

# Draft School Assessment Report



District: Archuleta County 50 JT

School: Pagosa Springs JHS

Date: Dec 12, 2009

# Draft

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# Draft

## Executive Summary

### School Name: Pagosa Springs JHS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	76,114
Replacement Value:	\$20,014,219
Condition Budget:	\$8,679,997
Total FCI:	TBD
Energy Budget:	\$0
Suitability Budget:	\$0
Total RSLI:	TBD
Total CFI:	TBD
Condition Score:	TBD
Energy Score: (20%)	TBD
Suitability Score: (40%)	TBD
School Score:	TBD



## 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.

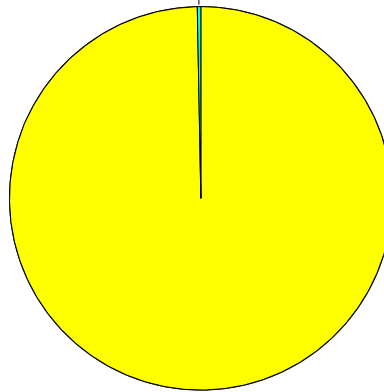
Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	3%	1.24%	\$25,726
B30 Roofing	65%	0.00%	\$0
C10 Interior Construction	8%	25.89%	\$320,394
C30 Interior Finishes	0%	110.00%	\$2,846,622
D20 Plumbing	11%	15.02%	\$146,802
D30 HVAC	2%	85.56%	\$3,895,636
D40 Fire Protection	23%	2.63%	\$12,924
D50 Electrical	11%	22.57%	\$524,831
E10 Equipment	0%	110.00%	\$136,787
E20 Furnishings	0%	110.00%	\$118,715
G20 Site Improvements	54%	42.89%	\$316,626
G30 Site Mechanical Utilities	12%	80.93%	\$152,928
G40 Site Electrical Utilities	5%	63.88%	\$182,006
		<b>Total:</b>	<b>\$8,679,997</b>

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### Condition Deficiency Priority

Building /Site	GSF	FCI	Condition Budget					Total
			Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
Site		TBD	\$0	\$0	\$651,561	\$0	\$0	\$651,561
Main	30,266	TBD	\$0	\$0	\$3,298,325	\$0	\$0	\$3,298,325
1983 Add	45,848	TBD	\$0	\$25,726	\$4,704,385	\$0	\$0	\$4,730,111
<b>Total:</b>	<b>76,114</b>	<b>TBD</b>	<b>\$0</b>	<b>\$25,726</b>	<b>\$8,654,271</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,679,997</b>

2 - Potentially Critical-12 months \$25,726



3 - Necessary- 2-5 Yrs \$8,654,271

**School Condition Budget: \$8,679,997**

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## Suitability Budget Summary

### Educational Suitability Budget Calculation

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

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

### Suitability Narrative:

The Pagosa Springs Junior High school serves students in the seventh and eighth grades. It was built in 1954 and had a major addition in the 1980's. The school provides a cafeteria, library, gymnasium, music and art rooms for the adjacent intermediate school.

Group	Space Category	Appendix 1 Criteria	Score
Academic Spaces	Art	146.1 - Guidelines	3
		146.2 - Adjacencies	5
		146.3 - Storage\Fixed Equip.	3
	Chemicals & Hazardous Materials	133 - Chemical Storage	1
		135 - Emergency Nurse Station	5
	Computer Labs	147.1 - Guidelines	3
		147.2 - Adjacencies	5
		147.3 - Storage\Fixed Equip.	3
	General Classrooms	142.1 - Guidelines	3
		142.2 - Adjacencies	5
		142.3 - Storage\Fixed Equip.	2
	Library - Multimedia Center (LMC)	150.1 - Guidelines	5
		150.2 - Adjacencies	4
		150.3 - Storage\Fixed Equip.	3
	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	1	
	156.2 - Adjacencies	1	
	156.3 - Storage\Fixed Equip.	1	
Science	158.1 - Guidelines	5	
	158.2 - Adjacencies	5	
	158.3 - Storage\Fixed Equip.	5	
Secondary	134 - Science Lab & Shop Safety	5	

Group	Space Category	Appendix 1 Criteria	Score	
Academic Spaces	Secondary	148 - Guidance & Career Ctr	1	
	Special Education	141.1 - Size	5	
		141.2 - Adjacencies	5	
		141.3 - Storage\Fixed Equip.	4	
	Special Programs	143.1 - Size	2	
		143.2 - Adjacencies	5	
		143.3 - Storage\Fixed Equip.	2	
	Administrative/Support	Administration	157.1 - Guidelines	4
			157.2 - Adjacencies	4
157.3 - Storage\Fixed Equip.			5	
Suitability		157.4 - Restrooms (Student)	3	
		157.5 - Cafeteria	3	
		157.6 - Food Prep	4	
Fields/Courts	Football Fields	4.1 - Guidelines	1	
	Practice Fields	10.1 - Guidelines	2	
	Soccer Fields	9.1 - Guidelines	1	
	Tracks	5.1 - Guidelines	1	
Learning Environment	School Climate	137.1 - Natural Light	1	
		137.2 - Learning Style Variety	1	
		137.3 - Acoustics	2	
		138 - CAP4K & NCLB	5	
Site Circulation	Parking	18.1 - Staff & Visitor Parking	5	
		18.2 - Staff & Visitor Parking Lots	5	
		18.3 - Staff & Visitor ADA	1	
		18.4 - Staff & Visitor Guidelines	2	
		18.6 - Main Entry	1	
		Signage and Way Finding	43.1 - Site Way Finding Signage	3
	43.2 - Traffic Signage		1	
	Site Circulation	Site Circulation	16.1 - Bus Zone	1
			16.2 - Bus Separation	1
			16.3 - Pedestrian Traffic	3
		Site Circulation	17.1 - Parent Traffic	1
			17.2 - Parent Routing	1
			17.4 - Parent Separation	2
			20 - Delivery Separation	1
		Site Circulation	21.1 - Sidewalks	5
			22 - Bicycle Storage	5
			23 - Fire Lane	1
	Site Security	Site Security	65.1 - Fencing	5
			65.2 - Gates	1
Site Security		125.1 - Controlled Access	5	
		125.2 - Ease of Supervision	1	
Technology Infrastructure	Technology Readiness	117 - Electrical Power	5	
		124 - Event Alert Notification	5	
		127 - Bldg Access	1	
		169 - Video Distribution	3	

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Group	Space Category	Appendix 1 Criteria	Score
Technology Infrastructure	Technology Readiness	170 - LAN Connectivity	5
		171.1 - Backup Power	5
		171.3 - Data Backups	5
		171.4 - Data Backup Storage	5
		173.1 - WAN Backbone	5
		173.2 - Wireless	1
		174.2 - Drops	5
		176.1 - Internet Access Control	5
		176.2 - Email Control	5
		176.3 - Phone Control	1
		176.4 - Website Control	5

Pagosa Springs JHS Suitability Budget Total: \$0

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## Site

### Site Summary

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



Site Acreage	4.6 (Shared Site with Int School)	Condition Budget:	\$651,561
Replacement Value:	\$1,212,069	Total FCI:	TBD
		Total RSLI:	TBD
		Condition Score:	TBD

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## 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	54%	42.89%	\$316,626
G30 Site Mechanical Utilities	12%	80.93%	\$152,928
G40 Site Electrical Utilities	5%	63.88%	\$182,006
		<b>Total:</b>	<b>\$651,561</b>

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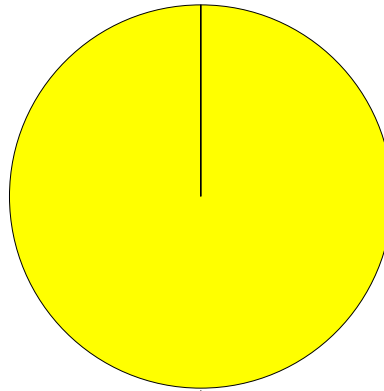
## Site Deficiencies Budget Detail

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	\$1.41	50	2004	2054	\$138,047	90%	0.00%	\$0
G2020	Parking Lots	\$2.51	50	2004	2054	\$245,743	90%	0.00%	\$0
G2030	Pedestrian Paving	\$0.68	50	2004	2054	\$66,576	90%	0.00%	\$0
G2040	Site Development	\$0.65	30	1979	2009	\$63,639	0%	110%	\$70,002
G2050	Landscaping	\$2.29	10	1999	2009	\$224,203	0%	110%	\$246,624
G3010	Water Supply	\$0.38	50	1954	2004	\$37,204	0%	110%	\$40,924
G3020	Sanitary Sewer	\$1.04	50	1954	2004	\$101,822	0%	110%	\$112,004
G3030	Storm Sewer	\$0.51	50	1983	2033	\$49,932	48%	0.00%	\$0
G4010	Electrical Distribution	\$1.22	30	1983	2013	\$119,445	13%	0.00%	\$0
G4020	Site Lighting	\$1.14	30	1954	1984	\$111,612	0%	110%	\$122,773
G4030	Site Communication and Security	\$0.55	30	1954	1984	\$53,848	0%	110%	\$59,233
Total		\$12.38				\$1,212,069	37%	TBD	\$651,561

## Site Deficiency Priority

Site Deficiencies by Priority:



