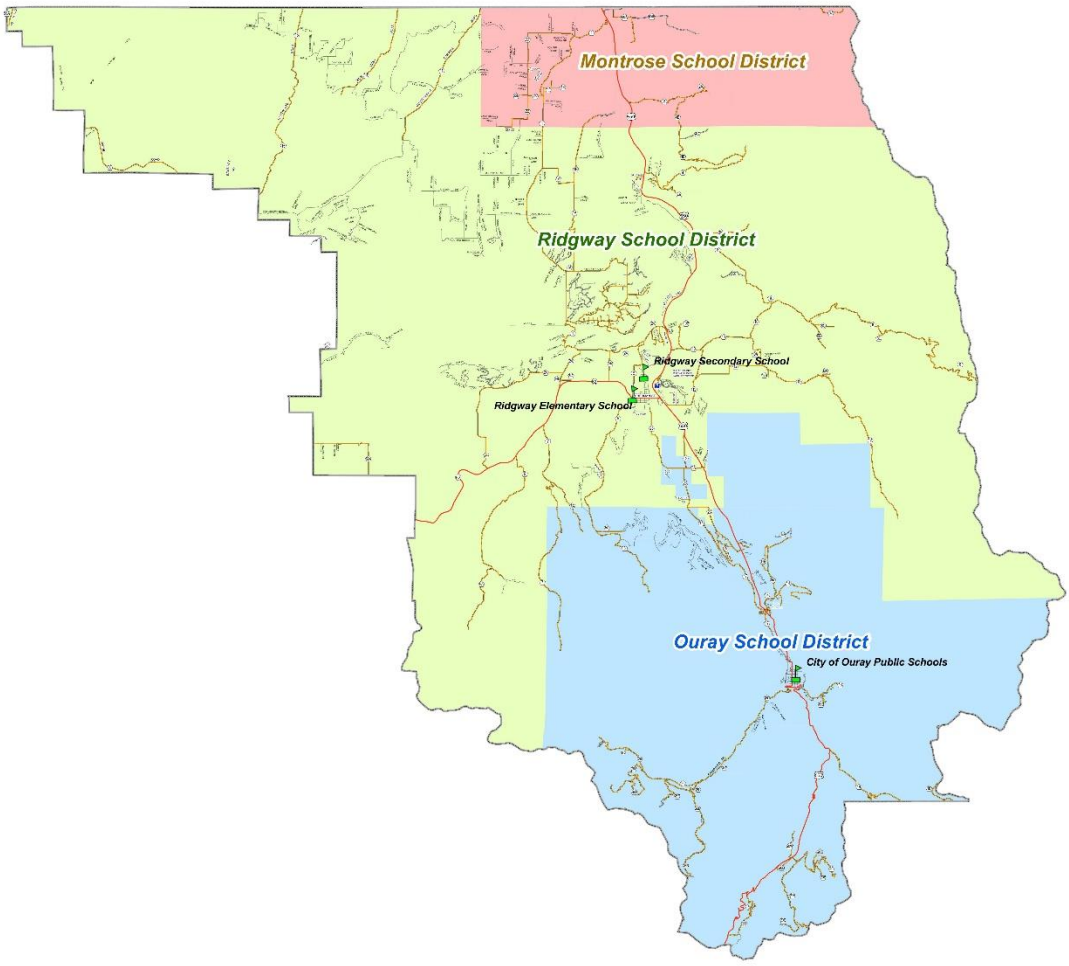

Ridgway School District R-2
Facilities Master Plan

December 14, 2020

Ridgway School District R-2
Facilities Master Plan

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1.0 Executive Summary

1.1 Introduction

The Ridgway School District R-2 Facilities Master Plan addresses current facility needs and long-term facility goals for the school. The Planning Advisory Team (PAT) and RTA explored multiple options to improve the existing elementary and secondary schools in the Town of Ridgway. The PAT & RTA considered existing physical conditions, programmatic, safety, health, security, financial, sustainability and other impacts for each option. This Facilities Master Plan is intended to be a comprehensive, long term plan to address facility deficiencies and guide facility improvement for the school district for the next 5-10 years.

The process for creating this document included meetings with members of the Ridgway School District (RSD) R-2, school board, school staff, student parents, and the professional design team. In October of 2019, the school district selected RTA Architects through a selection process to assist the school with a facilities master plan including programming and conceptual design services. Beginning in January of 2020 the design team met with the RSD Planning Advisory Team to kick-off the master plan for the school. Subsequent meetings were conducted to establish educational goals, evaluate options and make recommendations for the board of education to consider. Meeting records for each meeting can be found in the appendix of this report. This group provided context, creative input, critical feedback, and helped formulate the conclusions included in this report.

1.2 Master Plan Process & Methodology

RTA would like to extend a special thanks and acknowledgement to the Planning Advisory Team members. The PAT & RTA have met approximately six times since January, 2020 to ensure close coordination between the master planning efforts and the PAT stakeholders. The PAT members include the following:

Julie Ahern, Shane Ayer, Jason Bojar, Mike Cassidy, John Clark, John Countryman, Jonathan Discoe, Thomas Emison, Wendy Fenner, Trish Greenwood, Krista Javoronok, Tammy Johnson, Marcia Kinne, Willow Krois, Susan Lacy, Greg Lawler, Preston Neill, Brian Patton, Jonathan Silvester, Lydia Van Arsdell, and Nate Wick.

RSD school staff from the Elementary School and Secondary School also participated extensively in the process. Refer to meeting attendance records in the appendix of this report for all those who attended and participated in meetings. The Master Planning team from RTA Architects consisted of the following members: Brian Calhoun, Principal-in-charge, Mike Riggs, Mitchell Starrs

A survey conducted in January, 2020 provided valuable information about how district stakeholders understand the current school facilities and we have worked to incorporate that feedback into the Preferred Alternatives.

<u>Elementary School Survey Highlights</u>
- The desire to improve education spaces that will support 21st century learning
- Renew the building finishes and appearance
- Improve the HVAC, electrical systems as well as other aging systems
- Spaces like the library/media center and the playgrounds are satisfactory as is

<u>Secondary School Survey Highlights</u>
- The Ridgway community would like to improve athletic and track facilities

- Auditorium improvements are needed

1.3 History

The Town of Ridgway was established in 1890 to serve the many precious metal mines in the area. Though many of the mines and the Rio Grande Southern railroad have closed, Ridgway has become a popular recreation destination for activities year-round as the “Gateway to the San Juans”. The nearby Million Dollar Highway draws many visitors to Ridgway, while Ridgway State Park attracts those looking for water, and everyone enjoys the views of the San Juan mountains to the south of town.

The Ridgway School District R-2 had its first dedicated school building in 1899. Until 1932, K-12 students moved to several buildings in succession after each previous building was damaged through earthquake or building fire. In 1932, a new K-12 school building was completed on the west side of Ridgway and it lasted up to 1973 when the current elementary school was built. All grades continued to use this building until 2006. At that time, the new secondary school north of Ridgway opened its doors and grades 6-12 moved out of the current elementary school to begin classes in the secondary school.

1.4 School Overview

The Ridgway Elementary School, built in 1973, is located on the west side of the Town of Ridgway, Colorado at 1115 Clinton Street. The elementary school property is 23.66 acres which extends up the hillside and borders Highway 62. The District also owns two small parcels across Amelia Street from the elementary school which total 1.86 acres between the two. A ball field shared with the town of Ridgway sits on these parcels as well as town owned parcels. The projected 2020 enrollment at the elementary school is 181 students plus 24 preschool students. The RSD preschool program is housed in a separate building from the elementary school but located on the same campus. The preschool is currently at full enrollment with 24 students and there is demand for more spots in the preschool program. Another local preschool announced that it will not open for the 2020-21 school year increasing demand for pre-school space in the district.

The Ridgway Secondary School, constructed in 2006, sits on land north of the Town of Ridgway, Colorado and contains grades 6 through 12. The building address is 1200 Green Street. The secondary school property is 26.17 acres in size and extends across the gravel access road to the west of the building and parking area. The projected 2020 enrollment is 148. The secondary school’s campus includes a grass athletics field, a performing arts theater, and a large gymnasium. A portion of the secondary school property to the west side is currently designated as a federal wetland.

1.5 Demographics

Total enrollment in the District, including preschool through 12th grade, has remained steady since 2014 at 353 students. 2016 was a down year with 334 students but all the other years have been above 350 total students. Preschool-specific enrollment has had the most consistent demand for enrollment from 2014 to the present. Enrollment predictions between 2020 and 2027 show a steady demand, with an average increase of one student per year.

Births in the District boundaries have fluctuated regularly since 1990, averaging 9 per year. Number of births peaked in 1998 at 14 while 2015 & 2016 were high years at 13 births each year. 2013 & 2018 had the lowest birth counts, 5 each year. It should be noted that the demographic forecast was completed in late 2019 and does not take COVID into consideration.

Current student distribution throughout the region ranges from the town of Ouray to Colona, north of Ridgway. Though the majority of the students live in the core of Ridgway, Loghill Village contains a significant number of students as well. Most students originate within the district boundaries, although students also come from the Ouray and Montrose areas as well.

1.6 CDE Facility Assessments

The overall condition of the elementary school building is poor. Recent assessments provided by the Colorado Department of Education give the elementary school an FCI score of 0.51 and adequacy rating of 0.28. The secondary school has an FCI score of 0.16, much better than the elementary school, and a better adequacy grade of 0.19. FCI scores are given on a scale of 0 to 1, with 0 being a brand-new building and 1 being a building requiring repairs with costs that meet or exceed the value of the building.

Elementary School

The most significant issues with this facility are the HVAC and electrical systems, which are inadequate in terms of condition, economy, ability to maintain thermal comfort and delivery of outside air. Specific to the HVAC system, both the centralized equipment and the distribution are failing. The decentralized baseboard heaters are inefficient and well beyond their recommended lifetime. The existing rooftop units that provide cooling have likewise exceeded their lifespan and are in need of replacement. Exhaust fans on the roof were replaced in 1996 but the time for new equipment has come for these elements, as well. The electrical distribution panelboards, feeders & branch wiring, and other equipment are original to the 1972 building which now requires replacement. While the District has already replaced the majority of the interior lighting with LED lamps, many of the exterior wall packs need to be upgraded to LED fixtures.

Second to the HVAC and electrical systems, the existing exterior envelope is in urgent need of refurbishment. The District previously applied a foam and elastomeric coating to the existing metal roofing to prolong its lifespan but that secondary coating is failing. The time has come for a proper roof replacement. The aluminum windows and hollow metal doors are original to the 1972 building and have exceeded their effective lifespan. The building would benefit from more thermally efficient windows and doors.

Finally, interior finishes and construction need maintenance and replacement while the plumbing systems are beyond their life expectancy and do not meet accessibility requirements. The building is not provided with a fire sprinkler which would prove to be an obstacle from a code perspective if a building renovation were to be considered.

Secondary School

Though much newer than the elementary school, the secondary school still has several important deficiencies. The existing roof membrane has deteriorated and will reach its expected life in the next 5 years and is recommended for replacement. A new solar panel array to be installed on the gymnasium roof is desired by the school to reduce energy usage and reduce the school's carbon footprint. The existing cafeteria/auditorium has extremely poor acoustics with speech recognition being very poor. The

state of the auditorium necessitates a new microphone and speaker system, new LED performance lights throughout, a new projector & screens, a new sound booth, acoustic panels on the walls & underside of roofs, acoustic curtain covering the rear windows and improvements to the partitions around the auditorium to acoustically isolate the space from adjacent rooms. Many areas have carpet that is original to the building and it is in poor condition, needing replacement in the next 5 to 10 years.

District athletes have traditionally had to travel long distances to practice track and field events as there is no track located within the district. The only outdoor athletic amenity currently at the secondary school is the grass field. The PAT reviewed the option to create an 8 lane J-shape track with squared corners to better serve track and field athletes with a practice venue. Due to high cost for this element, this J shaped track is not currently favored. There is no good location to construct a full size track on district property.

1.7 Educational Programming & Adequacy

The Ridgway Elementary School struggles with a number of building and site functional issues that affect the learning environment. Both personal vehicle and school bus traffic share the same area for drop off and pick up which is not a safe arrangement for young students darting between cars. The building entry does not meet the security protocols that have become the norm in 21st century schools, leaving the students and staff vulnerable to threats. The Colorado Department of Education currently requires a minimum of 151 gross square feet per student in an elementary school and the Ridgway elementary school exceeds that number, having 327 gross square feet per student. However, the classrooms' physical environment does not accommodate the flexible, multi-modal learning in 21st century education. The existing courtyard between the 1972 portion of the building and the 1996 portion of the building is a valuable amenity to educational function but it is not currently in good condition to facilitate outdoor learning exercises.

The Ridgway Secondary School has many advantages that the elementary school does not, yet the secondary school still has deficiencies. The Colorado Department of Education requires a minimum of 164 gross square feet per student in a secondary school and the Ridgway secondary school exceeds that number with an allowance of 210 gross square feet per student. Extra-curricular spaces such as the auditorium are in the most need of improvements, however there are other needs throughout the building such as carpet replacement, to ensure optimum function.

1.8 Future Use Analysis

The enrollment projections tell us that the Town of Ridgway has a consistent need for the modifications proposed to the elementary and secondary schools with a steady enrollment projected for the foreseeable future. The conclusions of this Facilities Master Plan proposed modifications position the Ridgway School District R-2 to address challenges in the future while also meeting the most urgent, current needs.

Looking beyond the existing buildings, the secondary school has the ability to construct more athletic facilities to the west of the current building. Although preliminary exploration of this land has indicated its status as a federally protected wetland, an outdoor recreational facility such as a practice field is an acceptable use of this land.

1.9 Proposed Solution

Based on feedback by the PAT, recommendations by the master planning team and responses from the survey conducted in November of 2020; the recommended options to address district deficiencies include:

1. Pursue Elementary School Renovation Option E2.2: This option includes replacement of aging elements such as mechanical systems, roof, windows, electrical systems, finishes and portions of exterior fenestration. In addition, the interior should be renovated to improve overall function including consolidation of the administrative areas and creation of break-out and flexible learning zones for each classroom. The overall building capacity should be expanded to provide a minimum of two classrooms for each grade level. The pre-school building should be connected to the main building to improve security and circulation. And finally, an addition should be planned for fifth grade classrooms giving the space in the building needed to support 21st century education as well as the ability to accommodate limited growth. Finally, exterior improvements should include separation of bus and parent drop off, improved outdoor spaces for learning and recreation, and improved security for outdoor spaces.
2. The PAT recommends that a BEST grant be pursued for Elementary Option E2.2. A successful BEST Grant would give the district the ability to finance the project without increasing taxes. This would require a continuation of the current bond issue taxes.
4. The PAT prioritized the following in order of highest to lowest priority: 1. Raising Salaries for Teachers, 2. Elementary Improvements, 3. Secondary School improvements.
3. Improvement projects at the secondary school should be addressed when they are able to. The top priorities at the Secondary School include 1. Replacement of the roof, 2. Improvements to the auditorium/cafeteria space, 3. Installation of solar panels on the gymnasium and 4. Replacement of aging carpet throughout the building. The track improvements were determined to be a poor value considering the inability to provide a full-size track and the high cost of the endeavor.

1.10 Conclusion

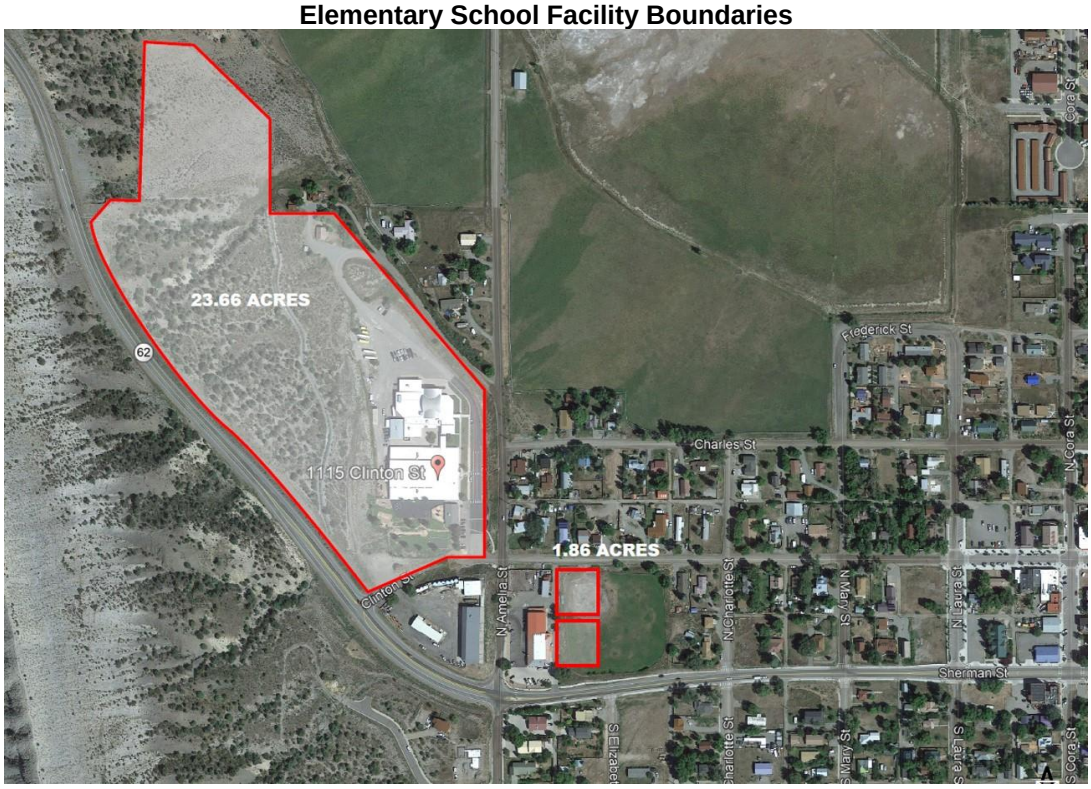
The Ridgway School District R-2 provides high quality student experiences, both in and out of the classroom. The Facilities Master Plan has identified many necessary improvements to the district's two facilities and completion of these improvements will enable the school district to continue "preparing all students for success in a changing world by providing them with an enriched and comprehensive curriculum".

2.0 Location of Owner's Boundaries

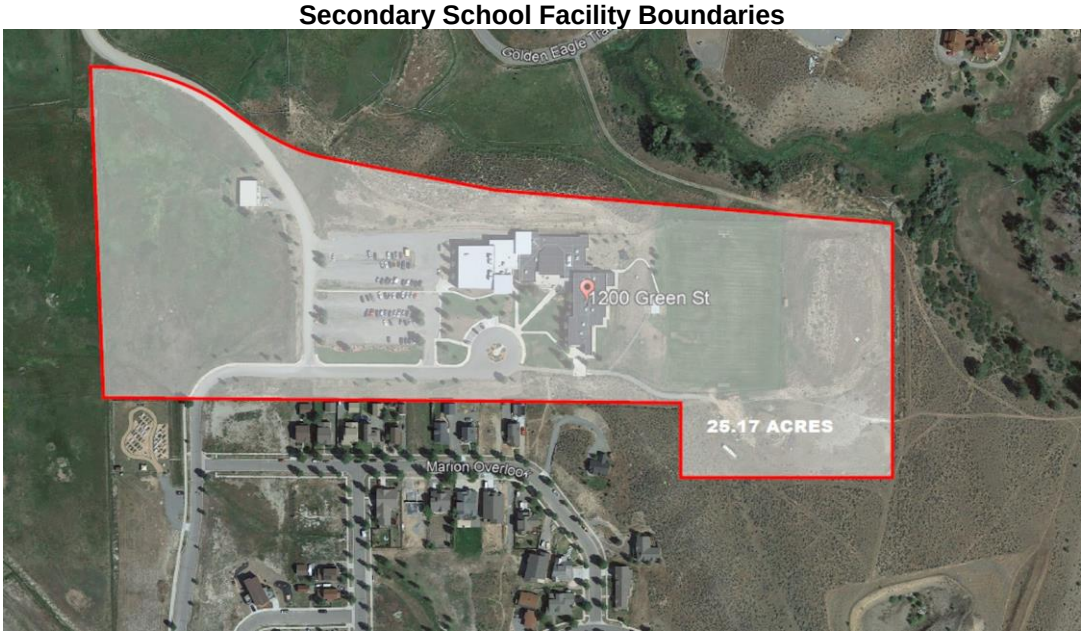
2.1 Owner Location in Colorado (town of Ridgway, Colorado)

2.2 Owner's Facilities Boundaries

Elementary School Facility Boundaries



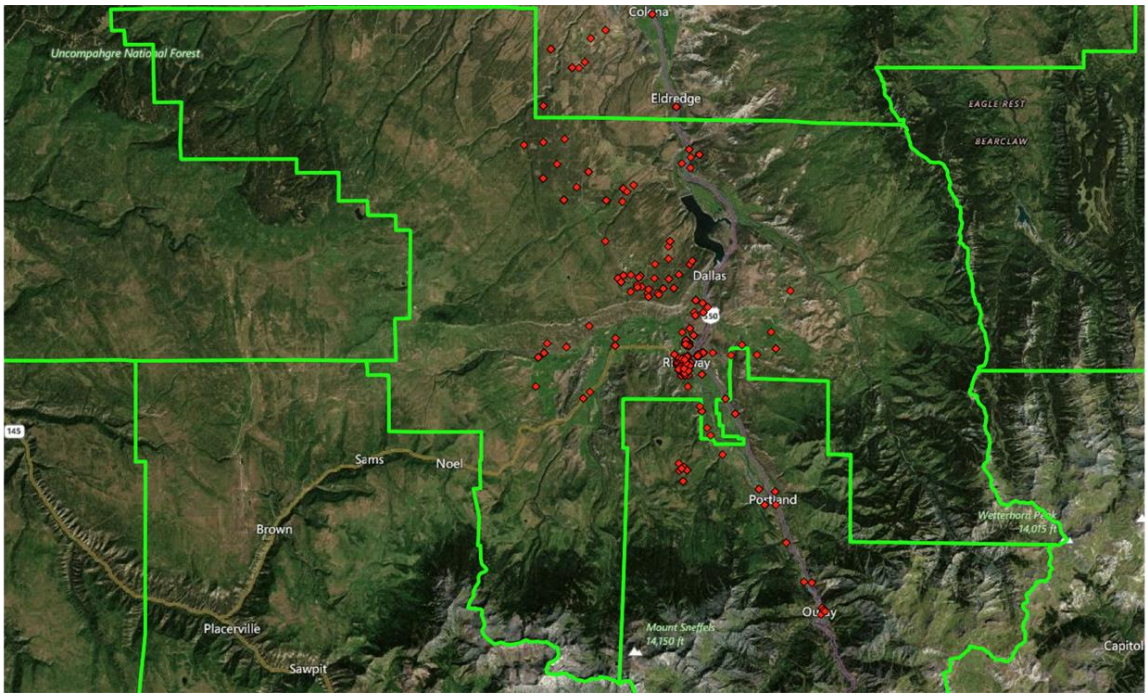
Secondary School Facility Boundaries



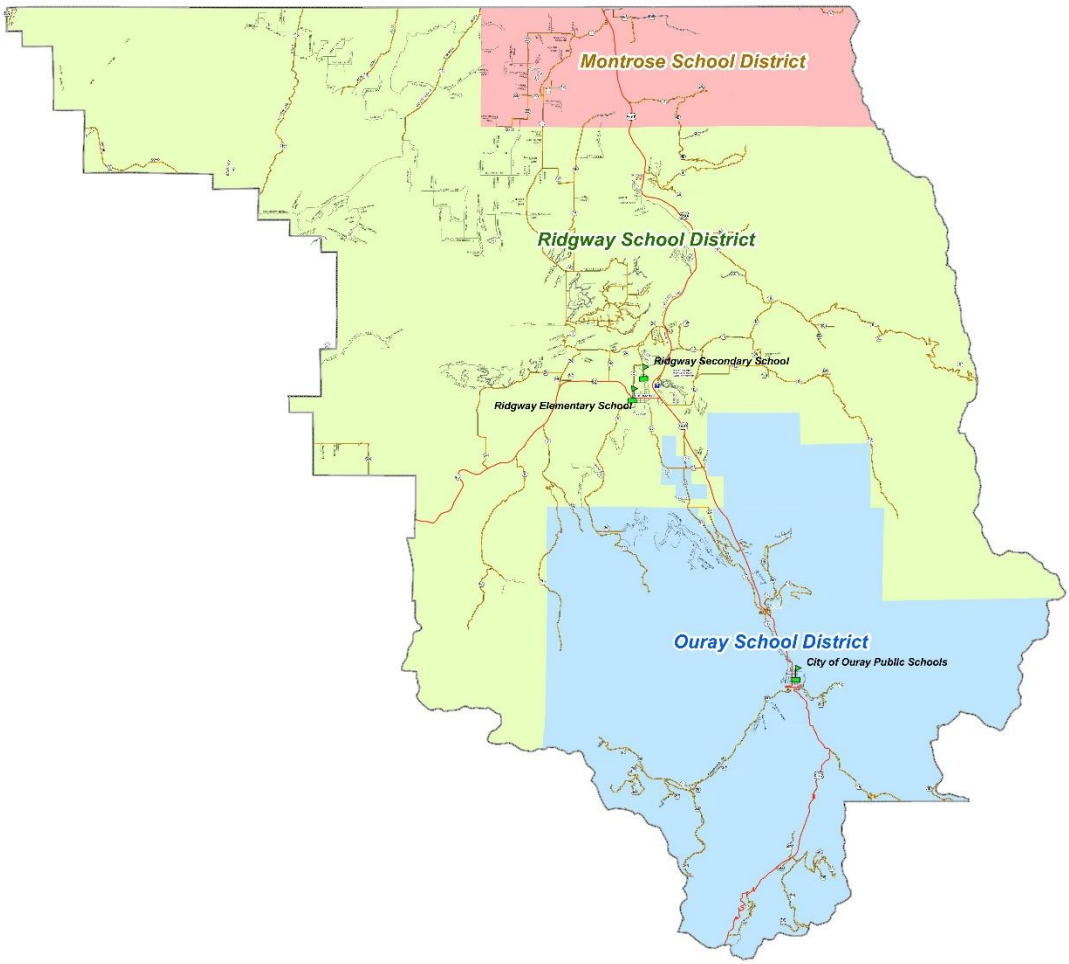
District Owned Residential Parcel

2.3 School District Boundaries

School District Students



School District Boundaries



3.0 Owner Demographics

Refer also to full set of Demographic slides in the appendix of this report. The following is the summary of enrollment projections.

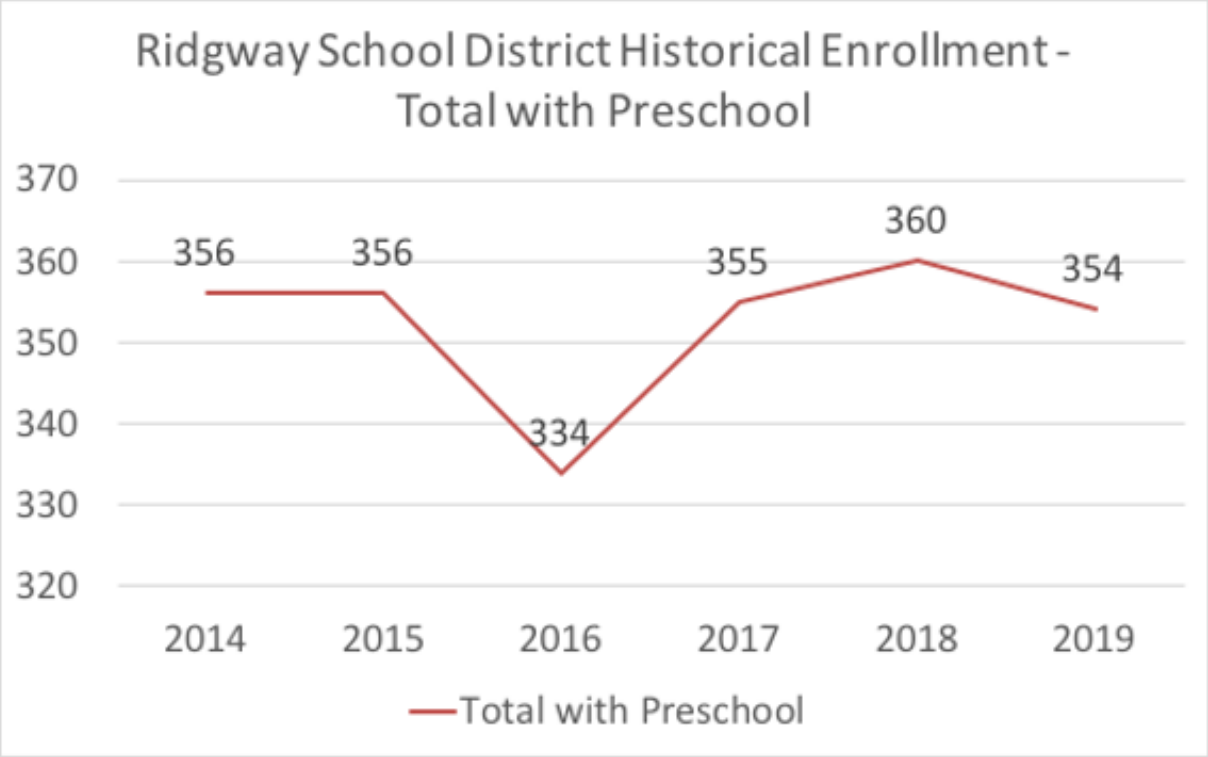
3.1 Economics

The Town of Ridgway relies on tourism, outdoor recreation, and food service for its economic well-being. Those three markets are the largest businesses in Ridgway and they are fairly stable, although COVID-19 negatively affected tourism since many would-be visitors stayed at home in 2020. COVID-19 will continue to negatively impact Ridgway's economy until a vaccine is widely distributed. Median household income is $43,438 and median home value is $372,200. *
**From Data USA*

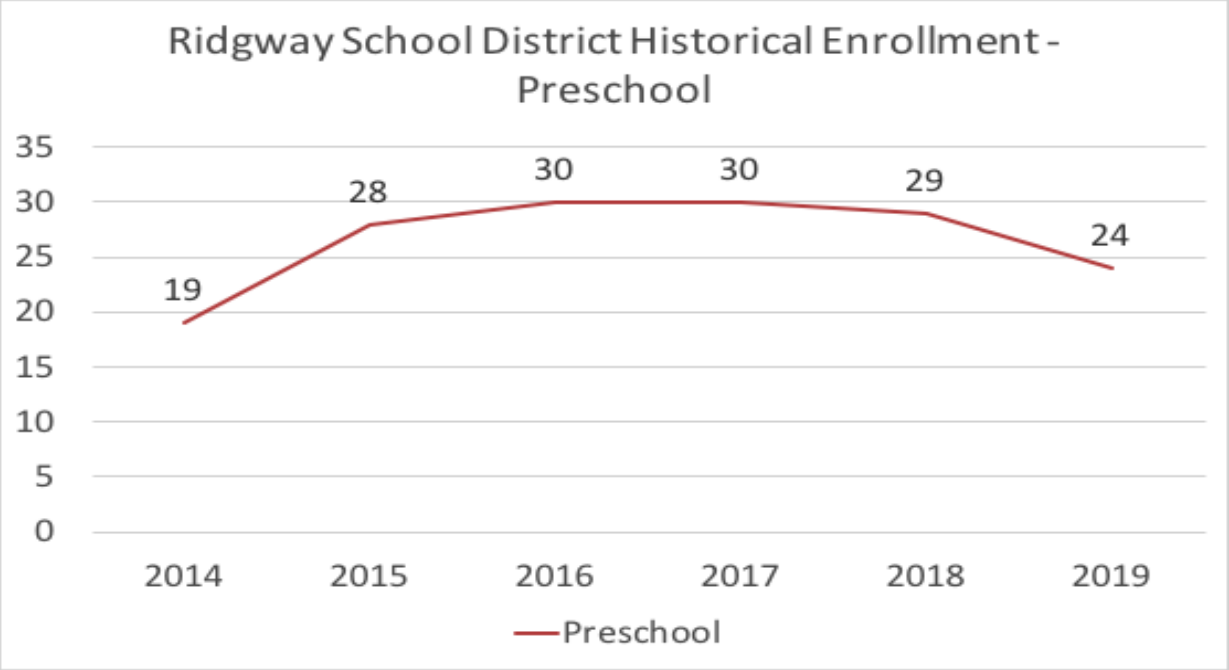
3.2 Current Facility Maximum Capacity and Enrollment

Elementary School – 180 current students – 212 maximum capacity
Secondary School – 148 current students – 294 maximum capacity

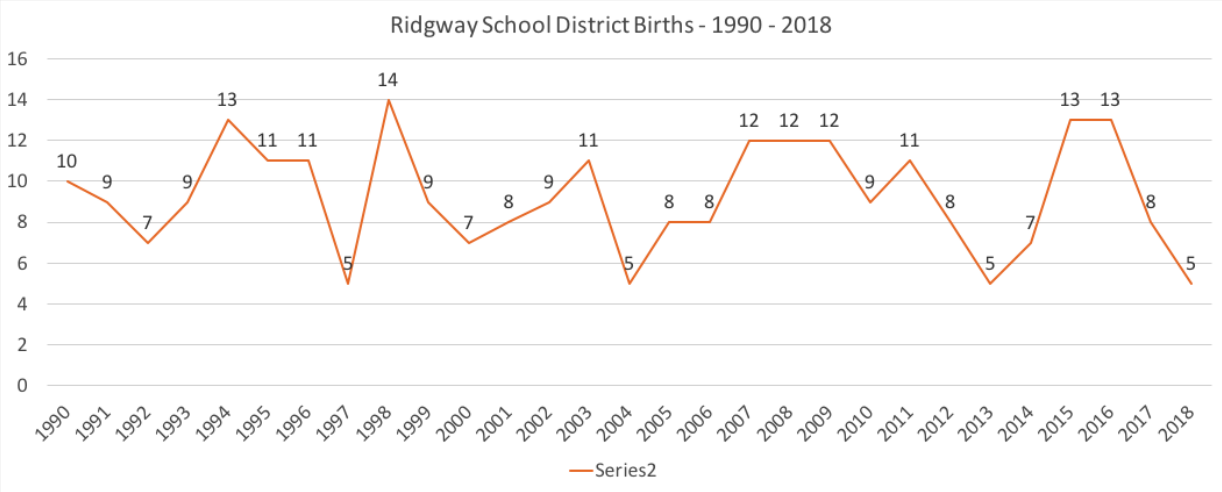
3.3 Past School District Enrollment



Other than a dip in 2016, Ridgway School District enrollment has consistently totaled between 350 and 360 total students for the past 6 years. While enrollment as a whole has been stable, preschool enrollment has increased 50% since 2014. Existing challenges in the elementary school facility will be intensified as the additional preschool students enter the elementary school in the near future.



3.4 Past School District Births



Births within the Ridgway School District boundary fluctuate from year to year but average 9 per year since 1990. 2015 and 2016 had 13 births each, two of the highest totals since 1990. As these 26 children approach elementary school age, there will be higher demand on the elementary school facility to serve a greater number of students.

3.5 Future School District Enrollment

Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	181	54	94	328	24	352	-2
2021	177	52	92	322	24	346	-6
2022	176	53	93	322	24	346	0
2023	170	50	87	307	24	331	-15
2024	167	62	90	318	24	342	11
2025	171	64	85	320	24	344	1
2026	174	58	97	329	24	353	10
2027	181	57	96	333	24	357	4

3.6 Active Residential Developments

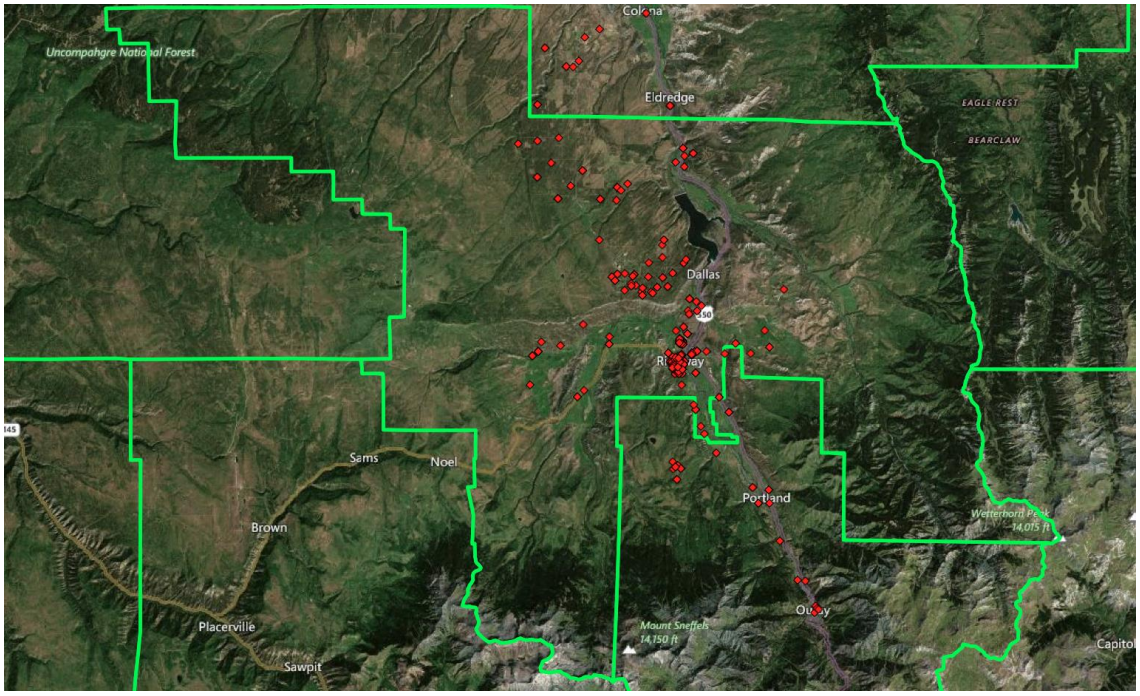
The quantity of residential units in and around the Town of Ridgway is increasing. Most new development is in the form of single-family homes although alternate forms of housing like duplexes and townhomes are becoming more popular. The increase in housing is directly related to population growth in the Ridgway area which will lead to higher student enrollment.

Log Hill subdivision: Seven - ten single family homes each year
River Sage: Eight single family homes
The Preserve: 22 single family homes and two multi-unit lots
Vista Park Commons: 23 residential units, mixture of single-family homes and duplexes
Alpenglow Cohousing: 20 duplexes and 6 small units
Lena Street Commons: 19 townhomes
Block 28 Townhomes: Six townhomes

3.7 Student Distribution

The densest concentration of Ridgway students is in the Town of Ridgway. This is to be expected as Ridgway has the greatest general population density within the district enrollment boundary. The Loghill Village is another area that has a significant percentage of the student population.

Outlier students may be found as far south as Ouray and as far north as Colona. The furthest west student is near the intersection of Highway 62 and County Road 24 while the student furthest east is off County Road 10.


Uncompahgre National Forest
Colona
Eldredge
EAGLE REST
BEARCLAW
Dallas
Ridgway
Sams
Noel
Brown
Placerville
Sawpit
Portland
Mount Sneffels
14,150 ft
Wetterhorn Peak
14,015 ft

4.0 Education Programming & Adequacy

Programming Adequacy

The Ridgway School District meets the requirements of the Colorado Academic Standards through a series of traditional course offerings. Generally, classrooms, educational spaces and other support spaces are adequate for the intended purpose.

Colorado Academic Standards 2020

Dance	Physical Education	Music	Social Studies
Drama & Theatre Arts	Reading & Writing	Visual Arts	Computer Science
Comprehensive Health	Mathematics	Science	World Languages

The following spaces and elements were identified as being less than ideal or as having other functional deficiencies that should be noted.

4.1 Elementary School (Grades PK-5)

Site Elements:

1. Drop off and pick-up areas are located along the front of the school such that parents dropping off, parking and bus traffic occupy the same general area. It would be desirable to separate parent drop off, parking and bus traffic.
2. The primary parking for staff and parents is located in an unimproved parking lot consisting of gravel that is poorly lit and located remotely from the main entrance. While there is visitor parking, the number of spaces is limited.
3. Site Accessibility is poor with no improved and accessible route to the school from the public way.
4. It does not appear that stormwater is managed on site but rather drains to the site perimeter.
5. The site is provided with adequate outdoor play areas for younger students, but lacks high quality outdoor space for upper elementary students. The campus would benefit from playfields and improved courtyard spaces for upper elementary students.
6. Site security is managed with a few chain-link fences that do not provide a fully enclosed secured outdoor space for students.

Building and Educational Spaces

1. The main entry to the building is not protected from forced vehicular entry. Furthermore, the front office does not have the ability to monitor the entry areas of the building by direct visibility. Camera systems provide view of the front of the building.
2. The administrative functions in the building are not consolidated into a single connected suite, but rather consist of a number of remote offices. This arrangement does not promote security, communication or good crises management opportunities. This includes a remote Principal's office and remote health office.
3. While special education spaces do exist in the school, there is not accommodation for severe needs special education. The school would benefit from having a suite that could accommodate the special needs including offices, storage, and classroom/therapy space.
4. Classrooms and instructional space for breakout groups is not provided. Modern school environments require spaces that allow for breakout, small group instruction and project-based learning to occur. The existing spaces do not promote these functions adequately.
5. With a strong outdoor culture in the community, the school district desires that learning spaces have a strong connection to outdoor learning spaces, views, and natural daylight. Existing classrooms do not support these goals adequately.

6. The preschool classroom building is not connected to the main school building requiring ECE students to walk outside when accessing resources within the school building. While this configuration is workable, it is not ideal and a better connection is desired.
7. Many classroom doors do not provide locking mechanisms from inside the classroom.
8. Poor ventilation was noted in some spaces including high levels of formaldehyde in the student health office.
9. In general, the age of the building (primarily the 1972 portion), has many systems that are past their expected life and are in need of replacement or repair. Some of these systems lead to thermal issues (single pane windows, old HVAC, uninsulated walls) that affect student comfort and possibly student achievement. This is one example of many elements identified in the CDE building assessment that are in need of replacement.

4.2 Secondary School (Grades 6-12)

Site Elements:

1. Drop off and pick-up areas con be congested with a limited drop off and pick-up area.
2. The primary parking lot is not paved leading to poor traffic markings, dust, and poor site accessibility.
3. The school lacks an outdoor running track to support the active track and field program.
4. The school desires additional outdoor education spaces.

Building and Educational Spaces

1. The main office is located within view of the front door, but does not have direct control over entry access to the building.
2. The cafetorium has very poor acoustic performance leading to problems conducting any sort of dramatic or musical performance. Auditory intelligibility is very poor. The auditorium would benefit from better acoustics, sound system, and lighting system. Additional acoustic separation from/to adjacent rooms is needed.
3. The school is in need of additional storage space and desires that the rear covered storage area be fully enclosed to improve usage for storage.
4. Adequate storage is not provided in the wood shop for storage of wood and other products.
5. It was noted that the roof is nearing its life expectancy and should be budgeted for replacement in the next 5-10 years.
6. It was noted that accommodations for Gender Neutral restrooms and locker rooms are not provided for in the buildings.

5.0 Facilities Inventory

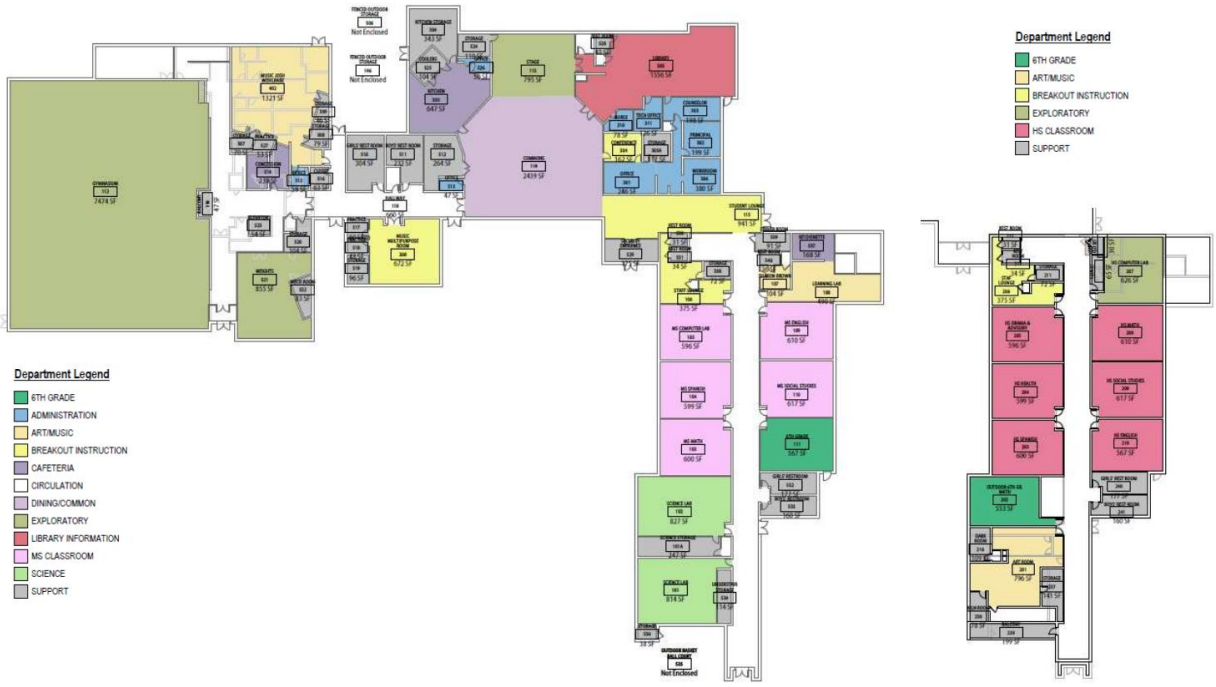
Name	Address	Use	Area (SF)	Year built	Description	Additions
Elementary School Building	1115 Clinton St, Ridgway, CO 81432	Elementary	62,000	1972	Slab on grade with foundations, masonry walls with metal panels, and steel frame roof	25,500 SF north side of the building in 1996 Similar construction
Preschool Building	1115 Clinton St, Ridgway, CO 81432	Preschool	2,700	2001	Slab on grade, wood frame walls, and wood frame roof	None
Secondary School Building	1200 Green St, Ridgway, CO 81432	Middle & High School	60,000	2006	Slab on grade with foundations, steel frame, masonry veneer walls, and steel roof	20,000 SF west side of the building in 2008 Similar construction
Secondary Vo-Ag Building	1200 Green St, Ridgway, CO 81432	Vocational Training	2,300	2006	Slab on grade and pre-fabricated metal building	None

5.1 Elementary School Site Plan

5.2 Elementary School Floor Plan

5.3 Secondary School Site Plan

5.4 Secondary School Floor Plan



6.0 Facility Evaluation

It should be noted that a full assessment of the existing school facility was beyond the scope of master planning services. The master planning team reviewed the state assessment conducted in 2019 and then reviewed the most pressing items in person. The master planning team will assist the school district in updated several elements in the 2019 State assessment that appeared to be incorrect. The master planning team found the 2019 state assessment to be generally an accurate reflection of the facility conditions.

6.1 Elementary School

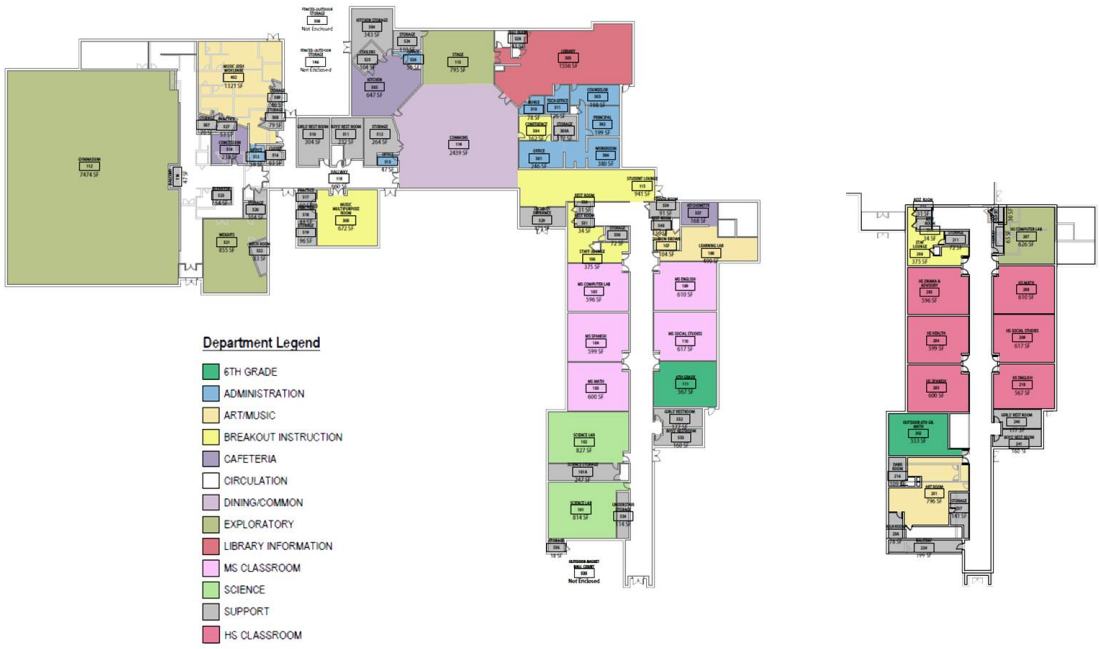
The elementary school has many pressing needs that affect the long-term suitability of the building to house educational functions. The HVAC equipment and distribution require immediate replacement, as do the electrical panelboards, feeders, and distribution. The current roof system previously reached the end of its life. At that time, the District applied a foamed elastomeric coating on top of the roof to extend its life. That coating has now reached the end of its usable life and a full roof replacement is recommended. The aluminum windows and hollow metal doors are original to the 1972 building and require replacement to improve the effective R-value of the exterior walls which will reduce energy consumption and increase occupant comfort.

The physical classrooms are inflexible, outdated learning environments. They struggle to incorporate the diverse array of education methodologies that are typically employed in the 21st century. Their technology is lacking and the furniture is not conducive to flexibility. The building is not equipped with an automatic sprinkler system. The plumbing fixtures and piping are beyond their reliable life and do not meet accessibility standards.

