

# PLATTE CANYON SCHOOL DISTRICT #1



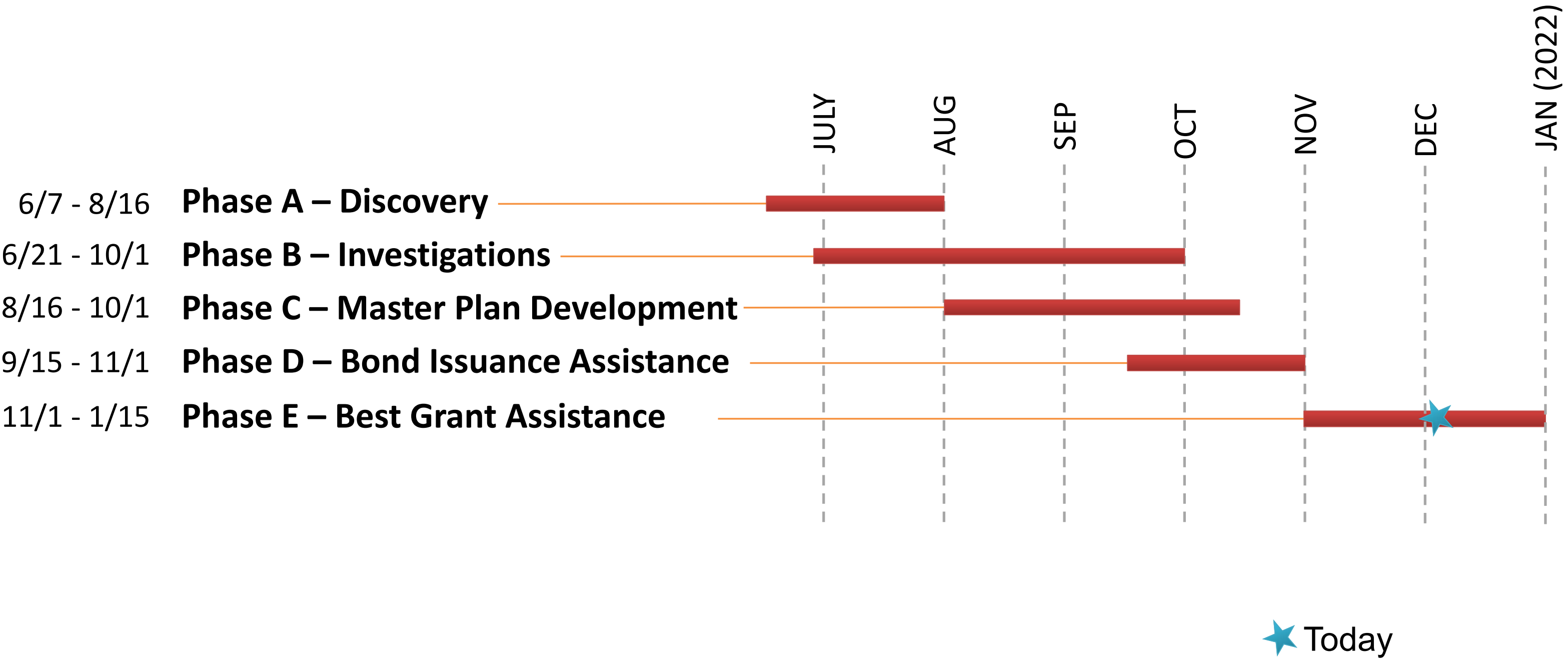
Platte Canyon School District  
Board of Education Work Session  
January 6th, 2022 @ 5:00 PM



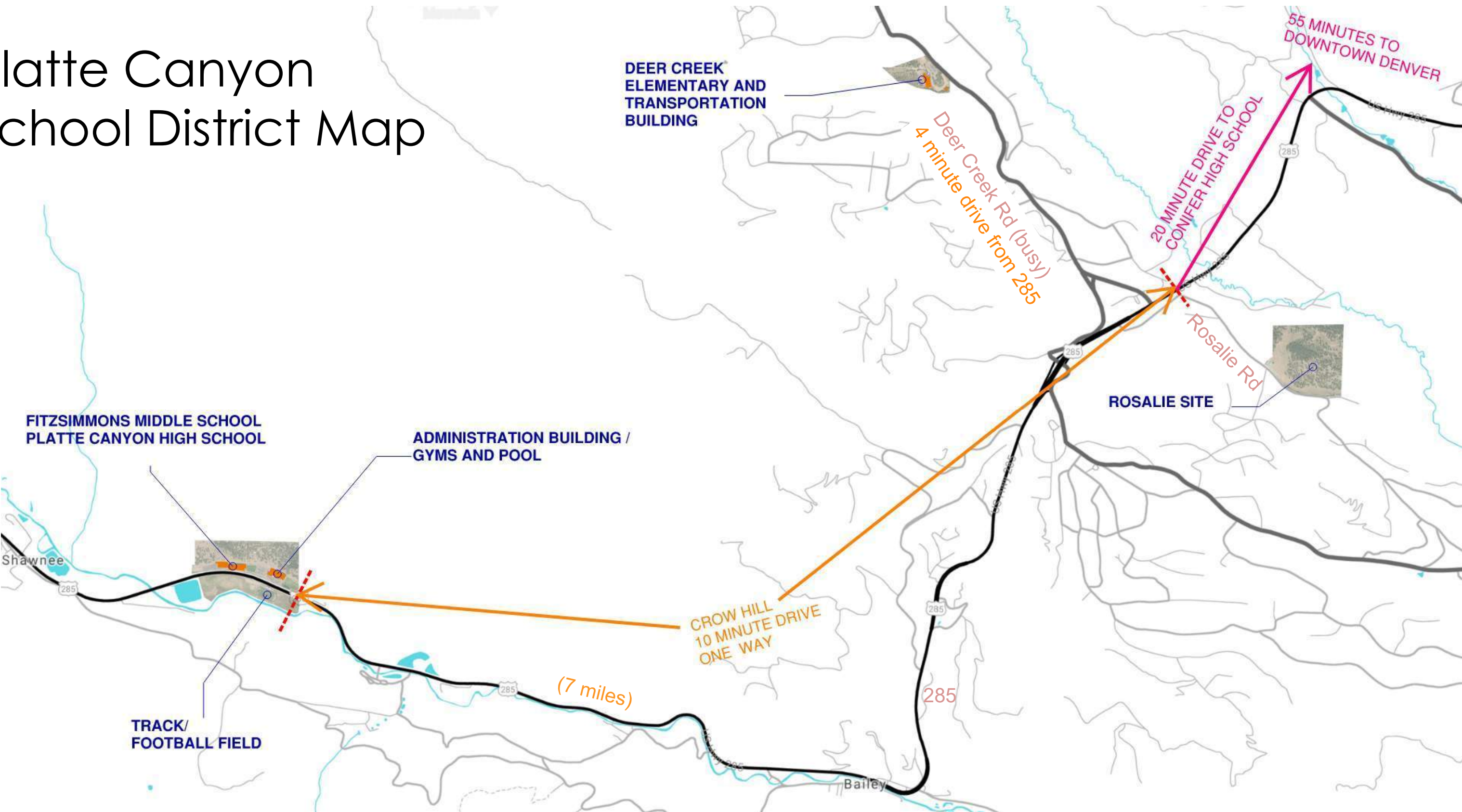
# Board of Education Work Session Agenda:

1. Introductions
2. Master Plan Schedule
3. Current School District Facility Condition Summary
4. Master Planning Options A & B
5. Community Feedback / web polling
6. Review Option A Test Fit
7. Next Steps
8. Additional Discussion