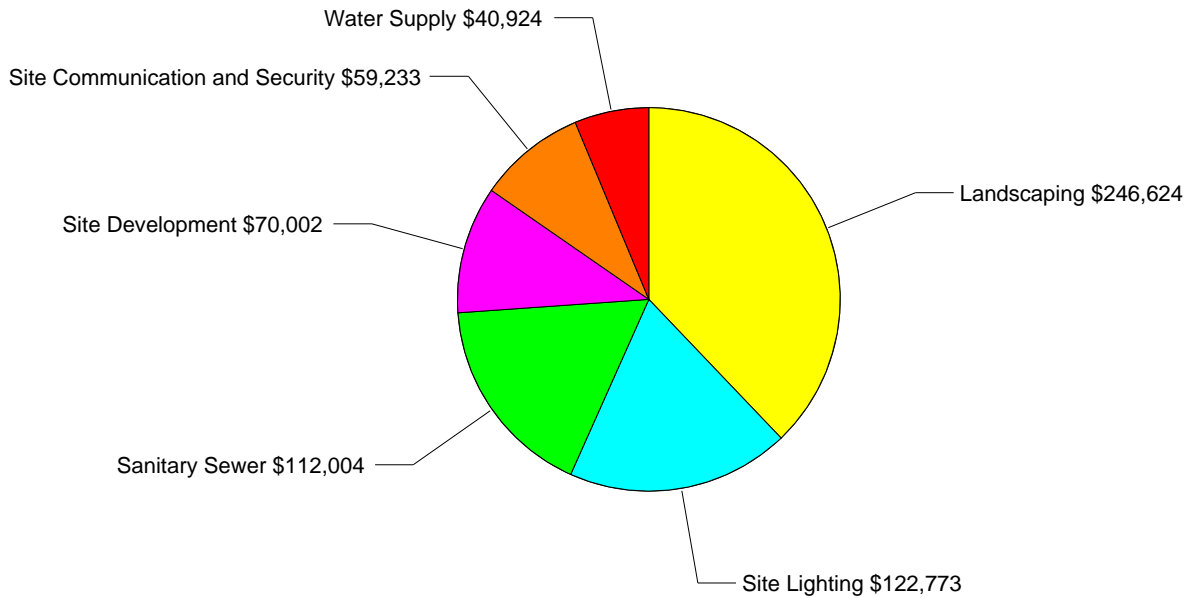
3 - Necessary- 2-5 Yrs \$651,561

**Site Condition Budget: \$651,561**

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## 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: \$651,560**

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## 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.

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**System:** G2010 - Roadways

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 50-year service life. Based on the assessment, it is expected to expire in 2054.

**Recommendation:** No action is required.

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**System:** G2020 - Parking Lots

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 50-year service life. Based on the assessment, it is expected to expire in 2054.

**Recommendation:** No action is required.

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**System:** G2030 - Pedestrian Paving

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2004. It has a 50-year service life. Based on the assessment, it is expected to expire in 2054.

**Recommendation:** No action is required.



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**System:** G2040 - Site Development

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

**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:** \$70,002

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**System:** G2050 - Landscaping

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1999. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.

**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:** \$246,624



**System:** G3010 - Water Supply

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 50-year service life which expired in 2004.

**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:** \$40,924

**System:** G3020 - Sanitary Sewer

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 50-year service life which expired in 2004.

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

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**Deficiency**

Location: Site  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$112,004

System: G3030 - Storm Sewer

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 50-year service life. Based on the assessment, it is expected to expire in 2033.

Recommendation: No action is required.

System: G4010 - Electrical Distribution

Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: G4020 - Site Lighting

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: Site  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The site has no lighting and the system should be installed.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$122,773



System: G4030 - Site Communication and Security

Analysis: The system is missing.

Recommendation: The system should be installed.

**Deficiency**

Location: Site  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The site has no video surveillance or bollards to stop forced vehicle entry and the systems should be installed.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$59,233

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## Buildings

### Building Name: Main

Year Built: 1954  
Gross Area (SF): 30,266

The Pagosa Springs Junior High School is a 1-story building located on 309 Lewis Street, in Pagosa Springs, Colorado. There has been an addition and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

### Building Condition Budget Summary

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

Uniformat Classification	RSLI	SCI	Condition Budget
A10 Foundations	0%	0.00%	\$0
B10 Superstructure	0%	0.00%	\$0
B20 Exterior Enclosure	0%	0.00%	\$0
B30 Roofing	65%	0.00%	\$0
C10 Interior Construction	8%	24.90%	\$127,188
C30 Interior Finishes	0%	110.00%	\$1,175,526
D20 Plumbing	9%	27.71%	\$111,771
D30 HVAC	2%	85.56%	\$1,608,908
D40 Fire Protection	23%	2.50%	\$5,139
D50 Electrical	11%	22.56%	\$216,691
E10 Equipment	0%	110.00%	\$53,102
		<b>Total:</b>	<b>\$3,298,325</b>

### Building Condition Budget Detail

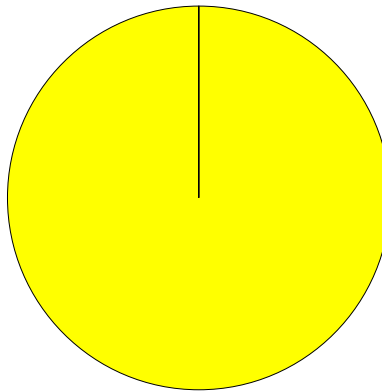
Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.83	100	1954	2054	\$382,693	-	0.00%	\$0
A1020	Special Foundations	\$0.40	100	1954	2054	\$15,572	-	0.00%	\$0
A1030	Slab on Grade	\$7.25	100	1954	2054	\$282,251	-	0.00%	\$0
B1020	Roof Construction	\$13.62	100	1954	2054	\$530,242	-	0.00%	\$0
B2010	Exterior Walls	\$15.39	100	1954	2054	\$599,150	-	0.00%	\$0
B3010	Roof Coverings	\$14.58	20	2002	2022	\$567,616	65%	0.00%	\$0
B3020	Roof Openings	\$0.57	30	2002	2032	\$22,191	77%	0.00%	\$0
C1010	Partitions	\$6.29	40	1954	1994	\$244,877	-	0.00%	\$0
C1020	Interior Doors	\$3.86	40	1983	2023	\$150,274	35%	0.00%	\$0
C1030	Fittings	\$2.97	20	1983	2003	\$115,626	0%	110%	\$127,188
C3010	Wall Finishes	\$5.41	20	1989	2009	\$210,618	0%	110%	\$231,679
C3020	Floor Finishes	\$12.21	20	1989	2009	\$475,349	0%	110%	\$522,884
C3030	Ceiling Finishes	\$9.83	20	1989	2009	\$382,693	0%	110%	\$420,963
D2010	Plumbing Fixtures	\$6.56	30	1983	2013	\$255,388	13%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.79	30	1983	2013	\$30,756	13%	0.00%	\$0
D2030	Sanitary Waste	\$2.04	30	1954	1984	\$79,420	0%	110%	\$87,362

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Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D2040	Rain Water Drainage	\$0.40	30	1983	2013	\$15,572	13%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.57	20	1954	1974	\$22,191	0%	110%	\$24,410
D3020	Heat Generating Systems	\$4.05	30	1979	2009	\$157,671	0%	110%	\$173,438
D3040	Distribution Systems	\$10.73	30	1983	2013	\$417,731	13%	0.00%	\$0
D3050	Terminal & Package Units	\$30.12	15	1954	1969	\$1,172,606	0%	110%	\$1,289,867
D3060	Controls & Instrumentation	\$2.61	20	1983	2003	\$101,610	0%	110%	\$111,771
D3070	Systems Testing & Balance	\$0.79	30	1979	2009	\$30,756	0%	110%	\$33,831
D4010	Sprinklers	\$4.49	30	1983	2013	\$174,801	13%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	1994	2009	\$4,672	0%	110%	\$5,139
D4090	Other Fire Protection Systems	\$0.66	15	2008	2023	\$25,695	93%	0.00%	\$0
D5010	Electrical Service/Distribution	\$4.09	30	1983	2013	\$159,228	13%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$14.95	30	1983	2013	\$582,021	13%	0.00%	\$0
D5030	Communications and Security	\$5.06	20	1983	2003	\$196,992	0%	110%	\$216,691
D5090	Other Electrical Systems	\$0.57	15	1999	2014	\$22,191	33%	0.00%	\$0
E1090	Other Equipment	\$1.24	20	1954	1974	\$48,275	0%	110%	\$53,102
Total		\$192.05				\$7,476,728	13%	TBD	\$3,298,325