6.2 Secondary School

Built in 2006, the secondary school has fewer urgent needs than the elementary school yet there are several significant elements in need of work. The existing membrane roof is near the end of its life. The existing facility does not have any solar panel arrays like the elementary school does. The current auditorium is not currently supporting student performances well. The partitions around it do not acoustically isolate the space from adjacent rooms, the interior surfaces do not control important characteristics like reverberation time, as well as new speakers throughout and new LED performance lights.

The athletic facilities are sufficient except for track and field athletes. There is no practice facility with the District which requires that athletes travel long distances to train.



6.3 Air Quality Readings at Elementary and High School

Ridgeway School District Air Quality Readings - 01/13/2020

Ridgeway Elementary School	PM2.5	PM10	Particles	CO2	HCHO	Temperature (F)	Humidity (%)	Comments
Hallway	0.5	0.5	56	544	0.061	63	23%	
206-BOCES	0.5	0.6	111	500	0.088	64	21%	
204-Library	1.0	1.3	67	487	0.174	66	20%	unoccupied
132-Classroom	1.9	2.8	93	481	0.083	66	20%	
138-Classroom	3.6	6.3	171	1034	0.066	68	24%	15 Students
112-Classroom	10.1	14.8	951	786	0.084	69	24%	14 Students
115-Nurse	1.5	2.7	181	612	0.975	70	21%	
Exterior	0.3	0.5	60	400	0.055	32	19%	
Ridgeway Secondary School								
Upper Gym	1.1	2.1	63	438	0.065	59	22%	unoccupied
Lower Gym	3.3	5.2	101	400	0.056	62	21%	unoccupied
103-Classroom	2.2	3.7	108	837	0.065	68	23%	13 Students
210-Classroom	2.3	4.5	83	1271	0.067	69	26%	13 Students
Ridgeway Pre-School								
308-Classroom	0.6	0.8	54	450	0.066	61	27%	Unoccupied for 30 m.

Air Quality Parameter for Reference

Pollutant \ Status	Good	Moderate	Unhealthy for Sensitive Groups	Unhealthy	Very Unhealthy	Hazardous
PM2.5 (μg/m³)	≤12	12.1~35.4	35.5~55.4	55.5~150.4	150.5~250.4	≥250.5
PM10 (μg/m³)	≤54	55~154	155~254	255~354	355~424	≥425
CO2 (ppm)	≤700	701~1000	1001~1500	1501~2500	2501~5000	≥5001

Pollutant \ Status	Healthy	Unhealthy
HCHO(mg/m³)	≤0.1	>0.1

Air quality throughout the district facilities is generally good. The handful of rooms that have higher pollutant concentrations are listed below.

- Rooms with CO2 levels that are moderate or unhealthy for sensitive groups
  - Elementary School
    - 112 – Classroom
    - 138 – Classroom
  - Secondary School
    - 103 – Classroom
    - 210 – Classroom

- Rooms with unhealthy HCHO levels
  - Elementary School
    - 115 – Nurse
    - 204 – Library

7.0 Area Analysis

7.1 District Areas

District Total SF:	126,500
Elementary School SF:	62,000
Preschool SF:	2,700
Elementary SF/Pupil:	327
CDE Standard SF/Pupil:	151
Student Capacity:	212 students
Utilization:	180 students enrolled
Secondary School SF:	59,500
Secondary Vo-Ag SF:	2,300
Secondary SF/Pupil:	210
CDE Standard SF/Pupil:	164
Student Capacity:	294 students
Utilization:	180 students enrolled

7.2 Elementary Utilization Matrix

Ridgway Elementray School	EXISTING			
DEPARTMENT / PROGRAM	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS
ACADEMIC CORE				
PRESCHOOL W STORAGE AND RR	2	1200	2,400	32
PRESCHOOL OFFICE/RESTROOM				
ENCLOSED CORRIDOR				
KINDERGARTEN W STORAGE AND RR	2	950	1,900	40
BREAKOUT/FLEX				
1ST GRADE	1	1061	1,061	20
BREAKOUT/FLEX				
2ND GRADE	2	925	1,850	40
BREAKOUT/FLEX				
3RD GRADE	1	835	835	20
BREAKOUT/FLEX				
4TH GRADE	1	1000	1,000	20
BREAKOUT/FLEX				
5TH GRADE	2	800	1,600	40
BREAKOUT/FLEX				
ACADEMIC SUPPORT				
SHOP	1	2757	2,757	
TITLE ONE CLASSROOM/GT SPACE	1	800	800	
TEACHER/STAFF WORKROOM	1	540	540	
STORAGE	1	200	200	
CURIOUSITY CENTER				
SPANISH CLASSROOM	1	681	681	
MATH INTERVENTION	1	791	791	
STAFF LOUNGE	1	488	488	
TOTAL ACADEMIC			**16,903**	**212**
SPECIAL EDUCATION				
SPECIAL ED CLASSROOM	2	725	1,450	
SEVERE NEEDS SPED (STORAGE AND RR)				
OFFICE	0	120	0	
COUNSELOR				
OT/PT	0	200	0	
TOTAL SPECIAL EDUCATION			**1,450**	

FINE ARTS					
	ART ROOM/MAKER SPACE	1	1800	1,800	
	MUSIC ROOM	1	1623	1,623	
	AUDITORIUM	1	4750	4,750	
	STAGE	1	600	600	
	MUSIC PRACTICE ROOMS	4	80	320	
	MUSIC OFFICE /STORAGE	2	100	200	
	TOTAL FINE ARTS			**9,293**	
DINING / COMMON					
	KITCHEN STORAGE	1	533	533	
	KITCHEN	1	466	466	
	CAFETERIA	1	2290	2,290	
	KITCHEN RECEIVING	1	0	0	
	TOTAL DINING / COMMON			**3,289**	
LIBRARY / TECHNOLOGY					
	MEDIA CENTER	1	3000	3,000	
	COMPUTER LAB	1	850	850	
	TOTAL LIBRARY / TECHNOLOGY			**3,850**	
PE AND ATHLETICS					
	GYM	1	9780	9,780	
	CLIMBING/BOULDERING WALL	1	918	918	
	LOCKER ROOMS	2	450	900	
	GYM STORAGE	2	150	300	
	TOTAL PE AND ATHLETICS			**11,898**	
ADMIN & STUDENT SERVICES					
	TECHNOLOGY	1	540	540	
	PRINCIPALS OFFICE	1	210	210	
	FRONT OFFICE/LOBBY	1	500	500	
	STUDENT HEALTH	1	150	150	
	CONFERENCE ROOM	0			
	TOTAL ADMINISTRATION			**1,400**	
DISTRICT ADMIN & SUPPORT					
	BUSINESS OFFICE	1	788	788	
	DIST. ADMIN/SUPERINTENDENT	1	450	450	
	TRANSPORTATION	1	576	576	
	DIST LOUNGE/BOARD ROOM	1	800	800	
	BOCES	1	1500	1,500	
	BOCES STORAGE	5	150	750	
	SECURE STORAGE	1	100	100	
	COMMUNITY STORAGE	1	238	238	
	TOTAL DISTRICT ADMINISTRATION			**5,202**	
TOTAL ASSIGNABLE AREAS				**53,285**	
UNASSIGNABLE					
	TOTAL UNASSIGNABLE			**8,415**	
	UNASSIGNABLE % OF ASSIGNABLE AREA			13.6%	
SUMMARY					
TOTAL GROSS BUILDING AREA				**61,700**	
STUDENT CAPACITY					
	BASED ON TOTAL CAPACITY			**212**	**STUDENTS**
	Area per Student (Excludes District Offices)			**267**	**SF/STDNT**
	Area per Student Enrollment			322.846	

7.3 Secondary School Utilization matrix

Ridgway Secondary 6-12	EXISTING		
	BUILDING AREA		
DEPARTMENT / PROGRAM	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA
ACADEMIC CORE			
6-8TH GRADE CLASSROOMS			
MATH/ENGLISH/SOCIAL STUDIES	4	600	2400
COMPUTER LAB/SPANISH	2	600	1200
SCIENCE LAB WITH PREP/STORAGE	1	900	900
9-12TH GRADE CLASSROOMS			
MATH/ENGLISH/SOCIAL STUDIES	3	600	1800
COMPUTER/SPANISH	2	600	1200
OUTDOOR EDUCATION	1	600	600
HEALTH CR	1	600	600
SCIENCE LAB W/PREP/STORAGE	1	900	900
ACADEMIC SUPPORT			
LEARNING LAB	1	500	500
SMALL GROUP LEARNING	0	150	0
KITCHENETTE	1	168	168
STUDENT LOUNGE	2	400	800
TOTAL ACADEMIC CORE			**11,068**
SPECIAL EDUCATION			
SPECIAL ED CLASSROOM CLASSROOM	0	850	0
SEVERE NEEDS CLASSROOM	0	500	0
SEVERE NEEDS RESTROOM	0	100	0
OT/PT ROOM	0	500	0
LIFE SKILLS AREA	0	100	0
QUIET ROOM	0	75	0
SPED CONFERENCE ROOM	0	200	0
SPED OFFICE	0	125	0
TOTAL SPECIAL EDUCATION			**0**
CAREER AND TECHNICAL EDUCATION			
WOODS LAB	1	3,000	3000
CODING LAB / COMPUTER LAB	0	850	0
PRODUCTION/FABRICATION LAB	0	1,400	0
PRODUCTION STORAGE	0	200	0
OFFICE	0	100	0
TOTAL CAREER AND TECHNICAL ED			**3,000**
FINE AND PERFORMING ARTS			
VISUAL ARTS			
2D/3D ART ROOM	1	800	800
KILN ROOM	1	238	238
STORAGE ROOM	1	141	141
DARK ROOM	1	100	100
PERFORMING ARTS : MUSIC			
VOCAL MUSIC ROOM	1	625	625
INSTRUMENTAL MUSIC ROOM	1	1,320	1320
INSTRUMENTAL STORAGE	2	200	400
PRACTICE	2	55	110
PERFORMING ARTS : THEATER			
DRAMA CLASSROOM	1	600	600
DRESSING ROOMS			0
DRAMA STORAGE			0
TOTAL FINE AND PERFORMING ARTS			**4,334**
LIBRARY			
LIBRARY			
STACKS	1	1,556	1556
INSTRUCTIONAL AREA	0	850	0
MAKER SPACE	0	850	0
OFFICE	0	125	0
WORKROOM / STORAGE / PROFESSIONAL	0	200	0
TOTAL LIBRARY / TECHNOLOGY			**1,556**

PHYSICAL ED, HEALTH, AND ATHLETICS					
	PHYSICAL INSTRUCTION				
	MAIN GYMNASIUM	1	7,501	7501	
	AUXILIARY GYM			0	
	FITNESS/WEIGHT ROOM	1	1,172	1172	
	WEIGHT ROOM STORAGE	1	100	100	
	CONCESSION	1	238	238	
	PE SUPPORT				
	BOY'S LOCKER ROOM	2	350	700	
	GIRL'S LOCKER ROOM	2	350	700	
	FIELD LOCKER ROOM	0	800	0	
	PE OFFICE	2	100	200	
	PE STAFF RESTROOM	2	50	100	
	PE STORAGE	1	250	250	
	ATHLETIC STORAGE	1	200	200	
	OUTSIDE BUILDING ATHLETIC STORAGE	0	250	0	
	TOTAL PHYSICAL ED, HEALTH & ATHLETICS			**11,161**	
ADMIN & STUDENT SERVICES					
	ADMINISTRATION				
	FRONT OFFICE RECEPTION	1	250	250	
	PRINCIPAL'S OFFICE	1	200	200	
	SECURITY OFFICE	1	175	175	
	WORK ROOM / MAIL ROOM	1	380	380	
	SERVER ROOM	1	90	90	
	RECORDS ROOM	1	120	120	
	TECH OFFICE	1	120	120	
	NURSES OFFICE	1	80	80	
	STAFF RESTROOM	2	50	100	
	ADMIN STAFF BREAK ROOM	1	375	375	
	STUDENT SERVICES				
	COUNSELOR'S OFFICE	1	200	200	
	RECORDS ROOM	1	100	100	
	TOTAL ADMIN & STUDENT SERVICES			**2,190**	
STUDENT COMMONS / DINING					
	DINING COMMONS				
	DINING COMMONS PERFORMANCE	1	2,450	2450	
	PERFORMANCE PLATFORM / STAGE	1	800	800	
	DRAMA STORAGE	1	110	110	
	DRESSING ROOMS	0	120	0	
	KITCHEN				
	KITCHEN / SERVING	1	750	750	
	OFFICE/RESTROOM	1	50	50	
	KITCHEN STORAGE	1	350	350	
	TOTAL STUDENT COMMONS / DINING			**4,510**	
BUILDING SERVICES					
	CUSTODIAL SUPPORT				
	FACILITIES MANAGEMENT OFFICE	1	50	50	
	CUSTODIAL EQUIPMENT STORAGE	1	264	264	
	CUSTODIAL CLOSETS	2	50	100	
	TOTAL BUILDING SERVICES			**414**	
TOTAL ASSIGNABLE AREAS				**38,233**	
UNASSIGNABLE					
	TOTAL UNASSIGNABLE			**23,567**	
	UNASSIGNABLE % OF ASSIGNABLE AREA			38%	
SUMMARY					
TOTAL GROSS BUILDING AREA				**61,800**	
GROSS BUILDING CAPACITY		100% SCHEDULE UTILIZATION		**420**	
		80% SCHEDULE UTILIZATION		**336**	
		70% SCHEDULE UTILIZATION		**294**	
AREA PER STUDENT				**210**	
	BASED ON TOTAL CAPACITY	294 STUDENTS			
AREA PER STUDENT				**412**	
	BASED ON CURRENT ENROLLMENT	150 STUDENTS			
			CDE	164	

8.0 Site Evaluation

8.1 Elementary School Site Evaluation – 23.66 Acres

Bus and vehicle traffic is currently consolidated into the same travel path. Beginning on Amelia St, vehicles turn onto a northwest facing road that leads to a turnaround which brings the vehicles back south to a single drop off and pick-up area outside the main entrance to the elementary school. Vehicles then exit the parking area at the intersection of Clinton St and Amelia St. The main school parking area is an expanse of gravel on the north side of the building. There are several paved parking spaces adjacent to the pick up and drop off area, and several gravel parking spaces outside of the preschool building. Pedestrians must arrive at the elementary school by crossing Amelia St and ascending a set of steps up the grassy berm on the west side of Amelia St. The pedestrians must then cross the pick up & drop off area to arrive at the main entrance. Neither the pedestrian paths nor the vehicle circulations are accessible, nor are they safe.

The elementary school has a mixture of hard surface play areas and grass areas on the south side of the building. These regions are shared with the preschool. There is also a hard surface exterior courtyard in-between the 1972 & 1996 portions of the building. The site drainage path is from west to east because of the prevailing slope across the site. On the south side of the building, a concrete swale directs water across the asphalt and toward Amelia St.

The existing emergency services & fire department access to the building is via Amelia St and there is an existing hydrant on the corner of Amelia St and Clinton St as well as one on the northeast side of the existing pick up & drop off area.

Current water service is from an 8” main underneath Amelia St. Sanitary service connects to an existing main under Amelia St as well. Gas supply to the building is on the north side of the 1972 building portion and extends overhead to the 1996 building portion.

8.2 Secondary School Site Evaluation – 25.17 Acres

School bus circulation is confined to Green St, a paved road, and the connected turnaround. There are several parking spaces, including two accessible spaces, adjacent to the turnaround. This bus movement is much safer than the current elementary school arrangement. Personal vehicles travel toward the secondary school on Green St and then turn into a gravel parking area with multiple trees planted in islands throughout the parking area. Pedestrians accessing the secondary school approach via a sidewalk on the north side of Green St and they must cross the entrances & exits to the gravel parking area before walking around the paved turnaround and toward the main entrance.

The secondary school has one sports field, a grass soccer field with bleachers, fencing, and a small storage shed. The field does not have lights, but there is site lighting throughout the rest of the secondary school site near the paved pedestrian paths, all of which are accessible. The site drainage primarily flows east to west, across the gravel access road to the west of the building and gravel parking area. From that point, water flows south along the west side of Green St before turning east to follow Railroad St all the way to the Uncompahgre River.

The existing emergency services & fire department access to the building is via Green St and its turnaround, which will not change as a result of the proposed developments in the Facilities Master Plan. An existing fire hydrant is adjacent to the turnaround as well.

Current water service is from an 8” main that runs along the south and east sides of Green St. From that main, a 6” fire water service line and a 2 ½” domestic water service line both enter the building at the southeastern corner. The sanitary service has three different 4” lines that leave the building at different points: two on the southern side and one on the western side near the Green St turnaround.

These three lines converge and a single 6” sanitary line runs through the parking area before connecting the existing 6” main under Green St.

The existing storm sewer is composed of a 4” perimeter drain along the north side of the building and this drain connects to the 15” storm sewer at an inlet on the east side of the school building which runs to the south and then turns east and exits the property. There is also a small segment of 12” storm sewer line that runs from the north side of the gravel parking area, under the access road and to the water detention area at the intersection of Green St and the gravel access road. Gas service to the building stems from the main which follows the gravel access road to the west of the parking area and building. It runs through the middle of the gravel parking area and enters the building on the south side of the gymnasium.

Telecommunication service to the secondary school originate at the gravel access road, west of the parking area, and run under the parking area to enter the building just south of the main entrance. The building’s power supply enters the site immediately east of the Green St turnaround and run north to enter the building just east of the gymnasium.

9.0 Future Use Analysis

9.1 Elementary School

The following space uses are proposed to be changing under the recommendations in the facility master plan.

E1

Current Use	Future Use
Preschool Building	Add Enclosed Corridor
Courtyard	Outdoor Classroom

In addition to the improvement and replacement of important operating systems and building components, the elementary school use changes are targeted toward enhancing existing educational function. A new enclosed corridor will connect the main elementary building to the smaller preschool building. In addition, the existing courtyard between the 1972 building and the 1996 addition will be renovated to become an outdoor classroom and teaching space.

The new enclosed corridor will greatly increase occupant comfort and safety. Currently, students and staff going from one building to the other have to walk outside through hot and cold temperatures or even rain and snow. The preschool building would also benefit from the secure, shared entry through the main elementary building rather than the current public access directly to the students in the classrooms.

The existing courtyard between the 1972 building and 1996 addition is a valuable amenity but it is currently underutilized. Incorporating more vegetation, shade, and seating opportunities will make the courtyard much more accommodating to educational functions.

E2.2

Current Use	Future Use
Gymnasium	Gymnasium, Flex Space, & SPED
Classrooms	Classrooms & Flex Space
District Lounge	Teacher’s Lounge
Teacher’s Lounge	Severe Needs SPED
SPED	Conference
Staff Work	Shared Office
Preschool Building	Expanded Capacity with 3 Classrooms

With the improvement and replacement of important operating systems and building components, the elementary school’s learning spaces are reconfigured to create a flexible learning environment that accommodate a diverse array of learning methods and teaching modalities. Two classrooms for each grade level will increase the school’s capacity for growth and students will have a better connection to the outdoors in each classroom and flexible learning space. To accommodate the additional classroom and flexible learning spaces, the existing oversized gym will be reduced in area yet it will still be able to host athletic events at its smaller size.

The front office area will be renovated to consolidate all the staff members into one area and control access to the school through a check in process. The existing courtyard between the 1972 building and 1996 addition is a valuable amenity but it is currently underutilized. Incorporating more vegetation, shade, and seating opportunities will make the courtyard much more accommodating to educational functions. Outside of the elementary school building, a new bus-only drop off and pick-up

loop will separate bus traffic from personal vehicles to increase student safety and drop off efficiency. New fencing around the outdoor play areas will also make students safer and bring the courtyard into the same enclosure as the main play areas to the south of the building.

9.2 Secondary School

Current Use	**Future Use**
Auditorium	Renewed Auditorium Systems
Grass Area	Eight Lane J Track – not favored
Roof	Photovoltaic array

The educational spaces of the secondary school are largely sufficient as they are, yet the extracurricular activity areas require improvements. The eight-lane track with squared corners will satisfy the students' need to practice and hone their skills. Inside the building, the auditorium will receive new acoustic treatments, audio-visual systems, control booth, and the partition construction around the auditorium. A new roof membrane will replace the current roof system and a 50 kVA photovoltaic array will be added to the roof as well.

10.0 Master Plan Options and Recommendations

10.1 Master Planning Process

The process began in December of 2019 when the school district retained RTA Architects to conduct a Facility Master Planning Effort and to begin the process of analyzing the Demographics and Enrollment Forecast. The demographic report is contained earlier in this report and was presented to the Ridgway Board of Education at CASB in December of 2019. In general, it was predicted that while the Ridgway Community is growing, this growth is offset by families leaving the area due to high cost of living. The net result is a prediction for slow but continued growth over the next 5-7 years. It should be noted that this study was conducted prior to the COVID 19 pandemic and so impacts to enrollment due to the pandemic are not reflected.

The Master Plan Meeting process began in January of 2020 with the formation of the Planning Advisory Team and the issuance of a community survey to gauge the feeling among stakeholders as to the condition and facility needs in the district. The community survey (which is located in the Report Appendix in the Meeting Presentation Slides) included 248 responses with the most participation from school district students and staff. The results of this survey can be generalized as follows:

Elementary School:

1. Students and parents generally felt that the existing school facilities are adequate
2. Parents felt that improvements could be made to elementary drop-off
3. Of the school needs, 21st Century Educational spaces where considered to be the most important
4. General building renewal and deferred maintenance needs should be addressed

Secondary School:

1. Responses indicated a strong desire to provide a track facility
2. Responses indicated an issue with the acoustic performance of the auditorium space
3. Additional outdoor classroom spaces were desired

The Planning Advisory Team began meeting with the master planning team in late January of 2020, just prior to the community information meeting. Please refer to the Executive Summary in this report for a list of Planning Advisory Team (PAT) members. Below is a PAT meeting Timeline.

Meeting Timeline
01/30/20 - Master Plan Kickoff Public Meeting – PAT Meeting #1
02/13/20 - PAT Meeting #2
03/05/20 - PAT Meeting #3
04/13/20 - Elementary School Staff Work Session (Pre-K to 2nd & SPED)
04/15/20 - Elementary School Staff Work Session (3rd to 5th)
04/22/20 - PAT Meeting #4
05/05/20 - Secondary School Staff Work Session
06/04/20 - PAT Meeting #5
12/02/20 - PAT Meeting #6

Planning Advisory Team Meeting Summary:
For a full record of each meeting, please refer to the meeting record in the appendix of this report.

01/30/20 - Master Plan Kickoff Public Meeting – PAT Meeting #1
This first meeting included an opportunity for the PAT to introduce themselves. RTA discussed the overall process and outlined the expectations of the Group. Immediately following the PAT Kick-off, a community meeting was conducted. This meeting focused on a review of the Master Planning process

including a review of all the information collected to date. This information included a review of the properties owned by the district, the Colorado Department of Education facility Assessments, the community survey results and also a discussion on the energy audits performed by the Governor's Energy Office.

02/13/20 - PAT Meeting #2
The second PAT meeting included the PAT as well as selected school staff. This meeting focused on a discussion about current knowledge on how students learn and what kinds of spaces best support the educational process. Brian reviewed current thinking on brain-based learning including the 12 Principles of Design and how school facilities can reinforce best practices. Susan Lacy reviewed the RSD Strategic Plan with the group. Mike Riggs reviewed the evolution of classroom design and asked the PAT to weigh in on where RSD currently is on the spectrum and where they would like to go. And finally, the PAT broke out into small groups to address the questions of what obstacles staff currently face in RSD facilities and what the ideal situation would look like.

03/05/20 - PAT Meeting #3
The third PAT meeting included a review of the information presented to date. Next the group talked about the options that might address the needs identified at each school. For the Elementary School the options included E1 – Address maintenance needs, E2 – Address maintenance needs plus a major renovation, E3 – Renovate portions of existing building plus major additions to replace older portions of the building, E4 – Construction of a new elementary School. Pros and Cons were discussed for each option and then the group conducted a poll to determine the favored option. Option E2 was preferred by 63% of the PAT. Major needs were discussed at the Secondary School, but the group did not have time to rank projects in this meeting.

04/13/20 - Elementary School Staff Work Session (Pre-K to 2nd & SPED)
A special meeting was held to focus on discussion with teachers ranging from Pre-School to Second grade plus special education. The intent of the meeting was to discuss in detail the facility needs for this age group with an emphasis on item to correct in the existing building. Major take-aways from this meeting include the need for more flexible educational spaces, better access to playgrounds and outdoor spaces, need for ADA compliant and Gender-neutral restrooms.

04/15/20 - Elementary School Staff Work Session (3rd to 5th)
A special meeting was conducted to get input from teachers of Third through Fifth Grade plus Specials. Similar to the previous workshop, the group was asked to focus on identifying facility needs. This group felt that it was important the 3-5 Grades have an area that is somewhat separate from the primary grades. Room for PE and indoor physical activities was discussed. It was discussed that two classrooms per grade are needed for growth and scheduling. A separate Special Education area is needed for more severe needs. The office area should be consolidated to improve safety and functionality.

04/22/20 - PAT Meeting #4
The Fourth PAT meeting picked up where the last meeting left off. Additional new school options where discussed that could occur at the Secondary School campus in the existing parking lot and also east of the existing Secondary School. The PAT again did a poll to determine current favored Elementary options and Option E2 remained the favored approach, although there was strong interest in option E3 that included a major demolition and reconstruction of the oldest parts of the building. Secondary school needs were prioritized by the group using an instantaneous online polling software.

05/05/20 - Secondary School Staff Work Session
Similar to the focus meetings with staff at the elementary school, a focus session was held with the Secondary School staff. In this meeting the identified needs for this school were discussed. Much more detailed discussion occurred around the auditorium needs, Administration space needs, track and field needs as well as other building spaces.

06/04/20 - PAT Meeting #5
In the fifth PAT meeting the master planning team presented updated cost data for each of the proposed elementary school options. The cost data reflected current costs as seen in the recent BEST grant proposals available for public review. Significant cost increased were seen in the detailed cost estimates over previous rough estimates. For this reason, the group focused more on Option E2 with modifications to reduce the overall cost while addressing educational needs. Version E2.1 was created to explore how needs identified in the Staff Work Sessions could be addressed. Due to high cost, Option E2.2 was created that reduced the amount of renovation and addition. To address Secondary School needs, scope was outlined for the auditorium and a J-shaped track was proposed east of the Secondary School. The group felt that Option E2.2 made the most sense, but wanted public input into the preferred option.

11/09/20 – 11/29/2020 – Virtual Open House
In an effort to obtain public feedback in the process, and due to the fact that a public in person meeting was not possible due to the COVID 19 pandemic, the master planning team put together a web site to allow for a virtual experience for stakeholders. The web site was designed to give viewers an overview of the planning process, view the options considered and answer a survey at the end. The web site remains active, although the survey was closed on about 11/29/20 with 40 initial responses and 5 additional responses added the following week. Refer to this final November 2020 survey results in the appendix of this report.

Access to Digital Open House: https://rtaarchitects.com/ridgway-master-plan-digital-open-house

12/02/20 - PAT Meeting #6
The sixth and final PAT meeting was help to review the results of the Virtual Open House and the survey. It was discussed that the respondents favored option E2.2 and showed strong support for continuing the existing bond measure. Strong support was shown for Secondary School improvements with the roof replacement, auditorium improvements and installation of solar panels given the highest priority. It was noted that the responses were primarily from school staff and parents and so may not reflect the general public to the same extent. The PAT members were asked to comment on their recommendations which were presented to the Board of Education on December 9, 2020.

10.2 Summary of Master Planning Preliminary Options Considered

The following options were considered at various meetings during the process. In the following section more detail is presented on each option considered. The following is a summary of preliminary options with the cost at the time the concept was introduced. As the meeting progressed modifications where made to options and costs were updated:

E1:	**Maintenance**	**$7,046,696**
E2:	**Renewal with Renovation**	
E2.1:	**Extensive Renovation**	**$19,719,793**
E2.2:	**Moderate Renovation**	**$13,717,286**
	Third Pre-School Classroom add	**$782,375**
	Fifth Grade Addition add	**$1,365,530**
E3:	**New Classroom Building (Large)**	**$39,205,512**
E3.1:	**New Classroom Building (Med)**	**$33,614,401**
E4:	**New School on New Site**	**$40M +**
E4.1:	**New School on SS Parking Lot**	**$40M +**
E4.2:	**New School on SS East Field**	**$45M +**
S1:	**Secondary School**	**$1,475,370**
	8 Lane J-Track add	**$764,480**

10.3 Overview of Master Planning Options Considered

SUMMARY OF OPTIONS – Elementary School

E1
MAINTENANCE + REMODEL + SMALL ADDITION PK
IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

E2
MAINTENANCE + MAJOR RENOVATION + ADDITIONS PK & LIBRAY
RETAINS EXISTING STRUCTURE

E3
RENOVATION + MAJOR ADDITION
PROVIDES NEW CLASSROOM BUILDING COMPONENTS

E4
NEW PK-5 SCHOOL
BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

E5
OTHERS

E1
MAINTENANCE + REMODEL + SMALL ADDITION PK
IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION
0 - $8M
$-$$

Remodel/Addition
- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Fire Sprinkler?
- Library Renovation (Maker/STEM)
- Pre-K Addition
- Create additional SPED areas?
- Improve outdoor spaces (courtyard)

OPTION E1.1

E1

MAINTENANCE

+

REMODEL

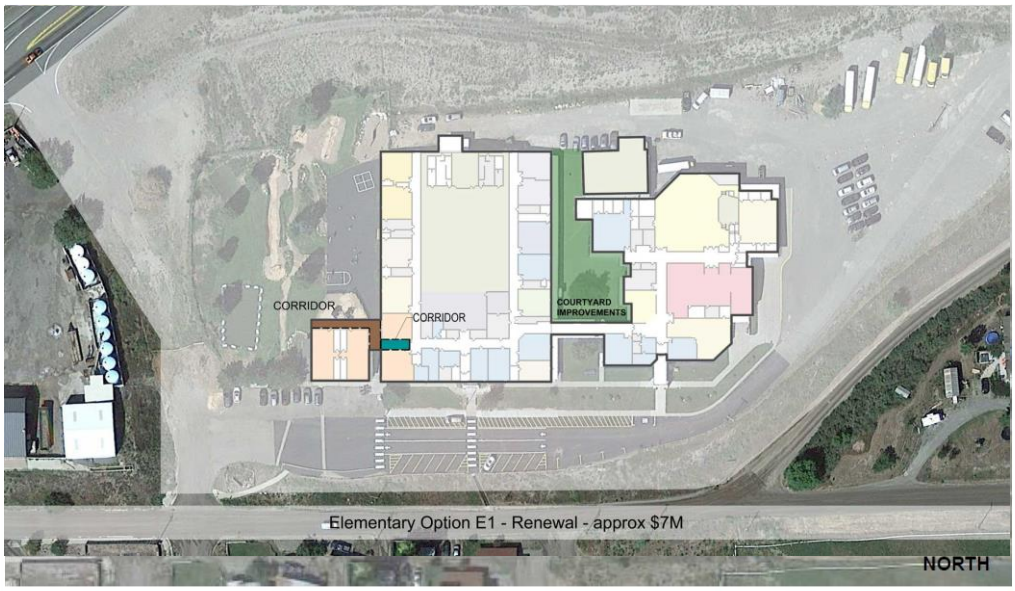
+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$



Remodel/Addition

- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Fire Sprinkler?
- Library Renovation (Maker/STEM)
- Pre-K Addition
- Create additional SPED areas?
- Improve outdoor spaces (courtyard)

E2

MAINTENANCE

+

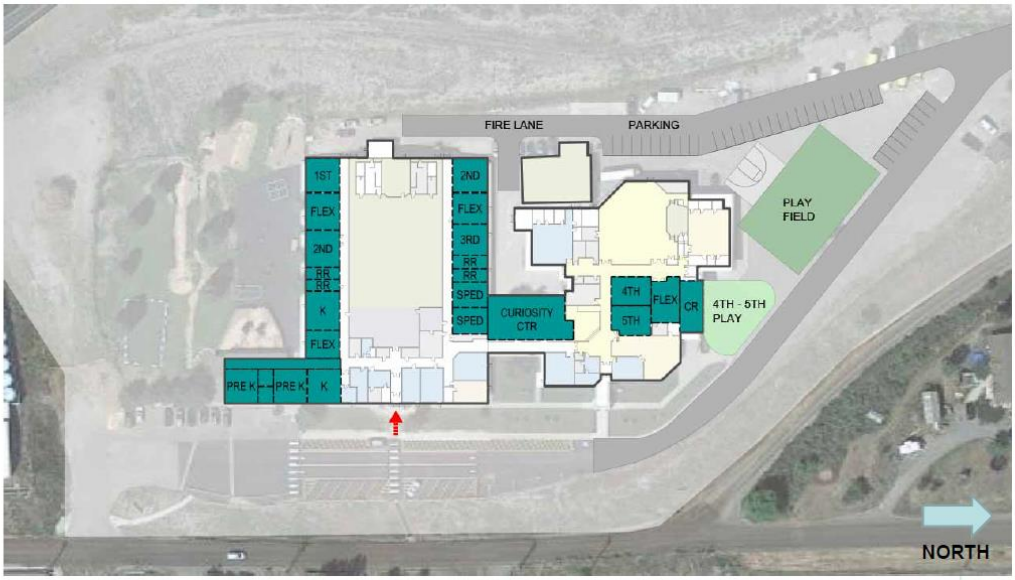
MAJOR RENOVATION

+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$$



Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Library Renovation (4/5 Suite)
- Pre-K Addition
- Create additional SPED areas
- Improve outdoor spaces (courtyard)
- Create Flex Spaces
- Curiosity Center Addition
- 4/5 Playground and field

E2.1

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & CRs

RETAINS EXISTING STRUCTURE

x

$$

Remodel/Addition
- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler

- Pre-K Addition (3rd CR)
- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces

- Larger Classrooms
- New Admin area
- Reconfigure District Offices
- Bus Drop-Off
- **Extensive Abatement**

E2.2

MAINTENANCE

+

MAJOR RENOVATION

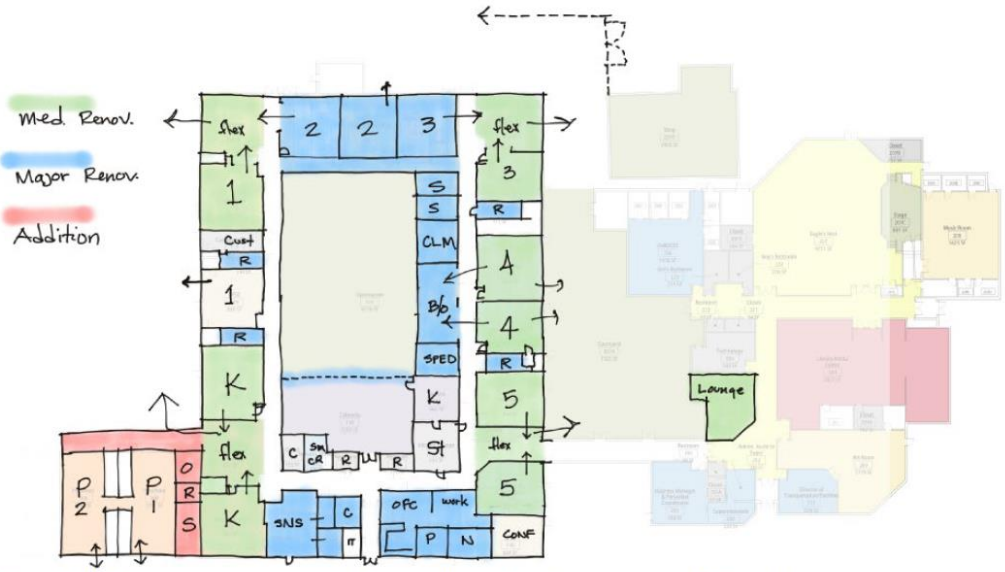
+

ADDITIONS PK Connection

RETAINS EXISTING STRUCTURE

x

$$



Remodel/Addition
- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler

- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces
- New Admin area

- Bus Drop-off
- **Extensive Abatement**

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$$$

Remodel/Major Addition

- Maintenance on '96 Building
- Temporarily move to '96 Building
- Demo '72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?

OPTION E3.1

E3

RENOVATION

+

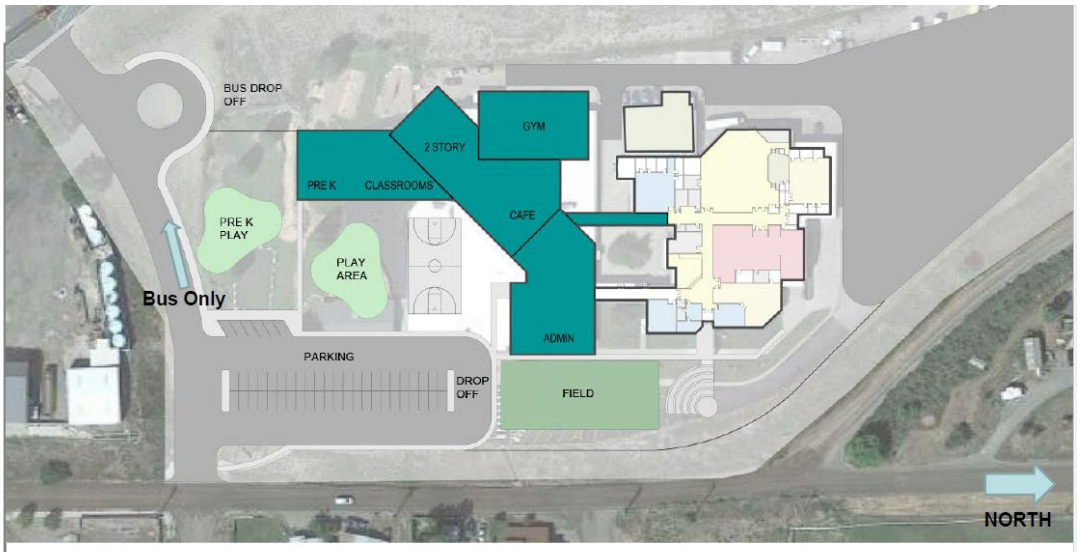
MAJOR ADDITION

Option E3.1 included a revised drop off lane and was smaller in overall area (with the intention of reducing cost)

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

x

$$$



Remodel/Major Addition

- Maintenance on '96 Building
- Temporarily move to '96 Building
- Demo '72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$$$$

New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

E4.1

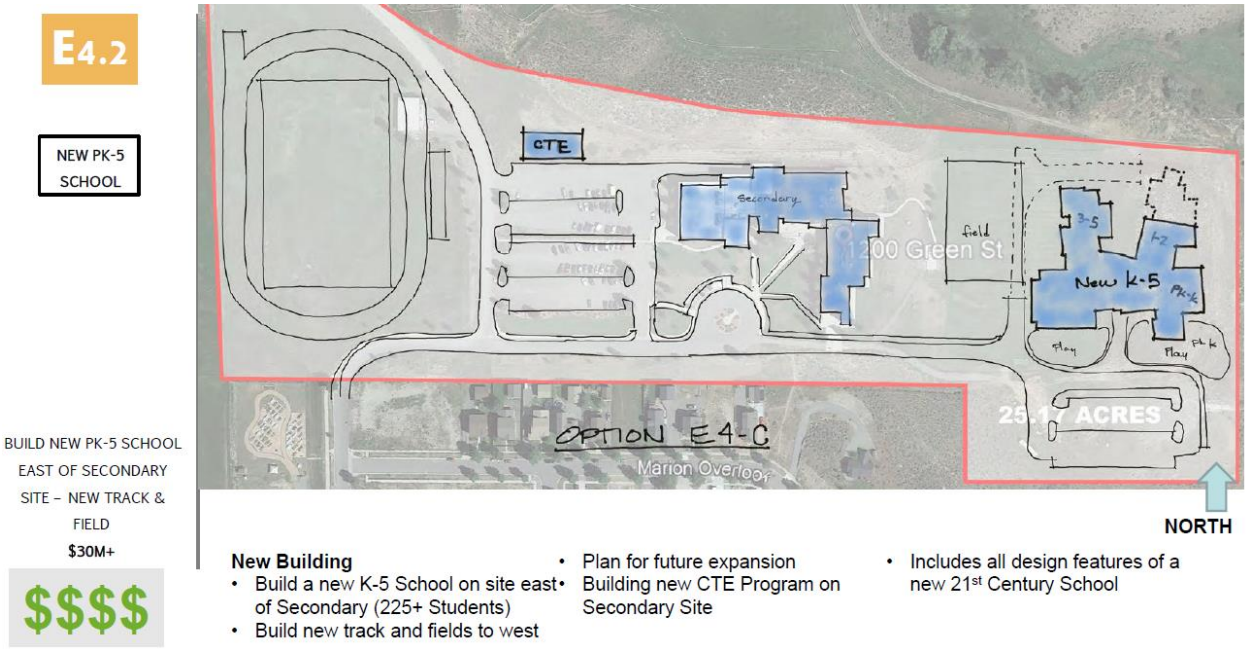
NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL ON PARKING LOT AT SECONDARY SITE

$$$$

New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School



10.4 Recommended Options

Elementary School

Based upon discussions by the PAT and stakeholder feedback the option that the PAT feels make the most sense for the School district to pursue is **Option E2.2**. At the December 9, Board of Education Meeting this option was recommended by the PAT for the board to consider. An online video recording of the PAT discussion on final recommendations can be found at:

Share recording with viewers:
https://us02web.zoom.us/rec/share/JXxldNZTslj6a6vCHj-4LG7CDoBp3tojao4RZxHiex4qwXZfWUjSKKsgI1EX1uh4.sb05CZqr47LEdZpI Passcode: K9.OXa2M

This option is preferred for the following reasons:

1. It addresses building maintenance concerns on a 50-year-old building
2. It improves the learning environment and overall building functionality
3. It addresses key safety and security needs on the campus
4. It adds classroom capacity to accommodate limited growth
5. It represents a cost-effective solution that fits within the districts Bonding capacity and could be accomplished without raising taxes if a BEST grant is awarded

Pro and Con Matrix

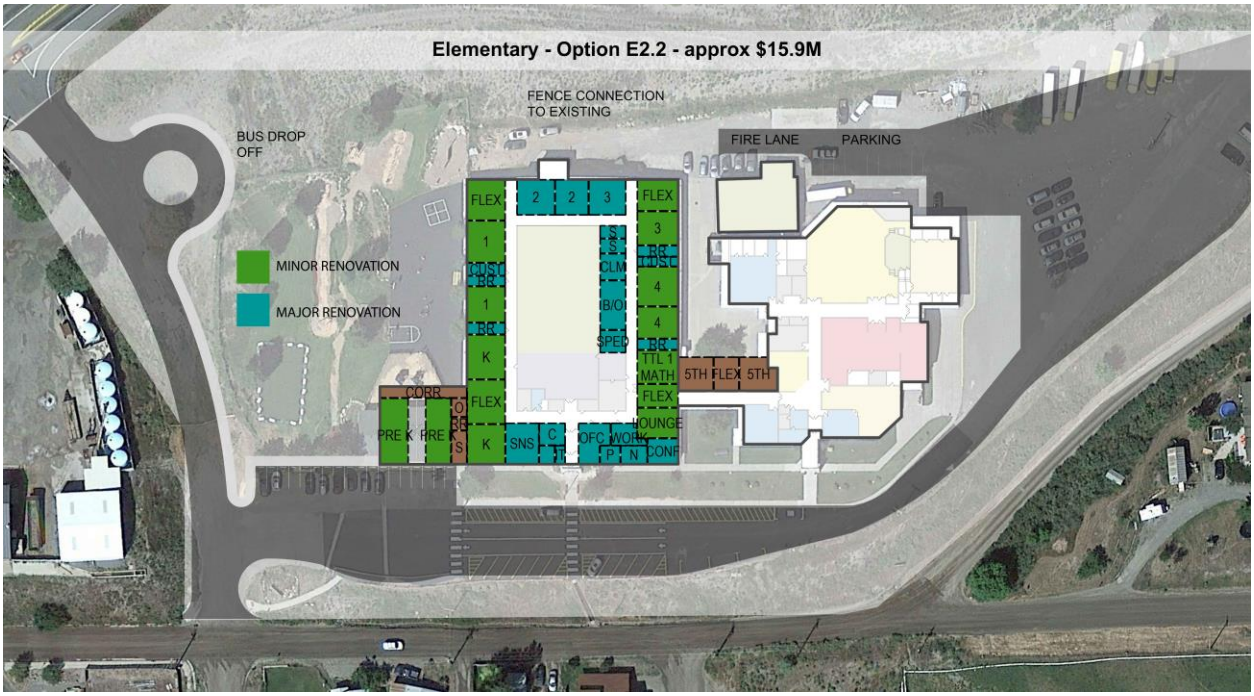
Name	Affordable	Improve Educational Function	Improve Safety	Disrupts School Schedule	Improved Capacity
E1	X				
E2.1		X	X	X	X
E2.2	**X**	**X**	**X**	**X**	**X**
E3		X	X	X	X
E3.1		X	X	X	X

Pros

- Satisfies all objectives identified by community surveys
- Safer vehicle circulation and student drop off
- Increased security at the school entrance
- Flex spaces have a connection to the outdoors
- Improved educational function
- Increased capacity with 2 classrooms per grade
- Added Pre-K room meets increased community demand (if this option is added)

Cons

- This option requires either a BEST Grant or increased taxes to fund
- Requires temporary classroom trailers to house students during construction for up to 1 year



Option E2.2 Scope Summary

Option E2.2 includes repair and replacement of all the aging systems in the building as outlined in Option 1 as well as physical improvements to the learning spaces to improve educational function by reconfiguring spaces to create break-out and flexible learning spaces. These spaces should accommodate a diverse array of learning methods and teaching modalities that take full advantage of 21st-century learning strategies. Two classrooms are provided for each grade level increasing the building student capacity to handle future growth. Connections to outdoor spaces will be stronger to encourage outdoor opportunities. Option E2.2 provides a reconfigured office area bringing all office functions into a single suite and creating a controlled building entry that provides better visibility for office staff improving building security.

This option's site design separates bus traffic from personal vehicle traffic, dramatically improving student safety and drop off efficiency. Other exterior improvements include fencing around the outdoor play areas and renovation of the courtyard to create outdoor learning space adjacent to new classrooms and flex spaces.

Option E2.2 includes a possible option to build an addition to accommodate a third preschool classroom. A separate cost estimate is provided for this in addition to the base estimate of E2.2

The estimated cost for Option E2.2 is $15,179,261 and includes a $500,000 allowance for asbestos abatement and $256,000 for temporary classrooms that may be needed to allow for phasing of the work. Refer to the detailed cost estimate provided in the appendix of this report.

The elementary school improvements include:

- Interior renovations of classrooms to create flex spaces
- Front office & vestibule renovations to increase security
- Roof membrane replacement
- Courtyard renovations to create outdoor classroom
- New interior finishes
    - Flooring
    - Wall paint
    - Ceilings
- New exterior windows & doors
- New exterior cladding to replace the corrugated siding
- New HVAC equipment & distribution
- New electrical equipment & distribution
- New low voltage systems
    - Intercom
    - Door access control
    - Security cameras
    - Wireless & wired network connections

The enhancements above will not impact the adjacent properties, streets, or infrastructure. The courtyard renovations and added enclosed corridor improve the educational experience. All the improvements above have important long-term benefits. The HVAC and electrical systems have already shown their age. They continue to demand both financial and staff resources. The roof leaked previously and the District applied a temporary elastomeric coating to the roof to delay the cost of a complete roof replacement. If a complete roof replacement is not undertaken, the roof will fail again and damage interior spaces & systems as well as educational programming.

The current exterior windows and doors are inefficient and perform poorly, which causes higher energy usage and operating costs as well as lower occupant satisfaction with the interior temperature. The new low voltage systems will create a safer, more reliable building for the students and staff by providing more effective communication in the building through a public address system and by incorporating a fire alarm system meeting current requirements that will include mass notification.

Secondary School

Secondary School Objectives

- Improve Commons/Cafeteria/Auditorium as a performance space
- Provide solar panels to offset a portion of RSS energy use
- Address facility maintenance items
- Provide athletic track facilities

Scope Options for Secondary School

Building specific improvements include a roof replacement and a 50kVA photovoltaic array (solar panels) on the new roof membrane. Within the school, this option includes improvements to the commons/auditorium's acoustic and audio-visual systems. These improvements involve new acoustic wall & ceiling panels to improve the reverberation time and other auditory characteristics in the space. The audio-visual system will be replaced with new remote controlled LED performance lighting, a new projector, and a new sound system complete with a new control booth. The partitions around the auditorium will also be upgraded to acoustically insulate the performance space from adjacent rooms. Replacement of the carpet in the classroom areas of the building is included.

This secondary school option includes site development to create an 8 lane J shape track near the existing soccer field. While a full-size track is preferred, the district does not have a suitable location large enough for the construction of a full-size track (the site west of Secondary School is a protected federal wetland and the existing soccer field cannot be modified due to GOCO funding stipulations). This track will have squared corners in order to accommodate a variety of field events in addition to track practice. Though this track will not be able to host meets, it will provide district athletes with the needed ability to practice at their school.

Proposed Improvements in order of priority:

1.	Roof Replacement	$567k
2.	Commons/Cafeteria/Auditorium Improvements	$590k
3.	Solar Panels on Gymnasium	$328k
4.	Carpet Replacement	$500k
5.	J Shaped Running Track (not preferred)	$764k

Refer to the appendix in this report for detailed cost estimates.

Secondary School Improvement Recommendations

Based on PAT discussion and community input the following recommendations can be summarized for Secondary School improvements.

1. While there are needs at the Secondary School, they are not as urgent as the needs at the Elementary School and to priority should be given to elementary projects.

2. Of the projects listed above, general maintenance items like the roof replacement should be given priority.

3. The nest most important element to address is the sound and acoustics at the auditorium.

10.5 Strategic Plan for Implementation

Building Excellent Schools Today (BEST) Grants

The Ridgway School District intends to submit an application for a Building Excellent Schools Today (BEST) grant administered by the Colorado Department of Education for renovations and improvements to the Elementary School Building. A successful grant award would contribute 44% of the project costs based on the statutory matching fund's formula. The application period begins in January of 2021 with application reviews and scoring occurring in May of 2021. The status of the grant application would be known prior to the Fall 2021 anticipated election. Option E2.2 could be executed without raising taxes through a continuation of the current school bond measures and fund project beyond that which the district could afford without a BEST grant. It should be noted that the available grant funds for BEST in 2021 is expected to be limited due to a reduction in statewide revenues. It would also be possible to apply for a BEST grant in future years.

