \$4.08
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Telephone System - 2010 and Older Renewal

Cost: \$37,214	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Telephone Systems
	Action: Telephone System - 2010 and Older Renewal



Description:

Auto generated renewal for Telephone System - 2010 and Older. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: \$40,123

Current Age:	12 years	Year Installed:	2008
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	8,607 SF	Unit Cost:	\$4.66
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fire Alarm System Renewal

Cost: \$50,154 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Fire Alarm Systems
Action: Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D5038 - Security and Detection Systems

Security System - CCTV

CRV: \$6,532

Current Age: 1 years **Year Installed:** 2019
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 9 years
Quantity: 8,607 SF **Unit Cost:** \$0.76
Insp. Date: 6/9/20 **Inspector:** Mark Hillen

System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit and cabling.

No Requirements



Building Condition Details

D5039 - Local Area Networks

LAN System

CRV: \$41,341

Current Age: 3 years	Year Installed: 2017
Exp. Use. Life: 15 years	Obs. Yrs. Rem: 12 years
Quantity: 8,607 SF	Unit Cost: \$4.80
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

Building includes a local area network system.

No Requirements

D5092 - Emergency Light and Power Systems

Emergency Battery Pack Lights

CRV: \$6,470

Current Age: 12 years	Year Installed: 2008
Exp. Use. Life: 10 years	Obs. Yrs. Rem: 5 years
Quantity: 8,607 SF	Unit Cost: \$0.75
Insp. Date: 6/9/20	Inspector: Mark Hillen



System Description:

The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Emergency Battery Pack Lights Renewal

Cost: \$8,088	Priority: 3 - Due within 5 Years of Inspection
Action Date: 6/9/25	Prime Sys: Emergency Light and Power Systems
	Action: Emergency Battery Pack Lights Renewal



Description:

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5092 - Emergency Light and Power Systems

Exit Signs

CRV: \$4,957



Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	8,607 SF	Unit Cost:	\$0.58
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exit Signs Renewal

Cost:	\$6,196	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Emergency Light and Power Systems
		Action:	Exit Signs Renewal



Description:

Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Food Service Counter

CRV: \$18,857



Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	6 LF	Unit Cost:	\$3,142.80
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Food Service Counter Renewal

Cost: \$23,571 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Equipment and Furnishings
Action: Food Service Counter Renewal



Description:

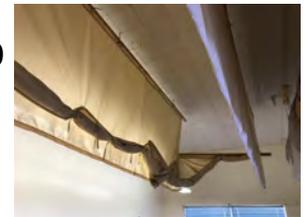
Auto generated renewal for Food Service Counter. System Description: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Theater Curtains - Electrically Operated

CRV: \$8,500

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 5 years
Quantity: 400 SF **Unit Cost:** \$21.25
Insp. Date: 6/9/20 **Inspector:** Mark Hillen



System Description:

Equipment and furnishings include theater curtains, which are fire-proofed and electrically operated. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Theater Curtains - Electrically Operated Renewal

Cost:	\$10,626	Priority:	3 - Due within 5 Years of Inspection
Action Date:	6/9/25	Prime Sys:	Equipment and Furnishings
		Action:	Theater Curtains - Electrically Operated Renewal



Description:

Auto generated renewal for Theater Curtains - Electrically Operated. System Description: Equipment and furnishings include theater curtains, which are fire-proofed and electrically operated. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Kitchen Equipment

CRV: \$87,390

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$87,389.57
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Kitchen Equipment Renewal

Cost: \$109,237 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Equipment and Furnishings
Action: Kitchen Equipment Renewal



Description:

Auto generated renewal for Kitchen Equipment. System Description: Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Fixed Casework - 1995

CRV: \$76,782

Current Age:	25 years	Year Installed:	1995
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	175 LF	Unit Cost:	\$438.75
Insp. Date:	6/9/20	Inspector:	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

Requirements:

Fixed Casework - 1995 Renewal

Cost: \$95,977 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 6/9/25 **Prime Sys:** Equipment and Furnishings
Action: Fixed Casework - 1995 Renewal

Description:

Auto generated renewal for Fixed Casework - 1995. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Adequacy Assessment

Task Description	Score	Comments
001.0-Do athletic fields meet the Colorado High School Activities Association?	0 - N/A	
002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies	0 - N/A	
003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on?	4 - Local road, Speed limit 35 mph or greater, medium traffic	
003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school?	0 - N/A	
004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other?	5 - Yes, not located close to any of the undesirables	
005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2?	1 - No	No signage present.
006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3?	1 - No	No parent drop off area.
007.0-Are there staff and visitor parking?	5 - Yes	
007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked?	4 - Most area paved with marked stalls	There are no marked stalls.
007.2-Are there marked ADA parking stalls?	1 - No	No marked stalls.
008.0-Is there student parking?	0 - N/A	
008.1-What is the surface of the student parking area? Are parking stalls marked?	0 - N/A	
008.2-Are there marked ADA parking stalls?	0 - N/A	
009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5?	1 - No	Service area is not separated.
010.0-Are there hard surface walkways that provide circulation around the school?	4 - Most areas	
010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4?	5 - Yes	
010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately?	2 - Few areas	No signage.
010.3-Are there curb cuts at accessible paths of travel?	1 - No	No curb cuts.
011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6?	1 - No	No bicycle rack.
012.0-Are parking areas lit?	1 - No	No lighting.
012.1-Are school entries lit?	5 - Yes	
012.2-Are school perimeters lit?	3 - Some areas	
013.0-Does water drain positively away from the school?	5 - Yes	
013.1-How does the school manage storm water and treatment?	2 - Few features of the site	No designed system.

Adequacy Assessment

Task Description	Score	Comments
	incorporate responsible storm water management and treatment design	
014.0-Are the propane tanks protected and where are they located?	3 - More than 25' away from ignition source, but not protected against physical damage	
015.0-Is the natural gas service protected?	1 - No	Natural gas is not protected.
016.0-Is the site served by a private well or a public water system? (INFO ONLY)		This site is served by a domestic water system.
016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section.	1 - Reported concern due to color, odor, etc.	Some reported concerns due to aged pipes, galvanized piping, etc.
016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
017.0-Is the site served by a private septic or public waste water system? (INFO ONLY)		This facility utilizes a septic system with leach field for waste water disposal.
018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site?	5 - There is a hydrant less than approximately 200' from the school	The new Pleasant View fire department facility has been constructed straight across the street from this elementary school.
019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas?	5 - Yes	
020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY)		The landscaping is watered by a timer system.
021.0-Is the site fenced?	3 - Some areas	
021.1-Are gates provided with locking capability?	3 - Some areas	
021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders?	5 - Yes	
021.3-Do gates allow for emergency egress?	1 - No	No emergency egress provided.
022.0-Does the school have a backup generator?	1 - No	No backup generator.
022.1-How is the backup generator powered? (INFO ONLY)		N/A
023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2 - Few areas	Window vents only.
024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY)		Yes. There is a main service box located on a pole mount outside.
024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1 - No	
028.0-What are exterior walls insulated with?	2 - Less than R-19	
029.0-What types of windows are in the facility?	3 - Double pane low e glass	
030.0-Is water draining positively from the roof with no signs of ponding?	5 - Yes	
030.1-When does/did the warranty of the roof covering(s) expire (date)? (INFO ONLY)		This roof was installed in 1955 and the warranty has expired.

Adequacy Assessment

Task Description	Score	Comments
031.0-Do the foundation or basement walls have any observable cracks?	2 - Most areas	Observed cracks.
032.0-Is the school constructed on a slab on grade? (INFO ONLY)		This facility is constructed with a slab on grade system.
032.1-Does the slab on grade show signs of heaving or cracking?	4 - Few areas	
033.0-Are there any observable cracks or other areas of failure?	2 - Most areas	Observed cracks.
034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY)		No. There are no expansion joints used in this facility.
035.0-Is the facility leased or owned? (INFO ONLY)		Owned.
036.0-What type of fuel is the school heated with? (INFO ONLY)		This facility is heated with propane gas.
037.0-What type of electrical power is serving the building? (INFO ONLY)		This building has a 100 amp single phase breaker.
039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file?	5 - Yes	
040.0-Is the school used jointly with the community? (INFO ONLY)		Yes. This facility is used jointly with the community upon request.
040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY)		This facility is available approximately 4 - 6 hours per day 360 days per year.
040.2-Does the school ensure these user groups have an emergency plan with emergency contacts?	5 - Always	
040.3-Does the school have staff on duty during these times?	4 - Most of the time	
041.0-Does the school have an evacuation plan for individuals or persons who are unable to self-evacuate?	5 - Yes	
042.0-Does the school have emergency exiting lighting on a dedicated panel?	4 - Yes, functional with battery back-up in fixture	Emergency lighting is not on a dedicated panel.
043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9?	5 - Yes	
043.2-Do corridors terminate at an exit or a stairway leading to an exit?	5 - Corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor	
043.3-Does the path of egress appear accessible for the disabled?	2 - Few areas	Stairs at exits.
044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY)		The main interior stairs measure 9' wide x 10.75" treads x 6" risers.
045.0-Do classroom doors open as to not obstruct the path of egress?	1 - The classroom doors encroach more than 7" into the corridor when fully open and more than 50% of the corridor when half open	Doors open fully into hallway.
045.1-Does classroom door hardware support lockdowns, while still allowing egress?	5 - Yes, classroom doors allow for manual locking from inside the classroom, yet still allow for egress without the use of a key or	Classroom doors have been modernized for higher security options.

Adequacy Assessment

Task Description	Score	Comments
	special knowledge or effort	
045.2-Is door hardware lever (not orbital)?	4 - Most areas	All classroom doors are lever operated. Some minor original doors are not.
045.3-Do classroom doors have glass or sidelights? (INFO ONLY)		The new classroom doors do have viewing glass in place.
046.0-Does the school have a copy of their annual fire inspection report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	5 - Yes	
047.0-Is the school provided with a sprinkler system?	1 - No	No sprinkler system.
048.0-Was the fire alarm system inspected within the last year? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	5 - Yes	Alpine Security does inspections and handles alarm notifications. The fire alarm is addressable.
048.1-Is there any noted deficiencies in the last inspection report? If yes please describe	5 - No	
048.2-Is the alarm monitored?	4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities	The alarm system reports to Alpine Alarm Systems company.
048.3-Describe the type of fire alarm system.	5 - Addressable	
049.0-Is there a basement? (INFO ONLY)		No. This building does not have a basement.
050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY)		N/A
051.0-Are there any concerns over the air quality in the facility? Please describe in comment section.	5 - No reported concerns	
052.0-Has the air been tested for carbon dioxide (CO2)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets?	1 - Yes, throughout	Extension cords in use, lack of outlets.
054.0-What type of lighting does the school have? (INFO ONLY)		This facility utilizes T-8 fluorescent lighting.
054.1-Does the school utilize energy efficient light fixtures?	2 - Few areas	
055.0-Are there any noticeable odors in the school?	5 - No	
056.0-Does the school have adequate plumbing to meet the program requirements?	4 - Most areas	
056.2-Are plumbing fixtures equipped with low flow water saving devices?	3 - Some areas	
057.0-Is the school roof controlled for restricted access?	5 - Yes	
058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY)		No. Bullet proof glass is not utilized in this facility.
059.0-Is there an event alert notification system as recommended in	5 - Yes	Phones and radios are used for event alert

Adequacy Assessment

Task Description	Score	Comments
the CDE Construction Guidelines 4.1.11.10?		notification.
060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)?	5 - Yes	
060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3?	1 - No	No access controls.
060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply?	1 - No	
060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc.	1 - No	No pipe bollards.
060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc.	1 - No	No locking doors.
060.6-How many exterior points of entry are there? (INFO ONLY)		There are six exterior points of entry into this facility.
060.7-Are exterior doors labeled inside and out for communicating with emergency responders?	1 - No	Doors are not labeled.
060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY)		No exterior points of entry enter into classrooms.
062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10?	3 - Management is satisfactory in one or more of the following areas: proper containers; well ventilated area; fire resistance area or locker; locked for security	
063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	3 - Some areas	
063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation?	5 - Yes	
064.0-Does the school have daylight with views in all learning areas?	5 - Yes	
065.0-Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	3 - Some areas	
065.1-Do corridor walls provide sound separation?	3 - Yes, fair sound separation	
065.2-Do other interior walls such as between classrooms provide sound separation?	3 - Yes, fair sound separation	
065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound?	0 - N/A	It is unlikely this building is significantly insulated for sound.
065.4-Is the ceiling/roof assembly insulated?	2 - Less than R-30	Insulation appears to be lacking in thickness.
066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.1?	0 - N/A	
066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of	0 - N/A	

Adequacy Assessment

Task Description	Score	Comments
the school (e.g. P.E., music, kitchen, etc.)?		
066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
067.0-Does the school have kindergarten classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3?	4 - Most areas	
067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	4 - Most areas	
068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2.?	1 - No	No special testing done here.
068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces?	0 - N/A	
068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	0 - N/A	
069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3?	4 - Most areas	
069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)?	4 - Most areas	
069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	4 - Most areas	
070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements?	0 - N/A	
070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces?	0 - N/A	
070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment?	0 - N/A	
071.0-Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	4 - Most areas	
071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
071.2-Do the computer lab spaces have adequate casework (cabinets	4 - Most areas	

Adequacy Assessment

Task Description	Score	Comments
and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?		
072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3?	0 - N/A	
072.1-Are the CTE spaces acoustically isolated from the quiet academic space?	0 - N/A	
072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	0 - N/A	
073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3?	4 - Most areas	
073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)?	5 - Yes	
073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment?	4 - Most areas	
074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	1 - No	No music room.
074.1-Is the music space isolated from the other "noisy" programs (gyms, kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school?	0 - N/A	
074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment?	0 - N/A	
075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3?	1 - No	No art room.
075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent?	0 - N/A	
076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3?	4 - Most areas	
076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building?	4 - Most areas	
076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment?	3 - Some areas	
077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3?	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces?	5 - Yes	
077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.)?	3 - Some areas	
078.0-Does the school have a science Labs as described in the CDE Construction Guidelines 4.3?	0 - N/A	
078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile?	0 - N/A	
079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3?	3 - Some areas	
079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas?	3 - Some areas	
079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment?	3 - Some areas	
080.0-Do student restrooms appear to be adequate in number and location?	5 - Yes	
080.1-Are student restroom fixtures age-appropriate?	5 - Yes	
080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional?	5 - Yes	
081.0-How is the school connected to the internet?	5 - Fiber	
081.1-Does the school have wireless internet access throughout?	5 - Yes	
082.0-Is there a school wide telephone system?	5 - Yes	
083.1-Is there adequate electrical in the kitchen area?	5 - Yes	
083.2-Is the cafeteria sized appropriately?	3 - Some areas	
083.3-Is the food prep area sized appropriately?	2 - Few areas	Kitchen is small.
083.4-Are food supplies protected against purposeful contamination?	5 - Yes	
083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY)		The cafeteria space is shared with the gymnasium.
084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-reported annualized cost? (INFO ONLY)		2018 - 2019 annual utilities were as follows: Electricity - \$3,949.78 Telephone - \$1,015.00 Farmers - \$2,528.27 Propane - \$4,896.97 Water - \$1,861.14 Total Utilities = \$14,251.16

Adequacy Assessment

Task Description	Score	Comments
085.0-Additional Comments (INFO ONLY)		

Action	An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).
Action Date	This is the recommended date to address the issues noted in an Action.
Adequacy Index	A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards.
Condition Budget	The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Exp. Use. Life	See the definition for Lifetime.
Gross Area (SF)	Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities.
Insp. Date	Date of inspection of the system or deficiency (requirement).
Lifetime	Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required.
Next Renewal	This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition.
Obs. Yrs. Rem	Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field.
Prime System	The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.
Priority	Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI.
Requirement	A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI.
Requirement Cost	The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Replacement Value	Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs.
System Condition Index (SCI)	The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System.
System Group	A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc.
FCI	Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI.
Uniformat II Category	A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.



Pleasant View Elementary MEP Assessment & Scoping

PREPARED BY: GEORGE AUGUSTINI, PE & RYAN STROMQUIST, PE
2022-03-29

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INTRODUCTION

This report is a conditions assessment of the existing mechanical, electrical, and plumbing (MEP) systems within the Pleasant View Elementary School in Pleasant View, Colorado. The following report includes information obtained from a visual survey of this facility along with information shared during discussions with facility stakeholders. The purpose of this report is to review the existing MEP systems within in the facility regarding the age/condition of components and compare the existing to current known best practices for similar facilities.

The average life of systems shown in this report is attributed to the experiences of Mazzetti throughout years of designing and being associated with the MEP systems. The average life of equipment is an estimate and depends a great deal on the type of maintenance that has occurred. The normal life expectancy shown in this report could vary longer to shorter, depending on the type of maintenance which is provided from this point forward.

BACKGROUND

Utilizing available information, it appears the building was originally constructed in the mid-1950s and had various upgrades and/or renovations to select systems.

ASSESSMENT

CODES & STANDARDS

It appears that the City of Pleasant View is governed by Montezuma County who refers to the state of Colorado for MEP codes requirements. For this report, the 2018 international mechanical and plumbing codes, along with the 2020 national electrical code were referenced.

MECHANICAL SYSTEMS

The facility has been converted to have two systems. The main system is an overhead forced air system that utilized three furnaces located in the attic. The other systems are a gas unit heater which is in the gym and an exhaust hood in the kitchen.

The furnaces have flex duct distribution in the attic space with a ducted return. These units separate the building (less the gym) into three sections based on building orientation. The sealed combustion propane fired furnaces appears to have been installed in 2004. Based on manufacturer dates, these units do not have cooling or return air filtration components. One of the units had a failed main fan that was being replaced during this site walk. The average reliable life of a furnace is ~20 years. While some of these units are still operational, they have become a maintenance burden and the likelihood of failure is high. Replacement of the forced air system is recommended. Other items that should be considered as part of a facility upgrade would be to provide a filtration system that is capable of MERV-13 or a combination of MERV-8 and active filtration system as well as ventilation with filtration. In the past, heating only units were utilized regularly in educational facilities. However, based on usage of the building into warm months of the year and warmer temperatures overall, it is recommended that cooling systems be added to the forced air system.

In the gym the unit heater appears to be an indirect propane fueled unit. The actual age of the unit could not be verified but it is approximated to be 30+years old. It also appears that there are floor registers in the gym, however, it is understood that the system is not operational. The gym's HVAC components are beyond their anticipated service life and although the unit heater is operational, it is recommended to be replaced. As gymnasiums are large gathering places, it is suggested that a cooling system and air filtration systems be added to make the space more comfortable consistently. Filtration to the level noted above would also be recommended.

The kitchen appears to have a hood that is equipped with a fire separation system, however, a fan system to serve the hood could not be located. It also appears that a means of make up air has not been provided for the kitchen hood. It is recommended that this system be reviewed in depth and required system components be added to meet current codes requirements.

General exhaust for the facility is provided by three ceiling mounted exhaust fans. These units have 10-15 years of service life and are recommend for replacement. There is an exhaust fan in each of the restrooms as well as a storage room that is in front of the restrooms. It was noted that the custodial closet does not have an exhaust system, so exhaust should be added to that space. Consideration should be made to convert that exhaust to be a single central exhaust fan since all spaces are in such proximity to each other.

There is currently not a building controls system installed; all thermostats are local unit controllers.

ELECTRICAL SYSTEMS

The site is fed from an overhead electric utility line on the east side of the property. The single phase, pole mounted transformer feeds a master meter and 120/240V load center mounted on the same utility pole (labeling was insufficient to verify size of panel). The load center contains a 100A, 2-pole breaker

feeding the school, a 50A, 2-pole breaker feeding the shed building south of the school, and a 70A, 2-pole breaker feeding the pump building south of the utility pole.

The main electrical service for the school building is a 100A, 120/240V, 30-pole recessed panel located on the stage within the gymnasium. There is a separately mounted main disconnect adjacent to the panelboard. The panelboard did not contain a panel schedule but was filled with 1-pole breakers, with the exception of the 50A, 2-pole breaker feeding a subpanel in the attic area. Except the attic subpanel (which was recently added to feed the furnaces), all electrical distribution equipment appears to be original to the building and is well beyond its useful life. The subpanel in the attic is in violation of NEC working clearances with ductwork mounted within 3' of the front of the panel.

It appears the receptacles in each classroom are fed by a single 20A, 120V circuit and plug strips are located throughout the space to accommodate additional items to be powered. According to staff and facility personnel, circuit breakers trip often because they are overloaded. The kitchen hood is not equipped with fire suppression and devices within the hood lack ability to be shunt tripped.

The pump building was not accessible and discussions with the school district facilities team indicates this pump room is no longer in use.

The storage building contained a small load center with (2) 20A, 1-pole breakers feeding lights and outlets within the building.

PLUMBING SYSTEMS

Plumbing systems are condensed to the center of the building where the kitchen, restrooms, and custodial closet are located. The piping distribution appears to be original with only repairs made as needed.

The building is served by a septic system with a tank located in the back of the building adjacent to the outdoor basketball court. Based on review of an access panel, the existing sanitary piping is bell & spigot ridged clay piping. Given clay pipe service life is typically 50-60 years and this piping is ~67 years old, replacement is recommended.

Domestic hot and cold-water piping is galvanized steel which has a standard service life of 40-50 years. There are connections between dissimilar metals, which cause electrolysis resulting in additional pipe degradation. Based on the age of the pipe and observed conditions, it is recommended that the distribution piping be replaced.

There is a central domestic water heater located on the attic level that appears to be from 2011. The flue for the installed water heater seems to be slightly misaligned which may affect venting. With a typical service life of a water heater being 8-12 years, it is recommended that the existing unit be replaced. As part of the equipment replacement, it is recommended to add a drain catch pan to the water heater installation to help protect against leaks.

Plumbing fixtures seem to be nearing the end of their useful life, so replacement is recommended. It was also noted that the restrooms are not ADA compliant in the current configuration, so this would need to be addressed with updates/renovations.

The building is served from an above grade propane tank system that is piped below grade from the remote tank to the various points around the building that have gas equipment. The piping appears to be black steel and with a service life of ~75 years, the system has remaining years of service but budgeting for replacement in the future should be planned. Pressure regulators typically have ~15-year service life so replacement of those system components is recommended.

There is no fire sprinkler system installed at this facility.

SCOPE RECOMMENDATIONS

Based on the observed existing condition of the facility, the following high-level list of scope items should be considered.

GOOD:

Mechanical – Replace existing furnaces and add filtration systems (Daikin DM96VE). Install unit ventilator for gymnasium. Replace individual general exhaust fans and add exhaust to the custodial closet (Cook GN). Modify the kitchen ventilation system to meet current code requirements.

Electrical – Upgrade electrical utility to a new 225A, 120/208V, 3-phase service (available along country Road CC). Provide minimum (4) 20A, 120V circuits to receptacles within classroom. Modify electrical devices under hood to shunt trip. Replace sub panel in attic and locate in area free from obstructions in working space.

Plumbing – Replace water heater (AO Smith XCB-30R) and the propane gas regulators. Add dielectric union to piping system where electrolysis is occurring.

Better:

Mechanical – Replace existing furnace with heat pump units with back up heat that will provide cooling (Daikin DZ16SA & ARUF) and add filtration systems (active and passive). Install air handling unit for gymnasium that will provide heating, cooling, and air filtration (Daikin DPS). Centralize the building's general exhaust system and add the custodial closet to the system (Cook DB). Modify the kitchen ventilation system to meet current code requirements. Equip the facility with a controls system that could report alarms to the remote maintenance staff.

Electrical – Upgrade electrical utility to a new 400A, 120/208V, 3-phase service (available along country Road CC). Provide minimum (4) 20A, 120V circuits to receptacles within classroom. Modify electrical devices under hood to shunt trip. Replace sub panel in attic and locate in area free from obstructions in working space. Replace all interior and exterior lighting with LED fixtures.

Plumbing – Replace piping distribution systems (sanitary & domestic). Replace water heater with high efficiency condensing unit (AO Smith GSP-130) and propane gas regulators.

General – Building envelope upgrades and repairs.

PHOTOS



Image 1: Gym (unit heater & lighting)



Image 2: Kitchen Hood



Image 3: Typical Furnace



Image 4: Main Electrical Service to Site



Image 5: Main panelboard in School



Image 6: Main breaker in school.

EQUIPMENT

This a summary of equipment that was observed while conducting site walk. This information is to provide additional details about specific existing equipment.

Table 1: Existing HVAC Equipment Data					
Equip. Tag	Description	Cooling Capacity (kbtu/h)	Heating Capacity (kbtu/h)	Filtration	Approximate Age (Years)
F-1	Goodman / GCS91155DXA	(1)	109.1	(2)	18*
F-2	Goodman / GCS91155DXA	(1)	114	(2)	18*
F-3	Goodman / GCS91155DXA	(1)	114	(2)	18*
UH	(3)	-	(3)	-	30+

* Information is based on equipment nameplate data
 (1) Mechanical cooling components not installed.
 (2) Filter rack not installed.
 (3) Product data not accessible

WILSON STRUCTURAL ENGINEERING, INC.

February 9, 2022

Mr. Ray Lopez
<rlopez@cortez.k12.co.us>

Re: Pleasant View School, Pleasant View, Colorado
WSE project #: 00622

Dear Mr. Lopez,

I joined you on January 25, 2022 to investigate the Pleasant View School in Pleasant View, Colorado. The purpose was to determine as accurately as possible the general structural condition of the school which was constructed in 1954 / 1955. You provided me pdf's of the original 1954 plans for the school prepared by Carl F. Bieler, Architect, Denver, CO.

OVERVIEW:

The building is essentially one-story with attic storage space over the classrooms. It includes a gymnasium, administrative offices, kitchen and toilets. There is a stage at the interior end of the gymnasium which is about 3'-6" lower than the classroom wing.

The structural system for the building consists of conventional light-framed wood walls bearing on concrete foundations. The main floor is of concrete slabs-on-grade with a wood-framed floor at the stage over the gym floor concrete floor slab. The walls are 2x wood studs framed at 16"oc. Studs are 2x4 at all walls except at the gymnasium where 2x6 at 16"oc were used. Corridor walls at the classroom wing are load-bearing as well as the exterior walls. Roof structure over the gymnasium and the classroom wing are site-built wood trusses at 24" on-center with 2x dimension lumber chords and webs. The truss members are nail-connected with plywood gussets at each side of members. Structural roof sheathing is 1x dimension lumber with lay-out perpendicular to the trusses. Exterior wall sheathing is nailed 1x dimensional lumber with a diagonally oriented across the wall studs. Interior walls are sheathed with gypsum board. The gym may be sheathed on the interior with plywood.

The floor for attic/storage over the classrooms/corridor/kitchen is light wood framed 2x8 joists bearing on the interior corridor walls. These walls also support the roof trusses over the classrooms. The storage floor over the kitchen appears to be 2x10 floor joists at 16" oc with 1x diagonal floor sheathing for all attic/storage space.

The foundations are of cast-in-place concrete stemwalls bearing on concrete footings. They are continuous under all bearing walls and exterior walls. There is no reinforcement in the concrete except for 2 - #5 continuous rebar in all the footings according to the original building plans. The concrete slab-on-grade floors have 6x6 10/10 welded wire fabric (WWF) reinforcement according to the building plans.

OBSERVATIONS / OPINIONS:

The building appears, in general, to be in relatively sound structural condition. The most obvious signs of distress were evident in the exterior finish which is brick veneer. Also, there is obvious damage to roof eaves which include damage to fascias, eave soffits and truss tails. This is probably almost entirely due to roof leaks near the eaves, fascias and poor overhang of the metal roofing panels. Other interior damages were probably due to roof leaks that occurred prior to the current metal roofing installation. The south entrance at intersection of the classroom wing and the gymnasium also appears to have had a history of roof leaks and probable damage by the appearance of the numerous repairs visible.

The southeast gymnasium corner of brick veneer had cracked significantly and has displaced about 1/2" to 3/4". This is significant movement and suggests that there has been foundation settlement or possibly separation of the veneer ties from the structural wood-framed wall, maybe both. This condition also exists under the high gym east windows where 4x4 posts between windows support a roof beam. These movements are also evident in the interior east gym wall finishes where stains from past roof leaks are also present.

CONCLUSIONS:

The building is about 67 years old. It appears to have served well structurally but is now significantly outdated and showing signs of distress. Almost every aspect of the building is likely to be out of compliance with current design loads and most building code requirements. The class room wing appears to be the most sound. There are indications around the entire building of past and current moisture intrusions. That is probably causing widespread unseen wood denigration reducing the strength of the framing/sheathing. Also of concern is the decay of areas of the brick veneer. That is allowing continued moisture intrusion. This probably causes loss of strength of the veneer tie connectors to the wall framing as well. The veneer at both sides of the southeast corner of the gym may be at risk of falling away from the wood framed wall assembly. Furthermore, denigration of framing and veneer tie/fastener corrosion due to water intrusions make all the veneer suspect for separation and failure at some point.

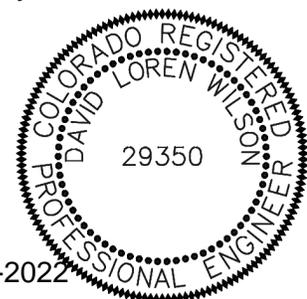
The gymnasium is the area of greatest concern. In addition to possible failures of the brick veneer connections, the 2x6 wall studs are significantly under-sized for wind lateral loads. Also, the shear walls on the 3 sides of the gym are probably well over-stressed due to lateral wind loads and the high gym windows that greatly reduce the effective shear wall length.

Please do not hesitate to call to discuss any aspect of this report if you or others have questions or concerns.

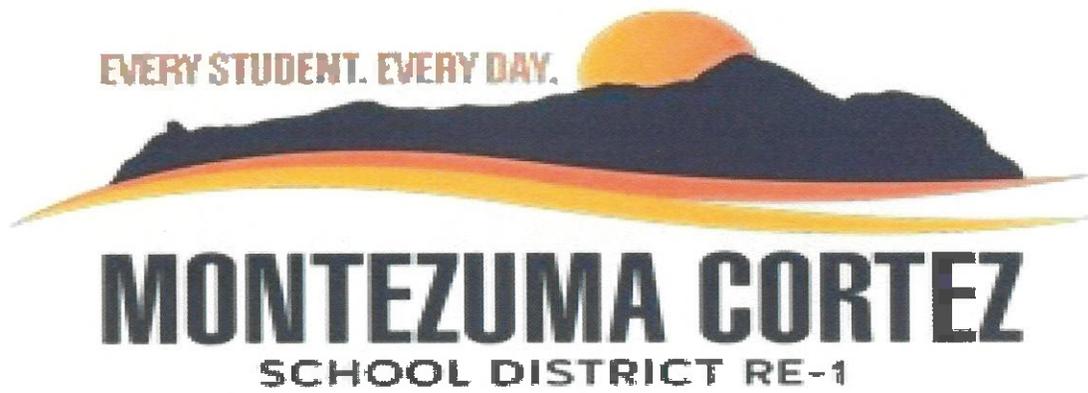
Respectfully,



David L. Wilson, P.E.



2-9-2022



SALARY SCHEDULES 2022-2023

DRAFT



**Montezuma-Cortez School District RE-1
Teachers' Salary Schedule 163 Days**

	BA	BA+15	BA+30	BA+45	MA	MA+15	MA+30	MA+45	MA+60/PhD
Step 0	\$ 36,000.00	\$ 37,000.00	\$ 38,000.00	\$ 39,000.00	\$ 40,000.00	\$ 41,500.00	\$ 43,000.00	\$ 44,500.00	\$ 46,000.00
Step 1	\$ 36,600.00	\$ 37,600.00	\$ 38,600.00	\$ 39,600.00	\$ 40,600.00	\$ 42,100.00	\$ 43,600.00	\$ 45,100.00	\$ 46,600.00
Step 2	\$ 37,200.00	\$ 38,200.00	\$ 39,200.00	\$ 40,200.00	\$ 41,200.00	\$ 42,700.00	\$ 44,200.00	\$ 45,700.00	\$ 47,200.00
Step 3	\$ 37,800.00	\$ 38,800.00	\$ 39,800.00	\$ 40,800.00	\$ 41,800.00	\$ 43,300.00	\$ 44,800.00	\$ 46,300.00	\$ 47,800.00
Step 4	\$ 38,400.00	\$ 39,400.00	\$ 40,400.00	\$ 41,400.00	\$ 42,400.00	\$ 43,900.00	\$ 45,400.00	\$ 46,900.00	\$ 48,400.00
Step 5	\$ 39,000.00	\$ 40,000.00	\$ 41,000.00	\$ 42,000.00	\$ 43,000.00	\$ 44,500.00	\$ 46,000.00	\$ 47,500.00	\$ 49,000.00
Step 6	\$ 39,600.00	\$ 40,600.00	\$ 41,600.00	\$ 42,600.00	\$ 43,600.00	\$ 45,100.00	\$ 46,600.00	\$ 48,100.00	\$ 49,600.00
Step 7	\$ 40,200.00	\$ 41,200.00	\$ 42,200.00	\$ 43,200.00	\$ 44,200.00	\$ 45,700.00	\$ 47,200.00	\$ 48,700.00	\$ 50,200.00
Step 8	\$ 40,800.00	\$ 41,800.00	\$ 42,800.00	\$ 43,800.00	\$ 44,800.00	\$ 46,300.00	\$ 47,800.00	\$ 49,300.00	\$ 50,800.00
Step 9	\$ 41,400.00	\$ 42,400.00	\$ 43,400.00	\$ 44,400.00	\$ 45,400.00	\$ 46,900.00	\$ 48,400.00	\$ 49,900.00	\$ 51,400.00
Step 10	\$ 42,000.00	\$ 43,000.00	\$ 44,000.00	\$ 45,000.00	\$ 46,000.00	\$ 47,500.00	\$ 49,000.00	\$ 50,500.00	\$ 52,000.00
Step 11	\$ -	\$ 43,600.00	\$ 44,600.00	\$ 45,600.00	\$ 46,600.00	\$ 48,100.00	\$ 49,600.00	\$ 51,100.00	\$ 52,600.00
Step 12	\$ -	\$ 44,200.00	\$ 45,200.00	\$ 46,200.00	\$ 47,200.00	\$ 48,700.00	\$ 50,200.00	\$ 51,700.00	\$ 53,200.00
Step 13	\$ -	\$ 44,800.00	\$ 45,800.00	\$ 46,800.00	\$ 47,800.00	\$ 49,300.00	\$ 50,800.00	\$ 52,300.00	\$ 53,800.00
Step 14	\$ -	\$ -	\$ 46,400.00	\$ 47,400.00	\$ 48,400.00	\$ 49,900.00	\$ 51,400.00	\$ 52,900.00	\$ 54,400.00
Step 15	\$ -	\$ -	\$ 47,000.00	\$ 48,000.00	\$ 49,000.00	\$ 50,500.00	\$ 52,000.00	\$ 53,500.00	\$ 55,000.00
Step 16	\$ -	\$ -	\$ 47,600.00	\$ 48,600.00	\$ 49,600.00	\$ 51,100.00	\$ 52,600.00	\$ 54,100.00	\$ 55,600.00
Step 17	\$ -	\$ -	\$ 48,200.00	\$ 49,200.00	\$ 50,200.00	\$ 51,700.00	\$ 53,200.00	\$ 54,700.00	\$ 56,200.00
Step 18	\$ -	\$ -	\$ -	\$ 49,800.00	\$ 50,800.00	\$ 52,300.00	\$ 53,800.00	\$ 55,300.00	\$ 56,800.00
Step 19	\$ -	\$ -	\$ -	\$ 50,400.00	\$ 51,400.00	\$ 52,900.00	\$ 54,400.00	\$ 55,900.00	\$ 57,400.00
Step 20	\$ -	\$ -	\$ -	\$ 51,000.00	\$ 52,000.00	\$ 53,500.00	\$ 55,000.00	\$ 56,500.00	\$ 58,000.00
Step 21	\$ -	\$ -	\$ -	\$ 51,600.00	\$ 52,600.00	\$ 54,100.00	\$ 55,600.00	\$ 57,100.00	\$ 58,600.00
Step 22	\$ -	\$ -	\$ -	\$ 52,200.00	\$ 53,200.00	\$ 54,700.00	\$ 56,200.00	\$ 57,700.00	\$ 59,200.00
Step 23	\$ -	\$ -	\$ -	\$ -	\$ 53,800.00	\$ 55,300.00	\$ 56,800.00	\$ 58,300.00	\$ 59,800.00
Step 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,900.00	\$ 57,400.00	\$ 58,900.00	\$ 60,400.00
Step 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000.00	\$ 59,500.00	\$ 61,000.00
Step 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,600.00	\$ 60,100.00	\$ 61,600.00
Step 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,200.00	\$ 60,700.00	\$ 62,200.00
Step 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,800.00	\$ 61,300.00	\$ 62,800.00
Step 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,400.00	\$ 61,900.00	\$ 63,400.00
Step 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,000.00	\$ 62,500.00	\$ 64,000.00

M-CSD RE-1 will allow for up to eleven (11) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted: _____ School Year 2022-23
Effective for: _____



**Montezuma-Cortez School District RE-1
Teachers - Additional Information**

PLUS HOURS ON SALARY SCHEDULE Hours are to be graduate hours if they pertain to the BA + 15 Sem. Hours; BA + 30 Sem. Hours or BA+45 unless written approval is granted by the Superintendent of Schools prior to enrollment in a particular undergraduate course. These hours need not necessarily be graduate hours if they pertain to the MA+15 Sem. Hours, MA+30 Sem. Hours, MA+45 Sem. Hours or MA+60 Sem Hours. All plus hours for BA and MA must be earned after the date the BA or MA degree and a provisional or professional license has been granted. We will give credit for the hours past the MA if they were education credits and the degree was not in education.

