



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

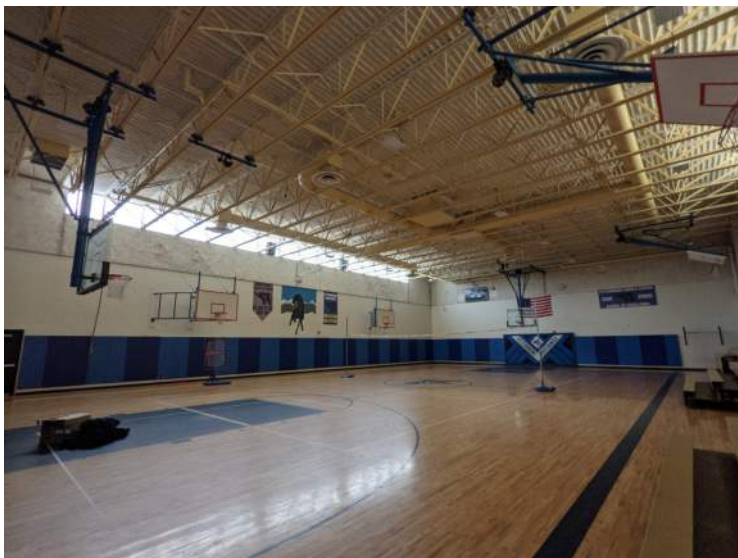




TYPICAL CORRIDOR



TYPICAL CLASSROOM



GYMNASIUM



FRONT ENTRANCE



NORTH SIDE DRAINAGE ISSUES

FITZSIMMONS MIDDLE SCHOOL
57093 US HIGHWAY 285, BAILEY, CO 80421

Year Built: 1979

Total Building Area: 37,921 SF

Permanent Buildings: 1

Modular Buildings: 2

Grades Served: 6-8

Building Capacity: 588 students
2021 Enrollment: 172 students

CDE FCI Score: 0.25 (CDE assessed this building in conjunction with Platte Canyon High School)

- Fitzsimmons Middle School: 1981
- Addition: purchase of land for playground: 2004

Attached to the high school. They share a cafeteria. Located on the West side of the high school. Houses grades 6-8.

FACILITIES ASSESSMENT

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATIONS	DISTRICT CAPACITY
-----------	--------	------	---------------------	-------------------

Instructional Areas

6 ELA	199	707 SF	1	28
6 MATH	172	673 SF	1	28
6 SS	171	691 SF	1	28
7 ELA	192	689 SF	1	28
7 MATH	193	688 SF	1	28
7 SS	194	647 SF	1	28
CLASSROOM	170	845 SF	1	28
CLASSROOM	174	688 SF	1	28
CLASSROOM	175	687 SF	1	28
CLASSROOM	176	685 SF	1	28
CLASSROOM	177	688 SF	1	28
CLASSROOM	178	718 SF	1	28
CLASSROOM	179	734 SF	1	28
CLASSROOM	197	716 SF	1	28
CLASSROOM	198	666 SF	1	28
HOME ECONOMICS	180	896 SF	1	28
SHOP	173	1095 SF	1	28