General Obligation Bond

The PAT & RTA recognize that if elementary school improvements are made the cost exceeds that which can be paid through current capital resources. A General Obligation Bond is the most likely source of funding for the school district. In the event that the Board of Education moves forward on facility improvements, funding could be provided by continuing the current bond measure by election and possibly obtaining a BEST grant. If Option E2.2 is desired and a BEST grant is not received, funding could be obtained by increasing the Bond Measure by the amounts indicated below. The following information will be updated in the master plan conclusion once the finalized preferred alternatives and cost estimates are known. Below is an estimate based on the information available today.

The school district may also consider a Mill Levy for the purpose of increasing teacher salaries. Teacher salary increases were considered a priority by the PAT. Currently, RSD ranks near the bottom on teacher salaries when compared to all of the other area school districts. To retain good teachers and provide our teachers the means to afford local housing, we need to meet or exceed other area school districts' teacher compensations.

Options with no increased taxes:

Current Bond Measure could be extended by the voters with no increase in taxes - (Current Bond Measure Expires in 2023)
This tax continuation would support up to $11M in expenditures.

This funding could support Option E1 or Option E2.2 if a BEST Grant (BEST would pay 44% of project costs) is received. This funding could also support improvements at the Secondary School.

Options that may include a bond measure tax increase:

In the event that the community and the school district desires the more extensive E2.2 renovations to improve the learning environment at the elementary and a grant is not received, a larger bond measure could be considered. The following increased taxes would support $15M in expenditures.

Bond Measure Tax Increase to fund E2.2 (approx $15M) - Expires in 2041
Households - per $100,000 appraised value = $25 increase/year
Businesses - per $100,000 appraised value = $100 increase/year

*Note that the tax calculations above are preliminary in nature and are affected by current interest rates, bond market conditions and also by measure 3B on the ballot. Exact figures will be provided prior to any ballot measures moving forward.

High Performance Objectives

Throughout the process it was apparent that the PAT as well as the broader community prioritizes environmental sustainability as an important element of school improvements. At the Secondary School an item that has been discussed extensively is the solar array proposed for the installation on the gymnasium roof. This scope remains an important project for the school and stakeholders. It was discussed that such projects including solar panels may have opportunities for funding through other grants and utility rebates. These programs will continue to be pursued by the school district. Elementary School improvements include improved insulation in the roof, high efficiency mechanical systems, improved windows and doors to reduce energy use. It has also been mentioned that solar panels at the elementary school would be desirable. The inclusion of solar panels on the Elementary School may ultimately be determined by the project budget and funding limitations.

Secondary School

It was discussed that funding strategies for the Secondary School would be finalized after if is known if a BEST grant is awarded for Elementary work. It is possible that improvements could be made at the Secondary School with proceeds from continuing the current bond if BEST funds a portion of that project. Funding and next steps for the Secondary School should be revisited summer of 2021.

Next Steps

With the information obtained through this process, the Planning Advisory Team will make recommendations for the Board of Education to consider. Decisions on a scope of work for each school need to be made by the spring of 2021 in order to place a bond measure on the ballot for November of 2021. If a BEST Grant is pursued, the application would be made in February of 2021 with results known by May of 2021.

Possible Timeline

- Notice of BEST Grant award - Summer 2021
- A potential bond measure on the ballot - November 2021
- Bond Sales, Planning and Design - January 2022 to August 2022
- Abatement of asbestos - Summer 2022
- Placement of temporary Classrooms - Summer 2022
- Construction Commences - Fall 2022
- Construction completion and occupancy - Fall 2023

Appendix A

Property Information


23.66 ACRES
1.86 ACRES
1115 Clinton St
62
Clinton St
N Amelia St
Charles St
Frederick St
Sherman St
N Charlotte St
N Mary St
N Laura St
N Cora St
S Cora St
S Laura St
S Mary St
S Charlotte St

Property Record Card

OURAY Ouray County

RIDGWAY SCHOOLS
PO BOX 230
RIDGWAY, CO 81432-0230

Account: R000345
RIDGWAY SCHOOLS
Tax Area: 201 - 201
Acres: 14.864

Parcel: 430517404002
Situs Address:
1115 CLINTON ST
Ridgway, 81432

Value Summary

Value By:	Market	Override
Land (1)	$156,070	N/A
Land (2)	$399,250	N/A
Commercial (1)	$2,260,510	N/A
Commercial (2)	$2,056,500	N/A
Commercial (3)	$131,100	N/A
Residence (1)	$139,300	N/A
Extra Feature (1)	$30,190	N/A
Extra Feature (2)	$5,800	N/A
Extra Feature (3)	$34,840	N/A
Total	**$5,213,560**	**$5,213,560**

Legal Description

Subd: TOWN OF RIDGWAY Lot: 1 Block: 3 Subd: TOWN OF RIDGWAY Lot: 2 Block: 3 Subd: TOWN OF RIDGWAY Lot: 3 Block: 3 Subd: TOWN OF RIDGWAY Lot: 4 Block: 3 Subd: TOWN OF RIDGWAY Lot: 5 Block: 3 Subd: TOWN OF RIDGWAY Lot: 16 Block: 3 Subd: TOWN OF RIDGWAY Lot: 17 Block: 3 Subd: TOWN OF RIDGWAY Lot: 18 Block: 3 Subd: TOWN OF RIDGWAY Lot: 19 Block: 3 Subd: TOWN OF RIDGWAY Lot: 20 Block: 3 S: 17 T: 45 R: 8 PT OF SW1/4NE1/4 12.73 AC 17-45-8 & PT OF NW1/4SE1/4 2.25 AC 17-45-8

Land Occurrence 1

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
AC		14.864			
Total		14.864			
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$156,070	10,502.69			

Land Occurrence 2

Land Occurrence 2

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
SF		40328			
Total		40,328.00			
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$399,250	9.90			

Commercial Occurrence 1

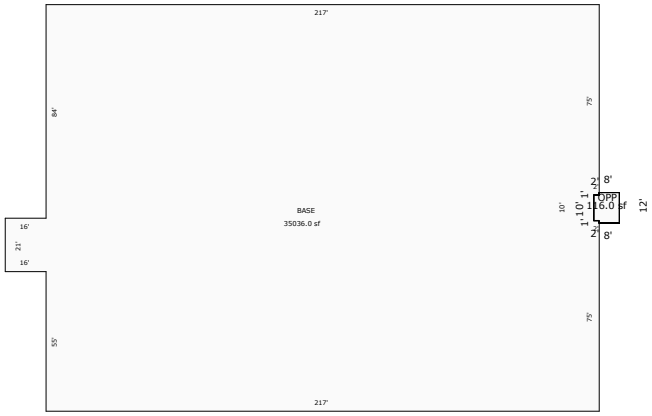
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900090 - SCHL S AV
Architecture Style	5 - COMM S	Exterior Wall	19 - METAL 12 - BRICK
Roof Cover	1 - METAL	Roof Structure	1 - FLAT
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	4 - AVERAGE	RMS	0
Bedrooms	0	Baths	0
Actual Year Built	1940	Effective Year Built	1995
Neighborhood	2000200 - R RES 2A	Air Conditioning	0 - N/A
Ceiling	0 - N/A	Depreciation 06	1995 - DEPR06
Economic Obsolescence	0	Fixtures	0 - FIXT
Frame	0 - N/A	Functional Obsolescence	0
Height	0 - HGHT	Plumbing	0
Foundation	1	Use	9000 - EXEMPT PRO

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
BAS - Base		35036.0	35036.0	35036.0	35036.0
OPP - Open Porch		34.8			116.0
Total		35,070.80	35,036.00	35,036.00	35,152.00
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$2,260,510	64.46	64.52	64.52	64.31

Property Record Card

OURAY Ouray County

Commercial Occurrence 1



Sketch by Apex Sketch v5 Pro™

Commercial Occurrence 2

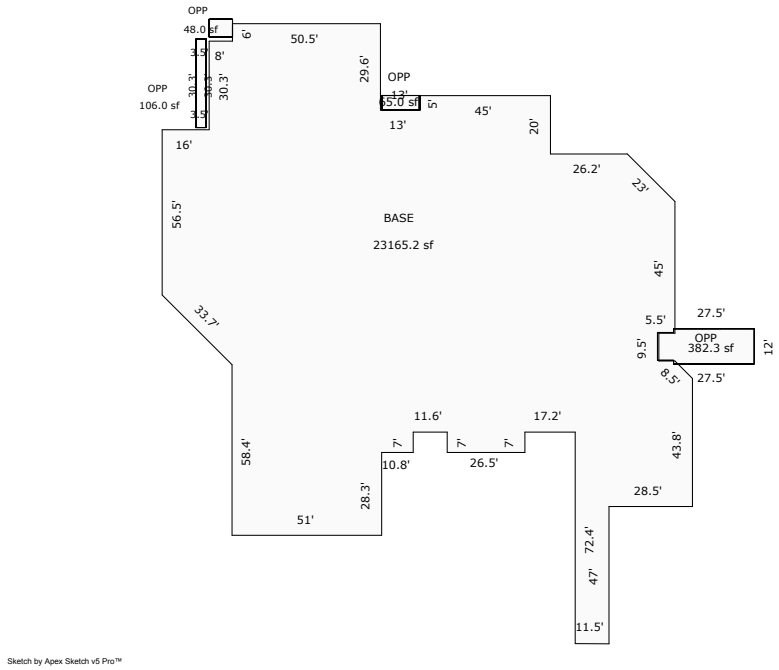
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900090 - SCHL S AV
Architecture Style	5 - COMM S	Exterior Wall	19 - METAL 12 - BRICK
Roof Cover	5 - GALV MTL	Roof Structure	8 - ARCH
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	4 - AVERAGE	Bedrooms	0
Baths	0	Actual Year Built	1997
Effective Year Built	2005	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	Use	9000 - EXEMPT PRO

SubArea		**ADJUSTED**	**HEATED**	**PRM**	**ACTUAL**
BAS - Base		23165.2	23165.2	23165.2	23165.2
OPP - Open Porch		180.4			601.4
Total		23,345.60	23,165.20	23,165.20	23,766.60
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$2,056,500	88.09	88.78	88.78	86.53

Property Record Card

OURAY Ouray County

Commercial Occurrence 2



Commercial Occurrence 3

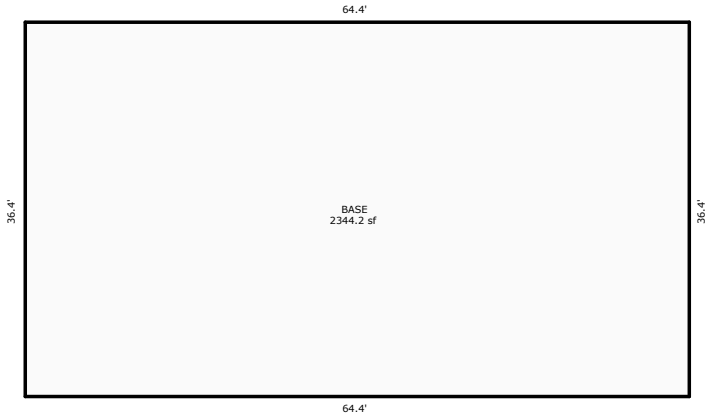
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	901365 - SCHL D LW
Architecture Style	4 - COMM D	Exterior Wall	8 - MISC. WOOD
Roof Cover	2 - ASPHT SHGL	Roof Structure	3 - GABLE
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	4 - AVERAGE	Actual Year Built	1995
Effective Year Built	2005	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06		

SubArea		**ADJUSTED**	**HEATED**	**PRM**	**ACTUAL**
BAS - Base		2344.2	2344.2	2344.2	2344.2
Total		2,344.20	2,344.20	2,344.20	2,344.20
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$131,100	55.93	55.93	55.93	55.93

Property Record Card

OURAY Ouray County

Commercial Occurrence 3



Sketch by Apex Sketch v5 Pro™

Residence Occurrence 1

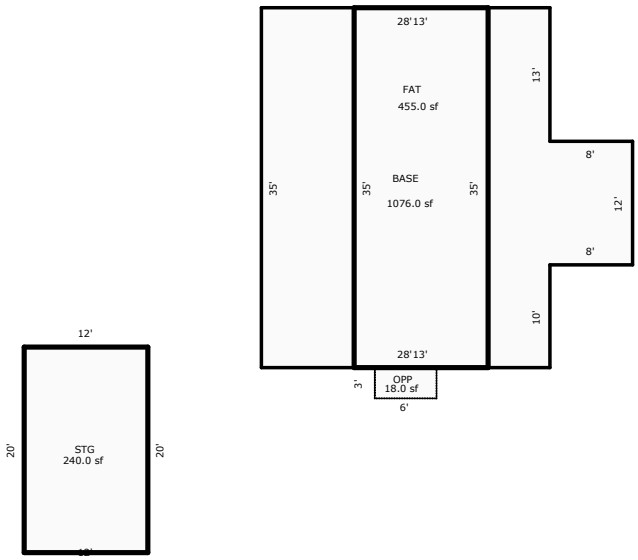
Abstract Code	9270 - EXEMPT - CHARITABLE - RESIDENTIAL-IMPS	Base Value	121215 - RIDGWAY Q5 FAIR
Architecture Style	9 - 1-1/2 STY	Exterior Wall	5 - STUCCO (F)
Roof Cover	9 - PRO PANEL	Roof Structure	6 - GABEL MED
Interior Wall	1 - DRYWALL	Floor	1 - WDJST PLYW
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Condition	3 - C-4	Bedrooms	1
Baths	1	Actual Year Built	1950
Effective Year Built	1990	Neighborhood	2000200 - R RES 2A
Depreciation 05	1990 - DEPR05	Use	9000 - EXPEMT PROPERTY

SubArea		**ADJUSTED**	**HEATED**	**PRM**	**ACTUAL**
BAS - Base		1076.0	1076.0	1076.0	1076.0
FAT - Finished Attic		205	455	455	455
OPP - Open Porch		2			18
STG - Storage		12			240
Total		1,294.60	1,531.00	1,531.00	1,789.00
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$139,300	107.60	90.99	90.99	77.86

Property Record Card

OURAY Ouray County

Residence Occurrence 1



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 1

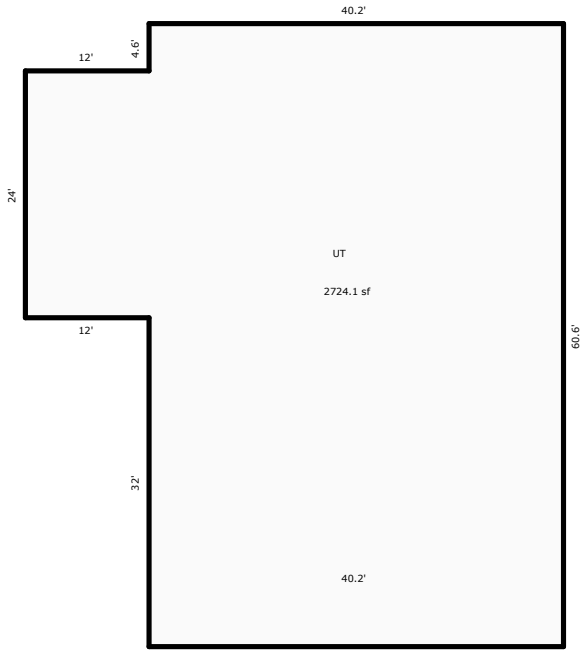
Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2000 - DEPR06	Use	9000 - EXPEMT PROPERTY
XFOB Label	Maintenance Building		

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
UT		2724.1			
Total		2,724.10			
	Value	Rate	Rate	Rate	Rate
	$30,190	11.08			

Property Record Card

OURAY Ouray County

Extra Feature Occurrence 1



Sketch by Apex Sketch v5 Pro™

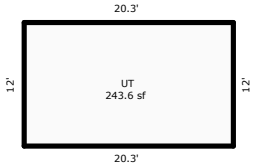
Extra Feature Occurrence 2

Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	Use	9000 - EXPEMT PROPERTY
XFOB Label	Bus Shed		

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
UT		243.6			
Total		243.60			
	Value	Rate	Rate	Rate	Rate
	$5,800	23.81			


25.17 AC
Marion Overlook
0.15 ACRES
N Laura St
Kismet St
Escalante Cir

Extra Feature Occurrence 2



Sketch by Apex Sketch v5 Pro™

Extra Feature Occurrence 3

Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Neighborhood	2000200 - R RES 2A
Depreciation 06	2005 - DEPR06	XFOB Label	Playground Equipment

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
UT		2			
Total		2.00			
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$34,840	17,420.00			

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
9140	EXEMPT-POLITICAL SUBD-RESIDENTIAL-LAND	$399,250	$28,550	NA	NA
9149	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-LAND	$156,070	$45,260	NA	NA
9249	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	$4,518,940	$1,310,490	NA	NA
9270	EXEMPT - CHARITABLE - RESIDENTIAL-IMPS	$139,300	$9,960	NA	NA
Total		**$5,213,560**	**$1,394,260**	**NA**	**NA**


Golden Eagle Tra
1200 Green St
25.17 ACRES
Marion Overlook

Property Record Card

OURAY Ouray County

OURAY COUNTY SCHOOL DISTRICT R-2

1115 WEST CLINTON
RIDGWAY, CO 81432

Account: R005433
Tax Area: 201 - 201
Acres: 23.030

Parcel: 430508413002
Situs Address:
1200 GREEN ST
Ridgway, 81432

Value Summary

Value By:	Market	Override
Land (1)	$241,820	N/A
Commercial (1)	$7,119,390	N/A
Extra Feature (1)	$29,940	N/A
Total	**$7,391,150**	**$7,391,150**

Legal Description

SCHOOL ADDITION TO THE TOWN OF RIDGWAY PLAT 180714 S: 8 T: 45 R: 8 PARCEL IN SE1/4 S: 9 T: 45 R: 8 PARCEL IN SW1/4

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
184888	06/10/2004	WD	UI	Y	$495,000	48.85	$495,000	48.85	$495,000	48.85
180714	04/17/2004	MI	UI	Y	$0	N/A	$0	N/A	$0	N/A

Land Occurrence 1

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
AC		23.03			
Total		23.03			
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$241,820	10,500.22			

Commercial Occurrence 1

Abstract Code	9249 - EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	Base Value	900280 - SCHL C AV

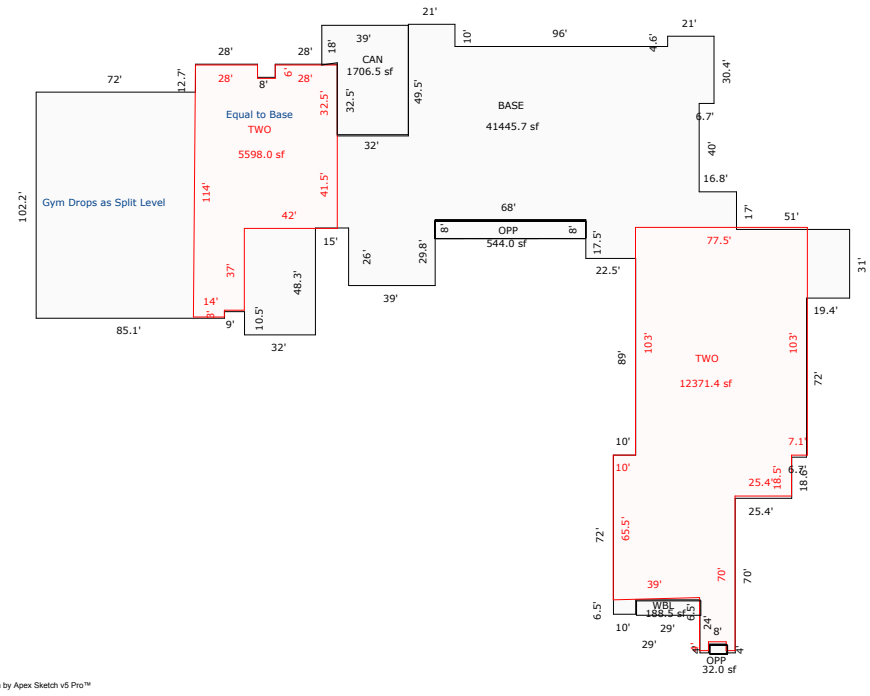
Property Record Card

OURAY Ouray County

Commercial Occurrence 1

Architecture Style	3 - COMM C	Exterior Wall	12 - BRICK
Roof Cover	7 - ASPH/GRAV	Roof Structure	1 - FLAT
Interior Wall	2 - AVERAGE	Floor	3 - ASPH TILE
Heating Fuel	3 - GAS	Heating Type	4 - HWT. B B
Condition	3 - GOOD	Actual Year Built	2006
Effective Year Built	2010	Neighborhood	2000200 - R RES 2A
Depreciation 06	2010 - DEPR06		

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
WBL - Wood Balcony		37.7			188.5
BAS - Base		41445.7	41445.7	41445.7	41445.7
CAN - Canopy		256.0			1706.5
OPP - Open Porch		172.8			576.0
TWO - Second Floor		14375.5	17969.4	17969.4	17969.4
Total		56,287.70	59,415.10	59,415.10	61,886.10
	Value	**Rate**	**Rate**	**Rate**	**Rate**
	$7,119,390	126.48	119.82	119.82	115.04



Extra Feature Occurrence 1

Abstract Code	9239 - EXEMPT-COUNTY-NON RESIDENTIAL-IMPS	Neighborhood	0 - N/A
Depreciation 06	2010 - DEPR06	Use	9000 - EXPEMT PROPERTY
XFOB Label	equipment shed		

SubArea		ADJUSTED	HEATED	PRM	ACTUAL
UT		2400			
Total		2,400.00			
	Value	**Rate**	**Rate**	**Rate**	**Rate**

Extra Feature Occurrence 1

	$29,940	12.48

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
9179	EXEMPT-CHARITABLE-NON RESIDENTIAL-LAND	$241,820	$70,130	NA	NA
9239	EXEMPT-COUNTY-NON RESIDENTIAL-IMPS	$29,940	$8,680	NA	NA
9249	EXEMPT-POLITICAL SUBD-NON RESIDENTIAL-IMPS	$7,119,390	$2,064,620	NA	NA
Total		**$7,391,150**	**$2,143,430**	**NA**	**NA**

Appendix B

CDE Insight Facility Assessments 2020

Colorado Department of Education

School Report

Auditor - Ridgway R-2

Ridgway ES

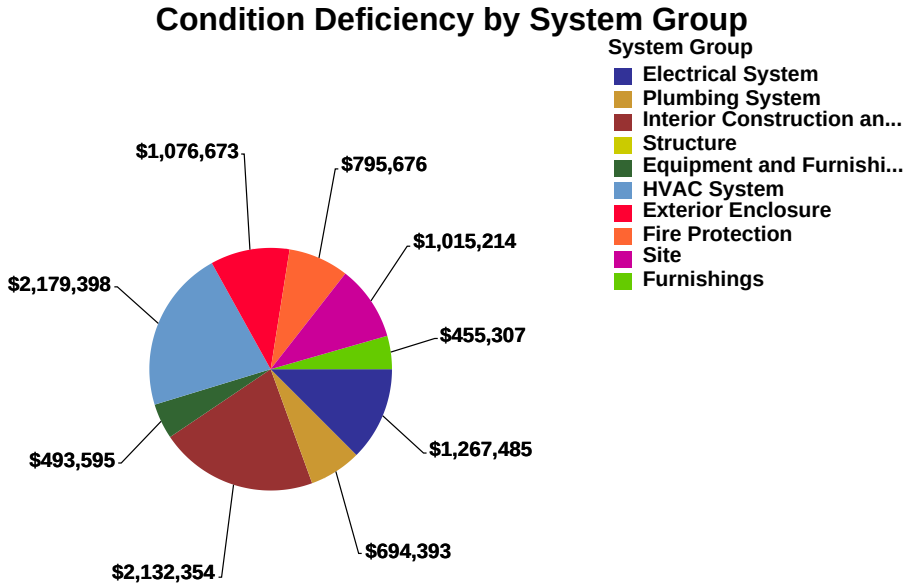
Aug 5, 2019

Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway ES
Address:	1115 WEST CLINTON STREET
City:	RIDGWAY
Gross Area (SF):	64,700
Number of Buildings:	2
Replacement Value:	$18,253,041
Condition Budget:	$9,327,348
Total FCI:	0.51
Adequacy Index:	0.28

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,665,798	$1,267,485	0.48
Equipment and Furnishings	$420,888	$493,595	1.17
Exterior Enclosure	$3,847,856	$1,076,673	0.28
Fire Protection	$13,596	$795,676	58.52
Furnishings	$407,175	$455,307	1.12
HVAC System	$2,524,974	$2,179,398	0.86
Interior Construction and Conveyance	$3,247,920	$2,132,354	0.66
Plumbing System	$1,004,945	$694,393	0.69
Site	$1,967,727	$1,015,214	0.52
Structure	$2,152,161	$0	0.00
Overall - Total	**$18,253,041**	**$10,110,095**	**0.55**



Condition Deficiency Priority

Building/Site	GSF (SF)	FCI	1 - Due within 1 Year of Insepction	2 - Due within 2 Years of Inspection	3 - Due within 5 Years of Inspection	4 - Not Time Based

Site Summary

Replacement Value:	$1,967,727	Condition Budget:	$1,015,211	Total FCI:	0.52

Site Description

The Ridgway Elementary School Site is a 14.9 acre site located at the west end of Ridgway, Colorado just below Colorado State Highway #62. This site was originally constructed in 1972 with some renovations in 1996 with the addition. The playground area was renovated from 2010 to 2017. This site serves grades Pre-K through 5th grade.

Site Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Site	$1,967,727	$1,015,214	0.52
Overall - Total	**$1,967,727**	**$1,015,214**	**0.52**

Site Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2012	Parking Lot and Roadway - Gravel	15	1996	2021	2019	$52,824	$6,339	0.12
G2012	Parking Lot and Roadway Rigid Pavement (Concrete) - Surface Course	25	2012	2037	2037	$10,803	$0	0.00
G2014	Roadway - Traffic Barriers - Steel Guide Rails	25	1996	2024	2021	$9,996	$12,495	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2021	Parking Lot and Roadway Flexible Pavement - Base Course	65	1972	2037	2037	$40,498	$0	0.00
G2021	Parking Lot and Roadway Flexible Pavement - Intermediate Course	25	1972	2024	2019	$112,857	$69,972	0.62
G2021	Parking Lot and Roadway Rigid Pavement (Concrete) - Base Course	65	2012	2077	2077	$880	$0	0.00
G2022	Parking Lot and Roadway Flexible Pavement - Surface Course	15	1972	2021	2019	$124,326	$155,407	1.25
G2025	Parking Lot - Traffic Control - Painted Pavement Markings	10	2011	2021	2021	$5,803	$6,674	1.15
G2031	Pedestrian Pavement - Base Course - Gravel - 1972	75	1972	2047	2047	$3,223	$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 1996	75	1996	2071	2071	$27,328	$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel - 2011 - Playground Asphalt	75	2011	2086	2086	$10,312	$0	0.00
G2031	Pedestrian Pavement - Bituminous Asphalt - 2011 - Playground Asphalt	25	2011	2036	2036	$29,650	$0	0.00
G2031	Pedestrian Pavement - Concrete - 1972	25	1972	2022	2019	$25,339	$31,674	1.25
G2031	Pedestrian Pavement - Concrete - 1996	25	1996	2024	2021	$220,956	$276,195	1.25
G2041	Site Development - Fencing - Chain Link	20	2006	2026	2026	$32,291	$0	0.00
G2041	Site Development - Fencing - Split Rail	20	1996	2022	2019	$9,880	$12,350	1.25
G2041	Site Development - Fencing - Wood - 1996	20	1996	2024	2019	$5,250	$6,562	1.25
G2041	Site Development - Fencing - Wood - 2011	20	2011	2031	2031	$6,562	$0	0.00
G2044	Monument Sign	40	1972	2023	2019	$5,374	$6,718	1.25
G2045	Site Furnishings - Park Bench	30	1996	2026	2026	$31,370	$0	0.00
G2048	Site Development - Flagpoles - Aluminum	25	1996	2024	2021	$6,936	$8,670	1.25
G2049	Modular Playground Equipment and Accessories	20	2011	2031	2031	$123,302	$0	0.00
G2049	Site Development - Playground Protective Surfacing - Wood Chip - Playgrounds	10	2011	2023	2021	$28,585	$35,731	1.25
G2052	Landscaping - Mulching - Stone Chips	20	1996	2022	2019	$6,393	$7,991	1.25
G2052	Landscaping - Synthetic Grass	20	2017	2037	2037	$59,708	$0	0.00
G2054	Landscaping - Grass Sodding	50	1972	2022	2022	$58,530	$7,024	0.12
G2055	Landscaping - Trees	50	1996	2046	2046	$34,874	$0	0.00
G2057	Landscaping - Sprinkler System	25	1996	2024	2021	$37,351	$46,689	1.25
G3011	Water Supply - Potable Water Distribution Piping - 1972	30	1972	2024	2019	$78,434	$78,434	1.00
G3011	Water Supply - Potable Water Distribution Piping - 1996	30	1996	2026	2026	$50,422	$0	0.00
G3021	Sanitary Sewer - Waste Water Piping - 1972	50	1972	2022	2022	$146,360	$153,678	1.05

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G3021	Sanitary Sewer - Waste Water Piping - 1996	50	1996	2046	2046	$10,339	$0	0.00
G3030	Storm Sewer - Concrete - RCP and/or PVC Pipe	40	1996	2036	2036	$76,009	$0	0.00
G3061	Fuel Distribution - Gas Service Piping - 4" Steel - 1972	30	1972	2024	2019	$27,342	$28,709	1.05
G3061	Fuel Distribution - Gas Service Piping - 4" Steel - 1996	30	1996	2026	2026	$229,280	$0	0.00
G4013	Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1972	50	1972	2022	2022	$38,714	$48,393	1.25
G4013	Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1996	50	1996	2046	2046	$42,234	$0	0.00
G4013	Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer - 1972 Structure	30	1996	2026	2026	$60,794	$0	0.00
G4013	Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer - 1996 Addition	30	1996	2026	2026	$69,907	$0	0.00
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - Single Fixture	20	1996	2024	2019	$6,691	$8,364	1.25
G4022	Site Lighting - Poles - Wood	20	1996	2024	2019	$5,298	$6,622	1.25
G4023	Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring	50	1996	2046	2046	$4,286	$0	0.00
G4024	Site Lighting - Site Lighting Controls - Photcell	20	1996	2022	2019	$418	$523	1.25
Overall - Total						**$1,967,727**	**$1,015,214**	**0.52**

Site Condition Details

G2012 - Paving and Surfacing

Parking Lot and Roadway Rigid Pavement (Concrete) - Surface Course

CRV: $10,803

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	18 years
Quantity:	1,000 SF	**Unit Cost:**	$10.80
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway rigid pavement includes a concrete wearing surface course.

No Requirements

G2012 - Paving and Surfacing

Parking Lot and Roadway - Gravel

CRV: $52,824

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	2 years
Quantity:	60,000 SF	**Unit Cost:**	$0.88
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway includes a gravel area. Spread and compaction also included. This system is near the end of its useful life and should be budgeted for replacement or repair.

Site Condition Details

Requirements:

Parking Lot and Roadway - Gravel Renewal

Cost:	$6,339	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Paving and Surfacing
		Action:	Parking Lot and Roadway - Gravel Renewal

Description:

Auto generated renewal for Parking Lot and Roadway - Gravel. System Description: Parking lot and roadway includes a gravel area. Spread and compaction also included. This system is near the end of its useful life and should be budgeted for replacement or repair.

Site Condition Details

G2014 - Guardrails and Barriers

Roadway - Traffic Barriers - Steel Guide Rails

CRV: $9,996

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	150 LF	**Unit Cost:**	$66.64
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Roadway traffic barriers include steel corrugated guide rails with posts. Includes wrap around end sections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Roadway - Traffic Barriers - Steel Guide Rails Renewal

Cost:	$12,495	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Guardrails and Barriers
		Action:	Roadway - Traffic Barriers - Steel Guide Rails Renewal

Description:

Auto generated renewal for Roadway - Traffic Barriers - Steel Guide Rails. System Description: Roadway traffic barriers include steel corrugated guide rails with posts. Includes wrap around end sections. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Base Course

CRV: $40,498

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	18 years
Quantity:	46,000 SF	**Unit Cost:**	$0.88
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

Site Condition Details

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: $112,857

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	46,000 SF	**Unit Cost:**	$2.45
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Cost:	$69,972	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Bases and Sub-Bases
		Action:	Parking Lot and Roadway Flexible Pavement - Intermediate Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Intermediate Course. System Description: Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Rigid Pavement (Concrete) - Base Course

CRV: $880

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	58 years
Quantity:	1,000 SF	**Unit Cost:**	$0.88
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

Site Condition Details

G2022 - Paving and Surfacing

Parking Lot and Roadway Flexible Pavement - Surface Course

CRV: $124,326

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	2 years
Quantity:	46,000 SF	**Unit Cost:**	$2.70
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. This system is failing and should be budgeted for repair/replacement.

Site Condition Details

Site Condition Details

Requirements:

Site Condition Details

Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Cost:	$155,407	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Paving and Surfacing
		Action:	Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. This system is failing and should be budgeted for repair/replacement.

Site Condition Details

G2025 - Markings and Signage

Parking Lot - Traffic Control - Painted Pavement Markings

CRV: $5,803

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	2 years
Quantity:	95 Each	**Unit Cost:**	$61.08
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. This system is failing and approaching the end of its useful life. The system should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot - Traffic Control - Painted Pavement Markings Renewal

Cost:	$6,674	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Markings and Signage
		Action:	Parking Lot - Traffic Control - Painted Pavement Markings Renewal

Description:

Auto generated renewal for Parking Lot - Traffic Control - Painted Pavement Markings. System Description: Parking lot includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes parking space, directional arrows, crosswalk, accessibility and other parking lot graphics. This system is failing and approaching the end of its useful life. The system should be budgeted for repair/replacement.

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1972

CRV: $3,223

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	2,500 SF	**Unit Cost:**	$1.29
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Bituminous Asphalt - 2011 - Playground Asphalt

CRV: $29,650

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	17 years
Quantity:	8,000 SF	**Unit Cost:**	$3.71
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes 2-1/2" thick bituminous asphalt sidewalks with 2" thick sand bedding.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1972

CRV: $25,339

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	3 years
Quantity:	2,500 SF	**Unit Cost:**	$10.14
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Pedestrian Pavement - Concrete - 1972 Renewal

Cost:	$31,674	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Paving and Surfacing
		Action:	Pedestrian Pavement - Concrete - 1972 Renewal

Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1972. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 1996

CRV: $27,328

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	21,200 SF	**Unit Cost:**	$1.29
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel - 2011 - Playground Asphalt

CRV: $10,312

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	67 years
Quantity:	8,000 SF	**Unit Cost:**	$1.29
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete - 1996

CRV: $220,956

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	21,800 SF	**Unit Cost:**	$10.14
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Pedestrian Pavement - Concrete - 1996 Renewal

Cost:	$276,195	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Paving and Surfacing
		Action:	Pedestrian Pavement - Concrete - 1996 Renewal

Description:

Auto generated renewal for Pedestrian Pavement - Concrete - 1996. System Description: Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2041 - Fences and Gates

Site Development - Fencing - Chain Link

CRV: $32,291

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	600 LF	**Unit Cost:**	$53.82
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site development includes chain link fencing with 2" post.

No Requirements

G2041 - Fences and Gates

Site Development - Fencing - Wood - 1996

CRV: $5,250

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	100 LF	**Unit Cost:**	$52.50
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site development includes wood fencing with 4"x 4" posts. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Fencing - Wood - 1996 Renewal

Cost:	$6,562	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fences and Gates
		Action:	Site Development - Fencing - Wood - 1996 Renewal

Description:

Auto generated renewal for Site Development - Fencing - Wood - 1996. System Description: Site development includes wood fencing with 4"x 4" posts. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2041 - Fences and Gates

Site Development - Fencing - Split Rail

CRV: $9,880

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	3 years
Quantity:	335 LF	**Unit Cost:**	$29.49
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site development includes 4' high wood split rail fencing with post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Fencing - Split Rail Renewal

Cost:	$12,350	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Fences and Gates
		Action:	Site Development - Fencing - Split Rail Renewal

Description:

Auto generated renewal for Site Development - Fencing - Split Rail. System Description: Site development includes 4' high wood split rail fencing with post. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G2041 - Fences and Gates

Site Development - Fencing - Wood - 2011

CRV: $6,562

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	12 years
Quantity:	125 LF	**Unit Cost:**	$52.50
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site development includes wood fencing with 4"x 4" posts.

No Requirements

Site Condition Details

G2044 - Signage

Monument Sign

CRV: $5,374

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	4 years
Quantity:	2 Each	**Unit Cost:**	$3,582.86
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site improvements include a monument sign identifying the building. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Monument Sign Renewal

Cost:	$6,718	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Signage
		Action:	Monument Sign Renewal

Description:

Auto generated renewal for Monument Sign. System Description: Site improvements include a monument sign identifying the building. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2045 - Site Furnishings

Site Furnishings - Park Bench

CRV: $31,370

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	15 Each	**Unit Cost:**	$2,091.35
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site furnishings include park benches.







No Requirements

Site Condition Details

G2048 - Flagpoles

Site Development - Flagpoles - Aluminum

CRV: $6,936

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1 Each	**Unit Cost:**	$6,935.90
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Site Development - Flagpoles - Aluminum Renewal

Cost:	$8,670	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Flagpoles
		Action:	Site Development - Flagpoles - Aluminum Renewal

Description:

Auto generated renewal for Site Development - Flagpoles - Aluminum. System Description: Site development includes aluminum flagpoles. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2049 - Miscellaneous Structures

Modular Playground Equipment and Accessories

CRV: $123,302

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2 Each	**Unit Cost:**	$61,650.93
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The site includes modular play equipment, swings and a zip line.

Site Condition Details

No Requirements

Site Condition Details

G2049 - Miscellaneous Structures

Site Development - Playground Protective Surfacing - Wood Chip - Playgrounds

CRV: $28,585

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	4 years
Quantity:	6,600 SF	**Unit Cost:**	$4.33
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The playground area includes a wood chip protective surface. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Site Development - Playground Protective Surfacing - Wood Chip - Playgrounds Renewal

Cost:	$35,731	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Miscellaneous Structures
		Action:	Site Development - Playground Protective Surfacing - Wood Chip - Playgrounds Renewal

Description:

Auto generated renewal for Site Development - Playground Protective Surfacing - Wood Chip - Playgrounds. System Description: The playground area includes a wood chip protective surface. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2052 - Erosion Control Measures

Landscaping - Mulching - Stone Chips

CRV: $6,393

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	3 years
Quantity:	3,000 SF	**Unit Cost:**	$2.13
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes stone chip over weed barrier. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Landscaping - Mulching - Stone Chips Renewal

Cost:	$7,991	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Erosion Control Measures
		Action:	Landscaping - Mulching - Stone Chips Renewal

Description:

Auto generated renewal for Landscaping - Mulching - Stone Chips. System Description: Landscaping includes stone chip over weed barrier. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2052 - Erosion Control Measures

Landscaping - Synthetic Grass

CRV: $59,708

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	18 years
Quantity:	4,000 SF	**Unit Cost:**	$14.93
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes graded, synthetic grass areas. Includes crushed stone sub-base for drainage.

No Requirements

Site Condition Details

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: $58,530

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	44,000 SF	**Unit Cost:**	$1.33
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Landscaping - Grass Sodding Renewal

Cost:	$7,024	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Seeding and Sodding
		Action:	Landscaping - Grass Sodding Renewal

Description:

Auto generated renewal for Landscaping - Grass Sodding. System Description: Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2055 - Planting

Landscaping - Trees

CRV: $34,874

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	24 Each	**Unit Cost:**	$1,453.09
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes trees with prepared beds.

Site Condition Details

No Requirements

G2057 - Irrigation Systems

Landscaping - Sprinkler System

CRV: $37,351

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	44,000 SF	**Unit Cost:**	$0.85
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Landscaping - Sprinkler System Renewal

Cost:	$46,689	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Irrigation Systems
		Action:	Landscaping - Sprinkler System Renewal

Description:

Auto generated renewal for Landscaping - Sprinkler System. System Description: Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping - 1972 — CRV: $78,434

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	700 LF	**Unit Cost:**	$112.05
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Supply - Potable Water Distribution Piping - 1972 Renewal

Cost:	$78,434	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Potable Water Distribution and Storage
		Action:	Water Supply - Potable Water Distribution Piping - 1972 Renewal

No Picture Available

Description:

Auto generated renewal for Water Supply - Potable Water Distribution Piping - 1972. System Description: Water supply includes underground potable water distribution piping with excavation and backfill. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping - 1996 — CRV: $50,422

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	450 LF	**Unit Cost:**	$112.05
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill.

No Requirements

Site Condition Details

G3021 - Piping

Sanitary Sewer - Waste Water Piping - 1972

CRV: $146,360

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	950 LF	**Unit Cost:**	$154.06
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Sanitary sewer includes underground waste water drainage piping. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Sanitary Sewer - Waste Water Piping - 1972 Renewal

Cost:	$153,678	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Piping
		Action:	Sanitary Sewer - Waste Water Piping - 1972 Renewal

Description:

Auto generated renewal for Sanitary Sewer - Waste Water Piping - 1972. System Description: Sanitary sewer includes underground waste water drainage piping. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

G3021 - Piping

Sanitary Sewer - Waste Water Piping - 1996

CRV: $10,339

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	750 LF	**Unit Cost:**	$13.78
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Sanitary sewer includes underground waste water drainage piping.

No Requirements

Site Condition Details

G3030 - Storm Sewer

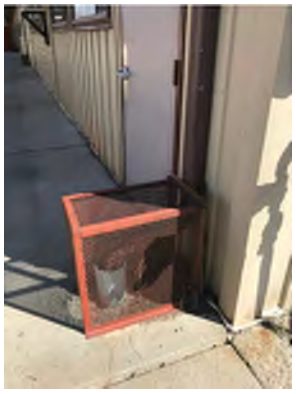
Storm Sewer - Concrete - RCP and/or PVC Pipe

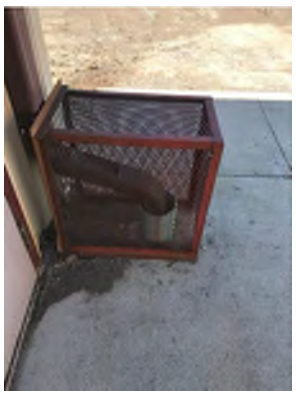
CRV: $76,009

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	17 years
Quantity:	800 LF	**Unit Cost:**	$95.01
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The site storm water system includes RCP (reinforced concrete) and/or PVC (polyvinyl chloride) pipe used to convey storm water.





Site Condition Details

No Requirements

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 4" Steel - 1972 — CRV: $27,342

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	550 LF	**Unit Cost:**	$49.71
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fuel Distribution - Gas Service Piping - 4" Steel - 1972 Renewal

Cost:	$28,709	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fuel Piping
		Action:	Fuel Distribution - Gas Service Piping - 4" Steel - 1972 Renewal

Description:

Auto generated renewal for Fuel Distribution - Gas Service Piping - 4" Steel - 1972. System Description: Fuel distribution includes direct buried gas service piping. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Site Condition Details

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 4" Steel - 1996

CRV: $229,280

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	400 LF	**Unit Cost:**	$573.20
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Fuel distribution includes direct buried gas service piping.

No Requirements

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer - 1972 Structure

CRV: $60,794

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$60,793.72
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site electrical distribution includes a pad mounted transformer.

No Requirements

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer - 1996 Addition

CRV: $69,907

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$69,906.84
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site electrical distribution includes a pad mounted transformer.

No Requirements

Site Condition Details

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1972

CRV: $38,714

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	550 LF	**Unit Cost:**	$70.39
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Site electrical distribution includes a 15kV underground power cable. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1972 Renewal

Cost:	$48,393	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Underground Power Distribution
		Action:	Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1972 Renewal

No Picture Available

Description:

Auto generated renewal for Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1972. System Description: Site electrical distribution includes a 15kV underground power cable. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable - 1996

CRV: $42,234

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	600 LF	**Unit Cost:**	$70.39
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Site electrical distribution includes a 15kV underground power cable.

No Requirements

Site Condition Details

G4021 - Fixtures and Transformers

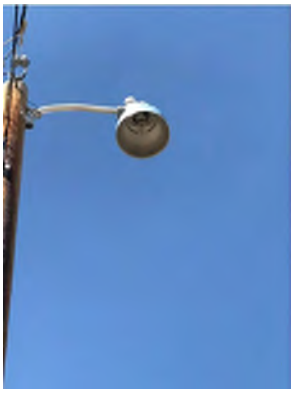
Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - Single Fixture

CRV: $6,691

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	4 Each	**Unit Cost:**	$1,672.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

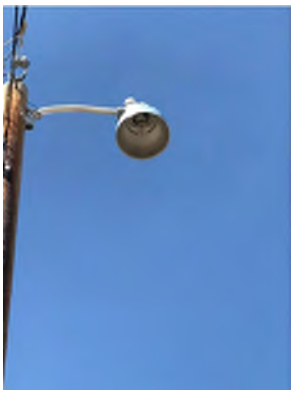
Requirements:

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - Single Fixture Renewal

Cost:	$8,364	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fixtures and Transformers
		Action:	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - Single Fixture Renewal

Description:

Auto generated renewal for Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID - Single Fixture. System Description: Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: circuitry is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Site Condition Details

G4022 - Poles

Site Lighting - Poles - Wood

CRV: $5,298

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	4 Each	**Unit Cost:**	$1,324.41
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes wood light poles. Light fixtures, bracket arms and circuitry are captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Lighting - Poles - Wood Renewal

Cost:	$6,622	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Poles
		Action:	Site Lighting - Poles - Wood Renewal

Description:

Auto generated renewal for Site Lighting - Poles - Wood. System Description: Site lighting includes wood light poles. Light fixtures, bracket arms and circuitry are captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

G4023 - Wiring Conduits and Ductbanks

Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring

CRV: $4,286

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	4 Each	**Unit Cost:**	$1,071.42
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Electrical site lighting wiring includes 1" PVC and #10 wire.

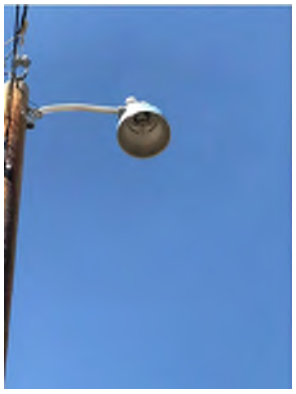
No Requirements

Site Condition Details

G4024 - Site Lighting Controls

Site Lighting - Site Lighting Controls - Photcell

CRV: $418



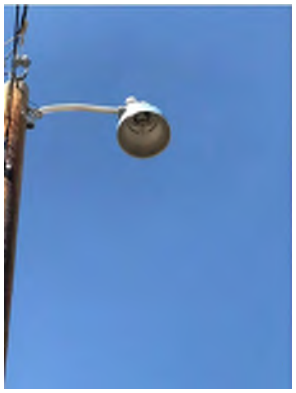
Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	3 years
Quantity:	4 Each	**Unit Cost:**	$104.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Controls for site lighting include a photocell. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Site Lighting - Site Lighting Controls - Photcell Renewal



Cost:	$523	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Site Lighting Controls
		Action:	Site Lighting - Site Lighting Controls - Photcell Renewal

Description:

Auto generated renewal for Site Lighting - Site Lighting Controls - Photcell. System Description: Controls for site lighting include a photocell. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Summary

Name:	Ridgway ES Main	**Year Constructed:**	1972	**Year Renovated:**	1996
Replacement Value:	$15,794,663	**Condition Budget:**	$8,153,444	**Total FCI:**	0.52
Size (SF):	62,000				

Building Description

The Ridgway Elementary School is a single story structure, according to local staff the building was originally constructed in 1972 with an addition joined by an enclosed hallway in 1996. The school is located on the outskirts of Ridgway, Colorado in a residential / retail area where it lies just below Colorado highway #62 which climbs a hillside 200 feet to the west of the school.

This facility serves grades K-5 with pre-school classes held in a 2,700 square foot building 12 feet south of the original structure. This pre-school building will be addressed as a separate asset although pre-school students use the main facility for cafeteria, gym, art and library.

This facility includes classrooms, a gymnasium, art and music rooms, an activity room with stage, computer technology rooms, a library and school administration offices along with district administration offices.