Horizontal movement on the schedule will be allowed September 1st and the first day of the second semester.

A formal letter to the superintendent requesting the move and salary adjustment must be submitted. At this time, the teacher's file will be reviewed. If the move is approved, a contract addendum reflecting the adjustment will be sent to the teacher and a copy attached to the original teaching contract.

Evidence of completed work (official transcript copies) must be on file in the staff member's personnel file. For classes taken for which no official transcript is available, a letter from the college or professor indicating successful completion of the course, as well as all information about the course - number, hours, etc. must be submitted. **Salary adjustment will be made contingent upon receipt of an official transcript.**

If a teacher leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

**PROFESSIONAL STAFF REQUIRED TRAINING
(INSERVICE REQUIREMENTS FOR INSTRUCTIONAL STAFF)**

All certificated/licensed staff are directed to take such continuing education classes or course work as may be required from time to time by the administration and approved by the Board of Education. Such classes or course work shall be reasonably related to the assigned work of certificated/licensed staff members.

Evaluators and immediate supervisors shall include such classes or course work in all improvement or professional growth plans and in all professional development plans for the recertification or relicensing of certified staff members.

The successful and timely completion of such classes or course work within the time frame established by the administration and Board shall be considered a condition of continued employment by the school district. The administration and Board may include the successful and timely completion of such classes or course work as an element in future salary schedules and/or policies.

The Montezuma-Cortez Induction Class has been found essential in providing skills and knowledge necessary to deliver the mission of the Montezuma-Cortez School District. That mission is to prepare and motivate all students to discover their abilities and become self-directed, responsible, thinking contributing members in a modern multi-cultural society. This class provides training in standards, assessment, curriculum development, mentoring, cooperative learning and cultural awareness unique to the Four Corners. All Montezuma-Cortez teachers must complete or demonstrate competency of the class. Probationary teachers must complete or demonstrate competency of the class before gaining non-probationary status.

Head Teachers and Team Leaders must have completed the Supervision/Mentoring portion of the class.

PROFESSIONAL STAFF ADVANCED DEGREE AWARD

See Instructional Staff Handbook, Employment and Benefit Information for Professional Staff Advanced Degree Award.

Adopted: School Year 2022-23
Effective for:



**Montezuma-Cortez School District RE-1
Elementary Counselors Salary Schedule 163 Day (9 Month)**

	BA	BA+15	BA+30	BA+45	MA	MA+15	MA+30	MA+45	MA+60
Step 0	\$ 36,000.00	\$ 37,000.00	\$ 38,000.00	\$ 39,000.00	\$ 41,000.00	\$ 42,500.00	\$ 44,000.00	\$ 46,500.00	\$ 47,000.00
Step 1	\$ 36,600.00	\$ 37,600.00	\$ 38,600.00	\$ 39,600.00	\$ 41,600.00	\$ 43,100.00	\$ 44,600.00	\$ 47,100.00	\$ 47,600.00
Step 2	\$ 37,200.00	\$ 38,200.00	\$ 39,200.00	\$ 40,200.00	\$ 42,200.00	\$ 43,700.00	\$ 45,200.00	\$ 47,700.00	\$ 48,200.00
Step 3	\$ 37,800.00	\$ 38,800.00	\$ 39,800.00	\$ 40,800.00	\$ 42,800.00	\$ 44,300.00	\$ 45,800.00	\$ 48,300.00	\$ 48,800.00
Step 4	\$ 38,400.00	\$ 39,400.00	\$ 40,400.00	\$ 41,400.00	\$ 43,400.00	\$ 44,900.00	\$ 46,400.00	\$ 48,900.00	\$ 49,400.00
Step 5	\$ 39,000.00	\$ 40,000.00	\$ 41,000.00	\$ 42,000.00	\$ 44,000.00	\$ 45,500.00	\$ 47,000.00	\$ 49,500.00	\$ 50,000.00
Step 6	\$ 39,600.00	\$ 40,600.00	\$ 41,600.00	\$ 42,600.00	\$ 44,600.00	\$ 46,100.00	\$ 47,600.00	\$ 50,100.00	\$ 50,600.00
Step 7	\$ 40,200.00	\$ 41,200.00	\$ 42,200.00	\$ 43,200.00	\$ 45,200.00	\$ 46,700.00	\$ 48,200.00	\$ 50,700.00	\$ 51,200.00
Step 8	\$ 40,800.00	\$ 41,800.00	\$ 42,800.00	\$ 43,800.00	\$ 45,800.00	\$ 47,300.00	\$ 48,800.00	\$ 51,300.00	\$ 51,800.00
Step 9	\$ 41,400.00	\$ 42,400.00	\$ 43,400.00	\$ 44,400.00	\$ 46,400.00	\$ 47,900.00	\$ 49,400.00	\$ 51,900.00	\$ 52,400.00
Step 10	\$ 42,000.00	\$ 43,000.00	\$ 44,000.00	\$ 45,000.00	\$ 47,000.00	\$ 48,500.00	\$ 50,000.00	\$ 52,500.00	\$ 53,000.00
Step 11	\$ 42,600.00	\$ 43,600.00	\$ 44,600.00	\$ 45,600.00	\$ 47,600.00	\$ 49,100.00	\$ 50,600.00	\$ 53,100.00	\$ 53,600.00
Step 12	\$ -	\$ 44,200.00	\$ 45,200.00	\$ 46,200.00	\$ 48,200.00	\$ 49,700.00	\$ 51,200.00	\$ 53,700.00	\$ 54,200.00
Step 13	\$ -	\$ 44,800.00	\$ 45,800.00	\$ 46,800.00	\$ 48,800.00	\$ 50,300.00	\$ 51,800.00	\$ 54,300.00	\$ 54,800.00
Step 14	\$ -	\$ 45,400.00	\$ 46,400.00	\$ 47,400.00	\$ 49,400.00	\$ 50,900.00	\$ 52,400.00	\$ 54,900.00	\$ 55,400.00
Step 15	\$ -	\$ -	\$ 47,000.00	\$ 48,000.00	\$ 50,000.00	\$ 51,500.00	\$ 53,000.00	\$ 55,500.00	\$ 56,000.00
Step 16	\$ -	\$ -	\$ 47,600.00	\$ 48,600.00	\$ 50,600.00	\$ 52,100.00	\$ 53,600.00	\$ 56,100.00	\$ 56,600.00
Step 17	\$ -	\$ -	\$ 48,200.00	\$ 49,200.00	\$ 51,200.00	\$ 52,700.00	\$ 54,200.00	\$ 56,700.00	\$ 57,200.00
Step 18	\$ -	\$ -	\$ 48,800.00	\$ 49,800.00	\$ 51,800.00	\$ 53,300.00	\$ 54,800.00	\$ 57,300.00	\$ 57,800.00
Step 19	\$ -	\$ -	\$ 49,400.00	\$ 50,400.00	\$ 52,400.00	\$ 53,900.00	\$ 55,400.00	\$ 57,900.00	\$ 58,400.00
Step 20	\$ -	\$ -	\$ 50,000.00	\$ 51,000.00	\$ 53,000.00	\$ 54,500.00	\$ 56,000.00	\$ 58,500.00	\$ 59,000.00
Step 21	\$ -	\$ -	\$ 50,600.00	\$ 51,600.00	\$ 53,600.00	\$ 55,100.00	\$ 56,600.00	\$ 59,100.00	\$ 59,600.00
Step 22	\$ -	\$ -	\$ -	\$ 52,200.00	\$ 54,200.00	\$ 55,700.00	\$ 57,200.00	\$ 59,700.00	\$ 60,200.00
Step 23	\$ -	\$ -	\$ -	\$ -	\$ 54,800.00	\$ 56,300.00	\$ 57,800.00	\$ 60,300.00	\$ 60,800.00
Step 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,900.00	\$ 58,400.00	\$ 60,900.00	\$ 61,400.00
Step 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,000.00	\$ 61,500.00	\$ 62,000.00
Step 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,600.00	\$ 62,100.00	\$ 62,600.00
Step 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,200.00	\$ 62,700.00	\$ 63,200.00
Step 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,800.00	\$ 63,300.00	\$ 63,800.00
Step 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,400.00	\$ 63,900.00	\$ 64,400.00
Step 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,000.00	\$ 64,500.00	\$ 65,000.00

M-CSD RE-1 will allow for up to eleven (11) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted: _____
Effective for: School Year 2022-23



**Montezuma-Cortez School District RE-1
Secondary Counselors Salary Schedule 172 Day (9.5 Month)**

	BA	BA+15	BA+30	BA+45	MA	MA+15	MA+30	MA+45	MA+60
Step 0	\$ 38,000.00	\$ 39,000.00	\$ 40,000.00	\$ 41,000.00	\$ 43,000.00	\$ 44,500.00	\$ 46,000.00	\$ 48,500.00	\$ 49,000.00
Step 1	\$ 38,600.00	\$ 39,600.00	\$ 40,600.00	\$ 41,600.00	\$ 43,600.00	\$ 45,100.00	\$ 46,600.00	\$ 49,100.00	\$ 49,600.00
Step 2	\$ 39,200.00	\$ 40,200.00	\$ 41,200.00	\$ 42,200.00	\$ 44,200.00	\$ 45,700.00	\$ 47,200.00	\$ 49,700.00	\$ 50,200.00
Step 3	\$ 39,800.00	\$ 40,800.00	\$ 41,800.00	\$ 42,800.00	\$ 44,800.00	\$ 46,300.00	\$ 47,800.00	\$ 50,300.00	\$ 50,800.00
Step 4	\$ 40,400.00	\$ 41,400.00	\$ 42,400.00	\$ 43,400.00	\$ 45,400.00	\$ 46,900.00	\$ 48,400.00	\$ 50,900.00	\$ 51,400.00
Step 5	\$ 41,000.00	\$ 42,000.00	\$ 43,000.00	\$ 44,000.00	\$ 46,000.00	\$ 47,500.00	\$ 49,000.00	\$ 51,500.00	\$ 52,000.00
Step 6	\$ 41,600.00	\$ 42,600.00	\$ 43,600.00	\$ 44,600.00	\$ 46,600.00	\$ 48,100.00	\$ 49,600.00	\$ 52,100.00	\$ 52,600.00
Step 7	\$ 42,200.00	\$ 43,200.00	\$ 44,200.00	\$ 45,200.00	\$ 47,200.00	\$ 48,700.00	\$ 50,200.00	\$ 52,700.00	\$ 53,200.00
Step 8	\$ 42,800.00	\$ 43,800.00	\$ 44,800.00	\$ 45,800.00	\$ 47,800.00	\$ 49,300.00	\$ 50,800.00	\$ 53,300.00	\$ 53,800.00
Step 9	\$ 43,400.00	\$ 44,400.00	\$ 45,400.00	\$ 46,400.00	\$ 48,400.00	\$ 49,900.00	\$ 51,400.00	\$ 53,900.00	\$ 54,400.00
Step 10	\$ 44,000.00	\$ 45,000.00	\$ 46,000.00	\$ 47,000.00	\$ 49,000.00	\$ 50,500.00	\$ 52,000.00	\$ 54,500.00	\$ 55,000.00
Step 11	\$ 44,600.00	\$ 45,600.00	\$ 46,600.00	\$ 47,600.00	\$ 49,600.00	\$ 51,100.00	\$ 52,600.00	\$ 55,100.00	\$ 55,600.00
Step 12	\$ -	\$ 46,200.00	\$ 47,200.00	\$ 48,200.00	\$ 50,200.00	\$ 51,700.00	\$ 53,200.00	\$ 55,700.00	\$ 56,200.00
Step 13	\$ -	\$ 46,800.00	\$ 47,800.00	\$ 48,800.00	\$ 50,800.00	\$ 52,300.00	\$ 53,800.00	\$ 56,300.00	\$ 56,800.00
Step 14	\$ -	\$ 47,400.00	\$ 48,400.00	\$ 49,400.00	\$ 51,400.00	\$ 52,900.00	\$ 54,400.00	\$ 56,900.00	\$ 57,400.00
Step 15	\$ -	\$ -	\$ 49,000.00	\$ 50,000.00	\$ 52,000.00	\$ 53,500.00	\$ 55,000.00	\$ 57,500.00	\$ 58,000.00
Step 16	\$ -	\$ -	\$ 49,600.00	\$ 50,600.00	\$ 52,600.00	\$ 54,100.00	\$ 55,600.00	\$ 58,100.00	\$ 58,600.00
Step 17	\$ -	\$ -	\$ 50,200.00	\$ 51,200.00	\$ 53,200.00	\$ 54,700.00	\$ 56,200.00	\$ 58,700.00	\$ 59,200.00
Step 18	\$ -	\$ -	\$ 50,800.00	\$ 51,800.00	\$ 53,800.00	\$ 55,300.00	\$ 56,800.00	\$ 59,300.00	\$ 59,800.00
Step 19	\$ -	\$ -	\$ 51,400.00	\$ 52,400.00	\$ 54,400.00	\$ 55,900.00	\$ 57,400.00	\$ 59,900.00	\$ 60,400.00
Step 20	\$ -	\$ -	\$ 52,000.00	\$ 53,000.00	\$ 55,000.00	\$ 56,500.00	\$ 58,000.00	\$ 60,500.00	\$ 61,000.00
Step 21	\$ -	\$ -	\$ 52,600.00	\$ 53,600.00	\$ 55,600.00	\$ 57,100.00	\$ 58,600.00	\$ 61,100.00	\$ 61,600.00
Step 22	\$ -	\$ -	\$ -	\$ 54,200.00	\$ 56,200.00	\$ 57,700.00	\$ 59,200.00	\$ 61,700.00	\$ 62,200.00
Step 23	\$ -	\$ -	\$ -	\$ -	\$ 56,800.00	\$ 58,300.00	\$ 59,800.00	\$ 62,300.00	\$ 62,800.00
Step 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,900.00	\$ 60,400.00	\$ 62,900.00	\$ 63,400.00
Step 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,000.00	\$ 63,500.00	\$ 64,000.00
Step 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,600.00	\$ 64,100.00	\$ 64,600.00
Step 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,200.00	\$ 64,700.00	\$ 65,200.00
Step 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,800.00	\$ 65,300.00	\$ 65,800.00
Step 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,400.00	\$ 65,900.00	\$ 66,400.00
Step 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000.00	\$ 66,500.00	\$ 67,000.00

M-CSD RE-1 will allow for up to eleven (11) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted: _____
Effective for: School Year 2022-23



**Montezuma-Cortez School District RE-1
Principal Salary Schedule**

STEP	Pre-School Administrator		Elementary Assistant Principal		Secondary Assistant Principal		Elementary Principal		Middle School Principal		High School Principal	
0 - 1 Years	\$ 57,000.00	\$ 59,000.00	\$ 63,000.00	\$ 66,000.00	\$ 66,000.00	\$ 72,000.00	\$ 75,000.00	\$ 72,000.00	\$ 75,000.00	\$ 72,000.00	\$ 75,000.00	\$ 75,000.00
2 - 4 Years	\$ 59,800.00	\$ 62,833.00	\$ 66,833.00	\$ 69,833.00	\$ 69,833.00	\$ 75,833.00	\$ 78,833.00	\$ 75,833.00	\$ 78,833.00	\$ 75,833.00	\$ 78,833.00	\$ 78,833.00
5 - 7 Years	\$ 62,600.00	\$ 66,666.00	\$ 70,666.00	\$ 73,666.00	\$ 73,666.00	\$ 79,666.00	\$ 82,666.00	\$ 79,666.00	\$ 82,666.00	\$ 79,666.00	\$ 82,666.00	\$ 82,666.00
8 - 10 Years	\$ 65,400.00	\$ 70,499.00	\$ 74,499.00	\$ 77,499.00	\$ 77,499.00	\$ 83,499.00	\$ 86,499.00	\$ 83,499.00	\$ 86,499.00	\$ 83,499.00	\$ 86,499.00	\$ 86,499.00
11 - 14 Years	\$ 68,200.00	\$ 74,332.00	\$ 78,332.00	\$ 81,332.00	\$ 81,332.00	\$ 87,332.00	\$ 90,332.00	\$ 87,332.00	\$ 90,332.00	\$ 87,332.00	\$ 90,332.00	\$ 90,332.00
15 - 20 Years	\$ 71,000.00	\$ 78,165.00	\$ 82,165.00	\$ 85,165.00	\$ 85,165.00	\$ 91,165.00	\$ 94,165.00	\$ 91,165.00	\$ 94,165.00	\$ 91,165.00	\$ 94,165.00	\$ 94,165.00
20 + Years	\$ 73,800.00	\$ 81,998.00	\$ 85,998.00	\$ 88,998.00	\$ 88,998.00	\$ 94,998.00	\$ 97,998.00	\$ 94,998.00	\$ 97,998.00	\$ 94,998.00	\$ 97,998.00	\$ 97,998.00

9.5 Month

9.5 Month

10 Month

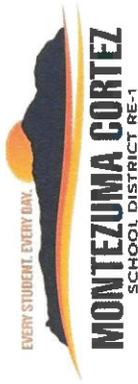
10 Month

10 Month

11 Month

M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill.

Adopted: School Year 2022-23
Effective for:



**Montezuma-Cortez School District RE-1
Nurses' Salary Schedule 163 Days**

	LPN	RN (2 Year Degree)	BA/BSN	BA +15	MA	MA + 15
Step 0	\$ 27,000.00	\$33,000.00	\$ 36,000.00	\$ 37,000.00	\$ 40,000.00	\$ 41,500.00
Step 1	\$ 27,600.00	\$33,600.00	\$ 36,600.00	\$ 37,600.00	\$ 40,600.00	\$ 42,100.00
Step 2	\$ 28,200.00	\$34,200.00	\$ 37,200.00	\$ 38,200.00	\$ 41,200.00	\$ 42,700.00
Step 3	\$ 28,800.00	\$34,800.00	\$ 37,800.00	\$ 38,800.00	\$ 41,800.00	\$ 43,300.00
Step 4	\$ 29,400.00	\$35,400.00	\$ 38,400.00	\$ 39,400.00	\$ 42,400.00	\$ 43,900.00
Step 5	\$ 30,000.00	\$36,000.00	\$ 39,000.00	\$ 40,000.00	\$ 43,000.00	\$ 44,500.00
Step 6	\$ 30,600.00	\$36,600.00	\$ 39,600.00	\$ 40,600.00	\$ 43,600.00	\$ 45,100.00
Step 7	\$ 31,200.00	\$37,200.00	\$ 40,200.00	\$ 41,200.00	\$ 44,200.00	\$ 45,700.00
Step 8	\$ 31,800.00	\$37,800.00	\$ 40,800.00	\$ 41,800.00	\$ 44,800.00	\$ 46,300.00
Step 9	\$ 32,400.00	\$38,400.00	\$ 41,400.00	\$ 42,400.00	\$ 45,400.00	\$ 46,900.00
Step 10	\$ 33,000.00	\$39,000.00	\$ 42,000.00	\$ 43,000.00	\$ 46,000.00	\$ 47,500.00
Step 11	\$ 33,600.00	\$39,600.00	\$ 42,600.00	\$ 43,600.00	\$ 46,600.00	\$ 48,100.00
Step 12	\$ 34,200.00	\$40,200.00	\$ 43,200.00	\$ 44,200.00	\$ 47,200.00	\$ 48,700.00
Step 13	\$ 34,800.00	\$40,800.00	\$ 43,800.00	\$ 44,800.00	\$ 47,800.00	\$ 49,300.00
Step 14			\$ 45,400.00	\$ 45,400.00	\$ 48,400.00	\$ 49,900.00
Step 15			\$ 46,000.00	\$ 46,000.00	\$ 49,000.00	\$ 50,500.00
Step 16			\$ 46,600.00	\$ 46,600.00	\$ 49,600.00	\$ 51,100.00
Step 17			\$ 47,200.00	\$ 47,200.00	\$ 50,200.00	\$ 51,700.00
Step 18			\$ 47,800.00	\$ 47,800.00	\$ 50,800.00	\$ 52,300.00
Step 19			\$ 48,400.00	\$ 48,400.00	\$ 51,400.00	\$ 52,900.00
Step 20			\$ 49,000.00	\$ 49,000.00	\$ 52,000.00	\$ 53,500.00
Step 21			\$ 49,600.00	\$ 49,600.00	\$ 52,600.00	\$ 54,100.00
Step 22			\$ 50,200.00	\$ 50,200.00	\$ 53,200.00	\$ 54,700.00
Step 23			\$ 50,800.00	\$ 50,800.00	\$ 53,800.00	\$ 55,300.00
Step 24			\$ 51,400.00	\$ 51,400.00	\$ 54,400.00	\$ 55,900.00
Step 25			\$ 52,000.00	\$ 52,000.00	\$ 55,000.00	\$ 56,500.00
Step 26			\$ 52,600.00	\$ 52,600.00	\$ 55,600.00	\$ 57,100.00
Step 27			\$ 53,200.00	\$ 53,200.00	\$ 56,200.00	\$ 57,700.00
Step 28			\$ 53,800.00	\$ 53,800.00	\$ 56,800.00	\$ 58,300.00
Step 29			\$ 54,400.00	\$ 54,400.00	\$ 57,400.00	\$ 58,900.00
Step 30			\$ 55,000.00	\$ 55,000.00	\$ 58,000.00	\$ 59,500.00

M-CSD RE-1 will allow for up to eleven (11) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement. Non BSN will remain on BA+0 until a Bachelors degree in nursing has been obtained.

Adopted: _____
Effective for: School Year 2022-23



**Montezuma-Cortez School District RE-1
Administrators**

Steps	Executive				Assistant Superintendent
	Coordinator	Director 10	Director 12	Director	
0 - 1 Years	\$ 39,000.00	\$ 43,500.00	\$ 52,000.00	\$ 80,000.00	\$ 90,000.00
2 - 4 Years	\$ 43,000.00	\$ 47,500.00	\$ 56,000.00	\$ 84,000.00	\$ 94,000.00
5 - 7 Years	\$ 47,000.00	\$ 51,500.00	\$ 60,000.00	\$ 88,000.00	\$ 98,000.00
8 - 10 Years	\$ 51,000.00	\$ 55,500.00	\$ 64,000.00	\$ 92,000.00	\$ 102,000.00
11 - 14 Years	\$ 55,000.00	\$ 59,500.00	\$ 68,000.00	\$ 96,000.00	\$ 106,000.00
15 - 20 Years	\$ 59,000.00	\$ 63,500.00	\$ 72,000.00	\$ 100,000.00	\$ 110,000.00
20 + Years	\$ 63,000.00	\$ 67,500.00	\$ 76,000.00	\$ 104,000.00	\$ 114,000.00

10 Month 10 Month 12 Month 12 Month 12 Month

M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted:
Effective for: School Year 2022-23



**Montezuma-Cortez School District RE-1
Administrative Support**

	Clerical	School Secretary 9.5	School Secretary 10	Finance Secretary 9.5	Finance Secretary 10	Finance Secretary 11	Finance Secretary 12	Executive Secretary	Specialist
Step 1	\$ 17,500.00	\$ 20,000.00	\$ 21,600.00	\$ 23,200.00	\$ 25,000.00	\$ 26,500.00	\$ 34,100.00	\$ 38,000.00	\$ 37,500.00
Step 2	\$ 17,920.00	\$ 20,440.00	\$ 22,040.00	\$ 23,640.00	\$ 25,440.00	\$ 26,940.00	\$ 34,540.00	\$ 38,590.00	\$ 38,090.00
Step 3	\$ 18,340.00	\$ 20,880.00	\$ 22,480.00	\$ 24,080.00	\$ 25,880.00	\$ 27,380.00	\$ 34,980.00	\$ 39,180.00	\$ 38,680.00
Step 4	\$ 18,760.00	\$ 21,320.00	\$ 22,920.00	\$ 24,520.00	\$ 26,320.00	\$ 27,820.00	\$ 35,420.00	\$ 39,770.00	\$ 39,270.00
Step 5	\$ 19,180.00	\$ 21,760.00	\$ 23,360.00	\$ 24,960.00	\$ 26,760.00	\$ 28,260.00	\$ 35,860.00	\$ 40,360.00	\$ 39,860.00
Step 6	\$ 19,600.00	\$ 22,200.00	\$ 23,800.00	\$ 25,400.00	\$ 27,200.00	\$ 28,700.00	\$ 36,300.00	\$ 40,950.00	\$ 40,450.00
Step 7	\$ 20,020.00	\$ 22,640.00	\$ 24,240.00	\$ 25,840.00	\$ 27,640.00	\$ 29,140.00	\$ 36,740.00	\$ 41,540.00	\$ 41,040.00
Step 8	\$ 20,440.00	\$ 23,080.00	\$ 24,680.00	\$ 26,280.00	\$ 28,080.00	\$ 29,580.00	\$ 37,180.00	\$ 42,130.00	\$ 41,630.00
Step 9	\$ 20,860.00	\$ 23,520.00	\$ 25,120.00	\$ 26,720.00	\$ 28,520.00	\$ 30,020.00	\$ 37,620.00	\$ 42,720.00	\$ 42,220.00
Step 10	\$ 21,280.00	\$ 23,960.00	\$ 25,560.00	\$ 27,160.00	\$ 28,960.00	\$ 30,460.00	\$ 38,060.00	\$ 43,310.00	\$ 42,810.00
Step 11	\$ 21,700.00	\$ 24,400.00	\$ 26,000.00	\$ 27,600.00	\$ 29,400.00	\$ 30,900.00	\$ 38,500.00	\$ 43,900.00	\$ 43,400.00
Step 12	\$ 22,120.00	\$ 24,840.00	\$ 26,440.00	\$ 28,040.00	\$ 29,840.00	\$ 31,340.00	\$ 38,940.00	\$ 44,490.00	\$ 43,990.00
Step 13	\$ 22,540.00	\$ 25,280.00	\$ 26,880.00	\$ 28,480.00	\$ 30,280.00	\$ 31,780.00	\$ 39,380.00	\$ 45,080.00	\$ 44,580.00
Step 14	\$ 22,960.00	\$ 25,720.00	\$ 27,320.00	\$ 28,920.00	\$ 30,720.00	\$ 32,220.00	\$ 39,820.00	\$ 45,670.00	\$ 45,170.00
Step 15	\$ 23,380.00	\$ 26,160.00	\$ 27,760.00	\$ 29,360.00	\$ 31,160.00	\$ 32,660.00	\$ 40,260.00	\$ 46,260.00	\$ 45,760.00
Step 16	\$ 23,800.00	\$ 26,600.00	\$ 28,200.00	\$ 29,800.00	\$ 31,600.00	\$ 33,100.00	\$ 40,700.00	\$ 46,850.00	\$ 46,350.00
Step 17	\$ 24,220.00	\$ 27,040.00	\$ 28,640.00	\$ 30,240.00	\$ 32,040.00	\$ 33,540.00	\$ 41,140.00	\$ 47,440.00	\$ 46,940.00
Step 18	\$ 24,640.00	\$ 27,480.00	\$ 29,080.00	\$ 30,680.00	\$ 32,480.00	\$ 33,980.00	\$ 41,580.00	\$ 48,030.00	\$ 47,530.00
Step 19	\$ 25,060.00	\$ 27,920.00	\$ 29,520.00	\$ 31,120.00	\$ 32,920.00	\$ 34,420.00	\$ 42,020.00	\$ 48,620.00	\$ 48,120.00
Step 20	\$ 25,480.00	\$ 28,360.00	\$ 29,960.00	\$ 31,560.00	\$ 33,360.00	\$ 34,860.00	\$ 42,460.00	\$ 49,210.00	\$ 48,710.00

9.5 month 7.5 hr	10 Month 7.5 hr	9.5 month 7.5 hr	10 Month 7.5 hr	11 Month 7.5	12 Month 7.5	12 Month 8 Hr	12 Month 7.5 Hr
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MI-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement. Number of days worked per Approved School Calendar

Adopted: _____ School Year 2022-23
Effective for: _____



**Montezuma-Cortez School District RE-1
Hardware/Software Technician Salary Schedule**

STEP	Technician	Data Specialist / Network Manager
Step 1	\$ 38,400.00	\$42,800.00
Step 2	\$ 38,932.00	\$43,332.00
Step 3	\$ 39,464.00	\$43,864.00
Step 4	\$ 39,996.00	\$44,396.00
Step 5	\$ 40,528.00	\$44,928.00
Step 6	\$ 41,060.00	\$45,460.00
Step 7	\$ 41,592.00	\$45,992.00
Step 8	\$ 42,124.00	\$46,524.00
Step 9	\$ 42,656.00	\$47,056.00
Step 10	\$ 43,188.00	\$47,588.00
Step 11	\$ 43,720.00	\$48,120.00
Step 12	\$ 44,252.00	\$48,652.00
Step 13	\$ 44,784.00	\$49,184.00
Step 14	\$ 45,316.00	\$49,716.00
Step 15	\$ 45,848.00	\$50,248.00
Step 16	\$ 46,380.00	\$50,780.00
Step 17	\$ 46,912.00	\$51,312.00
Step 18	\$ 47,444.00	\$51,844.00
Step 19	\$ 47,976.00	\$52,376.00
Step 20	\$ 48,508.00	\$52,908.00

12 month
40 Hrs/Wk

12 month
40 Hrs/Wk

Minimum Job qualifications:
 * An AA degree from an accredited technical school or equivalent work-related experience.
 * A strong background with all Windows operating systems is necessary.
 * Network background is required.

Placement on column depend up certifications held and movement must be approved by Administration.
 M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill.
 If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted: _____ School Year 2022-23
 Effective for: _____



Montezuma-Cortez School District RE-1
Custodial, Maintenance and Plumber/Electrician Salary Schedule

	Custodial	Maintenance Grade 1	Maintenance Grade 2	Plumber/ Electrician
Step 1	\$ 29,150.00	\$ 29,500.00	\$ 31,000.00	\$ 35,000.00
Step 2	\$ 29,515.00	\$ 29,865.00	\$ 31,365.00	\$ 35,595.00
Step 3	\$ 29,880.00	\$ 30,230.00	\$ 31,730.00	\$ 36,190.00
Step 4	\$ 30,245.00	\$ 30,595.00	\$ 32,095.00	\$ 36,785.00
Step 5	\$ 30,610.00	\$ 30,960.00	\$ 32,460.00	\$ 37,380.00
Step 6	\$ 30,975.00	\$ 31,325.00	\$ 32,825.00	\$ 37,975.00
Step 7	\$ 31,340.00	\$ 31,690.00	\$ 33,190.00	\$ 38,570.00
Step 8	\$ 31,705.00	\$ 32,055.00	\$ 33,555.00	\$ 39,165.00
Step 9	\$ 32,070.00	\$ 32,420.00	\$ 33,920.00	\$ 39,760.00
Step 10	\$ 32,435.00	\$ 32,785.00	\$ 34,285.00	\$ 40,355.00
Step 11	\$ 32,800.00	\$ 33,150.00	\$ 34,650.00	\$ 40,950.00
Step 12	\$ 33,165.00	\$ 33,515.00	\$ 35,015.00	\$ 41,545.00
Step 13	\$ 33,530.00	\$ 33,880.00	\$ 35,380.00	\$ 42,140.00
Step 14	\$ 33,895.00	\$ 34,245.00	\$ 35,745.00	\$ 42,735.00
Step 15	\$ 34,260.00	\$ 34,610.00	\$ 36,110.00	\$ 43,330.00
Step 16	\$ 34,625.00	\$ 34,975.00	\$ 36,475.00	\$ 43,925.00
Step 17	\$ 34,990.00	\$ 35,340.00	\$ 36,840.00	\$ 44,520.00
Step 18	\$ 35,355.00	\$ 35,705.00	\$ 37,205.00	\$ 45,115.00
Step 19	\$ 35,720.00	\$ 36,070.00	\$ 37,570.00	\$ 45,710.00
Step 20	\$ 36,085.00	\$ 36,435.00	\$ 37,935.00	\$ 46,305.00

12 Month

12 Month

12 Month

12 Month

M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Extra Assignments:	
Custodial Evening Differential	\$10 per month for 9 months (\$90/year)
Welding	\$250
Backflow Prevention	\$500
Locksmith	\$500
Head Custodian - Small Elementary	\$200
Head Custodian - Small Secondary	\$1,000
Head Custodian - Large Secondary	\$1,200

Advancement on steps shall be by approved inservice, after taking and passing competency tests administered by either the AVTS or Physical Plant Director(s) recommendation with documentation to Central Office Administration. Competency must be demonstrated in the areas of need: locksmith, plumbing, advanced tradesman, carpentry,

advanced tradesman masonry, small engine repair, HVAC/controls, boiler maintenance, roofing repair, lead maintenance and other skills as recognized and requested by employer.

