









**DEER CREEK ELEMENTARY**

scale: 1" = 160'-0"

**KEY PLAN LEGEND**

- 1. DEER CREEK ELEMENTARY SCHOOL BUILDING
- 2. PLAY GROUND / PLAY FIELD
- 3. STAFF PARKING / PARENT PARKING
- 4. PARENT DROP-OFF
- 5. STAFF PARKING
- 6. VISITOR PARKING
- 7. PARENT PICK-UP
- 8. BUS DROP-OFF
- 9. BUS PICK-UP
- 10. BUS SHOP

**SITE PLAN LEGEND**

- — — SITE BOUNDARY
-  PERMANENT BUILDING FOOTPRINT
-  MODULAR BUILDING FOOTPRINT
-  PARENT PICK-UP / DROP-OFF LOOP
-  BUS PICK-UP / DROP-OFF
-  STUDENT ENTRY POINTS
-  DISTRICT SERVICE DRIVE / ENTRY



NORTH

**DEER CREEK ELEMENTARY - EXISTING CONDITIONS SITE PLAN**

PK-12 OPTION

PLATTE CANYON SCHOOL DISTRICT





TYPICAL CLASSROOM



TYPICAL CORRIDOR



CAFETERIA



FRONT ENTRANCE



PRESCHOOL MODULAR BUILDINGS

DEER CREEK ELEMENTARY SCHOOL  
1737 CR 45, BAILEY, CO 80421

Year Built: 1973

Total Building Area: 58,096 SF

Permanent Buildings: 1

Modular Buildings: 6

Grades Served: PK-5

Building Capacity: 398

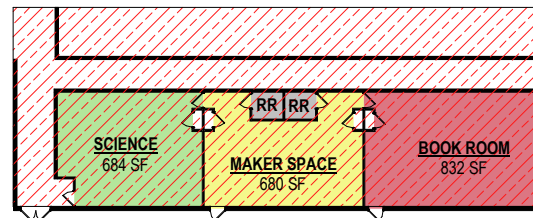
2021 Enrollment: 413 students

**CDE FCI Score: 0.88**

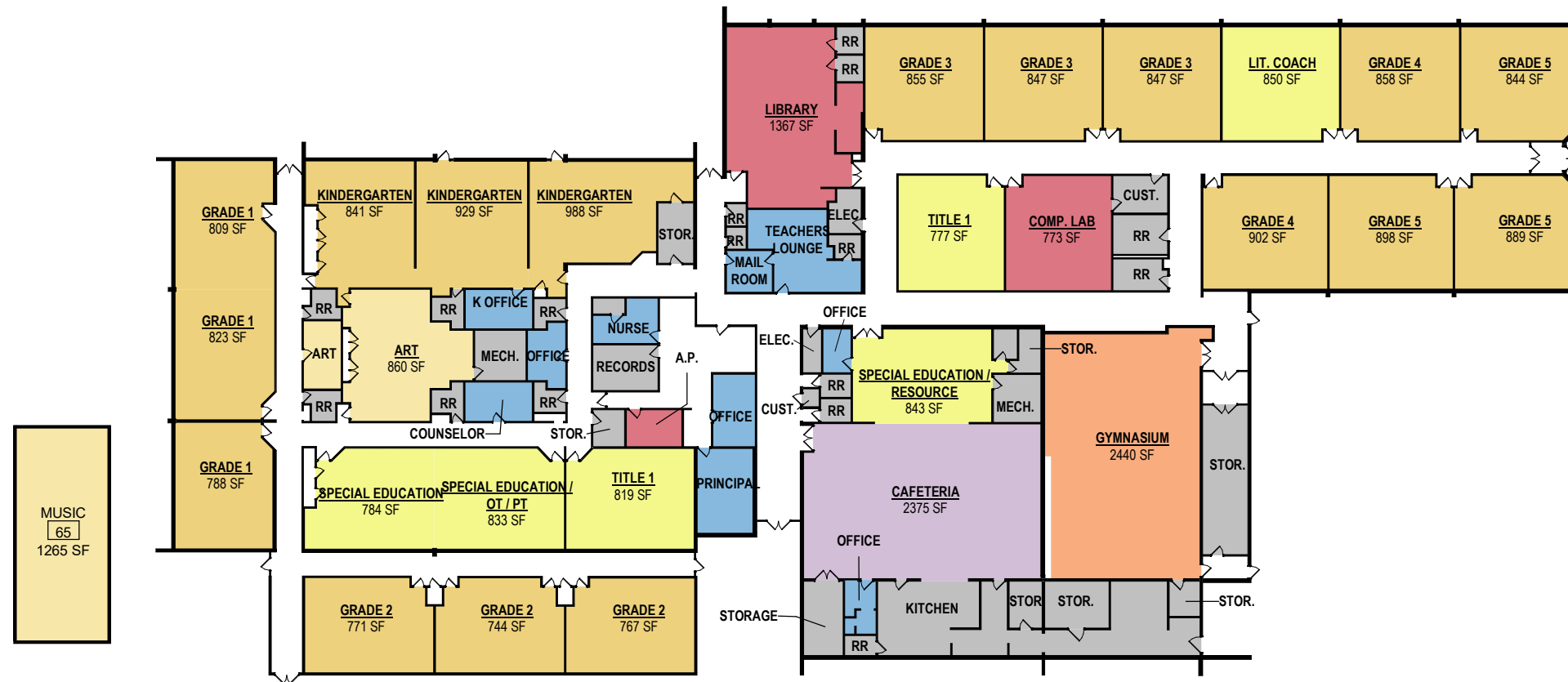
- Deer Creek Elementary School: 1972-73
- First Addition: 1980
- 1990 – wood structure added
- Second Addition ADA ramp: 2002
- Detached Pre-K Facilities (Portables): 1993