Square footage breakdown is as follows:
- 1972 Original Structure = 36,500 square feet
- 1996 Addition = 25,500 square feet

- Total = 62,000 square feet

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Furnishings	$407,175	$455,307	1.12
HVAC System	$2,462,307	$2,109,493	0.86
Interior Construction and Conveyance	$3,171,704	$2,104,057	0.66
Equipment and Furnishings	$394,876	$493,595	1.25
Electrical System	$2,587,656	$1,228,670	0.47
Exterior Enclosure	$3,750,355	$1,055,874	0.28
Plumbing System	$973,158	$693,516	0.71
Fire Protection	$13,460	$679,302	50.47
Structure	$2,033,971	$0	0.00
Overall - Total	**$15,794,663**	**$8,819,814**	**0.56**

Building Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Concrete Footings - 1972	75	1972	2047	2047	$112,258	$0	0.00
A	Concrete Footings - 1996	75	1996	2071	2071	$78,427	$0	0.00
A	Foundation Wall and Footings - 1972	75	1972	2047	2047	$158,097	$0	0.00
A	Foundation Wall and Footings - 1996	75	1996	2071	2071	$173,907	$0	0.00
A	Structural Slab on Grade - 1972	75	1972	2047	2047	$466,988	$0	0.00
A	Structural Slab on Grade - 1996	75	1996	2071	2071	$326,252	$0	0.00
B10	Fireproofing - Fiber Encasement	75	1996	2071	2071	$22,470	$0	0.00
B10	Single-Story - Steel Framed Roof on Columns - 1972	75	1972	2047	2047	$395,463	$0	0.00
B10	Single-Story - Steel Framed Roof on Columns - 1996	75	1996	2071	2071	$276,282	$0	0.00
B1014	Accessible Ramp - Interior Concrete	75	1996	2071	2071	$23,827	$0	0.00
B2010	Brick Cavity Walls - CMU Backup - 1972	75	1972	2047	2047	$43,637	$0	0.00
B2010	Brick Cavity Walls - CMU Backup - 1996	75	1996	2071	2071	$152,728	$0	0.00
B2010	Exterior Metal Wall Panels - CMU Backup - 1972	75	1972	2047	2047	$353,887	$0	0.00
B2010	Exterior Metal Wall Panels - CMU Backup - 1996	75	1996	2071	2071	$449,856	$0	0.00
B2020	Aluminum Windows - 1972	30	1972	2022	2019	$90,130	$112,663	1.25
B2020	Aluminum Windows - 1996	30	1996	2026	2026	$321,878	$0	0.00

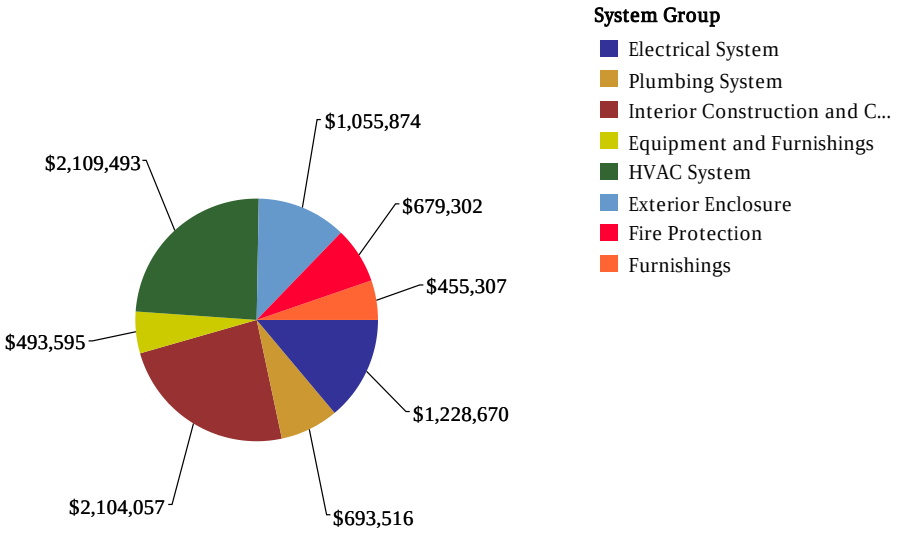
Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
B2030	Automatic Openers - 1996	30	1996	2026	2026	$27,733	$0	0.00
B2030	Automatic Openers - 2011	30	2011	2041	2041	$9,244	$0	0.00
B2030	Door Assembly - 3 x 7 Chain Link Fence Door Entrance	30	1996	2026	2026	$4,557	$0	0.00
B2030	Door Assembly - 3 x 7 HM - 1972	30	1972	2024	2019	$95,694	$119,618	1.25
B2030	Door Assembly - 3 x 7 HM - 1996	30	1996	2026	2026	$27,341	$0	0.00
B2030	Door Assembly - 3 x 7 Storefront - 1996	30	1996	2026	2026	$14,879	$0	0.00
B2030	Door Assembly - 6 x 7 HM - 1996	30	1996	2026	2026	$17,583	$0	0.00
B2030	Door Assembly - 6 x 7 HM - 2011	30	2011	2041	2041	$26,374	$0	0.00
B2030	Door Assembly - 6 x 7 Storefront - 1972	30	1972	2024	2019	$23,533	$29,416	1.25
B2030	Door Assembly - 6 x 7 Storefront - 1996	30	1996	2026	2026	$58,833	$0	0.00
B30	Gutters and Downspouts - Aluminum - 1972	25	1972	2024	2019	$4,846	$6,058	1.25
B30	Gutters and Downspouts - Aluminum - 1996	25	1996	2024	2021	$6,462	$8,077	1.25
B30	Metal Roofing - 1996	65	1996	2061	2061	$1,397,127	$0	0.00
B30	Metal Roofing with Elastomeric Coating	65	1972	2024	2037	$624,033	$780,042	1.25
C1010	Bullet Resistant Glass	50	2011	2061	2061	$28,822	$0	0.00
C1010	CMU Block Walls - 1972	50	1972	2022	2022	$362,571	$224,794	0.62
C1010	CMU Block Walls - 1996	50	1996	2046	2046	$254,436	$0	0.00
C1010	GWB Partitions On Furring - 1972	50	1972	2022	2022	$32,227	$19,981	0.62
C1010	GWB Walls - 1972	50	1972	2022	2022	$8,346	$5,175	0.62
C1010	GWB Walls - 1996	50	1996	2046	2046	$13,092	$0	0.00
C1010	Windows/Storefront Partitions - 1972	50	1972	2022	2022	$7,595	$4,709	0.62
C1010	Windows/Storefront Partitions - 1996	50	1996	2046	2046	$2,374	$0	0.00
C1020	Overhead/Rolling Fire Door	50	1996	2046	2046	$6,277	$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - 1972	50	1972	2022	2022	$33,361	$41,702	1.25
C1020	Swinging Doors - 3 x 7 Wd - 1996	50	1996	2046	2046	$126,774	$0	0.00
C1020	Swinging Doors - 3 x 7 Wd - Rated - 1996	50	1996	2046	2046	$168,127	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 HM - 1996	50	1996	2046	2046	$6,800	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 HM - Rated - 1996	50	1996	2046	2046	$9,731	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wd - 1972	50	1972	2022	2022	$10,677	$13,347	1.25
C1020	Swinging Doors - Pair - 6 x 7 Wd - 1996	50	1996	2046	2046	$10,677	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wd - Rated - 1996	50	1996	2046	2046	$36,433	$0	0.00
C1030	Restroom Accessories	25	1996	2024	2021	$81,097	$101,372	1.25
C1030	Toilet Partitions	40	1996	2036	2036	$101,341	$0	0.00
C1034	Ornamental Railings	50	1996	2046	2046	$15,512	$0	0.00
C1035	Fittings - Signage - 1972	10	1972	2024	2019	$9,172	$11,465	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
C1035	Fittings - Signage - 1996	10	1996	2024	2019	$3,822	$4,777	1.25
C1035	Fittings - Signage - 2018	10	2018	2028	2028	$34,394	$0	0.00
C20	Stairs	75	1996	2071	2071	$75,587	$0	0.00
C3010	Ceramic Tile	25	1996	2024	2021	$24,136	$30,169	1.25
C3010	Paint Masonry/Epoxy Finish - 1996	15	1996	2024	2019	$207,888	$259,860	1.25
C3010	Paint Masonry/Epoxy Finish - 2015	15	2015	2030	2030	$86,620	$0	0.00
C3010	Painted Finish - 1996	10	1996	2024	2019	$5,055	$6,319	1.25
C3010	Painted Finish - 2015	10	2015	2025	2025	$3,223	$0	0.00
C3010	Raised Wood Paneling	25	1972	2024	2019	$214,207	$173,508	0.81
C3010	Wall Covering - Linen Acoustic Panels	10	1996	2024	2019	$4,646	$5,808	1.25
C3010	Wall Covering - Vinyl	10	1996	2024	2019	$4,051	$5,064	1.25
C3020	Carpeting - Broadloom - 1996	10	1996	2023	2019	$96,086	$120,107	1.25
C3020	Carpeting - Broadloom - 2012	10	2012	2022	2022	$19,021	$23,776	1.25
C3020	Carpeting - Tile - 2017	10	2017	2027	2027	$123,267	$0	0.00
C3020	Concrete - Painted/Polished	10	1972	2022	2019	$2,071	$2,589	1.25
C3020	Resilient Athletic Flooring	30	1972	2022	2019	$95,648	$119,560	1.25
C3020	VCT Floor Tile - 1972	10	1972	2023	2019	$17,242	$21,553	1.25
C3020	VCT Floor Tile - 1996	10	1996	2023	2019	$133,341	$166,676	1.25
C3020	Wood Flooring - Premium	25	1972	2024	2019	$27,494	$34,368	1.25
C3030	ACT System - 1989	20	1989	2023	2019	$235,727	$294,659	1.25
C3030	ACT System - 1996	20	1996	2024	2019	$171,018	$213,772	1.25
C3030	GWB Taped and Finished - 1972	30	1972	2023	2019	$17,111	$21,389	1.25
C3030	GWB Taped and Finished - 1996	30	1996	2026	2026	$3,422	$0	0.00
C3030	Open Metal Ceiling - Painted - 1972	30	1972	2024	2019	$125,528	$156,910	1.25
C3030	Open Metal Ceiling - Painted - 1996	30	1996	2026	2026	$95,992	$0	0.00
D1013	Wheelchair Lift	25	1996	2024	2021	$19,664	$20,648	1.05
D2010	Custodial/Utility Sinks - 1972	30	1972	2023	2019	$19,008	$23,760	1.25
D2010	Custodial/Utility Sinks - 1996	30	1996	2026	2026	$13,280	$0	0.00
D2010	Kitchenette - Cabinet, Counter and Sink - 1972	30	1972	2023	2019	$30,463	$38,079	1.25
D2010	Kitchenette - Cabinet, Counter and Sink - 1996	30	1996	2026	2026	$21,282	$0	0.00
D2010	Restroom Fixtures	30	1996	2026	2026	$186,617	$0	0.00
D2010	Restroom Fixtures - Group Locker Room Showers	30	1972	2019	2019	$50,697	$89,987	1.78
D2010	Restroom Fixtures - Prefab Individual Shower	30	1972	2023	2019	$2,092	$2,615	1.25
D2010	Water Coolers - Wall-Mount - 1972	20	1972	2023	2019	$5,667	$7,084	1.25
D2010	Water Coolers - Wall-Mount - 1996	20	1996	2024	2019	$8,758	$10,947	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D2010	Water Coolers - Wall-Mount - 2014	20	2014	2034	2034	$6,869	$0	0.00
D2020	Water Dist Complete	30	1972	2024	2019	$161,665	$181,065	1.12
D2020	Water Dist Complete - 1996	30	1996	2026	2026	$112,944	$0	0.00
D2020	Water Heater - Gas - 1996	15	1996	2023	2019	$63,688	$79,610	1.25
D2020	Water Heater - Gas - 2005	15	2005	2024	2020	$91,161	$113,951	1.25
D2030	Sanitary Waste - Gravity Discharge - 1972	50	1972	2022	2022	$117,134	$146,418	1.25
D2030	Sanitary Waste - Gravity Discharge - 1996	50	1996	2046	2046	$81,833	$0	0.00
D3012	Natural Gas Service to Bldg - 1972	40	1972	2023	2019	$30,556	$38,195	1.25
D3012	Natural Gas Service to Bldg - 1996	40	1996	2036	2036	$15,278	$0	0.00
D3020	Boiler HW - Gas-Fired w/Redundancy	30	2012	2042	2042	$435,104	$0	0.00
D3040	Exhaust System - General Building - 1972	25	1972	2022	2019	$44,390	$55,488	1.25
D3040	Exhaust System - General Building - 1996	25	1996	2024	2021	$31,012	$38,765	1.25
D3040	Exhaust System - Kitchen	15	1996	2022	2019	$26,372	$32,964	1.25
D3040	Exhaust System - Restroom w/Roof Fan - 1972	20	1972	2022	2019	$21,371	$26,713	1.25
D3040	Exhaust System - Restroom w/Roof Fan - 1996	20	1996	2024	2019	$14,930	$18,663	1.25
D3040	Perimeter Heat System - Hydronic Fin Tube	18	1972	2022	2019	$484,099	$542,191	1.12
D3040	Two Pipe Distribution System	30	1972	2024	2019	$537,741	$672,177	1.25
D3050	Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 1996	15	1996	2022	2019	$201,521	$251,901	1.25
D3050	Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 2017	15	2017	2032	2032	$65,895	$0	0.00
D3050	Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton - 1996	20	1996	2022	2019	$136,215	$170,268	1.25
D3050	Rooftop Unitary Unit - Gas Heat with Evapoorative Cooler < 10 Ton - 1996	15	1996	2022	2019	$197,684	$247,105	1.25
D3050	Unit Heaters - Electric	15	1996	2024	2019	$13,449	$15,063	1.12
D3060	DDC System	20	2016	2036	2036	$206,690	$0	0.00
D40	Fire Extinguishers - Dry Chemical	30	1996	2026	2026	$3,113	$0	0.00
D40	Kitchen Hood Suppression	20	1972	2023	2019	$10,348	$12,935	1.25
D40	Wet Sprinkler System - Building Lacks a Sprinkler System	150	1972	2169	2122	$0	$666,367	0.00
D5012	Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1972	30	1972	2023	2019	$92,314	$115,393	1.25
D5012	Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1996	30	1996	2026	2026	$225,657	$0	0.00
D5012	Main Electrical Service - 1000A 208Y/120V	30	1996	2026	2026	$131,317	$0	0.00
D5012	Main Electrical Service - 600A 208Y/120V	30	1996	2026	2026	$393,952	$0	0.00
D5020	Lighting - Exterior - HID Wall Packs	20	1996	2023	2019	$3,341	$4,177	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D5020	Lighting - Exterior - LED Wall Packs	30	2015	2045	2045	$11,816	$0	0.00
D5021	Branch Wiring - Equipment & Devices - 1972	30	1972	2022	2019	$30,625	$38,281	1.25
D5021	Branch Wiring - Equipment & Devices - 1996	30	1996	2026	2026	$127,603	$0	0.00
D5022	Indoor Sports Arena Lighting - High Bay HID	20	1996	2024	2019	$81,494	$101,868	1.25
D5022	Lighting Fixtures - LED	30	2017	2047	2047	$331,774	$0	0.00
D5022	Stage Lighting	20	1996	2024	2019	$60,793	$75,991	1.25
D5031	Public Address System	15	1996	2024	2019	$122,496	$153,120	1.25
D5031	Scoreboard Single-Sided	15	1972	2022	2019	$5,085	$6,356	1.25
D5033	Telephone System	10	1996	2024	2019	$248,273	$263,169	1.06
D5037	Fire Alarm System	10	1996	2024	2019	$292,381	$365,476	1.25
D5038	Security System - CCTV	10	2017	2027	2027	$48,215	$0	0.00
D5039	LAN System	15	2017	2032	2032	$291,192	$0	0.00
D5090	Solar Photo-voltaic Array	20	2015	2035	2035	$5,454	$0	0.00
D5092	Emergency Battery Pack Lights	10	2012	2022	2022	$47,379	$59,224	1.25
D5092	Exit Signs - 1972	10	1972	2022	2019	$21,483	$26,854	1.25
D5092	Exit Signs - 1996	10	1996	2024	2019	$15,009	$18,761	1.25
E	Fixed Casework - 1972	25	1972	2024	2019	$21,676	$27,095	1.25
E	Fixed Casework - 1996	25	1996	2024	2021	$176,879	$221,098	1.25
E	Food Service Counter	25	1996	2023	2021	$23,231	$29,039	1.25
E	Kitchen Equipment	20	1996	2024	2019	$87,993	$109,991	1.25
E	Theater Curtains	25	1996	2024	2021	$85,098	$106,372	1.25
E2010	Bleachers - Gymnasium	40	1972	2020	2019	$199,358	$249,198	1.25
E2010	Bleachers - Gymnasium	40	1972	2022	2019	$154,155	$192,694	1.25
E2010	Student Lockers - Steel	35	1972	2023	2019	$53,662	$13,415	0.25
Overall - Total						**$15,794,663**	**$8,819,814**	**0.56**

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings - 1972

CRV: $112,258

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	36,500 SF	**Unit Cost:**	$3.08
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

A - Substructure

Foundation Wall and Footings - 1972

CRV: $158,097

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	800 LF	**Unit Cost:**	$197.62
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade - 1972

CRV: $466,988

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	36,500 SF	**Unit Cost:**	$12.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building substructure includes a structural slab on grade.

No Requirements

Building Condition Details

A - Substructure

Concrete Footings - 1996

CRV: $78,427

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	25,500 SF	**Unit Cost:**	$3.08
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

A - Substructure

Foundation Wall and Footings - 1996

CRV: $173,907

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	880 LF	**Unit Cost:**	$197.62
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade - 1996

CRV: $326,252

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	25,500 SF	**Unit Cost:**	$12.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building substructure includes a structural slab on grade.

No Requirements

Building Condition Details

B10 - Superstructure

Fireproofing - Fiber Encasement

CRV: $22,470

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	5,000 SF	**Unit Cost:**	$4.49
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes 1-hour fire resistance rated sprayed on fiber encasement fireproofing for structural components.

No Requirements

Building Condition Details

B10 - Superstructure

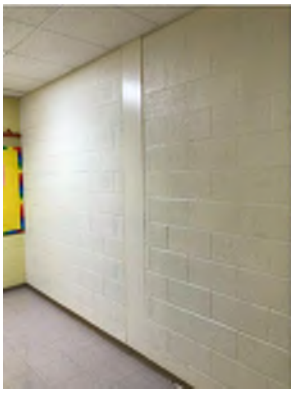
Single-Story - Steel Framed Roof on Columns - 1972

CRV: $395,463

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	36,500 SF	**Unit Cost:**	$10.83
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system.



No Requirements

Building Condition Details

B10 - Superstructure

Single-Story - Steel Framed Roof on Columns - 1996

CRV: $276,282

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	25,500 SF	**Unit Cost:**	$10.83
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system.

No Requirements

Building Condition Details

B1014 - Ramps

Accessible Ramp - Interior Concrete

CRV: $23,827

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	20 LF	**Unit Cost:**	$1,191.37
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Concrete handicapped ramp with rail.

No Requirements

B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup - 1972

CRV: $43,637

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	1,000 SF	**Unit Cost:**	$43.64
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

Exterior Metal Wall Panels - CMU Backup - 1972

CRV: $353,887

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	28 years
Quantity:	11,800 SF	**Unit Cost:**	$29.99
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is metal wall panels with CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

Brick Cavity Walls - CMU Backup - 1996

CRV: $152,728

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	3,500 SF	**Unit Cost:**	$43.64
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is of brick cavity walls with CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

Exterior Metal Wall Panels - CMU Backup - 1996

CRV: $449,856

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	15,000 SF	**Unit Cost:**	$29.99
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is metal wall panels with CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows - 1972

CRV: $90,130

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	3 years
Quantity:	800 SF	**Unit Cost:**	$112.66
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Aluminum Windows - 1972 Renewal

Cost:	$112,663	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Exterior Windows
		Action:	Aluminum Windows - 1972 Renewal

Description:

Auto generated renewal for Aluminum Windows - 1972. System Description: The building includes aluminum framed exterior units with insulating glass. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows - 1996

CRV: $321,878

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2,857 SF	**Unit Cost:**	$112.66
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Automatic Openers - 2011

CRV: $9,244

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	22 years
Quantity:	1 Each	**Unit Cost:**	$9,244.24
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Door hardware add-ons, automatic openers, for single swing door, per opening, includes motor, handicap actuator buttons and wiring.

No Requirements

Building Condition Details

B2030 - Exterior Doors

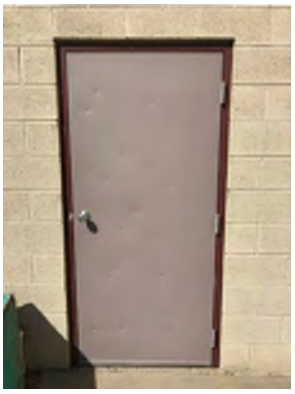
Door Assembly - 3 x 7 HM - 1972

CRV: $95,694

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	21 Each	**Unit Cost:**	$4,556.87
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

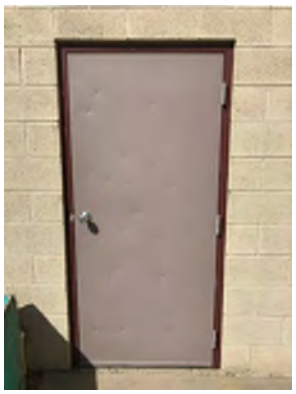
Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Door Assembly - 3 x 7 HM - 1972 Renewal



Cost:	$119,618	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Exterior Doors
		Action:	Door Assembly - 3 x 7 HM - 1972 Renewal

Description:

Auto generated renewal for Door Assembly - 3 x 7 HM - 1972. System Description: Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 Storefront - 1996

CRV: $14,879

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2 Each	**Unit Cost:**	$7,439.61
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware including closer.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM - 2011

CRV: $26,374

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	22 years
Quantity:	3 Each	**Unit Cost:**	$8,791.46
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront - 1972

CRV: $23,533

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2 Each	**Unit Cost:**	$11,766.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Door Assembly - 6 x 7 Storefront - 1972 Renewal

Cost:	$29,416	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Exterior Doors
		Action:	Door Assembly - 6 x 7 Storefront - 1972 Renewal

Description:

Auto generated renewal for Door Assembly - 6 x 7 Storefront - 1972. System Description: The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

B2030 - Exterior Doors

Automatic Openers - 1996

CRV: $27,733

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	3 Each	**Unit Cost:**	$9,244.24
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Door hardware add-ons, automatic openers, for single swing door, per opening, includes motor, handicap actuator buttons and wiring.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 Chain Link Fence Door Entrance

CRV: $4,557

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$4,556.87
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include 3 x 7 steel chain link fence door and steel frame with locking capability. Includes galvanized door and painted frame.

No Requirements

Building Condition Details

B2030 - Exterior Doors

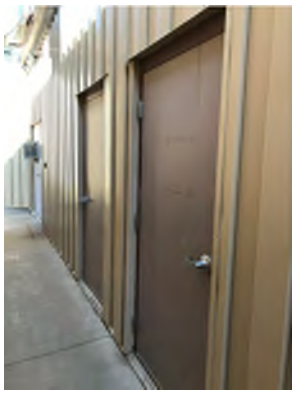
Door Assembly - 3 x 7 HM - 1996

CRV: $27,341

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	6 Each	**Unit Cost:**	$4,556.87
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.



No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 HM - 1996

CRV: $17,583

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2 Each	**Unit Cost:**	$8,791.46
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront - 1996

CRV: $58,833

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	5 Each	**Unit Cost:**	$11,766.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers.

No Requirements

Building Condition Details

B30 - Roofing

Gutters and Downspouts - Aluminum - 1972

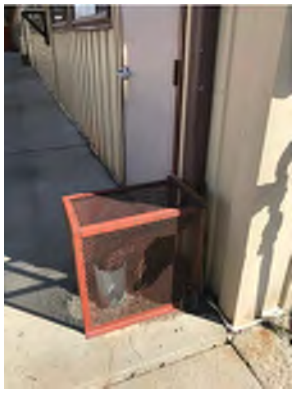
CRV: $4,846

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	450 LF	**Unit Cost:**	$10.77
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details



Building Condition Details

Requirements:

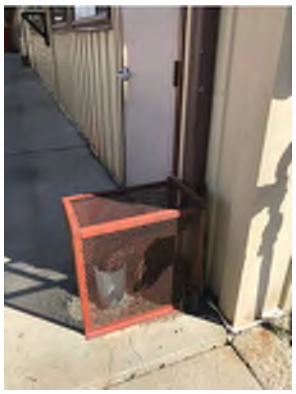
Gutters and Downspouts - Aluminum - 1972 Renewal

Cost:	$6,058	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Roofing
		Action:	Gutters and Downspouts - Aluminum - 1972 Renewal

Description:

Auto generated renewal for Gutters and Downspouts - Aluminum - 1972. System Description: Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details



Building Condition Details

B30 - Roofing

Metal Roofing with Elastomeric Coating

CRV: $624,033

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	5 years
Quantity:	36,500 SF	**Unit Cost:**	$17.10
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The roof covering is of metal roofing with polyurethane spray foam insulation and an elastomeric protective coating. Years remaining have been reduced because the original metal roof was leaking so a spray on urethane foam with an elastomeric protective top coat system was installed over the existing roofing to stop leaks and better insulate. The system should be budgeted for repair/replacement.

Building Condition Details

Building Condition Details

Requirements:

Metal Roofing with Elastomeric Coating Renewal

Cost:	$780,042	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Roofing
		Action:	Metal Roofing with Elastomeric Coating Renewal

Description:

Auto generated renewal for Metal Roofing with Elastomeric Coating. System Description: The roof covering is of metal roofing with polyurethane spray foam insulation and an elastomeric protective coating. Years remaining have been reduced because the original metal roof was leaking so a spray on urethane foam with an elastomeric protective top coat system was installed over the existing roofing to stop leaks and better insulate. The system should be budgeted for repair/replacement.

Building Condition Details

B30 - Roofing

Gutters and Downspouts - Aluminum - 1996

CRV: $6,462

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	600 LF	**Unit Cost:**	$10.77
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Gutters and Downspouts - Aluminum - 1996 Renewal

Cost:	$8,077	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Roofing
		Action:	Gutters and Downspouts - Aluminum - 1996 Renewal

Description:

Auto generated renewal for Gutters and Downspouts - Aluminum - 1996. System Description: Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

B30 - Roofing

Metal Roofing - 1996

CRV: $1,397,127

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	42 years
Quantity:	25,500 SF	**Unit Cost:**	$54.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The roof covering is of formed metal roofing, such as standing seam metal.

No Requirements

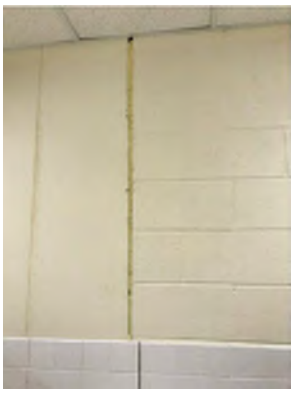
Building Condition Details

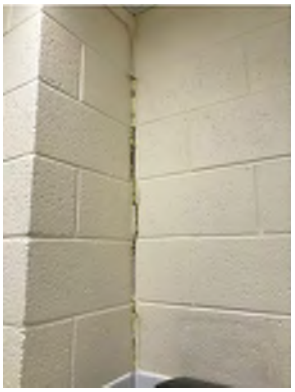
C1010 - Partitions

CMU Block Walls - 1972

CRV: $362,571

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	24,225 SF	**Unit Cost:**	$14.97
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

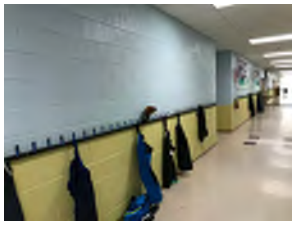




System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. One area of the building shows signs of shifting and cracking. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

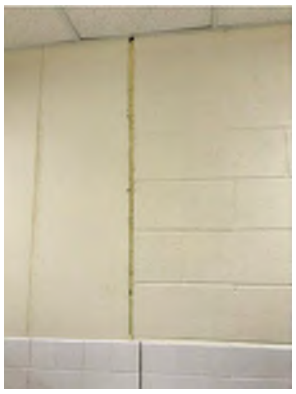


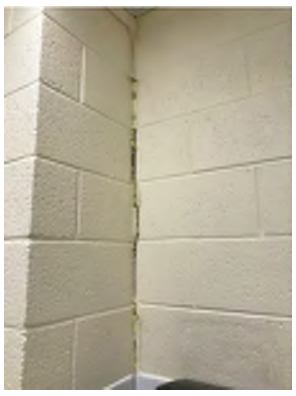
Building Condition Details

Requirements:

CMU Block Walls - 1972 Renewal

Cost:	$224,794	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Partitions
		Action:	CMU Block Walls - 1972 Renewal

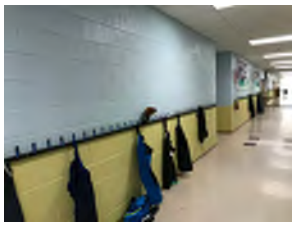




Description:

Auto generated renewal for CMU Block Walls - 1972. System Description: Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system. One area of the building shows signs of shifting and cracking. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details



C1010 - Partitions

GWB Partitions On Furring - 1972

CRV: $32,227

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	6,800 SF	**Unit Cost:**	$4.74
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building interior includes 5/8-in. GWB (Gypsum Wall Board) partitions on 7/8-in. furring over other substrate, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior walls types for substrate. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

GWB Partitions On Furring - 1972 Renewal

Cost:	$19,981	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Partitions
		Action:	GWB Partitions On Furring - 1972 Renewal

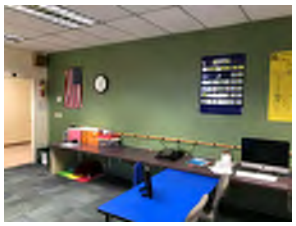
Description:

Auto generated renewal for GWB Partitions On Furring - 1972. System Description: The building interior includes 5/8-in. GWB (Gypsum Wall Board) partitions on 7/8-in. furring over other substrate, such as CMU (Concrete Masonry Unit). Refer to other partition or exterior walls types for substrate. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

GWB Walls - 1972

CRV: $8,346



Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	1,275 SF	**Unit Cost:**	$6.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

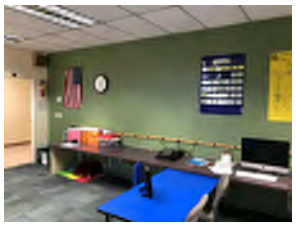
System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Also included are wood panel partitions, painted and finished. Wall finishes will be addressed in a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

GWB Walls - 1972 Renewal



Cost:	$5,175	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Partitions
		Action:	GWB Walls - 1972 Renewal

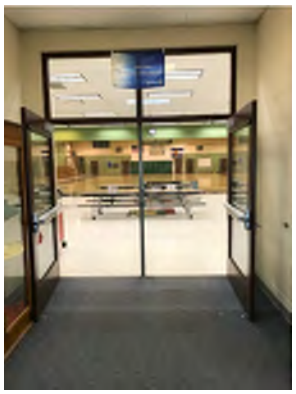
Description:

Auto generated renewal for GWB Walls - 1972. System Description: The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Also included are wood panel partitions, painted and finished. Wall finishes will be addressed in a separate system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

Windows/Storefront Partitions - 1972

CRV: $7,595



Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	80 SF	**Unit Cost:**	$94.94
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

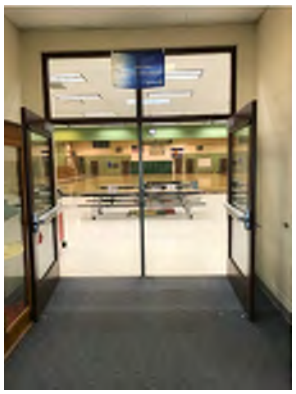
System Description:

Building interior includes windows and storefront partitions. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Windows/Storefront Partitions - 1972 Renewal



Cost:	$4,709	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Partitions
		Action:	Windows/Storefront Partitions - 1972 Renewal

Description:

Auto generated renewal for Windows/Storefront Partitions - 1972. System Description: Building interior includes windows and storefront partitions. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

C1010 - Partitions

Bullet Resistant Glass

CRV: $28,822

Current Age:	8 years	**Year Installed:**	2011
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	42 years
Quantity:	102 SF	**Unit Cost:**	$282.57
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Building systems included bullet-resisting glass with metal framing.

No Requirements

Building Condition Details

C1010 - Partitions

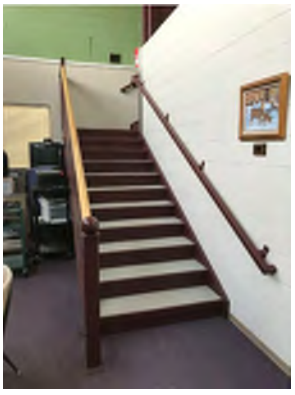
CMU Block Walls - 1996

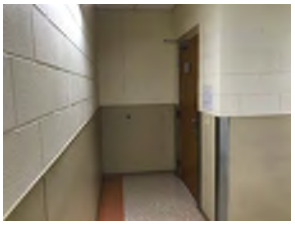
CRV: $254,436

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	17,000 SF	**Unit Cost:**	$14.97
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system.





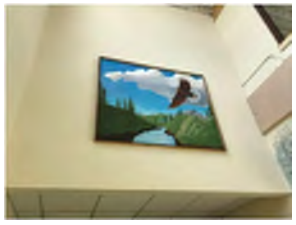
Building Condition Details

No Requirements

C1010 - Partitions

GWB Walls - 1996

CRV: $13,092



Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	2,000 SF	**Unit Cost:**	$6.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

Building Condition Details

C1010 - Partitions

Windows/Storefront Partitions - 1996

CRV: $2,374

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	25 SF	**Unit Cost:**	$94.94
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Building interior includes windows and storefront partitions.

No Requirements

C1020 - Interior Doors

Overhead/Rolling Fire Door

CRV: $6,277

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$6,276.66
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Building includes an overhead rolling door.

No Requirements

Building Condition Details

C1020 - Interior Doors

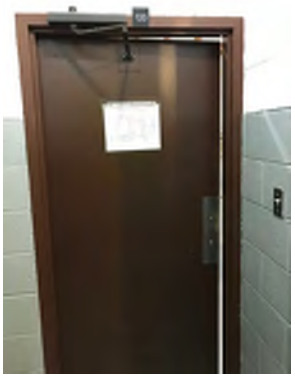
Swinging Doors - 3 x 7 Wd - 1972

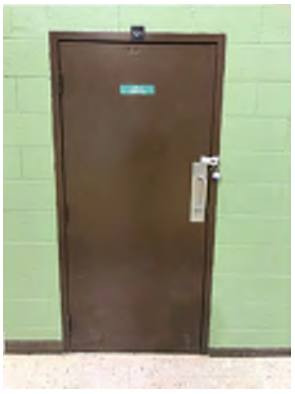
CRV: $33,361

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	10 Each	**Unit Cost:**	$3,336.15
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. This system is approaching the end of its useful life and should be budgeted for repair/replacement.



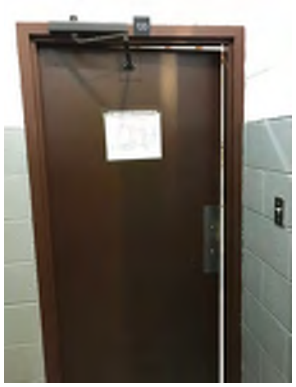


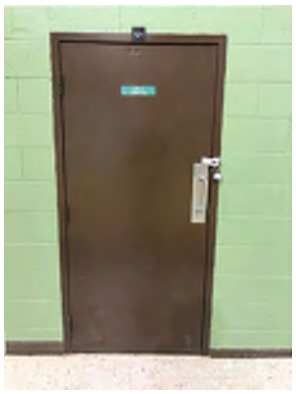
Building Condition Details

Requirements:

Swinging Doors - 3 x 7 Wd - 1972 Renewal

Cost:	$41,702	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Interior Doors
		Action:	Swinging Doors - 3 x 7 Wd - 1972 Renewal





Description:

Auto generated renewal for Swinging Doors - 3 x 7 Wd - 1972. System Description: Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - 1972

CRV: $10,677

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	2 Each	**Unit Cost:**	$5,338.65
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Swinging Doors - Pair - 6 x 7 Wd - 1972 Renewal

Cost:	$13,347	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Interior Doors
		Action:	Swinging Doors - Pair - 6 x 7 Wd - 1972 Renewal

Description:

Auto generated renewal for Swinging Doors - Pair - 6 x 7 Wd - 1972. System Description: Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C1020 - Interior Doors

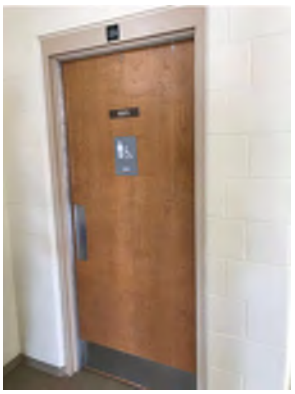
Swinging Doors - 3 x 7 Wd - 1996

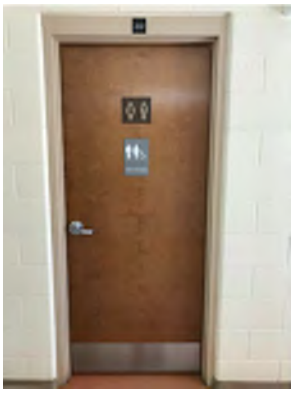
CRV: $126,774

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	38 Each	**Unit Cost:**	$3,336.15
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame.





Building Condition Details

No Requirements

Building Condition Details

C1020 - Interior Doors

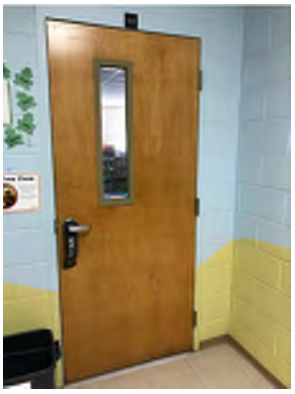
Swinging Doors - 3 x 7 Wd - Rated - 1996

CRV: $168,127

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	47 Each	**Unit Cost:**	$3,577.16
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include rated 3 x 7 Wd (wood) door and frame with hinges, lockset, hardware and closer. Includes finished door and frame.



Building Condition Details

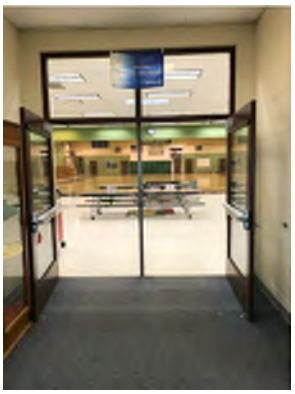
No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 HM - 1996

CRV: $6,800



Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$6,800.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets and closers. Includes painted doors and painted frame.

No Requirements

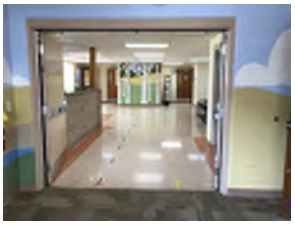
Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 HM - Rated - 1996

CRV: $9,731

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$9,730.98
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen



System Description:

Interior doors include a pair of rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, panic hardware and closers. Includes painted doors and painted frame.

No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - 1996

CRV: $10,677

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	2 Each	**Unit Cost:**	$5,338.65
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wd - Rated - 1996

CRV: $36,433

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	3 Each	**Unit Cost:**	$12,144.44
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame.

No Requirements

Building Condition Details

C1030 - Fittings

Restroom Accessories

CRV: $81,097

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	62,000 SF	**Unit Cost:**	$1.31
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Restroom Accessories Renewal

Cost:	$101,372	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fittings
		Action:	Restroom Accessories Renewal

Description:

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C1030 - Fittings

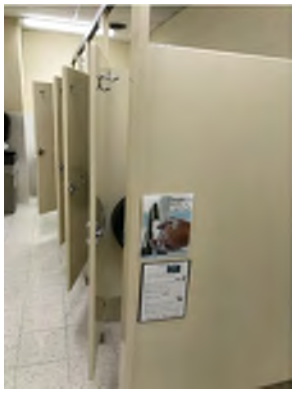
Toilet Partitions

CRV: $101,341

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	17 years
Quantity:	62,000 SF	**Unit Cost:**	$1.63
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Restrooms are equipped with wall-hung partitions.



No Requirements

Building Condition Details

C1034 - Ornamental Metals and Handrails

Ornamental Railings

CRV: $15,512

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	70 LF	**Unit Cost:**	$221.61
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Balcony railing is ornamental, shop fabricated and painted.

No Requirements

C1035 - Identifying Devices

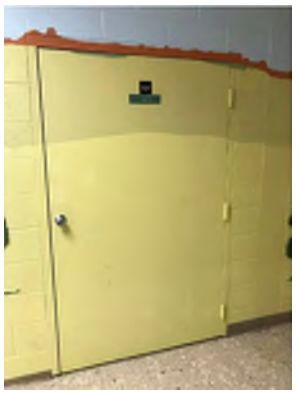
Fittings - Signage - 1972

CRV: $9,172

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	12,000 SF	**Unit Cost:**	$0.76
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

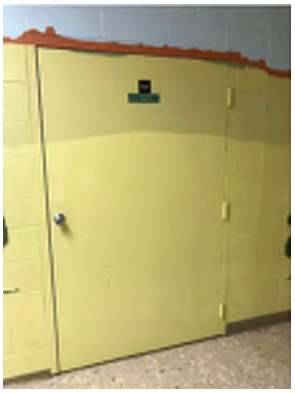
Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Fittings - Signage - 1972 Renewal



Cost:	$11,465	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Identifying Devices
		Action:	Fittings - Signage - 1972 Renewal

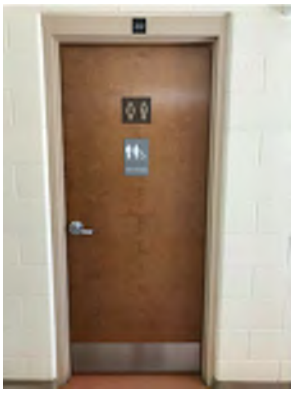
Description:

Auto generated renewal for Fittings - Signage - 1972. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1035 - Identifying Devices

Fittings - Signage - 1996

CRV: $3,822



Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	5,000 SF	**Unit Cost:**	$0.76
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

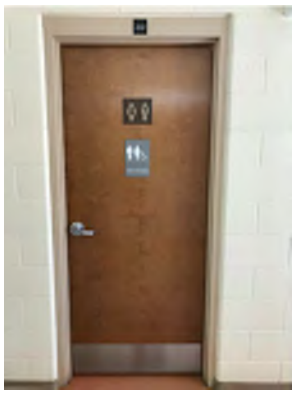
System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fittings - Signage - 1996 Renewal



Cost:	$4,777	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Identifying Devices
		Action:	Fittings - Signage - 1996 Renewal

Description:

Auto generated renewal for Fittings - Signage - 1996. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C1035 - Identifying Devices

Fittings - Signage - 2018

CRV: $34,394

Current Age:	1 years	**Year Installed:**	2018
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	9 years
Quantity:	45,000 SF	**Unit Cost:**	$0.76
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs.

No Requirements

Building Condition Details

C20 - Stairs

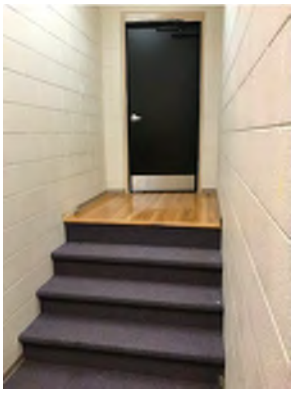
Stairs

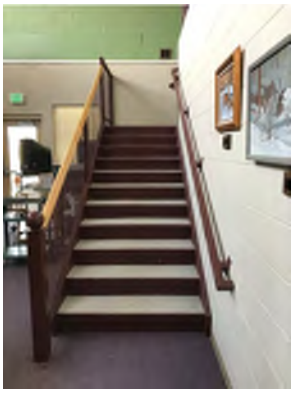
CRV: $75,587

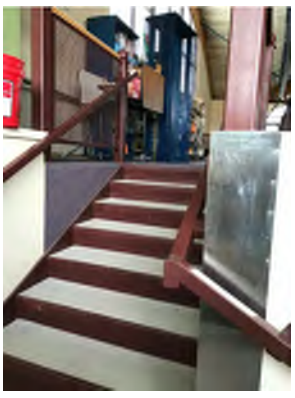
Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	52 years
Quantity:	4 Each	**Unit Cost:**	$18,896.81
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight.







Building Condition Details

No Requirements

C3010 - Wall Finishes

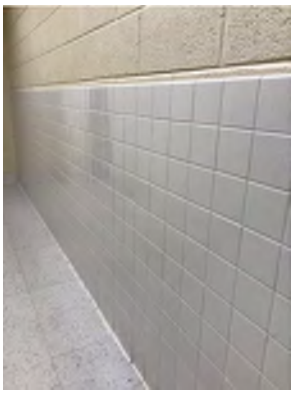
Ceramic Tile

CRV: $24,136

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1,750 SF	**Unit Cost:**	$13.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



Building Condition Details

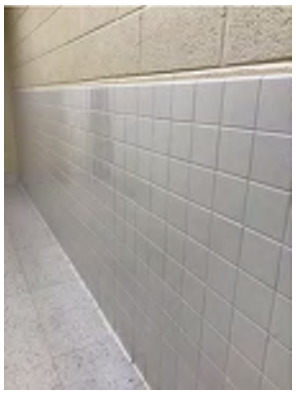
Requirements:

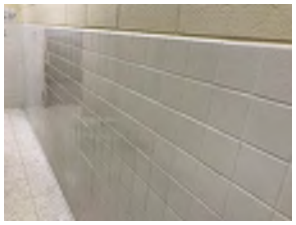
Ceramic Tile Renewal

Cost:	$30,169	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Ceramic Tile Renewal

Description:

Auto generated renewal for Ceramic Tile. System Description: Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.



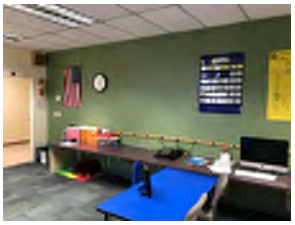


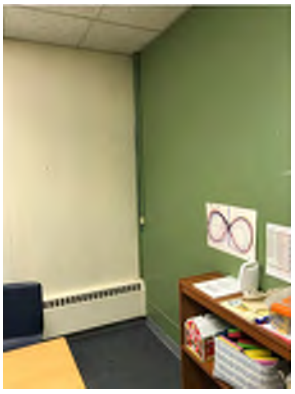
Building Condition Details

C3010 - Wall Finishes

Painted Finish - 2015

CRV: $3,223





Current Age:	4 years	**Year Installed:**	2015
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	6 years
Quantity:	2,550 SF	**Unit Cost:**	$1.26
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior wall finishes include paint finish.

No Requirements

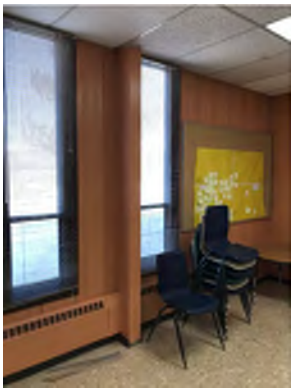
Building Condition Details

C3010 - Wall Finishes

Raised Wood Paneling

CRV: $214,207

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	5,000 SF	**Unit Cost:**	$42.84
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen



System Description:

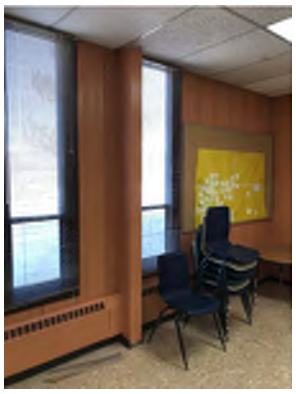
Interior wall finishes include wood paneling. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Raised Wood Paneling Renewal

Cost:	$173,508	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Raised Wood Paneling Renewal



Description:

Auto generated renewal for Raised Wood Paneling. System Description: Interior wall finishes include wood paneling. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3010 - Wall Finishes

Wall Covering - Vinyl

CRV: $4,051

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1,500 SF	**Unit Cost:**	$2.70
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

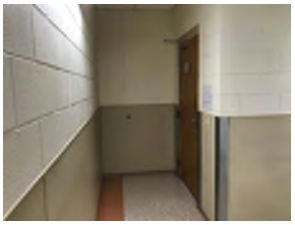
System Description:

Wall finishes include wall covering composed of vinyl or other similar material. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Wall Covering - Vinyl Renewal

Cost:	$5,064	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Wall Covering - Vinyl Renewal



Description:

Auto generated renewal for Wall Covering - Vinyl. System Description: Wall finishes include wall covering composed of vinyl or other similar material. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3010 - Wall Finishes

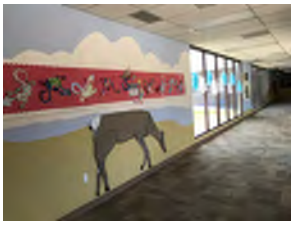
Paint Masonry/Epoxy Finish - 1996

CRV: $207,888

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	60,000 SF	**Unit Cost:**	$3.46
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

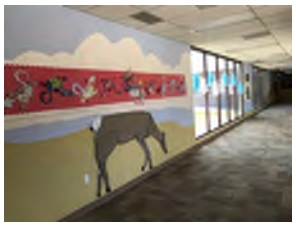
Requirements:

Paint Masonry/Epoxy Finish - 1996 Renewal

Cost:	$259,860	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Paint Masonry/Epoxy Finish - 1996 Renewal

Description:

Auto generated renewal for Paint Masonry/Epoxy Finish - 1996. System Description: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

C3010 - Wall Finishes

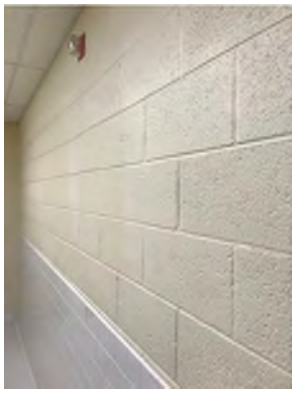
Paint Masonry/Epoxy Finish - 2015

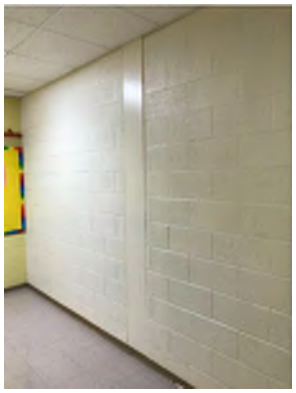
CRV: $86,620

Current Age:	4 years	**Year Installed:**	2015
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	11 years
Quantity:	25,000 SF	**Unit Cost:**	$3.46
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish.