Adopted:
Effective f School Year 2022-23



**Montezuma-Cortez School District RE-1
Paraprofessional Salary Schedule 163 Days**

	Paraprofessional	Para + 48 Hours	ESS Paraprofessional
Step 1	\$ 17,500.00 \$ 14.31	\$ 18,500.00 \$ 15.13	\$ 19,000.00 \$ 15.54
Step 2	\$ 17,942.00 \$ 14.68	\$ 18,942.00 \$ 15.49	\$ 19,442.00 \$ 15.90
Step 3	\$ 18,384.00 \$ 15.04	\$ 19,384.00 \$ 15.86	\$ 19,884.00 \$ 16.27
Step 4	\$ 18,826.00 \$ 15.40	\$ 19,826.00 \$ 16.22	\$ 20,326.00 \$ 16.63
Step 5	\$ 19,268.00 \$ 15.76	\$ 20,268.00 \$ 16.58	\$ 20,768.00 \$ 16.99
Step 6	\$ 19,710.00 \$ 16.12	\$ 20,710.00 \$ 16.94	\$ 21,210.00 \$ 17.35
Step 7	\$ 20,152.00 \$ 16.48	\$ 21,152.00 \$ 17.30	\$ 21,652.00 \$ 17.71
Step 8	\$ 20,594.00 \$ 16.85	\$ 21,594.00 \$ 17.66	\$ 22,094.00 \$ 18.07
Step 9	\$ 21,036.00 \$ 17.21	\$ 22,036.00 \$ 18.03	\$ 22,536.00 \$ 18.43
Step 10	\$ 21,478.00 \$ 17.57	\$ 22,478.00 \$ 18.39	\$ 22,978.00 \$ 18.80
Step 11	\$ 21,920.00 \$ 17.93	\$ 22,920.00 \$ 18.75	\$ 23,420.00 \$ 19.16
Step 12	\$ 22,362.00 \$ 18.29	\$ 23,362.00 \$ 19.11	\$ 23,862.00 \$ 19.52
Step 13	\$ 22,804.00 \$ 18.65	\$ 23,804.00 \$ 19.47	\$ 24,304.00 \$ 19.88
Step 14	\$ 23,246.00 \$ 19.02	\$ 24,246.00 \$ 19.83	\$ 24,746.00 \$ 20.24
Step 15	\$ 23,688.00 \$ 19.38	\$ 24,688.00 \$ 20.19	\$ 25,188.00 \$ 20.60
Step 16	\$ 24,130.00 \$ 19.74	\$ 25,130.00 \$ 20.56	\$ 25,630.00 \$ 20.97
Step 17	\$ 24,572.00 \$ 20.10	\$ 25,572.00 \$ 20.92	\$ 26,072.00 \$ 21.33
Step 18	\$ 25,014.00 \$ 20.46	\$ 26,014.00 \$ 21.28	\$ 26,514.00 \$ 21.69
Step 19	\$ 25,456.00 \$ 20.82	\$ 26,456.00 \$ 21.64	\$ 26,956.00 \$ 22.05
Step 20	\$ 25,898.00 \$ 21.18	\$ 26,898.00 \$ 22.00	\$ 27,398.00 \$ 22.41

7.5 Hour

7.5 Hour

7.5 Hour

M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted: _____
Effective for: School Year 2022-23



**Montezuma-Cortez School District RE-1
Transportation Personnel Salary Schedule**

STEP	Mechanics	Bus Driver	Bus Aide
Step 1	\$ 36,000.00	\$ 17.00	\$ 13.97
Step 2	\$ 36,420.00	\$ 17.40	\$ 14.37
Step 3	\$ 36,840.00	\$ 17.80	\$ 14.77
Step 4	\$ 37,260.00	\$ 18.20	\$ 15.17
Step 5	\$ 37,680.00	\$ 18.60	\$ 15.57
Step 6	\$ 38,100.00	\$ 19.00	\$ 15.97
Step 7	\$ 38,520.00	\$ 19.40	\$ 16.37
Step 8	\$ 38,940.00	\$ 19.80	\$ 16.77
Step 9	\$ 39,360.00	\$ 20.20	\$ 17.17
Step 10	\$ 39,780.00	\$ 20.60	\$ 17.57
Step 11	\$ 40,200.00	\$ 21.00	\$ 17.97
Step 12	\$ 40,620.00	\$ 21.40	\$ 18.37
Step 13	\$ 41,040.00	\$ 21.80	\$ 18.77
Step 14	\$ 41,460.00	\$ 22.20	\$ 19.17
Step 15	\$ 41,880.00	\$ 22.60	\$ 19.57
Step 16	\$ 42,300.00	\$ 23.00	\$ 19.97
Step 17	\$ 42,720.00	\$ 23.40	\$ 20.37
Step 18	\$ 43,140.00	\$ 23.80	\$ 20.77
Step 19	\$ 43,560.00	\$ 24.20	\$ 21.17
Step 20	\$ 43,980.00	\$ 24.60	\$ 21.57

12 month

9 Month

9 Month

July-June
Pay Cycle

Sept-August
Pay Cycle

Sept-August
Pay Cycle

M-CSD RE-1 will allow for up to six (6) years experience on the salary schedule for the position you have been hired to fill. If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Mechanic Tool Allowance \$200 per year (on anniversary hire date)
Lead Mechanic \$2,000

Adopted: School Year 2022-23
Effective for:



**Montezuma-Cortez School District RE-1
Miscellaneous Additional Pay Salary Schedule**

Substitute Teacher Pay

Current Colorado Certified/Licensed	\$125.00
Three and Five Year Substitute License	\$110.00
One Year Substitute Authorization with BA	\$110.00
One Year Substitute Authorization	\$99
Emergency Substitute Teacher	\$99

After five (5), but less than 16 consecutive days in the same assignment, the rates will increase by \$5.00 per day.

Long Term Substitutes

After substituting in the same assignment for fifteen (15) consecutive days, the full licensed substitute teacher shall be placed on the first step of the BA column. The new rate of pay shall begin the sixteenth (16th) consecutive day in the same assignment.

*In order to obtain a one-year substitute authorization without having 60 hours of post-secondary education, the applicant would need to show some past work experience with children and have gone through district training.

All substitutes are paid in half-day increments, whereas Middle School and High School Teacher for Teacher' substitutes are paid by the classroom period or block.

Pay periods are from the 21st of the month to the 20th of the following month. Paychecks are issued on the last workday of each month. Direct deposit is mandatory. If you are not set up for direct deposit, please notify the payroll office.

Support Staff Substitute Pay

Bus Drivers:	
Regular Route Drivers:	Paid per Transportation Salary Schedule (Benefits Eligible after 30 hours)
Alternate route drivers:	Paid per Transportation Salary Schedule

Paraprofessionals:	
- Paraprofessional Substituting for a teacher	Para Pay only (No additional pay)

Substitute Employees:	
Paraprofessionals:	\$13.97
-no change in pay for long term substituting	
Secretaries:	\$13.97
-no change in pay for long term substituting	
Food Service:	\$13.97
-no change in pay for long term substituting	
Custodians:	\$1.00 below beginning Custodial Salary Schedule
-no change in pay for long term substituting	

Temporary Skilled Help:	\$1.00 below beginning maintenance schedule
--------------------------------	---

Adopted: School Year 2022-23
Effective for:



**Montezuma-Cortez School District RE-1
Coaching and Assignment Salary Schedule**

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6	CATEGORY 7
Football							
Basketball							
Instrumental Music							
Wrestling							
Volleyball							
Baseball							
Track							
Soccer							
Softball							
MCHS Cheer							
Cross Country							
Golf							
Drama (Spring)							
Student Government							
ELL Liaison							
Honors Diploma							
Vocal Music							
Native American Club							
Jr Class Sponsor							
Sr Class Sponsor							
FFA AG Sponsor							
Advisory Leader							
Critical Counselor							
FCCLA Annual							
MCHS Color Guard							
MCHS Drama							
Pre-School							
HOSA							
Knowledge Bowl							
Year Book							
Secondary Communication Liaison							
NHS							
Young Artists Assoc							
Registrar							
MCHS AP Coordinator							
MCHS Auditorium Supervisor							
Elementary Communication Liaison							
6th Grade After School A							

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6	CATEGORY 7
0	\$3,800.00	\$2,800.00	\$2,200.00	\$1,600.00	\$1,100.00	\$750.00	
1	\$3,900.00	\$2,900.00	\$2,300.00	\$1,700.00	\$1,200.00	\$850.00	
2	\$4,000.00	\$3,000.00	\$2,400.00	\$1,800.00	\$1,300.00	\$950.00	
3	\$4,100.00	\$3,100.00	\$2,500.00	\$1,900.00	\$1,400.00	#####	
4	\$4,200.00	\$3,200.00	\$2,600.00	\$2,000.00	\$1,500.00	#####	

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6	CATEGORY 7
0	\$2,600.00	\$2,300.00	\$1,900.00				
1	\$2,700.00	\$2,400.00	\$2,000.00				
2	\$2,800.00	\$2,500.00	\$2,100.00				
3	\$2,900.00	\$2,600.00	\$2,200.00				
4	\$3,000.00	\$2,700.00	\$2,300.00				

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6	CATEGORY 7
0	\$1,700.00	\$1,500.00	\$1,300.00	\$1,000.00	\$800.00	\$650.00	\$400.00
1	\$1,800.00	\$1,600.00	\$1,400.00	\$1,100.00	\$900.00	\$750.00	\$450.00
2	\$1,900.00	\$1,700.00	\$1,500.00	\$1,200.00	\$1,000.00	\$850.00	\$500.00
3	\$2,000.00	\$1,800.00	\$1,600.00	\$1,300.00	\$1,100.00	\$950.00	\$550.00
4	\$2,100.00	\$1,900.00	\$1,700.00	\$1,400.00	\$1,200.00	#####	\$600.00

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4	CATEGORY 5	CATEGORY 6	CATEGORY 7
0	\$1,200.00	\$1,100.00	\$1,000.00				
1	\$1,300.00	\$1,200.00	\$1,100.00				
2	\$1,400.00	\$1,300.00	\$1,200.00				
3	\$1,500.00	\$1,400.00	\$1,300.00				
4	\$1,600.00	\$1,500.00	\$1,400.00				

LEAD TEACHER ASSIGNMENT	\$	1,000.00
DEPARTMENT CHAIR ASSIGNMENT	\$	500.00
GIFTED and TALENTED ASSIGNMENT	\$	1,000.00

If an employee leaves the district and is rehired, all previous years of experience in district will be considered in evaluation of step placement.

Adopted:
Effective for:

School Year 2022-23



**EVERY STUDENT.
EVERY DAY.**

Preliminary Budget Proposal for School Year 2022-2023

PREPARED FOR DAC MAY 2ND AND WORK SESSION MAY 3RD , 2022

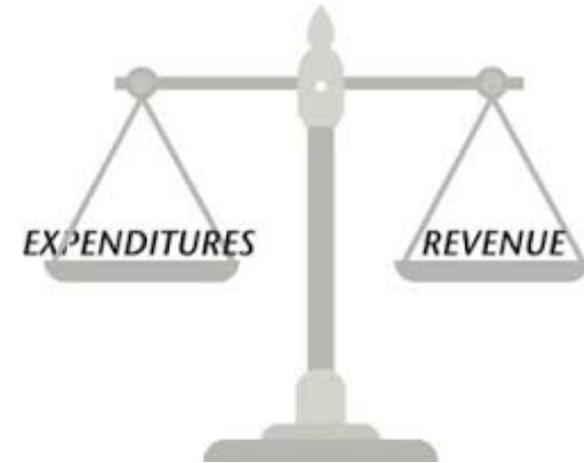
Agenda

1. Colorado Public School Finance Overview
2. General Operating Budget
3. Grant Funds
4. Legislative Updates 22-23



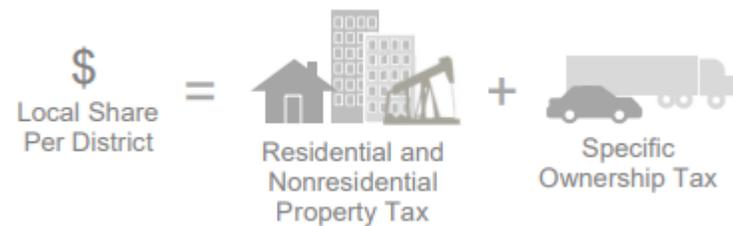
Colorado Public School Finance

Colorado public schools receive funding from a variety of sources. However, most revenues to Colorado's 178 school districts are provided through the Public School Finance Act of 1994.



Total Program Funding

- The total amount of money each school district receives under the School Finance Act is referred to as “**Total Program**”.
- Total program includes both the state share and local share.
- The local share is generated through property taxes and specific ownership taxes (vehicle ownership taxes).



Total Program Funding

- Step 1
 - **Funded Pupil Count** multiplied by the **Per Pupil Funding Amount**.
- Step 2
 - Add the additional **At-Risk funding**, **On-line Enrollment funding** and **Accelerating Students through Concurrent Enrollment (ASCENT) funding** to come to the **Total Program Amount**.
- Step 3
 - Deduct a **Budget Stabilization Factor** from **Total Program Amount**

Budget Stabilization (Negative) Factor

- After the Total Program amount is calculated, the Budget Stabilization (Negative) Factor is applied.
- In 2009-10, Colorado's legislature created a new factor in the school finance formula due to the Great Recession and economic downturn that put pressure on the state's budget.

Budget Stabilization (Negative) Factor

- The factor is a state budget tool that proportionally reduces the amount of total funding for each school district.
- According to the data gathered by the Colorado School Finance Project, MCSD RE-1 has lost approximately \$29.3 million dollars in revenue from 2009 to 2021.

Funded Pupil Count

- Each year, all public school districts across the state of Colorado and the Charter School Institute participate in the **Student October Count Snapshot** data submission to the Colorado Department of Education (CDE).
- The purpose of this data collection is to obtain required student-level data as provided for by state statute, including information regarding students' funding eligibility as outlined in the Public School Finance Act of 1994, as amended.

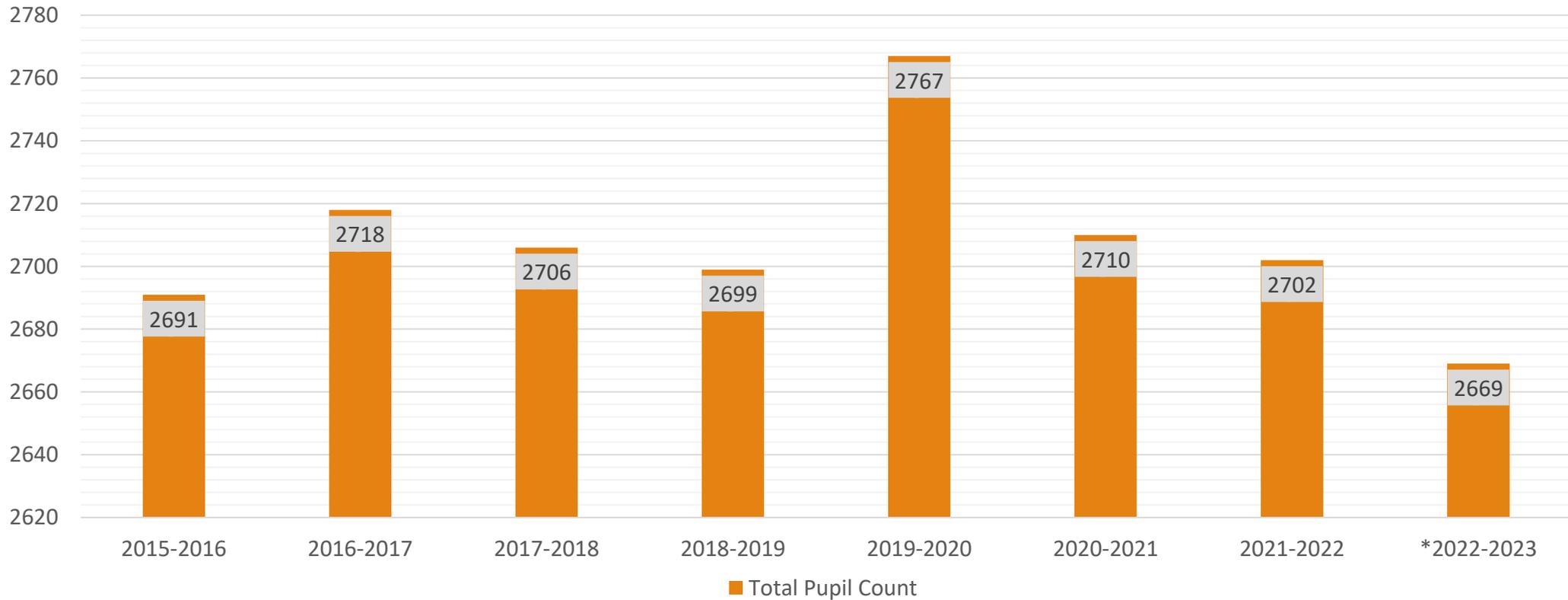
Funded Pupil Count

- In an effort to ensure accurate reporting of those data fields associated with student funding, the School Finance Division's School Auditing Office conducts compliance audits of each district's Student October count data, which determine **per pupil funding** and **at-risk funding**.
- Pupil Enrollment Count are conducted in October of each school year.



Funded Pupil Count – Historical Trends

MCS D Student Count 2015-2022



*Projected Numbers

Figures on this page are rounded to nearest whole number.

Base Per Pupil Funding

- **Base Per Pupil Funding** is the base amount of funding per student which is adjusted every year.
- For more information, look at [Colorado Amendment 23 of 2001](#).
- *For 2022-2023, the inflation rate used by the state was 3.5%*

Base Per Pupil Funding

- **Factors Considered:**

- **Cost of Living:**

- Determined by a legislative study every two years. Districts with higher costs of living have a higher factor.
 - Example, Aspen has a higher cost of living factor than Cortez.

- **Personnel and Non-personnel costs:**

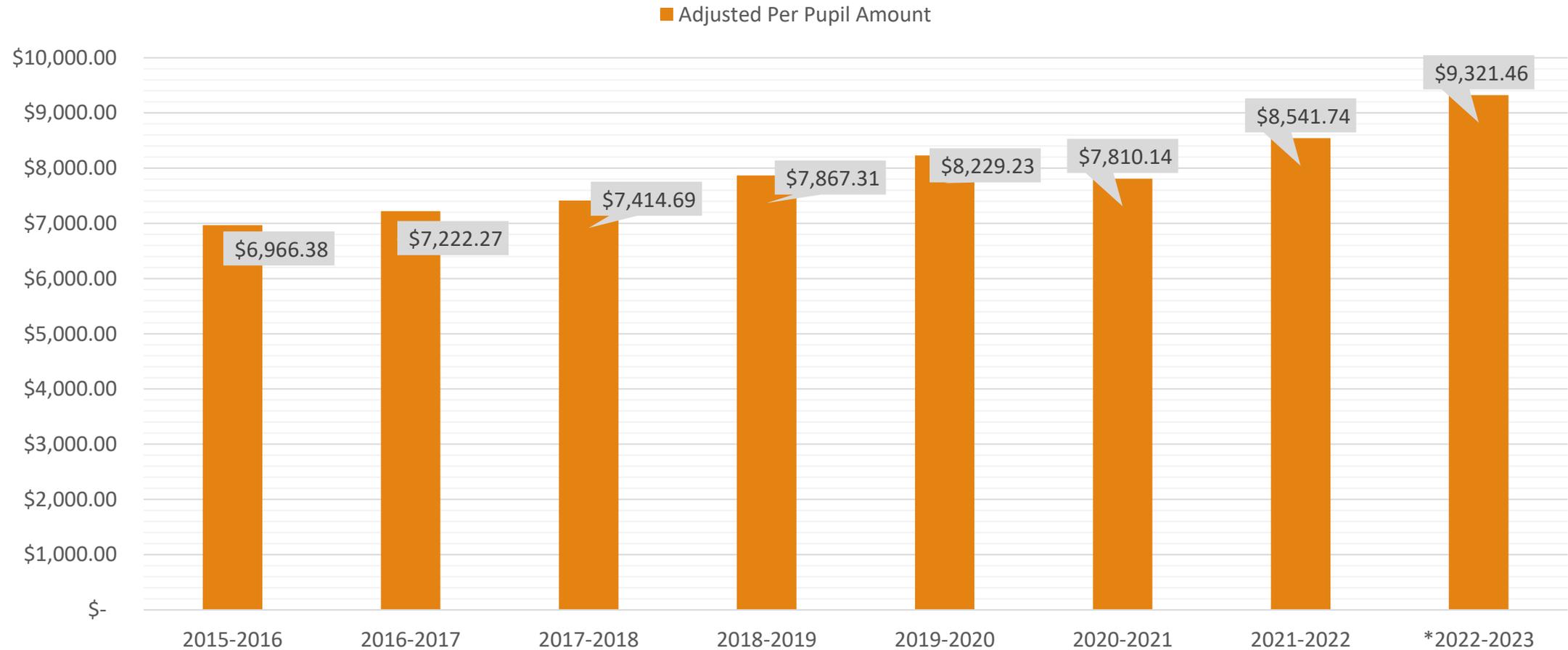
- Personnel costs factor vary by school district based on enrollment. For all districts, employee salaries and benefits represent the largest single expense. As such, the formula directs funding based on these costs.

- **Size of District:**

- Similar to the personnel costs factor, the size factor is unique to each district and is determined using enrollment. Small districts have larger size factors than districts with higher enrollment.

Base Per Pupil Funding – Historical Trends

MCS D Per Pupil Funding Amount 2015-2022



*Projected Numbers

Base Per Pupil Funding Comparison SY 2021-2022 vs SY 2022-2023

- **School Year 2021-2022**

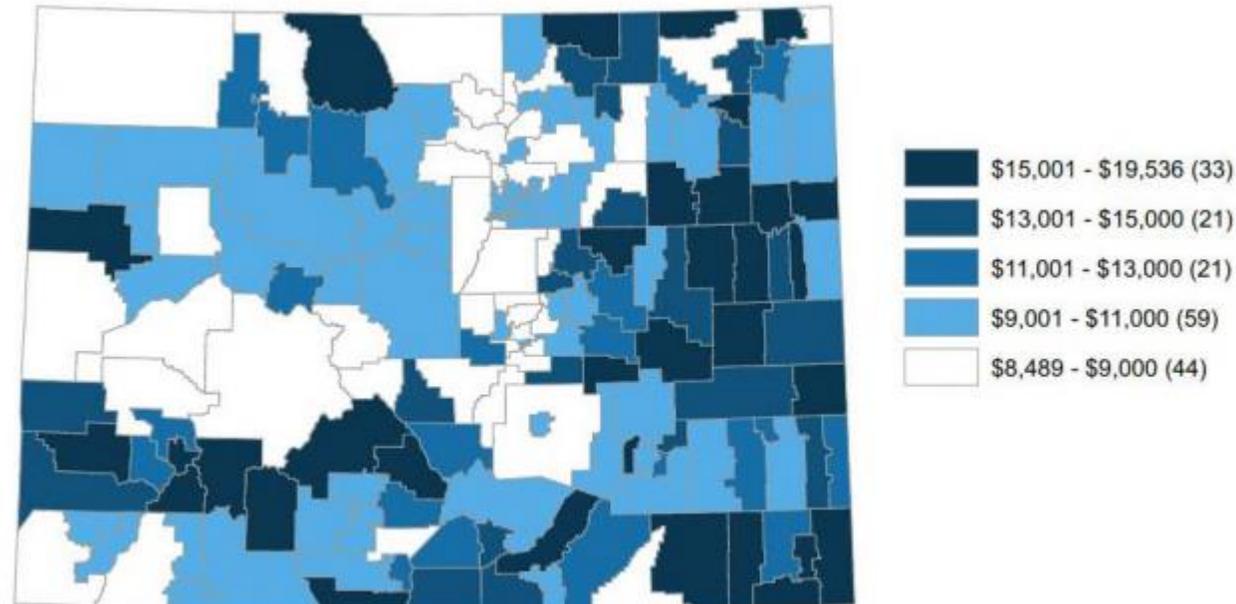
- Base Per Pupil Amount = \$8,541.74

- **School Year 2022-2023**

- Projected Base Per Pupil Amount = \$9,321.56 (+\$779.82)

Base Per Pupil Funding Comparison State Wide

In 2021-22, funding per pupil ranged from \$8,489 in the Branson School District to \$19,536 in the Pawnee School District.



Source: Legislative Council Staff.

Note: Numbers in parentheses indicate the number of school districts in each tier.

Example: Total Program Funding Formula

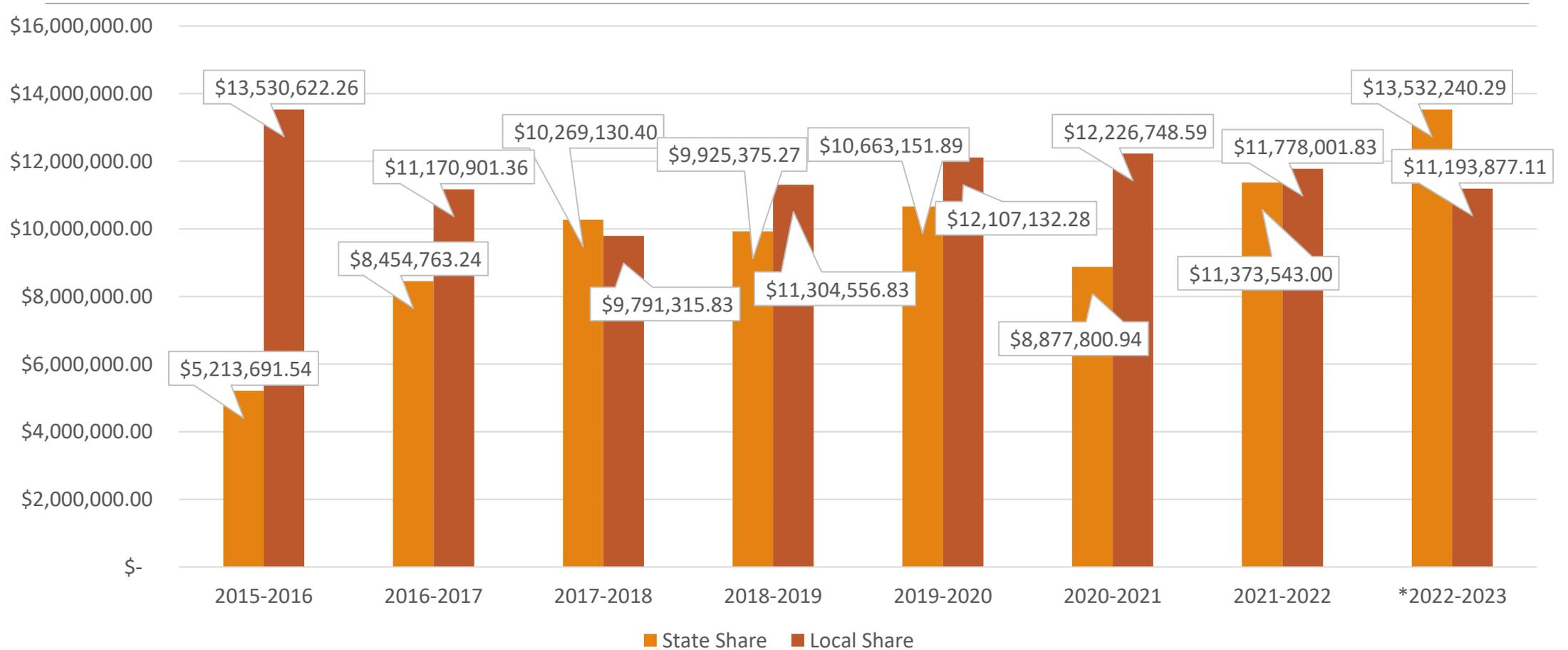
Below is an **example** of how total program funding was calculated, for a school with 1000 students, based on the SY 2015-16 final appropriation.

There are many additional calculations and each district has different calculations based on individual demographics and characteristics are not shown below. This is only an example to show how the formula generally works.

Total Funded Pupil Count (Includes Online)	1000
Online Pupil Count	100
Base Funding (BF)	\$ 6,951.53
Cost of Living (CL)	1.216
Personnel Costs (PL)	90%
Size (SZ)	1.0297
Total Formula Per Pupil Funding $[SZ*((BF*CL*PL)+(BF*(1-PL)))]$	\$ 8,551.20
Total Formula Funding (Formula Per Pupil Funding * (Total Funded Pupils – Online – ASCENT))	\$ 7,696,084.07
Total At-Risk Funding	\$ 150,599.00
Total Online/ASCENT Funding	\$ 861,581.94
Total Program Funding (Pre-Negative Factor)	\$ 8,708,265.01
Per Pupil = Total Program Funding / Total Funded Pupil Count (Pre-Negative Factor)	\$ 8,708.27
Negative Factor at (7.05%) * Total Program Funding	\$ 613,932.68
Total Program Funding (Post-Negative Factor)	\$ 8,094,332.33
Total Program Per Pupil Funding (Post-Negative Factor)	\$ 8,094.33

General Operating Fund – Historical Trends

Total Program - State Share / Local Share

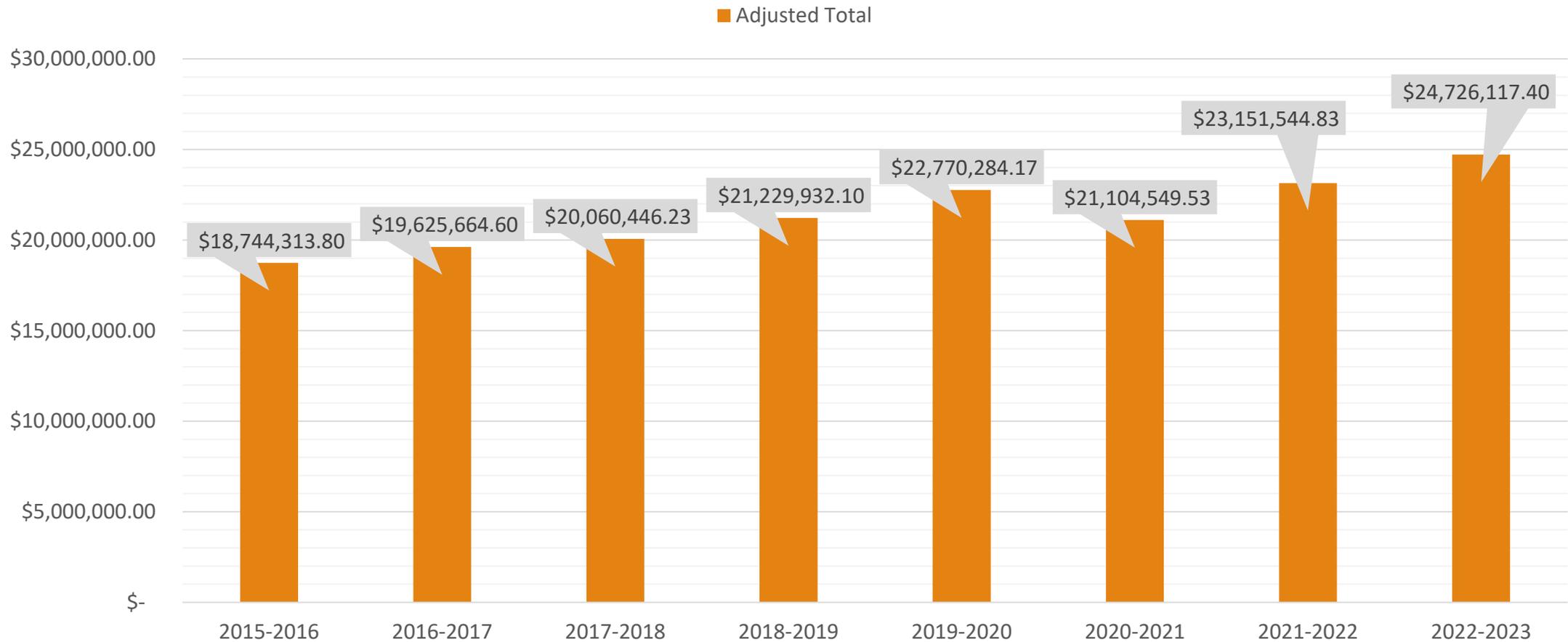


* Projected Numbers

Local Share is revenue received from property taxes and specific ownership taxes

General Operating Fund – Historical Trends

Total Program Funding (After Budget Stabilization Factor Applied)



*Projected Numbers

General Operating Budget Considerations - School Year 2022-2023

- Salary Schedule Increases (Includes a 1 step increase)
 - Additional \$1.3 million
- Capital Projects for 2022-2023
 - Asphalt District Wide
 - HVAC CMS and BEECH
 - Roof Replacement CMS and Lewis
 - Track Surface Completion
 - MCHS Practice Field
- Insurance Increases (both General Liability and Self Insurance)
- Utility Increases

Preliminary 2022-2023 General Fund Budget Summary

- 2022-23 ESTIMATED FUNDED PUPIL COUNT = **2,669.9**
- 2022-23 ESTIMATED FULLY FUNDED TOTAL PROGRAM = **\$25,669,612.08**
- 2022-23 ESTIMATED BUDGET STABILIZATION FACTOR = **\$(943,494.68)**
- 2022-23 ESTIMATED TOTAL PROGRAM AFTER BUDGET STABILIZATION FACTOR = **\$24,726,117.40**
- 2022-23 ESTIMATED PROPERTY TAXES = **\$10,009,952.68**
- 2022-23 ESTIMATED SPECIFIC OWNERSHIP TAXES = **\$1,183,924.43**
- 2022-23 ESTIMATED STATE SHARE = **\$13,542,804.37**
- 2022-23 ESTIMATED PER PUPIL FUNDING AFTER BUDGET STABILIZATION FACTOR = **\$9,321.46**

- CHANGE IN FUNDED PUPILS FROM 2021-22 = **-33**
- CHANGE IN TOTAL PROGRAM AFTER BUDGET STABILIZATION FACTOR FROM 2021-22 = **+\$1,574,572.57**
- CHANGE IN PER PUPIL FUNDING FROM 2021-22 = **+\$779.82**

Federal Funding

- The United States government issues **federal funding for education** out of the federal budget. These funds provide partial or complete funding opportunities depending on the program.
- Federal grants can be divided into two general categories: **Direct Funds and Pass-through**.
 - **Direct Funds** ensure the recipients receive their funding directly from the government.
 - Impact Aid
 - Title 6
 - **Pass-Through Funds** are given to the state first and eligible organizations second. Sometimes the state manages these funds, sometimes the Federal Government does.
 - ESSER III
 - Title 1-5

State Funding

- **State Funds** come directly from various state government entities. Many are under the Colorado Department of Education (CDE) Umbrella, some are other Colorado State Agencies.
 - Mineral Lease Payments
 - National Forrest – Rural School Revenue
 - State Equalization Payments
 - At Risk Funding
 - State Transportation Remiburment
- Note: Each state manages its funding for education differently.

Local and Private Funding

- Local and Private grants are generally an allocation from a foundation, corporation, or local government agency.
 - LOR Foundation

Legislative Updates 22-23

School Accountability

After a two-year pandemic pause, Colorado plans to transition back to reporting on how well schools are teaching students, but the state won't intervene in struggling schools until 2023-24. A bill to restart the accountability system unanimously passed the Senate but still needs approval in the House.

Legislative Updates 22-23

Teacher Evaluations

Teacher evaluations have also been on pause during the pandemic. A bill supported by Polis that would reduce the weight given to measures of student academic growth, provide more training for evaluators, and bring back evaluations in 2023-24 received bipartisan support in the Senate Education Committee and is waiting for funding in the appropriations committee.

Legislative Updates 22-23

Teacher shortages

Two bills that go almost hand-in-hand would make it easier for retired teachers to return to the classroom. One would let older educators work as substitutes for more days without endangering their pensions, while another would let them accept full-time positions if rural districts couldn't fill them other ways. School district leaders called the bills — both awaiting the governor's signature — one of the most helpful things lawmakers could do other than increase funding.

Legislative Updates 22-23

Reading Instruction

Three years ago, Colorado lawmakers required early elementary teachers to show they understood best practices in teaching reading, part of a broader effort to raise persistently low reading levels. This year, they're asking principals and other administrators who supervise elementary teachers to take similar training. A bipartisan bill passed the Senate Education Committee unanimously.

Thank You

End of Presentation

Please direct all questions to the Finance Director

BUILDING CODE CHECK

MANAUGH ELEMENTARY SCHOOL

The *Manauh Elementary School* building was reviewed under the 2006 International Building Code (2006 IBC). The City of Cortez and the State of Colorado, Public Safety Section (Public School Construction Program) have both adopted this edition of the building code. Included in this section of our Master Plan Study is a copy of the building code check for the *Manauh Elementary School* building.

The following is a summary of the building code review criteria:

REVIEW CRITERIA

Building: Manauh Elementary School
Location: 300 East Fourth Street
Cortez Colorado, 81321
Type of Construction: Type III B (Non-Rated)
Occupancy Classification: E Educational
Stories- Existing: 1 Story with a partial Basement
Fire Sprinkler System: The building is not provided with an automatic fire sprinkler system.

Building Floor Area Summary:

<i>Floor Level</i>	<i>Use</i>	<i>Occupancy Group</i>	<i>Gross Floor Area</i>
Main Level	Educational	E	34,904
Basement Level	Storage	S1	5,721
<i>Total Building:</i>			<i>40,625 SF</i>

BUILDING CODE SUMMARY

General:

The *Manauh Elementary School* building has been evaluated as a non-separated use building.

Type of Construction:

The *Manaugh Elementary School* building has been classified as of Type III-B combustible, non-rated construction. The original building is constructed with exterior masonry (brick) bearing walls, with the interior walls of brick masonry and wood stud construction.

The 1957 and 1987 Additions were constructed of exterior masonry (brick) bearing walls, with the interior walls of brick masonry construction. The roof framing consists of steel roof joists with metal decking.