# Master Plan Schedule



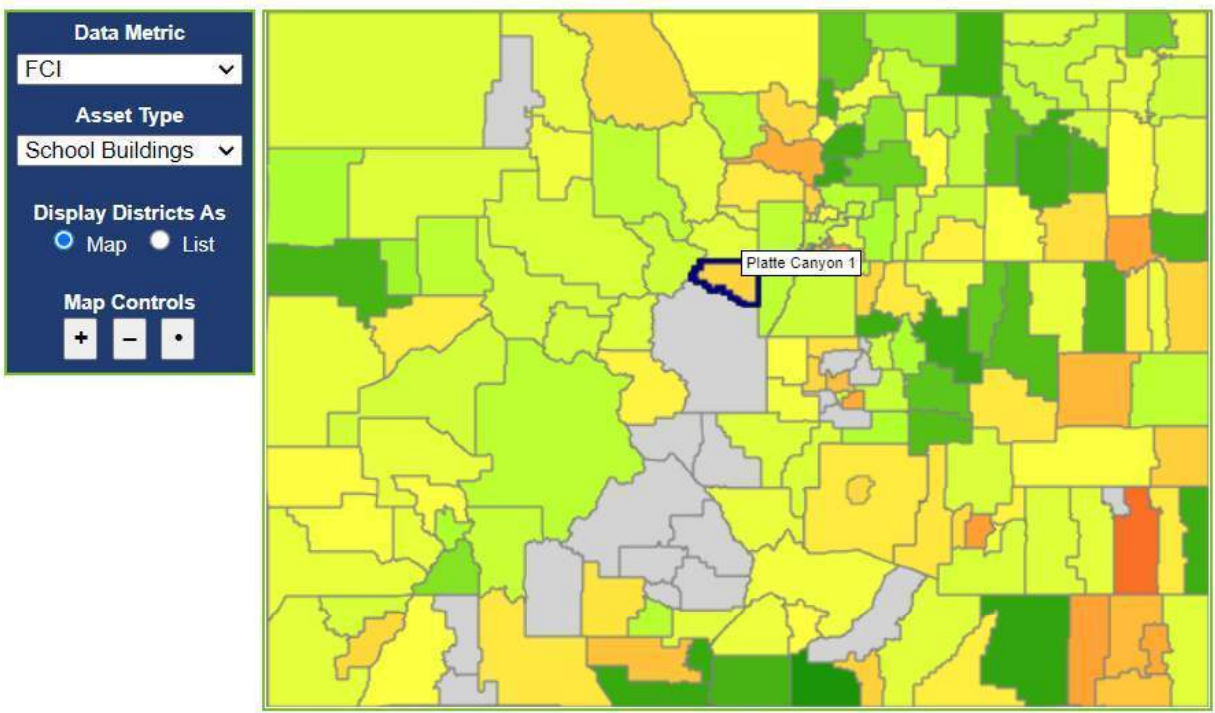
# Platte Canyon School District Map





# State Level Information

Search



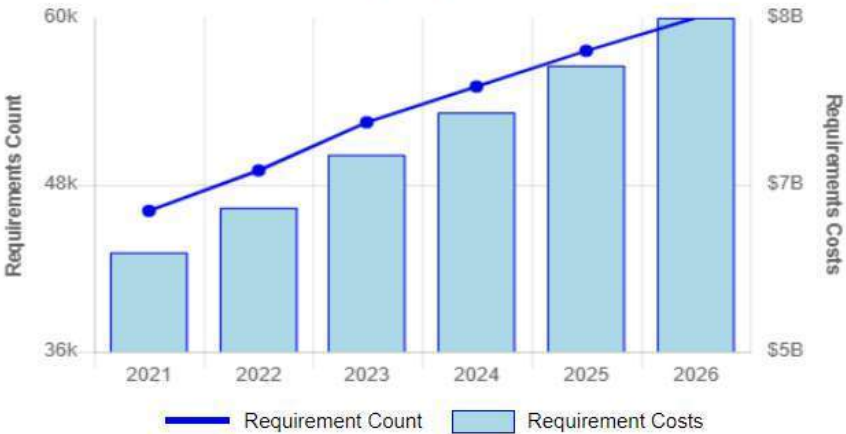
School Building FCI  $\geq 1$  School Building FCI = 0

Platte Canyon 1					Statewide District Averages			
	COUNT	SIZE	AVG. AGE	FCI*	COUNT	SIZE	AVG. AGE	FCI*
School Buildings	9	254,002	34	0.60	18	669,861	42	0.40
Other Buildings	11	13,015	27	-	19	69,332	43	0.00
Sites	3	2,639,811.00	51	0.45	9	7,010,257.00	52	0.47
School Campuses	3	-	-	-	9	-	-	-

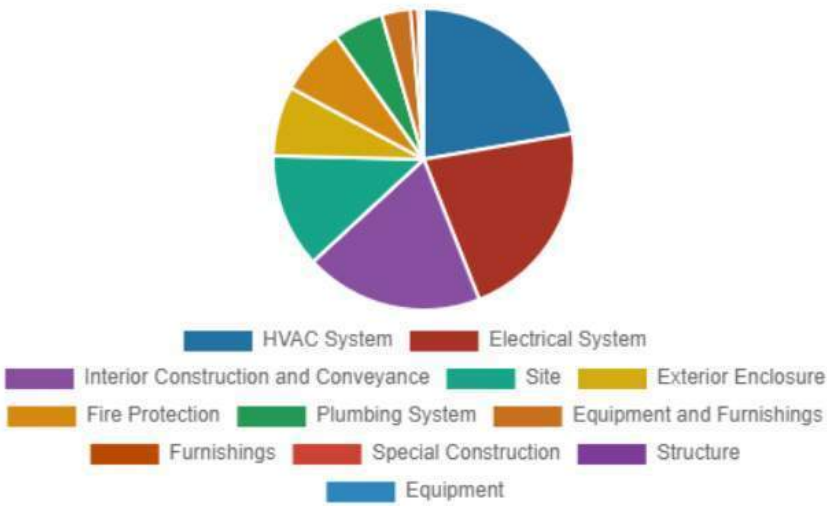
State Totals				
	COUNT	SIZE	AVG. AGE	FCI*
School Buildings	3,495	132,632,384	38	0.40
Other Buildings	3,781	13,727,800	37	0.00
Sites	1,726	1,388,030,850.00	46	0.45
School Campuses	1,715	-	-	-

\* The information displayed may be skewed; it only includes data collected to-date.

Statewide FCI Requirements Count and Costs\* by Year



Statewide FCI Requirements Costs\* by System Group



## What is the Facility Condition Index (FCI) and how is it calculated?

FCI is a standard management benchmark that is used to objectively assess the current and projected condition of a building.

It takes into consideration the repairs that are necessary to maintain the facility to a level that will allow for it to continue to provide an environment that supports the education of students.

The facility condition index (FCI) is calculated by taking the total cost of building repairs divided by the replacement cost of a facility.

If the FCI is 50%, the building is in likely need for major renovation or replacement. **If the FCI is over 66% a replacement is more likely.**

# Executive Summary

District:	Platte Canyon 1
School Name:	Deer Creek ES
Address:	1737 CR 43
City:	BAILEY
Gross Area (SF):	58,096
Number of Buildings:	7
Replacement Value:	\$15,096,573
Condition Budget:	\$13,139,808
Total FCI:	0.87
Adequacy Index:	0.22



## What is the Facility Condition Index (FCI) and how is it calculated?

FCI is a standard management benchmark that is used to objectively assess the current and projected condition of a building.

It takes into consideration the repairs that are necessary to maintain the facility to a level that will allow for it to continue to provide an environment that supports the education of students.

The facility condition index (FCI) is calculated by taking the total cost of building repairs divided by the replacement cost of a facility.

If the FCI is 50%, the building is in likely need for major renovation or replacement. **If the FCI is over 66% a replacement is more likely.**

# Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,037,358	\$2,444,035	1.20
Equipment and Furnishings	\$191,024	\$121,732	0.64
Exterior Enclosure	\$1,239,658	\$786,708	0.63
Fire Protection	\$13,857	\$595,001	42.94
Furnishings	\$60,270	\$0	0.00
HVAC System	\$3,048,971	\$3,811,215	1.25
Interior Construction and Conveyance	\$3,325,193	\$3,174,270	0.95
Plumbing System	\$630,487	\$730,164	1.16
Site	\$1,904,988	\$1,545,670	0.81
Special Construction	\$466,879	\$466,878	1.00
Structure	\$2,177,888	\$56,069	0.03
Overall - Total	\$15,096,573	\$13,731,742	0.91



3.2 Condition Analysis Matrix

Project: Platte Canyon		Date of last addition: N/A											
Facility: Deer Creek Elementary School		Year round start date: N/A											
Date: 7/7/2021													
Failure Timing Legend													
2 Needs Immediate Action/Life Safety Issue (Red)													
3 Replace within 5 Years (Orange)													
4 Replace within 6-10 Years (Yellow)													
5 Improvement Item (Green) - Also indicate remaining years of system life													
(see scoring tab for details)													
Condition Matrix													
Inflation Amount: 8.00%													
Soft Cost: 20.00%													
* Compounded amount after X years of inflation													
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (w/ soft costs)	TOTAL COST (w/ soft costs)	ESCALATED TOTAL AMOUNT*
1	DCES	BLDG EXT	Overall Exterior Bldg Enclosure (exter materials, doors/windows, roof)	RTA	Other	2	6	3	18		\$ 748,952	\$ 898,742	\$ 898,742
2	DCES	BLDG EXT	Option: Replace wood siding with a low maintenance 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	Overall Interior Construction and Conveyance	RTA	Other	2	6	3	18		\$ 1,710,847	\$ 2,053,016	\$ 2,053,016
13	DCES	BLDG INT	Overall Special Construction	RTA	Other	2	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	2	6	6	36		\$ 50,000	\$ 60,000	\$ 60,000
26	DCES	BLDG INT	Overall Structural Repairs/Improvements	RTA	Other	2	6	3	18		\$ 28,129	\$ 33,754	\$ 33,754
27	DCES	MECH	Overall Mech/HVAC System	RTA	HVAC System	2	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	Overall Plumbing System	RTA	Other	2	6	3	18		\$ 528,627	\$ 634,352	\$ 634,352
31	DCES	PLUMB	Install new fire protection system	RTA	Code/ADA	2	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 kindergarten 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	Overall Electrical System Upgrades	RTA	Electrical Power System	2	6	3	18		\$ 2,202,919	\$ 2,643,503	\$ 2,643,503
36	DCES	ELEC	Install new lighting controls and lighting fixtures	CRA (MEP)	Lighting System	2	3	4	24		\$ 750,000	\$ 900,000	\$ 900,000
37	DCES	SITE	Overall Site	RTA	Other	2	6	3	18		\$ 1,440,280	\$ 1,728,336	\$ 1,728,336
38	DCES	SITE	Option: Install asphalt drive for kitchen staff and deliveries = approx \$25,000	RTA	Pavement System	2	7	6	84		\$ -	\$ -	\$ -
39	DCES	SITE	Option: Install compliant stairs to kitchen = approx \$2,500	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
40	DCES	SITE	Option: Install ADA exit from Gym to the north = approx \$10,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
41	DCES	SITE	Option: Install ADA access to play areas = approx \$20,000	RTA	Code/ADA	2	5	4	40		\$ -	\$ -	\$ -
42	DCES	SITE	Option: Replace concrete around trash enclosure = approx \$1,500	RTA	Concrete System	2	7	6	84		\$ -	\$ -	\$ -
43	DCES	SITE	Option: Install compliant playground surfaces = approx \$10,000	RTA	Code/ADA	2	3	4	24		\$ -	\$ -	\$ -
44	DCES	EQUIP	Overall Equipment Upgrades	RTA	Other	3	6	3	54		\$ 131,848	\$ 158,217	\$ 158,217
45	DCES	FURN	Overall Furnishings Upgrades	RTA	Furniture	3	6	3	54		\$ 56,160	\$ 67,391	\$ 67,391
46	DCES	ELEC	Replace existing electrical main distribution switchboard	CRA (MEP)	Electrical Power System	1			0		\$ 50,000	\$ 60,000	\$ 60,000
47	DCES	ELEC	Replace existing branch circuit panelboards and step down transformers	CRA (MEP)	Electrical Power System	1			0		\$ 125,000	\$ 150,000	\$ 150,000
48	DCES	ELEC	Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3			0		\$ 250,000	\$ 300,000	\$ 300,000
49	DCES	ELEC	Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3			0		\$ 125,000	\$ 150,000	\$ 150,000
50	DCES	ELEC	Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	1			0		\$ 150,000	\$ 180,000	\$ 180,000
51	DCES	ELEC	Building communication systems (Div 27)	CRA (MEP)	Other	2			0		\$ 350,000	\$ 420,000	\$ 420,000
52	DCES	ELEC	Building security systems (Div 28)	CRA (MEP)	Security Alarm System	1			0		\$ 100,000	\$ 120,000	\$ 120,000
53											\$ -	\$ -	\$ -
54											\$ -	\$ -	\$ -
55											\$ -	\$ -	\$ -
56											\$ -	\$ -	\$ -
57											\$ -	\$ -	\$ -