No Requirements

Building Condition Details

C3010 - Wall Finishes

Painted Finish - 1996

CRV: $5,055

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	4,000 SF	**Unit Cost:**	$1.26
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Painted Finish - 1996 Renewal

Cost:	$6,319	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Painted Finish - 1996 Renewal

Description:

Auto generated renewal for Painted Finish - 1996. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3010 - Wall Finishes

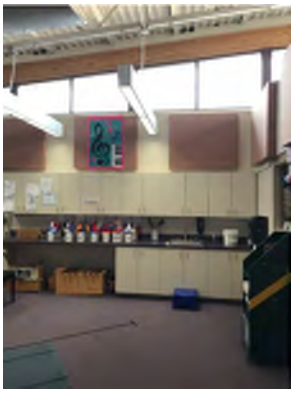
Wall Covering - Linen Acoustic Panels

CRV: $4,646

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1,000 SF	**Unit Cost:**	$4.65
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Wall finishes include wall covering composed of insulation board wrapped with linen. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

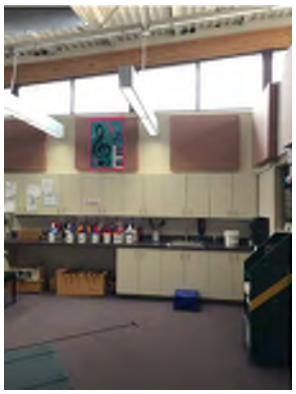


Building Condition Details

Requirements:

Wall Covering - Linen Acoustic Panels Renewal

Cost:	$5,808	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Wall Covering - Linen Acoustic Panels Renewal



Description:

Auto generated renewal for Wall Covering - Linen Acoustic Panels. System Description: Wall finishes include wall covering composed of insulation board wrapped with linen. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

Carpeting - Broadloom - 2012

CRV: $19,021

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	2,000 SF	**Unit Cost:**	$9.51
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include carpeting and base. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Carpeting - Broadloom - 2012 Renewal

Cost:	$23,776	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Floor Finishes
		Action:	Carpeting - Broadloom - 2012 Renewal

Description:

Auto generated renewal for Carpeting - Broadloom - 2012. System Description: Floor finishes include carpeting and base. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

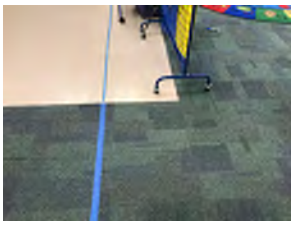
Carpeting - Tile - 2017

CRV: $123,267

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	8 years
Quantity:	13,000 SF	**Unit Cost:**	$9.48
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include carpet tiles and base.



No Requirements

Building Condition Details

C3020 - Floor Finishes

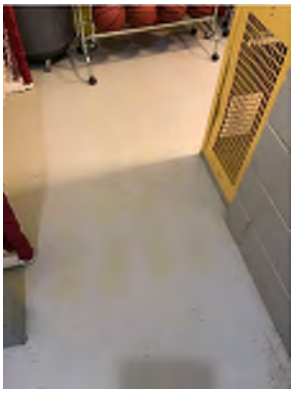
Concrete - Painted/Polished

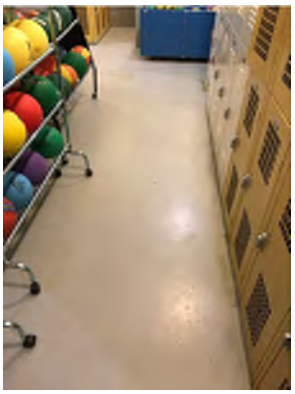
CRV: $2,071

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	1,500 SF	**Unit Cost:**	$1.38
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.





Building Condition Details

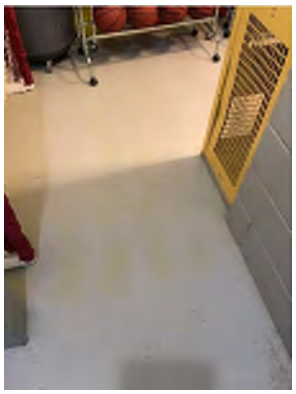
Requirements:

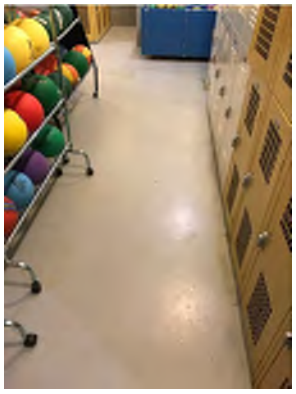
Concrete - Painted/Polished Renewal

Cost:	$2,589	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Floor Finishes
		Action:	Concrete - Painted/Polished Renewal

Description:

Auto generated renewal for Concrete - Painted/Polished. System Description: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.





Building Condition Details

C3020 - Floor Finishes

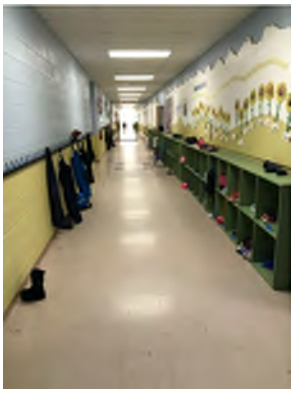
VCT Floor Tile - 1996

CRV: $133,341

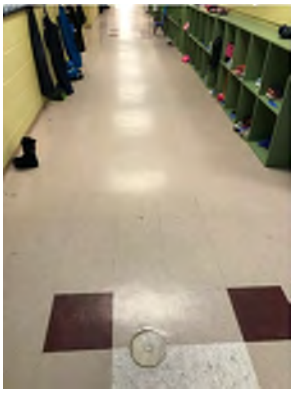
Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	4 years
Quantity:	23,200 SF	**Unit Cost:**	$5.75
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



Building Condition Details

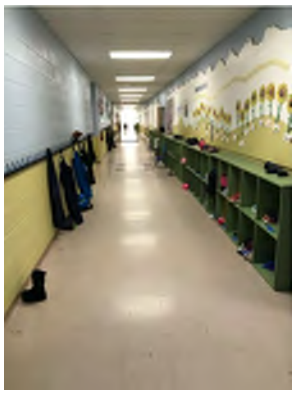
Requirements:

VCT Floor Tile - 1996 Renewal

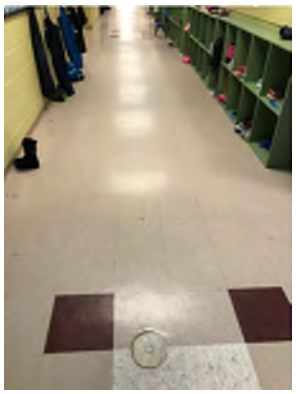
Cost:	$166,676	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Floor Finishes
		Action:	VCT Floor Tile - 1996 Renewal

Description:

Auto generated renewal for VCT Floor Tile - 1996. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details



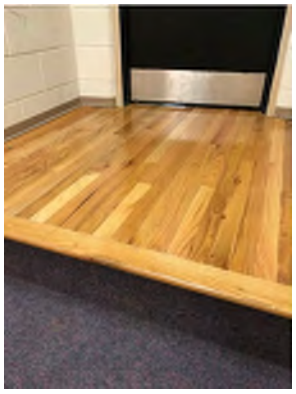
Building Condition Details

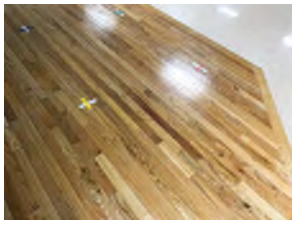
C3020 - Floor Finishes

Wood Flooring - Premium

CRV: $27,494

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	800 SF	**Unit Cost:**	$34.37
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen





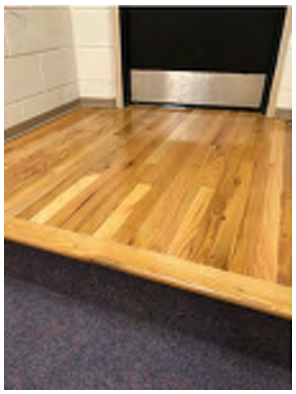
System Description:

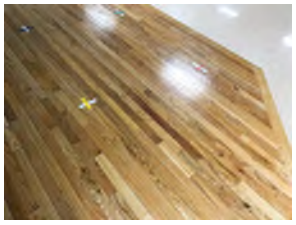
Floor finishes include finished wood strip flooring and finished wood base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Wood Flooring - Premium Renewal





Cost:	$34,368	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Floor Finishes
		Action:	Wood Flooring - Premium Renewal

Description:

Auto generated renewal for Wood Flooring - Premium. System Description: Floor finishes include finished wood strip flooring and finished wood base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

Resilient Athletic Flooring

CRV: $95,648

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	3 years
Quantity:	7,000 SF	**Unit Cost:**	$13.66
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Resilient athletic flooring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Resilient Athletic Flooring Renewal

Cost:	$119,560	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Floor Finishes
		Action:	Resilient Athletic Flooring Renewal

Description:

Auto generated renewal for Resilient Athletic Flooring. System Description: Resilient athletic flooring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

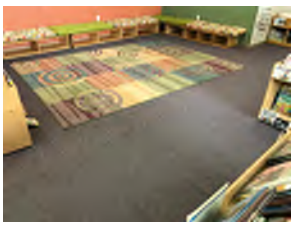
Carpeting - Broadloom - 1996

CRV: $96,086

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	4 years
Quantity:	11,500 SF	**Unit Cost:**	$8.36
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Carpeting - Broadloom - 1996 Renewal

Cost:	$120,107	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Floor Finishes
		Action:	Carpeting - Broadloom - 1996 Renewal

Description:

Auto generated renewal for Carpeting - Broadloom - 1996. System Description: Floor finishes include carpeting and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

VCT Floor Tile - 1972

CRV: $17,242

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	4 years
Quantity:	3,000 SF	**Unit Cost:**	$5.75
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

VCT Floor Tile - 1972 Renewal

Cost:	$21,553	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Floor Finishes
		Action:	VCT Floor Tile - 1972 Renewal

Description:

Auto generated renewal for VCT Floor Tile - 1972. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3030 - Ceiling Finishes

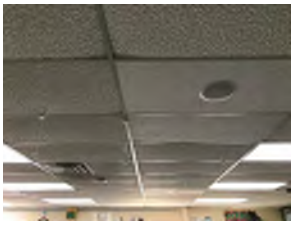
ACT System - 1989

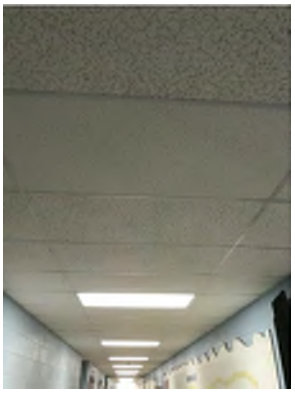
CRV: $235,727

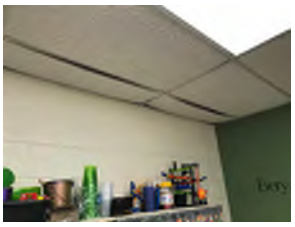
Current Age:	30 years	**Year Installed:**	1989
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	4 years
Quantity:	25,500 SF	**Unit Cost:**	$9.24
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

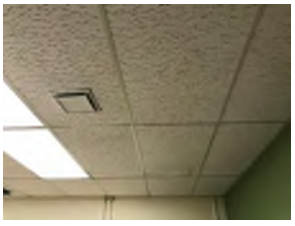
System Description:

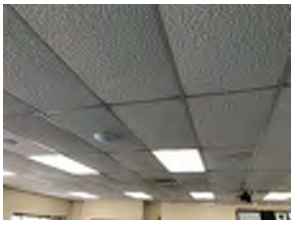
Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.











Building Condition Details

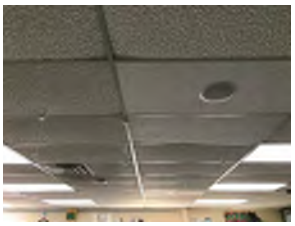
Requirements:

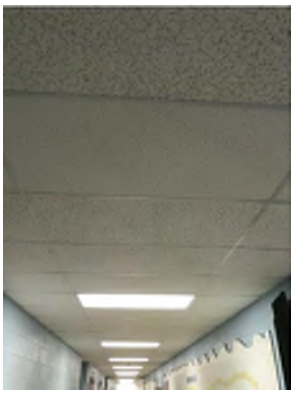
ACT System - 1989 Renewal

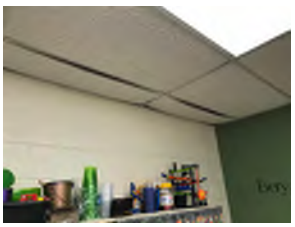
Cost:	$294,659	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Ceiling Finishes
		Action:	ACT System - 1989 Renewal

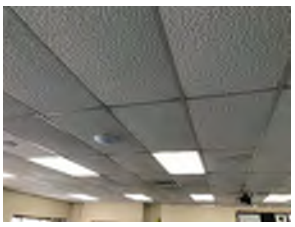
Description:

Auto generated renewal for ACT System - 1989. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.







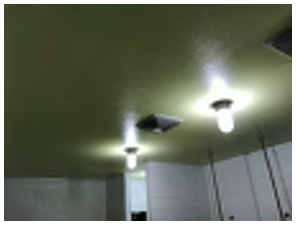


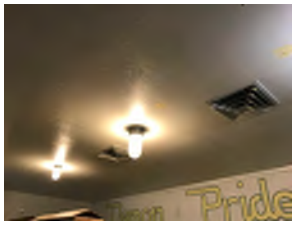
Building Condition Details

C3030 - Ceiling Finishes

GWB Taped and Finished - 1972

CRV: $17,111





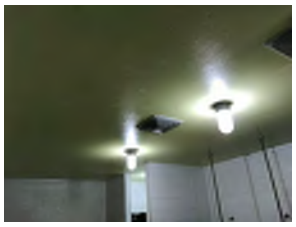
Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	4 years
Quantity:	2,500 SF	**Unit Cost:**	$6.84
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

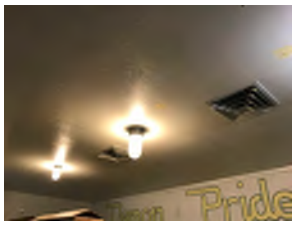
System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

GWB Taped and Finished - 1972 Renewal





Cost:	$21,389	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Ceiling Finishes
		Action:	GWB Taped and Finished - 1972 Renewal

Description:

Auto generated renewal for GWB Taped and Finished - 1972. System Description: Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

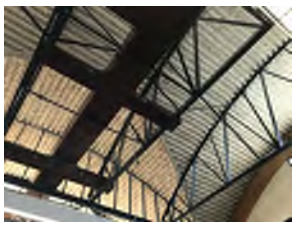
Building Condition Details

C3030 - Ceiling Finishes

Open Metal Ceiling - Painted - 1996

CRV: $95,992

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	6,500 SF	**Unit Cost:**	$14.77
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen



System Description:

Ceiling finishes include finished painted metal, columns and beams.

No Requirements

Building Condition Details

C3030 - Ceiling Finishes

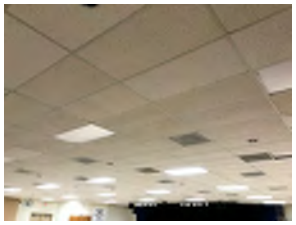
ACT System - 1996

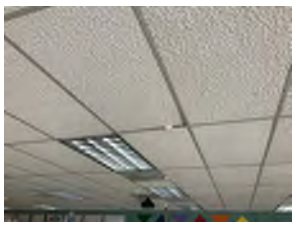
CRV: $171,018

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	18,500 SF	**Unit Cost:**	$9.24
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



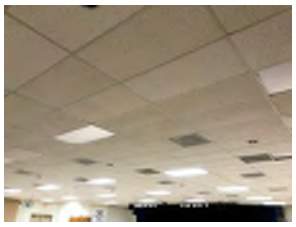


Building Condition Details

Requirements:

ACT System - 1996 Renewal

Cost:	$213,772	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Ceiling Finishes
		Action:	ACT System - 1996 Renewal



Description:

Auto generated renewal for ACT System - 1996. System Description: Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3030 - Ceiling Finishes

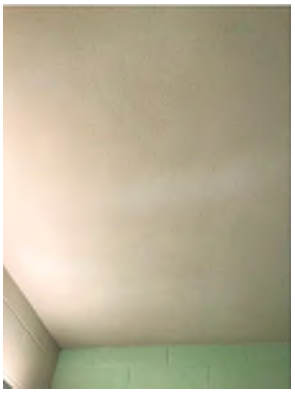
GWB Taped and Finished - 1996

CRV: $3,422

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	500 SF	**Unit Cost:**	$6.84
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats.



No Requirements

C3030 - Ceiling Finishes

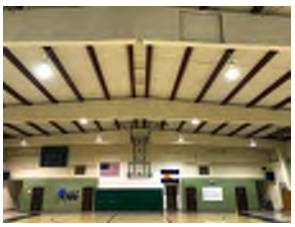
Open Metal Ceiling - Painted - 1972

CRV: $125,528

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	8,500 SF	**Unit Cost:**	$14.77
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes include finished painted metal, columns and beams. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.



Building Condition Details

Requirements:

Open Metal Ceiling - Painted - 1972 Renewal

Cost:	$156,910	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Ceiling Finishes
		Action:	Open Metal Ceiling - Painted - 1972 Renewal

Description:

Auto generated renewal for Open Metal Ceiling - Painted - 1972. System Description: Ceiling finishes include finished painted metal, columns and beams. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D1013 - Lifts

Wheelchair Lift

CRV: $19,664

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1 Each	**Unit Cost:**	$19,664.42
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a wheelchair lift. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Wheelchair Lift Renewal

Cost:	$20,648	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Lifts
		Action:	Wheelchair Lift Renewal

Description:

Auto generated renewal for Wheelchair Lift. System Description: The building includes a wheelchair lift. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Custodial/Utility Sinks - 1972

CRV: $19,008

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	4 years
Quantity:	36,500 SF	**Unit Cost:**	$0.52
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Custodial/Utility Sinks - 1972 Renewal

Cost:	$23,760	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Plumbing Fixtures
		Action:	Custodial/Utility Sinks - 1972 Renewal

Description:

Auto generated renewal for Custodial/Utility Sinks - 1972. System Description: The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Restroom Fixtures - Group Locker Room Showers

CRV: $50,697

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	1 years
Quantity:	2 Each	**Unit Cost:**	$25,348.45
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include shower heads and controls in a single shower room. These shower room fixtures are inoperable and beyond its useful life. The system need replaced and/or repaired.

Building Condition Details

Requirements:

Restroom Fixtures - Group Locker Room Showers - 6 Heads Renewal

Cost:	$89,987	**Priority:**	1 - Due within 1 Year of Insepction
Action Date:	3/25/19	**Prime Sys:**	Plumbing Fixtures
		Action:	Restroom Fixtures - Group Locker Room Showers - 6 Heads Renewal

Description:

Replace and repair shower fixtures.

Building Condition Details

D2010 - Plumbing Fixtures

Restroom Fixtures - Prefab Individual Shower

CRV: $2,092

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	4 years
Quantity:	1 Each	**Unit Cost:**	$2,092.03
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include one individual shower stall. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Restroom Fixtures - Prefab Individual Shower Renewal

Cost:	$2,615	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Plumbing Fixtures
		Action:	Restroom Fixtures - Prefab Individual Shower Renewal

Description:

Auto generated renewal for Restroom Fixtures - Prefab Individual Shower. System Description: The restroom fixtures include one individual shower stall. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2010 - Plumbing Fixtures

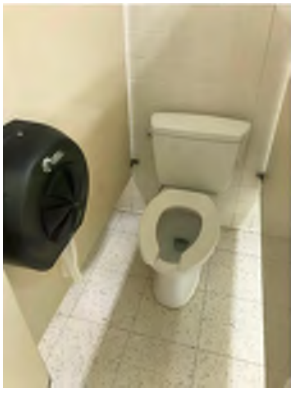
Restroom Fixtures

CRV: $186,617

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	62,000 SF	**Unit Cost:**	$3.01
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories.



Building Condition Details

No Requirements

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount - 1972

CRV: $5,667

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	4 years
Quantity:	16,500 SF	**Unit Cost:**	$0.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water coolers or water faucets. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Coolers - Wall-Mount - 1972 Renewal

Cost:	$7,084	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Plumbing Fixtures
		Action:	Water Coolers - Wall-Mount - 1972 Renewal

Description:

Auto generated renewal for Water Coolers - Wall-Mount - 1972. System Description: Plumbing fixtures include wall-mounted water coolers or water faucets. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2010 - Plumbing Fixtures

Kitchenette - Cabinet, Counter and Sink - 1972

CRV: $30,463

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	4 years
Quantity:	36,500 SF	**Unit Cost:**	$0.83
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include kitchenette cabinet, counter and sink units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Kitchenette - Cabinet, Counter and Sink - 1972 Renewal

Cost:	$38,079	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Plumbing Fixtures
		Action:	Kitchenette - Cabinet, Counter and Sink - 1972 Renewal

Description:

Auto generated renewal for Kitchenette - Cabinet, Counter and Sink - 1972. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2010 - Plumbing Fixtures

Custodial/Utility Sinks - 1996

CRV: $13,280

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	25,500 SF	**Unit Cost:**	$0.52
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet.

No Requirements

D2010 - Plumbing Fixtures

Kitchenette - Cabinet, Counter and Sink - 1996

CRV: $21,282

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	25,500 SF	**Unit Cost:**	$0.83
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include kitchenette cabinet, counter and sink units.

No Requirements

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount - 1996

CRV: $8,758

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	25,500 SF	**Unit Cost:**	$0.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Coolers - Wall-Mount - 1996 Renewal

Cost:	$10,947	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Plumbing Fixtures
		Action:	Water Coolers - Wall-Mount - 1996 Renewal

Description:

Auto generated renewal for Water Coolers - Wall-Mount - 1996. System Description: Plumbing fixtures include wall-mounted water coolers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount - 2014

CRV: $6,869

Current Age:	5 years	**Year Installed:**	2014
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	15 years
Quantity:	20,000 SF	**Unit Cost:**	$0.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water coolers.

No Requirements

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: $161,665

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	36,500 SF	**Unit Cost:**	$4.43
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Dist Complete Renewal

Cost:	$181,065	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Dist Complete Renewal

Description:

Auto generated renewal for Water Dist Complete. System Description: The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Water Heater - Gas - 2005

CRV: $91,161

Current Age:	14 years	**Year Installed:**	2005
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	36,500 SF	**Unit Cost:**	$2.50
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The domestic hot water is provided by a gas-fired, commercial-grade water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Heater - Gas - 2005 Renewal

Cost:	$113,951	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Heater - Gas - 2005 Renewal

Description:

Auto generated renewal for Water Heater - Gas - 2005. System Description: The domestic hot water is provided by a gas-fired, commercial-grade water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D2020 - Domestic Water Distribution

Water Dist Complete - 1996

CRV: $112,944

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	25,500 SF	**Unit Cost:**	$4.43
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

No Requirements

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Gas - 1996

CRV: $63,688

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	4 years
Quantity:	25,500 SF	**Unit Cost:**	$2.50
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The domestic hot water is provided by a gas-fired, commercial-grade water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Heater - Gas - 1996 Renewal

Cost:	$79,610	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Heater - Gas - 1996 Renewal

Description:

Auto generated renewal for Water Heater - Gas - 1996. System Description: The domestic hot water is provided by a gas-fired, commercial-grade water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge - 1972 CRV: $117,134

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	3 years
Quantity:	36,500 SF	**Unit Cost:**	$3.21
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Sanitary Waste - Gravity Discharge - 1972 Renewal

Cost:	$146,418	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Sanitary Waste
		Action:	Sanitary Waste - Gravity Discharge - 1972 Renewal

No Picture Available

Description:

Auto generated renewal for Sanitary Waste - Gravity Discharge - 1972. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge - 1996

CRV: $81,833

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	27 years
Quantity:	25,500 SF	**Unit Cost:**	$3.21
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg - 1972

CRV: $30,556

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	4 years
Quantity:	2 Each	**Unit Cost:**	$15,277.92
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a natural gas supply line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Natural Gas Service to Bldg - 1972 Renewal

Cost:	$38,195	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Gas Supply System
		Action:	Natural Gas Service to Bldg - 1972 Renewal

Description:

Auto generated renewal for Natural Gas Service to Bldg - 1972. System Description: The building includes a natural gas supply line coming into the building. The supply is for boilers, kitchen and other equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3012 - Gas Supply System

Natural Gas Service to Bldg - 1996

CRV: $15,278

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$15,277.92
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment. The ground supply is located outside of the maintenance building and is then run overhead to the 1996 Addition.

No Requirements

Building Condition Details

D3020 - Heat Generating Systems

Boiler HW - Gas-Fired w/Redundancy

CRV: $435,104

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	23 years
Quantity:	36,500 SF	**Unit Cost:**	$11.92
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Heat is provided by a gas-fired HW (hot water) boiler. Full redundancy is included.

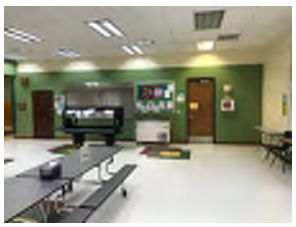
Building Condition Details

No Requirements

D3040 - Distribution Systems

Exhaust System - General Building - 1972

CRV: $44,390



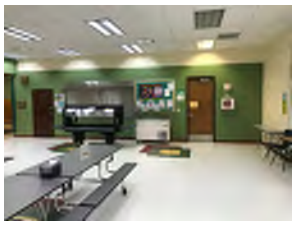
Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	3 years
Quantity:	36,500 SF	**Unit Cost:**	$1.22
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - General Building - 1972 Renewal



Cost:	$55,488	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - General Building - 1972 Renewal

Description:

Auto generated renewal for Exhaust System - General Building - 1972. System Description: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: $26,372

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	3 years
Quantity:	2,000 SF	**Unit Cost:**	$13.19
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Kitchen Renewal

Cost:	$32,964	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - Kitchen Renewal

Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan - 1972

CRV: $21,371

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	3 years
Quantity:	36,500 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exhaust System - Restroom w/Roof Fan - 1972 Renewal

Cost:	$26,713	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - Restroom w/Roof Fan - 1972 Renewal

Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan - 1972. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Perimeter Heat System - Hydronic Fin Tube

CRV: $484,099

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	18 years	**Obs. Yrs. Rem:**	3 years
Quantity:	36,500 SF	**Unit Cost:**	$13.26
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Perimeter Heat System - Hydronic Fin Tube Renewal

Cost:	$542,191	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Distribution Systems
		Action:	Perimeter Heat System - Hydronic Fin Tube Renewal

Description:

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Two Pipe Distribution System

CRV: $537,741

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	5 years
Quantity:	36,500 SF	**Unit Cost:**	$14.73
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Two Pipe Distribution System Renewal

Cost:	$672,177	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Distribution Systems
		Action:	Two Pipe Distribution System Renewal

Description:

Auto generated renewal for Two Pipe Distribution System. System Description: HVAC distribution is provided by a two-pipe distribution system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3040 - Distribution Systems

Exhaust System - General Building - 1996

CRV: $31,012

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	25,500 SF	**Unit Cost:**	$1.22
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - General Building - 1996 Renewal

Cost:	$38,765	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - General Building - 1996 Renewal

Description:

Auto generated renewal for Exhaust System - General Building - 1996. System Description: The HVAC ventilation system includes roof-mounted exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan - 1996

CRV: $14,930

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	25,500 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan - 1996 Renewal

Cost:	$18,663	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - Restroom w/Roof Fan - 1996 Renewal

Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan - 1996. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 1996

CRV: $201,521

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	3 years
Quantity:	12,000 SF	**Unit Cost:**	$16.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 1996 Renewal

Cost:	$251,901	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Terminal and Package Units
		Action:	Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 1996 Renewal

Description:

Auto generated renewal for Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 1996. System Description: The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton - 1996

CRV: $136,215

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	3 years
Quantity:	8,500 SF	**Unit Cost:**	$16.03
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heat and a cooling capacity of greater than 10 tons. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton - 1996 Renewal

Cost:	$170,268	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Terminal and Package Units
		Action:	Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton - 1996 Renewal

Description:

Auto generated renewal for Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton - 1996. System Description: The HVAC system includes a packaged rooftop unit with gas heat and a cooling capacity of greater than 10 tons. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3050 - Terminal and Package Units

Unit Heaters - Electric

CRV: $13,449

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2 Each	**Unit Cost:**	$6,724.64
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Heating is provided by suspended, electric unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Unit Heaters - Electric Renewal

Cost:	$15,063	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Terminal and Package Units
		Action:	Unit Heaters - Electric Renewal

Description:

Auto generated renewal for Unit Heaters - Electric. System Description: Heating is provided by suspended, electric unit heaters. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton - 2017

CRV: $65,895

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	13 years
Quantity:	5,000 SF	**Unit Cost:**	$13.18
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution.

No Requirements

D3050 - Terminal and Package Units

Rooftop Unitary Unit - Gas Heat with Evapoorative Cooler < 10 Ton - 1996

CRV: $197,684

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	3 years
Quantity:	15,000 SF	**Unit Cost:**	$13.18
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heating and evaporative cooling. Includes distribution. These units located over the 1972 Original Structure to provide supplemental heat. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Rooftop Unitary Unit - Gas Heat with Evapoorative Cooler < 10 Ton - 1996 Renewal

Cost:	$247,105	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Terminal and Package Units
		Action:	Rooftop Unitary Unit - Gas Heat with Evapoorative Cooler < 10 Ton - 1996 Renewal

Description:

Auto generated renewal for Rooftop Unitary Unit - Gas Heat with Evapoorative Cooler < 10 Ton - 1996. System Description: The HVAC system includes a packaged rooftop unit with gas heating and evaporative cooling. Includes distribution. These units located over the 1972 Original Structure to provide supplemental heat. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3060 - Controls and Instrumentation

DDC System

CRV: $206,690

Current Age:	3 years	**Year Installed:**	2016
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	17 years
Quantity:	62,000 SF	**Unit Cost:**	$3.33
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC controls include a DDC system for system optimization, pc control and sensors.

No Requirements

Building Condition Details

D40 - Fire Protection

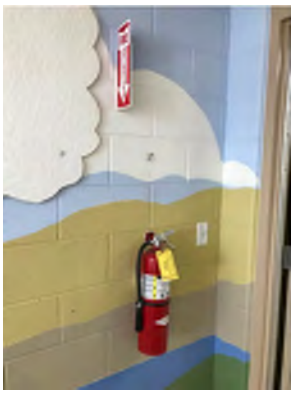
Fire Extinguishers - Dry Chemical

CRV: $3,113

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	62,000 SF	**Unit Cost:**	$0.05
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building.



No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: $10,348

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	4 years
Quantity:	1 Each	**Unit Cost:**	$10,347.70
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Kitchen Hood Suppression Renewal

Cost:	$12,935	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Fire Protection
		Action:	Kitchen Hood Suppression Renewal

Description:

Auto generated renewal for Kitchen Hood Suppression. System Description: System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: $0

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	150 years	**Obs. Yrs. Rem:**	150 years
Quantity:	0 SF	**Unit Cost:**	$0.00
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Building Condition Details

Requirements:

Wet Sprinkler System - Missing

Cost:	$666,367	**Priority:**	4 - Not Time Based
Action Date:		**Prime Sys:**	Fire Protection
		Action:	Add Wet Sprinkler System

No Picture Available

Description:

Building does not include a wet sprinkler system. Install wet sprinkler system with pump when required.

Building Condition Details

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1972

CRV: $92,314

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	4 years
Quantity:	18,000 SF	**Unit Cost:**	$5.13
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1972 Renewal

Cost:	$115,393	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Low Tension Service and Dist.
		Action:	Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1972 Renewal

Description:

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1972. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5012 - Low Tension Service and Dist.

Main Electrical Service - 600A 208Y/120V

CRV: $393,952

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	3 Each	**Unit Cost:**	$131,317.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The original structure includes three electrical main services, which include incoming feeders, main panels, and metering. One of these panels is for the solar panel array.

Building Condition Details

No Requirements

Building Condition Details

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 600A 208Y/120V - 1996

CRV: $225,657

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	44,000 SF	**Unit Cost:**	$5.13
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

No Requirements

Building Condition Details

D5012 - Low Tension Service and Dist.

Main Electrical Service - 1000A 208Y/120V

CRV: $131,317

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$131,317.34
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes an electrical service, which includes incoming feeders, main panel, and metering.

No Requirements

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: $3,341

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	4 years
Quantity:	6 Each	**Unit Cost:**	$556.90
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Lighting - Exterior - HID Wall Packs Renewal

Cost:	$4,177	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Lighting and Branch Wiring
		Action:	Lighting - Exterior - HID Wall Packs Renewal

Description:

Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5020 - Lighting and Branch Wiring

Lighting - Exterior - LED Wall Packs

CRV: $11,816

Current Age:	4 years	**Year Installed:**	2015
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	26 years
Quantity:	8 Each	**Unit Cost:**	$1,477.06
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior lighting consists of LED (Light-Emitting Diodes) wall pack units.

No Requirements

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1972

CRV: $30,625

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	3 years
Quantity:	12,000 SF	**Unit Cost:**	$2.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Branch Wiring - Equipment & Devices - 1972 Renewal

Cost:	$38,281	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Branch Wiring Devices
		Action:	Branch Wiring - Equipment & Devices - 1972 Renewal

Description:

Auto generated renewal for Branch Wiring - Equipment & Devices - 1972. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices - 1996

CRV: $127,603

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	7 years
Quantity:	50,000 SF	**Unit Cost:**	$2.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

No Requirements

Building Condition Details

D5022 - Lighting Equipment

Stage Lighting

CRV: $60,793

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	0 Each	**Unit Cost:**	$303,965.16
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Stage lighting includes master control panel, spots, borders and stage lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Stage Lighting Renewal

Cost:	$75,991	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Lighting Equipment
		Action:	Stage Lighting Renewal

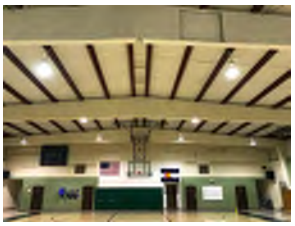
Description:

Auto generated renewal for Stage Lighting. System Description: Stage lighting includes master control panel, spots, borders and stage lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5022 - Lighting Equipment

Indoor Sports Arena Lighting - High Bay HID

CRV: $81,494



Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	20 Each	**Unit Cost:**	$4,074.71
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

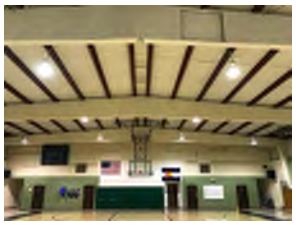
System Description:

The gym area includes a High Bay lighting system. System includes high bay HID (High-Intensity Discharge) fixtures, controls and feeders. This system is fed electricity from a solar panel system with conventional back-up. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Indoor Sports Arena Lighting - High Bay HID Renewal



Cost:	$101,868	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Lighting Equipment
		Action:	Indoor Sports Arena Lighting - High Bay HID Renewal

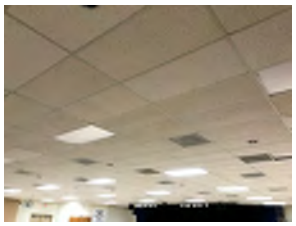
Description:

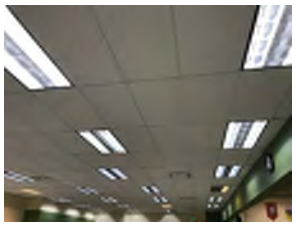
Auto generated renewal for Indoor Sports Arena Lighting - High Bay HID. System Description: The gym area includes a High Bay lighting system. System includes high bay HID (High-Intensity Discharge) fixtures, controls and feeders. This system is fed electricity from a solar panel system with conventional back-up. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5022 - Lighting Equipment

Lighting Fixtures - LED

CRV: $331,774





Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	28 years
Quantity:	62,000 SF	**Unit Cost:**	$5.35
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.

Building Condition Details

No Requirements

D5031 - Public Address and Music Systems

Public Address System

CRV: $122,496

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	62,000 SF	**Unit Cost:**	$1.98
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Public Address System Renewal

Cost:	$153,120	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Public Address and Music Systems
		Action:	Public Address System Renewal

Description:

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5031 - Public Address and Music Systems

Scoreboard Single-Sided

CRV: $5,085

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	3 years
Quantity:	1 Each	**Unit Cost:**	$5,085.01
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building has a scoreboard system. This system includes a wall-hung scoreboard, scoring system and clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Scoreboard Single-Sided Renewal

Cost:	$6,356	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Public Address and Music Systems
		Action:	Scoreboard Single-Sided Renewal

Description:

Auto generated renewal for Scoreboard Single-Sided. System Description: The building has a scoreboard system. This system includes a wall-hung scoreboard, scoring system and clocking system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5033 - Telephone Systems

Telephone System

CRV: $248,273

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	62,000 SF	**Unit Cost:**	$4.00
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a telephone system with VOIP and intercom through the phone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Telephone System Renewal

Cost:	$263,169	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Telephone Systems
		Action:	Telephone System Renewal

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system with VOIP and intercom through the phone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: $292,381

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	62,000 SF	**Unit Cost:**	$4.72
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fire Alarm System Renewal

Cost:	$365,476	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fire Alarm Systems
		Action:	Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5038 - Security and Detection Systems

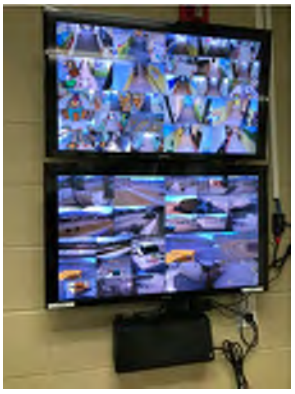
Security System - CCTV

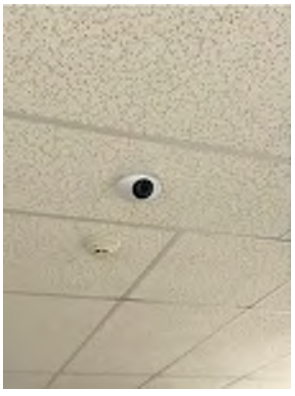
CRV: $48,215

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	8 years
Quantity:	62,000 SF	**Unit Cost:**	$0.78
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit, and cabling.





Building Condition Details

No Requirements

Building Condition Details

D5039 - Local Area Networks

LAN System

CRV: $291,192

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	13 years
Quantity:	62,000 SF	**Unit Cost:**	$4.70
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Building includes a local area network system.

Building Condition Details

No Requirements

D5090 - Other Electrical Systems

Solar Photo-voltaic Array

CRV: $5,454

Current Age:	4 years	**Year Installed:**	2015
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	16 years
Quantity:	2 Each	**Unit Cost:**	$2,727.25
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Roof mounted solar photo-voltaic array. Includes solar panels, supports, disconnecting means, inverter, transfer switch, panelboard and associated feeder and raceway.

No Requirements

D5092 - Emergency Light and Power Systems

Emergency Battery Pack Lights

CRV: $47,379

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	62,000 SF	**Unit Cost:**	$0.76
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The emergency lighting system includes self-contained battery packs and lights. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Emergency Battery Pack Lights Renewal

Cost:	$59,224	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Emergency Battery Pack Lights Renewal

Description:

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D5092 - Emergency Light and Power Systems

Exit Signs - 1972

CRV: $21,483

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	36,500 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exit Signs - 1972 Renewal

Cost:	$26,854	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Exit Signs - 1972 Renewal

Description:

Auto generated renewal for Exit Signs - 1972. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5092 - Emergency Light and Power Systems

Exit Signs - 1996

CRV: $15,009

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	25,500 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Exit Signs - 1996 Renewal

Cost:	$18,761	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Exit Signs - 1996 Renewal

Description:

Auto generated renewal for Exit Signs - 1996. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Fixed Casework - 1972

CRV: $21,676

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	50 LF	**Unit Cost:**	$433.53
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fixed Casework - 1972 Renewal

Cost:	$27,095	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Equipment and Furnishings
		Action:	Fixed Casework - 1972 Renewal

Description:

Auto generated renewal for Fixed Casework - 1972. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

E - Equipment and Furnishings

Food Service Counter

CRV: $23,231

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	4 years
Quantity:	10 LF	**Unit Cost:**	$2,323.11
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Food Service Counter Renewal

Cost:	$29,039	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Equipment and Furnishings
		Action:	Food Service Counter Renewal

Description:

Auto generated renewal for Food Service Counter. System Description: Furnishings include food service tables, straight counters and curved counters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Theater Curtains

CRV: $85,098

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	800 SF	**Unit Cost:**	$106.37
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Equipment and furnishings include theater curtains. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Theater Curtains Renewal

Cost:	$106,372	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Equipment and Furnishings
		Action:	Theater Curtains Renewal

Description:

Auto generated renewal for Theater Curtains. System Description: Equipment and furnishings include theater curtains. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Kitchen Equipment

CRV: $87,993

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1 Each	**Unit Cost:**	$87,992.67
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Kitchen Equipment Renewal

Cost:	$109,991	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Equipment and Furnishings
		Action:	Kitchen Equipment Renewal

Description:

Auto generated renewal for Kitchen Equipment. System Description: Equipment and furnishings includes kitchen equipment. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Fixed Casework - 1996

CRV: $176,879

Current Age:	23 years	**Year Installed:**	1996
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	5 years
Quantity:	408 LF	**Unit Cost:**	$433.53
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fixed Casework - 1996 Renewal

Cost:	$221,098	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Equipment and Furnishings
		Action:	Fixed Casework - 1996 Renewal

Description:

Auto generated renewal for Fixed Casework - 1996. System Description: The building includes laminate casework, including wall and under-counter cabinets and counter-tops. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

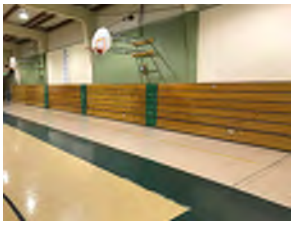
Building Condition Details

E2010 - Fixed Furnishings

Bleachers - Gymnasium

CRV: $199,358

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	1 years
Quantity:	344 Each	**Unit Cost:**	$579.53
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen



System Description:

Telescoping bleachers in the gymnasium. The bleachers on the north side of the gymnasium with green painted steps do not function. This system is not functioning, is beyond useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Bleachers - Gymnasium Renewal

Cost:	$249,198	**Priority:**	1 - Due within 1 Year of Insepction
Action Date:	3/25/20	**Prime Sys:**	Fixed Furnishings
		Action:	Bleachers - Gymnasium Renewal

Description:

Auto generated renewal for Bleachers - Gymnasium. System Description: Telescoping bleachers in the gymnasium. The bleachers on the north side of the gymnasium with green painted steps do not function. This system is not functioning, is beyond useful life and should be budgeted for repair/replacement.

Building Condition Details

E2010 - Fixed Furnishings

Student Lockers - Steel

CRV: $53,662

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	4 years
Quantity:	120 LF	**Unit Cost:**	$447.18
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Fixed furnishings include student lockers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Student Lockers - Steel Renewal

Cost:	$13,415	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/23	**Prime Sys:**	Fixed Furnishings
		Action:	Student Lockers - Steel Renewal

Description:

Auto generated renewal for Student Lockers - Steel. System Description: Fixed furnishings include student lockers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E2010 - Fixed Furnishings

Bleachers - Gymnasium

CRV: $154,155

Current Age:	47 years	**Year Installed:**	1972
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	3 years
Quantity:	266 Each	**Unit Cost:**	$579.53
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Telescoping bleachers in the gymnasium. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Bleachers - Gymnasium Renewal

Cost:	$192,694	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Fixed Furnishings
		Action:	Bleachers - Gymnasium Renewal

Description:

Auto generated renewal for Bleachers - Gymnasium. System Description: Telescoping bleachers in the gymnasium. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Summary

Name:	Ridgway ES Preschool	**Year Constructed:**	2001	**Year Renovated:**	
Replacement Value:	$490,650	**Condition Budget:**	$158,693	**Total FCI:**	0.32
Size (SF):	2,700				

Building Description

The Ridgway Pre-School is a single story structure located on the south end of the elementary school campus in Ridgway, Colorado. The pre-school also uses the elementary school for activities in the cafeteria, the gymnasium, the library and the art room. This facility is 2,700 square feet in size with a fenced pre-school yard adjoining the elementary school playground. There have been no additions and no renovations.

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Electrical System	$78,142	$38,815	0.50
Interior Construction and Conveyance	$76,216	$28,297	0.37
HVAC System	$62,667	$69,905	1.12
Fire Protection	$136	$116,374	858.53
Equipment and Furnishings	$26,012	$0	0.00

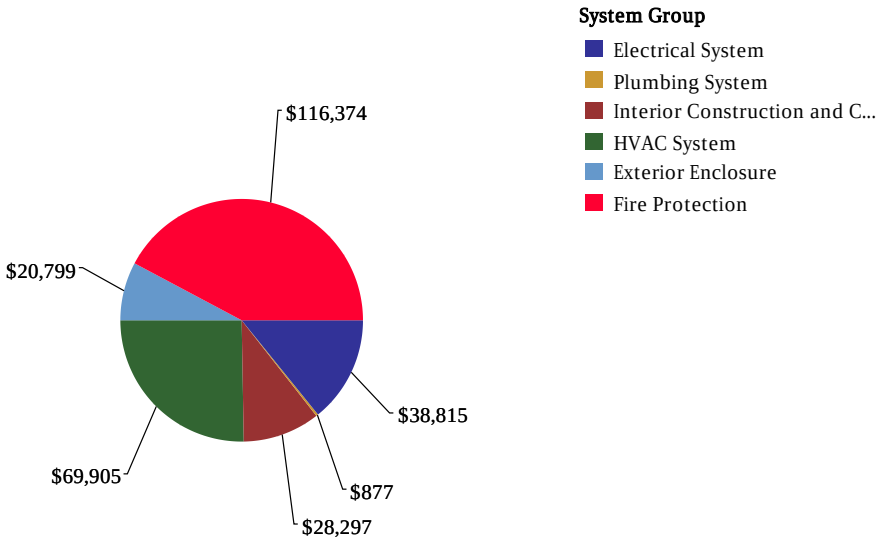
System Group	Replacement Value	Requirement Cost	SCI
Plumbing System	$31,787	$877	0.03
Structure	$118,191	$0	0.00
Exterior Enclosure	$97,501	$20,799	0.21
Overall - Total	**$490,650**	**$275,067**	**0.56**

Building Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Concrete Footings	75	2001	2076	2076	$8,304	$0	0.00
A	Foundation Wall and Footings	75	2001	2076	2076	$43,643	$0	0.00
A	Structural Slab on Grade	75	2001	2076	2076	$34,544	$0	0.00
B10	Single-Story - Wood	75	2001	2076	2076	$31,700	$0	0.00
B2010	Insulated Wood Wall Panels - Metal Stud Backup	75	2001	2076	2076	$54,125	$0	0.00
B2020	Aluminum Windows	30	2001	2031	2031	$16,223	$0	0.00
B2030	Door Assembly - 3 x 7 HM	30	2001	2031	2031	$9,114	$0	0.00
B30	Asphalt Shingled Roofing	20	2001	2021	2021	$16,640	$20,799	1.25
B30	Gutters and Downspouts - Aluminum	25	2001	2026	2026	$1,400	$0	0.00
C1010	GWB Walls	50	2001	2051	2051	$10,474	$0	0.00
C1020	Swinging Doors - 3 x 7 Wood	50	2001	2051	2051	$16,681	$0	0.00
C1030	Restroom Accessories	25	2001	2026	2026	$3,532	$0	0.00
C1030	Toilet Partitions	40	2001	2041	2041	$4,413	$0	0.00
C1035	Fittings - Signage	10	2001	2024	2019	$2,064	$2,580	1.25
C3010	Painted Finish	10	2001	2024	2019	$5,055	$6,319	1.25
C3020	VCT	10	2001	2024	2019	$15,518	$19,398	1.25
C3030	GWB Taped and Finished	30	2001	2031	2031	$18,480	$0	0.00
D2010	Kitchenette - Cabinet, Counter and Sink	30	2001	2031	2031	$2,253	$0	0.00
D2010	Restroom Fixtures	30	2001	2031	2031	$8,127	$0	0.00
D2020	Water Dist Complete	30	2001	2031	2031	$11,959	$0	0.00
D2020	Water Heater - Electric - Point of Use	10	2001	2022	2019	$783	$877	1.12
D2030	Sanitary Waste - Gravity Discharge	50	2001	2051	2051	$8,665	$0	0.00
D3012	Natural Gas Service to Bldg	40	2001	2041	2041	$3,459	$0	0.00
D3040	Exhaust System - General Building	25	2001	2026	2026	$3,284	$0	0.00
D3040	Exhaust System - Restroom w/Roof Fan	20	2001	2021	2021	$1,581	$1,976	1.25
D3050	Rooftop Unitary AC - Cooling w/Gas Heat	15	2001	2024	2019	$45,342	$56,678	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D3060	DDC System	20	2001	2021	2021	$9,001	$11,251	1.25
D40	Fire Extinguishers - Dry Chemical	30	2001	2031	2031	$136	$0	0.00
D40	Wet Sprinkler System - Building Lacks a Sprinkler System	150	2001	2169	2151	$0	$116,374	0.00
D5012	Main Electrical Service - 200A 208Y/120V + Distribution	30	2001	2031	2031	$11,426	$0	0.00
D5020	Lighting - Exterior - HID Wall Packs	20	2001	2021	2021	$2,228	$2,784	1.25
D5021	Branch Wiring - Equipment & Devices	30	2001	2031	2031	$6,891	$0	0.00
D5022	Lighting Fixtures - LED	30	2017	2047	2047	$14,448	$0	0.00
D5031	Public Address System	15	2001	2024	2019	$5,335	$6,668	1.25
D5033	Telephone System	10	2001	2024	2019	$10,812	$11,461	1.06
D5037	Fire Alarm System	10	2001	2024	2019	$12,733	$15,916	1.25
D5039	LAN System	15	2017	2032	2032	$12,681	$0	0.00
D5092	Exit Signs	10	2001	2024	2019	$1,589	$1,986	1.25
E	Fixed Casework	25	2001	2026	2026	$26,012	$0	0.00
Overall - Total						**$490,650**	**$275,067**	**0.56**

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings

CRV: $8,304

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	57 years
Quantity:	2,700 SF	**Unit Cost:**	$3.08
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

A - Substructure

Foundation Wall and Footings

CRV: $43,643

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	57 years
Quantity:	221 LF	**Unit Cost:**	$197.62
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade

CRV: $34,544

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	57 years
Quantity:	2,700 SF	**Unit Cost:**	$12.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building substructure includes a structural slab on grade.

No Requirements

Building Condition Details

B10 - Superstructure

Single-Story - Wood

CRV: $31,700

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	57 years
Quantity:	2,700 SF	**Unit Cost:**	$11.74
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Wood framed, single-story building with wood wall and roof framing.

No Requirements

B2010 - Exterior Walls

Insulated Wood Wall Panels - Metal Stud Backup

CRV: $54,125

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	57 years
Quantity:	2,600 SF	**Unit Cost:**	$20.82
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is insulated wood wall panels with stud wall backup.

No Requirements

B2020 - Exterior Windows

Aluminum Windows

CRV: $16,223

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	144 SF	**Unit Cost:**	$112.66
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass.

