

School Assessment Report

cde Improving
Academic
Achievement



District: Limon RE-4J
School: Limon K-12
Date: Apr 01, 2011

Revised

Table of Contents

Executive Summary	4
Condition Budget Summary	4
Suitability Budget Summary	6
Limon ES	6
Limon Jr/Sr HS	9
Energy Budget Summary	11
Site	12
Site Summary	12
Deficiency Condition Budget Summary: Site	13
Site Deficiencies Budget Detail	14
Site Deficiency Priority	14
Site Condition Deficiencies	15
Site Deficiencies Budget Narrative	16
Buildings	21
Building: Main	21
Building Condition Budget Summary	21
Building Condition Budget Detail	21
Building Deficiency Priority	23
Building Condition Deficiencies	24
Building Condition Deficiencies Narrative	25
Building: 2000 Add	36
Building Deficiency Condition Budget Summary	36
Building Deficiency Condition Budget Detail	36
Building Deficiency Priority	37
Building Deficiencies Budget Detail	38
Building Deficiencies Budget Narrative	39
Building: Industrial Arts/Ag	45
Building Deficiency Condition Budget Summary	45
Building Deficiency Condition Budget Detail	45
Building Deficiency Priority	46
Building Deficiencies Budget Detail	47
Building Deficiencies Budget Narrative	48
Appendix 1 - Assessment Criteria	54
Limon ES	54
Limon Jr/Sr HS	73

Revised

Revised

Executive Summary

School Name: Limon K-12

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	136,614
Replacement Value:	\$39,341,927
Condition Budget:	\$11,399,384
Total FCI:	28.98%
Energy Budget:	\$0
Suitability Budget:	\$2,034,700
Total RSLI:	29%
Total CFI:	34.1%
Condition Score: (60%)	3.08
Energy Score: (0%)	3.17
Suitability Score: (40%)	4.44
School Score:	3.62



Summary:

The Limon ES/Jr/Sr HS consists of two buildings located on 874 F Avenue, in Limon, Colorado. The original campus was constructed in 1923. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	22%	0.00%	\$0
B30 Roofing	45%	0.00%	\$0
C10 Interior Construction	58%	17.39%	\$377,612
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	34%	64.04%	\$2,849,927
D10 Conveying	46%	0.00%	\$0
D20 Plumbing	40%	99.21%	\$1,779,396
D30 HVAC	36%	1.23%	\$98,120
D40 Fire Protection	2%	104.28%	\$895,328
D50 Electrical	43%	62.73%	\$2,567,215
E10 Equipment	24%	85.92%	\$141,233
E20 Furnishings	25%	102.51%	\$249,759
F10 Special Construction	-	-	\$30,505

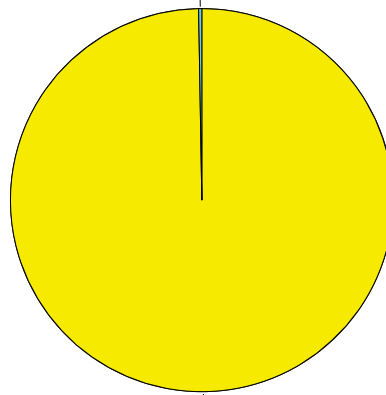
Revised

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	0%	110.83%	\$1,500,949
G30 Site Mechanical Utilities	0%	110.00%	\$344,375
G40 Site Electrical Utilities	1%	111.20%	\$564,964
		Total:	\$11,399,383

Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		100%	\$0	\$0	\$2,410,289	\$0	\$0	\$2,410,289
Main	103,208	31.1%	\$0	\$0	\$8,686,417	\$0	\$30,505	\$8,716,923
2000 Add	27,406	2.4%	\$0	\$0	\$178,831	\$0	\$0	\$178,831
Industrial Arts/Ag	6,000	5.6%	\$0	\$0	\$93,341	\$0	\$0	\$93,341
Total:	136,614	29.0%	\$0	\$0	\$11,368,878	\$0	\$30,505	\$11,399,383

5 - Does Not Meet Current Code and/or Guidelines \$30,505



3 - Necessary- 2-5 Yrs \$11,368,878

School Condition Budget: \$11,399,383

Revised

Suitability Budget Summary

Educational Suitability Budget Calculation

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

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

Suitability Narrative:

This school is in an 80+ year old building that has undergone several remodels. It shares features with the adjacent newer MS/HS.

Limon ES

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	5
Computer Labs		147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
General Classrooms		142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
Kindergarten		140.1 - Guidelines	4
		140.2 - Adjacencies	5
		140.3 - Storage\Fixed Equip.	5
Library - Multimedia Center (LMC)		150.1 - Guidelines	5
		150.2 - Adjacencies	5
		150.3 - Storage\Fixed Equip.	5
Music		144.1 - Guidelines	5
		144.2 - Adjacencies	5
		144.3 - Storage\Fixed Equip.	5
P.E.		152.1 - Guidelines	5
		152.2 - Adjacencies	5
		152.3 - Storage\Fixed Equip.	5
Special Education		141.1 - Size	5
		141.2 - Adjacencies	5
		141.3 - Storage\Fixed Equip.	5
Special Programs		143.1 - Size	5
		143.2 - Adjacencies	5

Group	Space Category	Appendix 1 Criteria	Score	
Academic Spaces	Special Programs	143.3 - Storage\Fixed Equip.	5	
Administrative/Support	Administration	157.1 - Guidelines	5	
		157.2 - Adjacencies	5	
		157.3 - Storage\Fixed Equip.	5	
	Suitability	157.4 - Restrooms (Student)	5	
		157.5 - Cafeteria	5	
		157.6 - Food Prep	5	
Fields/Courts	Elementary	25 - Playground	5	
		26 - Playground ADA	5	
		65.3 - Playground Fencing	5	
		66 - Lines of Sight	5	
Learning Environment	School Climate	137.1 - Natural Light	4	
		137.2 - Learning Style Variety	5	
		137.3 - Acoustics	5	
		138 - CAP4K & NCLB	5	
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5	
		18.2 - Staff & Visitor Parking Lots	3	
		18.3 - Staff & Visitor ADA	5	
		18.4 - Staff & Visitor Guidelines	5	
		18.6 - Main Entry	5	
		18.5 - (Not listed)		
	Signage and Way Finding	43.1 - Site Way Finding Signage	5	
		43.2 - Traffic Signage	5	
	Site Circulation	Site Circulation	16.1 - Bus Zone	3
			16.2 - Bus Separation	4
			16.3 - Pedestrian Traffic	5
			17.1 - Parent Traffic	5
			17.2 - Parent Routing	5
			17.4 - Parent Separation	5
			20 - Delivery Separation	5
			21.1 - Sidewalks	5
			22 - Bicycle Storage	5
			23 - Fire Lane	1
	Site Security	Site Security	65.1 - Fencing	4
65.2 - Gates			3	
125.1 - Controlled Access			5	
125.2 - Ease of Supervision			1	
Technology Infrastructure	Technology Readiness	117 - Electrical Power	4	
		124 - Event Alert Notification	5	
		127 - Bldg Access	1	
		169 - Video Distribution	1	
		170 - LAN Connectivity	5	
		171.1 - Backup Power	5	
		171.2 - Cooling	5	
		171.3 - Data Backups	5	
		171.4 - Data Backup Storage	5	
		173.1 - WAN Backbone	3	
		173.2 - Wireless	3	
		174.2 - Drops	5	

Revised

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

Limon ES Suitability Budget Total: \$478,200

Combined School Suitability Budget Total: \$2,034,700

Revised

Suitability Narrative:

Limon Junior-Senior high school is mostly made up of older building with several remodels and expansions over several decades.

The elementary uses the same cafeteria as the junior-senior school and shares the high school gym and music room. They have a common bus loading zone and parking lots.

Limon Jr/Sr HS

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	5
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	5
	Career & Technical Education	149.1 - Guidelines	3
		149.2 - Adjacencies	5
		149.3 - Storage\Fixed Equip.	2
	Chemicals & Hazardous Materials	133 - Chemical Storage	5
		135 - Emergency Nurse Station	1
	Computer Labs	147.1 - Guidelines	5
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	5
	General Classrooms	142.1 - Guidelines	5
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	5
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
150.2 - Adjacencies		5	
150.3 - Storage\Fixed Equip.		5	
Music	144.1 - Guidelines	5	
	144.2 - Adjacencies	5	
	144.3 - Storage\Fixed Equip.	5	
P.E.	152.1 - Guidelines	5	
	152.2 - Adjacencies	5	
	152.3 - Storage\Fixed Equip.	5	
Performing Arts\Auditorium	156.1 - Guidelines	4	
	156.2 - Adjacencies	5	
	156.3 - Storage\Fixed Equip.	3	
Science	158.1 - Guidelines	5	
	158.2 - Adjacencies	5	
	158.3 - Storage\Fixed Equip.	5	
Secondary	134 - Science Lab & Shop Safety	1	
	148 - Guidance & Career Ctr	5	
Special Programs	143.1 - Size	5	
	143.2 - Adjacencies	5	
	143.3 - Storage\Fixed Equip.	5	
Administrative/Support	Administration	157.1 - Guidelines	5
		157.2 - Adjacencies	5
		157.3 - Storage\Fixed Equip.	5

Revised

Group	Space Category	Appendix 1 Criteria	Score
Administrative/Support	Suitability	157.4 - Restrooms (Student)	5
		157.5 - Cafeteria	5
		157.6 - Food Prep	5
Fields/Courts	Baseball Fields	6.1 - Guidelines	5
		6.2 - Approval	5
	Football Fields	4.1 - Guidelines	5
		4.2 - Approval	5
	Practice Fields	10.1 - Guidelines	5
	Tracks	5.1 - Guidelines	5
		5.2 - Approval	5
	Learning Environment	School Climate	137.1 - Natural Light
137.2 - Learning Style Variety			5
137.3 - Acoustics			5
138 - CAP4K & NCLB			5
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5
		18.2 - Staff & Visitor Parking Lots	3
		18.3 - Staff & Visitor ADA	5
		18.4 - Staff & Visitor Guidelines	5
		18.6 - Main Entry	5
		19.1 - Student Parking	5
		19.2 - Student Parking Lots	2
		19.3 - Student ADA	1
		19.4 - Student Guidelines	3
		Signage and Way Finding	43.1 - Site Way Finding Signage
	43.2 - Traffic Signage		5
	Site Circulation	16.1 - Bus Zone	3
		16.2 - Bus Separation	4
		16.3 - Pedestrian Traffic	5
		17.1 - Parent Traffic	5
		17.2 - Parent Routing	5
		17.4 - Parent Separation	5
		20 - Delivery Separation	5
		21.1 - Sidewalks	5
		22 - Bicycle Storage	5
		23 - Fire Lane	1
	Site Security	65.1 - Fencing	5
		65.2 - Gates	5
125.1 - Controlled Access		5	
125.2 - Ease of Supervision		1	
Technology Infrastructure	Technology Readiness	117 - Electrical Power	4
		124 - Event Alert Notification	5
		127 - Bldg Access	5
		169 - Video Distribution	3
		170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.2 - Cooling	1
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	5

Revised

Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	173.1 - WAN Backbone	3
		173.2 - Wireless	3
		174.1 - Distant Learning Networks	1
		174.2 - Drops	2
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	5
		176.4 - Website Control	5

Limon Jr/Sr HS Suitability Budget Total: \$1,556,500
 Combined School Suitability Budget Total: \$2,034,700