Library Information Center

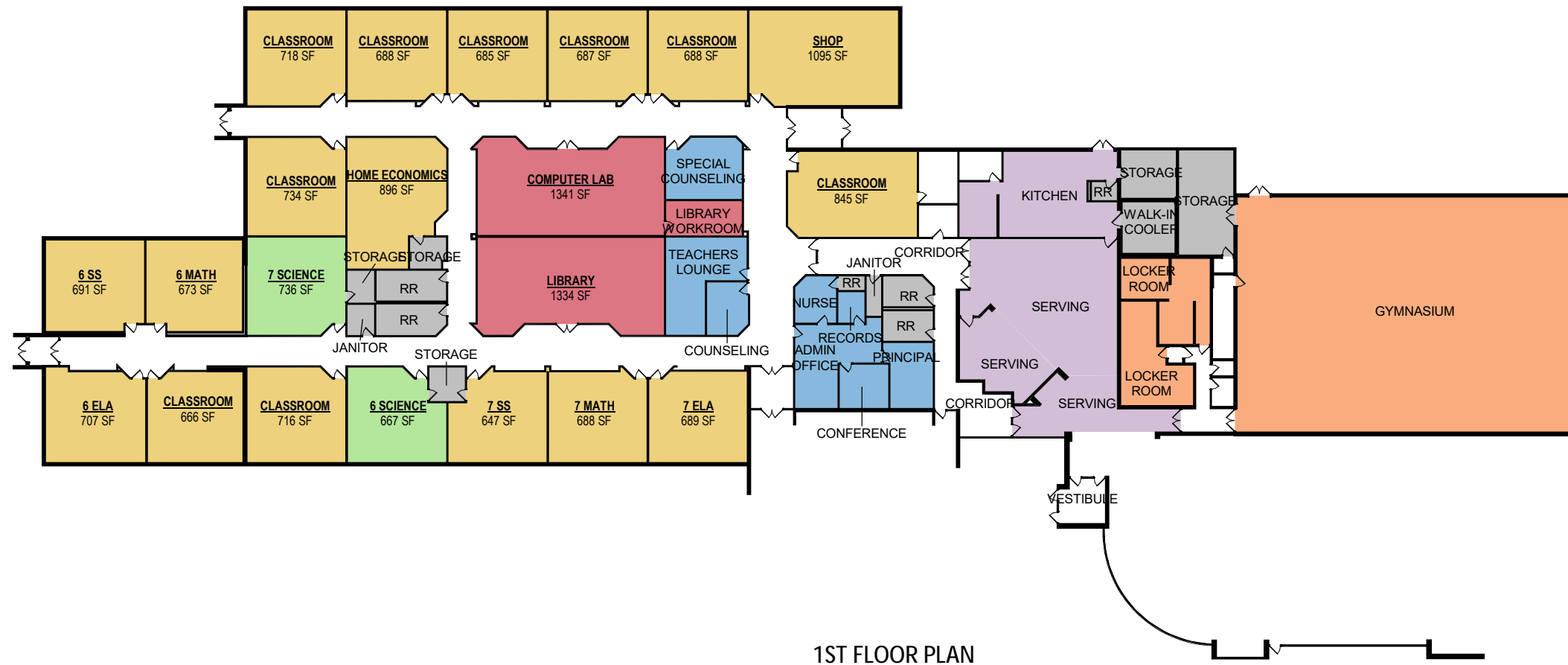
COMPUTER LAB	181	1341 SF	1	28
--------------	-----	---------	---	----