### Building Deficiency Priority

#### Deficiencies by Priority:



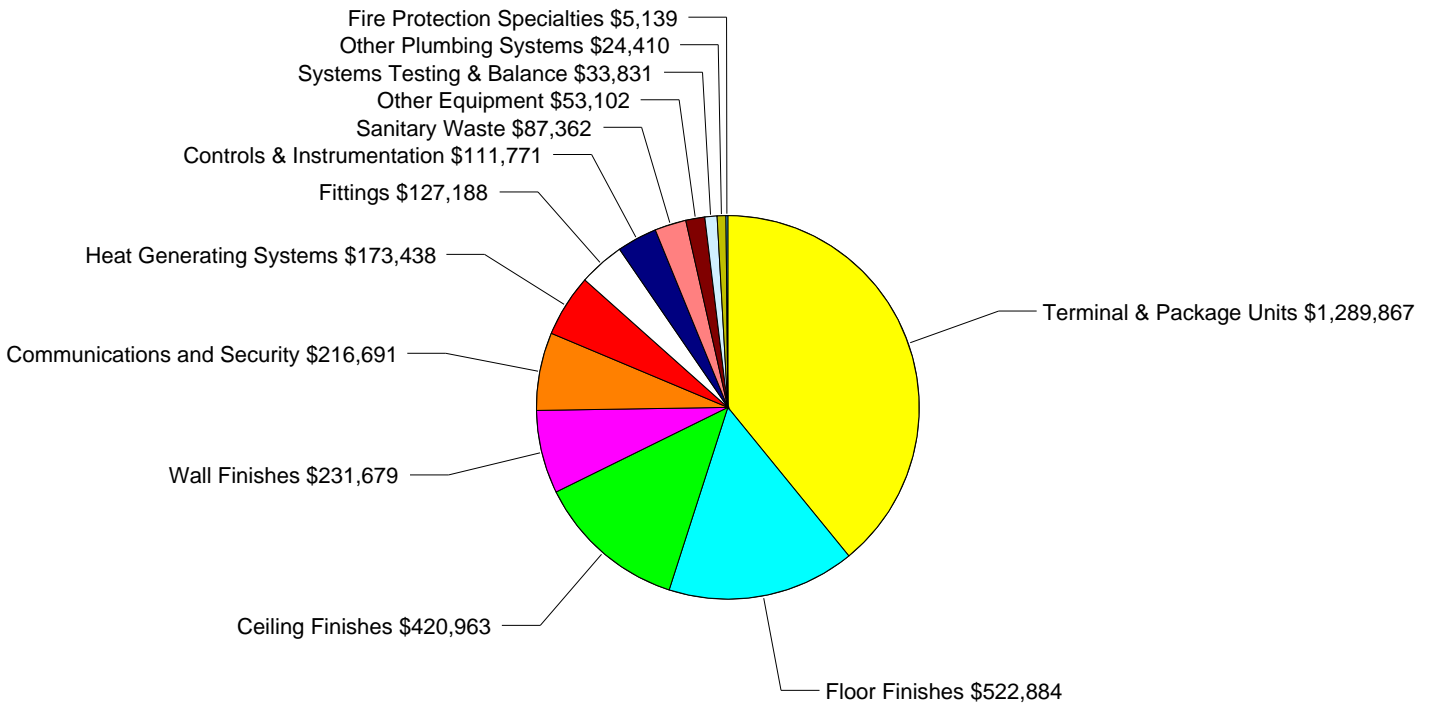
3 - Necessary- 2-5 Yrs \$3,298,325

**Main Condition Budget: \$3,298,325**

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## 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: \$3,298,325**

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## Building Condition Deficiencies Narrative

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**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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

**Recommendation:** No action is required.

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**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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

**Recommendation:** No action is required.

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**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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

**Recommendation:** No action is required.

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**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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

**Recommendation:** No action is required.

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**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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.

**Recommendation:** No action is required.

Draft

**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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

**Recommendation:** No action is required.

**System:** B3020 - Roof Openings

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2002. It has a 30-year service life. Based on the assessment, it is expected to expire in 2032.

**Recommendation:** No action is required.

**System:** C1010 - Partitions

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable.

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

**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 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023.

**Recommendation:** No action is required.



**System:** C1030 - Fittings

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

**Deficiency**

**Location:** Main

**Distress:** Beyond Expected Life

**Category:** Deferred Maintenance

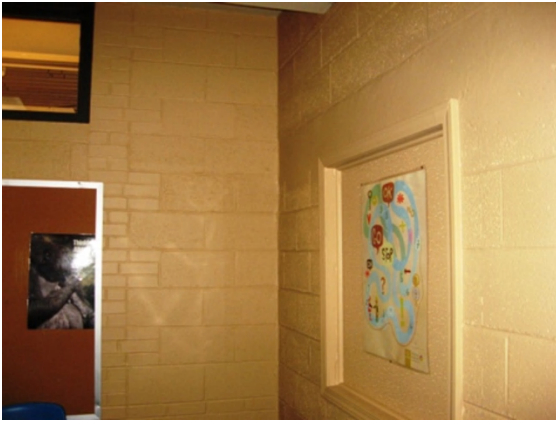
**Priority:** 3 - Necessary- 2-5 Yrs

**Correction:** Renew System

**Qty:** 1-Ea.

**Condition Budget:** \$127,188

Draft



**System:** C3010 - Wall Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

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

**Deficiency**

**Location:** Main  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary- 2-5 Yrs  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Condition Budget:** \$231,679



**System:** C3020 - Floor Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

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

**Deficiency**

**Location:** Main  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary- 2-5 Yrs  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Condition Budget:** \$522,884

**System:** C3030 - Ceiling Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.

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

Draft



**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$420,963

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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System: D2030 - Sanitary Waste

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 30-year service life which expired in 1984.

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: \$87,362

---

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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Draft



**System:** D2090 - Other Plumbing Systems

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 20-year service life which expired in 1974.

**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:** \$24,410



**System:** D3020 - Heat Generating Systems

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

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

**Deficiency**

**Location:** Main  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary- 2-5 Yrs  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Condition Budget:** \$173,438

**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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**Recommendation:** No action is required.

**System:** D3050 - Terminal & Package Units

**Analysis:** The system is missing.

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

Draft

Photo is not available.

**Deficiency**

Location: Main  
Distress: Missing  
Category: Capital Renewal  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The building does not have air conditioning.  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$1,289,867

---



**System:** D3060 - Controls & Instrumentation

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

**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: \$111,771

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**System:** D3070 - Systems Testing & Balance

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

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

Photo is not available.

**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$33,831

---

**System:** D4010 - Sprinklers

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**Recommendation:** No action is required.

Draft



System: D4030 - Fire Protection Specialties

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1994. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$5,139

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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 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.

Recommendation: No action is required.

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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System: D5030 - Communications and Security

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

Draft



**Deficiency**

Location: Main  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$216,691

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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.



System: E1090 - Other Equipment

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 20-year service life which expired in 1974.

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: \$53,102

Draft

**Building Name: 1983 Add**

Year Built: 1983  
Gross Area (SF): 45,848

The Pagosa Springs Junior High 1983 Addition is a 1-story building located on 309 Lewis Street, in Pagosa Springs, Colorado. 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	5%	1.75%	\$25,726
B30 Roofing	65%	0.00%	\$0
C10 Interior Construction	8%	26.59%	\$193,206
C30 Interior Finishes	0%	110.00%	\$1,671,095
D20 Plumbing	12%	6.10%	\$35,031
D30 HVAC	2%	85.56%	\$2,286,728
D40 Fire Protection	23%	2.73%	\$7,785
D50 Electrical	11%	22.57%	\$308,141
E10 Equipment	0%	110.00%	\$83,685
E20 Furnishings	0%	110.00%	\$118,715
		<b>Total:</b>	<b>\$4,730,111</b>

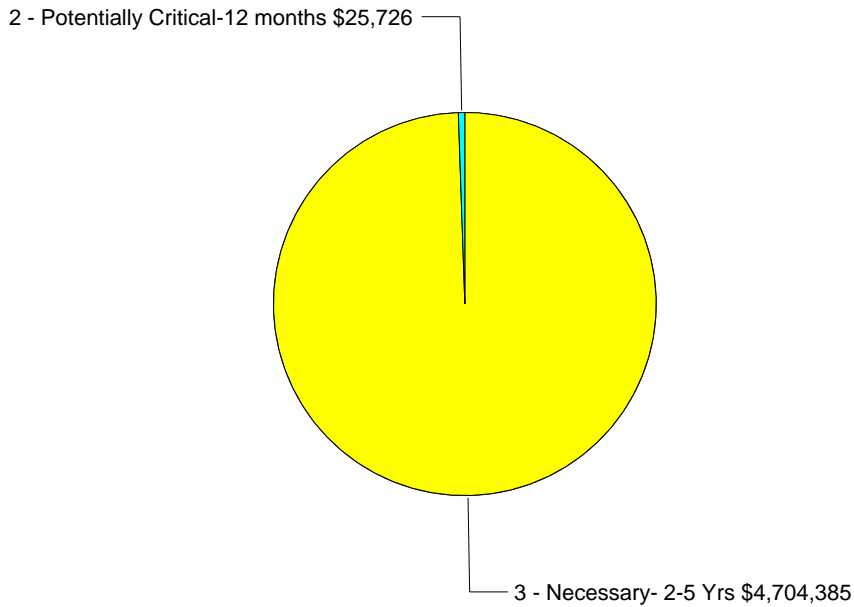
**Building Deficiency Condition Budget Detail**

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
A1010	Standard Foundations	\$9.23	100	1983	2083	\$544,333	-	0.00%	\$0
A1020	Special Foundations	\$0.38	100	1983	2083	\$22,410	-	0.00%	\$0
A1030	Slab on Grade	\$6.81	100	1983	2083	\$401,615	-	0.00%	\$0
B1020	Roof Construction	\$12.79	100	1983	2083	\$754,281	-	0.00%	\$0
B2010	Exterior Walls	\$14.44	100	1983	2083	\$851,589	-	3.02%	\$25,726
B2020	Exterior Windows	\$9.66	30	1983	2013	\$569,692	13%	0.00%	\$0
B2030	Exterior Doors	\$0.81	30	1983	2013	\$47,769	13%	0.00%	\$0
B3010	Roof Coverings	\$13.68	20	2002	2022	\$806,768	65%	0.00%	\$0
C1010	Partitions	\$5.91	40	1983	2023	\$348,538	-	3.69%	\$12,863
C1020	Interior Doors	\$3.63	40	1983	2023	\$214,077	35%	0.00%	\$0
C1030	Fittings	\$2.78	20	1983	2003	\$163,949	0%	110%	\$180,343
C3010	Wall Finishes	\$5.08	20	1983	2003	\$299,589	0%	110%	\$329,548
C3020	Floor Finishes	\$11.45	20	1983	2003	\$675,256	0%	110%	\$742,781
C3030	Ceiling Finishes	\$9.23	20	1983	2003	\$544,333	0%	110%	\$598,766
D2010	Plumbing Fixtures	\$6.16	30	1983	2013	\$363,282	13%	0.00%	\$0
D2020	Domestic Water Distribution	\$0.73	30	1983	2013	\$43,051	13%	0.00%	\$0
D2030	Sanitary Waste	\$1.92	30	1983	2013	\$113,231	13%	0.00%	\$0
D2040	Rain Water Drainage	\$0.38	30	1983	2013	\$22,410	13%	0.00%	\$0
D2090	Other Plumbing Systems	\$0.54	20	1983	2003	\$31,846	0%	110%	\$35,031
D3020	Heat Generating Systems	\$3.80	30	1979	2009	\$224,102	0%	110%	\$246,513
D3040	Distribution Systems	\$10.07	30	1983	2013	\$593,871	13%	0.00%	\$0
D3050	Terminal & Package Units	\$28.27	15	1983	1998	\$1,667,203	0%	110%	\$1,833,923
D3060	Controls & Instrumentation	\$2.45	20	1983	2003	\$144,487	0%	110%	\$158,936
D3070	Systems Testing & Balance	\$0.73	30	1979	2009	\$43,051	0%	110%	\$47,356
D4010	Sprinklers	\$4.11	30	1983	2013	\$242,384	13%	0.00%	\$0
D4030	Fire Protection Specialties	\$0.12	15	1994	2009	\$7,077	0%	110%	\$7,785