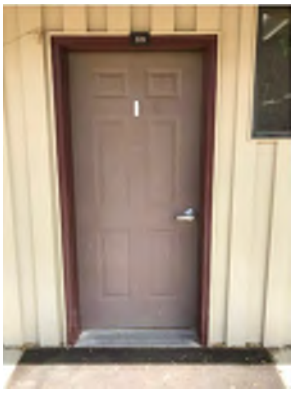
No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM

CRV: $9,114



Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2 Each	**Unit Cost:**	$4,556.87
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.

No Requirements

B30 - Roofing

Asphalt Shingled Roofing

CRV: $16,640

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	2 years
Quantity:	2,700 SF	**Unit Cost:**	$6.16
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Asphalt Shingled Roofing Renewal

Cost:	$20,799	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Roofing
		Action:	Asphalt Shingled Roofing Renewal

Description:

Auto generated renewal for Asphalt Shingled Roofing. System Description: The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

B30 - Roofing

Gutters and Downspouts - Aluminum

CRV: $1,400

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	7 years
Quantity:	130 LF	**Unit Cost:**	$10.77
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property.

No Requirements

Building Condition Details

C1010 - Partitions

GWB Walls

CRV: $10,474

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	32 years
Quantity:	1,600 SF	**Unit Cost:**	$6.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wood

CRV: $16,681

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	32 years
Quantity:	5 Each	**Unit Cost:**	$3,336.15
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 wood door and frame with hinges, lockset and closer. Includes finished door and frame.

No Requirements

C1030 - Fittings

Restroom Accessories

CRV: $3,532

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2,700 SF	**Unit Cost:**	$1.31
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.

No Requirements

Building Condition Details

C1030 - Fittings

Toilet Partitions

CRV: $4,413

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	22 years
Quantity:	2,700 SF	**Unit Cost:**	$1.63
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Restrooms are equipped with wall-hung partitions.

No Requirements

C1035 - Identifying Devices

Fittings - Signage

CRV: $2,064

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$0.76
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fittings - Signage Renewal

Cost:	$2,580	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Identifying Devices
		Action:	Fittings - Signage Renewal

Description:

Auto generated renewal for Fittings - Signage. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3010 - Wall Finishes

Painted Finish

CRV: $5,055

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	4,000 SF	**Unit Cost:**	$1.26
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Painted Finish Renewal

Cost:	$6,319	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Wall Finishes
		Action:	Painted Finish Renewal

Description:

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

VCT

CRV: $15,518

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$5.75
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

VCT Renewal

Cost:	$19,398	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Floor Finishes
		Action:	VCT Renewal

Description:

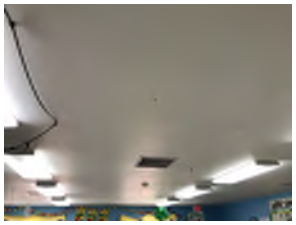
Auto generated renewal for VCT. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

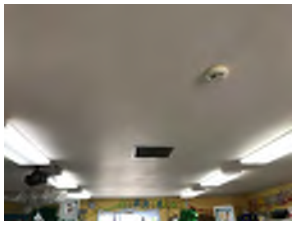
Building Condition Details

C3030 - Ceiling Finishes

GWB Taped and Finished

CRV: $18,480





Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$6.84
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

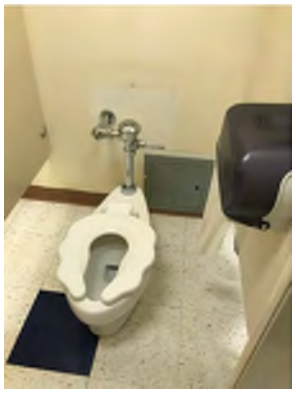
Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats.

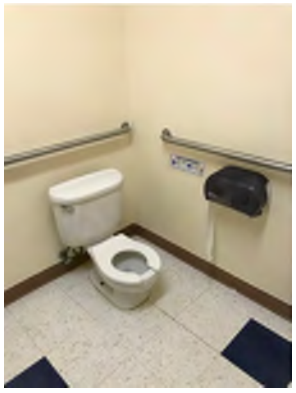
No Requirements

D2010 - Plumbing Fixtures

Restroom Fixtures

CRV: $8,127





Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$3.01
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories.

No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Kitchenette - Cabinet, Counter and Sink

CRV: $2,253

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$0.83
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include kitchenette cabinet, counter and sink units.

No Requirements

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: $11,959

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$4.43
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building domestic water distribution system includes a main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

No Requirements

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Electric - Point of Use

CRV: $783

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	1 Each	**Unit Cost:**	$782.72
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The domestic hot water is provided by a 2.5-gallon point of use electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Heater - Electric - Point of Use Renewal

Cost:	$877	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/22	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Heater - Electric - Point of Use Renewal

Description:

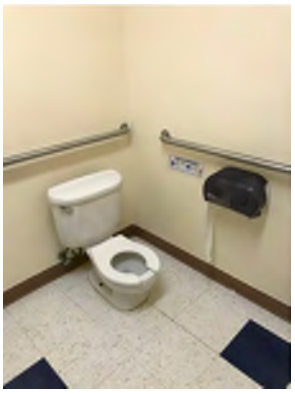
Auto generated renewal for Water Heater - Electric - Point of Use. System Description: The domestic hot water is provided by a 2.5-gallon point of use electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge

CRV: $8,665



Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	32 years
Quantity:	2,700 SF	**Unit Cost:**	$3.21
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg

CRV: $3,459

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	22 years
Quantity:	1 Each	**Unit Cost:**	$3,459.09
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

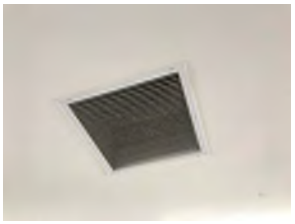
The building includes a natural gas supply with a 2" line coming into the building. The supply is for boilers, kitchen and other equipment.

No Requirements

D3040 - Distribution Systems

Exhaust System - General Building

CRV: $3,284



Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2,700 SF	**Unit Cost:**	$1.22
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC ventilation system includes roof-mounted exhaust fans with ducting.

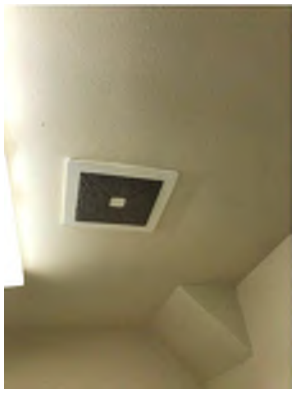
No Requirements

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan

CRV: $1,581



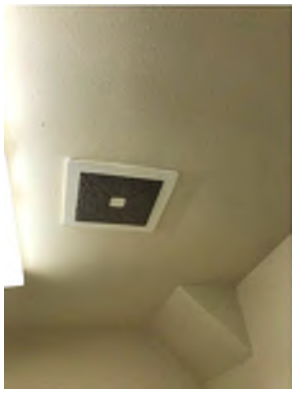
Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	2 years
Quantity:	2,700 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Restroom w/Roof Fan Renewal



Cost:	$1,976	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - Restroom w/Roof Fan Renewal

Description:

Auto generated renewal for Exhaust System - Restroom w/Roof Fan. System Description: HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat

CRV: $45,342

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$16.79
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Rooftop Unitary AC - Cooling w/Gas Heat Renewal

Cost:	$56,678	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Terminal and Package Units
		Action:	Rooftop Unitary AC - Cooling w/Gas Heat Renewal

Description:

Auto generated renewal for Rooftop Unitary AC - Cooling w/Gas Heat. System Description: The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D3060 - Controls and Instrumentation

DDC System

CRV: $9,001

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	2 years
Quantity:	2,700 SF	**Unit Cost:**	$3.33
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

HVAC controls include a DDC system for system optimization, pc control and sensors. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

DDC System Renewal

Cost:	$11,251	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Controls and Instrumentation
		Action:	DDC System Renewal

Description:

Auto generated renewal for DDC System. System Description: HVAC controls include a DDC system for system optimization, pc control and sensors. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

D40 - Fire Protection

Fire Extinguishers - Dry Chemical

CRV: $136

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$0.05
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

No Requirements

Building Condition Details

D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: $0

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	150 years	**Obs. Yrs. Rem:**	150 years
Quantity:	0 SF	**Unit Cost:**	$0.00
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Requirements:

Wet Sprinkler System - Missing

Cost:	$116,374	**Priority:**	4 - Not Time Based
Action Date:		**Prime Sys:**	Fire Protection
		Action:	Add Wet Sprinkler System

No Picture Available

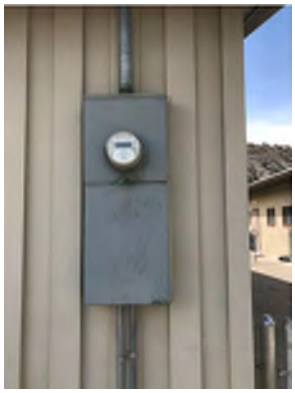
Description:

The building does not include a wet sprinkler system. Install wet sprinkler system with pump when required.

D5012 - Low Tension Service and Dist.

Main Electrical Service - 200A 208Y/120V + Distribution

CRV: $11,426



Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1 Each	**Unit Cost:**	$11,425.99
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.

No Requirements

Building Condition Details

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: $2,228

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	2 years
Quantity:	4 Each	**Unit Cost:**	$556.90
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Lighting - Exterior - HID Wall Packs Renewal

Cost:	$2,784	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	3/25/21	**Prime Sys:**	Lighting and Branch Wiring
		Action:	Lighting - Exterior - HID Wall Packs Renewal

Description:

Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID (High-Intensity Discharge) wall pack units. This system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5021 - Branch Wiring Devices

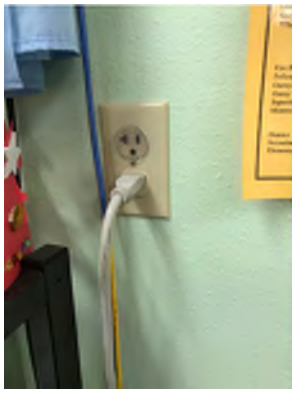
Branch Wiring - Equipment & Devices

CRV: $6,891

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$2.55
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.



No Requirements

D5022 - Lighting Equipment

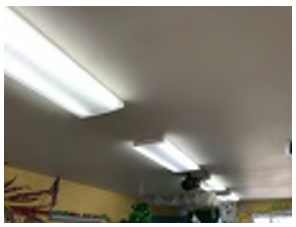
Lighting Fixtures - LED

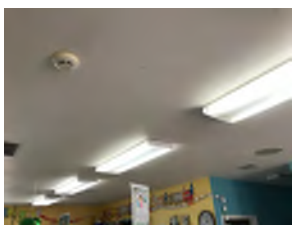
CRV: $14,448

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	28 years
Quantity:	2,700 SF	**Unit Cost:**	$5.35
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.





No Requirements

Building Condition Details

D5031 - Public Address and Music Systems

Public Address System

CRV: $5,335

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$1.98
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Public Address System Renewal

Cost:	$6,668	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Public Address and Music Systems
		Action:	Public Address System Renewal

Description:

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5033 - Telephone Systems

Telephone System

CRV: $10,812

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$4.00
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Telephone System Renewal

Cost:	$11,461	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Telephone Systems
		Action:	Telephone System Renewal

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: $12,733

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$4.72
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Fire Alarm System Renewal

Cost:	$15,916	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Fire Alarm Systems
		Action:	Fire Alarm System Renewal

Description:

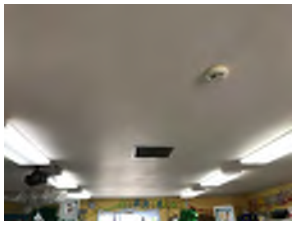
Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5039 - Local Area Networks

LAN System

CRV: $12,681



Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	13 years
Quantity:	2,700 SF	**Unit Cost:**	$4.70
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

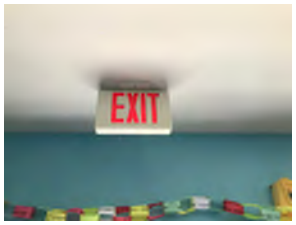
Building includes a local area network system.

No Requirements

D5092 - Emergency Light and Power Systems

Exit Signs

CRV: $1,589



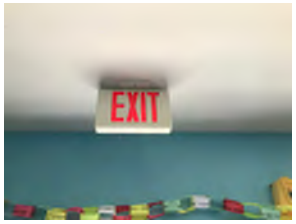
Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,700 SF	**Unit Cost:**	$0.59
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Exit Signs Renewal



Cost:	$1,986	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	3/25/24	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Exit Signs Renewal

Description:

Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

Fixed Casework

CRV: $26,012

Current Age:	18 years	**Year Installed:**	2001
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	7 years
Quantity:	60 LF	**Unit Cost:**	$433.53
Insp. Date:	3/25/19	**Inspector:**	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops.

No Requirements

Adequacy Assessment

Task Description	Score	Comments
001.0-Do athletic fields meet the Colorado High School Activities Association?	0 - N/A	This is an elementary school therefore there are no large athletic programs.
002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies	0 - N/A	
003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on?	5 - Local road, Speed limit 35 mph or less, light traffic	
003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school?	0 - N/A	
004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other?	4 - Located close, but not adjacent to 1 of the undesirables	State Highway #62 is nearby and an underground natural gas line runs directly behind the school.
005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2?	5 - Yes	The bus zone is not to standards but signage is appropriate.
006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3?	2 - Yes, but major conflicts exist	Parents and children must pass between buses to access automobiles.
007.0-Are there staff and visitor parking?	5 - Yes	
007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked?	3 - Some area paved with marked stalls	
007.2-Are there marked ADA parking stalls?	5 - Yes	
008.0-Is there student parking?	0 - N/A	
008.1-What is the surface of the student parking area? Are parking stalls marked?	0 - N/A	
008.2-Are there marked ADA parking stalls?	0 - N/A	
009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5?	5 - Yes	
010.0-Are there hard surface walkways that provide circulation around the school?	5 - Yes	
010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4?	4 - Yes, but minor conflicts exist	
010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately?	5 - Yes	
010.3-Are there curb cuts at accessible paths of travel?	3 - Some areas	Yes, curbs are cut at paths of travel but significant concrete cracking does exist in some areas.
011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6?	4 - Most areas	
012.0-Are parking areas lit?	2 - Few areas	
012.1-Are school entries lit?	3 - Some areas	
012.2-Are school perimeters lit?	3 - Some areas	
013.0-Does water drain positively away from the school?	3 - Some areas	

Adequacy Assessment

Task Description	Score	Comments
013.1-How does the school manage storm water and treatment?	3 - Most of the site incorporate responsible storm water management and treatment design	
014.0-Are the propane tanks protected and where are they located?	0 - N/A	
015.0-Is the natural gas service protected?	1 - No	There are three natural gas points of service. All are located on the west side of the building.
016.0-Is the site served by a private well or a public water system? (INFO ONLY)		This site is serviced by a public water system.
016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section.	5 - No reported concerns	
016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
017.0-Is the site served by a private septic or public waste water system? (INFO ONLY)		This site is serviced by a public waste water system.
018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site?	5 - There is a hydrant less than approximately 200' from the school	
019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas?	5 - Yes	
020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY)		Irrigation system is by timer system.
021.0-Is the site fenced?	2 - Few areas	
021.1-Are gates provided with locking capability?	3 - Some areas	
021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders?	5 - Yes	
021.3-Do gates allow for emergency egress?	1 - No	
022.0-Does the school have a backup generator?	1 - No	
022.1-How is the backup generator powered? (INFO ONLY)		N/A
023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.?	3 - Some areas	This school uses a small solar array to supplement electricity for the gymnasium lighting. Windows do open for ventilation but do not use thermal pane glass in the 1972 section.
024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY)		Yes. Major shut-offs are located outside.
024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	3 - Some areas	
028.0-What are exterior walls insulated with?	3 - Assumed R-19	
029.0-What types of windows are in the facility?	1 - System less than double pane glass	The 1972 original structure has single pane windows but the 1996 addition has double pane. Almost all classrooms are in the 1972 section. Teachers report that classrooms have extreme hot and extreme cold conditions as well as air drafts under windy conditions.

Adequacy Assessment

Task Description	Score	Comments
030.0-Is water draining positively from the roof with no signs of ponding?	5 - Yes	
030.1-When does/did the warranty of the roof covering(s) expire (date)? (INFO ONLY)		All roof warranties are expired.
031.0-Do the foundation or basement walls have any observable cracks?	4 - Few areas	
032.0-Is the school constructed on a slab on grade? (INFO ONLY)		Yes. This school uses a slab on grade system.
032.1-Does the slab on grade show signs of heaving or cracking?	5 - No	
033.0-Are there any observable cracks or other areas of failure?	1 - Yes	There is significant wall cracking in the 1972 original structure. This is most noticeable cracks are in the 1972 section.
034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY)		Yes, there are expansion joints.
035.0-Is the facility leased or owned? (INFO ONLY)		This facility is owned.
036.0-What type of fuel is the school heated with? (INFO ONLY)		This facility is heated with natural gas.
037.0-What type of electrical power is serving the building? (INFO ONLY)		This building is served with 3-phase power.
039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file?	5 - Yes	
040.0-Is the school used jointly with the community? (INFO ONLY)		Yes they offer the school to the community.
040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY)		Normally after school for four hours per day approximately 365 days per year.
040.2-Does the school ensure these user groups have an emergency plan with emergency contacts?	5 - Yes	
040.3-Does the school have staff on duty during these times?	1 - No	No, staff is not always on duty.
041.0-Does the school have an evacuation plan for staff or students who are unable to self-evacuate?	5 - Yes	
042.0-Does the school have emergency exiting lighting on an independent electrical service?	4 - Yes, functional with battery back-up in fixture	
043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9?	4 - Most areas	
043.2-Do corridors terminate at an exit or a stairway leading to an exit?	5 - Corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor	
043.3-Does the path of egress appear accessible for the disabled?	5 - Yes	
044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY)		Steps in the district lounge area measure 8' wide x 5-3/4" risers x 13-1/2" treads.
045.0-Do classroom doors open as to not obstruct the path of egress?	1 - The classroom doors encroach more than 7" into the corridor when fully open and more than 50% of the corridor when half open	

Adequacy Assessment

Task Description	Score	Comments
045.1-Does classroom door hardware support lockdowns, while still allowing egress?	2 - Few classroom doors allow for manual locking from inside the classroom, yet still allow for egress without the use of a key or special knowledge or effort	
045.2-Is door hardware lever (not orbital)?	4 - Most areas	
045.3-Do classroom doors have glass or sidelights? (INFO ONLY)		Most doors have some glass.
046.0-Does the school have a copy of their annual fire inspection report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	5 - Yes	
047.0-Is the school provided with a sprinkler system?	1 - No	
048.0-Was the fire alarm system inspected within the last year?	5 - Yes	
048.1-Is there any noted deficiencies in the last inspection report? If yes please describe	5 - No	
048.2-Is the alarm monitored?	4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities	Fire alarm is monitored by Superior Alarm.
048.3-Describe the type of fire alarm system.	5 - Addressable	
049.0-Is there a basement? (INFO ONLY)		There is no basement in this facility.
050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY)		N/A
051.0-Are there any concerns over the air quality in the facility? Please describe in comment section.	5 - No reported concerns	
052.0-Has the air been tested for carbon dioxide (CO2)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets?	3 - Some areas	
054.0-What type of lighting does the school have? (INFO ONLY)		This school has been converted over to LED lighting.
054.1-Does the school utilize energy efficient light fixtures?	5 - Yes	
055.0-Are there any noticeable odors in the school?	5 - No	
056.0-Does the school have adequate plumbing to meet the program requirements?	4 - Most areas	
056.2-Are plumbing fixtures equipped with low flow water saving devices?	4 - Most areas	
057.0-Is the school roof controlled for restricted access?	5 - Yes	
058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY)		Yes. Bullet proof glass is used in the main entrance.

Adequacy Assessment

Task Description	Score	Comments
059.0-Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.11.10?	5 - Yes	
060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)?	5 - Yes	Security cameras are in use throughout the facility.
060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3?	3 - Some areas	
060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply?	1 - No	There is no burglar alarm.
060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc.	1 - No	
060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc.	5 - Yes	The main entrance has a vestibule with bulletproof glass and secured entrance. The final doors are equipped with a buzz-in system and an automatic opener.
060.6-How many exterior points of entry are there? (INFO ONLY)		There are 40 total possible points of exterior entrance.
060.7-Are exterior doors labeled inside and out for communicating with emergency responders?	1 - No	
060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY)		There are approximately 20 points of entry which enter into either classrooms, the gymnasium or the auditorium.
062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10?	3 - Management is satisfactory in one or more of the following areas: proper containers; well ventilated area; fire resistance area or locker; locked for security	
063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	5 - Yes	
063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation?	5 - Yes	
064.0-Does the school have daylight with views in all learning areas?	5 - Yes	
065.0-Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	4 - Most areas	
065.1-Are corridor walls insulated for sound?	4 - Yes, good sound separation	
065.2-Are interior walls other than corridors insulated for sound?	4 - Yes, good sound separation	
065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound?	0 - N/A	
065.4-Is the ceiling/roof assembly insulated?	3 - Assumed R-30	
066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.1?	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	1 - No	
067.0-Does the school have kindergarten classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3?	3 - Some areas	
067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	3 - Some areas	
068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2.?	4 - Most areas	
068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	4 - Most areas	
069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3?	4 - Most areas	
069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)?	5 - Yes	
069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	4 - Most areas	
070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements?	4 - Most areas	
070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment?	5 - Yes	
071.0-Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	5 - Yes	
071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E.,	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
music, kitchen, etc.)?		
071.2-Do the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	4 - Most areas	
072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3?	0 - N/A	
072.1-Are the CTE spaces acoustically isolated from the quiet academic space?	0 - N/A	
072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	0 - N/A	
073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)?	5 - Yes	
073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment?	5 - Yes	
074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
074.1-Is the music space isolated from the other "noisy" programs (gyms. kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school?	5 - Yes	
074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment?	3 - Some areas	
075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent?	2 - Few areas	
076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3?	5 - Yes	
076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building?	5 - Yes	
076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment?	5 - Yes	

Adequacy Assessment

Task Description	Score	Comments
077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3?	4 - Most areas	The gym space is adequate but half of the accordion bleachers do not function.
077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces?	5 - Yes	
077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.)?	2 - Few areas	
078.0-Does the school have a science Labs as described in the CDE Construction Guidelines 4.3?	0 - N/A	
078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile?	0 - N/A	
079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3?	3 - Some areas	
079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas?	3 - Some areas	There is not a direct line of sight to the main entrance but security cameras do cover the main entrance.
079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment?	5 - Yes	
080.0-Do student restrooms appear to be adequate in number and location?	3 - Some areas	
080.1-Are student restroom fixtures age-appropriate?	5 - Yes	
080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional?	5 - Yes	
081.0-How is the school connected to the internet?	5 - Fiber	
081.1-Does the school have wireless internet access throughout?	5 - Yes	
082.0-Is there a school wide telephone system?	5 - Yes	
083.1-Is there adequate electrical in the kitchen area?	5 - Yes	
083.2-Is the cafeteria sized appropriately?	5 - Yes	
083.3-Is the food prep area sized appropriately?	5 - Yes	Most food is brought in from the high school kitchen. Some basic food preparation is done at the elementary.
083.4-Are food supplies protected against purposeful contamination?	5 - Yes	
083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY)		No. The cafeteria is adjacent to the gymnasium.
084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-reported annualized cost? (INFO ONLY)		Ridgway Elementary School 2018 Utilities: Electric = $41,294.00 Natural Gas = $22,566.06

Adequacy Assessment

Task Description	Score	Comments
		Trash Removal = $6,502.22 Water and Sewer = $8,116.25 Phones = $2,315.81 Shared Utilities with the Ridgway Secondary School: Internet = $12,814.56 (which is 50% of the total) Cell Phones = $4,029.84 (which is 50% of the total) Total Elementary School Utilities for 2018 = $97,638.74
085.0-Additional Comments (INFO ONLY)		

Action	An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).
Action Date	This is the recommended date to address the issues noted in an Action.
Adequacy Index	A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards.
Condition Budget	The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Exp. Use. Life	See the definition for Lifetime.
Gross Area (SF)	Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities.
Insp. Date	Date of inspection of the system or deficiency (requirement).
Lifetime	Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required.
Next Renewal	This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition.
Obs. Yrs. Rem	Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field.
Prime System	The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.
Priority	Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI.
Requirement	A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI.
Requirement Cost	The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Replacement Value	Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs.
System Condition Index (SCI)	The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System.
System Group	A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc.
FCI	Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI.
Uniformat II Category	A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.

Colorado Department of Education

School Report

Auditor - Ridgway R-2

Ridgway MS/HS

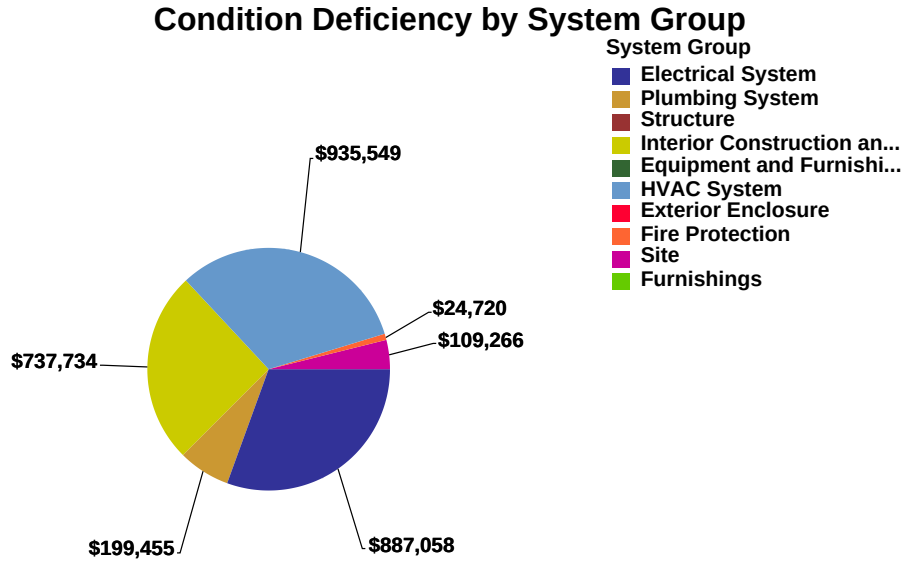
Aug 29, 2019

Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 GREEN STREET
City:	RIDGWAY
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	$18,058,602
Condition Budget:	$2,869,060
Total FCI:	0.16
Adequacy Index:	0.19

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,745,295	$887,058	0.32
Equipment and Furnishings	$628,066	$0	0.00
Exterior Enclosure	$2,375,643	$0	0.00
Fire Protection	$600,387	$24,720	0.04
Furnishings	$544,325	$0	0.00
HVAC System	$1,433,461	$935,549	0.65
Interior Construction and Conveyance	$3,064,271	$737,734	0.24
Plumbing System	$1,196,475	$199,455	0.17
Site	$2,619,639	$109,266	0.04
Structure	$2,851,041	$0	0.00
Overall - Total	**$18,058,602**	**$2,893,782**	**0.16**



Condition Deficiency Priority

Building/Site	GSF (SF)	FCI	1 - Due within 1 Year of Insepction	2 - Due within 2 Years of Inspection	3 - Due within 5 Years of Inspection	4 - Not Time Based

Site Summary

Replacement Value:	$2,619,639	Condition Budget:	$109,265	Total FCI:	0.04

Site Description

The Ridgway Junior High / High School site consists of approximately 23 acres and lies in a residential district just north of Ridgway, Colorado. This site was constructed in 2006 along with the school facility. Site features consist of student and faculty parking lots, paved visitor parking, grassed areas and a soccer field.

Site Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Site	$2,619,639	$109,266	0.04
Overall - Total	**$2,619,639**	**$109,266**	**0.04**

Site Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2012	Parking Lot and Roadway - Gravel	15	2006	2022	2021	$83,638	$10,037	0.12
G2015	Roadway - Traffic Control - Painted Pavement Markings	10	2012	2024	2022	$4,633	$4,633	1.00
G2021	Parking Lot and Roadway Flexible Pavement - Base Course	65	2006	2071	2071	$24,651	$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G2021	Parking Lot and Roadway Flexible Pavement - Intermediate Course	25	2006	2031	2031	$68,696	$0	0.00
G2022	Parking Lot and Roadway Flexible Pavement - Surface Course	15	2006	2024	2021	$75,677	$94,596	1.25
G2023	Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete	25	2006	2031	2031	$24,232	$0	0.00
G2023	Parking Lot and Roadway - Traffic Barriers - Pipe Bollards	25	2006	2031	2031	$3,930	$0	0.00
G2031	Accessible Ramp - Exterior Concrete	25	2006	2031	2031	$77,740	$0	0.00
G2031	Pedestrian Pavement - Base Course - Gravel	75	2006	2081	2081	$43,183	$0	0.00
G2031	Pedestrian Pavement - Concrete	25	2006	2031	2031	$339,542	$0	0.00
G2033	Exterior Stairs - Concrete	30	2006	2036	2036	$20,241	$0	0.00
G2041	Site Development - Fencing - Chain Link	20	2006	2026	2026	$73,192	$0	0.00
G2042	Site Development - Retaining Wall - Concrete	40	2006	2046	2046	$35,919	$0	0.00
G2042	Site Development - Retaining Wall - Concrete Masonry Unit	40	2006	2046	2046	$229,377	$0	0.00
G2044	Monument Sign	40	2006	2046	2046	$3,583	$0	0.00
G2045	Outdoor Bleachers	20	2006	2026	2026	$24,319	$0	0.00
G2045	Site Furnishings - Powder Coated Steel Park Bench	30	2006	2036	2036	$25,096	$0	0.00
G2048	Site Development - Flagpoles - Aluminum	25	2006	2031	2031	$6,936	$0	0.00
G2052	Landscaping - Mulching - River Rock	20	2006	2026	2026	$92,227	$0	0.00
G2054	Landscaping - Grass Sodding	50	2006	2056	2056	$263,385	$0	0.00
G2055	Landscaping - Trees	50	2006	2056	2056	$116,247	$0	0.00
G2056	Landscaping - Ground Bedding - Shrubs	20	2006	2026	2026	$35,567	$0	0.00
G2057	Landscaping - Sprinkler System	25	2006	2031	2031	$168,080	$0	0.00
G2057	Landscaping - Sprinkler System - Drip Irrigation - Planting Beds	25	2006	2031	2031	$1,747	$0	0.00
G3011	Water Supply - Potable Water Distribution Piping	30	2006	2036	2036	$67,230	$0	0.00
G3014	Water Supply - Fire Protection Distribution Piping	30	2006	2036	2036	$64,342	$0	0.00
G3021	Sanitary Sewer - Waste Water Piping	50	2006	2056	2056	$169,469	$0	0.00
G3030	Storm Sewer - Concrete - RCP	40	2006	2046	2046	$142,516	$0	0.00
G3036	Storm Sewer - Culvert - Corrugated Metal	35	2006	2041	2041	$7,316	$0	0.00
G3061	Fuel Distribution - Gas Service Piping - 4" Steel	30	2006	2036	2036	$49,712	$0	0.00
G4013	Site Electrical Distribution - Underground Power Distribution - 15kV Cable	50	2006	2056	2056	$63,350	$0	0.00
G4013	Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer	30	2006	2036	2036	$69,907	$0	0.00
G4021	Site Lighting - Fixtures & Transformers - Bollard	20	2006	2026	2026	$6,613	$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID (1 Fixture)	20	2006	2026	2026	$18,401	$0	0.00
G4021	Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID (2 Fixture)	20	2006	2026	2026	$18,654	$0	0.00
G4022	Site Lighting - Poles - Aluminum	40	2006	2046	2046	$61,528	$0	0.00
G4022	Site Lighting - Poles - Concrete Base	40	2006	2046	2046	$14,487	$0	0.00
G4023	Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring	50	2006	2056	2056	$22,500	$0	0.00
G4024	Site Lighting - Site Lighting Controls - Photocell	20	2006	2026	2026	$1,777	$0	0.00
Overall - Total						**$2,619,639**	**$109,266**	**0.04**

Site Condition Details

G2012 - Paving and Surfacing

Parking Lot and Roadway - Gravel

CRV: $83,638

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	3 years
Quantity:	95,000 SF	**Unit Cost:**	$0.88
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot and Roadway - Gravel Renewal

Cost:	$10,037	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/22	**Prime Sys:**	Paving and Surfacing
		Action:	Parking Lot and Roadway - Gravel Renewal

Description:

Auto generated renewal for Parking Lot and Roadway - Gravel. System Description: Parking lot and roadway includes a gravel area. Spread and compaction also included. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

G2015 - Painted Lines

Roadway - Traffic Control - Painted Pavement Markings

CRV: $4,633

Current Age:	7 years	**Year Installed:**	2012
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1,200 LF	**Unit Cost:**	$3.86
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Roadway includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes centerline striping, directional arrows, crosswalk and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Roadway - Traffic Control - Painted Pavement Markings Renewal

Cost:	$4,633	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Painted Lines
		Action:	Roadway - Traffic Control - Painted Pavement Markings Renewal

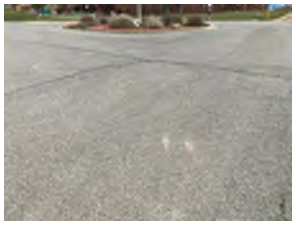
Description:

Auto generated renewal for Roadway - Traffic Control - Painted Pavement Markings. System Description: Roadway includes painted pavement markings used to provide guidance and information to drivers and pedestrians. Includes centerline striping, directional arrows, crosswalk and other roadway graphics. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Base Course

CRV: $24,651



Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	52 years
Quantity:	28,000 SF	**Unit Cost:**	$0.88
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement (bituminous) includes a 12" thick gravel base course for large paved areas.

No Requirements

Site Condition Details

G2021 - Bases and Sub-Bases

Parking Lot and Roadway Flexible Pavement - Intermediate Course

CRV: $68,696

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	28,000 SF	**Unit Cost:**	$2.45
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 3" thick bituminous intermediate binder course for large paved areas.

No Requirements

G2022 - Paving and Surfacing

Parking Lot and Roadway Flexible Pavement - Surface Course

CRV: $75,677

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	28,000 SF	**Unit Cost:**	$2.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

Requirements:

Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Cost:	$94,596	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Paving and Surfacing
		Action:	Parking Lot and Roadway Flexible Pavement - Surface Course Renewal

Description:

Auto generated renewal for Parking Lot and Roadway Flexible Pavement - Surface Course. System Description: Parking lot and roadway flexible pavement includes a 2" thick bituminous wearing surface course for large paved areas. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Site Condition Details

G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Curbs, Rails and Barriers - Cast-In-Place Concrete

CRV: $24,232

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1,920 LF	**Unit Cost:**	$12.62
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway include cast-in-place concrete curbs, rails and barriers at borders, planting islands, etc.

No Requirements

Site Condition Details

G2023 - Curbs, Rails and Barriers

Parking Lot and Roadway - Traffic Barriers - Pipe Bollards

CRV: $3,930

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2 Each	**Unit Cost:**	$1,965.11
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Parking lot and roadway traffic barriers include concrete filled painted steel pipe bollards.

No Requirements

G2031 - Paving and Surfacing

Pedestrian Pavement - Base Course - Gravel

CRV: $43,183

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	33,500 SF	**Unit Cost:**	$1.29
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes a 6" thick gravel base course for sidewalks.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Pedestrian Pavement - Concrete

CRV: $339,542

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	33,500 SF	**Unit Cost:**	$10.14
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Pedestrian pavement includes 5" thick cast-in-place concrete sidewalk with 2" thick sand bedding.

No Requirements

Site Condition Details

G2031 - Paving and Surfacing

Accessible Ramp - Exterior Concrete

CRV: $77,740

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	80 LF	**Unit Cost:**	$971.75
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Concrete in place, handicapped ramp w/cheek walls & rails both sides, 5' wide.

No Requirements

G2033 - Exterior Steps

Exterior Stairs - Concrete

CRV: $20,241

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	6 Each	**Unit Cost:**	$3,373.49
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior steps include cast in place concrete stairs.

Site Condition Details

No Requirements

G2041 - Fences and Gates

Site Development - Fencing - Chain Link

CRV: $73,192

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1,360 LF	**Unit Cost:**	$53.82
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site development includes chain link fencing with posts.

No Requirements

Site Condition Details

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete

CRV: $35,919

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	180 LF	**Unit Cost:**	$199.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site development includes retaining wall consisting of cast-in-place concrete.

No Requirements

Site Condition Details

G2042 - Retaining Walls

Site Development - Retaining Wall - Concrete Masonry Unit

CRV: $229,377

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1,040 LF	**Unit Cost:**	$220.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site development includes retaining wall consisting of decorative concrete masonry units (CMU).

No Requirements

Site Condition Details

G2044 - Signage

Monument Sign

CRV: $3,583

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$3,582.86
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site improvements include a monument sign identifying the building.

No Requirements

G2045 - Site Furnishings

Outdoor Bleachers

CRV: $24,319

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	200 Each	**Unit Cost:**	$121.59
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Bleacher seating that are fixed with aluminum seating surface.

No Requirements

Site Condition Details

G2045 - Site Furnishings

Site Furnishings - Powder Coated Steel Park Bench

CRV: $25,096

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	12 Each	**Unit Cost:**	$2,091.35
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site furnishings include powder coated steel park benches.

No Requirements

G2048 - Flagpoles

Site Development - Flagpoles - Aluminum

CRV: $6,936

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1 Each	**Unit Cost:**	$6,935.90
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site development includes aluminum flagpoles.

No Requirements

Site Condition Details

G2052 - Erosion Control Measures

Landscaping - Mulching - River Rock

CRV: $92,227

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	23,000 SF	**Unit Cost:**	$4.01
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes river rock over weed barrier.

No Requirements

Site Condition Details

G2054 - Seeding and Sodding

Landscaping - Grass Sodding

CRV: $263,385

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	198,000 SF	**Unit Cost:**	$1.33
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes graded, sodded grass areas. Note - irrigation is a separate system.

No Requirements

Site Condition Details

G2055 - Planting

Landscaping - Trees

CRV: $116,247

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	80 Each	**Unit Cost:**	$1,453.09
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes trees with prepared beds.

No Requirements

Site Condition Details

G2056 - Planters

Landscaping - Ground Bedding - Shrubs

CRV: $35,567

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	400 SF	**Unit Cost:**	$88.92
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes ground bedding planted with various shrubs. Note drip irrigation is captured in a separate system.

No Requirements

G2057 - Irrigation Systems

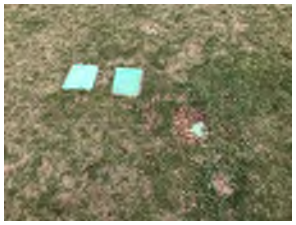
Landscaping - Sprinkler System

CRV: $168,080

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	198,000 SF	**Unit Cost:**	$0.85
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes an irrigation system typical for grass areas; estimated 2 inch supply line.



Site Condition Details

No Requirements

G2057 - Irrigation Systems

Landscaping - Sprinkler System - Drip Irrigation - Planting Beds

CRV: $1,747

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	400 SF	**Unit Cost:**	$4.37
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Landscaping includes a drip irrigation system typical for planting beds.

No Requirements

G3011 - Potable Water Distribution and Storage

Water Supply - Potable Water Distribution Piping

CRV: $67,230

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	600 LF	**Unit Cost:**	$112.05
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Water supply includes underground potable water distribution piping with excavation and backfill.

No Requirements

G3014 - Fire Protection Distribution and Storage

Water Supply - Fire Protection Distribution Piping

CRV: $64,342

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	400 LF	**Unit Cost:**	$160.86
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Water supply includes underground fire protection water distribution piping with excavation, backfill, and fire hydrants.

No Requirements

Site Condition Details

G3021 - Piping

Sanitary Sewer - Waste Water Piping

CRV: $169,469

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1,100 LF	**Unit Cost:**	$154.06
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Sanitary sewer includes underground waste water drainage piping.

No Requirements

G3030 - Storm Sewer

Storm Sewer - Concrete - RCP

CRV: $142,516

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1,500 LF	**Unit Cost:**	$95.01
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The site storm water system includes RCP (reinforced concrete pipe) used to convey storm water.

No Requirements

Site Condition Details

G3036 - Ditches and Culverts

Storm Sewer - Culvert - Corrugated Metal

CRV: $7,316

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	22 years
Quantity:	150 LF	**Unit Cost:**	$48.78
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The site storm water system includes corrugated metal culverts and plastic pipe used to divert the flow of storm water.

No Requirements

G3061 - Fuel Piping

Fuel Distribution - Gas Service Piping - 4" Steel

CRV: $49,712

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1,000 LF	**Unit Cost:**	$49.71
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Fuel distribution includes direct buried gas service piping.

No Requirements

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - Pad Mounted Transformer

CRV: $69,907

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$69,906.84
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site electrical distribution includes a pad mounted transformer.

Site Condition Details

No Requirements

G4013 - Underground Power Distribution

Site Electrical Distribution - Underground Power Distribution - 15kV Cable

CRV: $63,350

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	900 LF	**Unit Cost:**	$70.39
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Site electrical distribution includes a 15kV underground power cable.

No Requirements

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Bollard

CRV: $6,613

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	4 Each	**Unit Cost:**	$1,653.29
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes light bollards. Note: concrete base and circuitry is captured in a separate system.

No Requirements

Site Condition Details

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID (1 Fixture)

CRV: $18,401

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	11 Each	**Unit Cost:**	$1,672.79
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system.

No Requirements

G4021 - Fixtures and Transformers

Site Lighting - Fixtures & Transformers - Parking Lot/Roadway - 400W HID (2 Fixture)

CRV: $18,654

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	6 Each	**Unit Cost:**	$3,108.93
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes 400W HID (High-Intensity Discharge) light fixtures for parking/pathway/roadway lighting. Bracket arms are included. Note: concrete base and circuitry is captured in a separate system.

No Requirements

Site Condition Details

G4022 - Poles

Site Lighting - Poles - Aluminum

CRV: $61,528

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	17 Each	**Unit Cost:**	$3,619.30
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes aluminum light poles. Light fixtures, bracket arms and circuitry are captured in a separate system.

No Requirements

G4022 - Poles

Site Lighting - Poles - Concrete Base

CRV: $14,487

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	21 Each	**Unit Cost:**	$689.84
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Site lighting includes concrete base for lighting poles.

Site Condition Details

No Requirements

G4023 - Wiring Conduits and Ductbanks

Site Lighting - Wiring Conduits and Ductbanks - Light Fixture Wiring

CRV: $22,500

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	21 Each	**Unit Cost:**	$1,071.42
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Electrical site lighting wiring includes 1" PVC and #10 wire.

No Requirements

G4024 - Site Lighting Controls

Site Lighting - Site Lighting Controls - Photocell

CRV: $1,777

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	17 Each	**Unit Cost:**	$104.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Controls for site lighting include a photocell.

No Requirements

Building Summary

Name:	Ridgway MS/HS HS Vo-Ag	**Year Constructed:**	2006	**Year Renovated:**	
Replacement Value:	$470,110	**Condition Budget:**	$48,769	**Total FCI:**	0.10
Size (SF):	2,300				

Building Description

The Ridgway Middle School / High School Vocational Wood Ship facility is a single story structure located at the east end of the site. According to local staff, this metal, industrial building was constructed in 2006 during the same construction period as the high school and gymnasium.

This facility consists of a slab on grade floor covering 2,300 square feet with most of the space being open except for the office, a storage room and the restroom. The main activity conducted in this facility is wood shop.

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Plumbing System	$49,961	$13,699	0.27
Exterior Enclosure	$166,616	$0	0.00
Structure	$100,944	$0	0.00

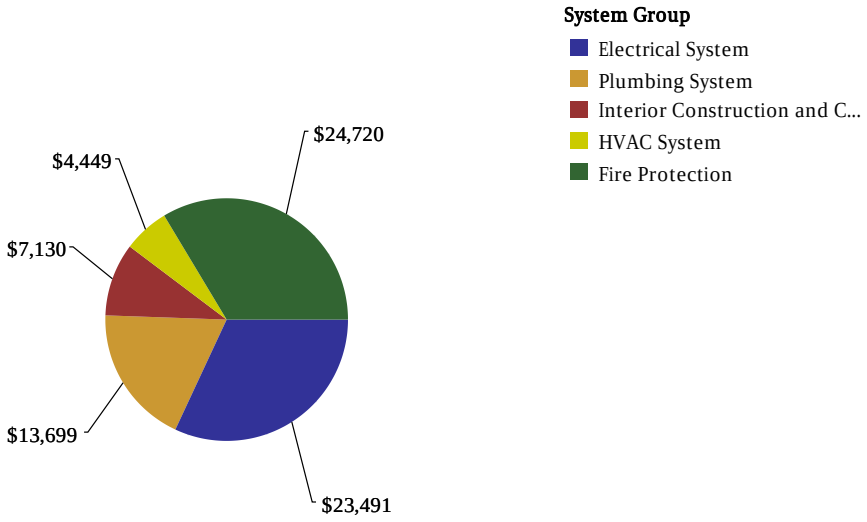
System Group	Replacement Value	Requirement Cost	SCI
Electrical System	$76,944	$23,491	0.31
HVAC System	$32,107	$4,449	0.14
Fire Protection	$115	$24,720	214.08
Interior Construction and Conveyance	$30,007	$7,130	0.24
Furnishings	$13,415	$0	0.00
Overall - Total	**$470,110**	**$73,489**	**0.16**

Building Condition Budget Details

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Concrete Footings	75	2006	2081	2081	$7,074	$0	0.00
A	Foundation Wall and Footings	75	2006	2081	2081	$39,524	$0	0.00
A	Structural Slab on Grade - Light Industrial	75	2006	2081	2081	$29,427	$0	0.00
B10	Single-Story - Steel Framed Roof on Columns	75	2006	2081	2081	$24,920	$0	0.00
B2010	Metal Paneled Walls	60	2006	2066	2066	$101,090	$0	0.00
B2020	Aluminum Windows	30	2006	2036	2036	$11,266	$0	0.00
B2030	Door Assembly - 3 x 7 HM	30	2006	2036	2036	$9,114	$0	0.00
B2030	Overhead Rolling or Sectional Doors - Manual Operation	30	2006	2036	2036	$12,820	$0	0.00
B30	Metal Roofing	50	2006	2056	2056	$32,327	$0	0.00
C1010	GWB Walls	50	2006	2056	2056	$6,546	$0	0.00
C1020	Swinging Doors - 3 x 7 Wood	50	2006	2056	2056	$6,672	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wood	50	2006	2056	2056	$5,339	$0	0.00
C1030	Restroom Accessories	25	2006	2031	2031	$3,008	$0	0.00
C3010	Painted Finish	10	2006	2024	2019	$2,528	$3,160	1.25
C3020	Concrete - Painted/Polished	10	2006	2024	2019	$3,176	$3,970	1.25
C3030	GWB Taped and Finished	30	2006	2036	2036	$2,738	$0	0.00
D2010	Custodial/Utility Sinks	30	2006	2036	2036	$5,208	$0	0.00
D2010	Emergency Eyewash	30	2006	2036	2036	$2,504	$0	0.00
D2010	Restroom Fixtures	30	2006	2036	2036	$6,923	$0	0.00
D2010	Restroom Fixtures - Prefab Individual Shower	30	2006	2036	2036	$2,092	$0	0.00
D2010	Water Cooler	20	2006	2026	2026	$3,434	$0	0.00
D2020	Water Dist Complete	30	2006	2036	2036	$10,187	$0	0.00
D2020	Water Heater - Elec - Residential	10	2006	2024	2019	$12,232	$13,699	1.12
D2030	Sanitary Waste - Gravity Discharge	50	2006	2056	2056	$7,381	$0	0.00
D3012	Natural Gas Service to Bldg - 2" Feed	40	2006	2046	2046	$3,459	$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D3040	Exhaust System - Restroom w/Roof Fan	20	2006	2026	2026	$1,347	$0	0.00
D3050	Unit Heaters - Gas Fired	15	2006	2024	2021	$3,972	$4,449	1.12
D3060	Electric Controls	20	2006	2026	2026	$4,179	$0	0.00
D3093	Dust Collection	20	2006	2026	2026	$19,150	$0	0.00
D40	Fire Extinguishers - Dry Chem w/Cabinet	30	2006	2036	2036	$115	$0	0.00
D40	Wet Sprinkler System - Building Lacks a Sprinkler System	150	2006	2169	2156	$0	$24,720	0.00
D5012	Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V	30	2006	2036	2036	$10,518	$0	0.00
D5012	Main Electrical Service 225A 208Y/120V	30	2006	2036	2036	$18,561	$0	0.00
D5020	Lighting - Exterior - HID Wall Packs	20	2006	2026	2026	$3,341	$0	0.00
D5021	Branch Wiring - Equipment & Devices	30	2006	2036	2036	$5,870	$0	0.00
D5022	Lighting Fixtures - LED	30	2006	2036	2036	$12,308	$0	0.00
D5031	Public Address System	15	2006	2024	2021	$4,544	$5,680	1.25
D5033	Telephone System	10	2006	2024	2019	$9,210	$9,763	1.06
D5037	Building Lacks Fire Alarm System	150	2006	2169	2156	$0	$8,048	0.00
D5038	Security System - CCTV	10	2017	2027	2027	$1,789	$0	0.00
D5039	LAN System	15	2017	2032	2032	$10,802	$0	0.00
E2010	Student Lockers - Steel	35	2006	2041	2041	$13,415	$0	0.00
Overall - Total						**$470,110**	**$73,489**	**0.16**

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings

CRV: $7,074

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	2,300 SF	**Unit Cost:**	$3.08
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

A - Substructure

Foundation Wall and Footings

CRV: $39,524

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	200 LF	**Unit Cost:**	$197.62
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

A - Substructure

Structural Slab on Grade - Light Industrial

CRV: $29,427

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	2,300 SF	**Unit Cost:**	$12.79
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building substructure includes a structural slab on grade.

Building Condition Details

No Requirements

B10 - Superstructure

Single-Story - Steel Framed Roof on Columns

CRV: $24,920

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	2,300 SF	**Unit Cost:**	$10.83
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system.

No Requirements

B2010 - Exterior Walls

Metal Paneled Walls

CRV: $101,090

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	60 years	**Obs. Yrs. Rem:**	47 years
Quantity:	4,500 SF	**Unit Cost:**	$22.46
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall finishes are of metal siding such as corrugated materials.

No Requirements

B2020 - Exterior Windows

Aluminum Windows

CRV: $11,266

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	100 SF	**Unit Cost:**	$112.66
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass.