Energy Budget Summary

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

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

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

Revised

Site

Site Summary

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



Site Acreage	17.0	Condition Budget:	\$2,410,289
Replacement Value:	\$2,175,376	Total FCI:	110.80%
		Total RSLI:	1%
		Condition Score:	3.08

Site:

The original site was constructed in 1923. There have been major additions and renovations to the site. There were several additions to the elementary school in 1950 and 1978. The Jr/Sr HS was added in 1960. The Activity Center was added in 1979. In 2000 the Mitchell Event Center and the Media Center were added and there was a renovation that included the majority of the original 1950 building. The Industrial Arts/Ag building was added in 2000. The campus site contains additional improvements including sports fields, storage sheds, bleachers, concession stands and press box. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

Revised

Deficiency Condition Budget Summary: Site

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

Uniformat Classification	RSLI	SCI	Condition Budget
G20 Site Improvements	0%	110.83%	\$1,500,949
G30 Site Mechanical Utilities	0%	110.00%	\$344,375
G40 Site Electrical Utilities	1%	111.20%	\$564,964
		Total:	\$2,410,289

Revised

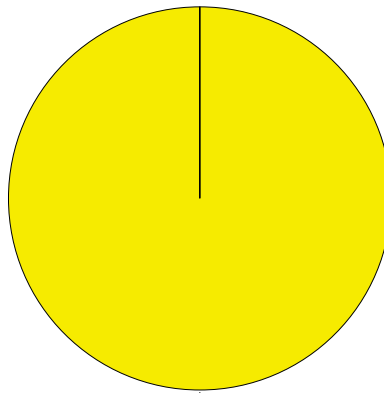
Site Deficiencies Budget Detail

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

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
G2010	Roadways	\$1.37	50	1923	1973	\$245,088	0%	110%	\$269,596
G2020	Parking Lots	\$2.49	50	1923	1973	\$445,451	0%	110%	\$489,996
G2030	Pedestrian Paving	\$0.66	50	1923	1973	\$118,071	0%	110%	\$129,879
G2040	Site Development	\$0.70	30	1923	1953	\$125,227	0%	119%	\$149,032
G2050	Landscaping	\$2.35	10	1923	1933	\$420,406	0%	110%	\$462,446
G3010	Water Supply	\$0.42	50	1923	1973	\$75,136	0%	110%	\$82,650
G3020	Sanitary Sewer	\$0.84	50	1923	1973	\$150,273	0%	110%	\$165,300
G3030	Storm Sewer	\$0.49	50	1923	1973	\$87,659	0%	110%	\$96,425
G4010	Electrical Distribution	\$1.17	30	1923	1953	\$209,308	0%	110%	\$230,239
G4020	Site Lighting	\$1.15	30	1923	1953	\$205,730	0%	110%	\$226,303
G4030	Site Communication and Security	\$0.52	30	1923	1953	\$93,026	0%	117%	\$108,422
Total		\$12.16				\$2,175,376	0%	111%	\$2,410,289

Site Deficiency Priority

Site Deficiencies by Priority:



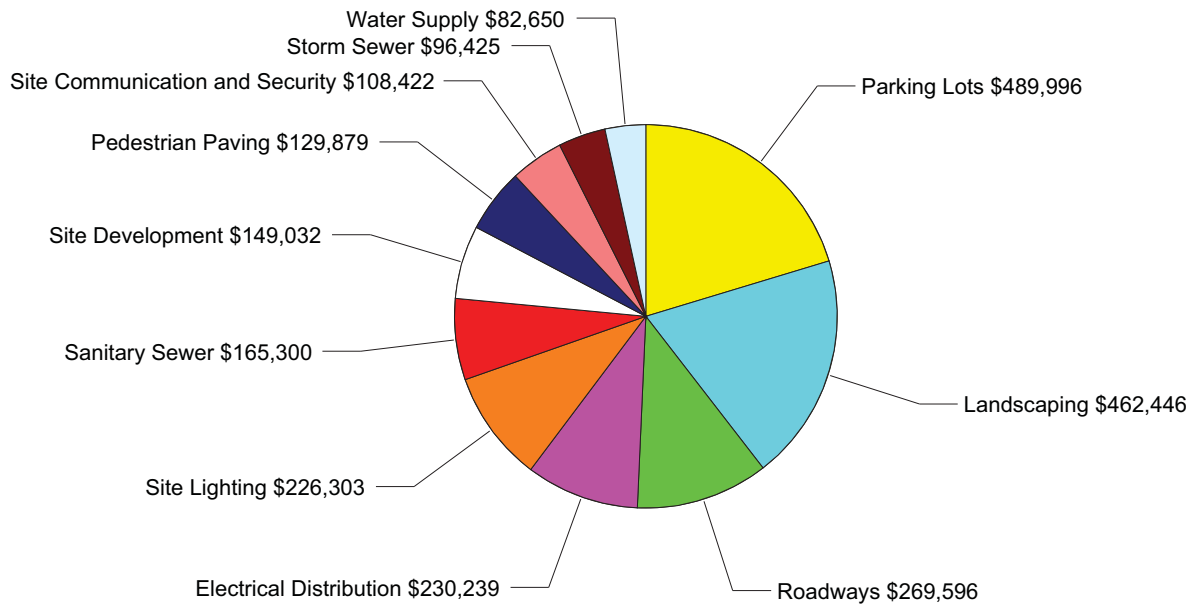
3 - Necessary- 2-5 Yrs \$2,410,289

Site Condition Budget: \$2,410,289

Revised

Site Condition Deficiencies

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



Site Condition Budget: \$2,410,288

Revised

Site Deficiencies Budget Narrative

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



System: G2010 - Roadways

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$269,596



System: G2020 - Parking Lots

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Deficiency

Location: Site

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$489,996

Revised



System: G2030 - Pedestrian Paving

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$129,879



System: G2040 - Site Development

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Site
Material: Site Development
Distress: Missing
Category: Compliance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The natural gas meter is not fenced.
Correction: Replace and/or add fencing for security/appearance
Qty: 1-Ea.
Condition Budget: \$6,006



Deficiency

Location: Site
Material: Site Development
Distress: Missing
Category: Environmental
Priority: 3 - Necessary- 2-5 Yrs
Notes: The trash area is not enclosed.
Correction: Replace and/or add fencing for security/appearance
Qty: 1-Ea.
Condition Budget: \$5,276

Revised

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$137,750



System: G2050 - Landscaping

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 10-year service life which expired in 1933.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$462,446

System: G3010 - Water Supply

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$82,650

Revised



System: G3020 - Sanitary Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$165,300



System: G3030 - Storm Sewer

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 50-year service life which expired in 1973.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$96,425

System: G4010 - Electrical Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 30-year service life which expired in 1953.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$230,239



System: G4020 - Site Lighting

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 30-year service life which expired in 1953.

Recommendation: The system should be replaced.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$226,303



System: G4030 - Site Communication and Security

Analysis: The system is missing.

Recommendation: The system should be installed.

Deficiency

Location: Site
Material: Site Communications and Security
Distress: Missing
Category: Compliance
Priority: 3 - Necessary- 2-5 Yrs
Notes: The front entrance does not have bollards to protect against the forced entry.
Correction: Add security barrier/ bollards at front entry.
Qty: 75-L.F.
Condition Budget: \$6,093

Photo is not available.

Deficiency

Location: Site
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$102,329

Revised

Buildings

Building Name: Main

Year Built: 1923
 Gross Area (SF): 103,208

The Limon ES/Jr/Sr HS is a two-story building located on 874 F Avenue, in Limon, Colorado. There have been major additions and renovations. There were several additions to the elementary school in 1950 and 1978. The Jr/Sr HS was added in 1960. The Activity Center was added in 1979. In 2000 the Mitchell Event Center and the Media Center were added and there was a renovation that included the majority of the original 1950 building. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
A20 Basement Construction	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	28%	0.00%	\$0
B30 Roofing	44%	0.00%	\$0
C10 Interior Construction	41%	23.90%	\$377,612
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	8%	88.08%	\$2,849,927
D10 Conveying	29%	0.00%	\$0
D20 Plumbing	0%	136.29%	\$1,779,396
D30 HVAC	41%	1.62%	\$98,120
D40 Fire Protection	0%	107.62%	\$673,457
D50 Electrical	18%	84.57%	\$2,516,915
E10 Equipment	0%	110.00%	\$141,233
E20 Furnishings	0%	110.00%	\$249,759
F10 Special Construction	-	-	\$30,505
		Total:	\$8,716,923

Building Condition Budget Detail

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$8.31	100	1950	2050	\$1,123,104	-	0.00%	\$0
A1020	Special Foundations	\$0.41	100	1950	2050	\$55,412	-	0.00%	\$0
A1030	Slab on Grade	\$6.71	100	1950	2050	\$906,862	-	0.00%	\$0
A2010	Basement Excavation	\$0.17	100	1950	2050	\$22,976	-	0.00%	\$0
A2020	Basement Walls	\$2.49	100	1950	2050	\$336,526	-	0.00%	\$0
B1010	Floor Construction	\$16.58	100	1950	2050	\$2,240,802	-	0.00%	\$0
B1020	Roof Construction	\$11.23	100	1950	2050	\$1,517,744	-	0.00%	\$0
B2010	Exterior Walls	\$13.79	100	1950	2050	\$1,863,731	-	0.00%	\$0

Revised

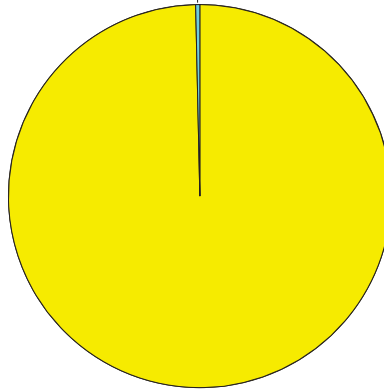
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
B2020	Exterior Windows	\$9.26	30	2000	2030	\$1,251,497	63%	0.00%	\$0
B2030	Exterior Doors	\$0.76	30	2000	2030	\$102,715	63%	0.00%	\$0
B3010	Roof Coverings	\$13.99	20	2000	2020	\$1,890,761	45%	0.00%	\$0
C1010	Partitions	\$5.49	40	2000	2040	\$741,978	73%	0.00%	\$0
C1020	Interior Doors	\$3.66	40	1978	2018	\$494,652	18%	0.00%	\$0
C1030	Fittings	\$2.54	20	1978	1998	\$343,283	0%	110%	\$377,612
C2010	Stair Construction	\$2.59	100	1923	2023	\$350,041	-	0.00%	\$0
C3010	Wall Finishes	\$4.77	20	2000	2020	\$644,670	45%	0.00%	\$0
C3020	Floor Finishes	\$10.63	20	1978	1998	\$1,436,654	0%	110%	\$1,580,319
C3030	Ceiling Finishes	\$8.54	20	1978	1998	\$1,154,188	0%	110%	\$1,269,607
D1010	Elevators and Lifts	\$1.38	30	1990	2020	\$186,508	30%	0.00%	\$0
D2010	Plumbing Fixtures	\$6.35	30	1978	2008	\$858,208	0%	150%	\$1,287,312
D2020	Domestic Water Distribution	\$0.66	30	1978	2008	\$89,200	0%	110%	\$98,120
D2030	Sanitary Waste	\$1.66	30	1978	2008	\$224,350	0%	110%	\$246,786
D2040	Rain Water Drainage	\$0.41	30	1978	2008	\$55,412	0%	110%	\$60,953
D2090	Other Plumbing Systems	\$0.58	20	1978	1998	\$78,388	0%	110%	\$86,226
D3030	Cooling Generating Systems	\$5.87	30	2000	2030	\$793,336	63%	0.00%	\$0
D3040	Distribution Systems	\$8.81	30	2000	2030	\$1,190,679	63%	0.00%	\$0
D3050	Terminal & Package Units	\$27.36	15	2000	2015	\$3,697,728	27%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.16	20	2009	2029	\$291,926	90%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.66	30	1978	2008	\$89,200	0%	110%	\$98,120
D4010	Sprinklers	\$3.97	30	1978	2008	\$536,549	0%	110%	\$590,204
D4030	Fire Protection Specialties	\$0.10	15	2000	2015	\$13,515	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.56	15	1923	1938	\$75,684	0%	110%	\$83,253
D5010	Electrical Service/Distribution	\$3.61	30	1978	2008	\$487,895	0%	110%	\$536,684
D5020	Lighting and Branch Wiring	\$13.32	30	1978	2008	\$1,800,210	0%	110%	\$1,980,231
D5030	Communications and Security	\$4.64	20	2008	2028	\$627,100	85%	0.00%	\$0
D5090	Other Electrical Systems	\$0.45	15	2000	2015	\$60,818	27%	0.00%	\$0
E1020	Institutional Equipment	\$0.15	20	1978	1998	\$20,273	0%	110%	\$22,300
E1090	Other Equipment	\$0.80	20	1979	1999	\$108,121	0%	110%	\$118,933
E2010	Fixed Furnishings	\$1.68	20	1978	1998	\$227,053	0%	110%	\$249,759
F1040	Special Facilities	\$0.00	20	1923	1943	\$0	0%	-	\$30,505
Total		\$207.10				\$27,989,746	29%	31.14%	\$8,716,923