Uniformat	System Description	Unit Price	Life	Install Year	Calc Next Renewal	Replacement	RSLI	SCI	Condition Budget
D4090	Other Fire Protection Systems	\$0.61	15	2008	2023	\$35,974	93%	0.00%	\$0
D5010	Electrical Service/Distribution	\$3.83	30	1983	2013	\$225,872	13%	0.00%	\$0
D5020	Lighting and Branch Wiring	\$14.03	30	1983	2013	\$827,409	13%	0.00%	\$0
D5030	Communications and Security	\$4.75	20	1983	2003	\$280,128	0%	110%	\$308,141
D5090	Other Electrical Systems	\$0.54	15	1999	2014	\$31,846	33%	0.00%	\$0
E1020	Institutional Equipment	\$0.12	20	1983	2003	\$7,077	0%	110%	\$7,785
E1090	Other Equipment	\$1.17	20	1983	2003	\$69,000	0%	110%	\$75,900
E2010	Fixed Furnishings	\$1.83	20	1983	2003	\$107,923	0%	110%	\$118,715
Total		\$192.04				\$11,325,421	12%	TBD	\$4,730,111

### Building Deficiency Priority

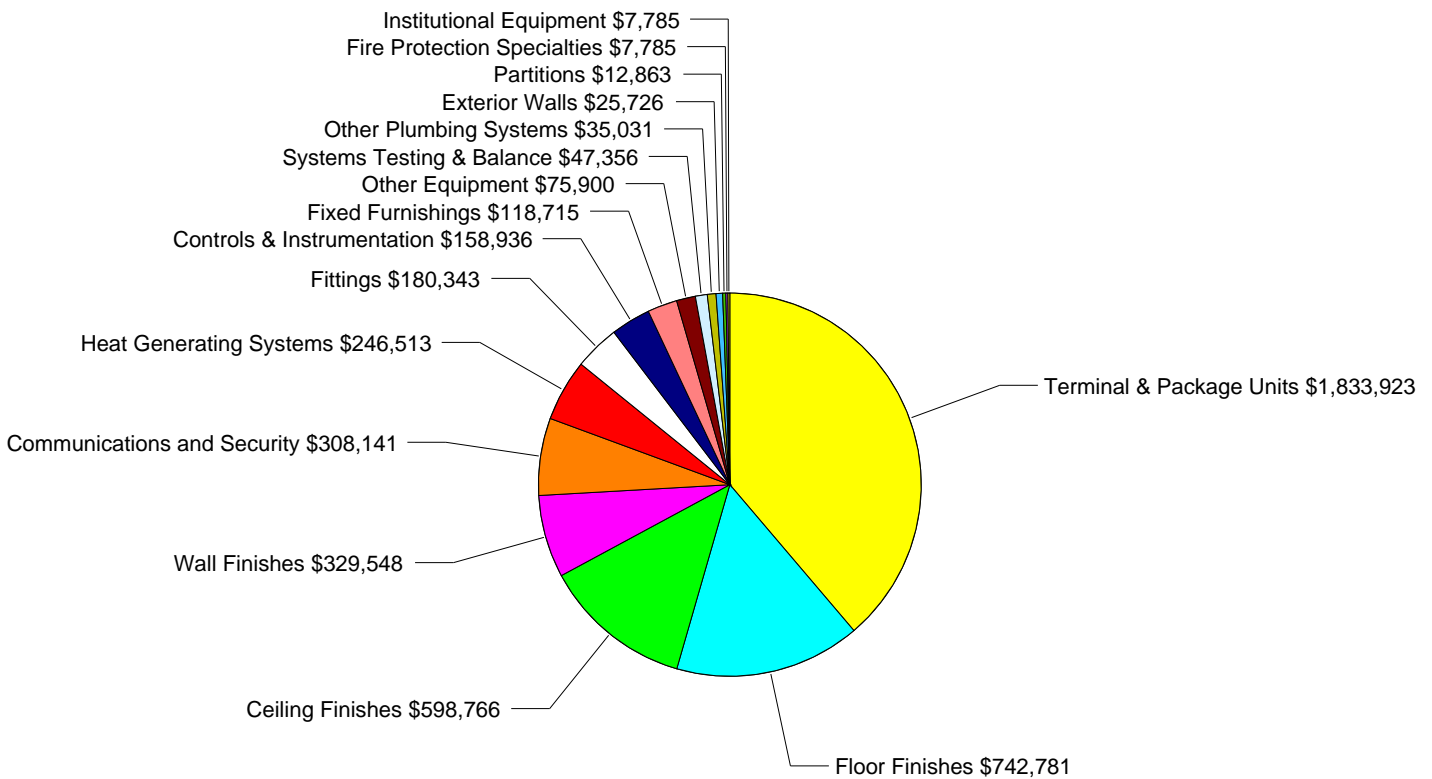
#### Deficiencies by Priority:



**1983 Add Condition Budget: \$4,730,111**

Draft

## Building Deficiencies Budget Detail



**1983 Add Condition Budget: \$4,730,112**

Draft

## Building Deficiencies Budget Narrative

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**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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.

**Recommendation:** No action is required.

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**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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.

**Recommendation:** No action is required.

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**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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 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 1983. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

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

Draft



**Deficiency**

Location: 1983 Add  
Material: Exterior Walls  
Distress: Damaged  
Category: Critical Repair  
Priority: 2 - Potentially Critical-12 months  
Notes: The external walls show some observable cracks and it should be studied by a professional engineer.  
Correction: Professional Structural Engineer  
Qty: 1-Ea.  
Condition Budget: \$25,726

---

**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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022.

**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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.

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

---

Draft



**Deficiency**

Location: 1983 Add  
Material: Partitions  
Distress: Damaged  
Category: Critical Repair  
Priority: 3 - Necessary- 2-5 Yrs  
Notes: The partitions show some observable cracks and it should be studied by a professional engineer.  
Correction: Structural Engineer Investigation  
Qty: 1-Ea.  
Condition Budget: \$12,863

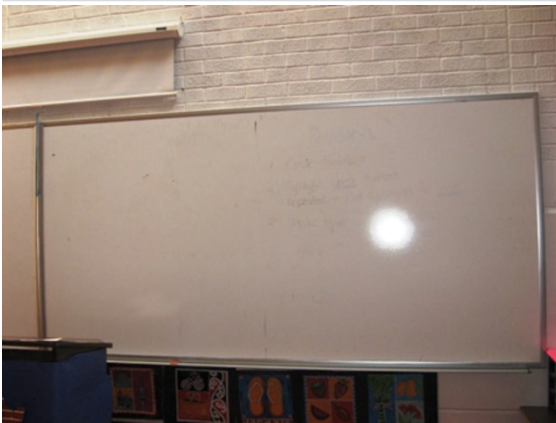
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**System:** C1020 - Interior Doors

**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 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023.

**Recommendation:** No action is required.

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**System:** C1030 - Fittings

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

---

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$180,343

---

**System:** C3010 - Wall Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

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Draft



**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$329,548



**System:** C3020 - Floor Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$742,781



**System:** C3030 - Ceiling Finishes

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$598,766

**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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**Recommendation:** No action is required.

Draft

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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System: D2090 - Other Plumbing Systems

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.

Condition Budget: \$35,031

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System: D3020 - Heat Generating Systems

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

Recommendation: The system should be replaced.

Draft



**Deficiency**

Location: 1983 Add  
 Distress: Beyond Expected Life  
 Category: Deferred Maintenance  
 Priority: 3 - Necessary- 2-5 Yrs  
 Correction: Renew System  
 Qty: 1-Ea.  
 Condition Budget: \$246,513

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

System: D3050 - Terminal & Package Units

Analysis: The system is missing.

Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: 1983 Add  
 Distress: Missing  
 Category: Capital Renewal  
 Priority: 3 - Necessary- 2-5 Yrs  
 Notes: The building does not have air conditioning.  
 Correction: Renew System  
 Qty: 1-Ea.  
 Condition Budget: \$1,833,923



System: D3060 - Controls & Instrumentation

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

**Deficiency**

Location: 1983 Add  
 Distress: Beyond Expected Life  
 Category: Deferred Maintenance  
 Priority: 3 - Necessary- 2-5 Yrs  
 Correction: Renew System  
 Qty: 1-Ea.  
 Condition Budget: \$158,936

Draft

**System:** D3070 - Systems Testing & Balance

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient.

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

Photo is not available.