Condition	Totals	Totals	Escalation Totals
2-5	\$ 11,291,306	\$ 13,549,567	\$ 13,549,567
26-50	\$ 50,000	\$ 60,000	\$ 60,000
51-100	\$ 188,007	\$ 225,609	\$ 225,609
> 100	\$ -	\$ -	\$ -
Totals ->	\$ 11,529,313	\$ 13,835,176	\$ 13,835,176

# Executive Summary

District:	Platte Canyon 1
School Name:	Fitzsimmons MS/Platte Canyon HS
Address:	57093 US HIGHWAY 285
City:	BAILEY
Gross Area (SF):	122,721
Number of Buildings:	1
Replacement Value:	\$38,731,684
Condition Budget:	\$17,912,796
Total FCI:	0.46
Adequacy Index:	0.08



## What is the Facility Condition Index (FCI) and how is it calculated?

FCI is a standard management benchmark that is used to objectively assess the current and projected condition of a building.

It takes into consideration the repairs that are necessary to maintain the facility to a level that will allow for it to continue to provide an environment that supports the education of students.

The facility condition index (FCI) is calculated by taking the total cost of building repairs divided by the replacement cost of a facility.

If the FCI is 50%, the building is in likely need for major renovation or replacement. **If the FCI is over 66% a replacement is more likely.**

# Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,606,582	\$3,887,182	0.69
Equipment and Furnishings	\$854,276	\$728,665	0.85
Exterior Enclosure	\$3,074,178	\$881,252	0.29
Fire Protection	\$972,824	\$436,688	0.45
Furnishings	\$402,254	\$389,812	0.97
HVAC System	\$7,333,604	\$5,236,734	0.71
Interior Construction and Conveyance	\$7,217,212	\$4,400,134	0.61
Plumbing System	\$2,015,504	\$108,418	0.05
Site	\$5,454,211	\$2,266,934	0.42
Structure	\$5,801,035	\$0	0.00
Overall - Total	\$38,731,684	\$18,335,819	0.47



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														
2 Needs Immediate Action/Life Safety Issue (Red)														
3 Replace within 5 Years (Orange)														
4 Replace within 6-10 Years (Yellow)														
Improvement Item (Green) - Also indicate remaining years of system life														
					(see scoring tab for details)									
					* - Compounded amount after X years of inflation									
					Inflation Amount: 8.00%									
					Soft Cost: 20.00%									
Condition Matrix														
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (w/ 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	2	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	2	6	3	18		\$ 50,000	\$ 60,000	\$ 60,000	
7	FMS-PCHS	BLDG INT	Overall Special Construction	RTA	Other	2	6	3	18		\$ 100,000	\$ 120,000	\$ 120,000	
8	FMS-PCHS	BLDG INT	Overall Interior Construction and Conveyance	RTA	Other	2	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 scms) = 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 scms) = 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	2	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	2	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	2	6	6	36		\$ 1,514,000	\$ 1,816,800	\$ 1,816,800	
38	FMS-PCHS	MECH	HS - Recommended to add chiller plant	RTA	HVAC System	2	6	6	72		\$ 556,000	\$ 667,200	\$ 667,200	
39	FMS-PCHS	PLUMB	Overall Plumbing Misc System Upgrades	RTA	Other	2	6	3	18		\$ 100,489	\$ 120,587	\$ 120,587	
40	FMS-PCHS	PLUMB	MS - Option: Update CR sinks to be accessible = approx \$12,000	RTA	Other	2	1	1	2		\$ -	\$ -	\$ -	
41	FMS-PCHS	PLUMB	MS/HS - Improve fire protection system (not bldg-wide replacement)	RTA	Code/ADA	2	3	4	12		\$ 246,000	\$ 295,200	\$ 295,200	
42	FMS-PCHS	ELEC	Overall Electrical Misc System Upgrades	RTA	Electrical Power System	2	6	3	18		\$ 3,929,009	\$ 4,714,811	\$ 4,714,811	
43	FMS-PCHS	ELEC	MS - Option: Update AV/IT equipment = approx \$150,000	RTA	Other	2	6	5	60		\$ -	\$ -	\$ -	
44	FMS-PCHS	ELEC	HS - Option: Update AV/IT equipment = approx \$250,000	RTA	Other	2	6	5	60		\$ -	\$ -	\$ -	
45	FMS-PCHS	ELEC	MS - Option: Install lighting controls and lighting fixtures = approx \$360,000	RTA	Lighting System	2	6	6	72		\$ -	\$ -	\$ -	
46	FMS-PCHS	EQUIP	Overall Equipment Upgrades	RTA	Other	3	6	3	54		\$ 193,338	\$ 232,005	\$ 232,005	
47	FMS-PCHS	FURN	Overall Furnishings Upgrades	RTA	Furniture	3	6	3	54		\$ 314,432	\$ 377,319	\$ 377,319	
48	FMS-PCHS	ELEC	MS - Replace existing electrical main distribution switchboard	CRA (MEP)	Electrical Power System	3			0		\$ 50,000	\$ 60,000	\$ 60,000	
49	FMS-PCHS	ELEC	MS - Replace existing branch circuit panelboards and step down transformers	CRA (MEP)	Electrical Power System	3			0		\$ 75,000	\$ 90,000	\$ 90,000	
50	FMS-PCHS	ELEC	MS - Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3			0		\$ 250,000	\$ 300,000	\$ 300,000	
51	FMS-PCHS	ELEC	MS - Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3			0		\$ 95,000	\$ 114,000	\$ 114,000	
52	FMS-PCHS	ELEC	MS - Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	3			0		\$ 125,000	\$ 150,000	\$ 150,000	
53	FMS-PCHS	ELEC	HS - Replace existing lighting (if existing ceilings are removed for duct work replacement)	CRA (MEP)	Lighting System	3			0		\$ 550,000	\$ 660,000	\$ 660,000	
54	FMS-PCHS	ELEC	HS - Replace existing lighting controls with IECC compliant lighting control system	CRA (MEP)	Lighting System	3			0		\$ 200,000	\$ 240,000	\$ 240,000	
55	FMS-PCHS	ELEC	HS - Replace existing Fire Alarm System with new digital voice evacuation system	CRA (MEP)	Fire Alarm System	3			0		\$ 260,000	\$ 312,000	\$ 312,000	
56	FMS-PCHS	ELEC	MS - Building communication systems (Div 27)	CRA (MEP)	Other	2			0		\$ 340,000	\$ 408,000	\$ 408,000	
57	FMS-PCHS	ELEC	MS - Building security systems (Div 28)	CRA (MEP)	Security Alarm System	2			0		\$ 75,000	\$ 90,000	\$ 90,000	
58	FMS-PCHS	ELEC	HS - Building communication systems (Div 27)	CRA (MEP)	Other	2			0		\$ 925,000	\$ 1,110,000	\$ 1,110,000	
59	FMS-PCHS	ELEC	HS - Building security systems (Div 28)	CRA (MEP)	Security Alarm System	2			0		\$ 255,000	\$ 306,000	\$ 306,000	
72														
73														
74														

Condition	Totals	Totals	Escalation Totals
0-25	\$ 12,801,451	\$ 15,361,741	\$ 15,361,741
26-50	\$ 1,514,000	\$ 1,816,800	\$ 1,816,800
51-100	\$ 1,473,770	\$ 1,768,524	\$ 1,768,524
> 100	\$ -	\$ -	\$ -
Totals ->	\$ 15,789,220	\$ 18,947,065	\$ 18,947,065



Executive Summary

District:	Platte Canyon 1
School Name:	Platte Canyon Admin/Classrooms
Address:	57243 US HIGHWAY 285
City:	BAILEY
Gross Area (SF):	73,185
Number of Buildings:	1
Replacement Value:	\$19,756,010
Condition Budget:	\$11,913,941
Total FCI:	0.60
Adequacy Index:	0.09



What is the Facility Condition Index (FCI) and how is it calculated?