Revised

Building Deficiency Priority

Deficiencies by Priority:

5 - Does Not Meet Current Code and/or Guidelines \$30,505



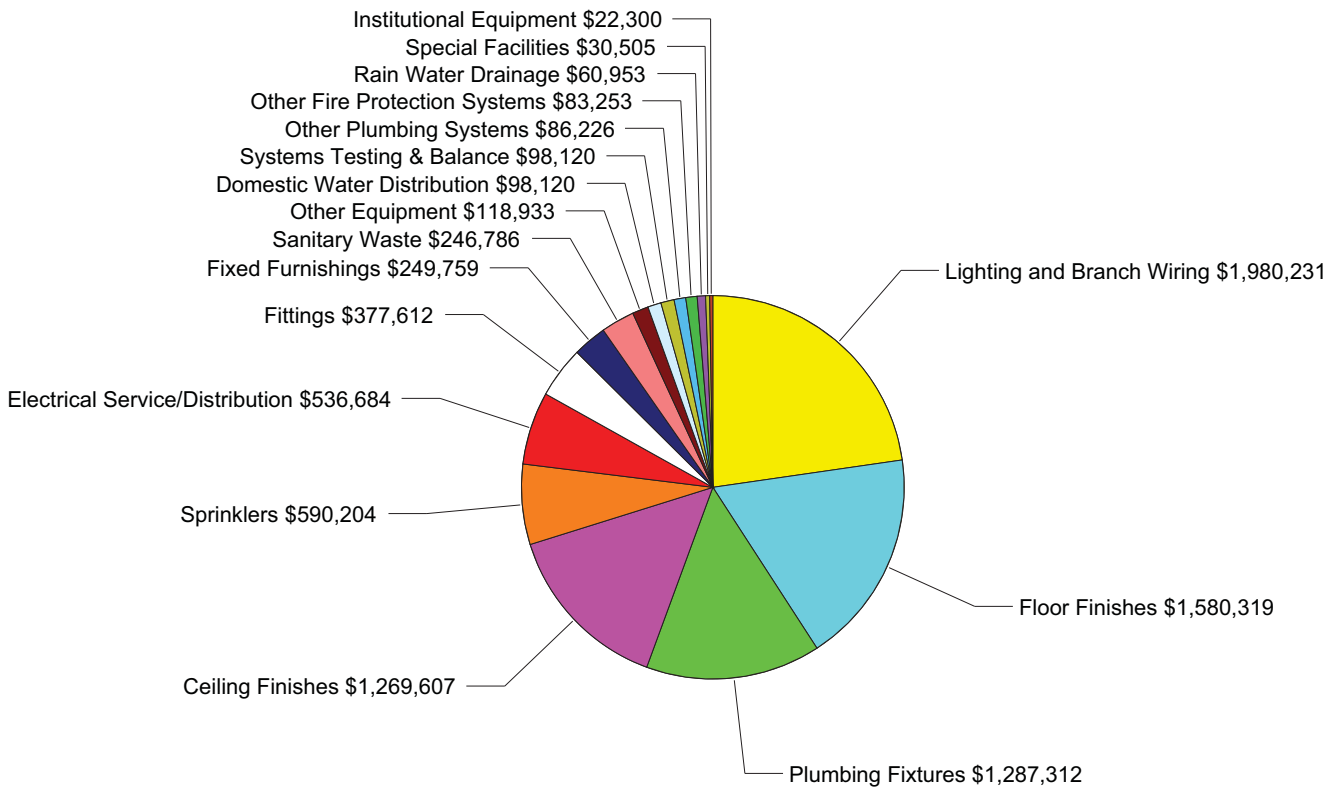
3 - Necessary- 2-5 Yrs \$8,686,417

Main Condition Budget: \$8,716,922

Revised

Building Condition Deficiencies

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



Main Condition Budget: \$8,716,924

Revised

Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: A2010 - Basement Excavation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: A2020 - Basement Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

Revised

System: **B1010 - Floor Construction**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: **B1020 - Roof Construction**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: **B2010 - Exterior Walls**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1950. It has a 100-year service life. Based on the assessment, it is expected to expire in 2050 and is non-renewable.

Recommendation: No action is required.

System: **B2020 - Exterior Windows**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: **B2030 - Exterior Doors**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: **B3010 - Roof Coverings**

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1978. It has a 40-year service life. Based on the assessment, it is expected to expire in 2018.

Recommendation: No action is required.



System: C1030 - Fittings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$377,612

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1923. It has a 100-year service life. Based on the assessment, it is expected to expire in 2023 and is non-renewable.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised



System: C3020 - Floor Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,580,319



System: C3030 - Ceiling Finishes

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,269,607

System: D1010 - Elevators and Lifts

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1990. It has a 30-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised



System: D2010 - Plumbing Fixtures

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Notes: Plumbing fixtures are Beyond Useful Life. Provide additional plumbing fixture groups for each sex to comply with current codes and standards. In addition, provide separate plumbing fixture groups for staff. All fixtures to be designed for low water consumption.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$1,287,312



System: D2020 - Domestic Water Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$98,120

Revised



System: D2030 - Sanitary Waste
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$246,786



System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$60,953

System: D2090 - Other Plumbing Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$86,226

System: D3030 - Cooling Generating Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$98,120



System: D4010 - Sprinklers

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$590,204

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 15-year service life which expired in 1938.

Recommendation: The system should be replaced.

Revised

Photo is not available.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$83,253



System: D5010 - Electrical Service/Distribution

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$536,684



System: D5020 - Lighting and Branch Wiring

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 30-year service life which expired in 2008.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$1,980,231

Revised

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2008. It has a 20-year service life. Based on the assessment, it is expected to expire in 2028.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.



System: E1020 - Institutional Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Main

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$22,300

System: E1090 - Other Equipment

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1979. It has a 20-year service life which expired in 1999.

Recommendation: The system should be replaced.

Revised



Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$118,933



System: E2010 - Fixed Furnishings

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1978. It has a 20-year service life which expired in 1998.

Recommendation: The system should be replaced.

Deficiency

Location: Main
Distress: Beyond Expected Life
Category: Deferred Maintenance
Priority: 3 - Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$249,759

System: F1040 - Special Facilities

Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1923. It has a 20-year service life which expired in 1943.

Recommendation: The system should be replaced.

Photo is not available.

Deficiency

Location: Main
Material: Special Facility or Professional Compliance Study
Distress: Inadequate
Category: Compliance
Priority: 5 - Does Not Meet Current Code and/or Guidelines
Notes: Perform a detailed study to address non-compliant code items; including fire sprinkler system design, fire rated corridors, additional plumbing fixtures and space requirements, stair handrail construction, accessible exits, and other accessibility issues.
Correction: Professional study to address non-compliant items
Qty: 1-Ea.
Condition Budget: \$30,505

Revised

Building Name: 2000 Add

Year Built: 2000
 Gross Area (SF): 27,406

The Limon K-12 2000 Addition of the Mitchell Event Center and Media Center is a two-story building located on 874 F Avenue, in Limon, Colorado. There have been no additions and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	3%	0.00%	\$0
B30 Roofing	45%	0.00%	\$0
C10 Interior Construction	65%	0.00%	\$0
C20 Stairs	0%	0.00%	\$0
C30 Interior Finishes	44%	0.00%	\$0
D10 Conveying	63%	0.00%	\$0
D20 Plumbing	62%	0.00%	\$0
D30 HVAC	36%	0.00%	\$0
D40 Fire Protection	3%	94.91%	\$178,831
D50 Electrical	58%	0.00%	\$0
E10 Equipment	45%	0.00%	\$0
		Total:	\$178,831

Building Deficiency Condition Budget Detail

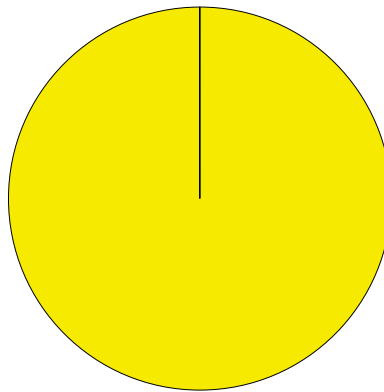
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.47	100	2000	2100	\$339,861	-	0.00%	\$0
A1020	Special Foundations	\$0.46	100	2000	2100	\$16,509	-	0.00%	\$0
A1030	Slab on Grade	\$7.65	100	2000	2100	\$274,544	-	0.00%	\$0
B1010	Floor Construction	\$14.82	100	2000	2100	\$531,862	-	0.00%	\$0
B1020	Roof Construction	\$12.80	100	2000	2100	\$459,368	-	0.00%	\$0
B2010	Exterior Walls	\$15.71	100	2000	2100	\$563,803	-	0.00%	\$0
B2030	Exterior Doors	\$0.86	30	2000	2030	\$30,864	63%	0.00%	\$0
B3010	Roof Coverings	\$15.93	20	2000	2020	\$571,698	45%	0.00%	\$0
C1010	Partitions	\$6.24	40	2000	2040	\$223,942	73%	0.00%	\$0
C1020	Interior Doors	\$4.17	40	2000	2040	\$149,654	73%	0.00%	\$0
C1030	Fittings	\$2.88	20	2000	2020	\$103,358	45%	0.00%	\$0
C2010	Stair Construction	\$2.95	100	2000	2100	\$105,870	-	0.00%	\$0
C3010	Wall Finishes	\$5.45	20	2000	2020	\$195,590	45%	0.00%	\$0
C3020	Floor Finishes	\$12.11	20	2000	2020	\$434,606	45%	0.00%	\$0
C3030	Ceiling Finishes	\$9.72	20	2000	2020	\$348,833	45%	0.00%	\$0
D1010	Elevators and Lifts	\$1.42	30	2000	2030	\$50,961	63%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.22	30	2000	2030	\$259,112	63%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.74	30	2000	2030	\$26,557	63%	0.00%	\$0
D2030	Sanitary Waste	\$1.89	30	2000	2030	\$67,829	63%	0.00%	\$0
D2040	Rain Water Drainage	\$0.46	30	2000	2030	\$16,509	63%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.65	20	2000	2020	\$23,327	45%	0.00%	\$0
D3040	Distribution Systems	\$10.04	30	2000	2030	\$360,317	63%	0.00%	\$0
D3050	Terminal & Package Units	\$31.17	15	2000	2015	\$1,118,634	27%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.46	20	2000	2020	\$88,285	45%	0.00%	\$0
D3070	Systems Testing & Balance	\$0.75	30	2000	2030	\$26,916	63%	0.00%	\$0