**Deficiency**

**Location:** 1983 Add  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary- 2-5 Yrs  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Condition Budget:** \$47,356

**System:** D4010 - Sprinklers

**Analysis:** The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

**Recommendation:** No action is required.



**System:** D4030 - Fire Protection Specialties

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1994. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.

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

**Deficiency**

**Location:** 1983 Add  
**Distress:** Beyond Expected Life  
**Category:** Deferred Maintenance  
**Priority:** 3 - Necessary- 2-5 Yrs  
**Correction:** Renew System  
**Qty:** 1-Ea.  
**Condition Budget:** \$7,785

**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 2008. It has a 15-year service life. Based on the assessment, it is expected to expire in 2023.

**Recommendation:** No action is required.

Draft

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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.

Recommendation: No action is required.

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System: D5030 - Communications and Security

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

**Deficiency**

Location: 1983 Add

Distress: Beyond Expected Life

Category: Deferred Maintenance

Priority: 3 - Necessary- 2-5 Yrs

Correction: Renew System

Qty: 1-Ea.

Condition Budget: \$308,141

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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 1999. It has a 15-year service life. Based on the assessment, it is expected to expire in 2014.

Recommendation: No action is required.

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System: E1020 - Institutional Equipment

Analysis: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

Recommendation: The system should be replaced.

Draft



**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$7,785



**System:** E1090 - Other Equipment

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$75,900



**System:** E2010 - Fixed Furnishings

**Analysis:** The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.

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

**Deficiency**

Location: 1983 Add  
Distress: Beyond Expected Life  
Category: Deferred Maintenance  
Priority: 3 - Necessary- 2-5 Yrs  
Correction: Renew System  
Qty: 1-Ea.  
Condition Budget: \$118,715

Draft

## Appendix 1 - Assessment Criteria

### Assessment Criteria

Task No	Task Description	Score	Comments
0.00	Site Size		
1.00	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.	N/A	4.6 (Shared Site with Int School)
2.00	How does the existing site compare with size recommendation in guidelines? CDE 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 guidelines? If not what are deficiencies? Are they Colorado High School Activities Association (CHSAA) approved?		
4.10	Do Football Fields meet recommended guidelines in CDE Guidelines?, If not, comment on deficiencies	1	The school has a football program and the practice field is located across the highway. The games are played on the high school football field.
4.20	Are Football Fields approved by the Colorado High School Activities Association?	N/A	
5.10	Does the track meet recommended guidelines in CDE Guidelines?, If not, comment on deficiencies	1	The school has a boys and girls track program that does not have a track. They practice some events on a grass field that is located across the highway from the school.
5.20	Is the track approved by the Colorado High School Activities Association?	N/A	
6.10	Do Baseball fields meet recommended guidelines in CDE Guidelines?, 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 guidelines in CDE Guidelines?, 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 guidelines in CDE Guidelines?, 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 guidelines in CDE Guidelines?, If not, comment on deficiencies	1	The school has a boys and girls soccer teams and utilize an open field across the highway from the school for practice. Competitions are held at the high school.
9.20	Are soccer fields approved by the Colorado High School Activities Association?	N/A	

Draft

Task No	Task Description	Score	Comments
10.10	Do practice fields meet recommended guidelines in CDE Guidelines?, If not, comment on deficiencies	2	There is one open field located across the highway from the school that is used for all athletic practices.
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?	1	The school is located on four lanes or more, with a daily traffic count exceeding 25,000.
13.10	If 4 lanes wide OR traffic count exceeding 25,000 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 guidelines?	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?	1	Buses unload on the street behind the school.
16.20	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?	1	The buses unload on the street and in the bus unloading area there are cars parked. Parents unload students on the street in the same proximity as the buses.
16.30	Do pedestrians have to cross traffic lanes to enter school?	3	The school is located on Highway 160. There is one major intersection adjacent to the school that is controlled with pedestrian crossing lights and traffic signals.
17.10	Is there a parent drop off and pick up area?	1	The school does not have an identified parent drop-off area.
17.20	Is the parent drop off and pickup area one way?	1	The school does not have been identified parent drop-off area.
17.40	Is the parent drop off and pickup area separated from bus loading and unloading	2	Parents drop off students on the side streets adjacent to the school.
18.10	Are there staff and visitor parking?	5	AGREE: There is staff and visitor parking.
18.20	Is the staff and visitor parking area paved with marked parking stalls?	5	All of the area is paved with marked parking stalls.
18.30	Are there marked ADA staff and visitor parking stalls?	1	There is one ADA stall located adjacent to the intermediate school which is completely across the asphalt play area in front of the intermediate and junior high school buildings.
18.40	Does the staff and visitor parking provided meet guidelines (CDE Guidelines 3.18.4)?	2	The staff and visitor parking is inadequate and most individuals park on the adjacent city streets.
18.60	Is there a dedicated well marked traffic lane to the main entry?	1	The original entry to the building was located on the highway. The current entry to the building is located on the backside of the building off of the playground area.
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 guidelines (CDE Guidelines 3.18.4)?	N/A	

Draft

Task No	Task Description	Score	Comments
20.00	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?	1	The delivery area for the cafeteria goes directly through the playground area for the adjacent intermediate school and junior high school.
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	Fire lanes are not identified by signs or red curbing.
24.00	Playgrounds		
25.00	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the guidelines, CDE Guidelines. 3.19.6?	N/A	
25.10	If there is playground equipment; is the equipment in good condition?	3	The play equipment is in good condition and meets the guidelines. The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1979. It has a 30-year service life. However, in the assessment, it was found to be currently deficient. The system should be replaced.
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 not well lit and needs lights installed in more than 50 percent of the parking lot. The Site Lighting is missing. The system should be installed. The site has no lighting and the system should be installed.
29.00	Are sports fields lit? Describe condition.	1	No, there are no lights in the sports field. The Site Lighting is missing. The system should be installed. The site has no lighting and the system should be installed.
30.00	Are school entries lit? Describe condition.	4	Yes, the entry lighting is adequate.
31.00	Are school perimeters lit? Describe condition.	4	Yes, the building perimeter is well lit.
32.00	Site drainage		
33.00	Is the school floor slab raised 6" above grade or more? Describe condition.	5	The entire floor slab is 6" or more above grade.
34.00	Does water drain positively away from the school?	5	Yes, the water drains positively away from the building.
35.00	Is there a drainage path on site?	1	No, there is no drainage path on the site.
35.10	Is the site erosion free?	5	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)		

Draft

Task No	Task Description	Score	Comments
38.00	Is ADA parking close to the main entrance?	2	The ADA parking is located at a moderate distance from the main building entrance and/or traffic is crossed at one location.
39.00	Is there an identifiable path of ingress?	1	The accessible route is not identified with the required signage.
40.00	Are there curb cuts at curbs?	1	There are no curb cuts.
41.00	Is there signage identifying ADA parking and identifying path of ingress?	2	The ADA parking spaces are identified with non-compliant signage or compliant signage is in poor condition.
42.00	Signage		
43.00	Is there traffic signage as recommended in guidelines (CDE Guidelines)?	4	Yes, the traffic signage meets the guidelines.
43.10	Is there site way-finding signage?	3	The classrooms are marked with the teacher's name and room number. The school does not have adequate directional signage to public spaces.
43.20	Is there traffic signage as recommended in guidelines (CDE Guidelines 3.9)? Describe deficiencies	1	The school does not have adequate traffic signage associated with student drop off and parking.
44.00	Site utilities		
45.00	Is the school heated with natural gas propane coal electricity or other?	N/A	The school is heated with natural gas.
45.10	Are the propane tank or tanks installed as required by code?	N/A	There are no propane tanks on the site.
45.20	Is the natural gas service protected?	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	No, the major electrical equipment is not located outside.
48.10	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?	N/A	This question is not applicable to the school.
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?	1	No, the site does not have a septic tank or 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 150 feet from the school.
52.00	Landscaping		
53.00	Is the landscaping well developed and maintained?	1	The 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	There is no watering system.

Draft

Task No	Task Description	Score	Comments
55.00	Does the landscaping aid passive solar techniques as described in the guidelines (CDE Guidelines)?	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 guidelines (CDE Guidelines)?	1	Tree and planting selection is not drought tolerant.
57.00	Are weeds under control?	4	The landscaping is in good condition; weeds were not observed.
59.00	Trash collection/enclosure		
60.00	Is the trash area segregated from students and the public?	2	The trash area meets only a few 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?	1	The school property has two openings through the fence along Highway 160. Neither opening has gates. Additional fence openings are not gated.
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?	4	The doors and walls are fire rated and both systems are in good condition.
70.10	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?	4	The doors meet most of the following requirements: automated closers, smoke seals at perimeter of frame and fire rating labels on doors.