FCI is a standard management benchmark that is used to objectively assess the current and projected condition of a building.

It takes into consideration the repairs that are necessary to maintain the facility to a level that will allow for it to continue to provide an environment that supports the education of students.

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,750,147	\$2,562,357	0.93
Equipment and Furnishings	\$223,198	\$128,029	0.57
Exterior Enclosure	\$1,624,189	\$398,863	0.25
Fire Protection	\$16,845	\$645,470	38.32
Furnishings	\$600,806	\$27,624	0.05
HVAC System	\$3,951,243	\$4,174,801	1.06
Interior Construction and Conveyance	\$4,504,775	\$3,234,643	0.72
Plumbing System	\$1,092,435	\$800,788	0.73
Site	\$2,342,149	\$577,147	0.25
Structure	\$2,650,224	\$9,691	0.00
Overall - Total	\$19,756,010	\$12,559,413	0.64

The facility condition index (FCI) is calculated by taking the total cost of building repairs divided by the replacement cost of a facility.

If the FCI is 50%, the building is in likely need for major renovation or replacement. **If the FCI is over 66% a replacement is more likely.**

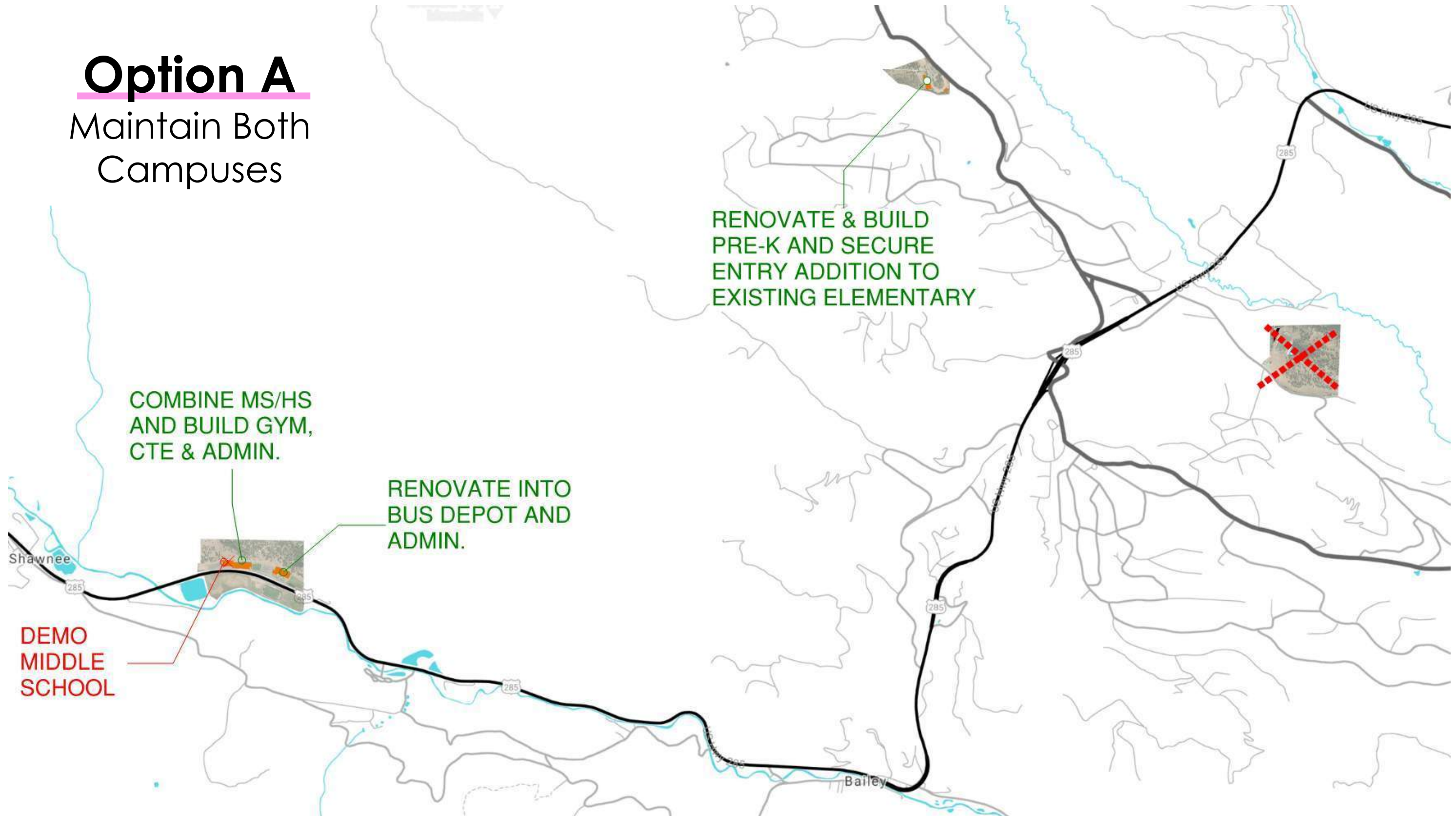


3.2 Condition Analysis Matrix

Project: Platte Canyon										Date of last addition: N/A	
Facility: Platte Canyon School District Admin Office										Year round start date: N/A	
Date: 7/7/2021											
Failure Timing Legend											
2 Needs Immediate Action/Life Safety Issue (Red)											
3 Replace within 5 Years (Orange)											
4 Replace within 6-10 Years (Yellow)											
5 Improvement Item (Green) - Also indicate remaining years of system life											

