



PLATTE CANYON SITE

scale: 1" = 200'-0"

KEY PLAN LEGEND

1. FITZSIMMONS MIDDLE SCHOOL
2. FITZSIMMONS MS GYMNASIUM
3. FITZSIMMONS MS OUTDOOR SPACE
4. SHARED KITCHEN / COMMONS
5. PLATTE CANYON HIGH SCHOOL
6. DISTRICT ADMIN OFFICES
7. HIGH SCHOOL AUDITORIUM
8. HIGH SCHOOL GYMNASIUM
9. AUXILIARY GYMNASIUM
10. FITNESS CENTER
11. MARGE E. HUDAK POOL
12. PRACTICE FIELD
13. PEDESTRIAN BRIDGE
14. TRACK AND FIELD FACILITIES
15. SOFTBALL FIELD
16. WETLANDS
17. WATER TREATMENT

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING
- MODULAR BUILDING
- DAYTIME STUDENT TRAVEL
- BUS DROP-OFF
- PARENT DROP-OFF



NORTH

PLATTE CANYON SITE - EXISTING CONDITIONS SITE PLAN

PK-12 OPTION

PLATTE CANYON SCHOOL DISTRICT

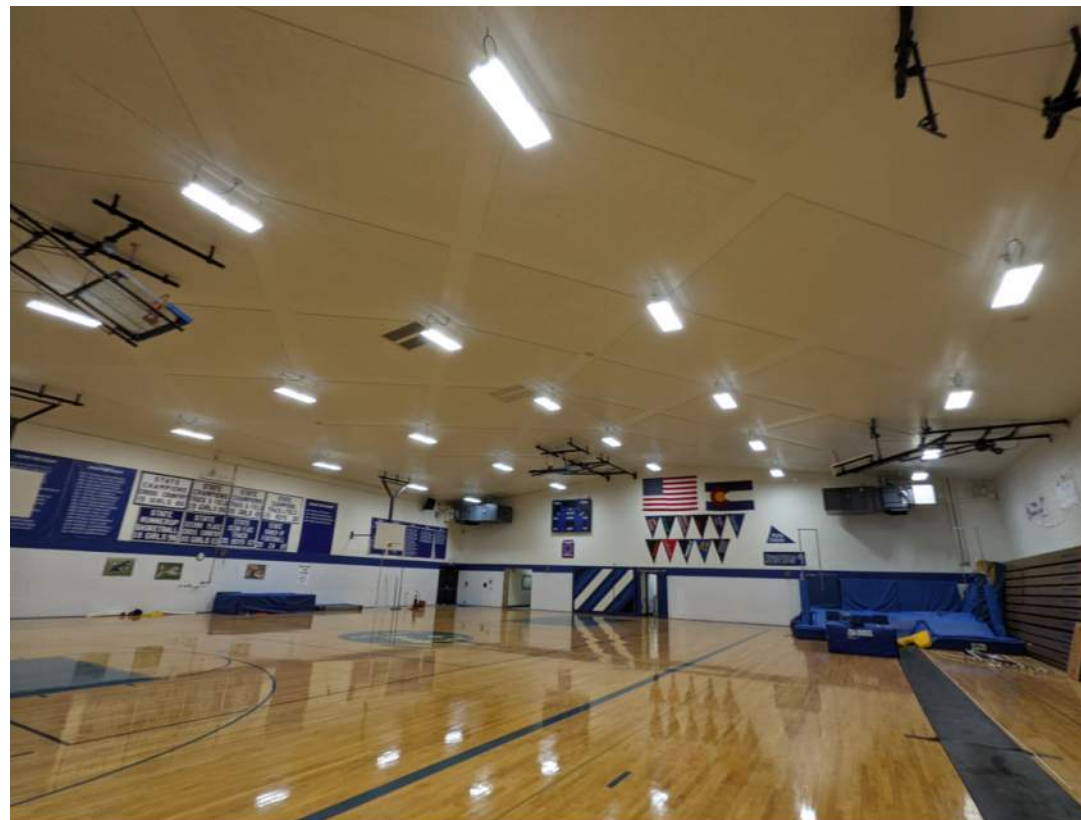




HIGH SCHOOL AUDITORIUM



FRONT ENTRANCE



HIGH SCHOOL GYMNASIUM



ADMIN OFFICES CORRIDOR

ADMINISTRATION BUILDING
57093 US HIGHWAY 285, BAILEY, CO 80421

Year Built: 1957 with additions in 1965 and 1978