Draft

Task No	Task Description	Score	Comments
70.20	Describe the condition of the corridors.	2	The corridor doors and components are in poor condition. Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable. The system should be replaced. 1983 Add: The Partitions are 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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable. The system should be replaced. The partitions show some observable cracks and it should be studied by a professional engineer.
71.00	Is the school segregated with area separation fire walls?	4	The building has fire rated separations at horizontal exits and/or occupancy separations and its elements are operational and in good condition.
72.00	What is the school construction type? E.g. III-A, 1-B, etc.	3	This is a Type III facility (III-A or III-B). This is the type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by code (combustible or noncombustible).
73.00	What is the school occupant load?	N/A	There are 260 students that attend this school.
73.10	Is the school occupant load in compliance with code?	5	The school occupant load is in compliance with code.
74.00	Is there an unobstructed path of egress from all points in the school?	5	The building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others.
74.10	Describe the condition of the unobstructed path of egress.	4	The paths of egress are in good condition.
75.00	Are stairways protected for exiting as required by code?	4	Most of the stairways are protected for exiting and include: rated wall/shaft assemblies rated door assemblies at landings doors swing in the proper direction for exiting exit signage and emergency lighting on independent power and discharge to the exterior or a rated corridor leading to the exterior.
75.10	Determine the adequate number of stairways	5	This building has appropriate number of stairs.
75.20	Describe condition of stair(s)	3	The stairs are in fair condition. Main: 1983 Add:

Draft

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	3	The treads, risers and landings, including floor finishes, are in fair condition. Main: 1983 Add:
77.00	Are classroom doors recessed and open in the exiting direction?	1	The classroom doors are not recessed.
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	3	The guardrails and handrails are in fair condition. Main: 1983 Add:
79.00	Is glass tempered, laminated, or wire in locations as required by code?	4	The interior glass is tempered, laminated or wired in proper locations as required.
80.00	Does the school provide exits as required by code?	4	Exits have paths that lead away from the building to safe areas.
80.10	Do corridors terminate at an exit or a stairway leading to an exit?	4	Yes, the corridors terminate at an exit.
81.00	Is the path of egress ADA accessible?	4	The egress path is compliant.
81.10	Are there areas of refuge as required by code?	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?	5	This school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room, access ramps, compliant handrails and guardrails and accessible parking.
83.00	Does the school have emergency exiting lighting on an independent electrical service?	4	The emergency lighting system is in good condition with backup power systems.
84.00	Does the district/school have a backup generator?	4	The school has an emergency generator.
84.10	How is the backup generator powered? Natural gas propane wind other?	N/A	The generator is powered by diesel fuel.
84.20	Is fuel stored as required by code? Describe condition.	3	The fuel storage system is modern and has the required security and safety systems.
85.00	Does the school have fire extinguishers located as required by code?	2	There are very few fire extinguishers.
86.00	Is the school provided with a sprinkler system?	2	The school is only partially sprinkled and/or the school is sprinkled with a system in poor condition or with areas no longer in service.
87.00	Is there a school fire alarm system that meets current fire codes? IFC Required?	3	The fire alarm system and its components are in good condition and meet current codes.
87.10	Is the alarm monitored?	4	The alarm system is monitored by a dispatching company.

Draft

Task No	Task Description	Score	Comments
87.20	Describe the type age and condition of the fire alarm system.	2	The alarm system was replaced in 1983. Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003. The system should be replaced. 1983 Add: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003. The system should be replaced.
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: 30,266 1983 Add GSF: 45,848 Total Roof GSF: 74,100
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 1954 (55 years old), last renovated 1983 (26 years ago) 1983 Add: built 1983 (26 years old)
95.00	List Grades Attending School (Info found on the CDE Website)	N/A	This school serves grades 6th through 7th.
96.00	List number of building stories.	N/A	Main: 1 1983 Add: 1
97.00	What is the student capacity?	N/A	
99.00	Building structure		
100.00	Is there a basement?	N/A	The building does not have a basement.

Draft

Task No	Task Description	Score	Comments
100.10	Does the foundation or basement walls have any observable cracks?	3	The foundation wall is in fair condition with no evidence of major cracks or heaving.
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 good condition and does not show signs of heaving and/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 if the slab is post tensioned.
102.00	Are the exterior/interior walls bearing?	N/A	Exterior walls and corridor walls are load 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?	2	There are many cracks and/or other areas of failure.
102.30	Are there expansion joints for expansion and contraction of building materials?	N/A	There are no expansion joints for expansion and contraction of building materials.
103.00	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?	N/A	Exterior walls are load bearing.
103.10	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)	3	<p>The exterior walls are in fair condition.</p> <p>Main: The Exterior Walls are 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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.</p> <p>No action is required.</p> <p>1983 Add: The Exterior Walls are 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 1983. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.</p> <p>The system should be replaced.</p> <p>The external walls show some observable cracks and it should be studied by a professional engineer.</p>
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.	4	The school's structural system is in good 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 stone.

Draft

Task No	Task Description	Score	Comments
105.20	Describe condition of veneer.	4	<p>The veneer is in good condition.</p> <p>Main: The Exterior Walls are 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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.</p> <p>No action is required.</p> <p>1983 Add: The Exterior Walls are 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 1983. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.</p> <p>The system should be replaced.</p> <p>The external walls show some observable cracks and it should be studied by a professional engineer.</p>
106.00	What are the interior corridor walls constructed of, if not bearing?	N/A	Some corridor walls are plaster on block, some are just block. There is drywall on metal studs in some areas.
106.10	Describe condition of interior corridor walls.	2	<p>Non-load bearing corridor walls are in poor condition.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable.</p> <p>The system should be replaced.</p> <p>1983 Add: The Partitions are 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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.</p> <p>The system should be replaced.</p> <p>The partitions show some observable cracks and it should be studied by a professional engineer.</p>
107.00	What are interior walls, other than corridors, constructed of?	N/A	The other interior walls are CMU and drywall.

# Draft

Task No	Task Description	Score	Comments
107.10	Describe condition of the interior walls, and veneering.	3	<p>The interior walls and veneering are in fair condition.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable.</p> <p>The system should be replaced.</p> <p>1983 Add: The Partitions are 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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.</p> <p>The system should be replaced.</p> <p>The partitions show some observable cracks and it should be studied by a professional engineer.</p>
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	<p>Roof construction is wood joists with wood planking.</p>
108.10	Describe the condition of the school's ceiling/roof assembly.	4	<p>The ceiling assembly is in good condition.</p> <p>Main: The Roof Construction 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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.</p> <p>No action is required.</p> <p>1983 Add: The Roof Construction 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.</p> <p>No action is required.</p>
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	<p>The ceiling/floor assembly is constructed of wood joists and wood decking.</p>

Draft

Task No	Task Description	Score	Comments
109.10	Describe the condition of the school's ceiling/floor assembly.	4	The floor assembly is structurally sound and in good condition. Main: 1983 Add:
110.00	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?	N/A	The roof is mostly flat.
110.10	What is the roofing system (BUR EPDM Asphalt Shingles etc)?	N/A	The roof covering is single ply membrane.
110.20	What is the approximate age of the roof covering?	N/A	The roof is 10 years old.
110.30	Is water draining positively with water being removed off?	1	The roof is not draining positively and water is not being removed.
110.40	What is the condition of the roof covering?	2	The roof is in poor condition. Main: The Roof Coverings are 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022. No action is required. 1983 Add: The Roof Coverings are 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 2002. It has a 20-year service life. Based on the assessment, it is expected to expire in 2022. No action is required.
111.00	<b>Building systems</b>		
112.00	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.	N/A	The HVAC is a geothermal system with a boiler backup.
112.10	What is the approximate age of the HVAC system?	N/A	The geothermal system was installed in 1983 and the boiler was installed in 1979.
112.20	Does the system provide fresh air as recommended in the guidelines (CDE Guidelines) 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.
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	Unable to determine without engineering drawings or control points list.
114.00	What is the air quality for carbon dioxide?	N/A	The CO2 was not tested in this building.
115.00	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?	N/A	The CO was not tested in this building.
116.00	Are electrical utilities lines, service equipment, and distribution system installed as recommended in the guidelines (CDE Guidelines) 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.

Draft

Task No	Task Description	Score	Comments
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, 120/208 volts.
116.30	Describe the age and condition of the electrical system.	N/A	The electrical system is original.
117.00	Is there an adequate number of electrical outlets in classrooms and teaching areas?	5	All instructional spaces (classrooms and teaching areas) have sufficient electrical outlets and do not rely on ext cords & power strips.
117.10	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?	5	Extension cords and multiple outlet power adaptors are NOT used to make up for lack of wall/floor outlets.
118.00	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?	N/A	The lighting consist of T-12 lamps.
118.10	Describe condition of the lighting in the school.	3	The lighting in the school is in fair condition. Main: The Lighting and Branch Wiring 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required. 1983 Add: The Lighting and Branch Wiring 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
119.00	Do current lighting levels meet electrical lighting codes?	N/A	The lighting levels were not tested in this building.
119.10	Describe lighting levels.	N/A	The lighting levels were not tested in this building.

# Draft

Task No	Task Description	Score	Comments
120.00	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?	2	There are strong odors in the school suggesting that the sewer lines are in poor condition. Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 30-year service life which expired in 1984. The system should be replaced. 1983 Add: The Sanitary Waste 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
120.10	Does the school have adequate bathrooms to support the building population as required by code?	5	The school has adequate bathrooms to support the building population as required by code.
120.20	Are plumbing fixtures equipped with low flow water saving devices?	3	Some of the plumbing fixtures are equipped with low flow water saving devices.
120.30	Describe condition of system and fixtures.	4	The system and fixtures are in good condition. Main: The Plumbing Fixtures are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required. 1983 Add: The Plumbing Fixtures are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
120.40	What are the occupant loads and fixture counts versus the current enrollment at the school?	5	The fixture count meets or exceeds current code and exceeds the requirements of the actual building population.
121.00	Test water at one location in each school for lead and copper. Provide testing results in database.	N/A	The water was not tested in this school.
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		

Draft

Task No	Task Description	Score	Comments
124.00	Is there an event alert notification system as recommended in the guidelines (CDE 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 guidelines (CDE Guidelines 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 site from the administrative area to the main entrance or video cameras?	1	Due to the additions to the original building the hallway configuration does not provide for good lines of sight and supervision.
127.00	Are facilities equipped with closed circuit video and key card or key pad school access?	1	The school utilizes closed-circuit video but is not equipped with key card or keypad access.
128.00	<b>Hazardous materials</b>		
129.00	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?	5	No suspect material, 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	<b>Building sanitation</b>		
131.00	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance	5	The school's wet areas and food preparation and storage areas exceed 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.	3	No major deficiencies were found.
132.00	<b>Chemical Storage/Science Labs/Shops</b>		