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4010	Sprinklers	\$4.53	30			\$162,573	0%	110%	\$178,831
D4030	Fire Protection Specialties	\$0.10	15	2000	2015	\$3,589	27%	0.00%	\$0
D4090	Other Fire Protection Systems	\$0.62	15	2000	2015	\$22,251	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.11	30	2000	2030	\$147,500	63%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$15.17	30	2000	2030	\$544,423	63%	0.00%	\$0
D5030	Communications and Security	\$5.28	20	2000	2020	\$189,489	45%	0.00%	\$0
D5090	Other Electrical Systems	\$0.51	15	2000	2015	\$18,303	27%	0.00%	\$0
E1020	Institutional Equipment	\$0.17	20	2000	2020	\$6,101	45%	0.00%	\$0
E1090	Other Equipment	\$0.80	20	2000	2020	\$28,711	45%	0.00%	\$0
Total		\$209.31				\$7,511,750	47%	2.38%	\$178,831

Building Deficiency Priority

Deficiencies by Priority:

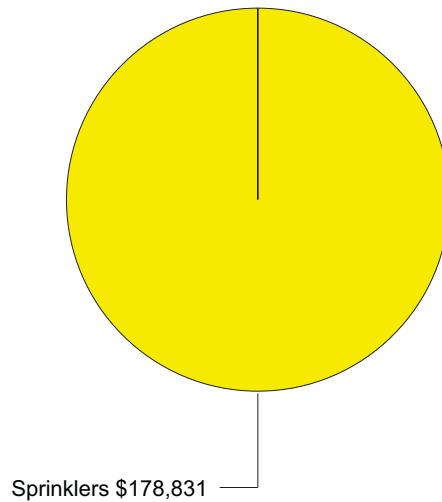


3 - Necessary- 2-5 Yrs \$178,831

2000 Add Condition Budget: \$178,831

Revised

Building Deficiencies Budget Detail



2000 Add Condition Budget: \$178,831

Revised

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: B1010 - Floor Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

Revised

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised

System: C2010 - Stair Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D1010 - Elevators and Lifts

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Revised

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3040 - Distribution Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

Revised

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3070 - Systems Testing & Balance

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

Deficiency

Location: 2000 Add

Distress: Missing

Category: Capital Renewal

Priority: 3 - Necessary- 2-5 Yrs

Notes: Installation of a fire sprinkler system is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$178,831

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Revised

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E1090 - Other Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised

Building Name: Industrial Arts/Ag

Year Built: 2000
 Gross Area (SF): 6,000

The Industrial Arts building is a one-story building located on 874 F Avenue, in Limon, Colorado. There have been no additions and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

Building Deficiency Condition Budget Summary

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	28%	0.00%	\$0
B30 Roofing	45%	0.00%	\$0
C10 Interior Construction	65%	0.00%	\$0
C30 Interior Finishes	45%	0.00%	\$0
D20 Plumbing	62%	0.00%	\$0
D30 HVAC	29%	0.00%	\$0
D40 Fire Protection	3%	96.96%	\$43,041
D50 Electrical	49%	23.21%	\$50,301
E10 Equipment	44%	0.00%	\$0
E20 Furnishings	44%	0.00%	\$0
Total:			\$93,341

Building Deficiency Condition Budget Detail

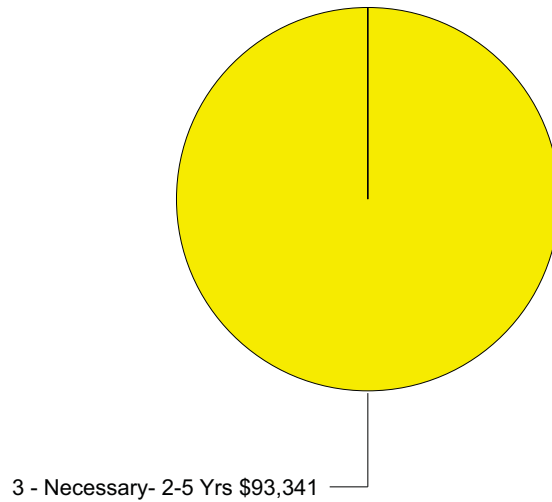
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$10.42	100	2000	2100	\$81,870	-	0.00%	\$0
A1020	Special Foundations	\$0.51	100	2000	2100	\$4,007	-	0.00%	\$0
A1030	Slab on Grade	\$8.39	100	2000	2100	\$65,920	-	0.00%	\$0
B1020	Roof Construction	\$14.07	100	2000	2100	\$110,548	-	0.00%	\$0
B2010	Exterior Walls	\$17.27	100	2000	2100	\$135,690	-	0.00%	\$0
B2020	Exterior Windows	\$11.59	30	2000	2030	\$91,063	63%	0.00%	\$0
B2030	Exterior Doors	\$0.96	30	2000	2030	\$7,543	63%	0.00%	\$0
B3010	Roof Coverings	\$17.52	20	2000	2020	\$137,655	45%	0.00%	\$0
C1010	Partitions	\$6.87	40	2000	2040	\$53,978	73%	0.00%	\$0
C1020	Interior Doors	\$4.59	40	2000	2040	\$36,064	73%	0.00%	\$0
C1030	Fittings	\$3.19	20	2000	2020	\$25,064	45%	0.00%	\$0
C3010	Wall Finishes	\$5.98	20	2000	2020	\$46,985	45%	0.00%	\$0
C3020	Floor Finishes	\$13.32	20	2000	2020	\$104,655	45%	0.00%	\$0
C3030	Ceiling Finishes	\$10.70	20	2000	2020	\$84,070	45%	0.00%	\$0
D2010	Plumbing Fixtures	\$7.95	30	2000	2030	\$62,463	63%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.81	30	2000	2030	\$6,364	63%	0.00%	\$0
D2030	Sanitary Waste	\$2.08	30	2000	2030	\$16,343	63%	0.00%	\$0
D2040	Rain Water Drainage	\$0.51	30	2000	2030	\$4,007	63%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.71	20	2000	2020	\$5,578	45%	0.00%	\$0
D3050	Terminal & Package Units	\$34.27	15	2000	2015	\$269,259	27%	0.00%	\$0
D3060	Controls & Instrumentation	\$2.71	20	2000	2020	\$21,292	45%	0.00%	\$0
D3090	Other HVAC Systems/Equip	\$2.01	30	2000	2030	\$15,793	63%	0.00%	\$0
D4010	Sprinklers	\$4.98	30			\$39,128	0%	110%	\$43,041
D4030	Fire Protection Specialties	\$0.11	15	2000	2015	\$864	27%	0.00%	\$0

Revised

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4090	Other Fire Protection Systems	\$0.56	15	2000	2015	\$4,400	27%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.52	30	2000	2030	\$35,514	63%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$16.68	30	2000	2030	\$131,055	63%	0.00%	\$0
D5030	Communications and Security	\$5.82	20	2000	2020	\$45,728	45%	110%	\$50,301
D5090	Other Electrical Systems	\$0.56	15	2000	2015	\$4,400	27%	0.00%	\$0
E1020	Institutional Equipment	\$0.15	20	2000	2020	\$1,179	45%	0.00%	\$0
E2010	Fixed Furnishings	\$2.11	20	2000	2020	\$16,578	45%	0.00%	\$0
Total		\$211.92				\$1,665,055	47%	5.61%	\$93,341

Building Deficiency Priority

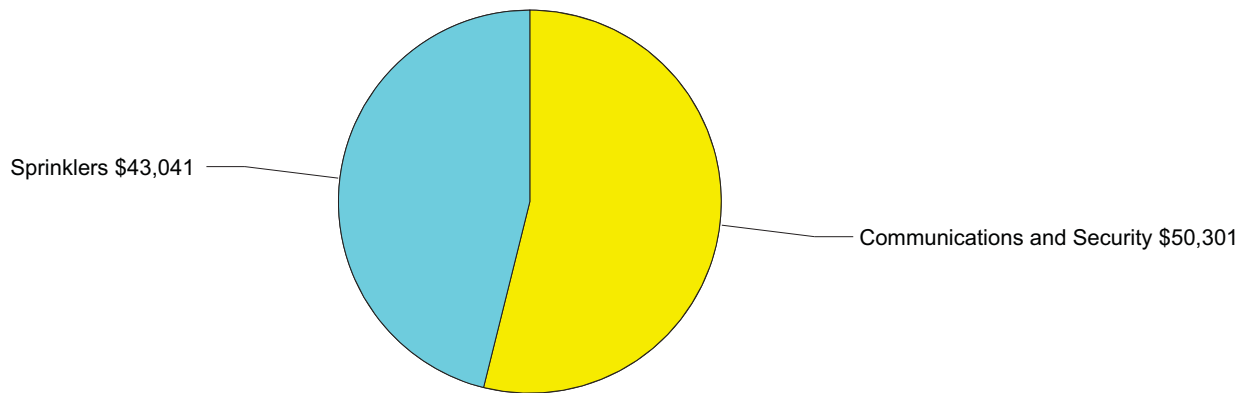
Deficiencies by Priority:



Industrial Arts/Ag Condition Budget: \$93,341

Revised

Building Deficiencies Budget Detail



Industrial Arts/Ag Condition Budget: \$93,342

Revised

Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: A1020 - Special Foundations

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: A1030 - Slab on Grade

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: B1020 - Roof Construction

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

System: B2010 - Exterior Walls

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 100-year service life. Based on the assessment, it is expected to expire in 2100 and is non-renewable.

Recommendation: No action is required.

Revised

System: B2020 - Exterior Windows

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: B2030 - Exterior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: B3010 - Roof Coverings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C1010 - Partitions

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C1020 - Interior Doors

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 40-year service life. Based on the assessment, it is expected to expire in 2040.

Recommendation: No action is required.

System: C1030 - Fittings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised

System: C3010 - Wall Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C3020 - Floor Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: C3030 - Ceiling Finishes

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D2010 - Plumbing Fixtures

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2020 - Domestic Water Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2030 - Sanitary Waste

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

Revised

System: D2040 - Rain Water Drainage

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D2090 - Other Plumbing Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D3060 - Controls & Instrumentation

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: D3090 - Other HVAC Systems/Equip

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D4010 - Sprinklers

Analysis: The system is missing.

Recommendation: The system should be installed.

Revised

Photo is not available.

Deficiency

Location: Industrial Arts/Ag
Distress: Missing
Category: Capital Renewal
Priority: 3 - Necessary- 2-5 Yrs
Notes: Installation of a fire sprinkler system is recommended.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: \$43,041

System: D4030 - Fire Protection Specialties

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D4090 - Other Fire Protection Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: D5010 - Electrical Service/Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.

Recommendation: No action is required.

System: D5030 - Communications and Security

Analysis: The system is missing.

Recommendation: The system should be installed.

Revised

Photo is not available.

Deficiency

Location: Industrial Arts/Ag

Distress: Missing

Category: Capital Renewal

Priority: 3 - Necessary- 2-5 Yrs

Notes: Installation of a fire alarm systems is recommended.