Total Building Area: 73,285

Permanent Buildings: 1

Modular Buildings: 0

Grades Served: District Admin and 9-12

CDE FCI Score: 0.65

•Jr/Sr High Original School (now district offices): 1957

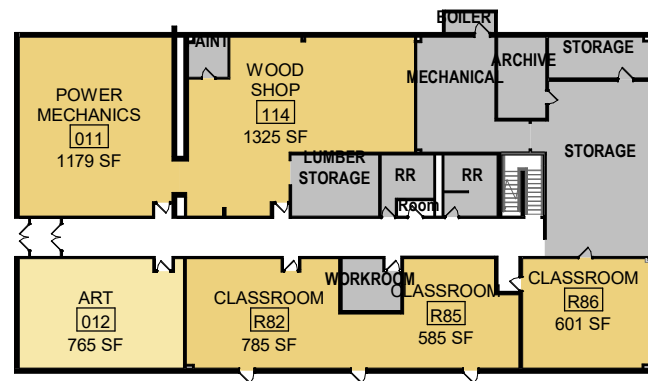
•Addition: 2 story portions added to original building: 1965-66 – this included the addition of the kitchen, cafeteria, large gym, auditorium, home economics, and wood working center, as well as additional classrooms.

•Addition: pool: 1978

•Converted to District Offices, PE, band, and ACE: 2001

Houses district staff, PE, music, auditorium, the weight room, high school gymnasiums and locker rooms, maintenance garage/shop, and the pool. This facility is separated from the main high school by a parking lot that is immediately adjacent to U.S. Highway 285 and requires students to walk approximately 700' back and forth to attend music, theater, and physical education classes throughout the day.