Draft

Task No	Task Description	Score	Comments
133.00	Are chemicals and cleaning supplies stored as recommended in guidelines (CDE Guidelines 3.15.x)?	1	The custodial closets are not ventilated. The chemical storage area in the science room is not adequately ventilated.
134.00	Are Science labs and shops safe as recommended in guidelines (CDE Guidelines 3.15)?	5	AGREE: Science labs & shops are safe as recommended in guidelines (Exhibit C - 3.15.x)
135.00	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5	AGREE: There is an emergency nurse's station with a dedicated bathroom and secure area to store student medications.
136.00	Does the facility provide the educational programs recommended in the guidelines (CDE Guidelines) and listed below? If so are the facilities adequate in size and quality to meet program needs based on guidelines (CDE Guidelines)?		
137.10	Does the school have daylight with views in all learning areas?	1	The majority of the spaces within the school do not have exterior windows or natural light. There are a few skylights in the library and hallways.
137.20	Learning style variety	1	Many of the classrooms are small and do not provide flexibility for small group work.
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?	2	Many of the classrooms have high ceilings with corrugated metal and exposed trusses and duct work. The acoustics in these rooms are poor.
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 guidelines (CDE 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 guidelines (CDE Guidelines)?	N/A	
140.20	Kindergarten Adjacencies	N/A	
140.30	Kindergarten Storage/Fixed Equipment	N/A	
141.10	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.	5	All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
141.20	Special Ed Adjacencies	5	All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces.
141.30	Special Ed Storage/Fixed Equipment	4	The classroom space reserved for students with severe needs does not have adequate storage.

Draft

Task No	Task Description	Score	Comments
142.10	Does the school have general classrooms as described in the guidelines (CDE Guidelines)?	3	The school has various sizes of general classrooms. Some of the rooms are long and narrow and others are small and square. The majority of the rooms have high ceilings that are made of corrugated metal. The trusses and duct work are exposed and the acoustics are poor.
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	2	Most of the classrooms have inadequate cabinetry and shelving. A few of the rooms have LCD projectors and interactive whiteboards while the others have only whiteboards or chalkboards.
143.10	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.	2	The English as a second language and gifted/talented programs share space with a variety of other programs and classes. The spaces are small.
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	2	Special programs spaces lack adequate cabinetry and shelving.
144.10	Does the school have a Music room as described in the guidelines (CDE Guidelines)?	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 near 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 guidelines (CDE Guidelines)?	3	The art room is long and narrow. The kiln room protrudes into the middle of the classroom creating two instructional spaces, both of which have diminished lines of sight for supervision. The room is also shared with students from the intermediate school.
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	3	There are no clay traps in any of the four sinks. Storage space for student projects is limited.
147.10	Does the school have a computer lab as described in the guidelines (CDE Guidelines)?	3	The computer labs are converted classroom spaces and are small for the number of students served.

Draft

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	3	The computer labs do not have adequate built-in storage for equipment and materials. One computer lab is only equipped with a chalkboard.
148.00	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs	1	The school does have a guidance counselor but there is not a space dedicated to resource information on careers and educational opportunities.
149.10	Does the school have Career and Technical Education spaces as described in the guidelines (CDE Guidelines)?	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 guidelines (CDE Guidelines)?	5	All of the spaces meet the guidelines (including size) as recommended in Exhibit C
150.20	Library Adjacencies	4	The main office has a connecting doorway to the library where the administrative copier is kept.
150.30	Library Storage/Fixed Equipment	3	The library work room also serves as the faculty lounge.
151.10	Does the school have a distance learning lab as described in the guidelines (CDE Guidelines)?	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 guidelines (CDE Guidelines)?	5	The school has two full-size gyms. One gym is dedicated to the intermediate physical education program and was the previous high school gymnasium. The second gym is large and is utilized for junior high physical education and extracurricular activities.
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	
155.00	Combined with Performing Arts Per Darryl 3/17/09 Meeting Original Question: Does the school have an auditorium as described in the guidelines (CDE Guidelines)?	N/A	

Draft

Task No	Task Description	Score	Comments
156.10	Does the school have a performing arts/auditorium support area as described in the guidelines (CDE Guidelines 4.11.14)	1	The school does not have a performing arts area. There is a stage in one of the gymnasiums that has been sealed off and converted to storage. The school programs are held in the high school auditorium.
156.20	Performing Arts/Auditorium Adjacencies	1	The school does not have a performing arts/auditorium area.
156.30	Performing Arts/Auditorium Storage/Fixed Equipment	1	The school does not have a performing arts/auditorium area.
157.10	Does the school have an administrative support area + reception area, including teacher lounge, guidance area, etc. as described in the guidelines (CDE Guidelines)	4	The Principal's office is small. The conference room is in a resource room.
157.20	Administration Adjacencies	4	The main office has a direct doorway in to the library. The office copier is housed in the library.
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	3	Some of the restrooms are small and poorly ventilated.
157.50	Cafeteria	3	The cafeteria is used by both the intermediate and junior high schools. It is small for that total population. There is inadequate storage for tables and no natural light.
157.60	Food Prep	4	The kitchen area does not have a restroom.
158.10	Science Labs as described in the guidelines (CDE Guidelines)	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.

# Draft

Task No	Task Description	Score	Comments
160.00	Interior walls finishes? Describe type and condition.	3	<p>The interior wall finishes are in fair condition with cosmetic deficiencies and/or damage in limited areas.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.</p> <p>The system should be replaced.</p> <p>1983 Add: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.</p> <p>The system should be replaced.</p>
161.00	Interior flooring? Describe type and condition.	3	<p>The interior flooring is in fair condition with cosmetic deficiencies and/or damage in limited areas.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.</p> <p>The system should be replaced.</p> <p>1983 Add: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.</p> <p>The system should be replaced.</p>

Draft

Task No	Task Description	Score	Comments
162.00	Interior ceilings? Describe type and condition.	3	<p>Ceilings are in fair condition with cosmetic deficiencies and/or damage in limited areas.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1989. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.</p> <p>The system should be replaced.</p> <p>1983 Add: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003.</p> <p>The system should be replaced.</p>
163.00	Exterior doors, frames and glazing? Describe type and condition.	3	<p>Exterior doors, frames and glazing are in fair condition and/or some components are damaged.</p> <p>Main:</p> <p>1983 Add: The Exterior Doors are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.</p> <p>No action is required.</p>
163.10	What is condition of weather stripping and caulk?	3	<p>Most weather stripping and caulking are in fair condition.</p> <p>Main:</p> <p>1983 Add: The Exterior Doors are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013.</p> <p>No action is required.</p>
163.20	How many exterior doors are there?	N/A	There are four exterior doors.

# Draft

Task No	Task Description	Score	Comments
164.00	Interior doors and frames? Describe type and condition.	4	Wood interior doors, frames and glazing are in good condition and/or some components have some minor damage. Main: The Interior Doors are 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 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023. No action is required. 1983 Add: The Interior Doors are 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 1983. It has a 40-year service life. Based on the assessment, it is expected to expire in 2023. No action is required.
165.00	Windows/glazing? Describe type and condition.	4	Metal windows and glazing are in good condition and/or some components have some minor damage. Main: 1983 Add: The Exterior Windows are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
166.00	Is the facility equipped with the technology listed below as recommended in the guidelines (CDE 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	

Draft

Task No	Task Description	Score	Comments
168.00	Telephone system? Describe type and condition.	3	Telephone system is digital, its components are in good condition and it has good performance. Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003. The system should be replaced. 1983 Add: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1983. It has a 20-year service life which expired in 2003. The system should be replaced.
169.00	Video distribution system? Describe type and description.	3	A limited number of classrooms do have access to cable. Other classrooms are equipped with interactive whiteboards and have video streaming capabilities. A portion of the classrooms do not have the infrastructure for video distribution.
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?	N/A	The server for this school is housed at the intermediate school.
171.30	Is the school facility protected to maintain business continuity with data backup systems?	5	AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data.
171.40	Where are data backups stored?	5	Data backup storage is located off site at the high school.
172.00	Deleted Per Darryl in 3/17/09 Meeting Original Question: Central public address system? Describe type and condition.	N/A	
173.10	Is the school connected to the internet? How is it connected?	5	FIBER: The facility has fiber based connectivity to the Internet.
173.20	Does the school have wireless internet access throughout?	1	The school has a very limited wireless capability.
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.

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Task No	Task Description	Score	Comments
176.10	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.	5	AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
176.20	School administrative offices are provided with the technological hardware and software that provides email for staff.	5	AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff.
176.30	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.	1	Not all teachers have phones in their classrooms. The phone system does have a voicemail capability.
177.00	Does the facility incorporate High Performance Design techniques as recommended in the guidelines (CDE Guidelines)? Is the building envelope tight and generally provide for energy conservation?		
176.40	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.	5	AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
178.10	Is the school energy efficient? (Btus/SF/Yr)	5	This school's score ranks high on the energy efficiency scale. This score indicates that the school employs extensive and effective energy efficiency practices and that energy efficient equipment and its efficient operation are in place. The school should continue to strive to maintain or improve its present level of efficiency.
178.20	Is the school water efficient? (Gals/SF/Student)	2	This school's score is below average on the water efficiency scale. This score may be due to the age and condition of the school's water system and the water use efficiency of faucets and plumbing fixtures and other factors. There are opportunities for water efficiency improvements
179.00	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)	1	The school's inferred combined installation cost, operating costs, maintenance and upgrade costs suggest that the school has comparatively high life cycle costs.
180.00	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO <sub>2</sub> ) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))	4	There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are generally healthy for its occupants.
181.00	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))	3	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.