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$50,301

System: D5090 - Other Electrical Systems

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 15-year service life. Based on the assessment, it is expected to expire in 2015.

Recommendation: No action is required.

System: E1020 - Institutional Equipment

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

System: E2010 - Fixed Furnishings

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 20-year service life. Based on the assessment, it is expected to expire in 2020.

Recommendation: No action is required.

Revised

Appendix 1 - Assessment Criteria

Limon ES

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	17.0
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Identify what sports fields the school has. How many fields does the school have? Do they meet the recommended CDE Construction Guidelines? If not what are deficiencies? Are they Colorado High School Activities Association (CHSAA) approved?		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
4.20	Are Football Fields approved by the Colorado High School Activities Association?	N/A	
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
5.20	Is the track approved by the Colorado High School Activities Association?	N/A	
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	N/A	
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	N/A	
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	

Revised

Task No	Task Description	Score	Comments
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
12.00	Site location and access off main roadway		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	1	No, there is no dedicated turn lane into the school.
13.20	Is there signage warning of school zone?	3	There is a sign, but no light.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	Students use sidewalk as they unload from buses parked on closed street.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	4	Bus loading area is on-street, but they close the street off in front of school during loading times.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	5	Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	3	Some marked stalls, but many park along the street.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	N/A	
19.20	Is the parking area paved with marked parking stalls?	N/A	
19.30	Are there marked ADA student parking spaces?	N/A	
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	N/A	

Revised

Task No	Task Description	Score	Comments
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	No visible markings or sign.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	5	All playgrounds are large enough to allow organized and free play. Playgrounds are adjacent to the school, and well developed. Equipment is age-appropriate. Meets guidelines in Exhibit C - 3.19.6
25.10	If there is playground equipment; is the equipment in good condition?	4	The play equipment meets partial guidelines.
26.00	Is playground equipment available for persons with disabilities?	5	All of the playground equipment is available for persons with disabilities.
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	2	The parking area is not well lit and needs lights installed in more than 50 percent of the parking lot.
29.00	Are sports fields lit? Describe condition.	4	The sports field is lit, but needs a few of the lights replaced.
30.00	Are school entries lit? Describe condition.	3	The building entrance is lit, but needs more lights.
31.00	Are school perimeters lit? Describe condition.	3	The building perimeter is lit, but needs more lights.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	3	Some areas of the floor slab are 6" or more above grade.
34.00	Does water drain positively away from the school?	3	The water drains away from the building, but it drains towards the building at certain places.
35.00	Is there a drainage path on site?	1	Yes, but it is not functional.
35.10	Is the site erosion free?	3	Some areas of the site show signs of erosion.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	
36.20	Describe the condition of the retaining area.	N/A	
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	3	The ADA parking is located at a fair distance and no traffic area needs to be crossed.
39.00	Is there an identifiable path of ingress?	2	The accessible route is identified with non-compliant signage.
40.00	Are there curb cuts at curbs?	2	There are only a few curb cuts; accessibility is not provided to all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	2	The ADA parking spaces are identified with non-compliant signage.
42.00	Signage		
43.10	Is there site way-finding signage?	5	The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds.

Revised

Task No	Task Description	Score	Comments
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas.
45.10	Are the propane tank or tanks installed as required by code?	N/A	
45.20	Is the natural gas service protected?	N/A	
46.00	Is the site served by a private or a public water system?	N/A	The site is served by a public water system.
47.00	Is the site served by a well?	N/A	No, the school is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	5	The major electrical equipment is fenced and locked.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by a public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	
50.10	Is there a manhole to the service tank?	N/A	
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	2	The school landscaping is minimal.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is manually watered.
54.10	Describe the condition of the landscaping watering system.	N/A	The irrigation is done by hand held hose.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	1	Only a marginal number of these landscaping techniques are followed: deciduous trees to the south, evergreens to the north, landscape or green roof to aid with storm water treatment and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	5	Yes, the landscaping is drought tolerant as described in the guidelines.
57.00	Are weeds under control?	3	At time of visit weeds were observed in some areas.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	3	The trash area meets some of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and classrooms.
61.00	Is the trash area enclosed?	1	There is no trash enclosure.
62.00	Site sanitation		

Revised

Task No	Task Description	Score	Comments
63.00	Is the site clean and free of litter and trash?	5	At time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	4	Partial fencing, primarily to prevent students from leaving play areas.
65.20	Are gates provided at fences with locking capability?	3	Play areas that have gates are lockable.
65.30	Are playgrounds fenced separately?	5	AGREE: Pre-school and kindergarten playgrounds are fenced separately.
66.00	Are there good open lines of site from a single vantage point of playgrounds?	5	AGREE: There are good open lines of site from a single vantage point of playgrounds.
67.00	Is the school roof controlled for restricted access?	5	The roof access is controlled, meets OSHA requirements and is in very good condition.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	2	Either the corridor doors or the walls are not fire rated and/or one of the systems is in poor condition.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	2	The corridor openings are not protected in the in the old building. The doors are labeled with smoke seals and closers in 2000 remodel and in the Mitchell center.
70.20	Describe the condition of the corridors.	3	The corridor doors and components are in fair condition.
71.00	Is the school segregated with area separation fire walls?	2	There are fire separation walls in the 2000 remodel.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	4	The building has a clear path of egress that meets most of the requirements of the code: adequate widths, proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	3	The building egress paths are adequate.
75.00	Are stairways protected for exiting as required by code?	4	There are 2 stairways - one going into the Media center and the other going into the weight room. They are protected for exiting as required by code.
75.10	Determine the adequate number of stairways	4	This building stair system meets the needs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition.
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs have proper stair treads, closed risers and enclosed landings.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.

Revised

Task No	Task Description	Score	Comments
77.00	Are classroom doors recessed and open in the exiting direction?	2	The classroom doors are partially recessed, and open in direction of egress.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38" above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	4	The guardrails and handrails are as required by code and in good condition.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	2	The interior glass is tempered or wired only in the 2000 remodel and in the Mitchell center.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and provide adequate access to areas of safe refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	3	Corridors are original and terminate into exits and landings with no fire door applications.
81.00	Is the path of egress ADA accessible?	2	The egress path has some consideration for the physically challenged. The original construction includes equitable egress at the main entrance only. For example, emergency egress for ADA is only supported at one entrance.
81.10	Are there areas of refuge?	1	There are no designated areas of refuge.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	2	This school meets only a few of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room, access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	3	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	N/A	This question is not applicable to the school.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This question is not applicable to the school.
84.20	Is fuel stored as required by code? Describe condition.	N/A	
85.00	Does the school have fire extinguishers located as required by code?	3	There are fire extinguishers located in various places; however, not within the required space of a 75 foot distance.
86.00	Is the school provided with a sprinkler system?	2	The school is only partially sprinkled. Only the 2000 remodel is sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	3	The fire alarm system was installed in 2008 in the main building and it meets codes.
87.10	Is the alarm monitored?	1	The alarm system is monitored.
87.20	Describe the type age and condition of the fire alarm system.	3	The alarm system was installed in 2008. There is no fire alarm system in Industrial Arts building.
88.00	Will thermal imaging be used to evaluate building systems? If yes describe building components to be evaluated. I.e. roofs, windows, exterior walls, electrical switch gear, etc.	N/A	Excluded from scope of work

Revised

Task No	Task Description	Score	Comments
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main GSF: 103,208 2000 Add GSF: 27,406 Industrial Arts/Ag GSF: 6,000 Total Roof GSF: 129,100
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1923 (88 years old) 2000 Add: built 2000 (11 years old) Industrial Arts/Ag: built 2000 (11 years old)
95.00	List Grades Attending School.	N/A	The school serves grades PK-12.
96.00	List number of building stories.	N/A	Main: 2 2000 Add: 2 Industrial Arts/Ag: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	There is a partial basement.
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in good condition with only hairline cracks.
101.00	Is the school constructed on a slab on grade?	N/A	Yes, the school is constructed on a slab on grade.
101.10	Does the slab on grade show signs of heaving or cracking?	3	The slab is in fair condition and shows no signs of heaving or cracking.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior bearing walls are constructed of CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are no cracks visible.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	The exterior finish has expansion joints.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	The exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing CMU walls.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in fair condition.

Revised

Task No	Task Description	Score	Comments
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are typically brick veneer.
106.10	Describe condition of interior corridor walls.	3	Corridor walls are in fair condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are constructed with drywall on metal studs.
107.10	Describe condition of the interior walls and veneering.	3	The interior walls and brick veneering and paint finish are in fair condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	The roof assembly is wood joists and wood planking in elementary school and metal joists and metal deck in Jr/Sr HS, 2000 remodel and Mitchell Event Center.
108.10	Describe the condition of the school's ceiling/roof assembly.	3	The ceiling assembly is in fair condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The flooring construction is concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	3	The floor assembly is in fair condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The school has flat roofing in some areas and steep sloping in others.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	Roofing is a combination of standing seam metal roofing and EPDM.
110.20	What is the approximate age of the roof covering?	N/A	The roofing was installed in 2000.
110.30	Is water draining positively with water being removed off?	3	The roof is draining and a fair amount of water is being removed. Snow on standing seam roofing blocks water from coming off.
110.40	What is the condition of the roof covering?	3	The roof is in fair condition.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	The original building has condensing units and AHU's. The 1979 Activity Center has hot water circulation through fan coils and AHU's. Cooling is by evaporative coolers. Mitchell Events Center has terminal package units. Industrial Arts building has radiant heat and no cooling.
112.10	What is the approximate age of the HVAC system?	N/A	HVAC system was replaced in 2000 in the original building. It is original in the Activity Center. HVAC system was installed in 2000 in 2000 remodel and in Mitchell Event Center.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school at approximately 300 ppm.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled by outside air dampers.
112.40	How many zones are there?	N/A	There are 67 zones.

Revised

Task No	Task Description	Score	Comments
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (Exhibit C) and as required by code.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5	The current electrical configuration has room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system was installed in 1960 in the old sections of the building. It is beyond its expected life. Electrical system was installed in 2000 in new parts of the building.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	4	Some extension cords are used due to limited outlets.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet power adaptors are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	The lighting is T-8 lamps.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in fair condition, but the system is beyond its expected life.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	4	The lighting levels in the school are good and are = 60-70 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school suggesting that the sewer lines are in fair condition, but the system is beyond its expected life.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	N/A	
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	The plumbing fixtures are not equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	2	The system and fixtures are beyond their expected life.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	5	The water test was completed and within standards (Lead = negative, copper = 1.3 ppm).
122.00	What is the condition of the school's water treatment system?	N/A	
123.00	Building security		

Revised

Task No	Task Description	Score	Comments
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	Several generations of remodels have created blind spots.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site and/or any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	4	The school's wet areas and food preparation and storage areas meet most of the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 fc at food prep area; 20 fc at 30" in all other areas, except storage (10 fc at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	No major deficiencies were found.
132.00	Chemical Storage/Science Labs/Shops		

Revised

Task No	Task Description	Score	Comments
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	N/A	
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse's station with a dedicated bathroom and secure area to store student medications.
136.00	Does the facility provide the educational programs recommended in the CDE Construction Guidelines and listed below? If so are the facilities adequate in size and quality to meet program needs based on the CDE Construction Guidelines?		
137.10	Does the school have daylight with views in all learning areas?	4	Some interior classroom and gym do not have natural light.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	N/A	
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	4	One out of three of the kindergarten spaces is too small.
140.20	Kindergarten Adjacencies	5	All of the kindergarten spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
140.30	Kindergarten Storage/Fixed Equipment	5	All, or nearly all of the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area".
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.