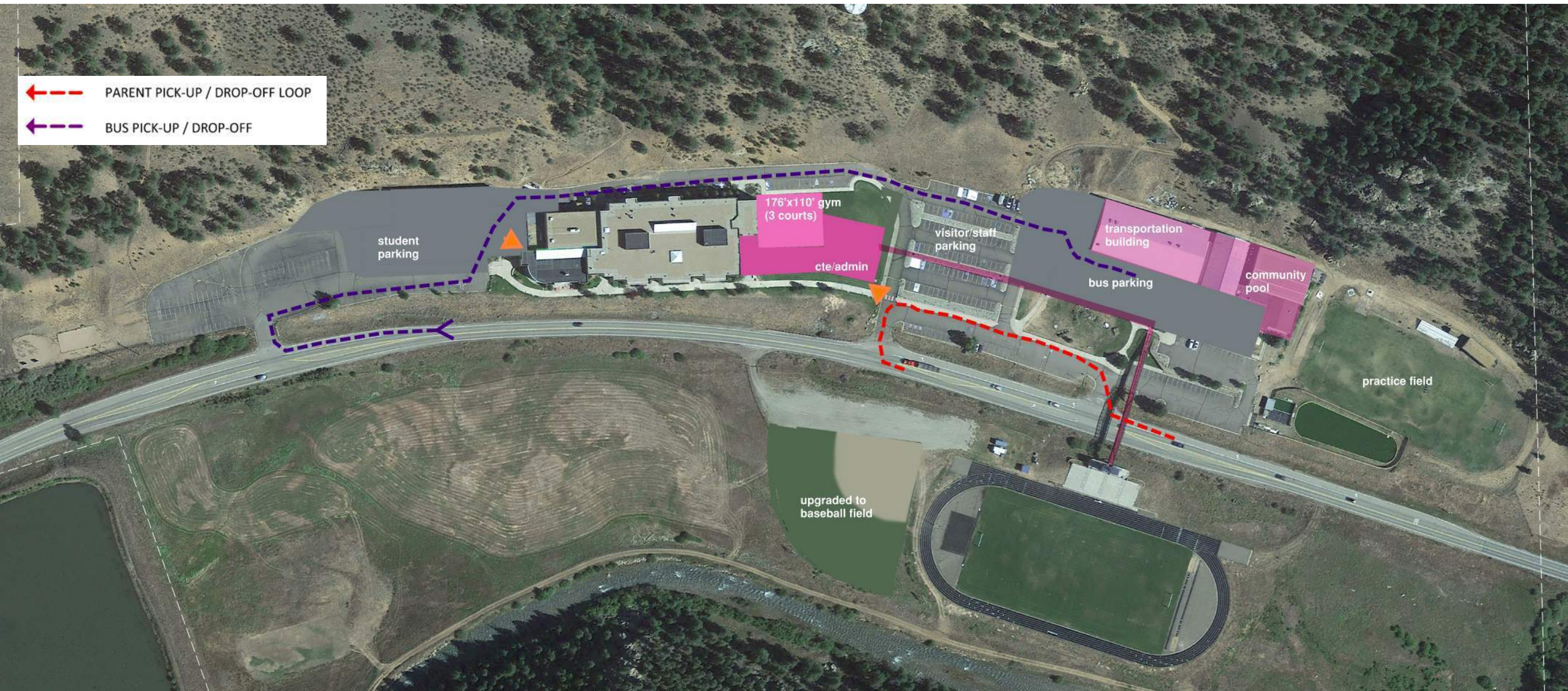
# Option A

Maintain Both  
Campuses





# Option A    Maintain Both Campuses

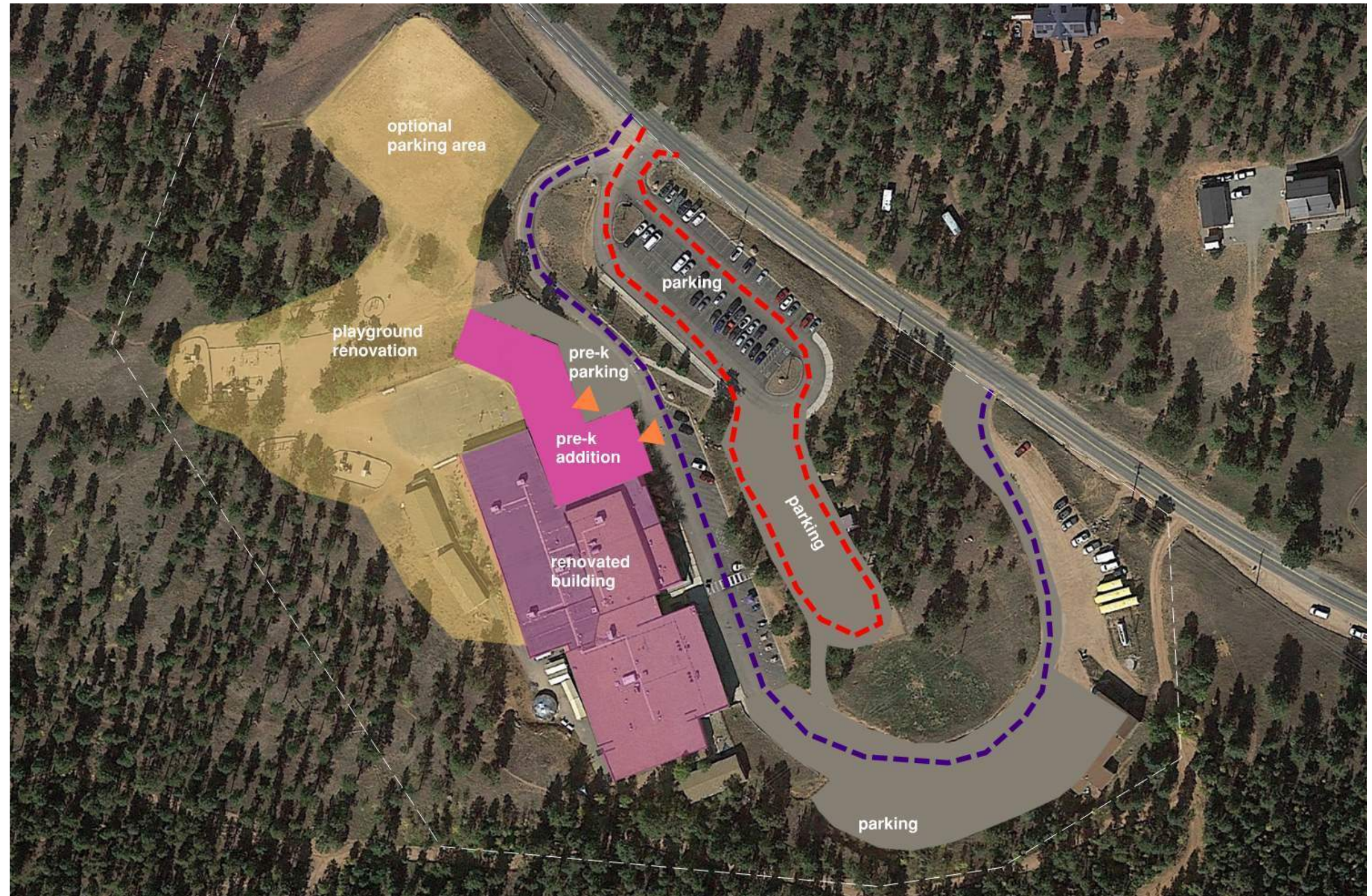




# Option A

## Maintain Both Campuses

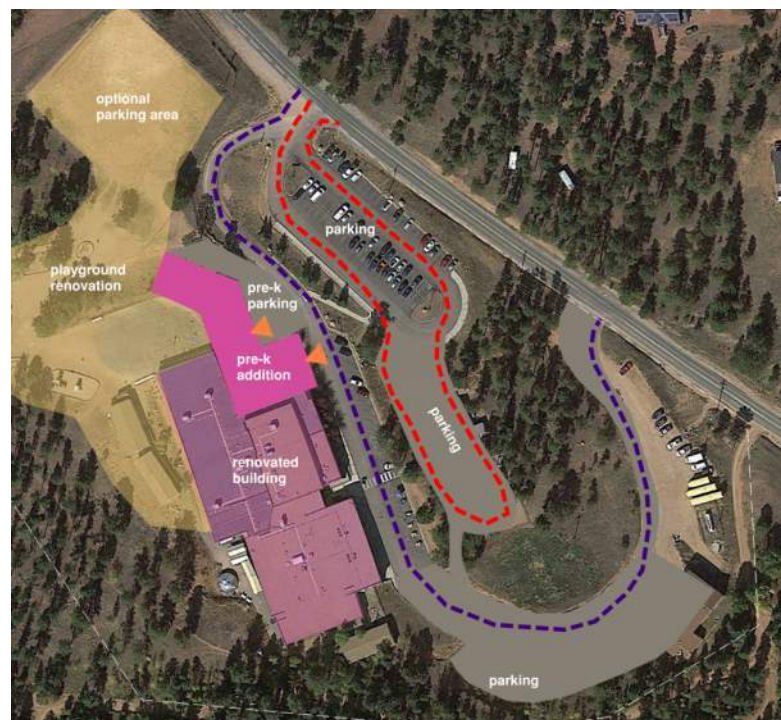
- ← PARENT PICK-UP / DROP-OFF LOOP
- ← BUS PICK-UP / DROP-OFF





# Option A

Maintain Both  
Campuses



## Deer Creek Elementary

Building area: 59,096 s.f.  
(including 6 modulares @ 8,400 sf)

1 gymnasium

1 Cafetorium

Full Kitchen

3 round school pre-K - 5

Boys and Girls Club

## Proposed Deer Creek Elementary:

Building area: 59,696 s.f.

Renovation Area: 49,696 s.f.

Addition Area: 10,000 s.f. (pre-k / Secure Admin)

1 gymnasium

1 cafetorium

Full kitchen

3 round school pre-K – 5

Boys and Girls Club

# Option A

Maintain Both  
Campuses

## EXISTING SQUARE FOOTAGES:

Middle School	37,850 s.f.
High School	84,096 s.f.
Elementary	58,096 s.f. (w/ mods)
Admin/2 Gyms/Pool	73,185 s.f.
Bus depot	4,500 s.f.

**Existing district: 257,727 s.f.**

## OPTION A – PROPOSED SQUARE FOOTAGES

Middle/High School/admin/CTE (92,000 s.f.+gym/CTE addition)	121,000 s.f.
Elementary (reno w/addition)	59,696 s.f.
Bus Depot/Community Pool	30,000 s.f.