Occupancy:

The *Manaugh Elementary School* building has been classified as Group E Educational occupancy. The school contains spaces that would be considered as different occupancies such as gymnasium/ cafeteria (Group A-1), libraries (Group A-3), offices (Group B), and storage rooms (Group S-1). Typically when this occurs, the building is considered a mixed occupancy and is subject to the provisions of accessory occupancies. Accessory occupancies are those occupancies accessory to the main occupancy of the building

As per 2006 IBC Section 508.3.1, Exception 2, assembly spaces, such as the gymnasium, auditorium, library and cafeteria, do not have to be considered as separate occupancies if used for school purposes only and is limited to school occupants. If the assembly spaces are used by the public after regular school hours, than the space should be designed with exiting systems based on the assembly use. A fire separation may be required between the Group A assembly space and the Group E educational occupancy. In the case of the *Manaugh Elementary School* building, the building has been considered as non-separated mixed use building, so an occupancy separation (fire barrier) is not required.

Stories:

The *Manaugh Elementary School* building is a one-story building with a partial basement located under the 1957 Addition. The 5,721 SF basement provides space for storage.

Fire Sprinkler System:

The *Manaugh Elementary School* building is not provided with an automatic fire sprinkler system. The 2006 IBC requires any fire area in a school greater than 20,000 s.f. to be protected with an automatic sprinkler system. An automatic sprinkler system is not required in any fire area where every classroom throughout the building has at least one exterior exit door at ground level. Exterior exit doors have not been provided at the *Manaugh Elementary School* building.

Building Floor Area:

The *Manaugh Elementary School* building has been separated into two building areas by use of a fire wall. The larger of the two fire areas (23,809 SF) exceeds the allowable floor area for the construction type and occupancy group. The smaller of the two fire areas (11,095 SF) complies with the allowable floor area requirement. A detailed review will need to be conducted to determine if the fire walls have been constructed to provide a complete separation between the different areas of the building.

Options to allow for code conformance would be to provide one additional fire wall to separate the larger building area into two smaller areas. Each portion of the building that is separated by a fire wall is considered as a separate building. As per 2006 IBC, Table 705.4 'Fire Wall Fire-Resistance Ratings', the building would need to be provided with 3-Hour fire walls to separate the building into less than 19,972 SF fire areas.

The other available option is to provide an automatic sprinkler system throughout all portions of the building.

FIRE CODE SUMMARY

General:

The *Manaugh Elementary School* building and site will need to be reviewed with the local fire authority for conformance to the 2006 International Fire Code in regards to the following items. The following summary provides a general description of the Fire Code requirements for the *Manaugh Elementary School* building.

Fire Department Access: (2006 IFC 503)

Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the building. The fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system.

Fire Protection Water Supply: (2006 IFC 508)

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the building. The means by which the fire flow is supplied is determined by the policies of the jurisdiction.

The fire flow requirements for the *Manaugh Elementary School* building may be provided by municipal fire hydrants located on adjacent public streets. As per Table B105.1 'Minimum Required Fire-Flow and Flow Duration for Buildings', the *Manaugh Elementary School* building will require a fire flow of 4250 GPM for 4 hours.

As per 2006 IFC, B105.2, a reduction in the required fire-flow of up to 75 percent is allowed for buildings provided with an approved automatic sprinkler system installed per the requirements of NFPA 13. The resulting fire flow shall not be less than 1500 gallons per minute for the prescribed duration as specified in Table B105.1.

Fire Hydrants: (2006 IFC 508.5)

All portions of the building are required to be within 400 feet from a fire hydrant located on a fire apparatus access road. For buildings equipped with throughout with an approved automatic sprinkler system, the distance requirement can be increased to 600 feet.

Other:

The location of building utility service entrance shall be clearly marked, including the fire protection, natural gas, electrical shut-offs, and fire department connection.

MANAUGH ELEMENTARY SCHOOL

**300 EAST FOURTH STREET
CORTEZ, COLORADO 81321**

CONSTRUCTED: 1955
ADDITION: 1957, 1987
CURRENT ENROLLMENT: 343
CAPACITY: 387
**SQUARE FOOTAGE: 40,625S.F. (34,904S.F. AT MAIN LEVEL, 5,721 AT
BASEMENT)**
SITE: 4.66 ACRES

EXECUTIVE SUMMARY

Manauh Elementary School was originally constructed in 1955 on a site bounded by Fourth Street to the north, and Fifth Street to the south. The original building was approximately 19,516s.f. on a site of approximately 2.58 acres. It contained nine classrooms, a gymnasium, a kitchen, and administration offices. Only 2 years later, in 1957, six more classrooms and 5,721s.f. were added to the south end of the classroom wing. At this time, the stairs at the back of the building were taken out and the first corridor ramp, which still exists today, was installed. The stairs at the center of today's classroom wing, which exit onto the playground, were constructed at this time. The "fin" walls of the original building can still be seen at either side of the classroom wing. The south end of the 1957 addition sat on the property line of the original site, with sidewalks extending into the City's right-of-way. At some point, additional property was acquired south of Fifth Street, and along with an abandoned section of Fifth Street, was added to the site to bring it up to today's size of 4.66 acres.

In 1987, the classroom wing was again added onto, providing seven additional classrooms and 9700s.f. of new floor space, including new bathrooms, and the media center. The classrooms at the south end of the 1957 addition were remodeled into rooms 30, 30a, and the computer lab. A staircase to the basement and a second corridor ramp were added with this addition as well. Also in 1987, a classroom was remodeled into the current life skills room, and another classroom, along with the administration area, was remodeled to create the current administration area, conference room, and lounge.

After a thorough review of the building's site, structure, and educational requirements, a number of problems have been identified.

In general, the structure of the building is in good shape. No major foundation, wall, or roof structure problems were identified. This is not to say there are not any problems with Manauh's physical plant, but the building should continue to stand solidly for many years. Being fifty-four years old, however, the building is showing its age. Deteriorating ceilings, energy inefficient windows and lighting, a lack of adequate storage, and classrooms which do not accommodate the latest educational models and

technologies, just to name a few. The building was designed at a time when programs and technology were very different, and it can no longer meet current requirements. More importantly, one could argue that it no longer provides spaces which are conducive to the District's mission.

Based on a recommended capacity of ninety square feet per student, the calculated capacity of the building is 387 students. Its current enrollment is 343. Projected enrollment for the 2013-2014 school year, five years from now, is 352 (as provided by the district), so although the enrollment is projected to increase slightly, adding space that would accommodate a higher enrollment (i.e. classroom space) to the building is not necessary at this time.

Another reason for not adding space to the building for increased enrollment is the site itself. For the current enrollment, a site of 6.28 acres is recommended by Colorado Department of Education, and a site of 13.43 acres is recommended by the Council of Educational Facility Planners, Inc. (CEFPI, who base their recommendations on what the majority of state departments of education use). At 4.66 acres, the site is smaller than what is recommended by Colorado, and only 35% of what CEFPI recommends. This is considered a significant deficiency which does not allow for an adequately sized building, parking lot, playgrounds, athletic fields, outdoor learning areas, and bus and automobile drop-off areas on the same site. One solution would be to decrease the school's enrollment and demolish a portion of the building to fit the site better. A more realistic solution would be to decrease the enrollment enough so that all educational programs can be accommodated within the current square footage of the building. A third solution would be to continue using the building at its current or slightly reduced enrollment and add only support spaces. Any additions should only be done with careful consideration given to an overall site development concept which adequately addresses other site features. Finally, the preceding solutions could be combined with the acquisition of additional adjacent property, thus relieving some of the stress on the site.

Another reason to not add onto the building is that it is currently over sized based on two separate building code requirements. The first requirement is that any fire area in an educational occupancy over 20,000s.f. needs to be sprinkled. The only exception to this rule is when all the classrooms have doors to the exterior, or when an existing building is "grandfathered" in. When the addition was added to the school in 1987, a fire separation wall was constructed between the original building and the addition, thus creating two fire areas. The addition is only 11,095s.f., but the original building is 23,809, which by current codes, would require a sprinkler system.

The second code that makes the building oversized has to do with the original building being constructed with a wood roof structure (currently considered type IIIB construction, which consists of non-combustible exterior walls with anything for the construction of the building's interior). Even with some area increases allowed by the code, a maximum size of 19,972s.f. is allowed, which is still under the current size of 23,809s.f.

In order to provide technology education, the building needs increased electrical supply. A major problem identified is the lack of adequate convenience outlets and circuits for computers and other electronic equipment at classrooms. The entire electrical system, including switchgear, is inadequate and requires a complete upgrade.

Personalized teaching is an educational model which did not exist in 1955, and this building was not designed for. A lack of small group spaces has been identified as another significant problem. Only one room, room 30A, was designed as a small group space. A classroom, room 32, has been divided into small group spaces, and a closet is used for the ELL program. While small groups can meet in these spaces, they are cramped, lack storage, and lack adequate mechanical systems, and ultimately, there are not enough of them.

Other problems, including a lack of adequate handicapped facilities, non compliant corridors and ventilations systems, inadequate lighting, a deteriorating and inadequate mechanical system (poor ventilation, no air conditioning), poor windows, an energy inefficient building envelope, inadequate kindergarten rooms, and a poorly developed site, among others, are identified in the following building assessment.

The preceding summary is not intended to assign priorities to the building's deficiencies, but rather, report on them so that the School District may develop a strategy and make decisions based on accurate and thorough information. By listing the above items as part of the executive summary, however, we have to a certain degree, assigned the aforementioned items a higher priority than items which are only described in the following assessment. Therefore, anyone reading this Master Facilities Study is encouraged to carefully read through the complete assessment and draw his or her own conclusions.

FACILITY ASSESSMENT

1.0 THE SCHOOL SITE

1.1 Site is large enough to meet present and future educational needs defined by state and local requirements.

1.1.1 State of Colorado Recommendations:

1.1.1.1 Elementary School: 4 acres + 1 additional acre / 150 students

Middle School: 10 acres +1 additional acre / 150 students

High School: 20 acres + 1 additional acre / 150 students

1.1.2 Most Commonly Accepted Recommendations:

1.1.2.1 Elementary School: 10 acres + 1 additional acre / 100 students

Middle School: 20 acres +1 additional acre / 100 students

High School 30 acres + 1 additional acre / 100 students

- Manaugh Elementary enrollment is currently 343. Therefore, based on the Colorado recommendations, the site should be 6.28 acres. Based on the more commonly accepted recommendations, the site should be 13.43 acres. At 4.66 acres, the site is inadequate as per Colorado recommendations by 1.62 acres, and 8.77 acres too small according to more commonly accepted standards.

Very Inadequate – 5 out of 25

1.2 The site is easily accessible and conveniently located for the present and future population.

1.2.1 Walking distances: Elementary 1 mile
Secondary 2 miles

1.2.2 Ride on School Bus: Elementary 30 minutes
Secondary 60 minutes

- It is our understanding that all the students who walk are within 1 mile of the school. Sidewalks connect the school to the surrounding neighborhoods at the north (front), are continuous from both the east and west to the front door of the school, and have curb cuts where they cross vehicular drives.
- Gates from the trailer park to the south and from the allies to the east and west connect the back of the school to surrounding neighborhoods, although, access through the trailer park and allies is not ideal.
- Many of the surrounding blocks lack adequate sidewalks with curb cuts, making accessibility for pedestrians difficult.
- Students from Towaoc are on the bus for more than 30 minutes.

Borderline - 12 out of 20

1.3 Location is removed from undesirable business, industry, traffic, and natural hazards. (10)

- The school is located in a residential neighborhood away from any undesirable business, industry, traffic, or natural hazards.
- Disturbances from the trailer park to the south, including vandalism, were reported.

Borderline - 6 out of 10

1.4 Site is well landscaped and developed to meet educational needs.

- The majority of the site is covered with grass except the alley to the east, the parking lot to the west, the asphalt play area, and the areas around the play equipment
- Mature trees enhance the appearance of the front (north) of the building as well as the back and west side of the building. They also provide shade for west facing windows and play equipment.

Borderline - 6 out of 10



Trees provide some shade during the summer for the play areas.

1.5 Site has well equipped playgrounds/athletic & intramural areas which are separated from streets and parking areas.

- There is a large paved (asphalt) area contained within the 'L' of the building. Basketball hoops (2 courts w/ 2 hoops each) and striping for games (hop scotch & 4 square) are in this area.
- The asphalt is in poor condition.
- A play area is at the northwest corner of the lot for primary aged children.
- Just to the south of the asphalt paving is an additional play area for intermediate aged kids including swings, a spiral slide, and climbing apparatus. They are set above pea gravel with a concrete curb.

Borderline - 6 out of 10



The extensive asphalt play area is in poor condition, it is unattractive, generates heat, and contributes to drainage problems.

1.6 Topography is varied enough to provide desirable appearance but without steep inclines.

- The topography around the site is varied with the high point to the northwest, and the low point at the southwest. The steepest part of the site is to the west of the east wing where retaining walls create planters for some trees.
- The grade is relatively flat at the north (front) of the buildings, and slopes downward gently from north to south at the east (alley) side of the building.
- At the south (back) of the building, inside the “L”, the grade falls a fair amount to the play areas, which are relatively flat.
- No drainage problems have been reported.

Satisfactory - 4 out of 5

1.7 Site has stable well-drained soil free of erosion.

- The site’s soil seems to be adequate for vegetation growth on the majority of the site. No erosion has been observed, however, an area at the southeast corner of the site reportedly stays wet year round.

Borderline - 3 out of 5

1.8 Site is suitable for special instructional needs, e.g. outdoor learning.

- A covered area inside the “L” of the building provides a opportunity for outdoor education.
- Grassy areas around the site can be used for outdoor learning, however, no special area exists for this function

Borderline – 3 out of 5

1.9 Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts, and correct slopes.

- Pedestrian access from the south is provided via a gate to the trailer park, but there is not a sidewalk that serves either side of it.

- Alleys are to the east and west of the site. No sidewalk is provided at the east alley. At the west alley, there is a section of sidewalk for the bus loading area.
- Sidewalks at the north (front) of the building are adequate with crosswalks, but no curb cuts.
- Sidewalks and curb cuts at surrounding blocks are minimal to non-existent, making pedestrian access to the building difficult, especially when the ground is wet or snow covered.

Borderline - 3 out of 5

1.10 Sufficient on-site solid surface parking is provided for faculty, students, staff, and community.

1.10.1 One space for each teacher and staff is recommended.

1.10.2 As per the city of Cortez, 1 space for 20 students of school capacity is required.

1.10.3 Accessible parking is required at 1space per 25 spaces provided.

- There are two parking lots on the site. The east parking lot contains 35 parking spaces, no loading or handicapped space, and is accessed directly from 4th street or the east alley. At the north end of the lot, nearest 4th Street, parked cars conflict with bike racks and access to the building's north-east door where an ambulance may need access due to the special needs program.
- The west lot contains 8 regular spaces and 1 handicapped space. Access to a dumpster is through this lot, and while there is no loading zone, the lot is used to access a loading area behind the building (maintenance and kitchen).
- Visitor parking is along 4th Street.
- With a building capacity calculated to be 387, the city requires 20 spaces, which the building provides with a total of 43 regular spaces.
- There is only one handicapped space provided on the site, although there should be two. There is, however, about forty-five feet of curb on Fourth Street for Handicapped drop-off and parking, but this technically is not part of the school's site.

Satisfactory - 4 out of 5



Parking at the northeast corner could be an ambulance loading space.

► **1.0 SCORE – 52 OUT OF 100 (52%)**

2.0 STRUCTURAL AND MECHANICAL FEATURES

- 2.1 Structure meets all barrier free requirements both externally and internally.
 - 2.1.1 Site Considerations:
 - 2.1.1.1 Accessible parking spaces OK with area on Fourth Street
 - 2.1.1.2 Curb cuts Inadequate – none provided from the handicapped drop-off space on 4th, and only limited curb cuts at surrounding sidewalks.
 - 2.1.1.3 Sidewalks OK on site
 - 2.1.2 Changes in Levels
 - 2.1.2.1 Ramps At East Side (ext) and in the corridor. The exterior ramp does not have a warning curb or handrail. Handrails at both interior ramps to not extend far enough, and there should be intermediate handrails at both ramps (every five feet).
 - 2.1.2.2 Elevators NA
 - 2.1.2.3 Lifts NA
 - 2.1.2.4 Stairs Stair from workroom to basement is too narrow for ADA, and lacks handrails. Also, the guardrail around this stair is too low and the openings are too big. Stage stairs are too narrow and lack adequate guard and handrails as well.
 - 2.1.3 Doors
 - 2.1.3.1 Width OK (clearances)
 - 2.1.3.2 Opening Pressure Opening pressure of all doors is reportedly too high.
 - 2.1.3.3 Threshold OK
 - 2.1.3.4 Hardware OK
 - 2.1.4 Rest Rooms
 - 2.1.4.1 Stall width and depth At original bathrooms the stalls are too narrow. They are OK at the addition. None of the faculty/staff bathrooms are wide enough.
 - 2.1.4.2 Toilets At original building, toilet height is 16”, which is recommended for children

2.1.4.3 Urinals

from 9 to 12 years old. At the addition, the toilets are 18" high which is too tall for children. At faculty bathrooms, toilets are too low.

At the addition, one urinal has been lowered for access, but it is still too high (20") for children or adults. Other urinals have high (over 8") steps in front of them. At the original bathrooms the urinals are all too high and do not have adequate clear floor space around them.

2.1.4.4 Grab Bars

None at original bathrooms, and too high at addition baths (34" measured, 25" – 27" for children 9 to 12 years old)

2.1.4.5 Lavatories

At the original bathrooms, height is slightly higher than recommended for children (31 1/2" vs 31"). At the addition bathrooms height is OK at 31". Pipes at addition lavatories are protected, but not at original lavatories. Addition lavatories do not have paddle handles at the faucets.

The bathrooms at the addition do not meet accessibility requirements for children.



2.1.4.6	Dispensers	OK at student bathrooms. Towel dispensers in faculty bathrooms are too high.
2.1.5	Floors and Halls	
2.1.5.1	Width	OK
2.1.5.2	Surface Covering	OK
2.1.5.3	Obstructions and Hazards	Wall hung fire extinguishers and fire extinguisher cabinets extent more than 4”
2.1.6	Seating	
2.1.6.1	Space for wheelchairs	OK
2.1.6.2	Traffic Circulation	OK
2.1.7	Operating Mechanisms and Controls	
2.1.7.1	Height	OK
2.1.7.2	Ease of Manipulations	OK
2.1.8	Telephones	
2.1.8.1	Height	NA
2.1.8.2	Volume Control	NA
2.1.9	Water Fountains	
2.1.9.1	Height	None at classrooms meet accessibility requirements. The fountains in corridors (2) are low enough, but do not extend far enough to meet requirements.
2.1.9.2	Controls	Push buttons controls are OK as long as the do not exceed five pounds of operating force. Push bars are ideal.

Borderline – 9 out of 15

2.2 Roofs are sound, have positive drainage, and are weather tight.

- The roofs are reportedly sound and weather tight.
- The wood framed canopy at the inside of the courtyard is of questionable structural adequacy.

Satisfactory - 12 out of 15



The canopy’s structural adequacy is questionable.

2.3 Foundations are strong and stable with no observable cracks.

- Only minor, what would be considered typical cracks, have been observed with the foundations.

Satisfactory - 8 out of 10

2.4 Exterior and interior walls have sufficient expansion joints and are free of deterioration.

- There are no expansion joints in the original building.
- Expansion joints appear at the interior of the building at the additions, and in the brick of the addition.
- Some cracking of brick at both the original building and the addition was observed, mostly at corners of windows.

Satisfactory - 8 out of 10

2.5 Entrances and exits are located so as to permit sufficient traffic flow.

- Main entrance at front (north of building) is wide and allows good traffic flow.
- Access to the playground is near the main entrance.
- Additional access to the playground is from the middle and end of the east wing.

Satisfactory - 8 out of 10

2.6 Building “envelope” generally provides for energy conservation.

- Original 1955 building – Solid grouted double wythe masonry walls without insulation, single pane windows, no insulation at roof.
- 1957 Addition – Solid grouted double wythe masonry walls without insulation, single pane windows, no insulation at roof.
- 1986 Addition – Double Wythe masonry walls with rigid insulation, double pane windows, 4 ½” rigid insulation at roof.
- Excessive solar heat gain from east facing windows in the morning causes rooms to get hot in the morning and stay hot all day. This is not as bad at the south and west facing windows in the afternoon since school lets out before the sun has much time to penetrate these windows.

Poor - 4 out of 10

2.7 Structure is free of friable asbestos and toxic materials.

- Asbestos flooring has been abated
- Transite panels at the building’s exterior (soffit panels) are still in place, but asbestos in them is not friable unless the panels are cut.
- Asbestos pipe insulation is still in the building.

Borderline - 6 out of 10



Transite (asbestos) soffit panels.

2.8 Interior walls permit sufficient flexibility for a variety of class sizes.

- There are no movable partitions between classrooms
- All classrooms are of approximately the same size.

Poor – 4 out of 10

2.9 Adequate light sources are well maintained, properly placed, and not subject to overheating (see recommended illumination levels).

- Most classrooms have a combination of natural day-lighting and electrical lighting.
- Fixtures are well maintained, and no overheating was reported or observed.
- Quantity of light at all spaces seems adequate, but minimal, however, quality of light is problematic. Glare from direct sunlight in the morning at the east, and in the afternoon from the south and west causes teachers to pull blinds over the windows. This is more of a problem at the original building with utilizes large expanses of glass block above hopper windows. In the 1996 addition there is no glass block, and the windows occupy about 50% of the wall length, whereas in the original building, the windows occupy over 80% of the wall length.

Borderline - 9 out of 15

2.10 Internal water supply is adequate with sufficient pressure to meet health and safety needs.

- No problems with domestic water supply pressure were observed or reported
- The original domestic water supply pipes below the floor have been recently replaced.
- All of the original supply pipe system (iron and galvanized steel) for the heating units is still in place.

Borderline - 9 out of 15

2.11 Each learning/teaching area has adequate convenient wall outlets, phone and computer cabling for technology.

- Classrooms do not have enough convenience outlets. Additional outlets have been added with surface mounted conduit, for five outlets per room, but this is reportedly still not enough.
- Too many classrooms are on one circuit (reportedly 2 rooms per 20 amp circuit).
- Teachers cannot run computers and other devices at the same time.
- The lack of adequate power in the classrooms was identified as a major problem by the school staff.
- A new transformer will have to be installed to supply additional power to the school.

Very Inadequate - 3 out of 15

2.12 Electrical controls are safely protected with disconnect switches easily accessible.

- No electrical panel boxes were observed in student areas.
- The existing electrical gear (Federal Pacific) is the original gear, and reportedly is not functioning correctly. Circuits have been overloaded enough to melt the outlet, but the breaker never tripped. Also, replacement parts for this gear are no longer available.

Poor - 4 out of 10

2.13 Drinking fountains are adequate in number and placement, and are properly maintained, including provisions for the disabled.

- There are only 2 drinking fountains in the building corridors.
- The 1955 and 1957 classrooms have combination sink/drinking fountains in them.
- The number of drinking fountains is adequate, but none are ADA compliant.
- All of the drinking fountains are at the east side of the building or in classrooms, leaving the west side (gymnasium) without any.
- The drinking fountain count is adequate for now (7 required, 19 in building), but as the fountains at the individual classroom sinks are removed (they are reportedly no longer allowed as per health codes, and if broken, have to be removed rather than fixed or replaced), five more fountains will have to be installed for a minimum of seven in the building.

Poor - 4 out of 10

2.14 Number and size of restrooms meets requirements.

- There are enough toilets provided based on the 2006 IBC (14 toilets required, 31 toilets provided), however, only 12 lavatories are provided

(14 required) adjacent to the bathrooms (additional sinks provided at classrooms are not included).

- All student bathrooms are at the east side of the building, with none at the west site (gymnasium/cafeteria).
- None of the bathrooms, including the unisex staff bathrooms or the nurse's bathroom meet accessibility requirements. See section 2.1.4.

Borderline - 6 out of 10

2.15 Drainage requirements are properly maintained and meet requirements.

- No problems with the adequacy of the internal drainage systems were observed or reported.

Satisfactory - 8 out of 10

2.16 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements.

- The building does not contain a sprinkler system, although, current codes require any fire area in a school over 20,000s.f. to be fully sprinkled. Therefore, the original building should have a sprinkler system.
- Smoke detectors and fire alarms (strobes and horns) have been retrofitted to the corridors and kitchen only.
- Manual Pull boxes are located at building exits.
- No smoke detectors are in any of the classrooms.

Poor - 4 out of 10

2.17 Intercommunications system consists of a central unit that allows dependable two-way communications between the office and instructional areas.

- The Building's intercom system is two-way. Room 38 does not have an intercom.

Satisfactory - 8 out of 10

2.18 Exterior water supply is sufficient and available for normal usage.

- No problems were observed or reported with the building's exterior water supply, except, that there are a minimal number of hose bibs (reportedly two).
- There is an underground irrigation system around the entire site which runs off the city water system. The system works, but is reportedly undersized.

Satisfactory - 4 out of 5

► **2.0 SCORE – 118 OUT OF 200 (59%)**

3.0 PLANT MAINTAINABILITY

3.1 Exterior windows, doors and walls are of materials and finishes requiring minimal maintenance.

- Windows (aluminum and glass) and walls (brick) are of low maintenance materials.
- Exterior steel doors are in good condition and need occasional painting.
- Some of the original wood exterior doors are still in the building, and are in poor condition (northeast corner). They require painting and repair.
- Soffit panels, fascias, and some window mullions require painting. Metal parapet caps and fascia wraps are in good condition, but areas of exposed wood fascia need maintenance, or repair/replacement (northeast corner). Stucco soffit panels at the addition are low maintenance, but some are currently in need or repair.

Satisfactory – 12 out of 15

3.2 Floor surfaces throughout the building require minimal care.

- Classrooms, including the media center, music room, and small group rooms, are carpet with areas of vinyl tile near the sinks. Corridors are carpet except for the main entry hall, areas around the exterior doors, kitchen, and south end of the east wing (1986 addition). The Gymnasium floor is wood. The Bathrooms are ceramic tile.

Borderline - 9 out of 15

3.3 Ceilings and walls throughout the building, including service areas, are easily cleaned and resistant to stain.

- Walls are typically masonry with few exceptions (the administrative area). They are generally easy to clean and maintain.
- The majority of ceilings are adhered acoustical ceiling tiles with suspended tiles at the 1986 addition corridor and the administration area, plaster in the kitchen, and gypsum in the work room and mechanical/custodial spaces. The acoustic ceiling tile is difficult to clean, and is typically replaced when stained. Replacement is easy with the suspended ACT, but difficult with the adhered ACT. The gypsum can be more easily cleaned, and painted if necessary. ACT can be painted as well, but this is not recommended as it ruins the tile's acoustical absorption properties.

Borderline - 6 out of 10

3.4 Built-in equipment is designed and constructed for ease of maintenance.

- Built-in casework (counter tops, shelves, and cabinets), chalkboards, whiteboards, and bulletin boards, and pull down screens all appear to be of good quality and easily maintained.
- Kitchen equipment is commercial grade stainless steel.

Satisfactory - 8 out of 10

3.5 Finishes and hardware, with a compatible key system, are of durable quality.

- Finished hardware if of good quality.
- The jambs at the aluminum entry door systems can flex, allowing them to be broken into.

Borderline - 6 out of 10

3.6 Restroom fixtures are wall mounted and of quality finish.

- Fixtures are of good quality, but toilets at the original bathrooms and all partitions are floor mounted.

Satisfactory - 8 out of 10

3.7 Adequate custodial storage space with water and drain is accessible throughout the building.

- There are three custodial closets in the building, two with water. All three are in the east wing, one at the 1986 addition with water, and the others adjacent to the original bathrooms.
- There is another space behind the kitchen, but it is used by the kitchen staff.
- All of the closets are small, and don't provide workspace or much storage. There is no storage for floor cleaning equipment.

Poor - 4 out of 10

3.8 Adequate electric outlets and power to permit routine cleaning are available in every area.

- Electrical outlets are dispersed throughout the building, including classrooms, corridors, gymnasium etc. The number of outlets, however, at corridors are reportedly inadequate and require extension cords to be used with cleaning equipment. This can cause the equipment to prematurely wear out.

Borderline - 6 out of 10

3.9 Outdoor light fixtures, electric outlets, equipment and other fixtures area accessible for repair and replacement.

- Fixtures, and equipment are accessible. Only one exterior outlet was observed, and it is accessible.

Satisfactory - 8 out of 10

► **3.0 SCORE – 67 OUT OF 100 (67%)**

4.0 BUILDING SAFETY AND SECURITY

- 4.1 Student loading areas are segregated from other vehicular traffic and pedestrian walkways.
- Bus loading is at the alley to the west of the building. The alley has been developed specifically to accommodate bus loading, and includes a sidewalk on the alley, a fence, and walk from the alley to the school
 - Parent pickup is directly in from 4th Street directly in front of the school. There is no separate drive for parent drop-off and pick-up, which can cause congestion during hours of pick-up and drop-off.

Borderline – 9 out of 15

- 4.2 Walkways, both on and off site, are available for safety of pedestrians.
- Pedestrian access from the south is provided via a gate to the trailer park, but there is not a sidewalk that serves either side of it.
 - Alleys are to the east and west of the site. No sidewalk is provided at the east alley. At the west alley, there is a section of sidewalk for the bus loading area.
 - Sidewalks at the north (front) of the building are adequate with crosswalks, but no curb cuts. The sidewalk that crosses the east alley can become muddy, and there is a power pole blocking it.
 - Sidewalks and curb cuts at surrounding blocks are minimal to non-existent, making pedestrian access to the building difficult, especially when the ground is wet or snow covered.

Poor - 4 out of 10



The power pole and mud from the alley at the northeast make pedestrian access difficult.

- 4.3 Access streets have sufficient signals and signs permitting safe entrance to and exit from school area.
- Signs around the school direct traffic, warn of pedestrian crossings, and designate a 15mph school speed zone. The section of 4th Street in front of the school is one-way, requiring additional signs.
 - There are no signals around the school.

Borderline – 3 out of 5

4.4 Vehicular entrances and exits permit safe traffic flow.

- There are currently two vehicular entrances to the site. One is at the east of the building from the alley to parking spaces, and the other is to a parking lot at the west side of the building. The buses and parent drop-off areas are on the alley/road off the site. Access to the alley/east parking area is basically twice as wide as it needs go be with access to both the alley, and another access along side the handicapped ramp. The only access should be at the alley, with the access along the ramp reserved for ambulance access. Some bike racks are there now, and should be moved away from vehicle areas.
- The entrance to the west lot is wider than it needs to be. Peninsulas at either side of a drive to the parking lot would reduce the length of the sidewalk which crosses it.

Borderline – 3 out of 5

4.5 Locations and types of playground equipment are free from hazard, and athletic equipment is properly located and free from hazard.

- Equipment is located directly behind the school, and to the west, which is a good, safe location.
- All playground equipment is in the play area, behind fences, which resist intruders while keeping kids in.
- Concrete curbs around playground equipment are of sufficient height that they are readily obvious.
- A curb between two northwest play areas is unnecessary and is a tripping hazard.

Satisfactory – 4 out of 5



Concrete curb at the play area is unnecessary and a tripping hazard for the students.

4.6 The heating unit(s) is located away from student occupied areas.

- There is one mechanical room in the building at the west end, in the original structure. This area is not readily accessible from the interior of the building, but it is adjacent to the play area.

Borderline - 12 out of 20



This is the mechanical area adjacent to the play area.

- 4.7 Multi-story buildings have at least two stairways for student egress.
- Not applicable
- 4.8 Exterior doors open outward and are equipped with panic hardware.
- All exterior doors open outward, except for a screen door at the kitchen.
 - Not all exterior doors have panic hardware, but those that are required by code to have it do.
- Satisfactory – 8 out of 10*
- 4.9 Emergency lighting is provided throughout the building with exit signs on separate electrical circuits.
- Exit signs are located at exits as per the code, however, they do not all appear to meet current requirements for exit signs
 - There is no emergency lighting
- Borderline – 6 out of 10*
- 4.10 Classroom doors are recessed and open outward.
- All classroom doors open outwards
 - Only the classrooms at the south end of the east wing (the 1996 addition) have recessed doors. All of the other classroom doors and most office doors swing into the corridor.
- Poor – 4 out of 10*
- 4.11 Building security systems are provided to assure uninterrupted operation of the educational program.
- Exterior night lighting is the only security system which resists night time vandalism, which could cause the school to be closed if the vandalism is extensive enough.
 - No vandal detectors or entrance detectors are provided in the building.

- Monitoring the main entry walk is difficult. The clerical staff is in the right location, but limited windows make monitoring the walk and doorway difficult.

Poor – 4 out of 10

4.12 Flooring (including ramps and stairways) is maintained in a nonslip condition.

- The flooring is maintained in a nonslip condition, however, some wrinkles and tears in the carpeting could cause tripping hazards.

Satisfactory – 4 out of 5

4.13 Stairs (interior and exterior) meet code requirements.

- There are interior stairs at the stage, at the central exit door of the east wing, and from the work room to the alley and basement. The stage stairs do not meet current handrail, guardrail, or rise/run requirements. The stairs from the work room do not meet current guardrail or handrail requirements.
- There are two sets of exterior stairs. One is from the center of the east wing to the play area, and the other is at the end of the east wing. The concrete of central stairs is deteriorating and needs to be repaired, and the stairs do not have guardrails and handrails to meet current codes. The stairs at the south end of the east wing do not need guardrails, and have adequate handrails.

Borderline – 3 out of 5

4.14 Glass is properly located and protected with safety material to prevent accidental student injury.

- Glass at some doors and sidelights is wired glass which is no longer allowed in schools.
- All glass at doors, sidelights, and within one foot of a door should be tempered, but no labels are on glass to verify this.

Borderline - 3 out of 5

4.15 Fixed projections in the traffic areas do not extend more than four inches from corridor wall.

- A radiator in the corridor between the gymnasium and east wing extends into traffic area more than 4 inches. It is close enough to the floor, though, that it is code compliant.
- Fire extinguishers and fire extinguisher cabinets hung of the walls extend 5" to 7", and do not meet code.

Borderline – 3 out of 5

4.16 Traffic areas terminate at an exit or a stairway leading to an egress.

- All traffic areas terminate at an exit.

Excellent - 5 out of 5

- 4.17 Adequate fire safety equipment is properly located.
- Eleven fire extinguishers are located throughout the building with no point in the building being more than seventy-five feet from one.
- Satisfactory - 12 out of 15*
- 4.18 There are at least two independent exits from any point in the building.
- None of the classrooms have an exit directly to the exterior. These rooms are all code compliant with one exit, however.
- Borderline - 9 out of 15*
- 4.19 Fire-resistant materials are used throughout the structure.
- The floor system is fire-resistant (concrete slab on metal deck/steel joists).
 - The majority of interior and exterior walls are fire-resistant (masonry)
 - The roof structure at the original building and the 1957 addition consists of wood decking over steel trusses and beams. At the 1986 addition, the roof structure is steel open web joists and metal deck.
- Satisfactory - 12 out of 15*
- 4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided.
- An Automatic system with horns and strobes is triggered via smoke detectors in the corridors.
 - Manual pull boxes will also trigger the alarm system.
 - Smoke detectors are located throughout the corridors, the gymnasium, the kitchen (heat detector), media center, computer lab, room 30, the workroom, and all the classrooms in the 1987 addition.
- Borderline - 9 out of 15*

▶ **4.0 SCORE – 117 OUT OF 185 (63%)**

5.0 EDUCATIONAL ADEQUACY

5.1 Size of academic learning areas meets desirable standards.

- Kindergarten classrooms are approximately 860s.f. This is below the 1000s.f. minimum requirement of the Colorado Public Schools Facility Construction Guidelines, and the 1200s.f. recommended by the Council of Educational Facility Planners.
- Other classrooms are approximately 835s.f.. This is below CEFP guidelines of 900s.f. Using 35s.f. per student from the Colorado Guidelines, these rooms could accommodate 23 to 24 students.

Borderline – 15 out of 25

5.2 Classroom space permits arrangements for small group activity.

- Recommended classroom shape is rectangular with the long axis approximately 1.33 times the shorter axis. This shape allows for small group activities within the classroom. All of the classrooms in the building are very close to this proportion, and therefore, could, depending on furniture layout, allow for small group break-out areas.