PE/Athletics

GYMNASIUM	158	6299 SF	1	28
-----------	-----	---------	---	----

Science

6 SCIENCE	196	667 SF	1	28
7 SCIENCE	191	736 SF	1	28
GRAND TOTAL: 21		21556 SF	21	588



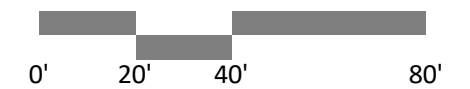
75% UTILIZATION CAPACITY: 441 STUDENTS

CURRENT ENROLLMENT: 172 STUDENTS

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



CAPACITY PLAN - PLATTE CANYON MIDDLE SCHOOL



PLATTE CANYON SCHOOL DISTRICT



3.2 Condition Analysis Matrix

Project: Platte Canyon Facility: Fitzsimmons Middle School/Platte Canyon High School Date: 7/7/2021	Date of last addition: N/A Year round start date: N/A								
Failure Timing Legend <table style="width:100%; border-collapse: collapse;"> <tr><td style="background-color: #f08080;">1</td><td>Needs Immediate Action/Life Safety Issue (Red)</td></tr> <tr><td style="background-color: #ffa500;">2</td><td>Replace within 5 Years (Orange)</td></tr> <tr><td style="background-color: #ffff00;">3</td><td>Replace within 6-10 Years (Yellow)</td></tr> <tr><td style="background-color: #90ee90;">4</td><td>Improvement Item (Green) - Also indicate remaining years of system life</td></tr> </table>		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
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)									
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	FMS-PCHS	BLDG EXT	Overall Exterior Bldg Enclosure (exter materials, doors/windows, roof)	RTA	Other	1	6	3	18		\$ 139,008	\$ 166,810	\$ 166,810
2	FMS-PCHS	BLDG EXT	MS/HS - Option: Misc Bldg Exterior Improvements = approx \$50,000	RTA	Other	2	6	3	36		\$ -	\$ -	\$ -
3	FMS-PCHS	BLDG EXT	MS - Option: Portables - roof replacement = approx \$20,000	RTA	Roofing System	2	2	3	12		\$ -	\$ -	\$ -
4	FMS-PCHS	BLDG EXT	MS - Option: Misc roof repairs (leaks at interior) = approx \$25,000	RTA	Roofing System	2	2	3	12		\$ -	\$ -	\$ -
5	FMS-PCHS	BLDG EXT	MS - Option: Glazing replacement throughout = approx \$50,000	RTA	Window System	2	6	6	72		\$ -	\$ -	\$ -
6	FMS-PCHS	BLDG INT	Overall Structural Repairs/Improvements	RTA	Other	1	6	3	18		\$ 50,000	\$ 60,000	\$ 60,000
7	FMS-PCHS	BLDG INT	Overall Special Construction	RTA	Other	1	6	3	18		\$ 100,000	\$ 120,000	\$ 120,000
8	FMS-PCHS	BLDG INT	Overall Interior Construction and Conveyance	RTA	Other	1	6	3	18		\$ 2,692,111	\$ 3,230,534	\$ 3,230,534
9	FMS-PCHS	BLDG INT	MS - Option: Repair/replace misc ceiling grid/tiles = approx \$20,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
10	FMS-PCHS	BLDG INT	MS - Option: Install ADA compliant door hdwr (estimate 37) = approx \$19,000	RTA	Door System	2	1	1	2		\$ -	\$ -	\$ -
11	FMS-PCHS	BLDG INT	MS - Option: Replace doors throughout = approx \$37,000	RTA	Door System	2	1	1	2		\$ -	\$ -	\$ -
12	FMS-PCHS	BLDG INT	MS - Option: Update casework = approx \$150,000	RTA	Millwork System	2	4	6	48		\$ -	\$ -	\$ -
13	FMS-PCHS	BLDG INT	MS - Option: RR groups - update FFE (add urinal scrns) = approx \$50,000	RTA	Code/ADA	2	4	8	64		\$ -	\$ -	\$ -
14	FMS-PCHS	BLDG INT	MS - Option: Update finishes (carpet/paint/VCT/VWC/tile) = approx \$48,000	RTA	Other	2	4	8	64		\$ -	\$ -	\$ -
15	FMS-PCHS	BLDG INT	MS - Option: Single user RRs - remodel for accessibility = approx \$60,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
16	FMS-PCHS	BLDG INT	MS - Option: Install ADA compliant signage = approx \$6,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
17	FMS-PCHS	BLDG INT	MS - Option: RR groups - update FFE (add urinal scrns) = approx \$100,000	RTA	Code/ADA	2	4	8	64		\$ -	\$ -	\$ -
18	FMS-PCHS	BLDG INT	MS - Option: Update finishes (carpet/paint/VCT/VWC/tile) = approx \$270,000	RTA	Other	2	4	8	64		\$ -	\$ -	\$ -
19	FMS-PCHS	BLDG INT	HS - Option: Repair roof leaks, patch/replace ceiling = approx \$25,000	RTA	Roofing System	2	2	1	4		\$ -	\$ -	\$ -
20	FMS-PCHS	BLDG INT	HS - Option: Update casework = approx \$300,000	RTA	Millwork System	2	4	8	64		\$ -	\$ -	\$ -
21	FMS-PCHS	BLDG INT	HS - Option: Single user RRs - remodel for accessibility = approx \$45,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
22	FMS-PCHS	BLDG INT	HS - Option: Replace broken window screens (approx 6) = approx \$1,000	RTA	Window System	2	6	8	96		\$ -	\$ -	\$ -
23	FMS-PCHS	BLDG INT	HS - Option: Replace sliding glass door sys (ADA - estim 16) = approx \$48,000	RTA	Door System	2	3	4	24		\$ -	\$ -	\$ -
24	FMS-PCHS	BLDG INT	HS - Option: Upgrade lockers (ADA) in all locker rooms = approx \$25,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