**Consolidated district: 210,696 s.f.**

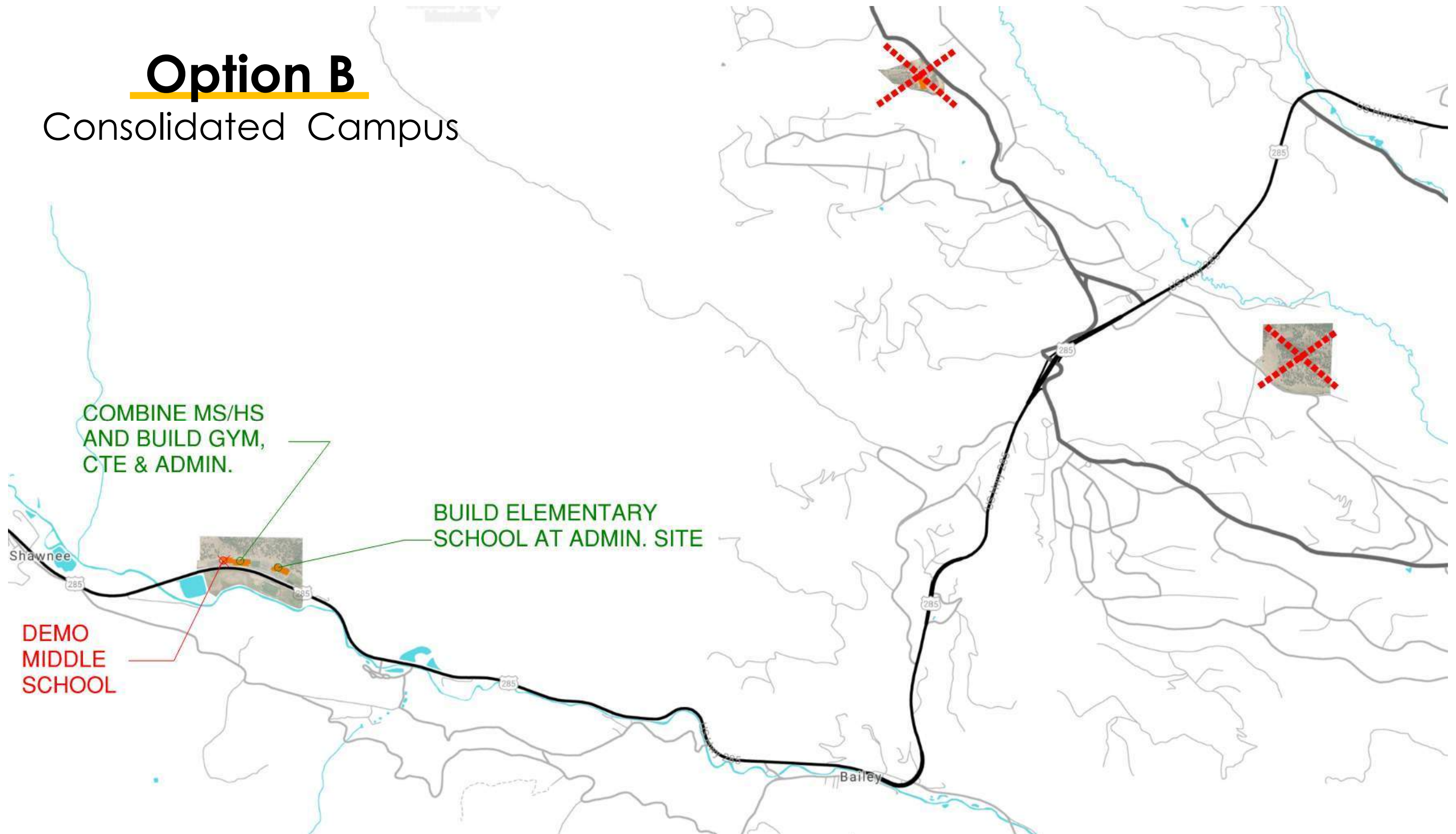
**(-47,031 s.f.)**

**18% more efficient**



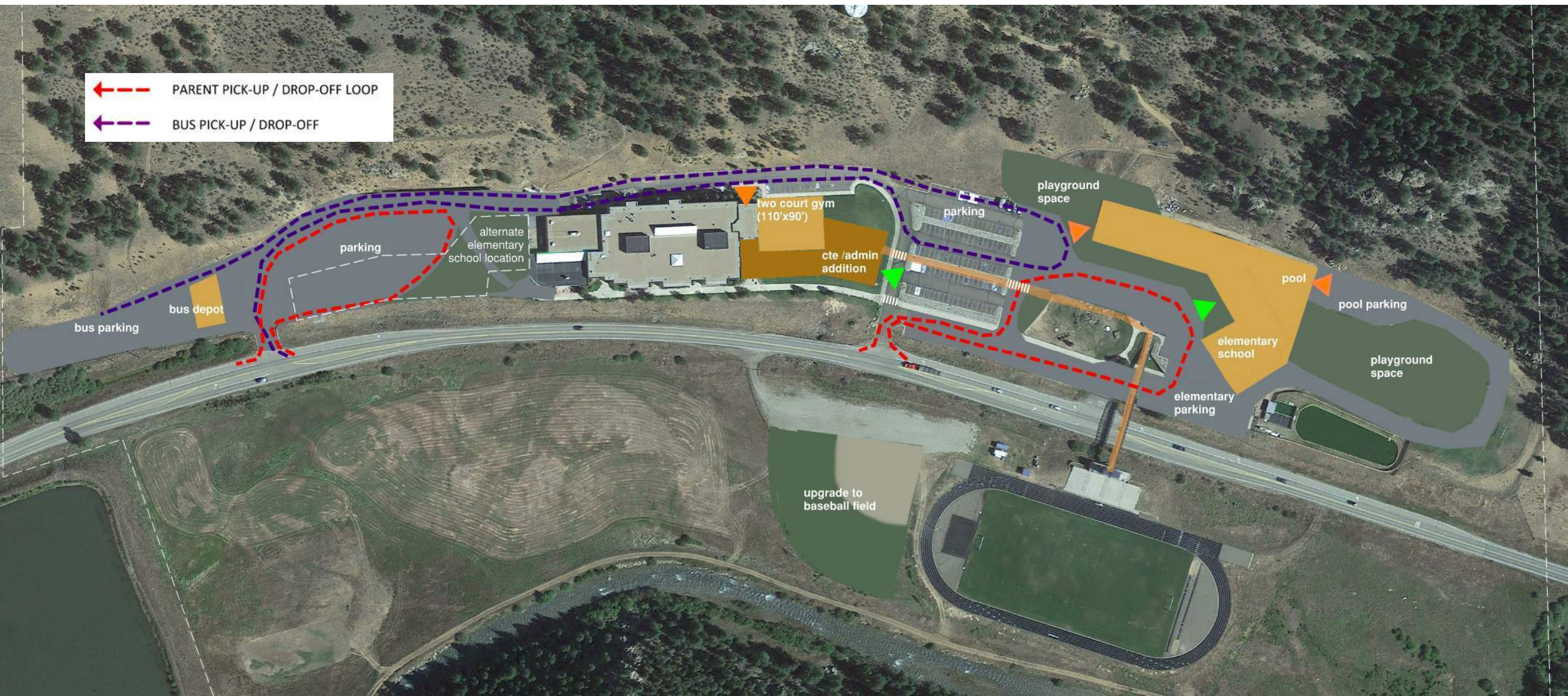
# Option B

## Consolidated Campus





# Option B Consolidated Campus





# Option B

## Consolidated Campus

### Case Study

Washington Elementary School , Canon City, CO

Building area: 48,290 SF

1<sup>st</sup> floor: 39,273

2<sup>nd</sup> floor: 9,018

1 gymnasium

1 Cafetorium

Full Kitchen

3 round school K-5 (no pre-k)



### Deer Creek Elementary

Building area: 59,096 SF

(including 6 modulares @ 8,400 sf)

1 gymnasium

1 Cafetorium

Full Kitchen

3 round school pre-K - 5

Boys and Girls Club

### Proposed Consolidate Elementary:

Building area: 60,000 SF

1<sup>st</sup> floor: 48,000

2<sup>nd</sup> floor: 12,000

1 gymnasium

1 cafetorium

Warming kitchen

Incorporate pool into building (8,000 sf on 1<sup>st</sup> floor)

3 round school pre-K - 5

# Option B

## Consolidated Campus

### EXISTING SQUARE FOOTAGES:

Middle School	37,850 s.f.
High School	84,096 s.f.
Elementary	58,096 s.f. (w/ mods)
Admin/2 Gyms/Pool	73,185 s.f.
Bus depot	4,500 s.f.

**Existing district: 257,727 s.f.**

### OPTION B – PROPOSED SQUARE FOOTAGES

Middle/High School/admin/CTE (92,000 s.f.+gym/CTE addition)	121,000 s.f.
Elementary (w/ pool)	60,000 s.f.
Bus Depot	8,000 s.f.

**Consolidated district: 189,000 s.f.**  
**(-68,727 s.f.)**  
**27% more efficient**



# Option A

## Maintain Both Campuses

### Pros:

- Young students remain on a more protected site from traffic and wind
- Pleasant shady site
- Elementary school remains near population center

### Cons:

- Does not solve district inefficiencies
- Wildfire risk is higher (vs. Platte Canyon site)
- Construction logistics on an occupied site

# Option B

## Consolidated Campus

### Pros:

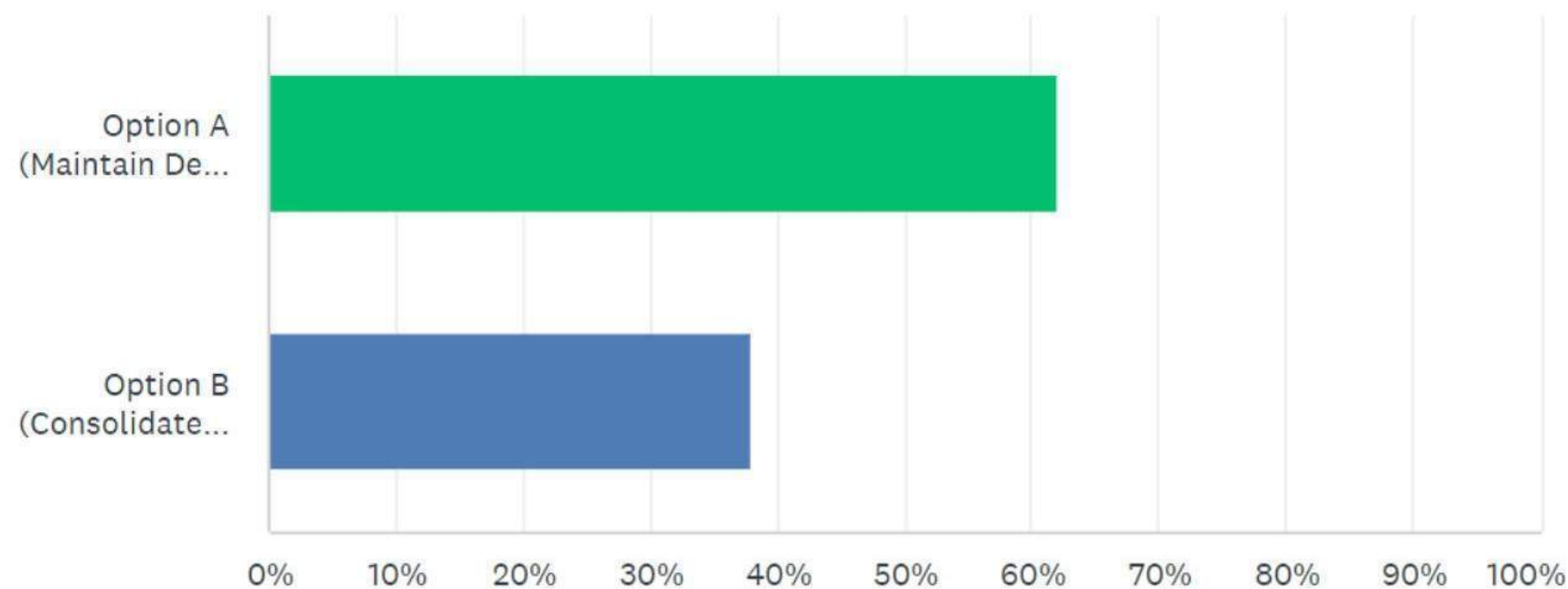
- Creates long-term district efficiencies
- Safer in a wildfire event (vs. Deer Creek)
- Curriculum flexibility across single campus