FACILITIES ASSESSMENT

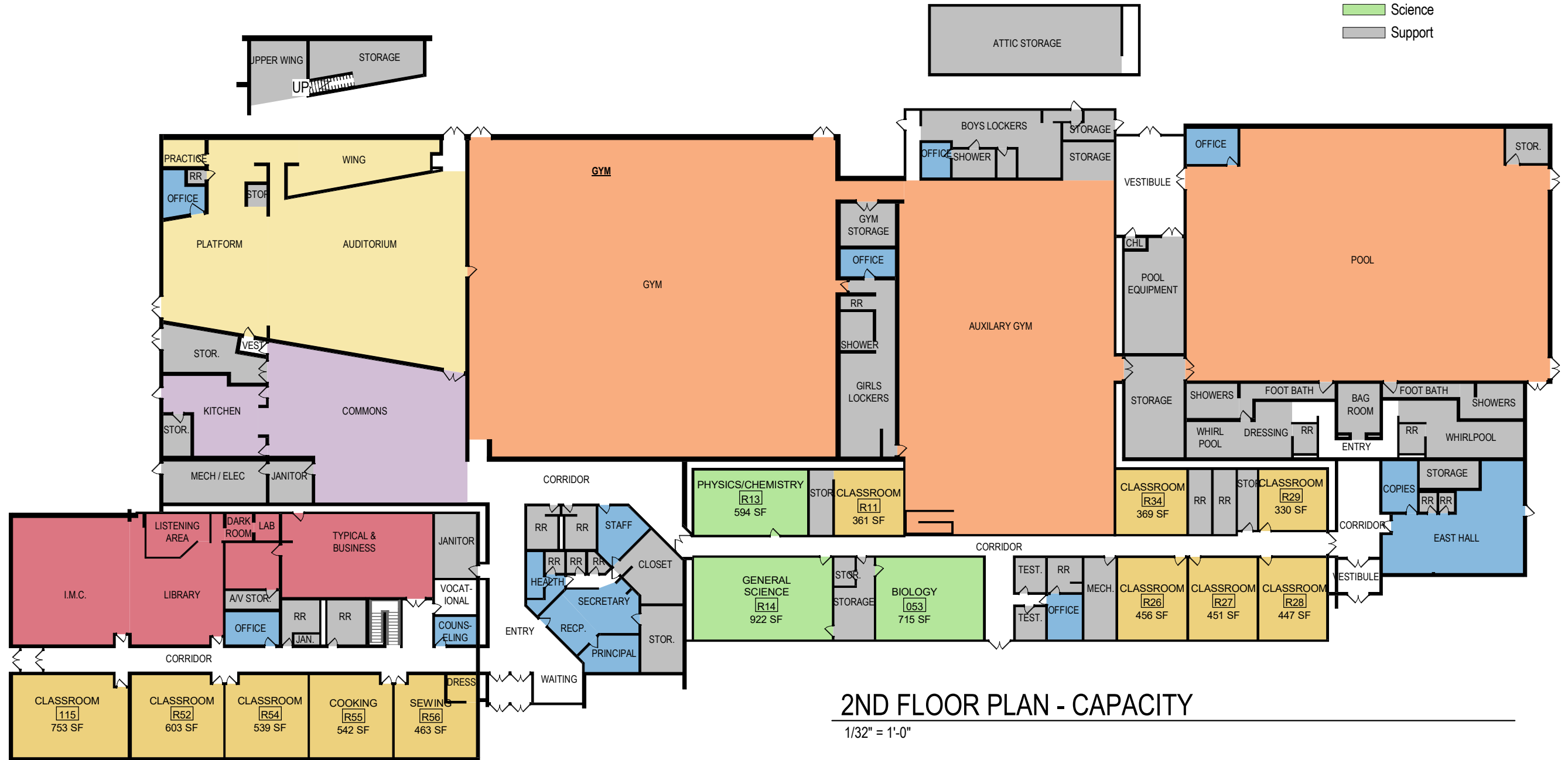


- Art/Music
- Instructional Areas
- Support

1ST FLOOR PLAN - CAPACITY

1" = 40'-0"

- Administration
- Art/Music
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Science
- Support

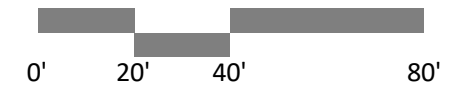


2ND FLOOR PLAN - CAPACITY

1/32" = 1'-0"



DISTRICT ADMINISTRATION BUILDING - CAPACITY PLAN



PLATTE CANYON SCHOOL DISTRICT



3.2 Condition Analysis Matrix

Project: Platte Canyon
 Facility: **Platte Canyon School District Admin Office**
 Date: 7/7/2021
 Date of last addition: N/A
 Year round start date: N/A

Failure Timing Legend

1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaining years of system life

* - Compounded amount after X years of inflation
 Inflation Amount: 6.00%
 Soft Cost: 20.00%