Operates out of 7 separate buildings: Pre-K has 3 portable buildings (80 students); Elementary Building houses k-5 (27 classrooms, 350 students); music is in a portable building, science is in a portable building, the book room is in a portable building. The elementary school facility, constructed in 1973, is extremely outdated and incapable of meeting 21st-century learning needs. The elementary is on a separate campus from the rest of the district. This site also houses the bus barn and district maintenance staff. Due to funding and geographic distance between schools we are currently unable to share resources between schools and campuses.

# FACILITIES ASSESSMENT



LOWER LEVEL FLOOR PLAN



1ST FLOOR PLAN

CLASSROOM CAPACITY				
CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY
Instructional Area				
GRADE 1	124	809 SF	1	20
GRADE 1	125	823 SF	1	20
GRADE 1	126	788 SF	1	20
GRADE 2	127	771 SF	1	20
GRADE 2	128	744 SF	1	20
GRADE 2	129	767 SF	1	20
GRADE 3	139	855 SF	1	28
GRADE 3	143	847 SF	1	28
GRADE 3	144	847 SF	1	28
GRADE 4	146	902 SF	1	28
GRADE 4	148	858 SF	1	28
GRADE 5	149	898 SF	1	28
GRADE 5	150	889 SF	1	28
GRADE 5	151	844 SF	1	28
KINDERGARTEN	121	988 SF	1	18
KINDERGARTEN	122	929 SF	1	18
KINDERGARTEN	123	841 SF	1	18
GRAND TOTAL:	17	14399 SF		398

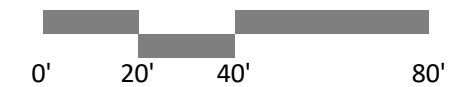
CURRENT ENROLLMENT: 334 STUDENTS  
(DOES NOT INCLUDE PRESCHOOL)

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



# DEER CREEK ELEMENTARY SCHOOL - CAPACITY PLAN

PK-12 OPTION



PLATTE CANYON SCHOOL DISTRICT



3.2 Condition Analysis Matrix

Project: Platte Canyon  
 Facility: Deer Creek Elementary School  
 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