### Cons:

- Elementary school moves away from population center
- 285 traffic access
- Windy site – not good for young students

# What Master Plan Option would you support?

Answered: 132    Skipped: 1



ANSWER CHOICES	RESPONSES	
Option A (Maintain Deer Creek Site and Renovate)	62.12%	82
Option B (Consolidate Pre-K, Elementary & Transportation to Middle/High School Site)	37.88%	50
TOTAL	132	



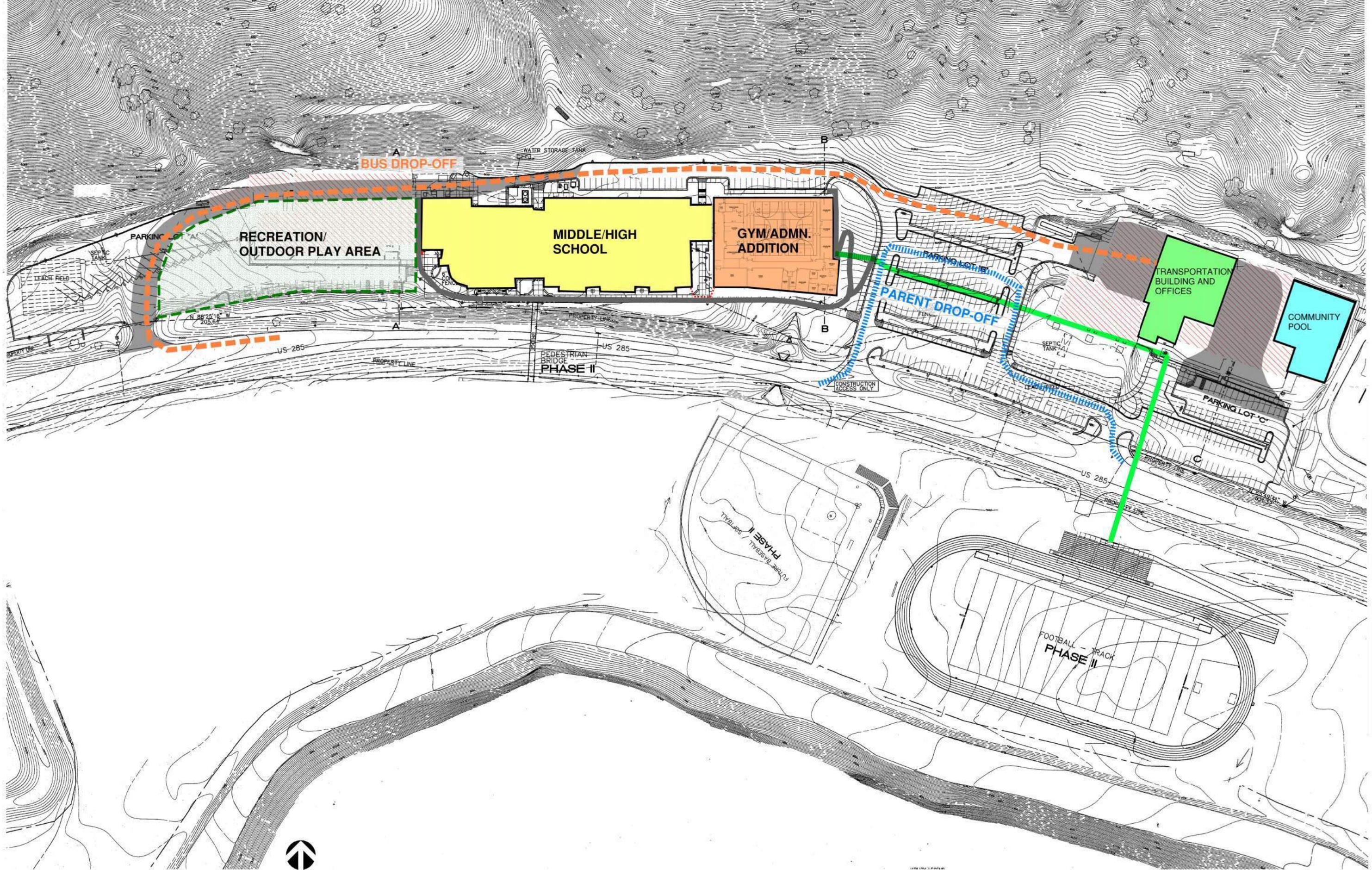
# **Option A**

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Maintain Both Campuses

Preliminary Test Fit





# Platte Canyon MS/HS Site Test-Fit

Option A





 **2ND FLOOR PLAN OVERALL**

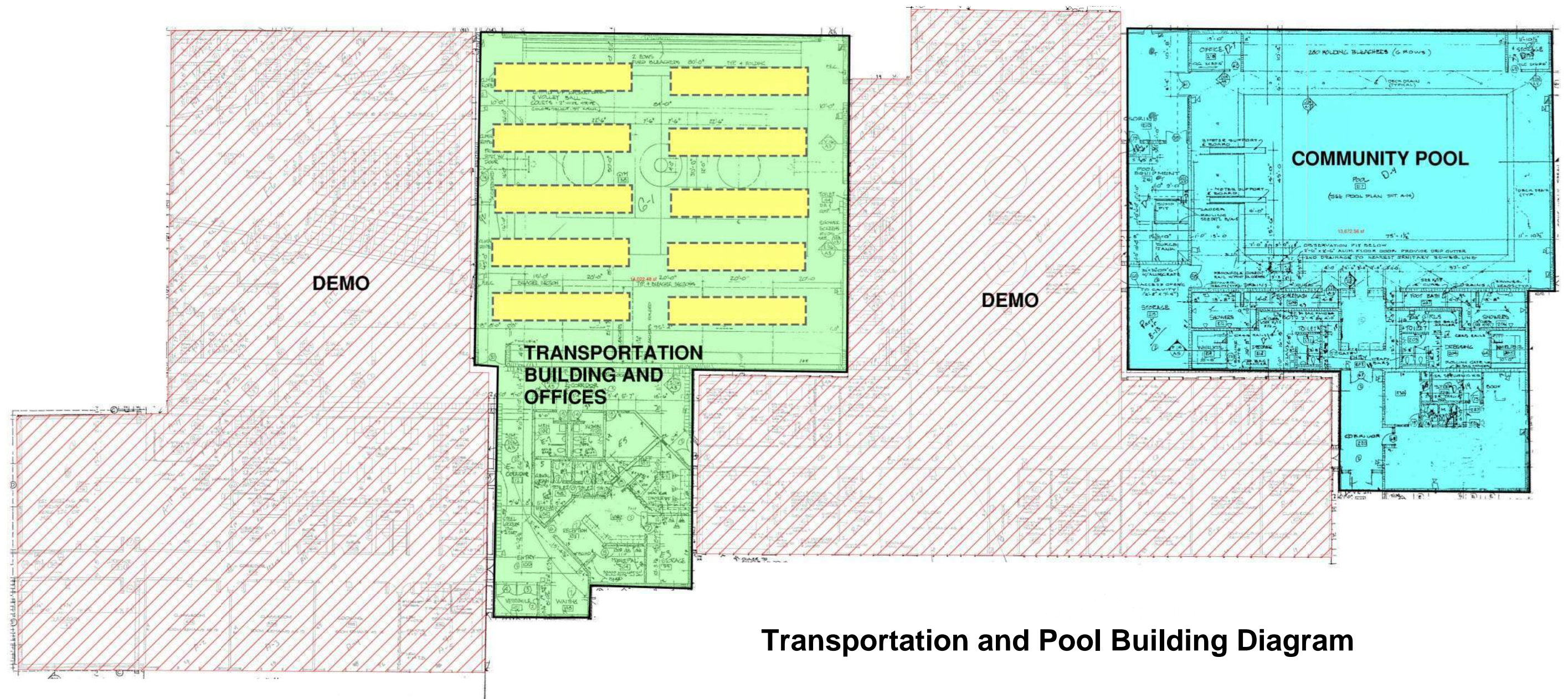


 **1ST FLOOR PLAN OVERALL**

# Platte Canyon Middle/High School Test-Fit

**Option A**





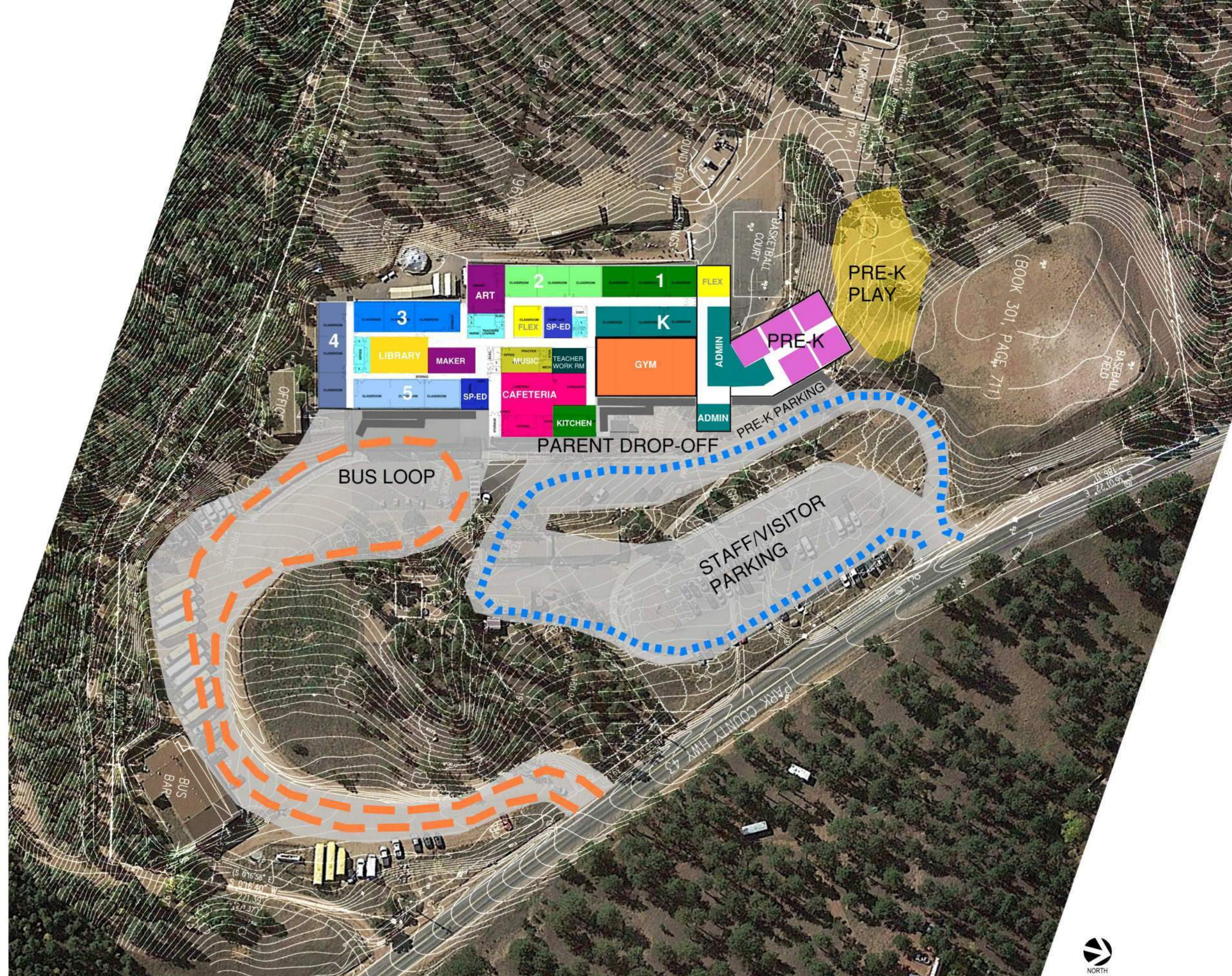
Transportation and Pool Building Diagram

NORTH

Platte Canyon MS/HS Site Test-Fit

Option A





# Deer Creek Elementary School Site Test-Fit

Option A





# Option A

## Maintain Both Campuses

### DEER CREEK RENOVATION AND ADDITION

COST OF CONSTRUCTION	\$23,982,646	
OWNER COSTS	\$4,917,894	
<b>TOTAL PROJECT BUDGET</b>	<b>\$28,900,539</b>	<b>46.7%</b>

### PLATTE CANYON SITE

COST OF CONSTRUCTION	\$22,399,299	
OWNER COSTS	\$4,110,481	