Condition Matrix													
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	ESCALATED TOTAL AMOUNT*
1	Admin Office	BLDG EXT	Overall Exterior Bldg Enclosure (exter materials, doors/windows, roof)	RTA	Other	1	6	3	18		\$ 360,164	\$ 432,197	\$ 432,197
2	Admin Office	BLDG EXT	Option: Replace all seals on exterior doors/storefront systems = approx \$3,000	RTA	Door System	2	6	3	36		\$ -	\$ -	\$ -
3	Admin Office	BLDG INT	Overall Interior Construction and Conveyance	RTA	Other	1	6	3	18		\$ 2,288,856	\$ 2,746,627	\$ 2,746,627
4	Admin Office	BLDG INT	Option: Install ADA compliant door hardware (estim 54) = approx \$27,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
5	Admin Office	BLDG INT	Option: Update finishes (carpet/paint/VCT/VWC/tile) = approx \$146,000	RTA	Flooring System	2	6	6	72		\$ -	\$ -	\$ -
6	Admin Office	BLDG INT	Option: Upgrade to ADA compliant lockers = approx \$40,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
7	Admin Office	BLDG INT	Option: Install ADA compliant signage = approx \$6,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
8	Admin Office	BLDG INT	Option: Upgrade to ADA compliant RRs = approx \$365,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
9	Admin Office	BLDG INT	Option: Replace doors and hardware (estim 100) = approx \$100,000	RTA	Door System	2	6	6	72		\$ -	\$ -	\$ -
10	Admin Office	BLDG INT	Option: Install ADA seating in auditorum and gyms = approx \$20,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
11	Admin Office	BLDG INT	Option: Install ADA access to stage = approx \$15,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
12	Admin Office	BLDG INT	Option: Clean and investigate efflorescence in electrical room, repair = approx \$5,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
13	Admin Office	BLDG INT	Overall Special Construction	RTA	Other	1	6	3	18		\$ 100,000	\$ 120,000	\$ 120,000
14	Admin Office	BLDG INT	Overall Structural Repairs/Improvements	RTA	Other	1	6	3	18		\$ 50,000	\$ 60,000	\$ 60,000
15	Admin Office	SITE	Overall Site Misc Improvements	RTA	Other	1	6	3	18		\$ 281,634	\$ 337,961	\$ 337,961
16	Admin Office	SITE	See MS/HS for additional site items								\$ -	\$ -	\$ -
17	Admin Office	MECH	Overall Mech/HVAC Misc System Upgrades	RTA	HVAC System	1	6	3	18		\$ 3,310,000	\$ 3,972,000	\$ 3,972,000
18	Admin Office	MECH	Option: Install CRAC unit in MDF room = approx \$15,000	RTA	HVAC System	2	6	6	72		\$ -	\$ -	\$ -
19	Admin Office	MECH	Option: Install ventilation to electrical and janitor rooms = approx \$5,000	RTA	HVAC System	2	6	6	72		\$ -	\$ -	\$ -
20	Admin Office	PLUMB	Overall Plumbing Misc System Upgrades	RTA	Other	1	6	3	18		\$ 792,377	\$ 950,853	\$ 950,853
21	Admin Office	PLUMB	Option: Install mop sink in janitor closet and floor drain = approx \$7,500	RTA	Other	2	3	4	24		\$ -	\$ -	\$ -
22	Admin Office	PLUMB	Install fire protection system throughout (including utility infrastructure)	RTA	Code/ADA	1	3	4	12		\$ 730,000	\$ 876,000	\$ 876,000
23	Admin Office	ELEC	Overall Electrical Misc System Upgrades	RTA	Electrical Power System	1	6	3	18		\$ 1,844,621	\$ 2,213,545	\$ 2,213,545
24	Admin Office	ELEC	Option: Install lighting controls and lighting fixtures = approx \$1,095,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
25	Admin Office	ELEC	Option: Replace existing electrical main distribution switchboard	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
26	Admin Office	ELEC	Option: Replace existing branch circuit panelboards and step down transformers	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
27	Admin Office	ELEC	Option: Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	2	6	3	36		\$ -	\$ -	\$ -
28	Admin Office	ELEC	Option: Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	2	6	3	36		\$ -	\$ -	\$ -
29	Admin Office	ELEC	Option Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	1	6	3	18		\$ -	\$ -	\$ -
30	Admin Office	ELEC	Option: Building communication systems (Div 27)	CRA (MEP)	Other	2	6	4	48		\$ -	\$ -	\$ -
31	Admin Office	ELEC	Option: Building security systems (Div 28)	CRA (MEP)	Security Alarm System	1	6	4	24		\$ -	\$ -	\$ -
32	Admin Office	EQUIP	Overall Equipment Upgrades	RTA	Other	3	6	3	54		\$ 250,000	\$ 300,000	\$ 300,000
33	Admin Office	FURN	Overall Furnishings Upgrades	RTA	Furniture	3	6	3	54		\$ 200,000	\$ 240,000	\$ 240,000

Condition	Totals	Totals	Escalation Totals
0-25	\$ 9,757,652	\$ 11,709,183	\$ 11,709,183
26-50	\$ -	\$ -	\$ -
51-100	\$ 450,000	\$ 540,000	\$ 540,000
> 100	\$ -	\$ -	\$ -
Totals ->	\$ 10,207,652	\$ 12,249,183	\$ 12,249,183

ASSESSMENT MATRIX -ADMINISTRATION BUILDING