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Task No	Task Description	Score	Comments
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 Guidelines?	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?	2	The school passively incorporates relatively minor solar wind geothermal wave or biomass system renewable energy strategies.
185.00	Does the school meter all utilities with the ability to submeter selected systems?	4	The school meters most utilities and has some 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	3	The exterior wall insulation is R 19 in fair condition. Main: The Exterior Walls are 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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable. No action is required. 1983 Add: The Exterior Walls are 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 1983. It has a 100-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable. The system should be replaced. The external walls show some observable cracks and it should be studied by a professional engineer.
188.00	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?	N/A	No, there is no shading other than a limited roof overhang on the south elevation.
189.00	What percent of exterior facade are windows dedicated to?	N/A	On average, windows constitute 30-45% 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/or cycle.
191.00	Is the school used jointly with the community?	1	The school facilities are not used by the community.
191.10	What are the typical community uses of the building?	N/A	This question is not applicable to the school.

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Task No	Task Description	Score	Comments
191.20	How many hours/day and days/year is the school available for the community to use?	N/A	This question is not applicable to the school.
192.00	How many exit doors are there?	N/A	There are four exit doors.
193.00	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2	The school is partially oriented to take insignificant advantage of passive solar, wind, natural ventilation green roofs, etc.
194.00	Does the school have good sources of natural light throughout the building. Describe type and locations.	3	The building receives natural light; the sources of natural light are in fair condition.
195.00	Has the school lighting been replaced with new energy efficient fixtures?	2	Only a few light fixtures have been replaced with energy efficient fixtures.
196.00	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?	5	Site illumination is provided with shielded luminaries that minimize light trespass and has been designed considering the angular distribution of the luminaries' light and the light reflected from the ground and its angular distribution.
197.00	Has the mechanical system been commissioned or retro-commissioned in the last five years?	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.	1	Corridor walls are not insulated for sound and perform poorly at sound separation. Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable. The system should be replaced. 1983 Add: The Partitions are 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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable. The system should be replaced. The partitions show some observable cracks and it should be studied by a professional engineer.

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Task No	Task Description	Score	Comments
200.00	Are interior walls other than corridors insulated for sound? Describe age type and condition.	1	<p>Walls are not insulated for sound and have a very poor performance at sound separation.</p> <p>Main: The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1954. It has a 40-year service life which expired in 1994 and is non-renewable.</p> <p>The system should be replaced.</p> <p>1983 Add: The Partitions are 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 1983. It has a 40-year service life. However, in the assessment, it was found to be currently deficient and is non-renewable.</p> <p>The system should be replaced.</p> <p>The partitions show some observable cracks and it should be studied by a professional engineer.</p>
201.00	Is ceiling/floor assembly insulated for sound? Describe age type and condition.	2	<p>Floor/ceiling assemblies are insulated, but provide poor sound separation between floors OR floor/ceiling assemblies are not insulated and provide poor sound separation between adjacent rooms. If insulated, the insulation is in poor condition.</p> <p>Main:</p> <p>1983 Add:</p>
202.00	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.	1	<p>The ceiling/roof assembly is not insulated OR the insulation is in poor condition, missing in areas or failing.</p> <p>Main: The Roof Construction 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 1954. It has a 100-year service life. Based on the assessment, it is expected to expire in 2054 and is non-renewable.</p> <p>No action is required.</p> <p>1983 Add: The Roof Construction 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 1983. It has a 100-year service life. Based on the assessment, it is expected to expire in 2083 and is non-renewable.</p> <p>No action is required.</p>

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Task No	Task Description	Score	Comments
203.00	Are the windows thermal with double pane low e glass? If not describe type and condition.	2	The windows are in poor condition. Main: 1983 Add: The Exterior Windows are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
203.10	Are they operable? Are the windows being used to control indoor air temperature and ventilation?	3	Some windows are operable and/or require some effort to operate. They could be used to control temperature and ventilation.
203.20	Describe condition of caulking	3	Window caulking is in fair condition. Main: 1983 Add: The Exterior Windows are 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 1983. It has a 30-year service life. Based on the assessment, it is expected to expire in 2013. No action is required.
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?	1	There are no entry vestibules in the school.
206.10	Are there entry vestibules at the secondary school entrances?	1	There are no entry vestibules at secondary exits.
207.00	Does the district/school have a recent active energy management plan?	5	The school has a comprehensive energy management plan that is revised and updated periodically and with which most key personnel are familiar; this plan is being implemented methodically.
208.00	Does the district/school have preventative maintenance procedures in place?	1	At the time of visit, the school has a marginal number of preventive maintenance procedures, if any; they are rarely 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.

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Task No	Task Description	Score	Comments
210.00	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on guidelines (CDE Guidelines)?	2	The school cannot be associated with any known historic events or persons.
211.00	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).	N/A	Site: Built 1954, 0 years remaining Main: Built 1954, 0 years remaining 1983 Add: Built 1983, 24 years remaining (based on 50-year expected life)
212.00	Current facility/school replacement value (CRV)	N/A	\$20,014,219
213.00	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)	N/A	FCI=TBD

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## Glossary

### Building

One or more enclosed and roofed structures that are connected such that the total enclosure can be traversed without exiting to the exterior.

### Calc Next Renewal

Calculated Next Renewal Year - the year in which the system would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system. The "Next Renewal" is the adjusted expected useful life based on the assessor's on-site inspection, and is left blank if it is the same as the "Calc" year.

### Colorado Facility Index (CFI)

$$\text{CFI} = \frac{\text{Condition Budget} + \text{Energy Budget} + \text{Suitability Budget}}{\text{Current Replacement Value (CRV)}}$$

### Condition Budget

Condition budgets are the rough order-of-magnitude budgeted costs to make partial or full replacement of expired systems, costs for out-of-cycle repair adjustments and costs for condition, suitability and sufficiency deficiencies. Because project costs typically include budget elements in addition to condition repair costs of a current facility, i.e., modernization upgrade items, area sufficiency items, etc., the total order-of-magnitude condition repair costs can exceed the current replacement value (CRV).

*The scope of the assessment findings and the rough order-of-magnitude repair budgets contained in the database do not include additional renovation costs and mark-ups that may be recommended as part of individual project analysis or within a proposed comprehensive repair program, of which the COMET facility assessment is one input component. The assessment also does not include information regarding the affordability of any potential repairs or replacements, nor does it prioritize the Colorado Department of Education's or District's objectives that will become a major component of any facility repair plan.*

### Condition Priority

The priority score for an expired or inadequate system is scaled from 1 to 5, where 1 is the highest priority and 5 is the lowest:

1. Critical / Immediate Need
2. Potentially Critical-12 months
3. Necessary- 2-5 Yrs
4. Recommended-3-10 Yrs
5. Does Not Meet Current Code/Standards

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**Condition Score**

The Condition Score shows how worn-out the school is. It's on a one-to-five scale, where a building near the end of its expected useful life would have a score of '1' and a new building would have a '5' score. An 'N/A' score means 'No Data'.

**Current replacement value (CRV)**

Replacement value represents the hypothetical cost of rebuilding or replacing an existing facility under today's codes and construction standards, using its current physical configuration.

**Energy Budget**

The energy budget represents recommended costs to improve the energy efficiency of the school.

**Energy Score**

The Energy Score represents how energy-efficient the school is, with 5 representing the best efficiency.

**Facility Condition Index (FCI)**

The facility condition index (FCI) measures the estimated cost of the current year repair and replacement deficiencies, including recommended modernization improvements and grandfathered code issues, divided by the projected replacement value (CRV) of the facility replaced to contemporary construction standards and design best practices. The result of this division is an index, generally expressed as a percentage, which is the FCI. The higher the FCI, the poorer the relative condition of the facility.

$$\text{FCI} = \text{Condition Budget} / \text{Current Replacement Value}$$

**Gross Area**

The size of the enclosed floor space of the building in square feet measured to the outside face of the enclosing wall.

**Install Year**

The year a system was installed or the latest replacement major renovation (where a minimum of 75% of the system CRV was replaced).

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### **Last Renewal**

The last year a building system had a major renovation, providing extended life for the entire system.

### **Residual Service Life Index (RSLI)**

The residual service life index represents the estimated remaining service life of a school or facility based on a 50-year design life compared to its original construction date.

### **School Score**

This is the overall score which is derived from the combination of other scores:

School Score = Condition Score \* 0.4 + Energy Score \* 0.2 + Suitability Score \* 0.4.

Some schools don't have energy data, in which case:

School Score = Condition Score \* 0.5 + Suitability Score \* 0.5.

### **SCI**

System Condition Index - represents the ratio of a system's budgeted repair costs divided by its current replacement value.

### **Site**

The school grounds and its improvements such as utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

### **Suitability Budget**

The suitability budget represents modernization costs to upgrade the school to meet current educational and safety standards.

### **Suitability Score**

The Suitability Score represents how well the school compares to the CDE Construction Guidelines and other generally accepted criteria guidelines for that school's programs, ranked on a scale from 1 to 5, with 5 being best and representing conformance to the guidelines.

### **Tier1**

Any building that is part of a school is a Tier 1 building (see \_Tier2 below). If a building does not have "\_Tier2" for its school name, it can be assumed to be Tier 1.

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**Tier2**

A Tier 2 building is any building that is not associated with a particular school. For example, storage warehouses, bus depots, and admin buildings are common Tier 2 buildings.

**Unit Price**

Budgeted costs in \$ per square foot based on the total gross square feet of the building to replace a building system.

**Year Built**

The year that the building or addition was originally built.

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