<b>TOTAL PROJECT BUDGET</b>	<b>\$26,509,780</b>	<b>42.8%</b>

### TRANSPORTATION BUILDING/POOL BUILDING

COST OF CONSTRUCTION	\$5,409,804	
OWNER COSTS	\$1,070,323	
<b>TOTAL PROJECT BUDGET</b>	<b>\$6,480,126</b>	<b>10.5%</b>

<b>TOTAL MASTER PLAN BUDGET</b>	<b>\$61,890,446</b>	<b>100.0%</b>
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**FUNDING SUMMARY:**

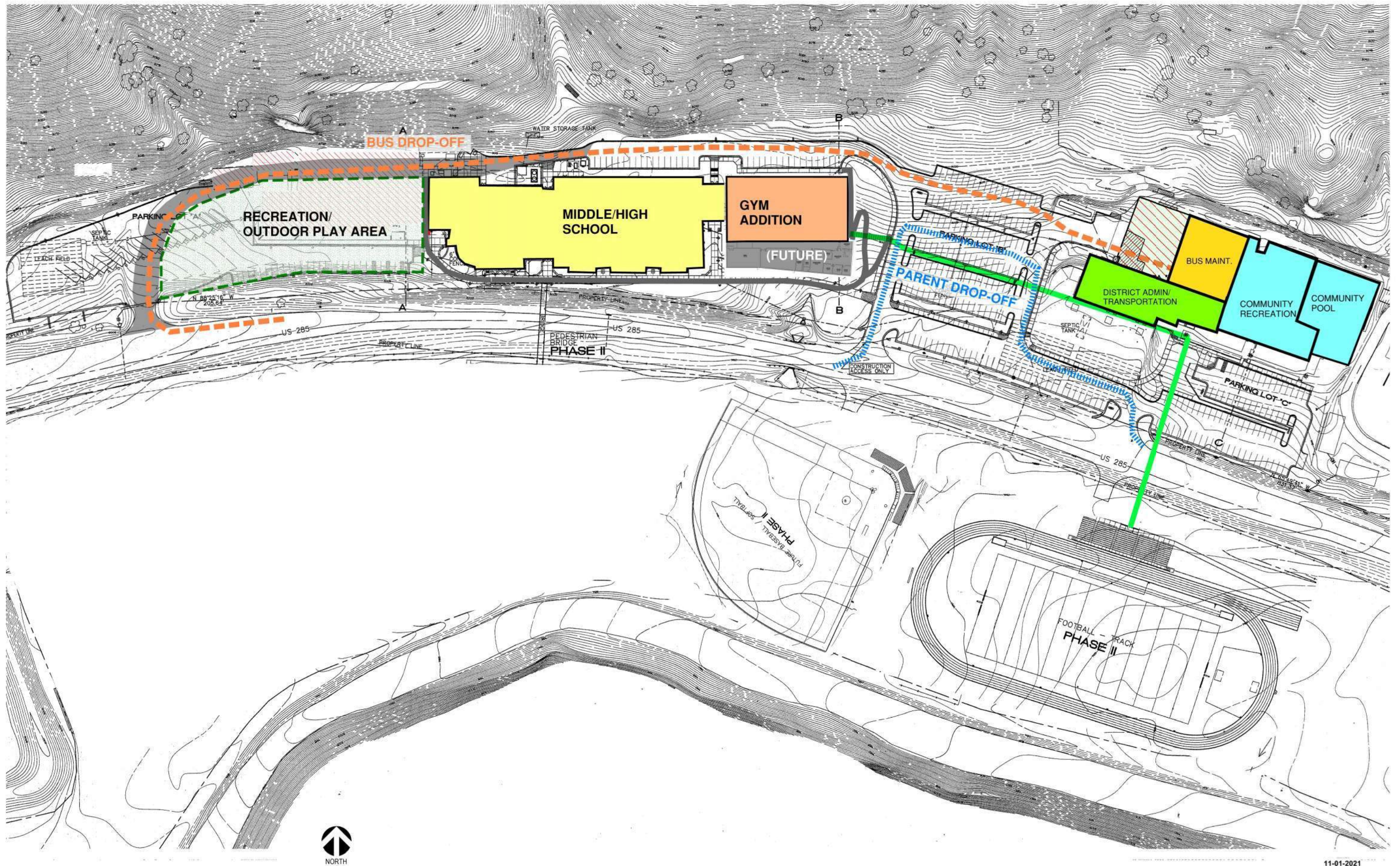
Bonding Capacity	\$33,900,000	71% match
BEST Grant Match	\$13,846,478	29%
<b>Total Available Funds:</b>	<b>\$ 47,746,478</b>	<b>100%</b>

## **Option A.1**

Maintain Both Campuses

**Reduced Scope**  
Preliminary Test Fit





# Platte Canyon MS/HS Site Test-Fit

Option A.1





# Option A.1

## Maintain Both Campuses

### DEER CREEK RENOVATION AND ADDITION

COST OF CONSTRUCTION	\$23,982,646	
OWNER COSTS	\$4,917,894	
<b>TOTAL PROJECT BUDGET</b>	<b>\$28,900,539</b>	<b>60.6%</b>

### PLATTE CANYON SITE

COST OF CONSTRUCTION	\$13,258,185	
OWNER COSTS	\$2,565,633	
<b>TOTAL PROJECT BUDGET</b>	<b>\$15,823,818</b>	<b>33.2%</b>

### TRANSPORTATION BUILDING/POOL BUILDING

COST OF CONSTRUCTION	\$2,374,903	
OWNER COSTS	\$568,046	
<b>TOTAL PROJECT BUDGET</b>	<b>\$2,942,949</b>	<b>6.2%</b>

<b>TOTAL MASTER PLAN BUDGET</b>	<b>\$47,667,307</b>	<b>100.0%</b>
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