No Requirements

Building Condition Details

B2030 - Exterior Doors

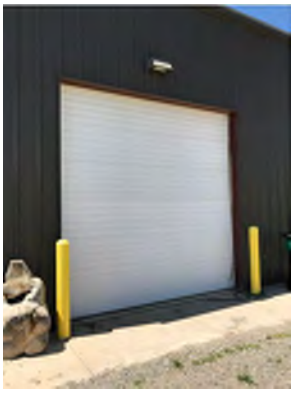
Overhead Rolling or Sectional Doors - Manual Operation

CRV: $12,820

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2 Each	**Unit Cost:**	$6,409.85
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior openings include overhead rolling doors with manual operation.



No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 3 x 7 HM

CRV: $9,114

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2 Each	**Unit Cost:**	$4,556.87
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.

No Requirements

B30 - Roofing

Metal Roofing

CRV: $32,327

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	2,300 SF	**Unit Cost:**	$14.06
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The roof covering consists of a preformed metal roofing system.

No Requirements

Building Condition Details

C1010 - Partitions

GWB Walls

CRV: $6,546

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1,000 SF	**Unit Cost:**	$6.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wood

CRV: $6,672

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	2 Each	**Unit Cost:**	$3,336.15
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wood door and frame with hinges, lockset and closer. Includes finished door and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wood

CRV: $5,339

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1 Each	**Unit Cost:**	$5,338.65
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 Wood doors and frame with hinges, locksets and closers. Includes finished doors and frame.

No Requirements

C1030 - Fittings

Restroom Accessories

CRV: $3,008

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,300 SF	**Unit Cost:**	$1.31
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

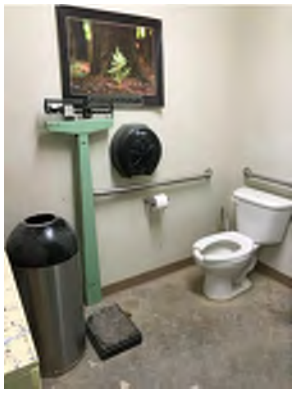
The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.

No Requirements

C3010 - Wall Finishes

Painted Finish

CRV: $2,528



Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,000 SF	**Unit Cost:**	$1.26
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

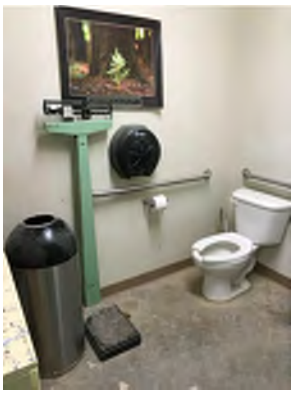
System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Painted Finish Renewal



Cost:	$3,160	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Wall Finishes
		Action:	Painted Finish Renewal

Description:

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

C3020 - Floor Finishes

Concrete - Painted/Polished

CRV: $3,176

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,300 SF	**Unit Cost:**	$1.38
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Concrete - Painted/Polished Renewal

Cost:	$3,970	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Floor Finishes
		Action:	Concrete - Painted/Polished Renewal

Description:

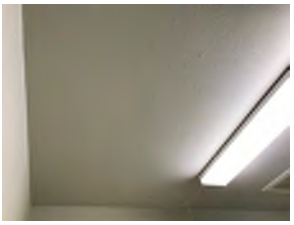
Auto generated renewal for Concrete - Painted/Polished. System Description: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

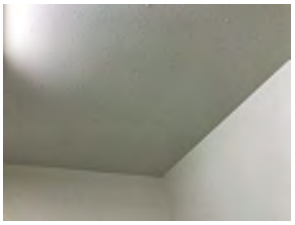
Building Condition Details

C3030 - Ceiling Finishes

GWB Taped and Finished

CRV: $2,738





Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	400 SF	**Unit Cost:**	$6.84
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats.

No Requirements

D2010 - Plumbing Fixtures

Custodial/Utility Sinks

CRV: $5,208

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$5,207.65
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet.

No Requirements

D2010 - Plumbing Fixtures

Restroom Fixtures - Prefab Individual Shower

CRV: $2,092

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$2,092.03
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include fiberglass individual shower stalls.

No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Restroom Fixtures

CRV: $6,923

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$3.01
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

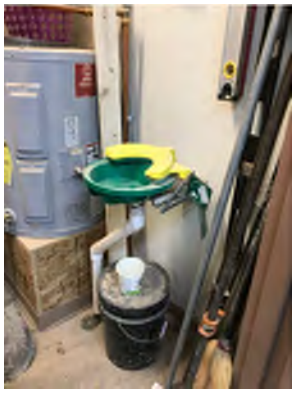
The restroom fixtures include urinals, water closets and lavatories.

No Requirements

D2010 - Plumbing Fixtures

Emergency Eyewash

CRV: $2,504



Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$2,504.16
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include emergency eyewash units.

No Requirements

D2010 - Plumbing Fixtures

Water Cooler

CRV: $3,434

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$3,434.44
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water cooler.

No Requirements

Building Condition Details

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: $10,187

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$4.43
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

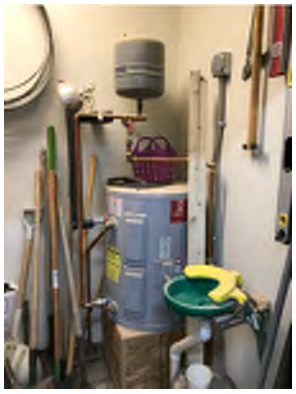
The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

No Requirements

D2020 - Domestic Water Distribution

Water Heater - Elec - Residential

CRV: $12,232



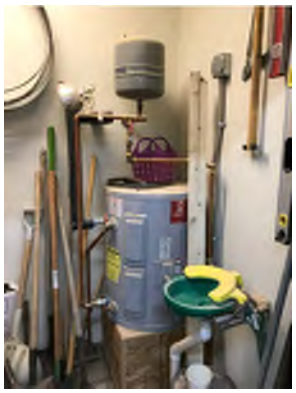
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	1 Each	**Unit Cost:**	$12,231.61
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The domestic hot water is provided by a 120-gallon residential-grade electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Water Heater - Elec - Residential Renewal



Cost:	$13,699	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Heater - Elec - Residential Renewal

Description:

Auto generated renewal for Water Heater - Elec - Residential. System Description: The domestic hot water is provided by a 120-gallon residential-grade electric water heater. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge

CRV: $7,381

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	2,300 SF	**Unit Cost:**	$3.21
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg - 2" Feed

CRV: $3,459

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$3,459.09
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a natural gas supply with a 2" line coming into the building. The supply is primarily for unit heaters.

No Requirements

D3040 - Distribution Systems

Exhaust System - Restroom w/Roof Fan

CRV: $1,347

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2,300 SF	**Unit Cost:**	$0.59
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting.

No Requirements

Building Condition Details

D3050 - Terminal and Package Units

Unit Heaters - Gas Fired

CRV: $3,972

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,300 SF	**Unit Cost:**	$1.73
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Heating is provided by suspended, gas-fired unit heaters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Unit Heaters - Gas Fired Renewal

Cost:	$4,449	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Terminal and Package Units
		Action:	Unit Heaters - Gas Fired Renewal

Description:

Auto generated renewal for Unit Heaters - Gas Fired. System Description: Heating is provided by suspended, gas-fired unit heaters. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3060 - Controls and Instrumentation

Electric Controls

CRV: $4,179

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2,300 SF	**Unit Cost:**	$1.82
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.

No Requirements

D3093 - Dust and Fume Collectors

Dust Collection

CRV: $19,150

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$19,149.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The school includes a dust collection system for the woodshop.

No Requirements

D40 - Fire Protection

Fire Extinguishers - Dry Chem w/Cabinet

CRV: $115

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$0.05
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

No Requirements

Building Condition Details

D40 - Fire Protection

Wet Sprinkler System - Building Lacks a Sprinkler System

CRV: $0

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	150 years	**Obs. Yrs. Rem:**	150 years
Quantity:	0 SF	**Unit Cost:**	$0.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

The building lacks a fire suppression system. The system should be installed when required.

Requirements:

Wet Sprinkler System - Missing

Cost:	$24,720	**Priority:**	4 - Not Time Based
Action Date:		**Prime Sys:**	Fire Protection
		Action:	Add Wet Sprinkler System

No Picture Available

Description:

Building is missing a wet sprinkler system. Add wet sprinkler system with pump when required.

D5012 - Low Tension Service and Dist.

Distribution Equipment, Panelboards, and Feeders - 200A 208Y/120V

CRV: $10,518

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$4.57
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.

No Requirements

Building Condition Details

D5012 - Low Tension Service and Dist.

Main Electrical Service 225A 208Y/120V

CRV: $18,561

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$18,561.44
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.

No Requirements

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: $3,341

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	6 Each	**Unit Cost:**	$556.90
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units.

No Requirements

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices

CRV: $5,870

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$2.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

No Requirements

Building Condition Details

D5022 - Lighting Equipment

Lighting Fixtures - LED

CRV: $12,308

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2,300 SF	**Unit Cost:**	$5.35
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.

No Requirements

D5031 - Public Address and Music Systems

Public Address System

CRV: $4,544

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,300 SF	**Unit Cost:**	$1.98
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is approaching then end of its useful life and should be budgeted for repair/replacement.

Requirements:

Public Address System Renewal

Cost:	$5,680	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Public Address and Music Systems
		Action:	Public Address System Renewal

Description:

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is approaching then end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5033 - Telephone Systems

Telephone System

CRV: $9,210

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,300 SF	**Unit Cost:**	$4.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Telephone System Renewal

Cost:	$9,763	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Telephone Systems
		Action:	Telephone System Renewal

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5037 - Fire Alarm Systems

Building Lacks Fire Alarm System

CRV: $0

No Picture Available

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	150 years	**Obs. Yrs. Rem:**	150 years
Quantity:	0 SF	**Unit Cost:**	$0.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

This building lacks a fire alarm system which should include head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. The system should be installed when required. This facility also lacks exit signage above doorways.

Building Condition Details

Requirements:

Fire Alarm System - Missing

Cost:	$8,048	**Priority:**	2 - Due within 2 Years of Inspection
Action Date:	4/24/21	**Prime Sys:**	Fire Alarm Systems
		Action:	Add Fire Alarm System

No Picture Available

Description:

Building does not include a fair alarm system. Install missing fire alarm system in Vocational Wood Shop Building.

D5038 - Security and Detection Systems

Security System - CCTV

CRV: $1,789

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	8 years
Quantity:	2,300 SF	**Unit Cost:**	$0.78
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

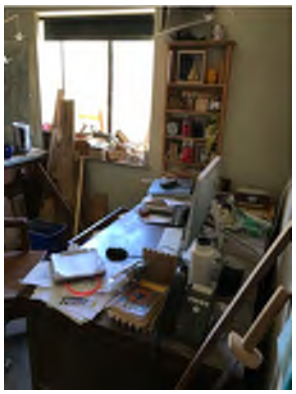
The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: cameras, conduit, and cabling.

No Requirements

D5039 - Local Area Networks

LAN System

CRV: $10,802



Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	13 years
Quantity:	2,300 SF	**Unit Cost:**	$4.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building includes a local area network system.

No Requirements

Building Condition Details

E2010 - Fixed Furnishings

Student Lockers - Steel

CRV: $13,415

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	22 years
Quantity:	30 LF	**Unit Cost:**	$447.18
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Fixed furnishings include student lockers.

No Requirements

Building Summary

Name:	Ridgway MS/HS Main	**Year Constructed:**	2006	**Year Renovated:**	
Replacement Value:	$14,968,853	**Condition Budget:**	$2,711,026	**Total FCI:**	0.18
Size (SF):	59,500				

Building Description

The Ridgway Middle School / High School facility is a 59,500 square foot structure located in a residential neighborhood north of Ridgway, Colorado. This two story facility is commonly referred to as The Secondary School by the staff. The main offices and classroom sections were put into occupancy in 2006 with the gymnasium, music and athletic portion put into use in 2008, therefore this school is dated with a constructed date of 2006. This school serves grades 6 - 12.

This facility supports faculty offices and student classrooms including science, art, music, laboratories and technology. Athletic facilities include a high school gymnasium with accordion bleachers and a two row balcony area overlooking the court. A concession stand is located at this upper level with a weight room and climbing wall in the lower level. There have been no additions and no renovations.

Building Condition Budget Summary

System Group	Replacement Value	Requirement Cost	SCI
Fire Protection	$600,271	$0	0.00

System Group	Replacement Value	Requirement Cost	SCI
Interior Construction and Conveyance	$3,034,264	$730,604	0.24
Furnishings	$530,910	$0	0.00
Electrical System	$2,668,351	$863,567	0.32
Plumbing System	$1,146,515	$185,756	0.16
HVAC System	$1,401,354	$931,100	0.66
Structure	$2,750,097	$0	0.00
Exterior Enclosure	$2,209,026	$0	0.00
Equipment and Furnishings	$628,066	$0	0.00
Overall - Total	**$14,968,853**	**$2,711,027**	**0.18**

Building Condition Budget Details

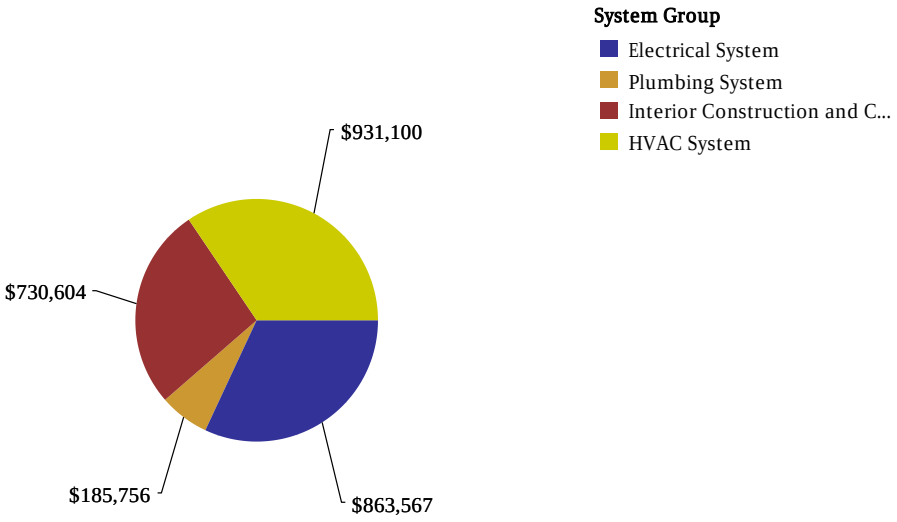
Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
A	Concrete Footings	75	2006	2081	2081	$132,249	$0	0.00
A	Foundation Wall and Footings	75	2006	2081	2081	$328,052	$0	0.00
A	Grade Beams	75	2006	2081	2081	$62,588	$0	0.00
A	Structural Slab on Grade	75	2006	2081	2081	$550,151	$0	0.00
B10	Multi-Story - Steel	75	2006	2081	2081	$1,385,931	$0	0.00
B10	Single-Story - Steel Framed Roof on Columns	75	2006	2081	2081	$287,117	$0	0.00
B1015	Exterior Stairs - Concrete	50	2006	2056	2056	$4,010	$0	0.00
B2010	CMU Block Walls - Split Face	75	2006	2081	2081	$715,012	$0	0.00
B2010	EIFS Stucco Wall Panels - CMU Backup	75	2006	2081	2081	$182,642	$0	0.00
B2015	Metal Pipe Railings	50	2006	2056	2056	$9,810	$0	0.00
B2020	Aluminum Windows	30	2006	2036	2036	$360,521	$0	0.00
B2030	Door Assembly - 3 x 7 Hollow Metal	30	2006	2036	2036	$31,898	$0	0.00
B2030	Door Assembly - 6 x 7 Hollow Metal	30	2006	2036	2036	$35,166	$0	0.00
B2030	Door Assembly - 6 x 7 Storefront	30	2006	2036	2036	$117,666	$0	0.00
B30	Gutters and Downspouts - Aluminum	25	2006	2031	2031	$5,385	$0	0.00
B30	Metal Roofing - High End	65	2006	2071	2071	$11,540	$0	0.00
B30	Single-Ply Membrane - Fully Adhered	25	2006	2031	2031	$735,954	$0	0.00
B3022	Roof Hatch	40	2006	2046	2046	$3,434	$0	0.00
C1010	CMU Block Walls	50	2006	2056	2056	$291,853	$0	0.00
C1010	GWB Walls	50	2006	2056	2056	$176,747	$0	0.00
C1010	Windows/Storefront Partitions	50	2006	2056	2056	$75,954	$0	0.00
C1020	Overhead/Rolling Fire Door	50	2006	2056	2056	$15,692	$0	0.00
C1020	Overhead/Rolling Security Door	50	2006	2056	2056	$6,277	$0	0.00

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
C1020	Swinging Doors - 3 x 7 Wood	50	2006	2056	2056	$100,084	$0	0.00
C1020	Swinging Doors - 3 x 7 Wood - Rated	50	2006	2056	2056	$143,087	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Hollow Metal	50	2006	2056	2056	$6,800	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wood	50	2006	2056	2056	$21,355	$0	0.00
C1020	Swinging Doors - Pair - 6 x 7 Wood - Rated	50	2006	2056	2056	$36,433	$0	0.00
C1030	Restroom Accessories	25	2006	2031	2031	$77,827	$0	0.00
C1030	Toilet Partitions	40	2006	2046	2046	$97,255	$0	0.00
C1035	Fittings - Signage	10	2006	2024	2019	$45,477	$56,846	1.25
C20	Stairs	75	2006	2081	2081	$132,278	$0	0.00
C3010	Ceramic Tile	25	2006	2031	2031	$37,238	$0	0.00
C3010	Paint Masonry/Epoxy Finish	15	2006	2024	2021	$62,366	$77,958	1.25
C3010	Painted Finish	10	2006	2024	2019	$83,411	$104,264	1.25
C3010	Wall Covering - Vinyl	10	2006	2024	2019	$10,803	$13,504	1.25
C3020	Carpeting - Tile Carpet	10	2006	2024	2019	$270,238	$337,798	1.25
C3020	Ceramic Tile	25	2006	2031	2031	$12,855	$0	0.00
C3020	Concrete - Painted/Polished	10	2006	2024	2019	$3,314	$4,143	1.25
C3020	VCT Floor Tile	10	2006	2024	2019	$101,155	$126,444	1.25
C3020	Weight Room Tile Flooring	12	2006	2022	2019	$7,718	$9,647	1.25
C3020	Wood Flooring - Gymnasium	25	2006	2031	2031	$274,940	$0	0.00
C3020	Wood Flooring - Stage Floor	25	2006	2031	2031	$30,799	$0	0.00
C3030	ACT System	20	2006	2026	2026	$406,745	$0	0.00
C3030	GWB Taped and Finished	30	2006	2036	2036	$37,644	$0	0.00
C3030	Metal Ceiling - Painted	30	2006	2036	2036	$147,680	$0	0.00
D1010	Elevator Controls - Motor Controller	20	2006	2026	2026	$74,240	$0	0.00
D1010	Hydraulic Passenger Elevator	35	2006	2041	2041	$226,335	$0	0.00
D1013	Wheelchair Lift	25	2006	2031	2031	$19,664	$0	0.00
D2010	Custodial/Utility Sinks	30	2006	2036	2036	$30,986	$0	0.00
D2010	Emergency Shower Units	30	2006	2036	2036	$13,136	$0	0.00
D2010	Kitchenette - Cabinet, Counter and Sink	30	2006	2036	2036	$49,659	$0	0.00
D2010	Laboratory Sinks	30	2006	2036	2036	$29,424	$0	0.00
D2010	Restroom Fixtures	30	2006	2036	2036	$179,093	$0	0.00
D2010	Restroom Fixtures - Group Locker Room Showers	30	2006	2036	2036	$50,697	$0	0.00
D2010	Water Coolers - Wall-Mount Dual-Height	20	2006	2026	2026	$20,435	$0	0.00
D2020	Water Dist Complete	30	2006	2036	2036	$263,536	$0	0.00
D2020	Water Heater - Gas	15	2006	2024	2021	$148,605	$185,756	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
D2030	Sanitary Waste - Gravity Discharge	50	2006	2056	2056	$190,945	$0	0.00
D2040	Roof Drainage - Gravity	50	2006	2056	2056	$153,759	$0	0.00
D2090	Natural Gas Distribution for Lab	40	2006	2046	2046	$16,242	$0	0.00
D3012	Natural Gas Service to Bldg	40	2006	2046	2046	$15,278	$0	0.00
D3040	Exhaust System - Fume Hood - Ductwork/Fan	25	2006	2031	2031	$34,465	$0	0.00
D3040	Exhaust System - General Building	25	2006	2031	2031	$72,362	$0	0.00
D3040	Exhaust System - Kitchen	15	2006	2024	2021	$39,557	$49,447	1.25
D3040	Exhaust System - Restroom w/Roof Fan	20	2006	2026	2026	$34,837	$0	0.00
D3050	Computer Room Cooling - DX w/Air Cooled Remote Condenser	20	2006	2026	2026	$20,733	$0	0.00
D3050	Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton	15	2006	2024	2021	$705,323	$881,653	1.25
D3050	Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton	20	2006	2026	2026	$280,442	$0	0.00
D3060	DDC System	20	2006	2026	2026	$198,356	$0	0.00
D40	Fire Extinguishers - Dry Chem w/Cabinet	30	2006	2036	2036	$2,987	$0	0.00
D40	Kitchen Hood Suppression	20	2006	2026	2026	$10,348	$0	0.00
D40	Wet Sprinkler System - Ordinary Hazard wo/Pump	35	2006	2041	2041	$586,936	$0	0.00
D5012	Distribution Equipment, Panelboards, and Feeders - 2000A 480Y/277V & 208Y/120V	30	2006	2036	2036	$698,725	$0	0.00
D5012	Main Electrical Service - 2000A 480Y/277V	30	2006	2036	2036	$189,657	$0	0.00
D5020	Lighting - Exterior - HID Wall Packs	20	2006	2026	2026	$6,683	$0	0.00
D5021	Branch Wiring - Equipment & Devices	30	2006	2036	2036	$151,848	$0	0.00
D5022	Indoor Sports Arena Lighting - High Bay Compact Fluorescent	20	2006	2026	2026	$72,791	$0	0.00
D5022	Lighting Fixtures - LED	30	2017	2047	2047	$318,396	$0	0.00
D5022	Stage Lighting	20	2006	2026	2026	$30,397	$0	0.00
D5031	Public Address System	15	2006	2024	2021	$117,557	$146,946	1.25
D5031	Scoreboard Single-Sided	15	2006	2024	2021	$10,170	$12,713	1.25
D5033	Telephone System	10	2006	2024	2019	$238,262	$252,558	1.06
D5037	Fire Alarm System	10	2006	2024	2019	$280,591	$350,739	1.25
D5038	Security System - CCTV	10	2017	2027	2027	$46,271	$0	0.00
D5038	Security System - Card Access System	10	2015	2025	2025	$63,169	$0	0.00
D5039	LAN System	15	2017	2032	2032	$279,451	$0	0.00
D5092	Emergency Battery Pack Lights	10	2006	2022	2019	$45,469	$56,836	1.25
D5092	Emergency Generator	20	2006	2026	2026	$83,896	$0	0.00
D5092	Exit Signs	10	2006	2023	2019	$35,020	$43,775	1.25

Uniformat	System Description	Lifetime	Install Year	Observed Next Renewal	Calculated Next Renewal	Replacement Cost	Requirement Cost	SCI
E	Fixed Casework	25	2006	2031	2031	$195,087	$0	0.00
E	Fixed Seating	25	2006	2031	2031	$44,493	$0	0.00
E	Food Service Counter	25	2006	2031	2031	$27,877	$0	0.00
E	Kitchen Equipment	20	2006	2026	2026	$131,989	$0	0.00
E	Laboratory Casework	30	2006	2036	2036	$188,015	$0	0.00
E	Theater Curtains	25	2006	2031	2031	$85,098	$0	0.00
E2010	Bleachers - Gymnasium	40	2006	2046	2046	$324,537	$0	0.00
E2010	Student Lockers - Steel	35	2006	2041	2041	$161,880	$0	0.00
Overall - Total						**$14,968,853**	**$2,711,027**	**0.18**

Condition Deficiency by System Group



Building Condition Details

A - Substructure

Concrete Footings

CRV: $132,249

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	43,000 SF	**Unit Cost:**	$3.08
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

No Picture Available

System Description:

Concrete column footings.

No Requirements

A - Substructure

Foundation Wall and Footings

CRV: $328,052

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	1,660 LF	**Unit Cost:**	$197.62
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

No Requirements

Building Condition Details

A - Substructure

Grade Beams

CRV: $62,588

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	400 LF	**Unit Cost:**	$156.47
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The substructure includes grade beams with a span of 30-feet and 40-inches deep.

No Requirements

Building Condition Details

A - Substructure

Structural Slab on Grade

CRV: $550,151

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	43,000 SF	**Unit Cost:**	$12.79
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building substructure includes a structural slab on grade.

No Requirements

Building Condition Details

B10 - Superstructure

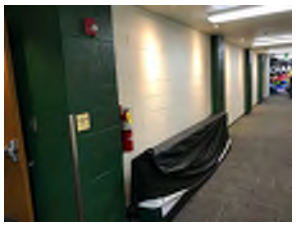
Multi-Story - Steel

CRV: $1,385,931

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	33,000 SF	**Unit Cost:**	$42.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Multi-story steel building includes steel columns, beams, floor pans, and roof structure.



No Requirements

Building Condition Details

B10 - Superstructure

Single-Story - Steel Framed Roof on Columns

CRV: $287,117

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	26,500 SF	**Unit Cost:**	$10.83
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate system.

No Requirements

B1015 - Exterior Stairs and Fire Escapes

Exterior Stairs - Concrete

CRV: $4,010

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1 Each	**Unit Cost:**	$4,009.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior concrete stairs with railing.

No Requirements

Building Condition Details

B2010 - Exterior Walls

EIFS Stucco Wall Panels - CMU Backup

CRV: $182,642

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	6,090 SF	**Unit Cost:**	$29.99
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The exterior wall construction is EIFS (Exterior Insulation Finish System) wall panels with stucco and CMU (Concrete Masonry Unit) backup.

No Requirements

Building Condition Details

B2010 - Exterior Walls

CMU Block Walls - Split Face

CRV: $715,012

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	28,595 SF	**Unit Cost:**	$25.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The exterior walls are of split face CMU (Concrete Masonry Unit) block.

No Requirements

Building Condition Details

B2015 - Balcony Walls and Handrails

Metal Pipe Railings

CRV: $9,810

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	60 LF	**Unit Cost:**	$163.50
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Balcony railing consists of pipe rail.

No Requirements

Building Condition Details

B2020 - Exterior Windows

Aluminum Windows

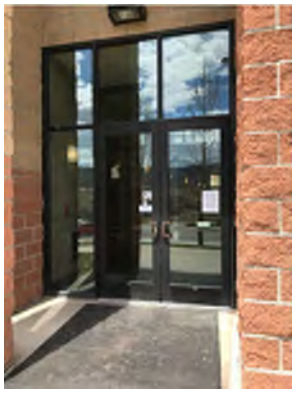
CRV: $360,521

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	3,200 SF	**Unit Cost:**	$112.66
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes aluminum framed exterior units with insulating glass.

Building Condition Details



No Requirements

B2030 - Exterior Doors

Door Assembly - 3 x 7 Hollow Metal

CRV: $31,898

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	7 Each	**Unit Cost:**	$4,556.87
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include 3 x 7 HM (Hollow Metal) steel door and steel frame with hinges, lockset, exit hardware and closer. Includes painted door and painted frame.

Building Condition Details

No Requirements

B2030 - Exterior Doors

Door Assembly - 6 x 7 Hollow Metal

CRV: $35,166

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	4 Each	**Unit Cost:**	$8,791.46
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior doors include a pair of 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets, exit hardware and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

B2030 - Exterior Doors

Door Assembly - 6 x 7 Storefront

CRV: $117,666

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	10 Each	**Unit Cost:**	$11,766.59
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The exterior doors include a pair of 3 x 7 swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware including closers.

Building Condition Details

No Requirements

Building Condition Details

B30 - Roofing

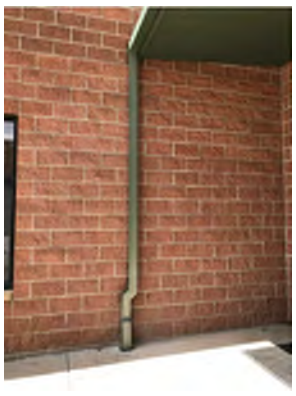
Gutters and Downspouts - Aluminum

CRV: $5,385

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	500 LF	**Unit Cost:**	$10.77
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Rain water is removed from the roof by perimeter aluminum gutters, scuppers and downspouts which discharge to the surrounding property.



Building Condition Details

No Requirements

B30 - Roofing

Metal Roofing - High End

CRV: $11,540

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	65 years	**Obs. Yrs. Rem:**	52 years
Quantity:	675 SF	**Unit Cost:**	$17.10
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The roof covering is of formed metal roofing, such as standing seam metal. This system is only in use over the main entrance and over the courtyard patio area.

No Requirements

Building Condition Details

B30 - Roofing

Single-Ply Membrane - Fully Adhered

CRV: $735,954

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	43,000 SF	**Unit Cost:**	$17.12
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The roof covering is of a single-ply fully adhered membrane with insulation.

Building Condition Details

No Requirements

B3022 - Roof Hatches

Roof Hatch

CRV: $3,434

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	2 Each	**Unit Cost:**	$1,716.87
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The facility includes a roof hatch with insulated curb.

No Requirements

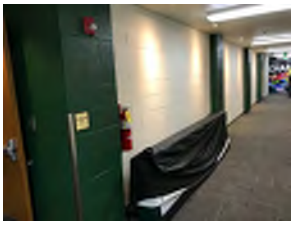
Building Condition Details

C1010 - Partitions

CMU Block Walls

CRV: $291,853

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	19,500 SF	**Unit Cost:**	$14.97
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen



System Description:

Interior wall construction includes 8-in. CMU (Concrete Masonry Unit) walls with no finish. Wall finishes will be addressed in a separate system.

No Requirements

Building Condition Details

C1010 - Partitions

GWB Walls

CRV: $176,747

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	27,000 SF	**Unit Cost:**	$6.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building interior includes GWB (Gypsum Wall Board) partitions, taped and finished, but not painted. Wall finishes will be addressed in a separate system.

No Requirements

Building Condition Details

C1010 - Partitions

Windows/Storefront Partitions

CRV: $75,954

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	800 SF	**Unit Cost:**	$94.94
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building interior includes windows and storefront partitions.

No Requirements

Building Condition Details

C1020 - Interior Doors

Overhead/Rolling Fire Door

CRV: $15,692

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	2 Each	**Unit Cost:**	$6,276.66
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building includes small, overhead rolling door.

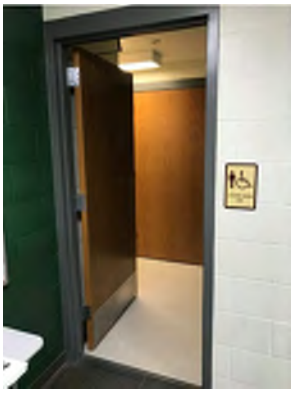
No Requirements

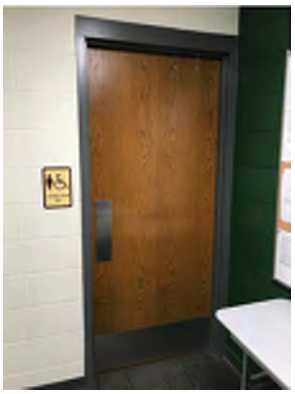
Building Condition Details

C1020 - Interior Doors

Swinging Doors - 3 x 7 Wood

CRV: $100,084





Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	30 Each	**Unit Cost:**	$3,336.15
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include non-rated 3 x 7 Wd (wood) door and frame with hinges, lockset and closer. Includes finished door and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

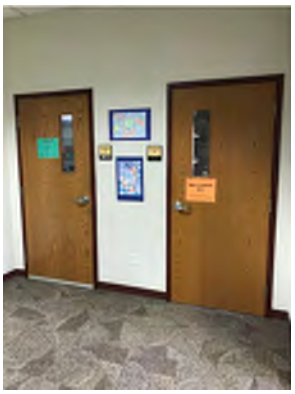
Swinging Doors - 3 x 7 Wood - Rated

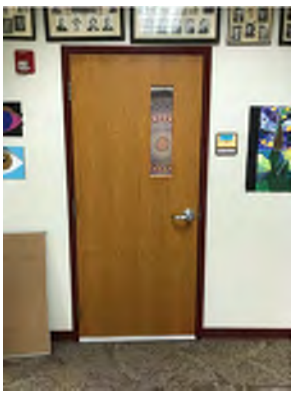
CRV: $143,087

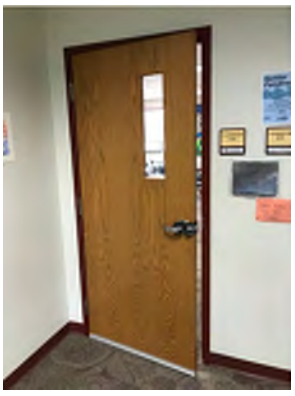
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	40 Each	**Unit Cost:**	$3,577.16
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

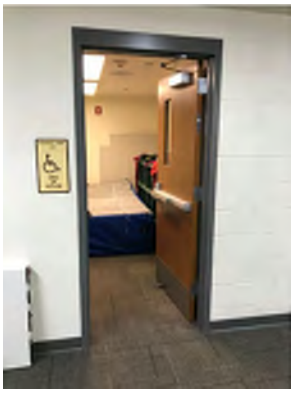
Interior doors include rated 3 x 7 Wd (wood) door and frame with vision lite, hinges, lockset and closer. Includes finished door and frame.







Building Condition Details



No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Hollow Metal

CRV: $6,800

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1 Each	**Unit Cost:**	$6,800.34
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 HM (Hollow Metal) steel doors and steel frame with hinges, locksets and closers. Includes painted doors and painted frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

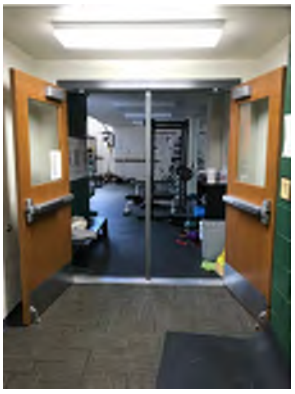
Swinging Doors - Pair - 6 x 7 Wood

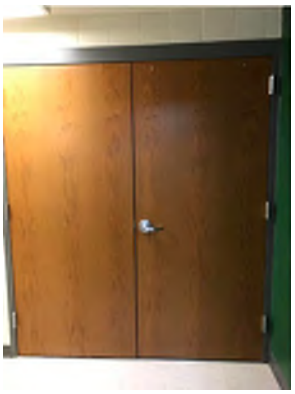
CRV: $21,355

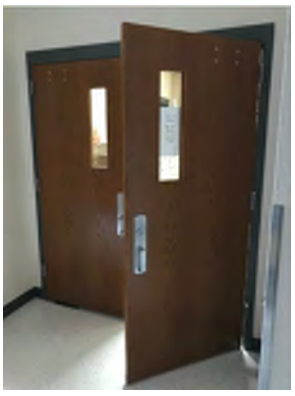
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	4 Each	**Unit Cost:**	$5,338.65
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of non-rated 3 x 7 Wd (wood) doors and frame with hinges, locksets and closers. Includes finished doors and frame.







Building Condition Details

No Requirements

C1020 - Interior Doors

Swinging Doors - Pair - 6 x 7 Wood - Rated

CRV: $36,433

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	3 Each	**Unit Cost:**	$12,144.44
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior doors include a pair of rated 3 x 7 Wd (wood) doors and frame with hinges, locksets, panic hardware and closers. Includes finished doors and frame.

No Requirements

Building Condition Details

C1020 - Interior Doors

Overhead/Rolling Security Door

CRV: $6,277

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	1 Each	**Unit Cost:**	$6,276.66
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building includes overhead rolling security door.

No Requirements

C1030 - Fittings

Restroom Accessories

CRV: $77,827

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	59,500 SF	**Unit Cost:**	$1.31
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The restroom accessories include mirrors, grab bars, paper towel dispensers and disposal, toilet paper holders and soap dispensers.

No Requirements

Building Condition Details

C1030 - Fittings

Toilet Partitions

CRV: $97,255

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	59,500 SF	**Unit Cost:**	$1.63
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Restrooms are equipped with wall-hung partitions.

No Requirements

Building Condition Details

C1035 - Identifying Devices

Fittings - Signage

CRV: $45,477

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	59,500 SF	**Unit Cost:**	$0.76
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fittings - Signage Renewal

Cost:	$56,846	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Identifying Devices
		Action:	Fittings - Signage Renewal

Description:

Auto generated renewal for Fittings - Signage. System Description: Finishes include room, door and graphic symbol signs. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C20 - Stairs

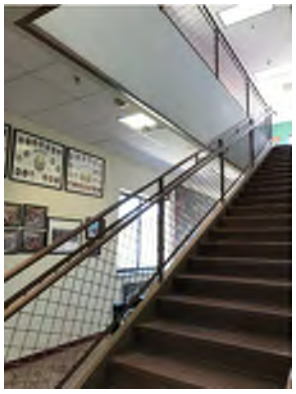
Stairs

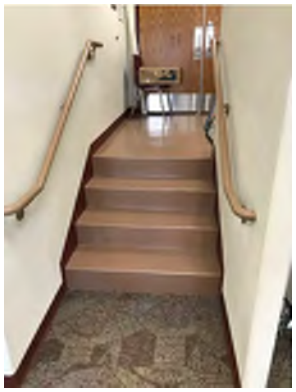
CRV: $132,278

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	75 years	**Obs. Yrs. Rem:**	62 years
Quantity:	7 Each	**Unit Cost:**	$18,896.81
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

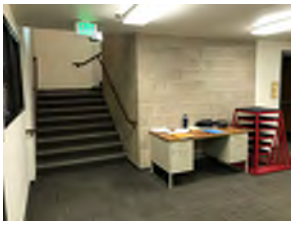
System Description:

The interior stairs include 12 risers per flight with landing and 2 flights per story.





Building Condition Details



No Requirements

Building Condition Details

C3010 - Wall Finishes

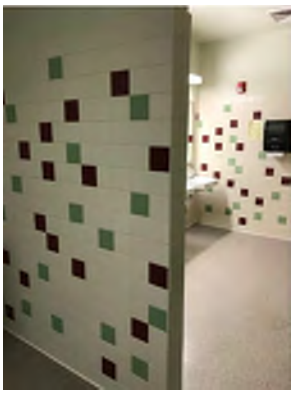
Ceramic Tile

CRV: $37,238

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	2,700 SF	**Unit Cost:**	$13.79
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building wall coverings include 4-in. x 4-in. ceramic tiles. Includes wainscot with bullnose trim.



No Requirements

Building Condition Details

C3010 - Wall Finishes

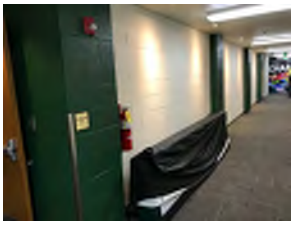
Paint Masonry/Epoxy Finish

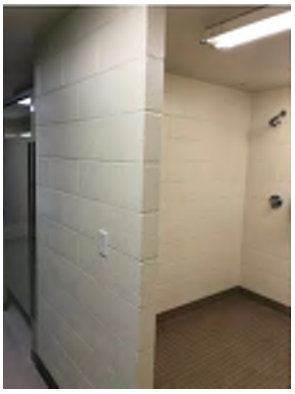
CRV: $62,366

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	18,000 SF	**Unit Cost:**	$3.46
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

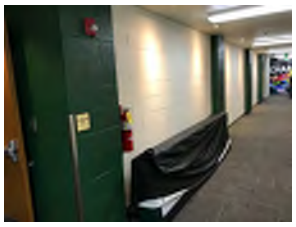


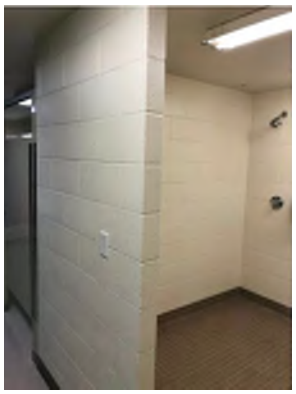


Building Condition Details

Requirements:

Paint Masonry/Epoxy Finish Renewal





Cost:	$77,958	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Wall Finishes
		Action:	Paint Masonry/Epoxy Finish Renewal

Description:

Auto generated renewal for Paint Masonry/Epoxy Finish. System Description: Wall finishes include paint on CMU (Concrete Masonry Unit) and minimum hi-build epoxy finish. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3010 - Wall Finishes

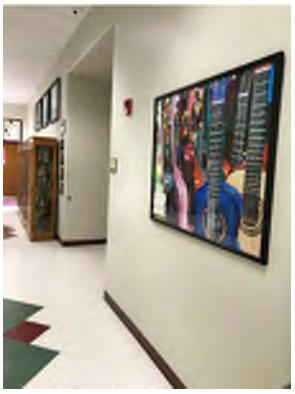
Painted Finish

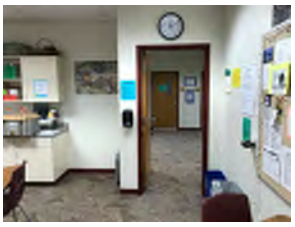
CRV: $83,411

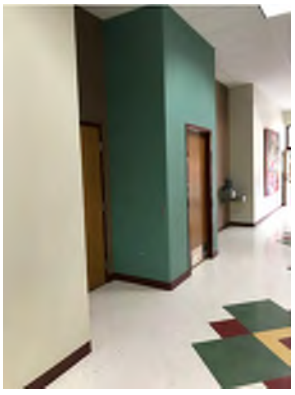
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	66,000 SF	**Unit Cost:**	$1.26
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.







Building Condition Details

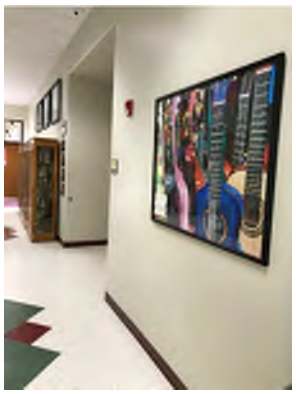
Requirements:

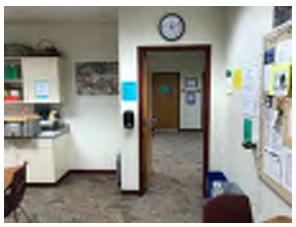
Painted Finish Renewal

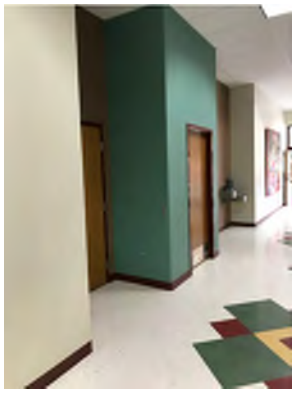
Cost:	$104,264	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Wall Finishes
		Action:	Painted Finish Renewal

Description:

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include paint finish. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.







Building Condition Details

C3010 - Wall Finishes

Wall Covering - Vinyl

CRV: $10,803

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	4,000 SF	**Unit Cost:**	$2.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Wall finishes include wall covering composed of vinyl or other similar material. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Requirements:

Wall Covering - Vinyl Renewal

Cost:	$13,504	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Wall Finishes
		Action:	Wall Covering - Vinyl Renewal

Description:

Auto generated renewal for Wall Covering - Vinyl. System Description: Wall finishes include wall covering composed of vinyl or other similar material. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

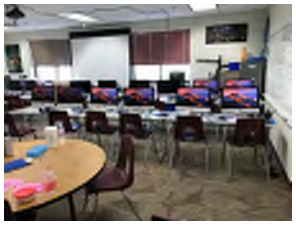
Carpeting - Tile Carpet

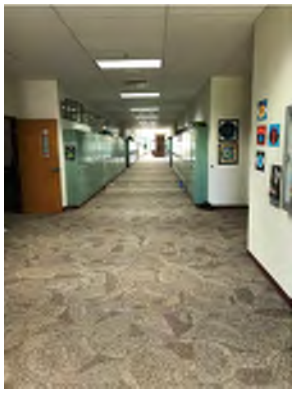
CRV: $270,238

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	28,500 SF	**Unit Cost:**	$9.48
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

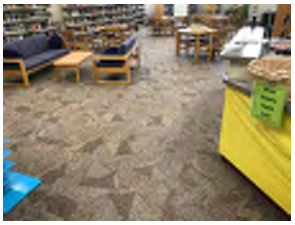
System Description:

Floor finishes include carpet tiles and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.





Building Condition Details



Building Condition Details

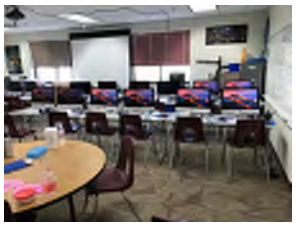
Requirements:

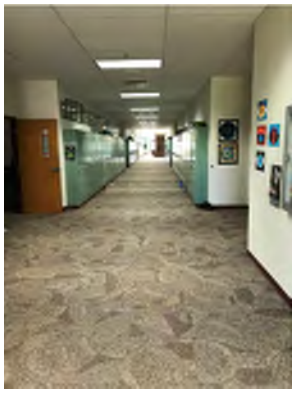
Carpeting - Tile Carpet Renewal

Cost:	$337,798	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Floor Finishes
		Action:	Carpeting - Tile Carpet Renewal

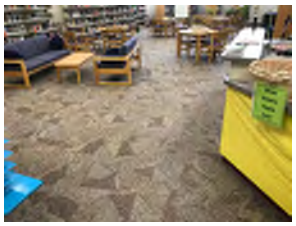
Description:

Auto generated renewal for Carpeting - Tile Carpet. System Description: Floor finishes include carpet tiles and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.





Building Condition Details



C3020 - Floor Finishes

Ceramic Tile

CRV: $12,855

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	600 SF	**Unit Cost:**	$21.42
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include ceramic tile and base.

No Requirements

Building Condition Details

C3020 - Floor Finishes

Concrete - Painted/Polished

CRV: $3,314

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2,400 SF	**Unit Cost:**	$1.38
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Concrete - Painted/Polished Renewal

Cost:	$4,143	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Floor Finishes
		Action:	Concrete - Painted/Polished Renewal

Description:

Auto generated renewal for Concrete - Painted/Polished. System Description: Floor finishes include painted/polished concrete. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3020 - Floor Finishes

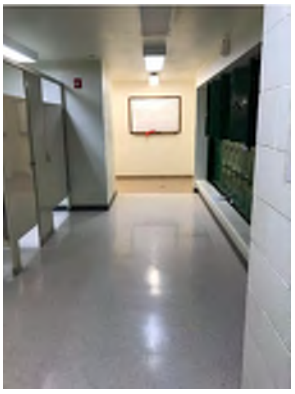
VCT Floor Tile

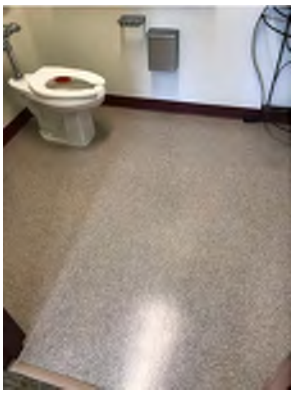
CRV: $101,155

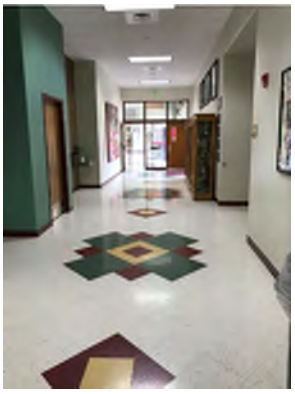
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	17,600 SF	**Unit Cost:**	$5.75
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.







Building Condition Details

Building Condition Details

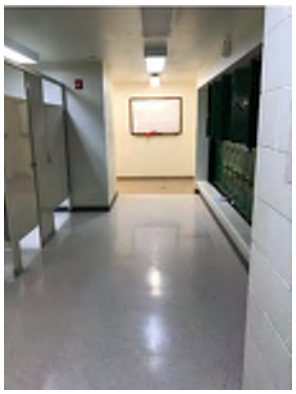
Requirements:

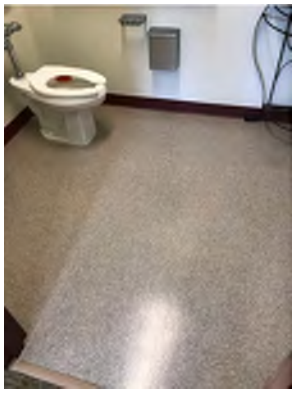
VCT Floor Tile Renewal

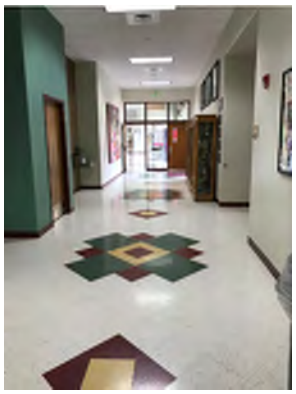
Cost:	$126,444	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Floor Finishes
		Action:	VCT Floor Tile Renewal

Description:

Auto generated renewal for VCT Floor Tile. System Description: Floor finishes include areas of VCT (Vinyl Composition Tile) flooring and base. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.







Building Condition Details

C3020 - Floor Finishes

Wood Flooring - Stage Floor

CRV: $30,799

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1,400 SF	**Unit Cost:**	$22.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include finished wood strip flooring and finished wood base.

No Requirements

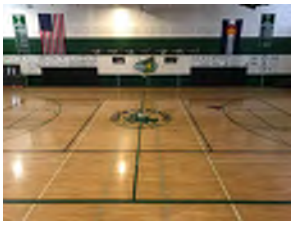
Building Condition Details

C3020 - Floor Finishes

Wood Flooring - Gymnasium

CRV: $274,940

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	8,000 SF	**Unit Cost:**	$34.37
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen



System Description:

Floor finishes include finished wood strip flooring and finished wood base. Assumed on concrete over sleepers.