Revised

Task No	Task Description	Score	Comments
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	5	All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment.
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clsrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
144.20	Music Adjacencies	5	All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school.
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?	N/A	
146.20	Art Adjacencies	N/A	
146.30	Art Fixed Equipment	N/A	
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C

Revised

Task No	Task Description	Score	Comments
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
147.30	Computer Lab Fixed Equipment	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	N/A	
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
149.20	CTC Adjacencies	N/A	
149.30	CTC Storage/Fixed Equipment	N/A	
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).
150.30	Library Storage/Fixed Equipment	5	All, or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	

Revised

Task No	Task Description	Score	Comments
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
156.20	Performing Arts/Auditorium Adjacencies	N/A	
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	N/A	
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	N/A	
158.20	Science Labs Adjacencies	N/A	
158.30	Science Labs Storage/Fixed Equipment	N/A	
160.00	Interior walls finishes? Describe type and condition.	4	Interior wall finishes are paint and brick. The wall finishes were replaced in 2000 and are in good condition.
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is carpet and tiles. It is beyond its expected life.
162.00	Interior ceilings? Describe type and condition.	2	The interior ceilings are 1x1 acoustical tiles and painted finish. The tiles are stained and are beyond their expected life.
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	Exterior doors are wood and metal doors with metal frames. They are in fair condition.
163.10	What is condition of weather stripping and caulk?	3	Most weather stripping and caulking are in fair condition.
163.20	How many exterior doors are there?	N/A	There are 50 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior doors and frames are wood doors with wood frames. They are in fair condition.

Revised

Task No	Task Description	Score	Comments
165.00	Windows/glazing? Describe type and condition.	3	Windows are aluminum single and double paned windows. Most of them are operable.
166.00	Is the facility equipped with the technology listed below as recommended in the CDE Construction Guidelines?		
167.00	Deleted per JO and DC 3-26-09 Original Question: Does the districts administrative software include individual education program (IEP) individual learning programs (ILP) or personal learning plans (PLP)?	N/A	
168.00	Telephone system? Describe type and condition.	2	Telephone system is digital, its components are in fair condition and it has an acceptable to mediocre performance.
169.00	Video distribution system? Describe type and description.	1	There is no video distribution infrastructure.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	5	AGREE: The facility is protected to maintain business continuity with redundant air conditioning for data centers. The school will not lose critical district supported business and IT data.
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	5	Goedustar.com, hard drive and tape storage.
172.00	Deleted Per Darryl in 3/17/09 Meeting Original Question: Central public address system? Describe type and condition.	N/A	
173.10	Is the school connected to the internet? How is it connected?	3	
173.20	Does the school have wireless internet access throughout?	3	About 10% of school with wireless e.g. cafeteria, gym, and few areas in main building.
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	N/A	
174.20	Do the buildings have high speed drops or wireless?	5	AGREE: Instructional spaces have computer drops or are wireless.
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.

Revised

Task No	Task Description	Score	Comments
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
177.00	Does the facility incorporate High Performance Design techniques as recommended in the CDE Construction Guidelines? Is the building envelope tight and generally provide for energy conservation?		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	Goedustar.com
178.10	Is the school energy efficient? (Btus/SF/Yr)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
178.20	Is the school water efficient? (Gals/SF/Student)	5	This school's score ranks high on the water efficiency scale. This score indicates that the school employs extensive and effective water efficiency practices and that water efficient equipment and its efficient operation are in place.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	5	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively low life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO ₂) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	4	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	The school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	2	Parking appears to exceed the guidelines for parking count but partially addresses the heat island effect.

Revised

Task No	Task Description	Score	Comments
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	There is an unshaded south facing wall. Approximately 6,000 square feet receives direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	4	The school location is convenient to public transportation in addition to encouraging most people to walk and cycle.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is typically used for recreational programs, Morgan community classes and meetings.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 50 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	3	The building receives natural light through windows and skylights; the sources of natural light are in fair condition.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	5	The building has new energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	4	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system was not commissioned or retro-commissioned during the last decade or longer and/or it lacks a third party certification by CO-CHPS or LEED.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	N/A	The presence or type of corridor wall insulation could not be determined at time of visit.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	N/A	The presence or type of wall insulation could not be determined at time of visit.

Revised

Task No	Task Description	Score	Comments
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	N/A	It could not be determined if the floor/ceiling assembly is insulated for sound at time of visit.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	N/A	The presence or type of roof insulation could not be determined at time of visit.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	3	The windows are single and double pane in fair condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	4	Only a few windows are operable.
203.20	Describe condition of caulking	3	Window caulking is in fair condition.
204.00	Are school wastes reclaimed?	1	As of time of visit, the school does not have a plan in place to approach "zero waste" and has achieved only a marginal amount of the following goals: re-use, reduction recycling and composting; building waste has been identified, such as gray water and reused; and use of heat recovery units.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	4	There are entry vestibules at main entrances, including floor mats and other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	3	At the time of visit, the school has delineated some energy management procedures that are revised periodically and with which most key personnel are familiar; some of these procedures are being implemented.
208.00	Does the district/school have preventative maintenance procedures in place?	3	At the time of visit, the school has some preventive maintenance procedures with which most key personnel are familiar; some procedures are being implemented on schedule.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance; it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms, and exhibits historic construction techniques.

Revised

Task No	Task Description	Score	Comments
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1923, 0 years remaining Main: Built 1923, 0 years remaining 2000 Add: Built 2000, 39 years remaining Industrial Arts/Ag: Built 2000, 39 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$39,341,927
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=28.98%

Revised

Limon Jr/Sr HS

Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	17.0
2.00	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?	N/A	
3.00	Identify what sports fields the school has. How many fields does the school have? Do they meet the recommended CDE Construction Guidelines? If not what are deficiencies? Are they Colorado High School Activities Association (CHSAA) approved?		
4.10	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Football fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	5	AGREE: Football fields are approved by the Colorado High School Activities Association (CHSAA).
5.10	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Running track surface will need to be resurfaced due to a failed bond of materials applied.
5.20	Is the track approved by the Colorado High School Activities Association?	5	AGREE: Tracks are approved by the Colorado High School Activities Association (CHSAA)
6.10	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Baseball fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
6.20	Are Baseball Fields approved by the Colorado High School Activities Association?	5	AGREE: Baseball fields are approved by the Colorado High School Activities Association (CHSAA)
7.10	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
7.20	Are Softball Fields approved by the Colorado High School Activities Association?	N/A	
8.10	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
8.20	Are tennis courts approved by the Colorado High School Activities Association?	N/A	
9.10	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	N/A	
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	

Revised

Task No	Task Description	Score	Comments
10.10	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.	5	Practice fields exist and meet guidelines as described in Exhibit C - 4.11.1 or 4.12.1.
12.00	Site location and access off main roadway		
13.00	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?	5	The school is not located on a highway or street with daily traffic counts exceeding 25,000 per day.
13.10	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?	1	No, there is no dedicated turn lane into the school.
13.20	Is there signage warning of school zone?	3	There is a sign, but no light.
14.00	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?	5	The school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others.
15.00	Site Circulation		
16.10	Is there a bus loading and unloading zone?	3	The street in front of the school is closed at bus loading times. Students enter school using sidewalks adjacent to bus off loading area.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	4	Bus loading area is on-street, but they close the street off in front of school during loading times.
16.30	Do pedestrians have to cross traffic lanes to enter school?	5	Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school.
17.10	Is there a parent drop off and pick up area?	5	AGREE: There is a parent drop-off and pickup area.
17.20	Is the parent drop off and pickup area one way?	5	AGREE: Parent drop-off and pickup area is one way.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	5	Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	3	The area behind the school is paved but few marked stalls. There is street parking for staff as well as certain staff have marked areas near the front of the school e.g. principal, bookkeeper, HS Secretary and a few others.
18.30	Are there marked ADA staff and visitor parking stalls?	5	AGREE: There are marked ADA stalls for staff and visitors.
18.40	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?	5	There is adequate off-street parking for staff and visitors. Solid-surfaced parking spaces are identified past the student loading area and are near the building entrance.
18.60	Is there a dedicated well marked traffic lane to the main entry?	5	AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry.
19.10	Is there student parking?	5	AGREE: There is student parking.

Revised

Task No	Task Description	Score	Comments
19.20	Is the parking area paved with marked parking stalls?	2	Staff and students share a paved area behind the high school. Stalls are not marked for most of the area and there are additional parking areas that are gravel.
19.30	Are there marked ADA student parking spaces?	1	No student ADA area marked.
19.40	Does the student parking provided meet the CDE Construction Guidelines 3.18?	3	Some paved areas behind HS, additional student parking in graveled adjacent area.
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	5	AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds.
21.10	Are there concrete walks that provide circulation around the school?	5	All areas have concrete walks that provide circulation to all necessary areas around school.
22.00	Is there an area for bicycle storage?	5	AGREE: There is an area for bicycle access and storage.
23.00	Is there a marked fire lane with "no parking" signs posted?	1	No visible marking or no parking signs for fire lane.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	4	The play equipment meets partial guidelines.
26.00	Is playground equipment available for persons with disabilities?	N/A	
27.00	Site lighting		
28.00	Are parking areas lit? Describe condition.	2	The parking area is lit, but needs more lights.
29.00	Are sports fields lit? Describe condition.	4	Yes, the sports field is well lit.
30.00	Are school entries lit? Describe condition.	3	The building entrance is lit, but needs a few of the lights replaced.
31.00	Are school perimeters lit? Describe condition.	3	The building perimeter is lit, but needs more lights.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	3	Some areas of the floor slab are 6" or more above grade.
34.00	Does water drain positively away from the school?	3	The water drains away from the building, but it drains towards the building at certain places.
35.00	Is there a drainage path on site?	1	Yes, but it is not functional.
35.10	Is the site erosion free?	3	Yes, the site is erosion free.
36.00	Is there a water retaining area?	1	There is no water retaining area.
36.10	Does it have a drain at the basin?	N/A	This question is not applicable to the school.
36.20	Describe the condition of the retaining area.	N/A	This question is not applicable to the school.
37.00	Site accessibility (ADA)		
38.00	Is ADA parking close to the main entrance?	3	The ADA parking is located at a fair distance and no traffic area needs to be crossed.
39.00	Is there an identifiable path of ingress?	2	The accessible route is identified with non-compliant signage.
40.00	Are there curb cuts at curbs?	2	There are only a few curb cuts; accessibility is not provided to all necessary sidewalks.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	2	The ADA parking spaces are identified with non-compliant signage.
42.00	Signage		

Revised

Task No	Task Description	Score	Comments
43.10	Is there site way-finding signage?	5	The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds.
43.20	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.	5	AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas.
45.10	Are the propane tank or tanks installed as required by code?	N/A	This question is not applicable to the school.
45.20	Is the natural gas service protected?	N/A	This question is not applicable to the school.
46.00	Is the site served by a private or a public water system?	N/A	The site is served by a public water system.
47.00	Is the site served by a well?	N/A	No, the school is not served by a well.
47.10	Is the well secured to limit access? Describe condition.	N/A	This question is not applicable to the school.
48.00	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?	N/A	Yes, the major electrical equipment is located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	5	The major electrical equipment is fenced and locked.
49.00	Is the site served by a public or private waste water system?	N/A	The site is served by a public waste water system.
50.00	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?	N/A	No, the site is not served by a Colorado Health Department or local approved septic tank and leach field.
50.10	Is there a manhole to the service tank?	N/A	This question is not applicable to the school.
51.00	Is there a fire hydrant(s) located within 200 ft of the school?	5	There is a fire hydrant within 200 feet of the school.
51.10	How far away is the fire hydrant from the school building?	N/A	The fire hydrant is approximately 100 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	2	The school landscaping is minimal.
54.00	How is the landscaping watered? By hand on a timer on a smart system other?	N/A	The landscaping is manually watered.
54.10	Describe the condition of the landscaping watering system.	N/A	The irrigation is done by hand held hose.
55.00	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?	1	Only a marginal number of these landscaping techniques are followed: deciduous trees to the south, evergreens to the north, landscape or green roof to aid with storm water treatment and use of native grasses instead of turf.
56.00	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?	5	Yes, the landscaping is drought tolerant as described in the guidelines.
57.00	Are weeds under control?	3	At time of visit weeds were observed in some areas.
59.00	Trash collection/enclosure		