25	FMS-PCHS	BLDG INT	HS - Option: Update boys/girls locker rooms = approx \$300,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
26	FMS-PCHS	BLDG INT	HS - Option: Update kitchen equipment = approx \$250,000	RTA	Other	2	6	6	72		\$ -	\$ -	\$ -
27	FMS-PCHS	SITE	Overall Site Misc Improvements	RTA	Other	1	6	3	18		\$ 189,833	\$ 227,799	\$ 227,799
28	FMS-PCHS	SITE	SITE - Replace paving throughout (campus-wide)	RTA	Other	2	6	6	72		\$ 150,000	\$ 180,000	\$ 180,000
29	FMS-PCHS	SITE	SITE - Re-pave asphalt parking (campus-wide)	RTA	Other	2	6	6	72		\$ 150,000	\$ 180,000	\$ 180,000
30	FMS-PCHS	SITE	SITE - Install accessible routes to portables (campus-wide)	RTA	Code/ADA	2	1	1	2		\$ 50,000	\$ 60,000	\$ 60,000
31	FMS-PCHS	SITE	SITE - Address site drainage/grading issues (campus-wide)	RTA	Other	2	6	6	72		\$ 50,000	\$ 60,000	\$ 60,000
32	FMS-PCHS	SITE	SITE - Misc repairs/improvements at recreational/athletic field areas	RTA	Other	2	6	6	72		\$ 50,000	\$ 60,000	\$ 60,000
33	FMS-PCHS	SITE	SITE - Have bridge inspected by 3rd party expert	RTA	Other	2	1	1	2		\$ 10,000	\$ 12,000	\$ 12,000
34	FMS-PCHS	SITE	SITE - Install bridge walkway material maintenance (wood decking)	RTA	Other	2	1	1	2		\$ 25,000	\$ 30,000	\$ 30,000
35	FMS-PCHS	SITE	SITE - Press Box misc repairs	RTA	Other	2	6	6	72		\$ 10,000	\$ 12,000	\$ 12,000
36	FMS-PCHS	MECH	Overall Mech/HVAC Misc System Upgrades	RTA	HVAC System	1	6	3	18		\$ 2,070,000	\$ 2,484,000	\$ 2,484,000
37	FMS-PCHS	MECH	MS - Recommended to replace entire system	RTA	HVAC System	1	6	6	36		\$ 1,514,000	\$ 1,816,800	\$ 1,816,800
37	FMS-PCHS	MECH	HS - Recommended to add chiller plant	RTA	HVAC System	2	6	6	72		\$ 556,000	\$ 667,200	\$ 667,200
38	FMS-PCHS	PLUMB	Overall Plumbing Misc System Upgrades	RTA	Other	1	6	3	18		\$ 100,489	\$ 120,587	\$ 120,587
39	FMS-PCHS	PLUMB	MS - Option: Update CR sinks to be accessible = approx \$12,000	RTA	Other	2	1	1	2		\$ -	\$ -	\$ -
40	FMS-PCHS	PLUMB	MS/HS - Improve fire protection system (not bldg-wide replacement)	RTA	Code/ADA	1	3	4	12		\$ 246,000	\$ 295,200	\$ 295,200
41	FMS-PCHS	ELEC	Overall Electrical Misc System Upgrades	RTA	Electrical Power System	1	6	3	18		\$ 3,929,009	\$ 4,714,811	\$ 4,714,811
42	FMS-PCHS	ELEC	MS - Option: Update AV/IT equipment = approx \$150,000	RTA	Other	2	6	5	60		\$ -	\$ -	\$ -
43	FMS-PCHS	ELEC	HS - Option: Update AV/IT equipment = approx \$250,000	RTA	Other	2	6	5	60		\$ -	\$ -	\$ -
44	FMS-PCHS	ELEC	MS - Option: Install lighting controls and lighting fixtures = approx \$360,000	RTA	Lighting System	2	6	6	72		\$ -	\$ -	\$ -
45	FMS-PCHS	ELEC	MS - Option: Replace existing electrical main distribution switchboard	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
46	FMS-PCHS	ELEC	MS - Option: Replace existing branch circuit panelboards and step down transformers	CRA (MEP)	Electrical Power System	1	6	2	12		\$ -	\$ -	\$ -
47	FMS-PCHS	ELEC	MS - Option: Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
48	FMS-PCHS	ELEC	MS - Option: Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
49	FMS-PCHS	ELEC	MS - Option: Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	1	6	3	18		\$ -	\$ -	\$ -
50	FMS-PCHS	ELEC	HS - Option: Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
51	FMS-PCHS	ELEC	HS - Option: Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3	6	3	54		\$ -	\$ -	\$ -
52	FMS-PCHS	ELEC	HS - Option: Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	1	6	3	18		\$ -	\$ -	\$ -
53	FMS-PCHS	ELEC	MS - Option: Building communication systems (Div 27)	CRA (MEP)	Other	2	6	4	48		\$ -	\$ -	\$ -
54	FMS-PCHS	ELEC	MS - Option: Building security systems (Div 28)	CRA (MEP)	Security Alarm System	1	6	4	24		\$ -	\$ -	\$ -
55	FMS-PCHS	ELEC	HS - Option: Building communication systems (Div 27)	CRA (MEP)	Other	2	6	4	48		\$ -	\$ -	\$ -
56	FMS-PCHS	ELEC	HS - Option: Building security systems (Div 28)	CRA (MEP)	Security Alarm System	1	6	4	24		\$ -	\$ -	\$ -
57	FMS-PCHS	EQUIP	Overall Equipment Upgrades	RTA	Other	3	6	3	54		\$ -	\$ -	\$ -
58	FMS-PCHS	FURN	Overall Furnishings Upgrades	RTA	Furniture	3	6	3	54		\$ -	\$ -	\$ -

Condition	Totals	Totals	Escalation Totals
0-25	\$ 9,601,451	\$ 11,521,741	\$ 11,521,741
26-50	\$ 1,514,000	\$ 1,816,800	\$ 1,816,800
51-100	\$ 966,000	\$ 1,159,200	\$ 1,159,200
> 100	\$ -	\$ -	\$ -
Totals ->	\$ 12,081,451	\$ 14,497,741	\$ 14,497,741

ASSESSMENT MATRIX - PLATTE CANYON HIGH SCHOOL / FITZSIMMONS MIDDLE SCHOOL