Satisfactory – 12 out of 15

5.3 Location of academic learning areas is near related educational activities and away from disruptive noise.

- Overall, the arrangement of the spaces in relationship to one another is good. The music room, while at the end of the building where sound is attenuated from other spaces, would work better near the gymnasium.
- The media center is good at the center of the classroom wing, but media centers are often recommended to be at the center of the building, near the main entrance.
- The ESS room should be next to the nurse's office and the life skills room.

Satisfactory – 8 out of 10

5.4 Personal space in the classroom away from group instruction allows privacy time for individual students.

- No personal space is provided in the classrooms

Non-Existent – 0 out of 5

5.5 Storage for student materials is adequate.

- Student academic material is stored in desks
- Student personal material (coats, gloves, backpacks, etc.) at the original 1955 classrooms and 1957 addition is stored in generously sized closets. At the 1986 addition, student personal material is stored at their desks.

Borderline - 6 out of 10

5.6 Storage for teacher materials is adequate.

- Teacher storage is insufficient at the original building classrooms, consisting of the same closets as student storage, and a small sink base cabinet with some storage and shelves above.

- More storage space is provided in the 1986 addition with a wall dedicated to built-in base cabinets, a closet, cubbies, and upper cabinets.
- Additional teacher storage is provided at the building's basement, which can be difficult to move large deliveries (books, paper, etc.) down to. In educational occupancies, any level below the level of exit access (i.e. basements) is required to be sprinklered. Additionally, storage areas over 100s.f. are considered incidental use areas, and are required to either to be separated with 1 hour construction, or sprinklered. This area is not code compliant and should not be used. Without the use of this space, teacher storage would be very inadequate.

Borderline – 6 out of 10



The teacher storage at a original classroom is inadequate and the storage cabinets are dated.

5.7 Size of specialized learning area(s) meets standards.

- Room 15b, ELL, is 170s.f. Based on 35 to 45 square feet per student, this room can accommodate 3 to 4 students. Reportedly, it can have up to eight students and a teacher at one time.
- Room 16, ESS, is 316s.f., which can accommodate 7 to 9 students.
- Room 30a, Special Education / Intervention, is 270s.f., which can accommodate 6 to 7 students.
- The music room is 781s.f. and at 30 to 35 square feet per student, can accommodate 22 to 26 students.
- The computer lab is approximately 545s.f., and at 30 to 35 square feet per student, can accommodate 15 to 18 students, which is undersized for a class or 25 students.
- The size of these spaces is adequate, but overall, the buidling is lacking enough of them, particularly small group spaces (reportedly need a minimum of four more), and a speech therapist room.

Borderline - 9 out of 15

5.8 Design of specialized learning areas is compatible with instructional needs.

- The Life Skills room has built-in casework, including a kitchenette and laundry machine, storage closets, and movable partitions.

- The space lacks its own climate control, which reportedly, is important to the program.
- The adjacent entry at the northeast corner of the building has been made accessible with the addition of a ramp, but there is reportedly a need for an ambulance on a regular basis which the ramp was not designed for.

Borderline - 6 out of 10

5.9 Library/Resource/Media Center provides appropriate and attractive space.

- Minimum recommended is for 10% to 15% of the student body at 30s.f. per student seated. At 343 students, the area should be 1029s.f. to 1544s.f. It is actually 1191s.f., so it is within the recommended range.
- The media center lacks adequate storage space for special functions (RIF, book fair, etc.) and equipment (A/V equipment is left sitting next to the check-out desk). Except for the checkout desk, there is no work space, and there is no librarian's office.

Borderline - 6 out of 10



The Media Center lacks storage and is not much more than a large classroom.

5.10 Gymnasium (or covered PE) and outdoor facilities adequately serve physical education instruction.

- The gymnasium doubles as a cafeteria, and required setting up for and cleaning up after lunch
- Natural light comes from areas of glass block and hopper windows high on the north and west walls. The blinds over the windows are in poor condition and difficult to operate.
- The gymnasium does not have a sound system.
- The room is big enough for physical education, but the original design did not provide space for a PE teacher's office.



The P.E. teacher's office is inadequate.

An office now occupies what was once a storage room to the west side of the stage.

Borderline 3 out of 5

5.11 Pre-Kindergarten and kindergarten space is appropriate for the age of students and nature of instruction.

- No pre-kindergarten program is provided at the school.
- The Kindergarten rooms are too small (see 5.1)
- There are no separate bathrooms provided in the Kindergarten rooms.
- The Kindergarten rooms do not have direct access to their own, fenced playground.
- The Primary classrooms of the original 1955 building did not have access to their own playground, but they did have their own bathrooms and were closer to currently recommended sizes at 962s.f. They were converted into the Life Skills room and the Lounge/Administration Area in 1987.

Poor – 4 out of 10

5.12 The music program is provided adequate sound treated space.

- The space is adequate for the music program as long as a class is no larger than 26 students.
- There is no sound treatment in the space other than the standard classroom finishes (flooring is carpet, and the ceiling is acoustical ceiling tile).

Satisfactory – 4 out of 5



The built-ins in the Music Room provide good storage.

5.13 Space for Art is appropriate for instruction, supplies, and equipment.

- Art activities occur in the regular classrooms.
- Each classroom has a sink
- Storage for art materials is marginal (better in the 1987 addition)
- While natural northern light is desirable in art rooms, west and east light, which all of the classrooms have, causes glare and can be detrimental.
- None of the rooms have direct access to outdoors for art projects.

Poor - 2 out of 5

- 5.14 Space for technology education permits use of state-of-the-art equipment.
- The 1987 computer lab addition provides stations for 18 students at a time which is not even a full class. Additional computer stations are provided in the individual classrooms, although, providing adequate electrical service is a problem.

Poor – 2 out of 5

- 5.15 Space adjacent to regular classrooms is provided for small groups and remedial instruction.
- 3 small rooms (15b, 17, and 30a), and room 32 provide small group space. None of these rooms were designed for small groups. At room 32, all groups are in one room divided with movable partitions and furniture, which provides no privacy between groups.
 - There are reportedly not enough spaces for small groups.

Very Inadequate – 1 out of 5

- 5.16 Storage space for student and teacher material at specialized learning areas is adequate.

- A built-in sink, closet, and cubbies provide storage at the music room.
- Storage for art materials must be accommodated within the regular classrooms.
- Storage for the small group rooms is accommodated within the small group rooms.

Borderline - 3 out of 5

- 5.17 Teacher's lounge and work areas support teachers as professionals.

- The staff lounge provides a sink, refrigerator, and unisex bathroom.
- The room was remodeled into a lounge in 1986 and is somewhat dated, but still in good condition and functional.
- The staff lounge and work area are 343s.f. and 258s.f. respectively, for a total of 601s.f. VS 500 – 1000s.f. recommended for each 25 teachers.
- Although the workspace is down the hall from the lounge, it is well equipped with built-ins, including base cabinets, a sink, a refrigerator, and a work table with shelves. It is also adjacent to stairs which lead to the basement which is used for storage.

Satisfactory - 8 out of 10

- 5.18 Cafeteria is attractive with sufficient space for seating, delivery, storage, and food preparation.

- The gymnasium doubles as the cafeteria.
- There is sufficient space for seating.
- Delivery is from the back (south) and requires vehicles to enter the playground behind the school, which reportedly causes problems.
- The kitchen is reportedly too small for food preparation since the kitchen is also used for the Alternate High School and the disabled school program

at a nearby facility. Using 2s.f. Required for each meal served, the kitchen, which is 984s.f., can prepare up to 492 meals, which is reportedly not enough.

- The cafeteria cannot be set up full time as cafeteria since the space is shared with the gymnasium.
- There is no storage for the tables which sit (folded) along the gymnasium wall when not being used. This can cause conflicts with PE classes.
- The heaters are loud and have to be turned off during assemblies.

Borderline - 6 out of 10



The school gymnasium is used as the cafeteria.

5.19 Administrative offices are consistent in appearance and function with the maturity of students served.

- The administrative area is very business like, with adult sized furniture, and a small waiting area.

Satisfactory - 4 out of 5

5.20 Counselor's office insures privacy and sufficient storage.

- The counselor's office is just off the reception area, and although there are blinds which can be pulled over the windows, it is marginally private.
- Some built-in cabinets provide storage

Satisfactory - 4 out of 5

5.21 Clinic area is near administrative offices and is equipped to meet requirements.

- The area is marginally equipped. It does not have enough space for the two staff who share one work space, it has only one student rest space, and only one unisex bathroom. The bi-fold door does not work well.
- It is extremely small and can become full easily. There is not enough room for record storage or confidentiality. The nurse's office is 125s.f. Including a bathroom VS 500-550s.f. recommended.

Very Inadequate - 1 out of 5



The Nurse's area is very inadequate.

5.22 Suitable reception space is available for students, teachers and visitors.

- Reception area is 119s.f. VS 200s.f. - 250s.f. recommended.
- The reception area is directly off the main entrance, but the only view of the entrance is through the door.

Borderline - 3 out of 5



The Administration area provides a minimal view of people entering the building.

5.23 Administrative personnel are provided with sufficient workspace and privacy.

- The Principal's office is too small (150s.f. VS 200-250s.f. recommended)
- The Assistant Principal's office is too small(96s.f. VS 150-200 recommended)
- The clerical area is too small (183s.f. for two clerks VS 200-300s.f. recommended)
- Storage is insufficient (39s.f. provided VS 75s.f. Recommended).
- There is no secure area (safe or vault).
- The conference room is adequately sized (272s.f. VS 250-300s.f. recommended)
- With the conference room in the back of the area, the area can provide some privacy when needed.

Borderline - 3 out of 5

► **5.0 SCORE – 116 OUT OF 200 (58%)**

6.0 ENVIRONMENT FOR EDUCATION

- 6.1 Overall design is aesthetically pleasing and appropriate for the age of students.
- The overall design is nice, but dated, and unexciting.
 - The 1986 addition basically extended the design of the 1955 building.
 - The design is appropriate for the age of children.
- Borderline - 12 out of 15*
- 6.2 Site and building are well landscaped.
- The site is mostly covered with grass except for play areas at the south side of the building.
 - Mature trees are dispersed at the front (north) side of the building, around the play area (south and east), and at the south end of the east wing.
- Poor - 4 out of 10*
- 6.3 Exterior noise and surrounding environment do not disrupt learning.
- Exterior noise is good due to the school being located in a residential neighborhood.
 - Disruptions from the neighboring trailer park were reported.
- Borderline - 6 out of 10*
- 6.4 Entrances and walkways are sheltered from sun and inclement weather.
- The main entry is sheltered from sun and weather, however, it was reported to be inadequate in inclement weather. At the north side of the building, it can become icy.
 - The other entries have some level of protection from sun and weather.
 - The central door to the courtyard has a canopy addition over it. This canopy appears to be very inadequate structurally, and should be reviewed by a structural engineer.
- Satisfactory - 8 out of 10*
- 6.5 Building materials provide attractive color and texture.
- Colors are monochromatic with red brick and white soffit and fascias. Some stone accent panels are at the school's main entrance.
 - Areas of brick and glass block, and glass provide attractive textures, but lack variety.
- Borderline – 3 out of 5*
- 6.6 Color schemes, building materials and décor provide an impetus to learning.
- At the building interior, the walls are white with a red accent stripe at the 1955 and 1957 buildings, and the floors are a mix of brown/gray carpet and off white vinyl tiles. The ceilings are all white.
 - Colors at individual classrooms are white walls, white ceilings, and brown/gray carpet floors, with red accent casework. These are all warm colors and promote an active environment.
- Poor – 8 out of 20*

6.7 Year around comfortable temperature and humidity are provided throughout the building.

- Humidity problems have not been reported
- The Classrooms tend to be overly warm, even in the winter, due to solar heat gain. Rooms with east facing windows are reportedly the worst for this, heating up in the morning and staying too warm all day. Rooms at the west experience heat gain, but it is typically not until later in the afternoon. Room 38 was described as “excruciating”.
- Heat control at the administration area is difficult. Original unit convectors are still in the administration rooms, which were once classrooms, and have been divided between the various administration spaces. Some spaces now have an entire wall of heater, making the room overly warm, while other spaces are cold with not heater at all.
- The start of classes was delayed until after Labor Day due to rooms overheating.
- No mechanical cooling is provided at the school, except at the computer lab.

Poor – 6 out of 15

6.8 Ventilating system provides adequate quiet circulation of clean air.

- Ventilation is provided via fresh air infiltration through classroom windows and exhausted through the corridor via an exhaust system above the corridor ceiling.
- This system is capable of providing enough ventilation as per the code, but for it to work, classroom windows must be left open to provide supply air, which is unlikely during cold or windy weather.
- There are no air transfer grills above doors and there are no vents in the doors, although, there are ducts between rooms from the closets to the corridor. Therefore, for this system to work, closet doors and room doors must be left open, which not only can be a distraction to students, but further decreases the corridor's fire resistance.
- Exit access corridors are not allowed by code to be used for air movement, therefore, this system is not code compliant.

Borderline - 9 out of 15

6.9 Lighting system provides proper intensity, diffusion, and distribution of illumination.

- Lighting systems throughout the building provide sufficient but minimal quantities of light, which is diffuse and well distributed.
- Luminaries at classrooms are surface mounted fixtures with T12 fluorescent bulbs, which considered an obsolete lamp due to their lack of energy efficiency.

Satisfactory – 12 out of 15

6.10 Sufficient drinking fountains and restroom facilities are conveniently located.

- Restrooms for students are all at the east side of the building. None are located at the west side near the gymnasium/cafeteria, or special education rooms
- Drinking fountains are in the building corridors at the east side of the building, but none at the west side.
- Two unisex staff bathrooms are located in the original 1955 building between the east and west wings, making them somewhat inconvenient for staff working at the ends of either classroom wing. One of them is accessed through the kitchen.

Poor - 6 out of 15

6.11 Communication among students is enhanced by commons area.

- The Gymnasium serves as the commons area, and is not easily accessible to students other than during lunch and gym class.

Poor – 4 out of 10

6.12 Traffic flow is aided by appropriate foyers and corridors.

- Corridors are wide enough for good traffic flow, however, doors open into the corridors.
- The entry foyer is adequately sized, but is out of the typical flow of student activity.

Borderline - 6 out of 10

6.13 Areas for students to interact are suitable for the age group.

- This is not as important at the elementary age as middle and high school, however, it should be included to some degree in elementary schools.
- Except for the corridors, there is no area inside the building for impromptu student interaction.
- The play area behind the school can serve this function, weather permitting, with some tables just behind the building.

Poor - 4 out of 10

6.14 Large group areas are designed for effective management of students.

- The Gymnasium provides for effective management of students.
- The Library provides for effective management of students, but supervision around book shelves is difficult.

Satisfactory – 8 out of 10

6.15 Acoustical treatment of ceiling, wall and floors provides effective sound control.

- Acoustical treatments in most areas include Acoustic Ceiling Tile (ACT) and carpet. With only ACT, there is very little sound treatment in the gymnasium which reportedly can get very loud, especially if the heaters are running.

Satisfactory – 8 out of 10

6.16 Window design contributes to a pleasant environment.

- Windows allow generous views, which can be good when the view is worthwhile, but can also be a distraction.
- The windows allow plenty of natural daylight, but also allow excess solar heat gain, which detracts from creating a pleasant environment.
- Blinds and/or curtains are often pulled over portions or complete windows.

Poor – 4 out of 10

6.17 Furniture and equipment provide a pleasing atmosphere.

- Display cabinets and bulletin boards allow for displays.
- Furniture is sized appropriately for students.
- Furnishings and equipment are generally in good condition, however, they lack consistency. A wide range of colors, shapes, sizes, materials, styles and eras can be found throughout the school, and even within the same classrooms.

Satisfactory – 8 out of 10

▶ **6.0 SCORE – 116 OUT OF 200 (58%)**

OVERALL SCORE – 586 OUT OF 985 (59.5%)

CODE ISSUES:

1. The original building is too big for its construction type, and therefore, should have a fire sprinkler system installed to be code compliant.
2. The original building has a fire area over 20,000s.f., and therefore, should have a fire sprinkler system installed to be code compliant.
3. Numerous building elements do not meet accessibility requirements, including bathrooms and drinking fountains. Refer to section 2.1 for additional information.
4. Egress corridors in schools without sprinkler systems or classrooms doors to the exterior are required to have walls of 1-hour fire resistive rated construction. The corridors in the original building are not rated.
5. Air movement through egress corridors is not allowed, however, the building's existing ventilation system uses the corridors to exhaust air.
6. Because the basement storeroom, which is considered an incidental use, is over 100 square feet, it should either have a complete fire sprinkler system, or 1-hour fire resistive rated construction in order to meet current codes.
7. Wired glass in doors and windows is no longer allowed in schools.
8. Various stairs around the building do not meet current codes. Refer to section 4.13.
9. The canopy at south side of the building (between the east classroom wing and the mechanical room) does not appear to meet structural requirements.

RECOMMENDATIONS:

1. Because of the size of the site, do not add any additional space to the building with the intent of increasing enrollment (regular classrooms). The only recommended additions are specialized learning areas and support spaces. Any additions should only be done with careful consideration given to an overall site development concept which adequately addresses all site features.
2. Because the building is oversized for its construction type, it has a fire area over 20,000 square feet, and the corridors are not rated, an automatic sprinkler system should be installed throughout the original building, including the basement.
3. Have a qualified structural engineer review the canopy at south side of the building (between the east classroom wing and the mechanical room) for structural adequacy, and follow his recommendations.
4. Upgrade electrical service at all classrooms to accommodate computers and other technologies. The upgrade should include replacing all of the original switchgear.
5. Discontinue the use of the basement for storage, or install a 1-hour fire separation, or install a sprinkler system in the basement.
6. Remodel the original 1955 classrooms with modern storage, including built-in casework (base and upper cabinets, closets, and counter tops), and sinks.
7. Remodel original bathrooms to meet current accessibility requirements for children.
8. Replace original windows/glass block with modern double pane, thermally broken, low-e windows. A new window design should give consideration to the amount of glazing required. The windowsill height should be considered to allow for operable hopper windows while reducing the potential for distraction in the classroom from outside activities. Consideration should also be given to the percentage of wall length occupied by glazing to provide adequate daylight, views, and air without excessive solar gain and/or energy loss through the window(s). A new design concept should also provide, as an option, exterior shading devices at east, south, and west facing windows.
9. Replace aluminum storefront door systems with steel doors and frames with double pane safety glazing.
10. As part of an overall building envelope upgrade, the building's insulation should be upgraded.
11. Abate asbestos containing materials. Removal of transite soffit panels could be part of a window replacement, and abatement of pipe insulation could be part of domestic water and mechanical supply piping upgrades.

12. Use the existing gymnasium as a cafeteria and multipurpose room only, and construct a new gymnasium, art area, and small group rooms at the south sides of the gymnasium/kitchen with additional storage for the existing kitchen and a loading area away from student areas. A new gymnasium would alleviate maintenance issues with setting up tables and cleaning up after breakfast and lunch. It would also allow the direct access for the physical education classes to the exterior, additional storage for physical education, and an office for the physical education teacher. A dedicated art room with vinyl flooring, sinks, and built-in storage would make it easier to keep the classrooms clean, and ease storage problems at the regular classrooms. It would also give art classes direct access to the exterior.
13. With or without a gymnasium addition, redevelop the back (south) of building site in conjunction with new paving. Provide shade trees for the west facing classroom windows, informal student areas with seating and shade, an outdoor learning area (native plantings), separate age appropriate playgrounds, and athletic amenities including an area of open grass (base ball, soccer, etc.) and a track. Reduce the amount of asphalt paving and replace it with pervious and light colored paving. This will not only help the area visually, but will provide better site drainage, and reduce the “heat island” effect produced by black paving, thus keeping the site and adjacent classrooms cooler. It is recommended that any site redevelopment be done with a registered landscape architect and civil engineer.
14. Combine 3 or 4 regular classrooms into 2 or 3 kindergarten rooms with their own bathrooms. Provide the rooms with doors directly to exterior and their own playground. Rooms 23, 25, and 27 could be remodeled into two kindergarten rooms of approximately 1183s.f. each, and doors added to the exterior as part of a window replacement. The crawlspace would be utilized to install new plumbing. An addition with small group rooms would free up a classroom in this wing to replace the lost one.
15. Redevelop the northwest corner of the site (now playgrounds) to provide additional parking and an off-street parent pick-up area. This could allow Fourth Street to be turned into a two-way street.
16. Replace mechanical supply pipes.
17. Replace the remaining original domestic water supply pipes.
18. Install a new code compliant mechanical ventilation system.
19. Install a mechanical cooling system (air conditioning).
20. Replace lighting throughout the original building with more efficient T8 fixtures.
21. Replace the ceiling throughout the original building with a new suspended acoustical ceiling tile system.
22. A number of sidewalks near the school are discontinuous or nonexistent. Work with the city to have the sidewalks within a minimum of one block installed, including appropriate signs and curb cuts..

Colorado Department of Education

School Report



Auditor - Montezuma-Cortez RE-1

Manaugh ES

Mar 28, 2020

Executive Summary

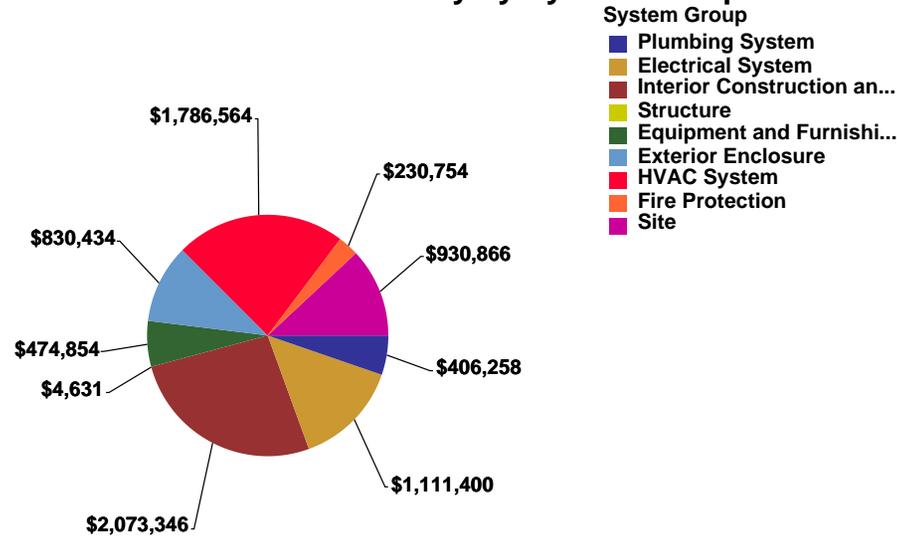
District:	Auditor - Montezuma-Cortez RE-1
School Name:	Manaugh ES
Address:	300 EAST 4TH STREET
City:	CORTEZ
Gross Area (SF):	36,600
Number of Buildings:	1
Replacement Value:	\$10,865,197
Condition Budget:	\$7,631,290
Total FCI:	0.70
Adequacy Index:	0.30



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,284,112	\$1,111,400	0.87
Equipment and Furnishings	\$379,883	\$474,854	1.25
Exterior Enclosure	\$1,851,552	\$830,434	0.45
Fire Protection	\$12,173	\$230,754	18.96
HVAC System	\$1,645,025	\$1,786,564	1.09
Interior Construction and Conveyance	\$2,596,355	\$2,073,346	0.80
Plumbing System	\$481,034	\$406,258	0.84
Site	\$1,240,860	\$930,866	0.75
Structure	\$1,374,203	\$4,631	0.00
Overall - Total	\$10,865,197	\$7,849,107	0.72

Condition Deficiency by System Group



Condition Deficiency Priority

Building/Site	GSF (SF)	FCI	1 - Due within 1 Year of Insepction	2 - Due within 2 Years of Inspection	3 - Due within 5 Years of Inspection	4 - Not Time Based
Manaugh ES Main	36,600	0.70	\$0	\$544,262	\$6,156,160	\$217,819
Manaugh ES Site	130,680	0.75	\$0	\$0	\$930,866	\$0

Site Summary



Replacement Value:	\$1,240,860	Condition Budget:	\$930,866	Total FCI:	0.75
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Site Description

According to local staff and a building placard, the Manaugh Elementary School Site was constructed in 1955 with some minor renovations in 1986 along with the new addition to the school and some minor site modifications in 2005. This facility is located in a residential area of the southern end of Cortez, CO.

Playground features include a jungle gym, swings, large grassed areas and a natural habitat area. Much of the playground area is also covered in asphalt. Asphalt parking for staff and visitors is limited and occurs along the city streets. Bus lanes and student pick up/drop off occurs on the city street. Playground areas are fenced from the south side of the building around the site and then joined back with the building on the west side.

Site Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Site	\$1,240,860	\$930,866	0.75
Overall - Total	\$1,240,860	\$930,866	0.75

Site Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2021	Parking Lot and Roadway Flexible Pavement - Intermediate Course	25	1986	2025	2020	\$104,400	\$64,728	0.62
G2021	Parking Lot and Roadway Flexible Pavement - Base Course	65	1986	2051	2051	\$37,758	\$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2022	Parking Lot and Roadway Flexible Pavement - Surface Course	15	1986	2025	2020	\$114,992	\$143,740	1.25
G2023	Parking Lot and Roadway - Traffic Barriers - Pipe Bollards and Barrier Fence	25	1955	2025	2020	\$5,850	\$7,313	1.25
G2025	Parking Lot - Traffic Control - Painted Pavement Markings	10	2010	2023	2020	\$2,638	\$3,034	1.15
G2031	Pedestrian Pavement - Concrete	25	1955	2025	2020	\$12,574	\$15,717	1.25
G2031	Pedestrian Pavement - Base Course - Gravel - 1986	75	1986	2061	2061	\$6,006	\$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 1955	75	1955	2030	2030	\$1,612	\$0	0.00
G2031	Pedestrian Pavement - Concrete - 1986	25	1986	2025	2020	\$46,857	\$58,571	1.25
G2033	Exterior Stairs - Concrete	30	1986	2025	2020	\$12,808	\$16,010	1.25
G2041	Site Development - Fencing - Chain Link	20	1986	2025	2020	\$64,180	\$80,225	1.25
G2042	Site Development - Retaining Wall - Concrete	40	1986	2026	2026	\$111,700	\$0	0.00
G2044	Monument Sign	40	2010	2050	2050	\$3,476	\$0	0.00
G2045	Site Furnishings - Aluminum Park Bench	30	2005	2035	2035	\$25,889	\$0	0.00
G2048	Site Development - Flagpoles - Steel	25	1955	2025	2020	\$6,912	\$8,640	1.25
G2049	Modular Playground Equipment	20	2005	2025	2025	\$61,317	\$76,646	1.25
G2052	Playground Surfaces - Pea Gravel	20	2005	2025	2025	\$54,723	\$68,404	1.25
G2054	Landscaping - Grass Sodding	50	1955	2025	2020	\$127,518	\$15,302	0.12
G2055	Landscaping - Trees - 2005	50	2005	2055	2055	\$34,800	\$0	0.00
G2055	Landscaping - Trees - 1955	50	1955	2025	2020	\$17,400	\$2,088	0.12
G2057	Landscaping - Sprinkler System	25	1998	2025	2023	\$78,067	\$97,583	1.25
G3011	Water Supply - Potable Water Distribution Piping	30	1955	2025	2020	\$73,207	\$73,207	1.00
G3021	Sanitary Sewer - Waste Water Piping - 1955	50	1955	2025	2020	\$101,518	\$106,594	1.05
G3021	Sanitary Sewer - Waste Water Piping - 1986	50	1986	2036	2036	\$43,508	\$0	0.00
G3061	Fuel Distribution - Gas Service Piping	30	1955	2025	2020	\$16,233	\$17,044	1.05
G4013	Site Electrical Distribution - Underground Power Distribution - Transformer	30	1986	2025	2020	\$60,816	\$76,020	1.25
G4013	Site Electrical Distribution - Underground Power Distribution	50	1986	2036	2036	\$14,103	\$0	0.00
Overall - Total						\$1,240,860	\$930,866	0.75

Site Condition Details

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Base Course

CRV: \$37,758

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	65 years	Obs. Yrs. Rem:	31 years
Quantity:	43,590 SF	Unit Cost:	\$0.87
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture
Available

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: \$104,400

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	43,590 SF	Unit Cost:	\$2.40
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture
Available

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Cost:	\$64,728	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Bases and Sub-Bases
		Action:	Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

No Picture
Available

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Intermediate Course. System Description: Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2022 - Paving and Surfacing

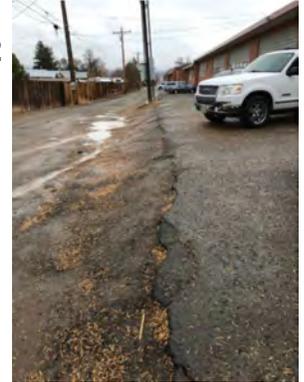
Parking Lot and Roadway Flexible Pavement - Surface Course

CRV: \$114,992

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 15 years	Obs. Yrs. Rem: 5 years
Quantity: 43,590 SF	Unit Cost: \$2.64
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details



Site Condition Details

Requirements:

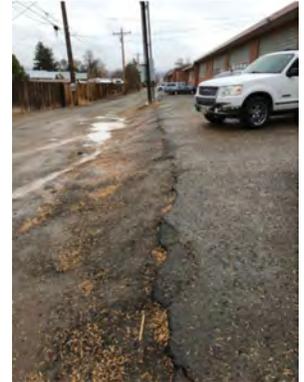
Site Condition Details

Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Cost: \$143,740 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Paving and Surfacing
Action: Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details



G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Traffic Barriers - Pipe Bollards and Barrier Fence

CRV: \$5,850



Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	3 Each	Unit Cost:	\$1,950.09
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Parking lot and roadway traffic barriers include concrete filled painted steel pipe bollards and/or barrier fencing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway - Traffic Barriers - Pipe Bollards and Barrier Fence Renewal



Cost:	\$7,313	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Curbs, Rails and Barriers
		Action:	Parking Lot and Roadway - Traffic Barriers - Pipe Bollards and Barrier Fence Renewal

Description:

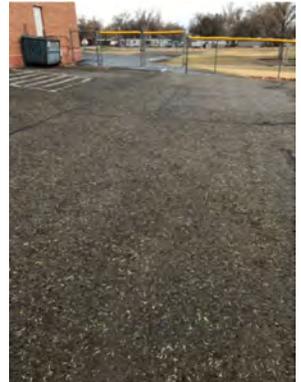
Auto generated renewal for Parking Lot and Roadway - Traffic Barriers - Pipe Bollards and Barrier Fence. System Description: Parking lot and roadway traffic barriers include concrete filled painted steel pipe bollards and/or barrier fencing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2025 - Markings and Signage

Parking Lot - Traffic Control - Painted Pavement Markings

CRV: \$2,638



Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	3 years
Quantity:	44 Each	Unit Cost:	\$59.95
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot - Traffic Control - Painted Pavement Markings Renewal

Cost:	\$3,034	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/23	Prime Sys:	Markings and Signage
		Action:	Parking Lot - Traffic Control - Painted Pavement Markings Renewal



Description:

Auto generated renewal for Parking Lot - Traffic Control - Painted Pavement Markings. System Description: Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1955

CRV: \$1,612

No Picture Available

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 75 years	Obs. Yrs. Rem: 10 years
Quantity: 1,280 SF	Unit Cost: \$1.26
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete

CRV: \$12,574



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 1,280 SF	Unit Cost: \$9.82
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pedestrian Pavement - Concrete Renewal

Cost: \$15,717	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Paving and Surfacing
	Action: Pedestrian Pavement - Concrete Renewal



Description:

Auto generated renewal for Pedestrian Pavement - Concrete. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1986

CRV: \$6,006

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 75 years	Obs. Yrs. Rem: 41 years
Quantity: 4,770 SF	Unit Cost: \$1.26
Insp. Date: 3/10/20	Inspector: Mark Hillen

No Picture Available

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1986

CRV: \$46,857

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 4,770 SF	Unit Cost: \$9.82
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pedestrian Pavement - Concrete - 1986 Renewal

Cost: \$58,571	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Paving and Surfacing
	Action: Pedestrian Pavement - Concrete - 1986 Renewal



Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1986. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2033 - Exterior Steps

Exterior Stairs - Concrete

CRV: \$12,808



Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	4 Each	Unit Cost:	\$3,201.96
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Exterior steps include cast in place concrete stairs, 12-ft wide by 13 risers high. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exterior Stairs - Concrete Renewal

Cost:	\$16,010	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Exterior Steps
		Action:	Exterior Stairs - Concrete Renewal



Description:

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior steps include cast in place concrete stairs, 12-ft wide by 13 risers high. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2041 - Fences and Gates

Site Development - Fencing - Chain Link

CRV: \$64,180



Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1,170 LF	Unit Cost:	\$54.85
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Site development includes 10' high chain link fencing with 2" post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Fencing - Chain Link Renewal

Cost: \$80,225 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Fences and Gates
Action: Site Development - Fencing - Chain Link Renewal



Description:

Auto generated renewal for Site Development - Fencing - Chain Link. System Description: Site development includes 10' high chain link fencing with 2" post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete

CRV: \$111,700

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 40 years **Obs. Yrs. Rem:** 6 years
Quantity: 591 LF **Unit Cost:** \$189.00
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Site development includes retaining walls consisting of cast-in-place on concrete.

No Requirements

G2044 - Signage

Monument Sign

CRV: \$3,476

Current Age: 10 years **Year Installed:** 2010
Exp. Use. Life: 40 years **Obs. Yrs. Rem:** 30 years
Quantity: 1 Each **Unit Cost:** \$3,475.63
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Site improvements include a monument sign identifying the building.

Site Condition Details

No Requirements

G2045 - Site Furnishings

Site Furnishings - Aluminum Park Bench

CRV: \$25,889

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	15 years
Quantity:	12 Each	Unit Cost:	\$2,157.41
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Site furnishings include powder coated steel park benches.

No Requirements

G2048 - Flagpoles

Site Development - Flagpoles - Steel

CRV: \$6,912

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$6,912.28
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Flagpoles - Steel Renewal

Cost: \$8,640 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Flagpoles
Action: Site Development - Flagpoles - Steel Renewal



Description:

Auto generated renewal for Site Development - Flagpoles - Steel. System Description: Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2049 - Miscellaneous Structures

Modular Playground Equipment

CRV: \$61,317

Current Age: 15 years **Year Installed:** 2005
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$61,316.64
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

The site includes modular play equipment. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Modular Playground Equipment Renewal

Cost: \$76,646 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Miscellaneous Structures
Action: Modular Playground Equipment Renewal



Description:

Auto generated renewal for Modular Playground Equipment. System Description: The site includes modular play equipment. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2052 - Erosion Control Measures

Playground Surfaces - Pea Gravel

CRV: \$54,723

Current Age: 15 years	Year Installed: 2005
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 13,750 SF	Unit Cost: \$3.98
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Landscaping includes pea gravel over weed barrier. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Requirements:

Playground Surfaces - Pea Gravel Renewal

Cost: \$68,404	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Erosion Control Measures
	Action: Playground Surfaces - Pea Gravel Renewal

Description:

Auto generated renewal for Playground Surfaces - Pea Gravel. System Description: Landscaping includes pea gravel over weed barrier. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: \$127,518

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 95,940 SF	Unit Cost: \$1.33
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

Requirements:

Landscaping - Grass Sodding Renewal

Cost: \$15,302 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Seeding and Sodding
Action: Landscaping - Grass Sodding Renewal

Description:

Auto generated renewal for Landscaping - Grass Sodding. System Description: Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G2055 - Planting

Landscaping - Trees - 1955

CRV: \$17,400

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 12 Each	Unit Cost: \$1,449.99
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Landscaping - Trees - 1955 Renewal

Cost: \$2,088	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Planting
	Action: Landscaping - Trees - 1955 Renewal



Description:

Auto generated renewal for Landscaping - Trees - 1955. System Description: Landscaping includes trees with prepared beds. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2055 - Planting

Landscaping - Trees - 2005

CRV: \$34,800

Current Age: 15 years	Year Installed: 2005
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 35 years
Quantity: 24 Each	Unit Cost: \$1,449.99
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Landscaping includes trees with prepared beds.