Revised

Task No	Task Description	Score	Comments
60.00	Is the trash area segregated from students and the public?	3	The trash area meets some of the following requirements: located in isolated area, fenced and secured and 25 feet away from food service areas and classrooms.
61.00	Is the trash area enclosed?	1	There is no trash enclosure.
62.00	Site sanitation		
63.00	Is the site clean and free of litter and trash?	5	At time of visit no trash was observed on the school grounds.
64.00	Site security		
65.10	Is the site fenced?	5	The school site is adequately fenced. Entrances and egresses are limited, where appropriate.
65.20	Are gates provided at fences with locking capability?	5	All areas of ingress and egress have gates with locking capabilities.
65.30	Are playgrounds fenced separately?	N/A	
66.00	Are there good open lines of site from a single vantage point of playgrounds?	N/A	
67.00	Is the school roof controlled for restricted access?	5	The roof access is controlled, meets OSHA requirements and is in very good condition.
68.00	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.	1	There are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards or chained access points.
69.00	Facility Code Analysis		
70.00	Are corridors fire rated?	2	Either the corridor doors or the walls are not fire rated and/or one of the systems is in poor condition.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	2	The corridor openings are not protected in the in the old building. The doors are labeled with smoke seals and closers in 2000 remodel and in the Mitchell center.
70.20	Describe the condition of the corridors.	3	The corridor doors and components are in fair condition.
71.00	Is the school segregated with area separation fire walls?	2	There are fire separation walls in the 2000 remodel.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	4	This is a Type II facility (II-A or II-B).
73.00	What is the school occupant load?	N/A	
73.10	Is the school occupant load in compliance with code?	N/A	
74.00	Is there an unobstructed path of egress from all points in the school?	4	The building has a clear path of egress that meets most of the requirements of the code: adequate widths, proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	3	The building egress paths are adequate.
75.00	Are stairways protected for exiting as required by code?	4	There are 2 stairways - one going into the Media center and the other going into the weight room. They are protected for exiting as required by code.
75.10	Determine the adequate number of stairways	4	This building stair system meets the needs.
75.20	Describe condition of stair(s)	4	The stairs are in good condition.

Revised

Task No	Task Description	Score	Comments
76.00	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.	4	The stairs have proper stair treads, closed risers and enclosed landings.
76.10	Describe condition of treads risers and landings	4	The treads, risers and landings, including floor finishes, are in good condition.
77.00	Are classroom doors recessed and open in the exiting direction?	2	The classroom doors are partially recessed, and open in direction of egress.
78.00	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38' above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.	4	The guardrails and handrails are as required by code and in good condition.
78.10	Describe condition of guardrails and handrails	4	The guardrails and handrails are in good condition.
79.00	Is glass tempered, laminated, or wire in locations as required by code?	2	The interior glass is tempered or wired only in the 2000 remodel and in the Mitchell center.
80.00	Does the school provide exits as required by code?	3	Exits from the school are original and provide adequate access to areas of safe refuge.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	3	Corridors are original and terminate into exits and landings with no fire door applications.
81.00	Is the path of egress ADA accessible?	2	The egress path has some consideration for the physically challenged. The original construction includes equitable egress at the main entrance only. For example, emergency egress for ADA is only supported at one entrance.
81.10	Are there areas of refuge?	1	There are no designated areas of refuge.
82.00	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?	2	This school meets only a few of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room, access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	3	The emergency lighting system is in fair condition.
84.00	Does the district/school have a backup generator?	N/A	This question is not applicable to the school.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	This question is not applicable to the school.
84.20	Is fuel stored as required by code? Describe condition.	N/A	There is no fuel storage area that is controlled by the school.
85.00	Does the school have fire extinguishers located as required by code?	3	There are fire extinguishers located in various places; however, not within the required space of a 75 foot distance.
86.00	Is the school provided with a sprinkler system?	2	The school is only partially sprinkled. Only the 2000 remodel is sprinkled.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	3	The fire alarm system was installed in 2008 in the main building and it meets codes.
87.10	Is the alarm monitored?	1	The alarm system is monitored.

Revised

Task No	Task Description	Score	Comments
87.20	Describe the type age and condition of the fire alarm system.	3	The alarm system was installed in 2008. There is no fire alarm system in Industrial Arts building.
88.00	Will thermal imaging be used to evaluate building systems? If yes describe building components to be evaluated. I.e. roofs, windows, exterior walls, electrical switch gear, etc.	N/A	Excluded from scope of work
89.00	Will photographs be taken of facility deficiencies found?	N/A	Yes, photos are included with deficiencies.
90.00	Include exterior photographs of all district owned facilities, North, East, West, and South.	N/A	Yes, photos are included with all buildings.
91.00	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database	N/A	Existing .pdf files of floor plans are collected when available.
92.00	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Facilities are listed in the COMET facility tree.
93.00	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main GSF: 103,208 2000 Add GSF: 27,406 Industrial Arts/Ag GSF: 6,000 Total Roof GSF: 129,100
94.00	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.	N/A	Main: built 1923 (88 years old) 2000 Add: built 2000 (11 years old) Industrial Arts/Ag: built 2000 (11 years old)
95.00	List Grades Attending School.	N/A	The school serves grades PK-12.
96.00	List number of building stories.	N/A	Main: 2 2000 Add: 2 Industrial Arts/Ag: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	There is a partial basement.
100.10	Does the foundation or basement walls have any observable cracks?	4	The foundation wall is in good condition with only hairline cracks.
101.00	Is the school constructed on a slab on grade?	N/A	Yes, the school is constructed on a slab on grade.
101.10	Does the slab on grade show signs of heaving or cracking?	3	The slab is in fair condition and shows no signs of heaving or cracking.
101.20	If visually possible from the exterior, note whether the slab is post tensioned.	N/A	It is not visually possible to see whether the slab is post-tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Yes, the exterior walls are bearing.
102.10	What materials are the exterior/interior walls constructed of?	N/A	The exterior/interior bearing walls are constructed of CMU.
102.20	Are there any observable cracks or other areas of failure in respect to the walls?	3	There are no cracks visible.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	The exterior finish has expansion joints.

Revised

Task No	Task Description	Score	Comments
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	The exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	The exterior walls are in fair condition.
104.00	What is the school's structural system?	N/A	The building structural system is load bearing CMU walls.
104.20	Describe the condition of the school's structural system.	3	The school's structural system is in fair condition.
105.00	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?	N/A	The exterior walls are veneered with brick.
105.20	Describe condition of veneer.	3	The veneer is in fair condition.
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	The interior corridor walls are typically brick veneer.
106.10	Describe condition of interior corridor walls.	3	Corridor walls are in fair condition.
107.00	What are interior walls, other than corridors, constructed of?	N/A	The interior walls are constructed with drywall on metal studs.
107.10	Describe condition of the interior walls and veneering.	3	The interior walls and brick veneering and paint finish are in fair condition.
108.00	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?	N/A	The roof assembly is wood joists and wood planking in elementary school and metal joists and metal deck in Jr/Sr HS, 2000 remodel and Mitchell Event Center.
108.10	Describe the condition of the school's ceiling/roof assembly.	3	The ceiling/roof assembly is in fair condition.
109.00	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?	N/A	The flooring construction is concrete.
109.10	Describe the condition of the school's ceiling/floor assembly.	3	The floor assembly is in fair condition.
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more)?	N/A	The school has flat roofing in some areas and steep sloping in others.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	Roofing is a combination of standing seam metal roofing and EPDM.
110.20	What is the approximate age of the roof covering?	N/A	The roofing was installed in 2000.
110.30	Is water draining positively with water being removed off?	3	The roof is draining and a fair amount of water is being removed. Snow on standing seam roofing blocks water from coming off.
110.40	What is the condition of the roof covering?	3	The roof is in fair condition.
111.00	Building systems		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	The original building has condensing units and AHU's. The 1979 Activity Center has hot water circulation through fan coils and AHU's. Cooling is by evaporative coolers. Mitchell Events Center has terminal package units. Industrial Arts building has radiant heat and no cooling.

Revised

Task No	Task Description	Score	Comments
112.10	What is the approximate age of the HVAC system?	N/A	HVAC system was replaced in 2000 in the original building. It is original in the Activity Center. HVAC system was installed in 2000 in 2000 remodel and in Mitchell Event Center.
112.20	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.	4	The HVAC system provides a good level of fresh air in the school with CO2 levels at approximately 300 ppm.
112.30	How is the fresh air controlled?	N/A	The fresh air is controlled by outside air dampers.
112.40	How many zones are there?	N/A	There are 67 zones.
114.00	What is the air quality for carbon dioxide?	4	The level of carbon dioxide is good, as measured at time of visit, being between 350 ppm and 750 ppm.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	5	At the time of visit the air quality for carbon monoxide in boiler rooms or at air supply ducts tested at less than 2 ppm.
116.00	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?	5	Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code.
116.10	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5	The current electrical configuration has room for additional electrical capacity.
116.20	Is power single or three phase?	N/A	The power is 3-phase.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system was installed in 1960 in the old sections of the building. It is beyond its expected life. Electrical system was installed in 2000 in new parts of the building.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	4	This is a remodeled building with some areas still using extension cords due to limited outlets.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	1	Extension cords and multiple outlet power adaptors are used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	The lighting is T-8 lamps.
118.10	Describe condition of the lighting in the school.	2	The lighting in the school is in fair condition, but the system is beyond its expected life.
119.00	Do current lighting levels meet electrical lighting codes?	5	The current lighting levels meet electrical lighting codes.
119.10	Describe lighting levels.	4	The lighting levels in the school are good and are = 60-70 fc.
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are no odors in the school suggesting that the sewer lines are in fair condition, but the system is beyond its expected life.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	N/A	
120.20	Are plumbing fixtures equipped with low flow water saving devices?	1	The plumbing fixtures are not equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	2	The system and fixtures are beyond their expected life.