(see scoring tab for details)

- 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	DCES	BLDG EXT	<b>Overall Exterior Bldg Enclosure (exter materials, doors/windows, roof)</b>	RTA	Other	1	6	3	18		\$ 748,952	\$ 898,742	\$ 898,742
2	DCES	BLDG EXT	Option: Replace wood siding with a low maintenace material = approx \$75,000	RTA	Other	2	7	6	84		\$ -	\$ -	\$ -
3	DCES	BLDG EXT	Option: Replace single pane glazing with insulated panels at select windows (9) = approx \$7,100	RTA	Window System	2	3	4	24		\$ -	\$ -	\$ -
4	DCES	BLDG EXT	Option: Replace exterior HM window frames with aluminum system = approx \$6,800	RTA	Window System	2	6	6	72		\$ -	\$ -	\$ -
5	DCES	BLDG EXT	Option: Replace wire glazing = approx \$8,200	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
6	DCES	BLDG EXT	Option: Install overflow scupper to roof area south of gym = approx \$1,250	RTA	Roofing System	2	2	3	12		\$ -	\$ -	\$ -
7	DCES	BLDG EXT	Option: Replace shingle roof on two west portables = approx \$15,000	RTA	Roofing System	2	6	6	72		\$ -	\$ -	\$ -
8	DCES	BLDG EXT	Option: Portable: West-North - install compliant accessibility = approx \$5,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
9	DCES	BLDG EXT	Option: Portable: West-South - replace carpet = approx \$70,000	RTA	Flooring System	2	6	6	72		\$ -	\$ -	\$ -
10	DCES	BLDG EXT	Option: Portable: South-Install - compliant accessibility = approx \$5,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
11	DCES	BLDG EXT	Option: Portable: West-North - install compliant guardrail = approx \$10,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
12	DCES	BLDG INT	<b>Overall Interior Construction and Conveyance</b>	RTA	Other	1	6	3	18		\$ 1,710,847	\$ 2,053,016	\$ 2,053,016
13	DCES	BLDG INT	<b>Overall Special Construction</b>	RTA	Other	1	6	3	18		\$ 552,053	\$ 662,464	\$ 662,464
14	DCES	BLDG INT	Option: Replace doors and hardware throughout (approx. 128 doors in bldg) = approx \$128,000	RTA	Door System	2	6	6	72		\$ -	\$ -	\$ -
15	DCES	BLDG INT	Option: Install ADA compliant door hardware at select doors (25) = approx \$12,500	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
16	DCES	BLDG INT	Option: Replace carpeting = approx \$313,000	RTA	Flooring System	2	6	6	72		\$ -	\$ -	\$ -
17	DCES	BLDG INT	Option: Install ADA compliant signage = approx \$10,800	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
18	DCES	BLDG INT	Option: Rate corridors by extending walls to deck (w/o fire protection system) = approx \$50,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
19	DCES	BLDG INT	Option: Replace toilet partitions at group RRs = approx \$10,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
20	DCES	BLDG INT	Option: Install rear and vertical grab bars in nurse restroom = approx \$500	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
21	DCES	BLDG INT	Option: Install ceramic tile walls at drinking fountains = approx \$4,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
22	DCES	BLDG INT	Option: Install privacy curtain in nurse room = approx \$500	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
23	DCES	BLDG INT	Option: Install acoustical panels in cafeteria = approx \$20,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
24	DCES	BLDG INT	Option: Install energy efficient vestibules at secondary exits = approx \$40,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
25	DCES	BLDG INT	Remove possible ACM in cafeteria	RTA	Other	1	6	6	36		\$ 50,000	\$ 60,000	\$ 60,000