No Requirements

G2057 - Irrigation Systems

Landscaping - Sprinkler System

CRV: \$78,067

Current Age: 22 years	Year Installed: 1998
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 95,940 SF	Unit Cost: \$0.81
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Requirements:

Landscaping - Sprinkler System Renewal

Cost: \$97,583	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Irrigation Systems
	Action: Landscaping - Sprinkler System Renewal

Description:

Auto generated renewal for Landscaping - Sprinkler System. System Description: Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Site Condition Details

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping

CRV: \$73,207

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	700 LF	Unit Cost:	\$104.58
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Supply - Potable Water Distribution Piping Renewal

Cost:	\$73,207	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Potable Water Distribution and Storage
		Action:	Water Supply - Potable Water Distribution Piping Renewal

No Picture Available

Description:

Auto generated renewal for Water Supply - Potable Water Distribution Piping. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping - 1955

CRV: \$101,518

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	700 LF	Unit Cost:	\$145.03
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Sanitary Sewer - Waste Water Piping - 1955 Renewal

Cost: \$106,594 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Piping
Action: Sanitary Sewer - Waste Water Piping - 1955 Renewal



Description:

Auto generated renewal for Sanitary Sewer - Waste Water Piping - 1955. System Description: Sanitary sewer includes underground waste water drainage piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping - 1986

CRV: \$43,508

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 50 years **Obs. Yrs. Rem:** 16 years
Quantity: 300 LF **Unit Cost:** \$145.03
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Sanitary sewer includes underground waste water drainage piping.

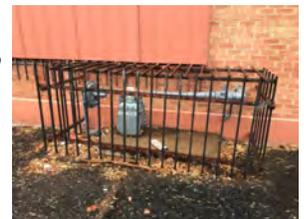
No Requirements

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping

CRV: \$16,233

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 350 LF **Unit Cost:** \$46.38
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Fuel Distribution - Gas Service Piping Renewal

Cost: \$17,044 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Fuel Piping
Action: Fuel Distribution - Gas Service Piping Renewal



Description:

Auto generated renewal for Fuel Distribution - Gas Service Piping. System Description: Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - Transformer

CRV: \$60,816

No Picture Available

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$60,816.21
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

Site electrical distribution includes an electrical transformer. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Electrical Distribution - Underground Power Distribution - Transformer Renewal

Cost: \$76,020 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Underground Power Distribution
Action: Site Electrical Distribution - Underground Power Distribution - Transformer Renewal

No Picture Available

Description:

Auto generated renewal for Site Electrical Distribution - Underground Power Distribution - Transformer. System Description: Site electrical distribution includes an electrical transformer. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution

CRV: \$14,103

No Picture Available

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	200 LF	Unit Cost:	\$70.52
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Site electrical distribution includes an underground power cable.

No Requirements

Building Summary



Name:	Manaugh ES Main	Year Constructed:	1955	Year Renovated:	1986
Replacement Value:	\$9,624,337	Condition Budget:	\$6,700,424	Total FCI:	0.70
Size (SF):	36,600				

Building Description

The Manaugh Elementary School is a single story, 30,600 sq ft elementary school located in a residential district of Cortez, Colorado. According to a wall plaque and information from local staff, this facility was originally constructed in 1955 with an addition in 1986 and some remodeling in certain portions of the school in 1986, 2017 and 2019. This facility serves grades K - 5 and features a gymnasium which also doubles as the cafeteria, a kitchen, administration offices and classrooms.

Square footage breakdown is as follows:

- 1955 Original Structure = 26,600 square feet
- 1986 Addition = 10,000 square feet
- Total = 36,600 square feet

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Interior Construction and Conveyance	\$2,596,355	\$2,073,346	0.80
Equipment and Furnishings	\$379,883	\$474,854	1.25
Plumbing System	\$481,034	\$406,258	0.84
Structure	\$1,374,203	\$4,631	0.00
Fire Protection	\$12,173	\$230,754	18.96
Exterior Enclosure	\$1,851,552	\$830,434	0.45
Electrical System	\$1,284,112	\$1,111,400	0.87
HVAC System	\$1,645,025	\$1,786,564	1.09
Overall - Total	\$9,624,337	\$6,918,241	0.72

Building Condition Budget Details

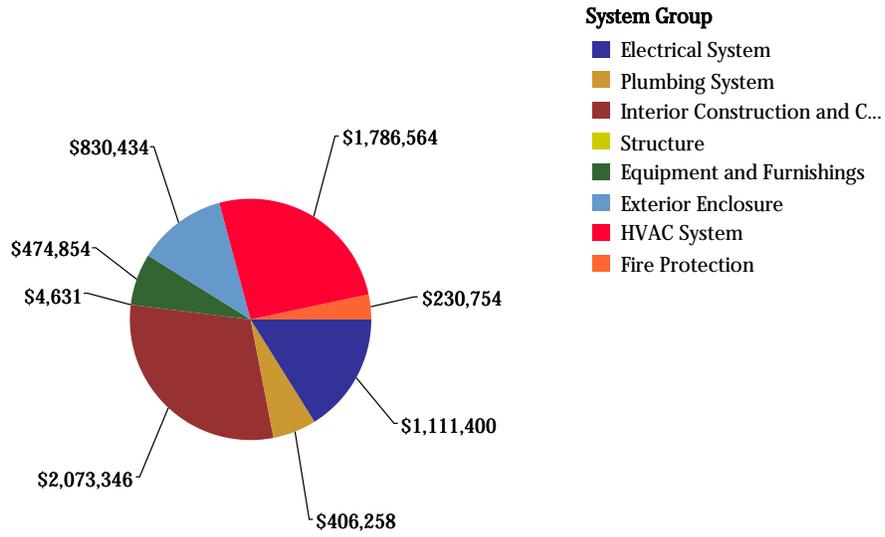
Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Concrete Footings - 1955	75	1955	2030	2030	\$79,250	\$0	0.00
A	Foundation Wall and Footings - 1955	75	1955	2030	2030	\$196,848	\$0	0.00
A	Concrete Footings - 1986	75	1986	2061	2061	\$29,793	\$0	0.00
A	Foundation Wall and Footings - 1986	75	1986	2061	2061	\$82,099	\$0	0.00
A	Structural Slab on Grade - 1986	75	1986	2061	2061	\$128,794	\$0	0.00
A	Structural Slab on Grade - 1955	75	1955	2030	2030	\$342,592	\$0	0.00
B10	Single-Story - Steel and Wood Framed Roof on Columns - 1986	75	1986	2061	2061	\$108,204	\$0	0.00
B10	Single-Story - Steel and Wood Framed Roof on Columns - 1955	75	1955	2030	2030	\$287,823	\$0	0.00
B1014	Accessible Ramp - Interior Concrete - 1955	75	1955	2030	2030	\$29,162	\$0	0.00
B1014	Accessible Ramp - Interior Concrete - 1986	75	1986	2061	2061	\$29,162	\$0	0.00
B1014	Accessible Ramp - Exterior Concrete	50	2009	2059	2059	\$56,771	\$0	0.00
B1015	Exterior Stairs - Concrete	50	1955	2025	2020	\$3,705	\$4,631	1.25
B2010	Brick Cavity Walls - CMU Backup - 1986	75	1986	2061	2061	\$255,820	\$0	0.00
B2010	Glass Block Walls	75	1955	2030	2030	\$97,849	\$0	0.00
B2010	Brick Cavity Walls - CMU Backup - 1955	75	1955	2030	2030	\$653,959	\$0	0.00
B2020	Aluminum Windows - 1955	30	1955	2025	2020	\$144,751	\$180,939	1.25
B2020	Aluminum Windows - 1986	30	1986	2025	2020	\$39,019	\$48,774	1.25
B2030	Door Assembly - 3 x 7 HM - 2019	30	2019	2049	2049	\$22,563	\$0	0.00
B2030	Door Assembly - 6 x 7 HM - 2019	30	2019	2049	2049	\$17,429	\$0	0.00
B2030	Door Assembly - 6 x 7 HM - 1955	30	1955	2025	2020	\$8,715	\$10,893	1.25
B2030	Door Assembly - 6 x 7 Storefront - 1986	30	1986	2025	2020	\$11,555	\$14,444	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
B2030	Door Assembly - 3 x 7 Wood - 1955	30	1955	2024	2020	\$11,360	\$14,200	1.25
B2030	Door Assembly - 3 x 7 HM - 1955	30	1955	2025	2020	\$13,538	\$16,922	1.25
B30	Single-Ply Membrane - Non-Adhered Vacuum System - 1999	25	1999	2022	2024	\$435,409	\$544,262	1.25
B30	Single-Ply Membrane - Fully Adhered - 2013	25	2013	2038	2038	\$98,633	\$0	0.00
B30	Single-Ply Membrane - Fully Adhered - 2018	25	2018	2043	2043	\$40,951	\$0	0.00
C1010	CMU Block Walls - Plain - 1955	50	1955	2025	2020	\$217,376	\$134,773	0.62
C1010	Windows/Storefront Partitions - 1955	50	1955	2025	2020	\$11,065	\$6,860	0.62
C1010	CMU Block Walls - Plain - 1986	50	1986	2036	2036	\$159,835	\$0	0.00
C1010	GWB Walls	50	2019	2069	2069	\$10,678	\$0	0.00
C1010	CMU Walls - Glazed 1 Side - 1955	50	1955	2025	2020	\$427,349	\$264,956	0.62
C1010	Windows/Storefront Partitions - 1986	50	1986	2036	2036	\$18,696	\$0	0.00
C1020	Swinging Doors - 6 x 7 Storefront - 1955	50	1955	2025	2020	\$11,555	\$14,444	1.25
C1020	Swinging Doors - Pair - 6 x 7 Wd - 1955	50	1955	2025	2020	\$21,028	\$26,284	1.25
C1020	Swinging Doors - 3 x 7 Wd - 1955	50	1955	2025	2020	\$114,934	\$143,667	1.25
C1020	Swinging Doors - 3 x 7 Wd - 1986	50	1986	2036	2036	\$22,987	\$0	0.00
C1020	Swinging Doors - 3 x 7 HM - 2019	50	2019	2069	2069	\$11,467	\$0	0.00
C1020	Swinging Doors - 3 x 7 Storefront - 1986	50	1986	2036	2036	\$14,604	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd Closet Doors - 1955	50	1955	2025	2020	\$253,521	\$316,902	1.25
C1020	Swinging Doors - 3 x 7 Wd - Rated - 1986	50	1986	2036	2036	\$66,902	\$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - Rated - 2019	50	2019	2069	2069	\$73,944	\$0	0.00
C1020	Overhead/Rolling Fire Door - Small	50	1955	2025	2020	\$12,249	\$15,311	1.25
C1020	Swinging Doors - Pair - 6 x 7 Wd - Rated - 1986	50	1986	2036	2036	\$11,966	\$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 HM - 1986	50	1986	2036	2036	\$6,701	\$0	0.00
C1030	Restroom Accessories	25	2010	2035	2035	\$47,700	\$0	0.00
C1030	Toilet Partitions	40	1986	2026	2026	\$59,629	\$0	0.00
C1035	Fittings - Signage - 1986	10	1986	2025	2020	\$7,608	\$9,510	1.25
C1035	Fittings - Signage - 1955	10	1955	2025	2020	\$5,021	\$6,276	1.25
C1035	Fittings - Signage - 2019	10	2019	2029	2029	\$15,215	\$0	0.00
C20	Stairs - 1986	75	1986	2061	2061	\$33,745	\$0	0.00
C20	Stairs - 1955	75	1955	2030	2030	\$50,617	\$0	0.00
C3010	Painted Finish	10	2019	2029	2029	\$2,471	\$0	0.00
C3010	Paint Masonry/Epoxy Finish	15	2010	2025	2025	\$177,902	\$222,378	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
C3020	Ceramic Tile - 1955	25	1955	2025	2020	\$17,187	\$21,483	1.25
C3020	Carpeting - Broadloom - 2006	10	2006	2025	2020	\$60,475	\$75,594	1.25
C3020	Carpeting - Broadloom - 1990	10	1990	2023	2020	\$177,054	\$221,317	1.25
C3020	VCT - 2000	10	1986	2025	2020	\$34,698	\$43,372	1.25
C3020	Wood Flooring - Premium	25	1955	2025	2020	\$110,932	\$138,665	1.25
C3020	Ceramic Tile - 1986	25	1986	2025	2020	\$17,187	\$21,483	1.25
C3030	ACT System - 1955	20	1955	2025	2020	\$210,120	\$262,650	1.25
C3030	ACT System - 1986	20	1986	2025	2020	\$76,569	\$95,712	1.25
C3030	GWB Taped and Finished - 1986	30	1986	2025	2020	\$8,071	\$10,089	1.25
C3030	GWB Taped and Finished - 1955	30	1955	2025	2020	\$17,296	\$21,620	1.25
D2010	Restroom Fixtures - 1990	30	1990	2025	2020	\$51,596	\$64,495	1.25
D2010	Water Coolers - Wall-Mount	20	2019	2039	2039	\$11,521	\$0	0.00
D2010	Restroom Fixtures - 1955	30	1955	2025	2020	\$25,918	\$32,397	1.25
D2010	Custodial/Utility Sinks - 1986	30	1986	2025	2020	\$4,713	\$5,891	1.25
D2010	Restroom Fixtures - 1986	30	1986	2025	2020	\$31,082	\$38,852	1.25
D2010	Custodial/Utility Sinks - 1955	30	1955	2025	2020	\$12,537	\$15,671	1.25
D2020	Water Dist Complete - 1986	30	1986	2025	2020	\$40,236	\$45,065	1.12
D2020	Water Dist Complete - 1955	30	1955	2024	2020	\$20,118	\$22,532	1.12
D2020	Water Heater - Gas - 1994	15	1994	2025	2020	\$8,580	\$10,725	1.25
D2020	Water Dist Complete - 1998	30	1998	2028	2028	\$86,911	\$0	0.00
D2030	Sanitary Waste - Gravity Discharge - 1986	50	1986	2036	2036	\$28,398	\$0	0.00
D2030	Sanitary Waste - Gravity Discharge - 1955	50	1955	2025	2020	\$75,540	\$94,424	1.25
D2040	Roof Drainage - Gravity - 1986	50	1986	2036	2036	\$22,919	\$0	0.00
D2040	Roof Drainage - Gravity - 1955	50	1955	2025	2020	\$60,965	\$76,206	1.25
D3012	Natural Gas Service to Bldg - 4" Feed	40	1955	2025	2020	\$14,022	\$17,527	1.25
D3020	Boiler HW - Gas-Fired w/Redundancy	30	1990	2025	2020	\$383,568	\$479,461	1.25
D3040	Exhaust System - Restroom w/Roof Fan - 1955	20	1955	2025	2020	\$14,659	\$18,324	1.25
D3040	Exhaust System - Restroom w/Roof Fan - 1986	20	1986	2025	2020	\$5,511	\$6,889	1.25
D3040	Exhaust System - Kitchen	15	1955	2025	2020	\$25,079	\$31,348	1.25
D3040	Fan Coil System - Cabinet - 2 Pipe - 1986	20	1986	2025	2020	\$60,565	\$75,707	1.25
D3040	Perimeter Heat System - Hydronic Fin Tube - 1955	18	1955	2025	2020	\$321,563	\$360,151	1.12
D3040	Two Pipe Distribution System - 1986	30	1986	2025	2020	\$197,797	\$247,246	1.25
D3040	Two Pipe Distribution System - 1955	30	1955	2025	2020	\$358,782	\$448,478	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D3050	Evaporative Cooler	15	2016	2031	2031	\$175,281	\$0	0.00
D3050	Computer Room Cooling - DX w/Air Cooled Remote Condenser	20	2005	2025	2025	\$20,407	\$25,509	1.25
D3060	Pneumatic Controls	20	1986	2025	2020	\$67,789	\$75,924	1.12
D40	Fire Extinguishers - Dry Chem w/Cabinet	30	2019	2049	2049	\$1,825	\$0	0.00
D40	Wet Sprinkler System - Building Lacks a Sprinkler System	150	2020	2170	2170	\$0	\$217,819	0.00
D40	Kitchen Hood Suppression	20	1955	2025	2020	\$10,348	\$12,935	1.25
D5012	Main Electrical Service - 800A	30	1986	2025	2020	\$61,240	\$76,551	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 1986	30	1986	2025	2020	\$70,991	\$88,738	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 1955	30	1955	2025	2020	\$188,835	\$236,044	1.25
D5020	Lighting - Exterior - HID Wall Packs	20	1986	2025	2020	\$5,583	\$6,978	1.25
D5021	Branch Wiring - Equipment & Devices	30	1955	2025	2020	\$14,317	\$17,896	1.25
D5021	Branch Wiring - Equipment & Devices - 1986	30	1986	2025	2020	\$79,254	\$99,068	1.25
D5022	Lighting Fixtures	20	2010	2030	2030	\$157,420	\$0	0.00
D5022	Indoor Sports Arena Lighting - High Bay Fluorescent	20	2010	2030	2030	\$14,595	\$0	0.00
D5022	Stage Lighting	20	1955	2025	2020	\$30,181	\$37,727	1.25
D5031	Public Address System	15	1998	2025	2020	\$72,279	\$90,349	1.25
D5032	Intercom System - 1986	10	1986	2025	2020	\$13,398	\$16,747	1.25
D5032	Intercom System - 1955	10	1955	2025	2020	\$35,638	\$44,547	1.25
D5033	Telephone System	10	2010	2025	2020	\$146,951	\$155,768	1.06
D5037	Fire Alarm System	10	2002	2025	2020	\$171,232	\$214,040	1.25
D5038	Security System - CCTV	10	2017	2027	2027	\$28,354	\$0	0.00
D5039	LAN System	15	2017	2032	2032	\$172,287	\$0	0.00
D5092	Exit Signs - 1986	10	1986	2025	2020	\$5,890	\$7,363	1.25
D5092	Exit Signs - 1955	10	1955	2025	2020	\$15,667	\$19,584	1.25
E	Kitchen Equipment	20	1955	2025	2020	\$87,690	\$109,613	1.25
E	Fixed Casework - 1986	25	1986	2025	2020	\$120,558	\$150,697	1.25
E	Food Service Counter	25	1955	2025	2020	\$27,873	\$34,841	1.25
E	Theater Curtains	25	1955	2025	2020	\$34,439	\$43,049	1.25
E	Fixed Casework - 1955	25	1955	2025	2020	\$109,323	\$136,654	1.25
Overall - Total						\$9,624,337	\$6,918,241	0.72

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings - 1955

CRV: \$79,250

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	26,600 SF	Unit Cost:	\$2.98
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Concrete column footings.



No Requirements

A - Substructure

Foundation Wall and Footings - 1955

CRV: \$196,848

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	1,043 LF	Unit Cost:	\$188.73
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.



No Requirements

Building Condition Details

A - Substructure

Structural Slab on Grade - 1955

CRV: \$342,592

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	26,600 SF	Unit Cost:	\$12.88
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The building substructure includes a structural slab on grade. The 1955 portion of this building has a partial, short walled mechanical room and storage basement under a portion of the building. The remainder of the original structure has a walking crawl space with dirt floors.

No Requirements

A - Substructure

Concrete Footings - 1986

CRV: \$29,793

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	10,000 SF	Unit Cost:	\$2.98
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

Building Condition Details

A - Substructure

Foundation Wall and Footings - 1986

CRV: \$82,099

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	435 LF	Unit Cost:	\$188.73
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade - 1986

CRV: \$128,794

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	10,000 SF	Unit Cost:	\$12.88
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

The building substructure includes a structural slab on grade.

No Requirements

B10 - Superstructure

Single-Story - Steel and Wood Framed Roof on Columns - 1955

CRV: \$287,823

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	26,600 SF	Unit Cost:	\$10.82
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Single-story steel framed building with steel columns and steel or wood joist roof structure. Exterior walls are covered under a separate system.

No Requirements

Building Condition Details

B10 - Superstructure

Single-Story - Steel and Wood Framed Roof on Columns - 1986

CRV: \$108,204

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 75 years	Obs. Yrs. Rem: 41 years
Quantity: 10,000 SF	Unit Cost: \$10.82
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Single-story steel framed building with steel columns and steel or wood joist roof structure. Exterior walls are covered under a separate system.

No Requirements

Building Condition Details

B1014 - Ramps

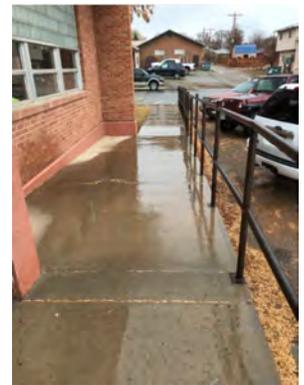
Accessible Ramp - Exterior Concrete

CRV: \$56,771

Current Age:	11 years	Year Installed:	2009
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	39 years
Quantity:	57 LF	Unit Cost:	\$995.99
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Concrete handicapped ramp w/cheek walls & rails both sides, 5' wide.



No Requirements

Building Condition Details

B1014 - Ramps

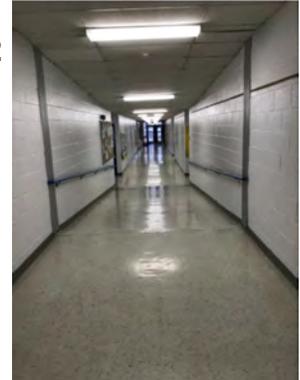
Accessible Ramp - Interior Concrete - 1986

CRV: \$29,162

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	24 LF	Unit Cost:	\$1,215.09
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Concrete handicapped ramp with hand rails both sides.



No Requirements

B1014 - Ramps

Accessible Ramp - Interior Concrete - 1955

CRV: \$29,162

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	24 LF	Unit Cost:	\$1,215.09
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Concrete handicapped ramp with hand rails both sides.



No Requirements

Building Condition Details

B1015 - Exterior Stairs and Fire Escapes

Exterior Stairs - Concrete

CRV: \$3,705

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$3,705.04
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Exterior concrete stairs with railing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exterior Stairs - Concrete Renewal

Cost:	\$4,631	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Exterior Stairs and Fire Escapes
		Action:	Exterior Stairs - Concrete Renewal



Description:

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs with railing. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup - 1955

CRV: \$653,959

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	16,680 SF	Unit Cost:	\$39.21
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

Building Condition Details

No Requirements

B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup - 1986

CRV: \$255,820

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	6,525 SF	Unit Cost:	\$39.21
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

No Requirements

B2010 - Exterior Walls

Glass Block Walls

CRV: \$97,849

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	1,559 SF	Unit Cost:	\$62.76
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The exterior walls include sections of glass block.

No Requirements

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows - 1955

CRV: \$144,751

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 1,291 SF	Unit Cost: \$112.12
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Aluminum Windows - 1955 Renewal

Cost: \$180,939	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Exterior Windows
	Action: Aluminum Windows - 1955 Renewal

Description:

Auto generated renewal for Aluminum Windows - 1955. System Description: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

B2020 - Exterior Windows

Aluminum Windows - 1986

CRV: \$39,019

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 348 SF	Unit Cost: \$112.12
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Aluminum Windows - 1986 Renewal

Cost: \$48,774	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Exterior Windows
	Action: Aluminum Windows - 1986 Renewal



Description:

Auto generated renewal for Aluminum Windows - 1986. System Description: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

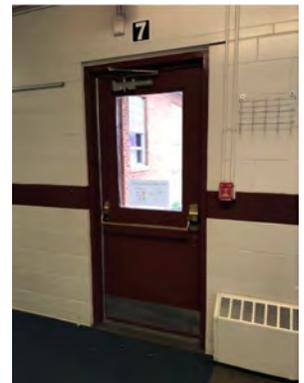
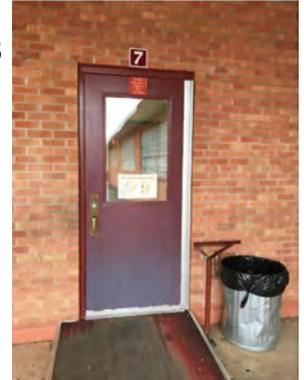
Door Assembly - 3 x 7 HM - 1955

CRV: \$13,538

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	3 Each	Unit Cost:	\$4,512.65
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

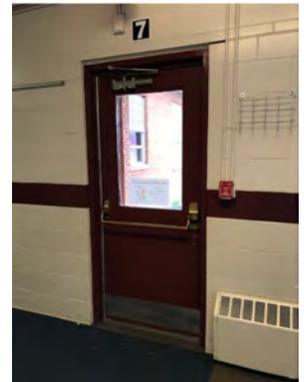
Requirements:

Door Assembly - 3 x 7 HM - 1955 Renewal

Cost:	\$16,922	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Exterior Doors
		Action:	Door Assembly - 3 x 7 HM - 1955 Renewal

Description:

Auto generated renewal for Door Assembly - 3 x 7 HM - 1955. System Description: Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

B2030 - Exterior Doors

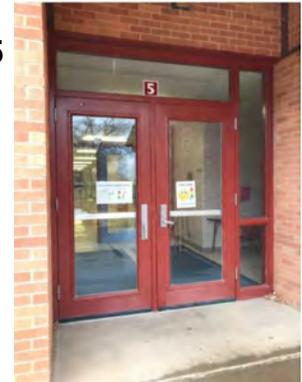
Door Assembly - 6 x 7 Storefront - 1986

CRV: \$11,555

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$11,555.02
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leaves plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Door Assembly - 6 x 7 Storefront - 1986 Renewal

Cost:	\$14,444	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Exterior Doors
		Action:	Door Assembly - 6 x 7 Storefront - 1986 Renewal

Description:

Auto generated renewal for Door Assembly - 6 x 7 Storefront - 1986. System Description: The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leaves plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



B2030 - Exterior Doors

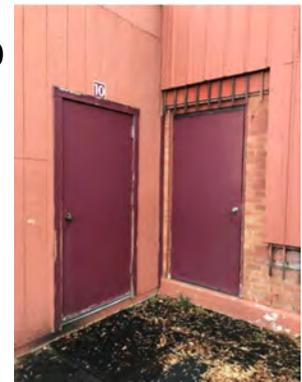
Door Assembly - 3 x 7 Wood - 1955

CRV: \$11,360

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	4 years
Quantity:	3 Each	Unit Cost:	\$3,786.54
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Exterior doors include 3 x 7 wood door and frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

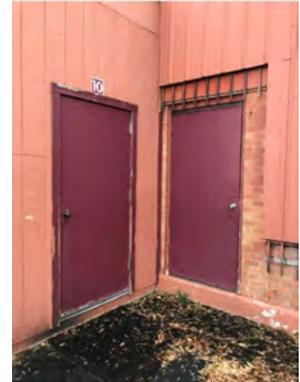


Building Condition Details

Requirements:

Door Assembly - 3 x 7 Wood - 1955 Renewal

Cost: \$14,200 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/24 **Prime Sys:** Exterior Doors
Action: Door Assembly - 3 x 7 Wood - 1955 Renewal



Description:

Auto generated renewal for Door Assembly - 3 x 7 Wood - 1955. System Description: Exterior doors include 3 x 7 wood door and frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM - 2019

CRV: \$22,563

Current Age: 1 years **Year Installed:** 2019
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 29 years
Quantity: 5 Each **Unit Cost:** \$4,512.65
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.

No Requirements

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM - 1955

CRV: \$8,715

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 1 Each **Unit Cost:** \$8,714.61
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Door Assembly - 6 x 7 HM - 1955 Renewal

Cost:	\$10,893	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Exterior Doors
		Action:	Door Assembly - 6 x 7 HM - 1955 Renewal



Description:

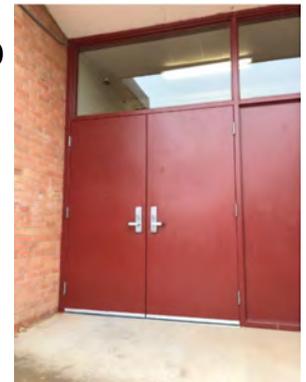
Auto generated renewal for Door Assembly - 6 x 7 HM - 1955. System Description: Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM - 2019

CRV: \$17,429

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	29 years
Quantity:	2 Each	Unit Cost:	\$8,714.61
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

B30 - Roofing

Single-Ply Membrane - Non-Adhered Vacuum System - 1999

CRV: \$435,409

Current Age:	21 years	Year Installed:	1999
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	2 years
Quantity:	25,420 SF	Unit Cost:	\$17.13
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The roof covering is of a single-ply, vacuum system membrane with insulation. The majority of the flat roofing sections appear to be in good condition. However, years remaining have been reduced because the membrane is pulling away from the parapet walls as much as a few feet in some areas. In areas the membrane has completely separated from over the parapet wall creating open gaps. The client has added splices to help mitigate the issues. The system should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Single-Ply Membrane - Non-Adhered Vacuum System - 1999 Renewal

Cost: \$544,262 **Priority:** 2 - Due within 2 Years of Inspection
Action Date: 3/10/22 **Prime Sys:** Roofing
Action: Single-Ply Membrane - Non-Adhered Vacuum System - 1999 Renewal



Description:

Auto generated renewal for Single-Ply Membrane - Non-Adhered Vacuum System - 1999. System Description: The roof covering is of a single-ply, vacuum system membrane with insulation. The majority of the flat roofing sections appear to be in good condition. However, years remaining have been reduced because the membrane is pulling away from the parapet walls as much as a few feet in some areas. In areas the membrane has completely separated from over the parapet wall creating open gaps. The client has added splices to help mitigate the issues. The system should be budgeted for repair/replacement.

B30 - Roofing

Single-Ply Membrane - Fully Adhered - 2013

CRV: \$98,633

Current Age: 7 years **Year Installed:** 2013
Exp. Use. Life: 25 years **Obs. Yrs. Rem:** 18 years
Quantity: 7,900 SF **Unit Cost:** \$12.49
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.



Building Condition Details

No Requirements

B30 - Roofing

Single-Ply Membrane - Fully Adhered - 2018

CRV: \$40,951

Current Age:	2 years	Year Installed:	2018
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	23 years
Quantity:	3,280 SF	Unit Cost:	\$12.49
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.



No Requirements

Building Condition Details

C1010 - Partitions

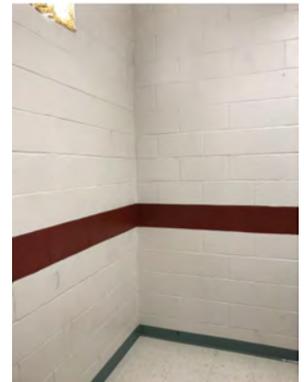
CMU Block Walls - Plain - 1955

CRV: \$217,376

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	16,320 SF	Unit Cost:	\$13.32
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

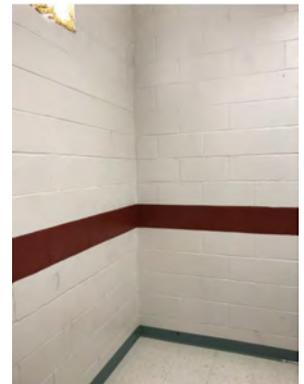
Requirements:

CMU Block Walls - Plain - 1955 Renewal

Cost:	\$134,773	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Partitions
		Action:	CMU Block Walls - Plain - 1955 Renewal

Description:

Auto generated renewal for CMU Block Walls - Plain - 1955. System Description: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1010 - Partitions

CMU Walls - Glazed 1 Side - 1955

CRV: \$427,349

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	13,000 SF	Unit Cost:	\$32.87
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building interior includes 8-in. CMU (Concrete Masonry Unit) walls with glazing on one side. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

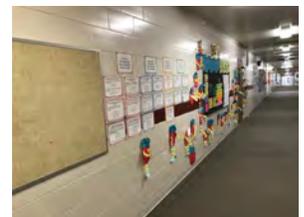
Requirements:

CMU Walls - Glazed 1 Side - 1955 Renewal

Cost:	\$264,956	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Partitions
		Action:	CMU Walls - Glazed 1 Side - 1955 Renewal

Description:

Auto generated renewal for CMU Walls - Glazed 1 Side - 1955. System Description: The building interior includes 8-in. CMU (Concrete Masonry Unit) walls with glazing on one side. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1010 - Partitions

GWB Walls

CRV: \$10,678

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	49 years
Quantity:	2,000 SF	Unit Cost:	\$5.34
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.



No Requirements

C1010 - Partitions

Windows/Storefront Partitions - 1955

CRV: \$11,065

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	116 SF	Unit Cost:	\$95.39
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Building interior includes windows and storefront partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Windows/Storefront Partitions - 1955 Renewal

Cost:	\$6,860	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Partitions
		Action:	Windows/Storefront Partitions - 1955 Renewal



Description:

Auto generated renewal for Windows/Storefront Partitions - 1955. System Description: Building interior includes windows and storefront partitions. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C1010 - Partitions

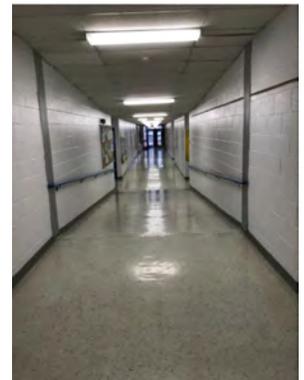
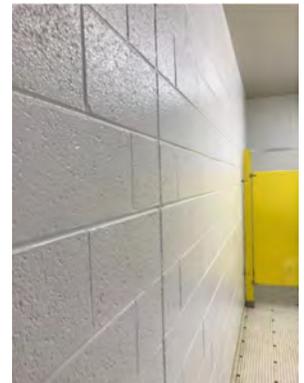
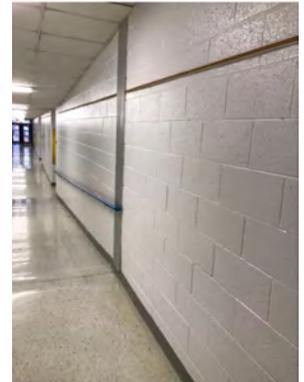
CMU Block Walls - Plain - 1986

CRV: \$159,835

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	12,000 SF	Unit Cost:	\$13.32
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system.



Building Condition Details

No Requirements

Building Condition Details

C1010 - Partitions

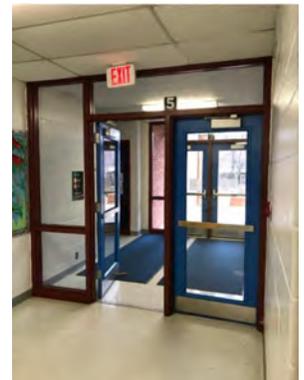
Windows/Storefront Partitions - 1986

CRV: \$18,696

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	196 SF	Unit Cost:	\$95.39
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Building interior includes windows and storefront partitions.