Revised

Task No	Task Description	Score	Comments
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	N/A	
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	5	The water test was completed and within standards (Lead = negative, copper = 1.3 ppm).
122.00	What is the condition of the school's water treatment system?	N/A	There is no water treatment system.
123.00	Building security		
124.00	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?	5	AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities.
125.10	Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9?	5	AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines (Exhibit C - 3.9)
125.20	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?	1	This is a building that has been remodeled and expanded several times. Sightlines do provide hiding places. School has practiced event drills.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	5	AGREE: Facilities are equipped with closed circuit video and key card or keypad building access.
128.00	Hazardous materials		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, in addition to ones already reported, was readily observable at time of visit.
129.10	Are hazardous materials safely managed?	5	No hazardous material is stored on site and/or any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security.
129.20	Is there an updated copy of the Asbestos Management Plan on file?	5	All documentation regarding asbestos management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff.
130.00	Building sanitation		

Revised

Task No	Task Description	Score	Comments
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	4	The school's wet areas and food preparation and storage areas meet most of the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 fc at food prep area; 20 fc at 30" in all other areas, except storage (10 fc at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; and only items stored in area are related to operation and maintenance of food retail.
131.10	Please list deficiencies in relation to major clean and sanitary non-compliance issues.	N/A	No major deficiencies were found.
132.00	Chemical Storage/Science Labs/Shops		
133.00	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?	5	AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x)
134.00	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?	1	The programs are housed in older building without many of the elements identified in the guidelines. Fire extinguisher and master shut-offs were present.
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	1	No nurse station or dedicated bathroom.
136.00	Does the facility provide the educational programs recommended in the CDE Construction Guidelines and listed below? If so are the facilities adequate in size and quality to meet program needs based on the CDE Construction Guidelines?		
137.10	Does the school have daylight with views in all learning areas?	4	A few interior areas do not have natural light.
137.20	Learning style variety	5	AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities.
137.30	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5	All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas.

Revised

Task No	Task Description	Score	Comments
138.00	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)	5	AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
139.10	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?	N/A	
139.20	Preschool Adjacencies	N/A	
139.30	Preschool Storage/Fixed Equipment	N/A	
140.10	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	N/A	
141.20	Special Ed Adjacencies	N/A	
141.30	Special Ed Storage/Fixed Equipment	N/A	
142.10	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
142.20	General Classroom Adjacencies	5	All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music).
142.30	General Classroom Storage/Fixed Equipment	5	All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	5	Small numbers of students use small areas within the schools as needed.
143.20	Special Programs Adjacencies	5	All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces.
143.30	Special Programs Storage/Fixed Equipment	5	All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment.
144.10	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
144.20	Music Adjacencies	5	All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school.

Revised

Task No	Task Description	Score	Comments
144.30	Music Storage/Fixed Equipment	5	All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment.
146.10	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
146.20	Art Adjacencies	5	All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
146.30	Art Fixed Equipment	5	All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent.
147.10	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
147.20	Computer Lab Adjacencies	5	All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
147.30	Computer Lab Fixed Equipment	5	All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	5	AGREE: The school has a resource area (career center) for students to access materials and research higher education opportunities. Space meets school expectations and requirements.
149.10	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	3	Ag welding and woods programs are offered. Ag welding space has only three stations.
149.20	CTC Adjacencies	5	All, or nearly all of the career & technical ed spaces are near the other academic programs. The technology lab spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
149.30	CTC Storage/Fixed Equipment	2	The shops do not meet the guidelines of having adequate casework, storage, whiteboards, lighting and technology equipment.
150.10	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	5	All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.).

Revised

Task No	Task Description	Score	Comments
150.30	Library Storage/Fixed Equipment	5	All ,or nearly all, of the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment.
151.10	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	N/A	
151.20	Distance Learning Adjacencies	N/A	
151.30	Distance Learning Storage/Fixed Equipment	N/A	
152.10	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
152.20	PE Adjacencies	5	All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces.
152.30	PE Storage/Fixed Equipment	5	All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.).
152.40	Does school have dance program and appropriate space for program	N/A	
156.10	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	4	Dressing rooms are nearby bathrooms and there is no set shop, but school wood shop could be used.
156.20	Performing Arts/Auditorium Adjacencies	5	All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building.
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	3	The school auditorium is in the old gym and has few of the modern guideline features. Meets local guidelines.
157.10	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
157.20	Administration Adjacencies	5	All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas.
157.30	Administration Storage/Fixed Equipment	5	All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment.

Revised

Task No	Task Description	Score	Comments
157.40	Student Restrooms	5	All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional.
157.50	Cafeteria	5	All or nearly all of the cafeteria spaces (cafeteria table and chair storage etc.) are sized correctly. Circulation and routing are good. They are acoustically isolated have appropriate storage and seating.
157.60	Food Prep	5	All or nearly all of the food prep spaces (kitchen freezer cooler storage office etc.) are sized correctly. They are acoustically isolated have provisions for pickup and delivery _ have adequate storage utilities and fixed equip.
158.10	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
158.20	Science Labs Adjacencies	5	All, or nearly all of the science spaces are near the other academic programs. The science spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.).
158.30	Science Labs Storage/Fixed Equipment	5	All, or nearly all of the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. The flooring is a VCT or tile.
160.00	Interior walls finishes? Describe type and condition.	4	The interior wall finishes are in good condition with only some cosmetic deficiencies (describe type of wall finish).
161.00	Interior flooring? Describe type and condition.	2	The interior flooring is carpet and tiles. It is beyond its expected life.
162.00	Interior ceilings? Describe type and condition.	2	The interior ceilings are 1x1 acoustical tiles and painted finish. The tiles are stained and are beyond their expected life.
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	Exterior doors are wood and metal doors with metal frames. They are in fair condition.
163.10	What is condition of weather stripping and caulk?	3	Most weather stripping and caulking are in fair condition.
163.20	How many exterior doors are there?	N/A	There are 50 exterior doors.
164.00	Interior doors and frames? Describe type and condition.	3	Interior doors and frames are wood doors with wood frames. They are in fair condition.
165.00	Windows/glazing? Describe type and condition.	3	Windows are aluminum single and double paned windows. Most of them are operable.
166.00	Is the facility equipped with the technology listed below as recommended in the CDE Construction Guidelines?		
167.00	Deleted per JO and DC 3-26-09 Original Question: Does the districts administrative software include individual education program (IEP) individual learning programs (ILP) or personal learning plans (PLP)?	N/A	
168.00	Telephone system? Describe type and condition.	2	Telephone system is digital with an acceptable to mediocre performance.

Revised

Task No	Task Description	Score	Comments
169.00	Video distribution system? Describe type and description.	3	New units to provide streaming video are on hand but have not been installed in all areas yet Installation is underway.
170.00	Does the school have a data/network system?	5	All, or nearly all computers are connected to the local area network.
171.10	Is the school facility protected to maintain business continuity with emergency power backup?	5	AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data.
171.20	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?	1	There is air conditioning in place, but no redundancy.
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	Local and remote for critical data. The remote system can provide access with laptops if needed to retrieve critical data.
171.40	Where are data backups stored?	5	Hard drive system and tapes as well.
172.00	Deleted Per Darryl in 3/17/09 Meeting Original Question: Central public address system? Describe type and condition.	N/A	
173.10	Is the school connected to the internet? How is it connected?	3	Older building, local guidelines use DSL.
173.20	Does the school have wireless internet access throughout?	3	About 10% of school with wireless e.g. cafeteria, gym, and few areas in main building
174.10	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?	1	
174.20	Do the buildings have high speed drops or wireless?	2	Only about ten percent of building has wireless as reported by Tech Director
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	Surfcontrol transitioning to websense.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	5	All staff have voicemail, but few phones in classrooms per local guidelines.
177.00	Does the facility incorporate High Performance Design techniques as recommended in the CDE Construction Guidelines? Is the building envelope tight and generally provide for energy conservation?		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	School contracts with GOEDUSTAR.com to provide information on grades attendance schedules, but all staff are not at a readiness level and system is not fully operational.

Revised

Task No	Task Description	Score	Comments
178.10	Is the school energy efficient? (Btus/SF/Yr)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
178.20	Is the school water efficient? (Gals/SF/Student)	5	This school's score ranks high on the water efficiency scale. This score indicates that the school employs extensive and effective water efficiency practices and that water efficient equipment and its efficient operation are in place.
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	5	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively low life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	4	The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively average impact on the environment.
182.00	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?	1	The school does not reduce the demand on the community infrastructure; it is not densely developed and does not attempt water use efficiency.
183.00	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?	2	Parking appears to exceed the guidelines for parking count but partially addresses the heat island effect.
184.00	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)	5	The school uses energy efficient equipment throughout the facility.
184.10	Does the building utilize renewable energy strategies?	1	The school does not incorporate wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	5	The school meters all utilities and has the ability to sub meter selected systems.
186.00	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?	1	The school appears not to increase the community HPD knowledge through educational displays.
187.00	What are exterior walls insulated with? Describe age type and condition. Condition Score	N/A	Exterior wall insulation could not be determined at time of visit.

Revised

Task No	Task Description	Score	Comments
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	There is an unshaded south facing wall. Approximately 6,000 square feet receives direct sunlight.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 15-30% of the area of the elevations.
190.00	Is the school site located to encourage use of bicycling walking and mass transportation?	4	The school location is convenient to public transportation in addition to encouraging most people to walk and cycle.
191.00	Is the school used jointly with the community?	5	The school facilities are used by the community.
191.10	What are the typical community uses of the building?	N/A	The school is typically used for recreational programs, Morgan community classes and meetings.
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	The school is available for community use approximately four to six hours a day, year round.
192.00	How many exit doors are there?	N/A	There are 50 exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3	The school is oriented to take limited advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	3	The building receives natural light through windows and skylights; the sources of natural light are in fair condition.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	5	The building has new energy efficient fixtures throughout.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	4	Yes, the site lighting has minimal impact at night on neighboring properties.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	1	The mechanical system was not commissioned or retro-commissioned during the last decade or longer and/or it lacks a third party certification by CO-CHPS or LEED.
198.00	What are exterior walls insulated with? Describe age type and condition. Energy Score	1	There are observable or anecdotal data available regarding exterior wall insulation to infer that the walls are uninsulated.
199.00	Are corridor walls insulated for sound? Describe age type and condition.	N/A	The presence or type of corridor wall insulation could not be determined at time of visit.
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	N/A	The presence or type of wall insulation could not be determined at time of visit.
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	N/A	It could not be determined if the floor/ceiling assembly is insulated for sound at time of visit.
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	N/A	The presence or type of roof insulation could not be determined at time of visit.
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	3	The windows are single and double pane in fair condition.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	4	Most windows are fully operable and easy to operate. They are often used to control temperature and ventilation.
203.20	Describe condition of caulking	3	Window caulking is in fair condition.

Revised

Task No	Task Description	Score	Comments
204.00	Are school wastes reclaimed?	1	As of time of visit, the school does not have a plan in place to approach "zero waste" and has achieved only a marginal amount of the following goals: re-use, reduction recycling and composting; building waste has been identified, such as gray water and reused; and use of heat recovery units.
205.00	Does the site incorporate responsible storm water management and treatment design?	1	Only a marginal amount of features of the site incorporate responsible storm water management and treatment design and/or their incorporation into the site is not readily evident.
206.00	Are there entry vestibules at the main school entrances?	4	There are entry vestibules at main entrances, including floor mats and other systems to reduce tracking dirt into the structure.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	3	At the time of visit, the school has delineated some energy management procedures that are revised periodically and with which most key personnel are familiar; some of these procedures are being implemented.
208.00	Does the district/school have preventative maintenance procedures in place?	3	At the time of visit, the school has some preventive maintenance procedures with which most key personnel are familiar; some procedures are being implemented on schedule.
209.00	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.	N/A	The database has been uploaded.
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?	2	The school has limited potential to qualify as being of historic significance; it displays few or none of the following traits: over 50 years old, work of a notable architect, linked to a historic event or person, exhibits use of historical materials, styles and forms and exhibits historic construction techniques.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1923, 0 years remaining Main: Built 1923, 0 years remaining 2000 Add: Built 2000, 39 years remaining Industrial Arts/Ag: Built 2000, 39 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$39,341,927
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=28.98%

Revised

Glossary

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

Revised

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

Revised

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

Revised