26	DCES	BLDG INT	<b>Overall Structural Repairs/Improvements</b>	RTA	Other	1	6	3	18		\$ 28,129	\$ 33,754	\$ 33,754
27	DCES	MECH	<b>Overall Mech/HVAC System</b>	RTA	HVAC System	1	6	3	18		\$ 1,889,500	\$ 2,267,400	\$ 2,267,400
28	DCES	MECH	Option: Install ventilation in electrical and mechanical rooms = approx \$10,000	RTA	HVAC System	2	6	6	72		\$ -	\$ -	\$ -
29	DCES	MECH	Option: Install CRAC units in MDF/IDF rooms = approx \$15,000	RTA	HVAC System	2	6	6	72		\$ -	\$ -	\$ -
30	DCES	PLUMB	<b>Overall Plumbing System</b>	RTA	Other	1	6	3	18		\$ 528,627	\$ 634,352	\$ 634,352
31	DCES	PLUMB	Install new fire protection system	RTA	Code/ADA	1	3	4	12		\$ 290,000	\$ 348,000	\$ 348,000
32	DCES	PLUMB	Option: Upgrade single RRs fixtures to ADA compliant (incl update finishes) = approx \$260,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
33	DCES	PLUMB	Option: Upgrade fixtures in kindergarden rooms to age appropriate = approx \$6,000	RTA	Other	2	1	6	12		\$ -	\$ -	\$ -
34	DCES	PLUMB	Option: Install ANSEL system in kitchen = approx \$15,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
35	DCES	ELEC	<b>Overall Electrical System Upgrades</b>	RTA	Electrical Power System	1	6	3	18		\$ 2,202,919	\$ 2,643,503	\$ 2,643,503
36	DCES	ELEC	Option: Install new lighting controls and lighting fixtures	CRA (MEP)	Lighting System	2	3	4	24		\$ -	\$ -	\$ -
37	DCES	ELEC	Option: Replace existing electrical main distribution switchboard	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
38	DCES	ELEC	Option: Replace existing branch circuit panelboards and step down transformers	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
39	DCES	ELEC	Option: Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
40	DCES	ELEC	Option: Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
41	DCES	ELEC	Option: Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	1	6	3	18		\$ -	\$ -	\$ -
42	DCES	ELEC	Option: Building communication systems (Div 27)	CRA (MEP)	Other	2	6	3	36		\$ -	\$ -	\$ -
43	DCES	ELEC	Option: Building security systems (Div 28)	CRA (MEP)	Security Alarm System	1	6	4	24		\$ -	\$ -	\$ -
44	DCES	SITE	<b>Overall Site</b>	RTA	Other	1	6	3	18		\$ 1,440,280	\$ 1,728,336	\$ 1,728,336
45	DCES	SITE	Option: Install asphalt drive for kitchen staff and deliveries = approx \$25,000	RTA	Pavement System	2	7	6	84		\$ -	\$ -	\$ -
46	DCES	SITE	Option: Install compliant stairs to kitchen = approx \$2,500	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
47	DCES	SITE	Option: Install ADA exit from Gym to the north = approx \$10,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
48	DCES	SITE	Option: Install ADA access to play areas = approx \$20,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
49	DCES	SITE	Option: Replace concrete around trash enclosure = approx \$1,500	RTA	Concrete System	2	7	6	84		\$ -	\$ -	\$ -
50	DCES	SITE	Option: Install compliant playground surfaces = approx \$10,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
51	DCES	EQUIP	<b>Overall Equipment Upgrades</b>	RTA	Other	3	6	3	54		\$ 131,848	\$ 158,217	\$ 158,217
52	DCES	FURN	<b>Overall Furnishings Upgrades</b>	RTA	Furniture	3	6	3	54		\$ 56,160	\$ 67,391	\$ 67,391

Condition	Totals	Totals	Escalation Totals
0-25	\$ 9,391,306	\$ 11,269,567	\$ 11,269,567
26-50	\$ 50,000	\$ 60,000	\$ 60,000
51-100	\$ 188,007	\$ 225,609	\$ 225,609
> 100	\$ -	\$ -	\$ -
Totals ->	\$ 9,629,313	\$ 11,555,176	\$ 11,555,176

# ASSESSMENT MATRIX - DEER CREEK ELEMENTARY