Building Condition Details

No Requirements

C1020 - Interior Doors

Overhead/Rolling Fire Door - Small

CRV: \$12,249



Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	2 Each	Unit Cost:	\$6,124.47
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Building includes small overhead rolling door. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Overhead/Rolling Fire Door - Small Renewal

Cost:	\$15,311	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Interior Doors
		Action:	Overhead/Rolling Fire Door - Small Renewal



Description:

Auto generated renewal for Overhead/Rolling Fire Door - Small. System Description: Building includes small overhead rolling door. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1020 - Interior Doors

Swinging Doors - 3 x 7 HM - 2019

CRV: \$11,467



Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	49 years
Quantity:	3 Each	Unit Cost:	\$3,822.50
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Interior doors include non-rated 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset and closer. Includes painted door and painted frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - 1955

CRV: \$114,934

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	35 Each	Unit Cost:	\$3,283.83
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Swinging Doors - 3 x 7 Wd - 1955 Renewal

Cost:	\$143,667	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - 3 x 7 Wd - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - 3 x 7 Wd - 1955. System Description: Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 HM - 1986

CRV: \$6,701

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	1 Each	Unit Cost:	\$6,701.18
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

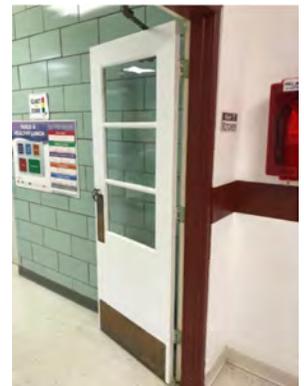
Swinging Doors - Pair - 6 x 7 Wd - 1955

CRV: \$21,028

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	4 Each	Unit Cost:	\$5,256.88
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

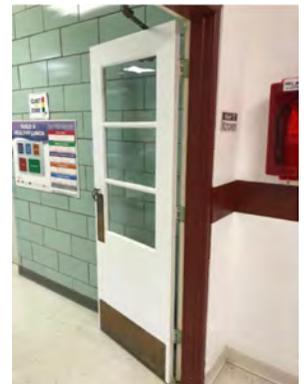
Requirements:

Swinging Doors - Pair - 6 x 7 Wd - 1955 Renewal

Cost:	\$26,284	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - Pair - 6 x 7 Wd - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - Pair - 6 x 7 Wd - 1955. System Description: Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



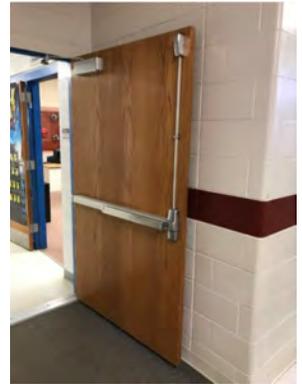
Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - Rated - 1986

CRV: \$11,966

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 16 years
Quantity: 1 Each	Unit Cost: \$11,966.25
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frame with hinges, locksets, panic hardware and closers. Includes finished doors and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

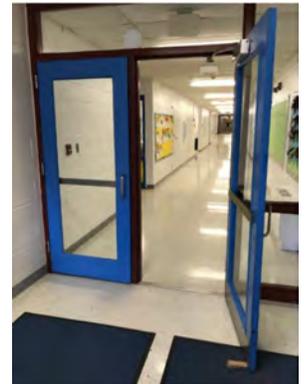
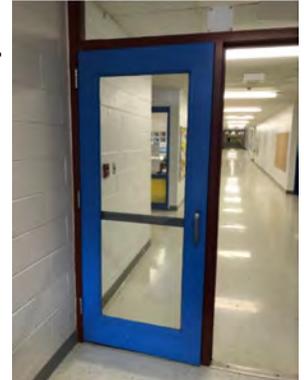
Swinging Doors - 3 x 7 Storefront - 1986

CRV: \$14,604

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	2 Each	Unit Cost:	\$7,302.17
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The interior doors include swinging glazed aluminum storefront with aluminum frame, hardware and closer.



No Requirements

C1020 - Interior Doors

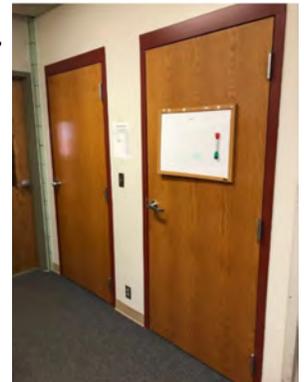
Swinging Doors - 3 x 7 Wd - 1986

CRV: \$22,987

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	7 Each	Unit Cost:	\$3,283.83
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame.



No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd - Rated - 1986

CRV: \$66,902

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	16 years
Quantity:	19 Each	Unit Cost:	\$3,521.13
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.



Building Condition Details



No Requirements

Building Condition Details

C1020 - Interior Doors

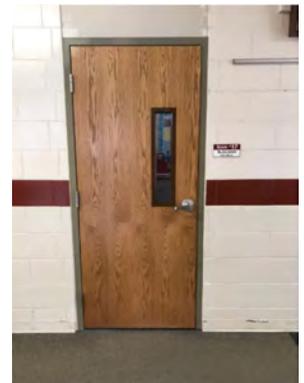
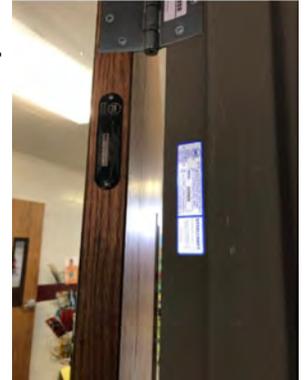
Swinging Doors - 3 x 7 Wd - Rated - 2019

CRV: \$73,944

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	49 years
Quantity:	21 Each	Unit Cost:	\$3,521.13
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset, panic hardware and closer. Includes finished door and frame.



Building Condition Details



No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wd Closet Doors - 1955

CRV: \$253,521

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	72 Each	Unit Cost:	\$3,521.13
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior closet wall doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, pivots and door rails. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Swinging Doors - 3 x 7 Wd Closet Doors - 1955 Renewal

Cost:	\$316,902	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - 3 x 7 Wd Closet Doors - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - 3 x 7 Wd Closet Doors - 1955. System Description: Interior closet wall doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, pivots and door rails. Includes finished door and frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1020 - Interior Doors

Swinging Doors - 6 x 7 Storefront - 1955

CRV: \$11,555

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	50 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$11,555.02
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The interior doors include a pair of swinging glazed aluminum storefront with glazed transom, aluminum frame, hardware and closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



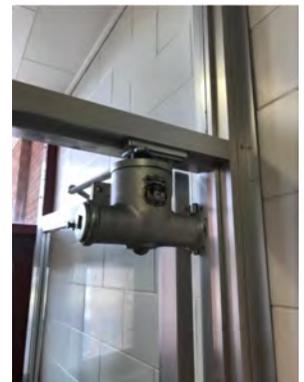
Requirements:

Swinging Doors - 6 x 7 Storefront - 1955 Renewal

Cost:	\$14,444	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Interior Doors
		Action:	Swinging Doors - 6 x 7 Storefront - 1955 Renewal

Description:

Auto generated renewal for Swinging Doors - 6 x 7 Storefront - 1955. System Description: The interior doors include a pair of swinging glazed aluminum storefront with glazed transom, aluminum frame, hardware and closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C1030 - Fittings

Restroom Accessories

CRV: \$47,700

Current Age: 10 years	Year Installed: 2010
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 15 years
Quantity: 36,600 SF	Unit Cost: \$1.30
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.

No Requirements

C1030 - Fittings

Toilet Partitions

CRV: \$59,629

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 40 years	Obs. Yrs. Rem: 6 years
Quantity: 36,600 SF	Unit Cost: \$1.63
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Restrooms are equipped with wall-hung partitions.

No Requirements

Building Condition Details

C1035 - Identifying Devices

Fittings - Signage - 1955

CRV: \$5,021

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	6,600 SF	Unit Cost:	\$0.76
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fittings - Signage - 1955 Renewal

Cost:	\$6,276	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Identifying Devices
		Action:	Fittings - Signage - 1955 Renewal



Description:

Auto generated renewal for Fittings - Signage - 1955. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1035 - Identifying Devices

Fittings - Signage - 1986

CRV: \$7,608

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	10,000 SF	Unit Cost:	\$0.76
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fittings - Signage - 1986 Renewal

Cost:	\$9,510	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Identifying Devices
		Action:	Fittings - Signage - 1986 Renewal



Description:

Auto generated renewal for Fittings - Signage - 1986. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1035 - Identifying Devices

Fittings - Signage - 2019

CRV: \$15,215

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	9 years
Quantity:	20,000 SF	Unit Cost:	\$0.76
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Finishes include room, door and graphic symbol signs.

No Requirements

Building Condition Details

C20 - Stairs

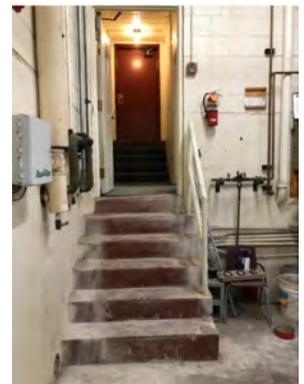
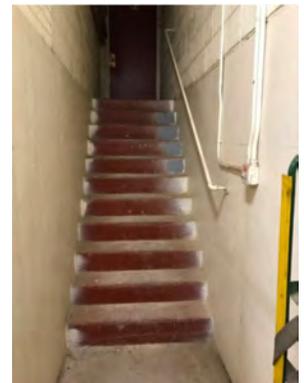
Stairs - 1955

CRV: \$50,617

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	10 years
Quantity:	3 Each	Unit Cost:	\$16,872.40
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The interior stairs include wooden stage stairs and concrete stairs to mechanical rooms.



No Requirements

Building Condition Details

C20 - Stairs

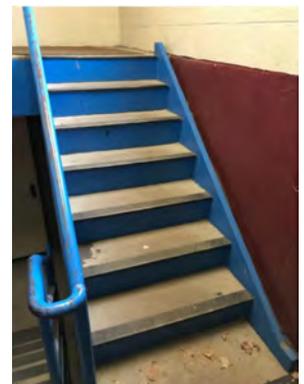
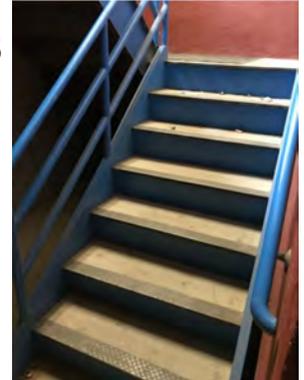
Stairs - 1986

CRV: \$33,745

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	75 years	Obs. Yrs. Rem:	41 years
Quantity:	2 Each	Unit Cost:	\$16,872.40
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The interior stairs include wooden stage stairs.



No Requirements

Building Condition Details

C3010 - Wall Finishes

Paint Masonry/Epoxy Finish

CRV: \$177,902

Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	52,640 SF	Unit Cost:	\$3.38
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Paint Masonry/Epoxy Finish Renewal

Cost: \$222,378 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Wall Finishes
Action: Paint Masonry/Epoxy Finish Renewal

Description:

Auto generated renewal for Paint Masonry/Epoxy Finish. System Description: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3010 - Wall Finishes

Painted Finish

CRV: \$2,471

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	9 years
Quantity:	2,000 SF	Unit Cost:	\$1.24
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Interior wall finishes include paint finish.



No Requirements

Building Condition Details

C3020 - Floor Finishes

Carpeting - Broadloom - 1990

CRV: \$177,054

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	3 years
Quantity:	18,520 SF	Unit Cost:	\$9.56
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Floor finishes include carpeting and base. The system is failing and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

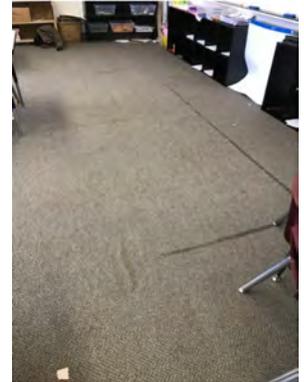
Requirements:

Carpeting - Broadloom - 1990 Renewal

Cost: \$221,317 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/23 **Prime Sys:** Floor Finishes
Action: Carpeting - Broadloom - 1990 Renewal

Description:

Auto generated renewal for Carpeting - Broadloom - 1990. System Description: Floor finishes include carpeting and base. The system is failing and should be budgeted for repair/replacement.



Building Condition Details



C3020 - Floor Finishes

Ceramic Tile - 1955

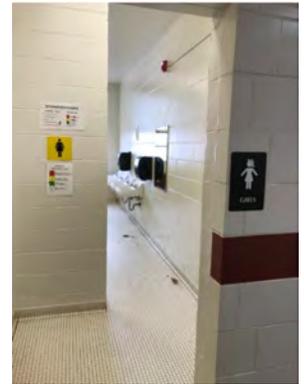
CRV: \$17,187

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	800 SF	Unit Cost:	\$21.48
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

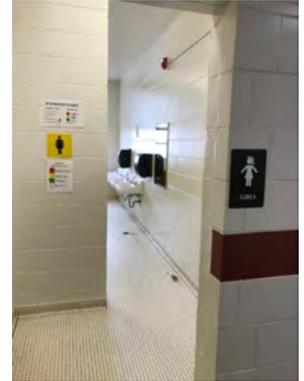
Requirements:

Ceramic Tile - 1955 Renewal

Cost:	\$21,483	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Floor Finishes
		Action:	Ceramic Tile - 1955 Renewal

Description:

Auto generated renewal for Ceramic Tile - 1955. System Description: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3020 - Floor Finishes

VCT - 2000

CRV: \$34,698

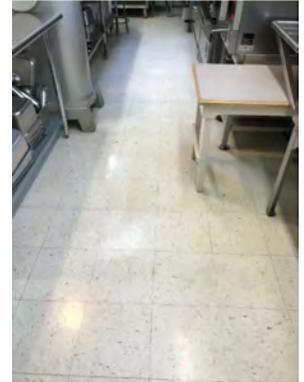
Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	6,000 SF	Unit Cost:	\$5.78
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

Requirements:

VCT - 2000 Renewal

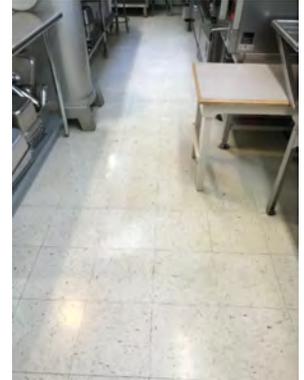
Cost:	\$43,372	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Floor Finishes
		Action:	VCT - 2000 Renewal

Description:

Auto generated renewal for VCT - 2000. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

C3020 - Floor Finishes

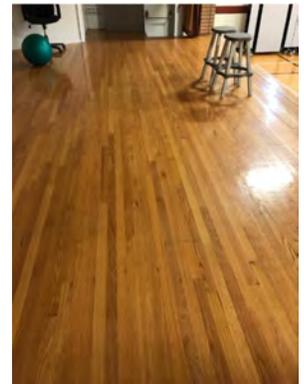
Wood Flooring - Premium

CRV: \$110,932

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	3,280 SF	Unit Cost:	\$33.82
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

Requirements:

Wood Flooring - Premium Renewal

Cost:	\$138,665	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Floor Finishes
		Action:	Wood Flooring - Premium Renewal

Description:

Auto generated renewal for Wood Flooring - Premium. System Description: Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

C3020 - Floor Finishes

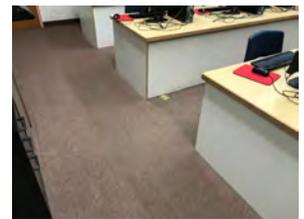
Carpeting - Broadloom - 2006

CRV: \$60,475

Current Age:	14 years	Year Installed:	2006
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	7,200 SF	Unit Cost:	\$8.40
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

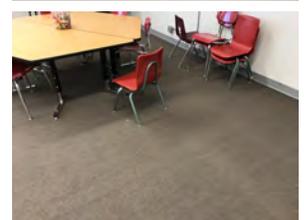
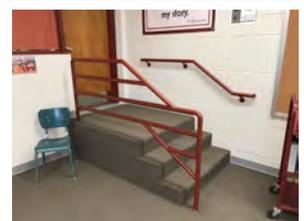
Requirements:

Carpeting - Broadloom - 2006 Renewal

Cost: \$75,594 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Floor Finishes
Action: Carpeting - Broadloom - 2006 Renewal

Description:

Auto generated renewal for Carpeting - Broadloom - 2006. System Description: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3020 - Floor Finishes

Ceramic Tile - 1986

CRV: \$17,187

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 800 SF	Unit Cost: \$21.48
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Ceramic Tile - 1986 Renewal

Cost: \$21,483	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Floor Finishes
	Action: Ceramic Tile - 1986 Renewal



Description:

Auto generated renewal for Ceramic Tile - 1986. System Description: Floor finishes include ceramic tile and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3030 - Ceiling Finishes

ACT System - 1955

CRV: \$210,120

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 23,600 SF	Unit Cost: \$8.90
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

ACT System - 1955 Renewal

Cost: \$262,650 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Ceiling Finishes
Action: ACT System - 1955 Renewal

Description:

Auto generated renewal for ACT System - 1955. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3030 - Ceiling Finishes

GWB Taped and Finished - 1955

CRV: \$17,296

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 3,000 SF	Unit Cost: \$5.77
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

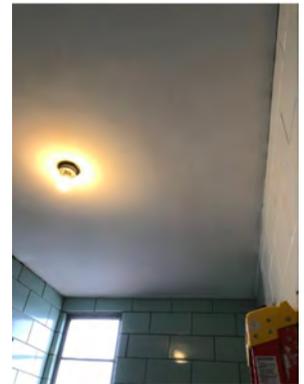
Requirements:

GWB Taped and Finished - 1955 Renewal

Cost: \$21,620 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Ceiling Finishes
Action: GWB Taped and Finished - 1955 Renewal

Description:

Auto generated renewal for GWB Taped and Finished - 1955. System Description: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3030 - Ceiling Finishes

ACT System - 1986

CRV: \$76,569

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 8,600 SF	Unit Cost: \$8.90
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

ACT System - 1986 Renewal

Cost: \$95,712	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Ceiling Finishes
	Action: ACT System - 1986 Renewal



Description:

Auto generated renewal for ACT System - 1986. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3030 - Ceiling Finishes

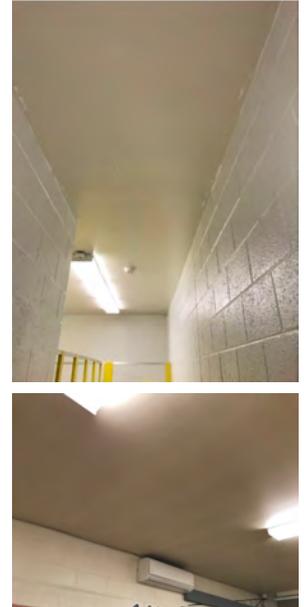
GWB Taped and Finished - 1986

CRV: \$8,071

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 1,400 SF	Unit Cost: \$5.77
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



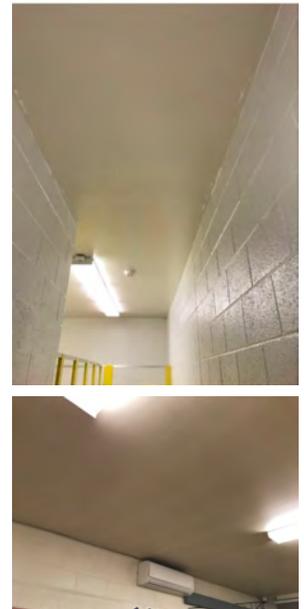
Requirements:

GWB Taped and Finished - 1986 Renewal

Cost: \$10,089	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Ceiling Finishes
	Action: GWB Taped and Finished - 1986 Renewal

Description:

Auto generated renewal for GWB Taped and Finished - 1986. System Description: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2010 - Plumbing Fixtures

Custodial/Utility Sinks - 1986

CRV: \$4,713

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 10,000 SF	Unit Cost: \$0.47
Insp. Date: 3/10/20	Inspector: Mark Hillen



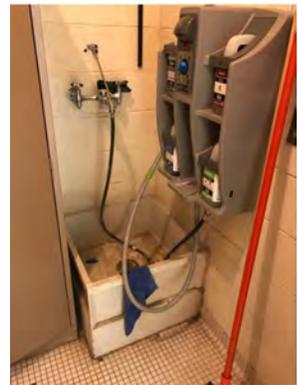
System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Custodial/Utility Sinks - 1986 Renewal

Cost: \$5,891	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Plumbing Fixtures
	Action: Custodial/Utility Sinks - 1986 Renewal



Description:

Auto generated renewal for Custodial/Utility Sinks - 1986. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Restroom Fixtures - 1955

CRV: \$25,918

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 30 years	Obs. Yrs. Rem: 5 years
Quantity: 10,000 SF	Unit Cost: \$2.59
Insp. Date: 3/10/20	Inspector: Mark Hillen



System Description:

The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Restroom Fixtures - 1955 Renewal

Cost: \$32,397 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Plumbing Fixtures
Action: Restroom Fixtures - 1955 Renewal



Description:

Auto generated renewal for Restroom Fixtures - 1955. System Description: The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount

CRV: \$11,521

Current Age: 1 years **Year Installed:** 2019
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 19 years
Quantity: 36,600 SF **Unit Cost:** \$0.31
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Plumbing fixtures include wall-mounted water coolers.

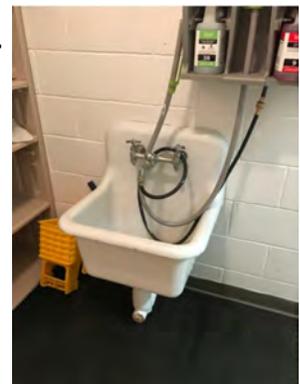
No Requirements

D2010 - Plumbing Fixtures

Custodial/Utility Sinks - 1955

CRV: \$12,537

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 26,600 SF **Unit Cost:** \$0.47
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

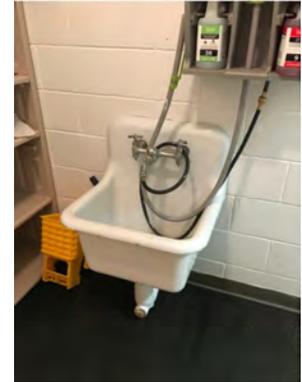
Requirements:

Custodial/Utility Sinks - 1955 Renewal

Cost: \$15,671 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Plumbing Fixtures
Action: Custodial/Utility Sinks - 1955 Renewal

Description:

Auto generated renewal for Custodial/Utility Sinks - 1955. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2010 - Plumbing Fixtures

Restroom Fixtures - 1986

CRV: \$31,082

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 10,000 SF **Unit Cost:** \$3.11
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Restroom Fixtures - 1986 Renewal

Cost: \$38,852 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Plumbing Fixtures
Action: Restroom Fixtures - 1986 Renewal

Description:

Auto generated renewal for Restroom Fixtures - 1986. System Description: The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2010 - Plumbing Fixtures

Restroom Fixtures - 1990

CRV: \$51,596

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	16,600 SF	Unit Cost:	\$3.11
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Restroom Fixtures - 1990 Renewal

Cost: \$64,495 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Plumbing Fixtures
Action: Restroom Fixtures - 1990 Renewal

Description:

Auto generated renewal for Restroom Fixtures - 1990. System Description: The restroom fixtures include urinals, water closets and lavatories. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2020 - Domestic Water Distribution

Water Dist Complete - 1986

CRV: \$40,236

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 10,000 SF **Unit Cost:** \$4.02
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

No Picture Available

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Dist Complete - 1986 Renewal

Cost:	\$45,065	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Domestic Water Distribution
		Action:	Water Dist Complete - 1986 Renewal

No Picture Available

Description:

Auto generated renewal for Water Dist Complete - 1986. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2020 - Domestic Water Distribution

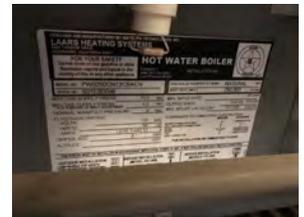
Water Heater - Gas - 1994

CRV: \$8,580

Current Age: 26 years	Year Installed: 1994
Exp. Use. Life: 15 years	Obs. Yrs. Rem: 5 years
Quantity: 36,600 SF	Unit Cost: \$0.23
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

The domestic hot water is provided by a gas-fired, water heater, with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

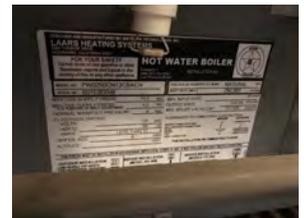
Requirements:

Water Heater - Gas - 1994 Renewal

Cost:	\$10,725	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Domestic Water Distribution
		Action:	Water Heater - Gas - 1994 Renewal

Description:

Auto generated renewal for Water Heater - Gas - 1994. System Description: The domestic hot water is provided by a gas-fired, water heater, with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D2020 - Domestic Water Distribution

Water Dist Complete - 1955

CRV: \$20,118

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	4 years
Quantity:	5,000 SF	Unit Cost:	\$4.02
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building domestic water distribution system includes original galvanized water lines joined with modern copper lines. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Requirements:

Water Dist Complete - 1955 Renewal

Cost:	\$22,532	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/24	Prime Sys:	Domestic Water Distribution
		Action:	Water Dist Complete - 1955 Renewal

Description:

Auto generated renewal for Water Dist Complete - 1955. System Description: The building domestic water distribution system includes original galvanized water lines joined with modern copper lines. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D2020 - Domestic Water Distribution

Water Dist Complete - 1998

CRV: \$86,911

Current Age:	22 years	Year Installed:	1998
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	8 years
Quantity:	21,600 SF	Unit Cost:	\$4.02
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.



No Requirements

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge - 1955

CRV: \$75,540



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 26,600 SF	Unit Cost: \$2.84
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Sanitary Waste - Gravity Discharge - 1955 Renewal

Cost: \$94,424	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Sanitary Waste
	Action: Sanitary Waste - Gravity Discharge - 1955 Renewal



Description:

Auto generated renewal for Sanitary Waste - Gravity Discharge - 1955. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge - 1986

CRV: \$28,398

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 16 years
Quantity: 10,000 SF	Unit Cost: \$2.84
Insp. Date: 3/10/20	Inspector: Mark Hillen

No Picture Available

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

Building Condition Details

D2040 - Rain Water Drainage

Roof Drainage - Gravity - 1986

CRV: \$22,919



Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 16 years
Quantity: 10,000 SF	Unit Cost: \$2.29
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow.

No Requirements

D2040 - Rain Water Drainage

Roof Drainage - Gravity - 1955

CRV: \$60,965



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 50 years	Obs. Yrs. Rem: 5 years
Quantity: 26,600 SF	Unit Cost: \$2.29
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Roof Drainage - Gravity - 1955 Renewal

Cost: \$76,206	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Rain Water Drainage
	Action: Roof Drainage - Gravity - 1955 Renewal



Description:

Auto generated renewal for Roof Drainage - Gravity - 1955. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3012 - Gas Supply System

Natural Gas Service to Bldg - 4" Feed

CRV: \$14,022



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 40 years	Obs. Yrs. Rem: 5 years
Quantity: 1 Each	Unit Cost: \$14,021.92
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Natural Gas Service to Bldg - 4" Feed Renewal

Cost: \$17,527	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Gas Supply System
	Action: Natural Gas Service to Bldg - 4" Feed Renewal



Description:

Auto generated renewal for Natural Gas Service to Bldg - 4" Feed. System Description: The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3020 - Heat Generating Systems

Boiler HW - Gas-Fired w/Redundancy

CRV: \$383,568

Current Age:	30 years	Year Installed:	1990
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	36,600 SF	Unit Cost:	\$10.48
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Boiler HW - Gas-Fired w/Redundancy Renewal

Cost: \$479,461 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Heat Generating Systems
Action: Boiler HW - Gas-Fired w/Redundancy Renewal

Description:

Auto generated renewal for Boiler HW - Gas-Fired w/Redundancy. System Description: Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: \$25,079

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 15 years **Obs. Yrs. Rem:** 5 years
Quantity: 2,000 SF **Unit Cost:** \$12.54
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - Kitchen Renewal

Cost:	\$31,348	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Distribution Systems
		Action:	Exhaust System - Kitchen Renewal



Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan - 1955

CRV: \$14,659

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	26,600 SF	Unit Cost:	\$0.55
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan - 1955 Renewal

Cost:	\$18,324	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Distribution Systems
		Action:	Exhaust System - Restroom w/Roof Fan - 1955 Renewal



Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan - 1955. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Perimeter Heat System - Hydronic Fin Tube - 1955

CRV: \$321,563

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	18 years	Obs. Yrs. Rem:	5 years
Quantity:	26,600 SF	Unit Cost:	\$12.09
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Perimeter Heat System - Hydronic Fin Tube - 1955 Renewal

Cost:	\$360,151	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Distribution Systems
		Action:	Perimeter Heat System - Hydronic Fin Tube - 1955 Renewal



Description:

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube - 1955. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Fan Coil System - Cabinet - 2 Pipe - 1986

CRV: \$60,565

Current Age: 34 years	Year Installed: 1986
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 10,000 SF	Unit Cost: \$6.06
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

HVAC system includes perimeter wall hung cabinet type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fan Coil System - Cabinet - 2 Pipe - 1986 Renewal

Cost:	\$75,707	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Distribution Systems
		Action:	Fan Coil System - Cabinet - 2 Pipe - 1986 Renewal



Description:

Auto generated renewal for Fan Coil System - Cabinet - 2 Pipe - 1986. System Description: HVAC system includes perimeter wall hung cabinet type fan coil system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Two Pipe Distribution System - 1955

CRV: \$358,782

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	26,600 SF	Unit Cost:	\$13.49
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Two Pipe Distribution System - 1955 Renewal

Cost: \$448,478 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Distribution Systems
Action: Two Pipe Distribution System - 1955 Renewal



Description:

Auto generated renewal for Two Pipe Distribution System - 1955. System Description: HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan - 1986

CRV: \$5,511

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 10,000 SF **Unit Cost:** \$0.55
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan - 1986 Renewal

Cost: \$6,889 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Distribution Systems
Action: Exhaust System - Restroom w/Roof Fan - 1986 Renewal



Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan - 1986. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Two Pipe Distribution System - 1986

CRV: \$197,797

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	10,000 SF	Unit Cost:	\$19.78
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Two Pipe Distribution System - 1986 Renewal

Cost:	\$247,246	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Distribution Systems
		Action:	Two Pipe Distribution System - 1986 Renewal

No Picture Available

Description:

Auto generated renewal for Two Pipe Distribution System - 1986. System Description: HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3050 - Terminal and Package Units

Computer Room Cooling - DX w/Air Cooled Remote Condenser

CRV: \$20,407

Current Age:	15 years	Year Installed:	2005
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1,000 SF	Unit Cost:	\$20.41
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The HVAC system includes a computer room cooling unit with an air cooled remote condenser. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Computer Room Cooling - DX w/Air Cooled Remote Condenser Renewal

Cost: \$25,509 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Terminal and Package Units
Action: Computer Room Cooling - DX w/Air Cooled Remote Condenser Renewal



Description:

Auto generated renewal for Computer Room Cooling - DX w/Air Cooled Remote Condenser. System Description: The HVAC system includes a computer room cooling unit with an air cooled remote condenser. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D3050 - Terminal and Package Units

Evaporative Cooler

CRV: \$175,281

Current Age: 4 years **Year Installed:** 2016
Exp. Use. Life: 15 years **Obs. Yrs. Rem:** 11 years
Quantity: 36,600 SF **Unit Cost:** \$4.79
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Cooling is provided by packaged evaporative cooler units.

No Requirements

D3060 - Controls and Instrumentation

Pneumatic Controls

CRV: \$67,789

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 20 years **Obs. Yrs. Rem:** 5 years
Quantity: 10,000 SF **Unit Cost:** \$6.78
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

The 1986 Addition includes a pneumatic HVAC control system with air supply, controls and sensors. Note that heat regulation for the original 1955 structure is controlled by manually turning hot water valves open and shut in individual classrooms. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Pneumatic Controls Renewal

Cost: \$75,924 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Controls and Instrumentation
Action: Pneumatic Controls Renewal

Description:

Auto generated renewal for Pneumatic Controls. System Description: The 1986 Addition includes a pneumatic HVAC control system with air supply, controls and sensors. Note that heat regulation for the original 1955 structure is controlled by manually turning hot water valves open and shut in individual classrooms. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D40 - Fire Protection

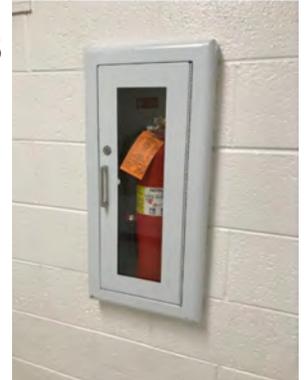
Fire Extinguishers - Dry Chem w/Cabinet

CRV: \$1,825

Current Age:	1 years	Year Installed:	2019
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	29 years
Quantity:	36,600 SF	Unit Cost:	\$0.05
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.



No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: \$10,348

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 1 Each	Unit Cost: \$10,347.70
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Kitchen Hood Suppression Renewal

Cost: \$12,935 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Fire Protection
Action: Kitchen Hood Suppression Renewal



Description:

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a chemical fire suppression system for the kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: \$0

Current Age: 0 years **Year Installed:** 2020
Exp. Use. Life: 150 years **Obs. Yrs. Rem:** 150 years
Quantity: 0 SF **Unit Cost:** \$0.00
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

No Picture Available

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Building Condition Details

Requirements:

Wet Sprinkler System - Missing

Cost: \$217,819 **Priority:** 4 - Not Time Based
Action Date: **Prime Sys:** Fire Protection
Action: Add Wet Sprinkler System

No Picture Available

Description:

The building lacks a fire suppression system. The system should be installed when required.

D5012 - Low Tension Service and Dist. Distribution Equipment, Panelboards, and Feeders - 1955

CRV: \$188,835

Current Age: 65 years **Year Installed:** 1955
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 26,600 SF **Unit Cost:** \$7.10
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Distribution Equipment, Panelboards, and Feeders - 1955 Renewal

Cost:	\$236,044	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 1955 Renewal

Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 1955. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

D5012 - Low Tension Service and Dist.

Main Electrical Service - 800A

CRV: \$61,240

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$61,240.50
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The building includes an electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Main Electrical Service - 800A Renewal

Cost:	\$76,551	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Main Electrical Service - 800A Renewal



Description:

Auto generated renewal for Main Electrical Service - 800A. System Description: The building includes an electrical service, which includes incoming feeders, main panel, and metering. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 1986

CRV: \$70,991



Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	10,000 SF	Unit Cost:	\$7.10
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Distribution Equipment, Panelboards, and Feeders - 1986 Renewal

Cost:	\$88,738	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 1986 Renewal



Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 1986. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: \$5,583

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	10 Each	Unit Cost:	\$558.26
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Lighting - Exterior - HID Wall Packs Renewal

Cost:	\$6,978	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Lighting and Branch Wiring
		Action:	Lighting - Exterior - HID Wall Packs Renewal



Description:

Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices

CRV: \$14,317

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	30 years	Obs. Yrs. Rem:	5 years
Quantity:	5,600 SF	Unit Cost:	\$2.56
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Branch Wiring - Equipment & Devices Renewal

Cost: \$17,896 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Branch Wiring Devices
Action: Branch Wiring - Equipment & Devices Renewal



Description:

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1986

CRV: \$79,254

Current Age: 34 years **Year Installed:** 1986
Exp. Use. Life: 30 years **Obs. Yrs. Rem:** 5 years
Quantity: 31,000 SF **Unit Cost:** \$2.56
Insp. Date: 3/10/20 **Inspector:** Mark Hillen



System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Branch Wiring - Equipment & Devices - 1986 Renewal

Cost: \$99,068 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Branch Wiring Devices
Action: Branch Wiring - Equipment & Devices - 1986 Renewal



Description:

Auto generated renewal for Branch Wiring - Equipment & Devices - 1986. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5022 - Lighting Equipment

Lighting Fixtures

CRV: \$157,420



Current Age: 10 years	Year Installed: 2010
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 10 years
Quantity: 36,600 SF	Unit Cost: \$4.30
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

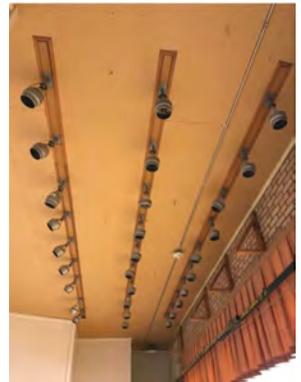
The lighting system includes lighting fixtures, lamps, conduit and wire.

No Requirements

D5022 - Lighting Equipment

Stage Lighting

CRV: \$30,181



Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 20 years	Obs. Yrs. Rem: 5 years
Quantity: 0 Each	Unit Cost: \$301,812.78
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Stage lighting includes master control panel, spots, borders and stage lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Stage Lighting Renewal

Cost: \$37,727	Priority: 3 - Due within 5 Years of Inspection
Action Date: 3/10/25	Prime Sys: Lighting Equipment
	Action: Stage Lighting Renewal



Description:

Auto generated renewal for Stage Lighting. System Description: Stage lighting includes master control panel, spots, borders and stage lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5022 - Lighting Equipment

Indoor Sports Arena Lighting - High Bay Fluorescent

CRV: \$14,595



Current Age:	10 years	Year Installed:	2010
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	10 years
Quantity:	6 Each	Unit Cost:	\$2,432.49
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

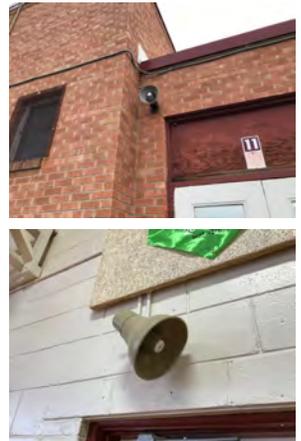
The gym area includes a High Bay lighting system. System includes high bay fluorescent fixtures, controls and feeders.

No Requirements

D5031 - Public Address and Music Systems

Public Address System

CRV: \$72,279



Current Age:	22 years	Year Installed:	1998
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	5 years
Quantity:	36,600 SF	Unit Cost:	\$1.97
Insp. Date:	3/10/20	Inspector:	Mark Hillen

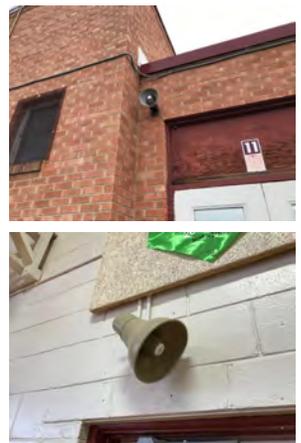
System Description:

The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Public Address System Renewal

Cost:	\$90,349	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Public Address and Music Systems
		Action:	Public Address System Renewal



Description:

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5032 - Intercommunication and Paging System

Intercom System - 1955

CRV: \$35,638



Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	26,600 SF	Unit Cost:	\$1.34
Insp. Date:	3/10/20	Inspector:	Mark Hillen

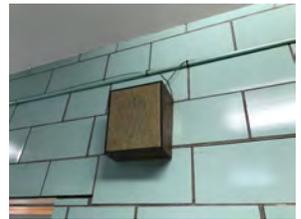
System Description:

The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Intercom System - 1955 Renewal

Cost:	\$44,547	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Intercommunication and Paging System
		Action:	Intercom System - 1955 Renewal



Description:

Auto generated renewal for Intercom System - 1955. System Description: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5032 - Intercommunication and Paging System

Intercom System - 1986

CRV: \$13,398

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	10,000 SF	Unit Cost:	\$1.34
Insp. Date:	3/10/20	Inspector:	Mark Hillen

No Picture Available

System Description:

The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Intercom System - 1986 Renewal

Cost: \$16,747 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Intercommunication and Paging System
Action: Intercom System - 1986 Renewal

No Picture Available

Description:

Auto generated renewal for Intercom System - 1986. System Description: The building includes an intercom system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5033 - Telephone Systems

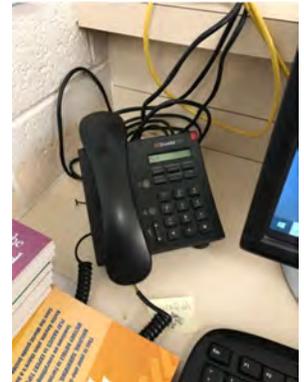
Telephone System

CRV: \$146,951

Current Age: 10 years **Year Installed:** 2010
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 36,600 SF **Unit Cost:** \$4.02
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Telephone System Renewal

Cost: \$155,768 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Telephone Systems
Action: Telephone System Renewal

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D5037 - Fire Alarm Systems

Fire Alarm System

CRV: \$171,232

Current Age: 18 years **Year Installed:** 2002
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 5 years
Quantity: 36,600 SF **Unit Cost:** \$4.68
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fire Alarm System Renewal

Cost: \$214,040 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Fire Alarm Systems
Action: Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



D5038 - Security and Detection Systems

Security System - CCTV

CRV: \$28,354

Current Age: 3 years **Year Installed:** 2017
Exp. Use. Life: 10 years **Obs. Yrs. Rem:** 7 years
Quantity: 36,600 SF **Unit Cost:** \$0.77
Insp. Date: 3/10/20 **Inspector:** Mark Hillen

System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit, and cabling.



No Requirements

Building Condition Details

D5039 - Local Area Networks

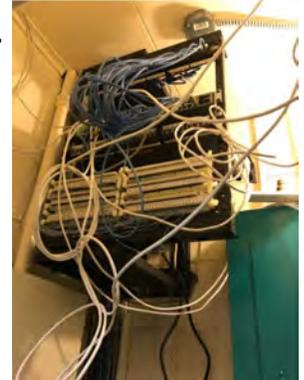
LAN System

CRV: \$172,287

Current Age:	3 years	Year Installed:	2017
Exp. Use. Life:	15 years	Obs. Yrs. Rem:	12 years
Quantity:	36,600 SF	Unit Cost:	\$4.71
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Building includes a local area network system.



No Requirements

D5092 - Emergency Light and Power Systems

Exit Signs - 1955

CRV: \$15,667

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	26,600 SF	Unit Cost:	\$0.59
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Exit Signs - 1955 Renewal

Cost:	\$19,584	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Emergency Light and Power Systems
		Action:	Exit Signs - 1955 Renewal



Description:

Auto generated renewal for Exit Signs - 1955. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5092 - Emergency Light and Power Systems

Exit Signs - 1986

CRV: \$5,890

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	10 years	Obs. Yrs. Rem:	5 years
Quantity:	10,000 SF	Unit Cost:	\$0.59
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exit Signs - 1986 Renewal

Cost:	\$7,363	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Emergency Light and Power Systems
		Action:	Exit Signs - 1986 Renewal



Description:

Auto generated renewal for Exit Signs - 1986. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Fixed Casework - 1955

CRV: \$109,323

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	253 LF	Unit Cost:	\$432.11
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

Requirements:

Fixed Casework - 1955 Renewal

Cost: \$136,654 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Equipment and Furnishings
Action: Fixed Casework - 1955 Renewal

Description:

Auto generated renewal for Fixed Casework - 1955. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



E - Equipment and Furnishings

Food Service Counter

CRV: \$27,873

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	12 LF	Unit Cost:	\$2,322.75
Insp. Date:	3/10/20	Inspector:	Mark Hillen



System Description:

Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Food Service Counter Renewal

Cost:	\$34,841	Priority:	3 - Due within 5 Years of Inspection
Action Date:	3/10/25	Prime Sys:	Equipment and Furnishings
		Action:	Food Service Counter Renewal



Description:

Auto generated renewal for Food Service Counter. System Description: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Theater Curtains

CRV: \$34,439

Current Age: 65 years	Year Installed: 1955
Exp. Use. Life: 25 years	Obs. Yrs. Rem: 5 years
Quantity: 324 SF	Unit Cost: \$106.29
Insp. Date: 3/10/20	Inspector: Mark Hillen

System Description:

Equipment and furnishings include theater curtains. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Theater Curtains Renewal

Cost: \$43,049 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Equipment and Furnishings
Action: Theater Curtains Renewal

Description:

Auto generated renewal for Theater Curtains. System Description: Equipment and furnishings include theater curtains. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

E - Equipment and Furnishings

Kitchen Equipment

CRV: \$87,690

Current Age:	65 years	Year Installed:	1955
Exp. Use. Life:	20 years	Obs. Yrs. Rem:	5 years
Quantity:	1 Each	Unit Cost:	\$87,690.34
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Kitchen Equipment Renewal

Cost: \$109,613 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Equipment and Furnishings
Action: Kitchen Equipment Renewal

Description:

Auto generated renewal for Kitchen Equipment. System Description: Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

E - Equipment and Furnishings

Fixed Casework - 1986

CRV: \$120,558

Current Age:	34 years	Year Installed:	1986
Exp. Use. Life:	25 years	Obs. Yrs. Rem:	5 years
Quantity:	279 LF	Unit Cost:	\$432.11
Insp. Date:	3/10/20	Inspector:	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fixed Casework - 1986 Renewal

Cost: \$150,697 **Priority:** 3 - Due within 5 Years of Inspection
Action Date: 3/10/25 **Prime Sys:** Equipment and Furnishings
Action: Fixed Casework - 1986 Renewal

Description:

Auto generated renewal for Fixed Casework - 1986. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Adequacy Assessment

Task Description	Score	Comments
001.0-Do athletic fields meet the Colorado High School Activities Association?	0 - N/A	This is an elementary school.
002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies	0 - N/A	
003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on?	5 - Local road, Speed limit 35 mph or less, light traffic	
003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school?	0 - N/A	
004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other?	5 - Yes, not located close to any of the undesirables	
005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2?	3 - Yes, but does not meet guidelines	Children are loaded on the city street.
006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3?	2 - Yes, but major conflicts exist	Children are loaded on the city street.
007.0-Are there staff and visitor parking?	3 - Some areas	
007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked?	5 - All area paved with marked stalls	
007.2-Are there marked ADA parking stalls?	4 - Most areas	
008.0-Is there student parking?	0 - N/A	
008.1-What is the surface of the student parking area? Are parking stalls marked?	0 - N/A	
008.2-Are there marked ADA parking stalls?	0 - N/A	
009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5?	4 - Yes, but minor conflicts exist	
010.0-Are there hard surface walkways that provide circulation around the school?	5 - Yes	
010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4?	5 - Yes	
010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately?	4 - Most areas	
010.3-Are there curb cuts at accessible paths of travel?	5 - Yes	
011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6?	5 - Yes	
012.0-Are parking areas lit?	3 - Some areas	
012.1-Are school entries lit?	5 - Yes	
012.2-Are school perimeters lit?	4 - Most areas	
013.0-Does water drain positively away from the school?	5 - Yes	
013.1-How does the school manage storm water and treatment?	4 - Incorporates responsible storm water management	

Adequacy Assessment

Task Description	Score	Comments
	and treatment design	
014.0-Are the propane tanks protected and where are they located?	0 - N/A	
015.0-Is the natural gas service protected?	5 - Yes	
016.0-Is the site served by a private well or a public water system? (INFO ONLY)		This site is served by a public water system.
016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section.	1 - Reported concern due to color, odor, etc.	Original galvanized pipe is still in use in some areas.
016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
017.0-Is the site served by a private septic or public waste water system? (INFO ONLY)		This site is served by a public waste water system.
018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site?	5 - There is a hydrant less than approximately 200' from the school	
019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas?	5 - Yes	
020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY)		The landscape is irrigated by timer.
021.0-Is the site fenced?	5 - Yes	Parking lots are not fenced but playground areas are fenced.
021.1-Are gates provided with locking capability?	3 - Some areas	
021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders?	5 - Yes	
021.3-Do gates allow for emergency egress?	1 - No	
022.0-Does the school have a backup generator?	1 - No	
022.1-How is the backup generator powered? (INFO ONLY)		N/A
023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2 - Few areas	
024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY)		Yes.
024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	1 - No	
028.0-What are exterior walls insulated with?	3 - Assumed R-19	
029.0-What types of windows are in the facility?	3 - Double pane low e glass	
030.0-Is water draining positively from the roof with no signs of ponding?	4 - Most areas	
030.1-When does/did the warranty of the roof covering(s) expire (date)? (INFO ONLY)		No info provided at the time of assessment.
031.0-Do the foundation or basement walls have any observable cracks?	3 - Some areas	
032.0-Is the school constructed on a slab on grade? (INFO ONLY)		The original structure has a walking crawl space and the addition is a slab on grade.

Adequacy Assessment

Task Description	Score	Comments
032.1-Does the slab on grade show signs of heaving or cracking?	5 - No	
033.0-Are there any observable cracks or other areas of failure?	4 - Few areas	
034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY)		Yes, there are expansion joints.
035.0-Is the facility leased or owned? (INFO ONLY)		This facility is owned by the district.
036.0-What type of fuel is the school heated with? (INFO ONLY)		This facility is heated with natural gas.
037.0-What type of electrical power is serving the building? (INFO ONLY)		This facility is served with single phase power.
039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file?	5 - Yes	
040.0-Is the school used jointly with the community? (INFO ONLY)		Yes, this facility is open to user groups.
040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY)		The facility is available approximately 4 hrs per day 7 days per week.
040.2-Does the school ensure these user groups have an emergency plan with emergency contacts?	5 - Always	
040.3-Does the school have staff on duty during these times?	4 - Most of the time	
041.0-Does the school have an evacuation plan for individuals or persons who are unable to self-evacuate?	5 - Yes	
042.0-Does the school have emergency exiting lighting on a dedicated panel?	1 - No	
043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9?	5 - Yes	
043.2-Do corridors terminate at an exit or a stairway leading to an exit?	5 - Corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor	
043.3-Does the path of egress appear accessible for the disabled?	4 - Most areas	
044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY)		Concrete steps entering the 1955 portion of the building are 10.5' wide x 12" treads x 7" risers.
045.0-Do classroom doors open as to not obstruct the path of egress?	1 - The classroom doors encroach more than 7" into the corridor when fully open and more than 50% of the corridor when half open	
045.1-Does classroom door hardware support lockdowns, while still allowing egress?	5 - Yes, classroom doors allow for manual locking from inside the classroom, yet still allow for egress without the use of a key or special knowledge or effort	
045.2-Is door hardware lever (not orbital)?	4 - Most areas	Classroom doors are lever operated but other doors are orbital.
045.3-Do classroom doors have glass or sidelights? (INFO ONLY)		Some doors have side glass.
046.0-Does the school have a copy of their annual fire inspection	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section.		
047.0-Is the school provided with a sprinkler system?	1 - No	
048.0-Was the fire alarm system inspected within the last year? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	5 - Yes	
048.1-Is there any noted deficiencies in the last inspection report? If yes please describe	5 - No	
048.2-Is the alarm monitored?	4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities	
048.3-Describe the type of fire alarm system.	5 - Addressable	
049.0-Is there a basement? (INFO ONLY)		There is no classroom basement but there is a lower level mechanical room and storage rooms.
050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY)		N/A
051.0-Are there any concerns over the air quality in the facility? Please describe in comment section.	1 - Reported concern due to odor, etc.	
052.0-Has the air been tested for carbon dioxide (CO ₂)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets?	1 - Yes, throughout	
054.0-What type of lighting does the school have? (INFO ONLY)		This facility has mostly T-5 lighting with energy efficiency devices.
054.1-Does the school utilize energy efficient light fixtures?	5 - Yes	
055.0-Are there any noticeable odors in the school?	3 - Some areas	
056.0-Does the school have adequate plumbing to meet the program requirements?	3 - Some areas	
056.2-Are plumbing fixtures equipped with low flow water saving devices?	4 - Most areas	
057.0-Is the school roof controlled for restricted access?	5 - Yes	
058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY)		No.
059.0-Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.11.10?	5 - Yes	
060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)?	5 - Yes	
060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3?	2 - Few areas	

Adequacy Assessment

Task Description	Score	Comments
060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply?	2 - Few areas	
060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc.	1 - No	
060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc.	5 - Yes	
060.6-How many exterior points of entry are there? (INFO ONLY)		There are twelve exterior points of entry.
060.7-Are exterior doors labeled inside and out for communicating with emergency responders?	5 - Yes	
060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY)		No exterior points of entry are located in classrooms.
062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10?	3 - Management is satisfactory in one or more of the following areas: proper containers; well ventilated area; fire resistance area or locker; locked for security	
063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5 - Yes	
063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation?	5 - Yes	
064.0-Does the school have daylight with views in all learning areas?	5 - Yes	
065.0-Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	4 - Most areas	
065.1-Do corridor walls provide sound separation?	3 - Yes, fair sound separation	
065.2-Do other interior walls such as between classrooms provide sound separation?	3 - Yes, fair sound separation	
065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound?	0 - N/A	
065.4-Is the ceiling/roof assembly insulated?	3 - Assumed R-30	
066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.1?	0 - N/A	
066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
067.0-Does the school have kindergarten classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3?	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	4 - Most areas	
068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2.?	5 - Yes	
068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	5 - Yes	
069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3?	5 - Yes	
069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)?	5 - Yes	
069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	4 - Most areas	
070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements?	1 - No	
070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment?	1 - No	
071.0-Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	5 - Yes	
071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
071.2-Do the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	2 - Few areas	
072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3?	0 - N/A	
072.1-Are the CTE spaces acoustically isolated from the quiet academic space?	0 - N/A	

Adequacy Assessment

Task Description	Score	Comments
072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	0 - N/A	
073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)?	5 - Yes	
073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment?	4 - Most areas	
074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
074.1-Is the music space isolated from the other "noisy" programs (gyms, kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school?	5 - Yes	
074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment?	2 - Few areas	
075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3?	1 - No	Art is in shared spaces.
075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent?	2 - Few areas	
076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3?	1 - No	
076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building?	0 - N/A	
076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment?	0 - N/A	
077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3?	3 - Some areas	
077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces?	3 - Some areas	
077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.)?	1 - No	
078.0-Does the school have a science Labs as described in the CDE	0 - N/A	

Adequacy Assessment

Task Description	Score	Comments
Construction Guidelines 4.3?		
078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile?	0 - N/A	
079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3?	2 - Few areas	
079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas?	5 - Yes	
079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment?	1 - No	
080.0-Do student restrooms appear to be adequate in number and location?	4 - Most areas	
080.1-Are student restroom fixtures age-appropriate?	5 - Yes	
080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional?	5 - Yes	
081.0-How is the school connected to the internet?	5 - Fiber	
081.1-Does the school have wireless internet access throughout?	5 - Yes	
082.0-Is there a school wide telephone system?	5 - Yes	
083.1-Is there adequate electrical in the kitchen area?	1 - No	
083.2-Is the cafeteria sized appropriately?	1 - No	The cafeteria is shared with the gymnasium.
083.3-Is the food prep area sized appropriately?	3 - Some areas	
083.4-Are food supplies protected against purposeful contamination?	5 - Yes	
083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY)		The cafeteria is shared with the gymnasium.
084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-reported annualized cost? (INFO ONLY)		Years 2018 - 2019: Natural Gas - \$14,494.86 Electricity - \$20,544.06 Telephones - \$860.78 Water - \$2,731.02 Trash - \$3,714.70 Sprinklers - \$3,912.77 Sewer - \$3,970.00 Total = \$50,228.19
085.0-Additional Comments (INFO ONLY)		

Action	An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).
Action Date	This is the recommended date to address the issues noted in an Action.
Adequacy Index	A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards.
Condition Budget	The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Exp. Use. Life	See the definition for Lifetime.
Gross Area (SF)	Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities.
Insp. Date	Date of inspection of the system or deficiency (requirement).
Lifetime	Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required.
Next Renewal	This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition.
Obs. Yrs. Rem	Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field.
Prime System	The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.
Priority	Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI.
Requirement	A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI.
Requirement Cost	The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Replacement Value	Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs.
System Condition Index (SCI)	The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System.
System Group	A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc.
FCI	Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI.
Uniformat II Category	A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.



Manaugh Elementary MEP Assessment & Scoping

PREPARED BY: GEORGE AUGUSTINI, PE & RYAN STROMQUIST, PE
2022-03-29

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INTRODUCTION

This report is a conditions assessment of the existing mechanical, electrical, and plumbing (MEP) systems within the Manaugh Elementary School in Cortez, Colorado. The following report includes information obtained from a visual survey of this facility along with information shared during discussions with facility stakeholders. The purpose of this report is to review the existing MEP systems within in the facility regarding the age/condition of components and compare the existing to current known best practices for similar facilities.

The average life of systems shown in this report is attributed to the experiences of Mazzetti throughout years of designing and being associated with the MEP systems. The average life of equipment is an estimate and depends a great deal on the type of maintenance that has occurred. The normal life expectancy shown in this report could vary longer to shorter, depending on the type of maintenance which is provided from this point forward.

Background

Utilizing available information, it appears the building was originally constructed in 1955 and had a major expansion in 1986 followed by a renovation in the early 2000s. The main portion of the building is an elevated crawl space foundation that ranges in height from about five to nine plus feet. The 1986 addition is primarily slab on grade construction. The overall size of the facility is approximated to be 36,600 gross square feet (sf).

ASSESSMENT

CODES & STANDARDS

At the time of this assessment the adopted building codes in Cortez Colorado are the 2015 international mechanical and plumbing code, 2017 national electrical code as well as 2009 international energy conservation code.

MECHANICAL SYSTEMS

The facility has a central heating water system comprised of a pair of Lochinvar atmospheric non-condensing boilers installed in 1993. Each boiler is rated to provide 880 kbtu/h (24btu/h per sf) of heating output. The approximated load for the building would be 30 btu/h per sf, so the boiler arrangement appears to be setup to provide N+1 redundant. The heating water is distributed throughout the building utilizing Bell & Gossett 1510 end suction pumps manufactured in 2008. Each pump can provide 89 gpm at 54 ft of head pressure. The pumps are configured in a parallel piping arrangement where they can pump through either of the boilers. The anticipated service life of these type of boilers is 30 years, while pumps are typically 15 years. So given the current age of the equipment, replacement is recommended. Give the pumps are constant flow and the boilers are non-condensing, there is great opportunity to increase the energy efficiency of the existing system during the replacement process.

Space heating for the building is provided by various types of hydronic systems throughout the building but all are served from the boiler system outlined above. The 1955 portion of the building uses unit heaters for the gym and radiant baseboard heaters in support spaces. These units appear to be mostly original equipment, so replacement is recommended. The classrooms and office type spaces appear to have been served by induction unit ventilators at one point as one or two still exist, but most were converted to base board heating system. It seems there is only localized control of these heating systems via equipment mounted thermostats. There is no mechanical ventilation for the classrooms in the 1955 portion of the facility; ventilation would be provided by operable windows, which is less than ideal for consistent ventilation year-round. It is highly recommended that ventilation systems with filtration be added, and the baseboard heating system replaced or removed and integrated into the ventilation system. The 1986 portion of the building utilizes recirculation fan coils for space conditioning, but also appears to rely on operable windows for ventilation. The fan coils appear to be original, so they are beyond their expected service life. Consideration should be made to replace the existing 1986 system with a mechanical system that provides conditioning and consistent ventilation.

Heating water distribution piping and valves appear to be original vintage except for where repairs have been made. The black steel piping systems can have a wide range of life expectancy (50-80 years) depending on the system's water quality. Without samples of removed piping or destructive demolition, it is difficult to determine the actual condition of the existing piping. Since the building's piping falls in the middle of the expected service life of the pipe, it is recommended that budgeting be considered for replacing the piping distribution throughout the facility.

Currently the only cooling systems are for select areas of the facility. There are three Pheonix roof mounted evaporative coolers that serve the classroom corridor, with each of these units then paired with a Dayton roof mounted relief fan. These units appear to be manufactured in 2009 and with a typical life expectancy of 15-20 years, there are a few more years of service remaining. There are two additional evaporative coolers that are mounted on the exterior walls of the gym and kitchen. Information about the age of these units could not be obtained during this visit. The final cooling system is a Fujitsu ducted split system that is in the computer lab that appears to be from 2004. This type of equipment has a 20 year life expectancy, so planning for its replacement in the next couple years is recommended. Spaces other than the ones listed do not have mechanical cooling systems.

The facility's kitchen has two exhaust hoods that are installed to server the grille and dishwasher. The grille hood has a size connection to the oven and has a fire suppression system installed. It appears the

exhaust fan for the grille hood was replaced in 2018. The dishwasher hood appears to be original, so replacement is recommended. It was also noted that there is not a dedicated makeup air unit (MAU) serving the kitchen area, so it would be recommended that consideration be made to provide a MAU for the kitchen area.

General building exhaust is provided by roof mounted ACME down blast fans that appear to be original, however, it is assumed that motors and components have been replaced over the years. These fans should be replaced based on the observed condition.

The building appears to have local and pneumatic controls currently installed with no centralized system.

ELECTRICAL SYSTEMS

The site is fed from an overhead electric utility line on the east side of the property. There are (3) single phase, pole mounted transformers feeding a master meter and (1) 600A, 120/240V, 3-phase (high leg delta) disconnect feeding the original school and (1) 400A 120/240V, 3-phase (high leg delta) feeding the expansion area of the school.

The main electrical service for the original school building comes into a wireway in the boiler room and has a series of disconnect switches that act as the service disconnects for the site (utilizing the NEC “six-handle rule”). Panels within the room, in general, were unmarked and included many modifications including taps and subpanels throughout the years. Many disconnects and panels were manufactured by Federal Pacific which is no longer supported. All distribution equipment is well beyond its useful life. In addition, there are several plumbing pipes running above panels, below panels, and within the working clearances required by the NEC.

The electrical panelboard at the stage is located without proper NEC clearance and has been modified to include a hinged cover over the breakers which are now used to switch the lights- added cover was screwed directly into original panel covering.

The main service for the 1986 expansion is a 400a fused main distribution panel located on the exterior of the building on the east side. The MDP serves (2) 200A panels in an electrical closet within the expansion area. These two panels have been well maintained and loads are well labeled.

It appears the receptacles in each classroom are fed by a single 20A, 120V circuit and plug strips are located throughout the space to accommodate additional items to be powered. According to staff and facility personnel, circuit breakers trip often because they are overloaded.

PLUMBING SYSTEMS

The building has plumbing throughout most of the building and across the various additions, but the center point in the building’s central plant has most of the equipment as well as the main water service entry. During the various building expansions, there have been several different types of piping materials utilized for the various piped systems, so conditions vary depending on select portions of the building. Most of the piping distribution is in the crawl space where it exists.

Sanitary piping installed in the 1955 & 1986 portions of the building appear to be bell & spigot ridged cast iron piping, with sections of PVC or other materials (likely repairs or modifications) also observed. Cast iron typically has a service life of 50+ years so the system in the 1955 portion of the building is beyond the expected service life. Planning should be developed for the replacement of this system.

Similar to the sanitary piping, the storm water piping in the 1955 portion of the building is recommended for replacement.

The domestic hot and cold-water piping system appear to be mostly copper, however, it was observed that galvanized piping exists to some of the old fixtures in the facility. Based on observations it is likely

that distribution mains were replaced during one of the later renovations, assuming occurring during the 1986 expansion. While the copper mains should have 10+ years of service remaining, the galvanized branch piping is beyond the expected service life and should be replaced.

Domestic hot water is generated by a single Laars 212k atmospheric boiler, ~200-gallon storage tank and circulation pumps. The boiler nameplate indicates a manufacturer date of 1993. Based on a typical service life of 20 years, it is recommend that the boiler be replaced. It may also be advisable to install two units at 60% the size to provide system redundancy.

Plumbing fixtures appear to be original vitreous china fixtures with faucets and valves of the same age. The typical service life for these items is ~30years, so all fixtures in the 1955 and 1986 portions of the building should be replaced. The age of these fixtures pre-date water sense programs, so by replacing fixtures with more modern devices, there will likely be a large water usage savings.

Natural gas is provided by a meter located on the back side of the facility adjacent to the kitchen and boiler room. The gas system appears to serve the kitchen equipment and the three building boilers.

There is no fire sprinkler system installed at this facility.

SCOPE RECOMMENDATIONS

Based on the observed existing condition of the facility, the following high-level list of scope items should be considered.

Good:

Mechanical – Replace heating water boilers and circulation pump in kind (Lochinvar PBN1002 & B&G e-1510-2EB). Install ducted mechanical ventilation units for the classrooms and office spaces utilizing fan coils with a heating coil (Daikin FCHH). Replace the roof mounted exhaust fans in kind (Cook ACED). Install an evaporative makeup air unit for the kitchen (Cook KSPD). Replace the gym unit heaters and call baseboard heating unit control valves. Replace the computer room ducted split system (Daikin NV).

Electrical – Upgrade electrical utility to a new 1000A, 120/208V, 3-phase service with a new pad-mount utility transformer. Replace all distribution equipment within the boiler room including new 1000A MDP and approximately (6) 225A, 120/208V panelboards. Refeed all equipment from new service. Provide minimum (4) 20A, 120V circuits to receptacles within classroom.

Plumbing – Replace the existing domestic hot water boiler (Lochinvar CFN402PM) and add master mixing valve to system (Leonard LF Megatron). Galvanized domestic, sanitary and storm water piping in the 1955 portion of the building should be replaced.

Better:

Mechanical – Replace the existing heating water boiler with condensing units (Lochinvar KBX1000N) and install a primary- secondary pump arrangement using variable speed circulation pumps (B&G e-1510-2BD). Install mechanical ventilation for the classrooms and office spaces to utilize duct water source heat pumps (Climate Master TE026). Install a fluid cooler unit (Marley MC) and convert and replace the heating water piping distribution in the building to be a changeover system to allow for cooling and heating. Replace the exhaust fans on the roof except the kitchen (Cook ACED). Remove the existing gym unit heaters and evaporative cooler then install a direct expansion air handling unit to provide heating/cooling and ventilation (Daikin DPS). Install a building wide controls system that connects all equipment and reports remotely to the maintenance staff.

Electrical – Upgrade electrical utility to a new 800A, 277/480V, 3-phase service with a new pad-mount utility transformer. Replace all distribution equipment within the boiler room including new 800A MDP, (4) new 225A, 277/480V panelboards, (2) 75kVA xfms, and (4) 225A 120/208V panelboards. Refeed all equipment from new service. Provide minimum (4) 20A, 120V circuits to receptacles within classroom. Replace all interior and exterior lighting with LED fixtures.

Plumbing – Replace the existing domestic hot water boiler (Lochinvar AWN200PM) with a pair of boilers each sized for 60-75% of the load and add master mixing valve to system. Galvanized domestic, sanitary and storm water piping in the 1955 portion of the building should be replaced.

PHOTOS



Image 1: Boiler Plant



Image 2: Domestic Water Boiler



Image 3: Sanitary Piping



Image 4: Baseboard Valve



Image 5: Electrical Service in Original School



Image 6: Electrical panel with missing cover



Image 7: Power strip mounted to conduit in classroom



Image 8: Electrical Panel on Stage

EQUIPMENT

This a summary of equipment that was observed while conduction site walk. This information is to provide additional details about specific existing equipment.

Equip. Tag	Description	Input Capacity* (kbtu/h)	Output Capacity (kbtu/h)	Fuel Type	Approximate Age (Years)*
B-1	Lochinvar / PBN1000	1,000	880	Natural Gas	32
B-2	Lochinvar / PBN1000	1,000	880	Natural Gas	32
WH-1	Laars / Mighty Therm				

* Information is based on equipment nameplate data

Equip. Tag	Description	Cooling Capacity (kbtu/h)	Heating Capacity (kbtu/h)	Filtration	Approximate Age (Years)
EVH-1	Phoenix Mtg / D1425	(1)	-	-	13*
EVH-2	Phoenix Mtg / D1425	(1)	-	-	13*
EVH-3	Phoenix Mtg / D1425	(1)	-	-	13*
UH	(2)	-	(2)	-	65+

* Information is based on equipment nameplate data

(1) Evaporative cooler assumed to be 7,000cfm

(2) Product data not accessible

WILSON STRUCTURAL ENGINEERING, INC.

March 26, 2022

Mr. Ray Lopez
<rlopez@cortez.k12.co.us>

Re: Manauagh School, Cortez, Colorado
WSE project #: 00622

Dear Mr. Lopez,

I joined you on March 2, 2022 to investigate the Manauagh Elementary School on East Fourth St. in Cortez, Colorado. The purpose was to determine, as accurately as possible, the general structural condition of the school which was originally designed in 1954 / 1955. You provided me pdf's of the original 1954 plans for the school prepared by William. F. Andres, Architect, Denver, CO. Subsequent addition designs were made to the original school building in 1956 and 1986.

Overview:

The original building is a single story building with a structural floor system over crawlspaces. The additions are essentially one-story with basement storage spaces under them. The original building includes a gymnasium, administrative offices, kitchen and toilets in addition to the classrooms. There is a stage at the south end of the gymnasium which is about 3'-6" higher than the gym, offices and classrooms floors.

The 1956 and 1986 classroom additions were added to the south end of the original classrooms. Those additions step down slightly following the natural site grades to the south. The corridor in those additions slope gently down in two locations to the lower elevations of the added classrooms. Even with those steps in the building there remained significant elevation below the classrooms for large storage areas under the single story above.

Structural Systems:

The original building and the additions are all designed and constructed of reinforced concrete block masonry walls with brick veneer (on the exterior). Interior walls are also largely concrete block but without veneer.

The foundation for all constructs is of reinforced concrete footings under reinforced concrete stemwalls at the original building. Concrete retaining basement walls were necessary for the two newer classroom additions.

The floor system for the original building and the additions are concrete floors on metal decking fastened to steel floor bar joists that bear on the stemwalls and retaining walls. The bar joists bear on steel beams in some locations over wall openings. These floors create diaphragms that tie the tops of the foundations together in addition to providing support for vertical loads.

The roof systems are flat (slightly pitched for drainage). The roof structure is of structural bar joists (steel) supporting metal roof deck fastened to the bar joists which span from bearing wall to bearing wall. Steel beams were used to support the bar joists over some openings.

Observations:

Mr. Lopez, you and I first circled the entire building with its additions to view walls, openings, material transitions, flat work surfaces and other features in search of cracking, offset wall planes and differential surface planes all which can indicate building movements that can damage structure and connections thereof.

Brick veneer on the exterior, and where it exists in some interior locations, looked very good and displayed very few cases of differential movements or distress. Reentrant corners of wall openings such as for doors, windows, foundation steps, veneer transitions all displayed very little indication of cracking or movements. Exterior wall contraction joints were still well closed and mostly caulked. There are some locations where caulk is missing and should be replaced, particularly around door and window openings.

On the roof we found that the roofing is largely of membrane roofing materials. The roof felt solid in all locations. The roof over the gym was not accessed above the ceiling, but the good planar appearance of the gym ceiling suggests the roof structure is serving well. A wall intersection in the back of the stage shows slight separation / differential movement at a wall corner. It should be caulked and watched for possible future movements. The floor of the gym looked very planar and felt very solid. The interior walls of the gym also appeared in good condition with no distress observed.

Even though the roof looked and felt good there is evidence in some places in the exterior soffits and in some cases stains on the exterior wall veneer that there has been roof leaks in the past and that possibly still exist. Roof leaks can be lead to rusting and deterioration of the roof metal decking and to some degree to the roof bar joists. No signs of roof leaks currently existing were not seen on the interior of the building even though they may have occurred in the past.

We found that walls, facias, floors, roof bearings generally appeared true and level. We did find that there were some minor differential movements in the original building front entry and front offices this was evidenced by some slight separations of the glazed block head and bed mortar joints. These were probably all less than 3/16". Other than that, the glazed block work looked very good especially to the east and then down the long north-south corridor leading to the classrooms. Restroom walls and the plumbing chases both of masonry construction looked very good. The classroom and hall floors felt very solid and without vibration under foot traffic between classes.

We accessed the basement / partial crawlspace under the classrooms wing. There we found a well constructed system of bar joists supporting metal floor deck with concrete for the floor system. This was seen under the original building and the two subsequent additions. In all locations the floor system (and the stacking roof framing system above) is supported on concrete interior and exterior walls bearing on the footing system (which were generally not visible being either concealed by basement concrete slabs-on-grade or by the exposed soils under the original school building). All of the floor system above and concrete walls appeared to be well designed, constructed and performing well. Cracking of the concrete was very minor and for the large part probably due to concrete shrinkage.

Conclusions:

I found that the building, as a whole, is in very good structural condition. This is somewhat of a pleasant surprise because of the way the school is spread out over a large 'stretched out' footprint. That often means there are several different soil conditions existing under the

building and that construction in three different time periods would not necessarily have yielded consistent results.

The designs of all 3 constructs were good. Material choices for roofs, walls, floors and foundations was excellent. Drainage appears to be good around the building which is very important because water is generally a buildings worst enemy. The construction of all 3 phases of the building appears to have been very good also. Earthwork under the foundations was probably very well done and the concrete and masonry work looked very good.

Recommendations:

Maintaining a good roof system is necessary for good long time performance of structures. Roof leaks can rust out the metal roof decks without necessarily leaking into the building. Maintaining good drainage away from the building should also be watched and maintained around the buildings perimeter. Some of the veneer damage is probably a result of roof leaks into the roof overhangs. High moisture contents of soils can adversely affect the soil bearing pressure and actually lift foundations if the soils have high swell pressures when wetted. Therefore, good positive drainage should be maintained around the buildings full perimeter.

As mentioned in the observations, several small cracks are in the building veneers, faces of veneer have split off and missing mortar in head and bed joints can lead to moisture intrusion into the wall assemblies which can lead to more denigration. Some of the veneer vertical contraction joints have also separated. These damaged joints and veneers should be re-pointed / repaired by a qualified masonry contractor. Minor separations may only require good sealing with a quality caulk.

There is a concrete slab at the south end of the classrooms near the planter boxes in the garden. The edge of the slab on the south and the east is being under cut by erosion. This is minor but will eventually cause the corner of the slab-on-grade to break off. It can be repaired by under-pouring it with some formed concrete.

Please do not hesitate to call to discuss any aspect of this report if you or others have questions or concerns.

Respectfully,

David L. Wilson, P.E.