No Requirements

C3020 - Floor Finishes

Weight Room Tile Flooring

CRV: $7,718

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	12 years	**Obs. Yrs. Rem:**	3 years
Quantity:	1,000 SF	**Unit Cost:**	$7.72
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Floor finishes include resilient athletic tiles and vinyl wall base for weight room. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Weight Room Tile Flooring Renewal

Cost:	$9,647	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/22	**Prime Sys:**	Floor Finishes
		Action:	Weight Room Tile Flooring Renewal

Description:

Auto generated renewal for Weight Room Tile Flooring. System Description: Floor finishes include resilient athletic tiles and vinyl wall base for weight room. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

C3030 - Ceiling Finishes

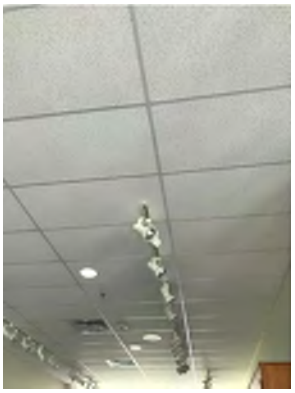
ACT System

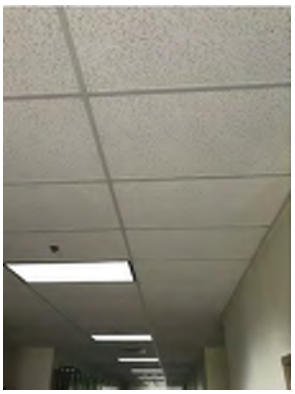
CRV: $406,745

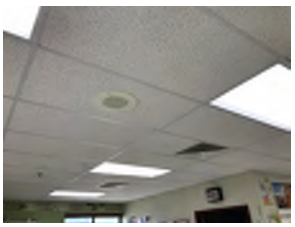
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	44,000 SF	**Unit Cost:**	$9.24
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

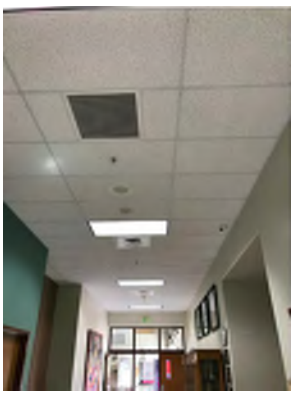
System Description:

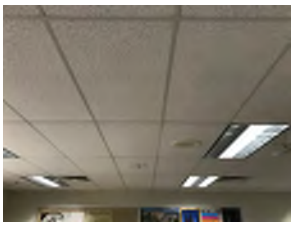
Ceiling finishes included suspended ACT (Acoustic Ceiling Tile) system.



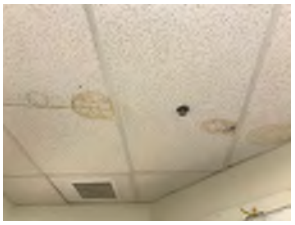








Building Condition Details

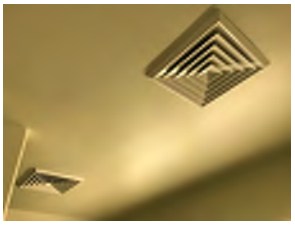


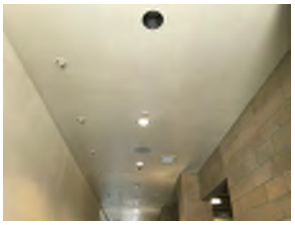
No Requirements

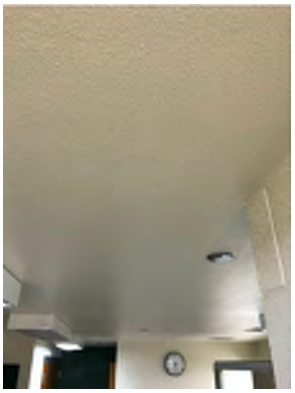
C3030 - Ceiling Finishes

GWB Taped and Finished

CRV: $37,644







Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	5,500 SF	**Unit Cost:**	$6.84
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes include GWB (Gypsum Wall Board) taped, finished and painted with primer and 2 finish coats.

No Requirements

Building Condition Details

C3030 - Ceiling Finishes

Metal Ceiling - Painted

CRV: $147,680

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	10,000 SF	**Unit Cost:**	$14.77
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Ceiling finishes include painted metal ceilings.

No Requirements

Building Condition Details

D1010 - Elevators and Lifts

Elevator Controls - Motor Controller

CRV: $74,240

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2 Each	**Unit Cost:**	$37,119.82
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building includes elevator equipment controls. Master control cabinet and associated equipment.

No Requirements

Building Condition Details

D1010 - Elevators and Lifts

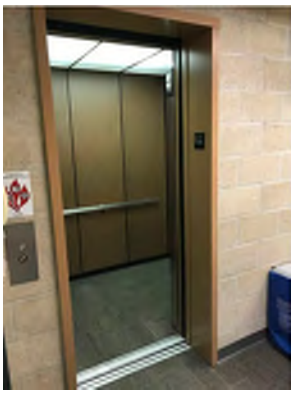
Hydraulic Passenger Elevator

CRV: $226,335

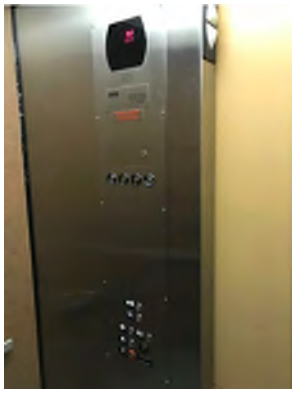
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	22 years
Quantity:	2 Each	**Unit Cost:**	$113,167.40
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

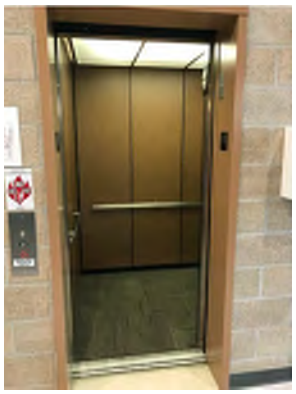
System Description:

The building includes a passenger hydraulic elevator - two stories.



Building Condition Details





No Requirements

D1013 - Lifts

Wheelchair Lift

CRV: $19,664

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1 Each	**Unit Cost:**	$19,664.42
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a wheelchair lift.

Building Condition Details

No Requirements

D2010 - Plumbing Fixtures

Custodial/Utility Sinks

CRV: $30,986

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$0.52
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include custodial/utility sinks. Includes rough-in and faucet.

No Requirements

D2010 - Plumbing Fixtures

Laboratory Sinks

CRV: $29,424

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	3,500 SF	**Unit Cost:**	$8.41
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building plumbing fixtures include stainless steel or molded, chemical-resistant laboratory sinks.

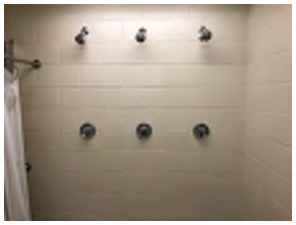
No Requirements

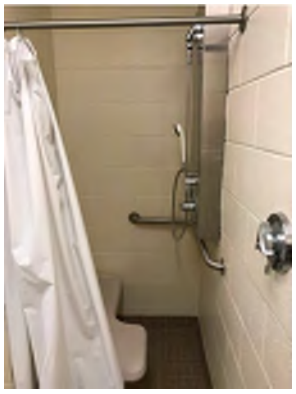
Building Condition Details

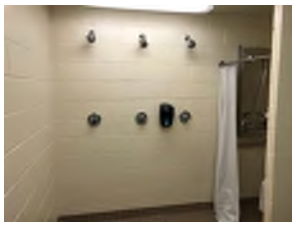
D2010 - Plumbing Fixtures

Restroom Fixtures - Group Locker Room Showers

CRV: $50,697







Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	2 Each	**Unit Cost:**	$25,348.45
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include shower heads and controls in a single shower room.

No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Restroom Fixtures

CRV: $179,093

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$3.01
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The restroom fixtures include urinals, water closets and lavatories.

No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

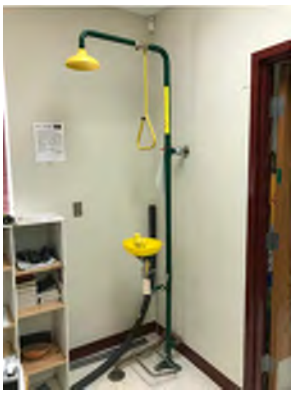
Emergency Shower Units

CRV: $13,136

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	3 Each	**Unit Cost:**	$4,378.56
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include emergency safety shower.



No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Water Coolers - Wall-Mount Dual-Height

CRV: $20,435

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	59,500 SF	**Unit Cost:**	$0.34
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Plumbing fixtures include wall-mounted water fountains.

No Requirements

Building Condition Details

D2010 - Plumbing Fixtures

Kitchenette - Cabinet, Counter and Sink

CRV: $49,659

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$0.83
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The plumbing fixtures include kitchenette cabinet, counter and sink units as well as sinks for the art room, etc.

No Requirements

Building Condition Details

D2020 - Domestic Water Distribution

Water Dist Complete

CRV: $263,536

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$4.43
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building domestic water distribution system includes a four inch main line, water meter, backflow preventer, with rough ins included. The water heater is captured in a separate system.

No Requirements

Building Condition Details

D2020 - Domestic Water Distribution

Water Heater - Gas

CRV: $148,605

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	59,500 SF	**Unit Cost:**	$2.50
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Water Heater - Gas Renewal

Cost:	$185,756	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Domestic Water Distribution
		Action:	Water Heater - Gas Renewal

Description:

Auto generated renewal for Water Heater - Gas. System Description: The domestic hot water is provided by a gas-fired, commercial-grade water heater, with recirculation pump. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D2030 - Sanitary Waste

Sanitary Waste - Gravity Discharge

CRV: $190,945

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	59,500 SF	**Unit Cost:**	$3.21
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

No Requirements

D2040 - Rain Water Drainage

Roof Drainage - Gravity

CRV: $153,759

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	50 years	**Obs. Yrs. Rem:**	37 years
Quantity:	59,500 SF	**Unit Cost:**	$2.58
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow.

No Requirements

Building Condition Details

D2090 - Other Plumbing Systems

Natural Gas Distribution for Lab

CRV: $16,242

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	3,500 SF	**Unit Cost:**	$4.64
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a natural gas distribution system for the laboratories.

No Requirements

D3012 - Gas Supply System

Natural Gas Service to Bldg

CRV: $15,278

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	1 Each	**Unit Cost:**	$15,277.92
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a natural gas supply with a 4" line coming into the building. The supply is for boilers, kitchen and other equipment.

No Requirements

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Fume Hood - Ductwork/Fan

CRV: $34,465

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	1 Each	**Unit Cost:**	$34,465.32
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The HVAC ventilation system includes fume hood and exhaust system for a science lab.

No Requirements

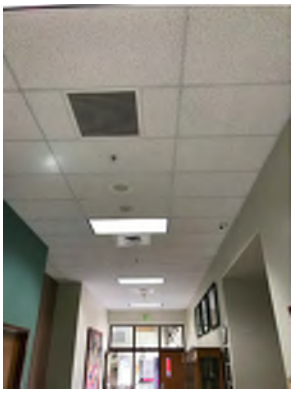
Building Condition Details

D3040 - Distribution Systems

Exhaust System - General Building

CRV: $72,362

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	59,500 SF	**Unit Cost:**	$1.22
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen



System Description:

The HVAC ventilation system includes roof-mounted exhaust fans with ducting.

No Requirements

Building Condition Details

D3040 - Distribution Systems

Exhaust System - Kitchen

CRV: $39,557

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	3,000 SF	**Unit Cost:**	$13.19
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Exhaust System - Kitchen Renewal

Cost:	$49,447	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Distribution Systems
		Action:	Exhaust System - Kitchen Renewal

Description:

Auto generated renewal for Exhaust System - Kitchen. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3040 - Distribution Systems

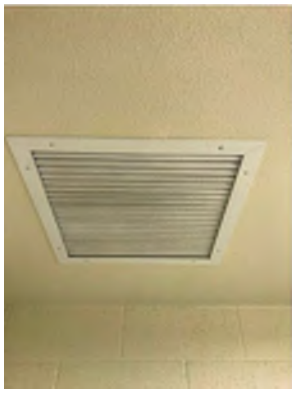
Exhaust System - Restroom w/Roof Fan

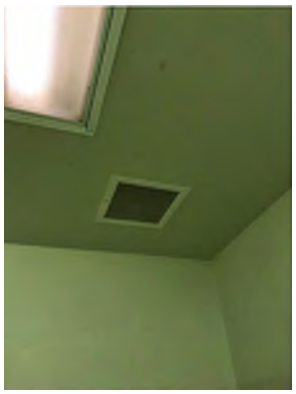
CRV: $34,837

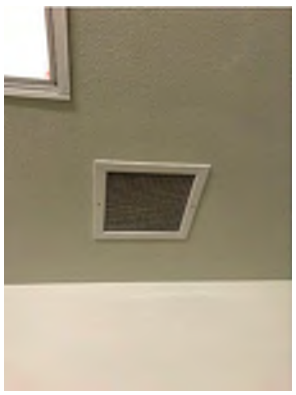
Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	59,500 SF	**Unit Cost:**	$0.59
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

HVAC ventilation system includes roof-mounted restroom exhaust fans with ducting.







No Requirements

Building Condition Details

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton

CRV: $705,323

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	42,000 SF	**Unit Cost:**	$16.79
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Requirements:

Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton Renewal

Cost:	$881,653	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Terminal and Package Units
		Action:	Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton Renewal

Description:

Auto generated renewal for Rooftop Unitary AC - Cooling w/Gas Heat < 10 Ton. System Description: The HVAC system includes a packaged rooftop unit with gas heating and less than 10 ton cooling capacity. Includes distribution. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

D3050 - Terminal and Package Units

Rooftop Unitary AC - Cooling w/Gas Heat > 10 Ton

CRV: $280,442

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	17,500 SF	**Unit Cost:**	$16.03
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a packaged rooftop unit with gas heat and a cooling capacity of greater than 10 tons. Includes distribution.

No Requirements

D3050 - Terminal and Package Units

Computer Room Cooling - DX w/Air Cooled Remote Condenser

CRV: $20,733

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1,000 SF	**Unit Cost:**	$20.73
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The HVAC system includes a computer room cooling unit with an air cooled remote condenser.

No Requirements

Building Condition Details

D3060 - Controls and Instrumentation

DDC System

CRV: $198,356

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	59,500 SF	**Unit Cost:**	$3.33
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

HVAC controls include a DDC system for system optimization, pc control and sensors.

No Requirements

D40 - Fire Protection

Fire Extinguishers - Dry Chem w/Cabinet

CRV: $2,987

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$0.05
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

No Requirements

Building Condition Details

D40 - Fire Protection

Wet Sprinkler System - Ordinary Hazard wo/Pump

CRV: $586,936

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	22 years
Quantity:	59,500 SF	**Unit Cost:**	$9.86
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The fire protection systems include a wet fire sprinkler system with backflow protection and standpipes, but no fire pump.

No Requirements

Building Condition Details

D40 - Fire Protection

Kitchen Hood Suppression

CRV: $10,348

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$10,347.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

System includes a chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood included under a separate system.

No Requirements

Building Condition Details

D5012 - Low Tension Service and Dist.

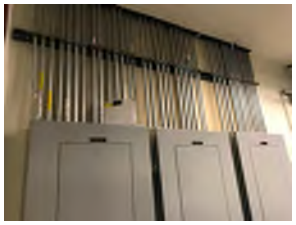
Distribution Equipment, Panelboards, and Feeders - 2000A 480Y/277V & 208Y/120V

CRV: $698,725

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$11.74
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The electrical distribution system for this building includes panelboards, feeders, and associated equipment.



Building Condition Details

No Requirements

D5012 - Low Tension Service and Dist.

Main Electrical Service - 2000A 480Y/277V

CRV: $189,657

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	1 Each	**Unit Cost:**	$189,656.98
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes an electrical service, which includes incoming feeders, main panel, and metering.

No Requirements

Building Condition Details

D5020 - Lighting and Branch Wiring

Lighting - Exterior - HID Wall Packs

CRV: $6,683

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	12 Each	**Unit Cost:**	$556.90
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Exterior lighting consists of HID (High-Intensity Discharge) wall pack units.

No Requirements

Building Condition Details

D5021 - Branch Wiring Devices

Branch Wiring - Equipment & Devices

CRV: $151,848

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	59,500 SF	**Unit Cost:**	$2.55
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

No Requirements

D5022 - Lighting Equipment

Stage Lighting

CRV: $30,397

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	0 Each	**Unit Cost:**	$303,965.16
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Stage lighting includes master control panel, spots, borders and stage lights.

No Requirements

Building Condition Details

D5022 - Lighting Equipment

Indoor Sports Arena Lighting - High Bay Compact Fluorescent

CRV: $72,791

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	30 Each	**Unit Cost:**	$2,426.35
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The gym area includes a High Bay lighting system. System includes high bay compact fluorescent fixtures, controls and feeders.

No Requirements

Building Condition Details

D5022 - Lighting Equipment

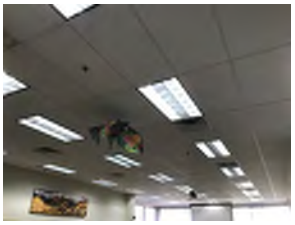
Lighting Fixtures - LED

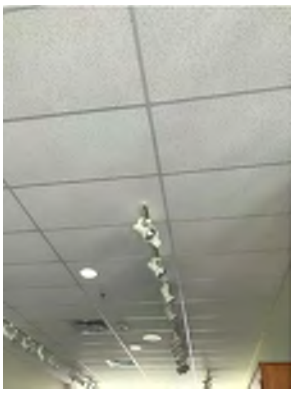
CRV: $318,396

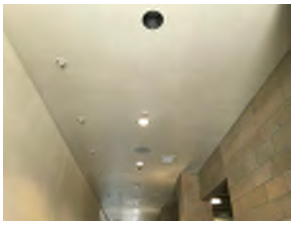
Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	28 years
Quantity:	59,500 SF	**Unit Cost:**	$5.35
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The lighting system includes LED (Light-Emitting Diodes) lighting fixtures, lamps, conduit and wire.







No Requirements

Building Condition Details

D5031 - Public Address and Music Systems

Public Address System

CRV: $117,557

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	59,500 SF	**Unit Cost:**	$1.98
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Public Address System Renewal

Cost:	$146,946	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Public Address and Music Systems
		Action:	Public Address System Renewal

Description:

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes an amplifier, intercom/monitor, volume control, speakers, conduit and shielded wiring. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D5031 - Public Address and Music Systems

Scoreboard Single-Sided

CRV: $10,170

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	5 years
Quantity:	2 Each	**Unit Cost:**	$5,085.01
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Scoreboard Single-Sided Renewal

Cost:	$12,713	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Public Address and Music Systems
		Action:	Scoreboard Single-Sided Renewal

Description:

Auto generated renewal for Scoreboard Single-Sided. System Description: The building has a scoreboard system. This system includes a wall-hung scoreboard, LED (Light Emitting Diode) scoring system and LED clocking system. Years remaining have been increased because the system is currently functioning, however the system is approaching the end of its useful life and should be budgeted for repair/replacement.

D5033 - Telephone Systems

Telephone System

CRV: $238,262

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	59,500 SF	**Unit Cost:**	$4.00
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Telephone System Renewal

Cost:	$252,558	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Telephone Systems
		Action:	Telephone System Renewal

Description:

Auto generated renewal for Telephone System. System Description: The building includes a telephone system. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

D5037 - Fire Alarm Systems

Fire Alarm System

CRV: $280,591

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	5 years
Quantity:	59,500 SF	**Unit Cost:**	$4.72
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Fire Alarm System Renewal

Cost:	$350,739	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/24	**Prime Sys:**	Fire Alarm Systems
		Action:	Fire Alarm System Renewal

Description:

Auto generated renewal for Fire Alarm System. System Description: The fire alarm system includes head end equipment, pull stations, audio/visual strobes, visual strobes, smokes, conduit, wire and connections. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

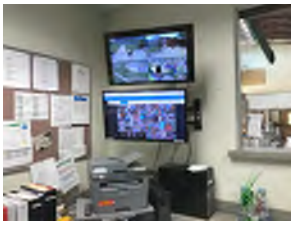
Building Condition Details

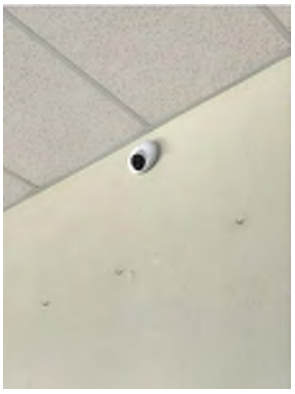
D5038 - Security and Detection Systems

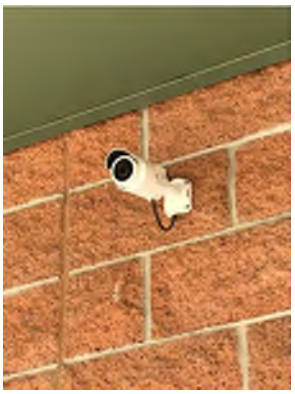
Security System - CCTV

CRV: $46,271

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	8 years
Quantity:	59,500 SF	**Unit Cost:**	$0.78
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen







System Description:

The building includes a CCTV (Closed-Circuit Television) security system. The system monitors points of egress. The CCTV security system includes: video recorder, monitoring station, cameras, conduit, and cabling.

No Requirements

Building Condition Details

D5038 - Security and Detection Systems

Security System - Card Access System

CRV: $63,169

Current Age:	4 years	**Year Installed:**	2015
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	6 years
Quantity:	59,500 SF	**Unit Cost:**	$1.06
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes a card access security system. The security system includes: control panels, card swipe pads, conduit, and cabling. Also included is buzz-in system at the main entry door.

No Requirements

Building Condition Details

D5039 - Local Area Networks

LAN System

CRV: $279,451

Current Age:	2 years	**Year Installed:**	2017
Exp. Use. Life:	15 years	**Obs. Yrs. Rem:**	13 years
Quantity:	59,500 SF	**Unit Cost:**	$4.70
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Building includes a local area network system.

No Requirements

D5092 - Emergency Light and Power Systems

Emergency Battery Pack Lights

CRV: $45,469

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	3 years
Quantity:	59,500 SF	**Unit Cost:**	$0.76
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

Requirements:

Emergency Battery Pack Lights Renewal

Cost:	$56,836	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/22	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Emergency Battery Pack Lights Renewal

Description:

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

D5092 - Emergency Light and Power Systems

Emergency Generator

CRV: $83,896

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	1 Each	**Unit Cost:**	$83,895.73
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

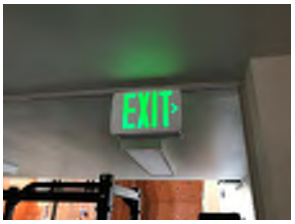
The emergency power system includes an emergency generator 250kW max. Includes: emergency generator, ATS, battery charger, muffler, day tank, feeder, wiring, and panels.

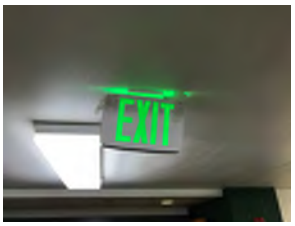
No Requirements

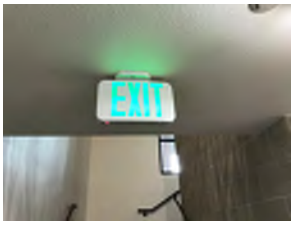
D5092 - Emergency Light and Power Systems

Exit Signs

CRV: $35,020







Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	10 years	**Obs. Yrs. Rem:**	4 years
Quantity:	59,500 SF	**Unit Cost:**	$0.59
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

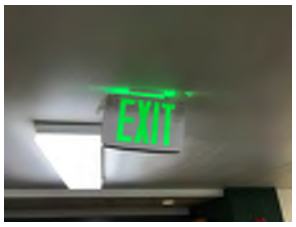
The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

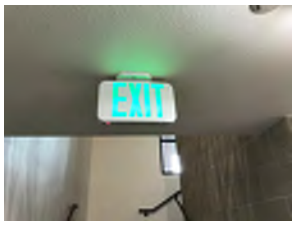
Building Condition Details

Requirements:

Exit Signs Renewal

Cost:	$43,775	**Priority:**	3 - Due within 5 Years of Inspection
Action Date:	4/24/23	**Prime Sys:**	Emergency Light and Power Systems
		Action:	Exit Signs Renewal





Description:

Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. Years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement.

Building Condition Details

E - Equipment and Furnishings

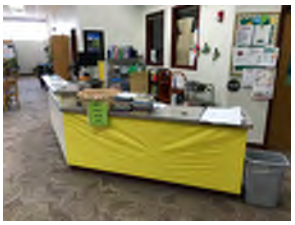
Fixed Casework

CRV: $195,087

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	450 LF	**Unit Cost:**	$433.53
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes laminate casework, including wall and under-counter cabinets and counter-tops.



No Requirements

Building Condition Details

E - Equipment and Furnishings

Food Service Counter

CRV: $27,877

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	12 LF	**Unit Cost:**	$2,323.11
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Furnishings include food service tables, straight counters and curved counters.

No Requirements

E - Equipment and Furnishings

Laboratory Casework

CRV: $188,015

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	30 years	**Obs. Yrs. Rem:**	17 years
Quantity:	3,500 SF	**Unit Cost:**	$53.72
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The building includes laboratory equipment and casework.

Building Condition Details

No Requirements

E - Equipment and Furnishings

Theater Curtains

CRV: $85,098

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	800 SF	**Unit Cost:**	$106.37
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Equipment and furnishings include theater curtains, which are fire-proofed.

No Requirements

Building Condition Details

E - Equipment and Furnishings

Kitchen Equipment

CRV: $131,989

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	20 years	**Obs. Yrs. Rem:**	7 years
Quantity:	2 Each	**Unit Cost:**	$87,992.67
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Equipment and furnishings includes kitchen equipment.

No Requirements

Building Condition Details

E - Equipment and Furnishings

Fixed Seating

CRV: $44,493

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	25 years	**Obs. Yrs. Rem:**	12 years
Quantity:	160 Each	**Unit Cost:**	$278.08
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

The furnishings include fixed seating.

No Requirements

E2010 - Fixed Furnishings

Bleachers - Gymnasium

CRV: $324,537

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	40 years	**Obs. Yrs. Rem:**	27 years
Quantity:	560 Each	**Unit Cost:**	$579.53
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Telescoping bleachers in the gymnasium.

Building Condition Details

No Requirements

E2010 - Fixed Furnishings

Student Lockers - Steel

CRV: $161,880

Current Age:	13 years	**Year Installed:**	2006
Exp. Use. Life:	35 years	**Obs. Yrs. Rem:**	22 years
Quantity:	362 LF	**Unit Cost:**	$447.18
Insp. Date:	4/24/19	**Inspector:**	Mark Hillen

System Description:

Fixed furnishings include student lockers.

No Requirements

Adequacy Assessment

Task Description	Score	Comments
001.0-Do athletic fields meet the Colorado High School Activities Association?	5 - Yes	
002.0-Do practice fields meet the school's program requirements? If not comment on deficiencies	5 - Meets All	
003.0-How many lanes/what type of street/highway (arterial, collector, etc.) is the school located on?	5 - Local road, Speed limit 35 mph or less, light traffic	
003.1-If score is 3 or less for question 3, is there a traffic light or dedicated turn lanes into the school?	0 - N/A	
004.0-Is the location removed from undesirable business industry traffic and hazards such as: waste disposal; gas wells; railroad tracks; major highways; liquor stores; adult establishments; landfills; waste water treatment plants; chemical plants; other?	5 - Yes, not located close to any of the undesirables	
005.0-Is there a bus loading and unloading zone with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.2?	3 - Yes, but does not meet guidelines	
006.0-Is there an onsite parent drop off and pick up area with appropriate signage as recommended in the CDE Construction Guidelines 4.1.15.3?	4 - Yes, but minor conflicts exist	
007.0-Are there staff and visitor parking?	5 - Yes	One small area is paved for visitor parking and ADA parking. Most of the staff, student and visitor parking is together in a gravel parking lot.
007.1-What is the surface of the staff and visitor parking area? Are parking stalls marked?	2 - Little area is paved with marked stalls	
007.2-Are there marked ADA parking stalls?	5 - Yes	
008.0-Is there student parking?	5 - Yes	
008.1-What is the surface of the student parking area? Are parking stalls marked?	1 - No paving or marked parking	
008.2-Are there marked ADA parking stalls?	1 - No	
009.0-Is the service delivery area separated from pedestrian traffic, play fields and playgrounds as recommended in the CDE Construction Guidelines 4.1.15.5?	4 - Yes, but minor conflicts exist	Service delivery must pass through the student and faculty parking lot.
010.0-Are there hard surface walkways that provide circulation around the school?	4 - Most areas	
010.1-Is there a well-marked pedestrian path to the main entry as recommended in the CDE Construction Guidelines 4.1.15.4?	5 - Yes	
010.2-Is there permanent site way-finding signage for vehicles and pedestrians and does it direct users appropriately?	4 - Most areas	
010.3-Are there curb cuts at accessible paths of travel?	5 - Yes	
011.0-Is there an area for bicycle storage as recommended in the CDE Construction Guidelines 4.1.15.6?	5 - Yes	
012.0-Are parking areas lit?	5 - Yes	
012.1-Are school entries lit?	5 - Yes	
012.2-Are school perimeters lit?	3 - Some areas	
013.0-Does water drain positively away from the school?	3 - Some areas	

Adequacy Assessment

Task Description	Score	Comments
013.1-How does the school manage storm water and treatment?	4 - Incorporates responsible storm water management and treatment design	
014.0-Are the propane tanks protected and where are they located?	0 - N/A	
015.0-Is the natural gas service protected?	3 - No, it is located away from the students and staff, but is not protected	The natural gas feed to the school is fully protected but the natural gas feed to the vocational wood shop is totally exposed and unprotected. Therefore this score is an average.
016.0-Is the site served by a private well or a public water system? (INFO ONLY)		This site is served by a public water system.
016.1-Are there any concerns over the domestic water in the facility? Please describe in comment section.	5 - No reported concerns	
016.2-Has the water been tested for lead? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
017.0-Is the site served by a private septic or public waste water system? (INFO ONLY)		This site is served by a public waste water system.
018.0-How far away is the nearest fire hydrant from the school building? How many hydrants are serving the site?	5 - There is a hydrant less than approximately 200' from the school	
019.0-Does the landscaping provide for line of sight for the occupants and local law enforcement? Does it restrict unauthorized access to windows, roofs or other areas?	5 - Yes	
020.0-Is landscaping watered (play fields, ornamental, all, etc.)? If it is watered, how (by hand, timer, smart system, etc.)? (INFO ONLY)		Landscaping is watered by a timer system.
021.0-Is the site fenced?	2 - Few areas	
021.1-Are gates provided with locking capability?	3 - Some areas	
021.2-Does the fencing system NOT impede the line of sight for either occupants or emergency responders?	5 - Yes	
021.3-Do gates allow for emergency egress?	3 - Some areas	
022.0-Does the school have a backup generator?	5 - Yes, in like new condition	
022.1-How is the backup generator powered? (INFO ONLY)		The backup generator is powered by natural gas.
023.0-Does the school currently take advantage of passive solar, wind, natural ventilation green roofs, etc.?	2 - Few areas	
024.0-Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? (INFO ONLY)		No. Major electrical is located inside a mechanical room.
024.1-Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?	5 - Yes	
028.0-What are exterior walls insulated with?	3 - Assumed R-19	
029.0-What types of windows are in the facility?	2 - Double pane, but not low e glass	
030.0-Is water draining positively from the roof with no signs of ponding?	5 - Yes	
030.1-When does/did the warranty of the roof covering(s) expire		It is believed by local staff that all roof

Adequacy Assessment

Task Description	Score	Comments
(date)? (INFO ONLY)		warranties expired 10 years after installation.
031.0-Do the foundation or basement walls have any observable cracks?	5 - No	
032.0-Is the school constructed on a slab on grade? (INFO ONLY)		Yes. This facility rests upon a slab on grade system.
032.1-Does the slab on grade show signs of heaving or cracking?	5 - No	
033.0-Are there any observable cracks or other areas of failure?	5 - No	
034.0-Are there expansion joints for expansion and contraction of building materials? (INFO ONLY)		Yes. Expansion joints are present.
035.0-Is the facility leased or owned? (INFO ONLY)		This facility is owned.
036.0-What type of fuel is the school heated with? (INFO ONLY)		This school is heated with natural gas.
037.0-What type of electrical power is serving the building? (INFO ONLY)		This building is served with three phase power.
039.0-Is there an updated copy of the Asbestos Management Plan (AHERA) on file?	5 - Yes	
040.0-Is the school used jointly with the community? (INFO ONLY)		Yes, the community has events.
040.1-How many hours/day and days/year is the school available for the community to use? (INFO ONLY)		Available 6 hours per day mostly on weekends and after school.
040.2-Does the school ensure these user groups have an emergency plan with emergency contacts?	5 - Yes	
040.3-Does the school have staff on duty during these times?	5 - Yes	
041.0-Does the school have an evacuation plan for staff or students who are unable to self-evacuate?	5 - Yes	
042.0-Does the school have emergency exiting lighting on an independent electrical service?	4 - Yes, functional with battery back-up in fixture	
043.0-Is there an unobstructed path of egress as recommended in the CDE Construction Guidelines section 4.1.9?	5 - Yes	
043.2-Do corridors terminate at an exit or a stairway leading to an exit?	5 - Corridors terminate at an exit or intermediary stair vestibule clearly visible at the end of the corridor	
043.3-Does the path of egress appear accessible for the disabled?	5 - Yes	
044.0-What are the measurements of the risers, treads, and stair widths? (INFO ONLY)		Average stairs measure 53" wide x 13" treads x 6-1/2" risers.
045.0-Do classroom doors open as to not obstruct the path of egress?	5 - Doors are fully recessed and open in the direction of egress without encroaching into the corridor	
045.1-Does classroom door hardware support lockdowns, while still allowing egress?	3 - Some classroom doors allow for manual locking from inside the classroom, yet still allow for egress without the use of a key or special knowledge or effort	Many classroom doors require the door to be locked with a key from the outside but allow for automatic egress from inside the classroom. Foam Door Bloks are commonly used.

Adequacy Assessment

Task Description	Score	Comments
045.2-Is door hardware lever (not orbital)?	5 - Yes	
045.3-Do classroom doors have glass or sidelights? (INFO ONLY)		Yes, there are glass sidelights.
046.0-Does the school have a copy of their annual fire inspection report on file? If so is it free of any noted deficiencies? If deficiencies please note in comments section.	5 - Yes	
047.0-Is the school provided with a sprinkler system?	5 - Yes	
048.0-Was the fire alarm system inspected within the last year?	5 - Yes	
048.1-Is there any noted deficiencies in the last inspection report? If yes please describe	5 - No	Some minor deficiencies but maintenance has corrected the issues.
048.2-Is the alarm monitored?	4 - Yes, monitored in fail safe mode with reporting to multiple sites; i.e. 911, District and Facilities	This alarm is monitored 24/7 by Superior Alarm Company.
048.3-Describe the type of fire alarm system.	5 - Addressable	
049.0-Is there a basement? (INFO ONLY)		There is no basement in this facility.
050.0-What is the ceiling/floor assembly between two story spaces constructed of? (INFO ONLY)		The floor assembly is constructed of steel.
051.0-Are there any concerns over the air quality in the facility? Please describe in comment section.	5 - No reported concerns	
052.0-Has the air been tested for carbon dioxide (CO2)? If so what were the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
052.1-Has the air been tested for carbon monoxide (CO) near combustion equipment? If so what are the results? (list test info in comment section i.e. date tested, tested by, etc.)	0 - N/A or Not Tested	
053.0-Does administration routinely use extension cords and multiple outlet receptacles to make up for lack of wall/floor outlets?	4 - Few areas	
054.0-What type of lighting does the school have? (INFO ONLY)		This facility has been converted over to LED lighting.
054.1-Does the school utilize energy efficient light fixtures?	5 - Yes	
055.0-Are there any noticeable odors in the school?	5 - No	
056.0-Does the school have adequate plumbing to meet the program requirements?	5 - Yes	
056.2-Are plumbing fixtures equipped with low flow water saving devices?	5 - Yes	
057.0-Is the school roof controlled for restricted access?	5 - Yes	
058.0-Does the school utilize bullet proof glass? If so where is it located? (INFO ONLY)		No. This school does not utilize bullet proof glass.
059.0-Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.11.10?	5 - Yes	
060.1-Is the facility equipped with security cameras? If so where are they located (entry ways, halls, exterior, parking, etc.)?	4 - Most areas	

Adequacy Assessment

Task Description	Score	Comments
060.2-Is the facility equipped with electronic access controls as recommended in the CDE Construction Guidelines 4.1.11.3?	5 - Yes	This facility uses a camera / door buzz-in system at the main entrance.
060.3-Is the facility equipped with door lock/intrusion detection as recommended in the CDE Construction Guidelines 4.1.11.6? Are these systems tied into an emergency power supply?	1 - No	
060.4-Is the main entry protected from forced vehicle entry? Describe how: bollards, concrete planters, etc.	1 - No	
060.5-Is the main entry equipped with controlled visitor access? Describe how: cameras/buzz-in, visitors routed through office, etc.	5 - Yes	This facility uses a camera / door buzz-in system at the main entrance.
060.6-How many exterior points of entry are there? (INFO ONLY)		There are 17 exterior points of potential entry.
060.7-Are exterior doors labeled inside and out for communicating with emergency responders?	1 - No	
060.8-How many of the exterior points of entry are located in classrooms? (INFO ONLY)		There are three exterior points of entry located in classrooms and the library.
062.0-Are hazardous materials safely managed as recommended in the CDE Construction Guidelines section 4.1.10?	4 - Management is good for the most part, materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security	
063.0-Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?	3 - Some areas	The restroom is across the hallway.
063.1-Are medications stored in a manner that allows them to be easily transported in the event of an evacuation?	2 - Few areas	
064.0-Does the school have daylight with views in all learning areas?	5 - Yes	
065.0-Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?	5 - Yes	
065.1-Are corridor walls insulated for sound?	4 - Yes, good sound separation	
065.2-Are interior walls other than corridors insulated for sound?	4 - Yes, good sound separation	
065.3-For multi-story buildings is the ceiling/floor (decking) assembly insulated for sound?	4 - Yes, good sound separation	
065.4-Is the ceiling/roof assembly insulated?	3 - Assumed R-30	
066.0-Does the school have preschool classrooms as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.1?	0 - N/A	
066.1-Is the preschool space near the other academic programs and an adjacent restroom? Does the space provide convenient access from parent drop-off areas? Are spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
066.2-Does the preschool space have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
067.0-Does the school have kindergarten classrooms as needed for the	0 - N/A	

Adequacy Assessment

Task Description	Score	Comments
school program and as recommended in the CDE Construction Guidelines section 4.3?		
067.1-Are the kinder spaces near the other academic programs and an adjacent restroom? Do the spaces provide convenient access from parent drop-off areas? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	0 - N/A	
067.2-Do the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is some of the flooring a "wet area"?	0 - N/A	
068.0-Does the school have special education spaces (including testing rooms, offices, etc.) as needed for the school program and as recommended in the CDE Construction Guidelines section 4.3.2.2.?	5 - Yes	
068.1-Are the special education spaces near the media center, computer rooms, and general classrooms? Are testing rooms, offices, etc. near the programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
068.2-Do the special education spaces (including testing rooms, offices, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	5 - Yes	
069.0-Does the school have general classrooms as needed for the school program and as recommended in the CDE Construction Guidelines 4.3?	5 - Yes	
069.1-Are the general classrooms near the media ctr., computer rooms, and support spaces? Are they acoustically isolated from noisy spaces & are acoustics internally appropriate (e.g. gyms, kitchens, music)?	5 - Yes	
069.2-Do the general classroom spaces have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment?	4 - Most areas	
070.0-Does the special program space (including, Title 1, Speech, PT/OT, ESL, etc.) meet school expectations and requirements?	5 - Yes	
070.1-Is the special program space located as an integral part of the facility (near media center, computer rooms, gen. classrooms)? Are therapy rooms, testing rooms, offices are near programs they serve? Are they acoustically isolated from noisy spaces?	5 - Yes	
070.2-Does the special program space have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment?	4 - Most areas	
071.0-Does the school have a computer lab as described in the CDE Construction Guidelines 4.3?	5 - Yes	
071.1-Are the computer lab spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
071.2-Do the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	4 - Most areas	
072.0-Does the school have Career and Technical Education (CTE)/VoAg spaces as described in the CDE Construction Guidelines 4.3?	4 - Most areas	This school has a separate building on the campus for a vocational wood shop.

Adequacy Assessment

Task Description	Score	Comments
072.1-Are the CTE spaces acoustically isolated from the quiet academic space?	5 - Yes	
072.2-Do the CTE spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment?	1 - No	The Vocational Wood Shop building needs additional storage space for storing plywood, boards, studs, etc.
073.0-Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
073.1-Are the LMC spaces (including office, work rooms, conference room, etc.) near the academic programs they serve? Are the spaces acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.)?	5 - Yes	
073.2-Do the LMC spaces (including office, work rooms, conference room, etc.) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, counter-tops for production, equipment storage, and technology equipment?	5 - Yes	
074.0-Does the school have a Music room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
074.1-Is the music space isolated from the other "noisy" programs (gyms. kitchen etc.)? Is the space acoustically isolated from the quiet academic spaces of the school?	5 - Yes	
074.2-Does the music space have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment?	3 - Some areas	
075.0-Does the school have an art room as described in the CDE Construction Guidelines 4.3?	5 - Yes	
075.1-Are the art spaces near the other academic programs? Are the spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
075.2-Do the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment? Are finish materials smooth, cleanable and nonabsorbent?	3 - Some areas	
076.0-Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3?	4 - Most areas	
076.1-Are the performing arts/auditorium spaces near each other (e.g. music, drama, etc.)? Do spaces provide convenient public and after-hours access plus separation from other spaces in the building?	5 - Yes	
076.2-Do the performing arts/auditorium spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment?	3 - Some areas	
077.0-Does the school have adequate gym facilities as described in the CDE Construction Guidelines 4.3?	5 - Yes	
077.1-Are gym spaces near the other "noisy" programs (music, kitchen, etc.)? Are spaces acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces?	5 - Yes	
077.2-Do the gym spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards,	4 - Most areas	

Adequacy Assessment

Task Description	Score	Comments
etc.)?		
078.0-Does the school have a science Labs as described in the CDE Construction Guidelines 4.3?	5 - Yes	
078.1-Are the science spaces near the other academic programs? Are the science spaces isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.)?	5 - Yes	
078.2-Do the science spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment? Is the flooring a hard surface such as VCT or tile?	3 - Some areas	
079.0-Does the school have support areas (teacher work rooms, offices, staff toilets, etc.) as described in the CDE Construction Guidelines 4.3?	5 - Yes	
079.1-Are the administrative offices located near the main entrance, have lines of sight to the school entrance, and are they near instructional areas?	5 - Yes	
079.2-Do the support spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment?	5 - Yes	
080.0-Do student restrooms appear to be adequate in number and location?	4 - Most areas	
080.1-Are student restroom fixtures age-appropriate?	5 - Yes	
080.2-Are student restroom toilet partitions, urinal privacy partitions, towel dispensers, and soap dispensers in place and functional?	5 - Yes	
081.0-How is the school connected to the internet?	5 - Fiber	
081.1-Does the school have wireless internet access throughout?	5 - Yes	
082.0-Is there a school wide telephone system?	5 - Yes	
083.1-Is there adequate electrical in the kitchen area?	5 - Yes	
083.2-Is the cafeteria sized appropriately?	4 - Most areas	
083.3-Is the food prep area sized appropriately?	4 - Most areas	
083.4-Are food supplies protected against purposeful contamination?	5 - Yes	
083.5-Is the cafeteria shared with another space, i.e. gym, stage, etc.? Please explain. (INFO ONLY)		The cafeteria is a shared space with the stage and performing arts area.
084.0-Pursuant to HB 17-1082, Section 22-43.7-108 (2)(a)(VII), C.R.S. requires collecting annualized utility costs. What is the school's self-reported annualized cost? (INFO ONLY)		Ridgway Secondary School 2018 Utilities: Electric = $46,786.00 Natural Gas = $25,031.58 Trash Removal = $8,555.63 Water and Sewer = $5,345.32 Phones = $2,646.90 Shared Utilities with the Ridgway Elementary School: Internet = $12,814.56 (which is 50% of the total) Cell Phones = $4,029.84 (which is 50% of the total) Total Secondary School Utilities for 2018 = $105,209.83

Adequacy Assessment

Task Description	Score	Comments
085.0-Additional Comments (INFO ONLY)		The wood shop needs additional material storage such as an 8' x 40' shipping container placed next to the building. The wood shop also should have additional fire extinguishers as wells as exit signs above doorways and a fire alarm system. This building also has an exposed natural gas meter outside the building which is susceptible to damage. The natural gas meter should be fenced and locked with pipe bollards placed for protection from vehicular damage.

Action	An Action is a strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of its cost (line items).
Action Date	This is the recommended date to address the issues noted in an Action.
Adequacy Index	A metric that objectively measures the current Adequacy of a school, allowing comparison to other schools. It is based on a set of questions that measure each school's compliance with a set of standards.
Condition Budget	The cost to remediate current needs measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Exp. Use. Life	See the definition for Lifetime.
Gross Area (SF)	Asset size is the total area in a building for all floors to the outer surface of exterior walls. GSF (Gross Square Foot) is the standard figure used in defining construction costs for facilities.
Insp. Date	Date of inspection of the system or deficiency (requirement).
Lifetime	Lifetime is the number of years a System is expected to be useful (its "useful life") before Renewal is required.
Next Renewal	This is the year that a System is expected to require renewal funding (its renewal cost), either based on its age or based on its observed condition.
Obs. Yrs. Rem	Based on the inspector's observation of a system, number of remaining years before the next renewal (whole replacement) is entered in this field.
Prime System	The Prime System is the primary Uniformat II Category that a Requirement affects. You can assign a Prime System to a Requirement on the Requirement record.
Priority	Priority is the timing that a requirement (project) should be scheduled for correction. Priorities are set on a scale of 1 thru 4 and include a time frame for correction. For example, a Priority 1 Requirement should be corrected within 1 year, Priority 2 should be correct within 2 year, Priority 3 should be corrected within 5 years and Priority 4 has no time frame for correction. Only priorities 1 thru 3 are included in the FCI.
Requirement	A facility need or a deficient condition that should be addressed. Requirements are assigned a Category, Priority, and System in order for the requirement costs to be categorized appropriately and to assign a time frame for action. The category and priority determine whether or not the Requirement's costs are measured in the FCI; for example, requirements which are assigned a priority 4 or which are in the optimization category are not measured in the FCI.
Requirement Cost	The cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Requirement for understanding what's measured within the FCI.
Replacement Value	Asset Replacement Value (RV) is the total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The RV for a single Asset can be based on the sum of the System replacement costs, or it can be a custom cost. The RV may include or exclude overhead costs.
System Condition Index (SCI)	The System Condition Index (SCI) measures the relative condition of the systems within an Asset. SCI uses costs from all requirements that are included in FCI in order to measure the relative health of a system and facilitate comparison within a single Asset. SCI follows the same configuration settings as FCI. Each system in an asset is measured against the total cost of maintenance requirements with a matching System.
System Group	A grouping of the building's or site's construction components into a common name. For example, "Interior Construction and Conveyance" include all the building construction components relating to the wall partitions, elevators, interior half walls, etc.
FCI	Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among institutions. To determine FCI for any given set of assets, the condition budget is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility. See the definition of Requirement for understanding what's measured within the FCI.
Uniformat II Category	A Uniformat II Category is an element of the Uniform Classification System for organizing preliminary construction information into a standardized classification structure. These elements are common to most buildings and usually perform a given function regardless of the design specification, construction method, or materials used. There are four levels of classifications.

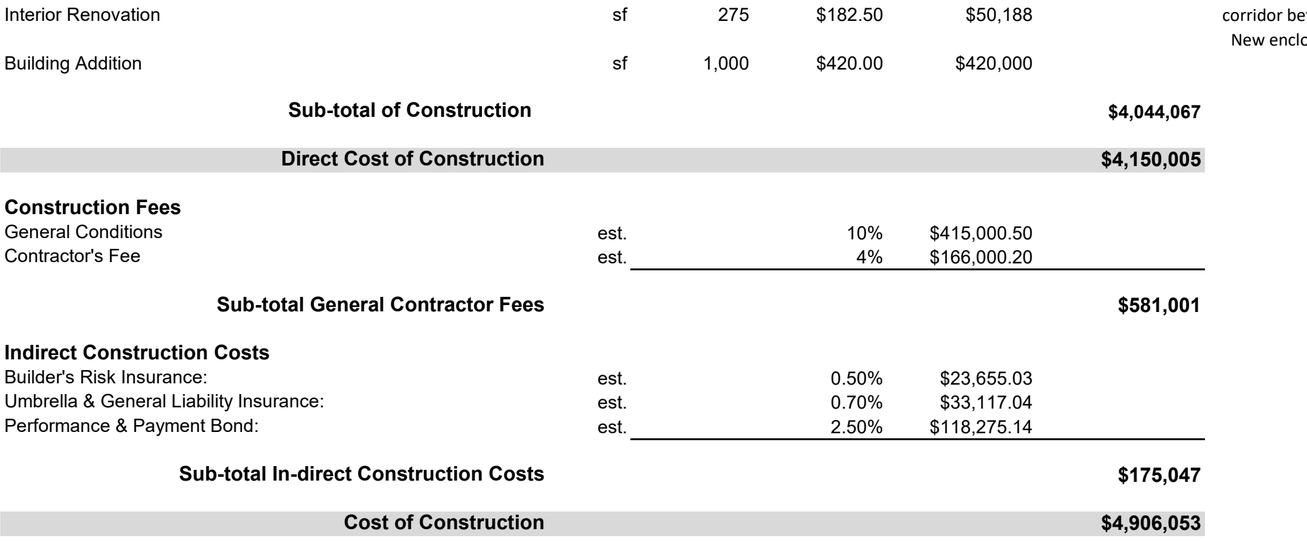
Appendix C

Detailed Cost Estimates

Ridgway School District R-2
Ridgway Elementary School - Option E1 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

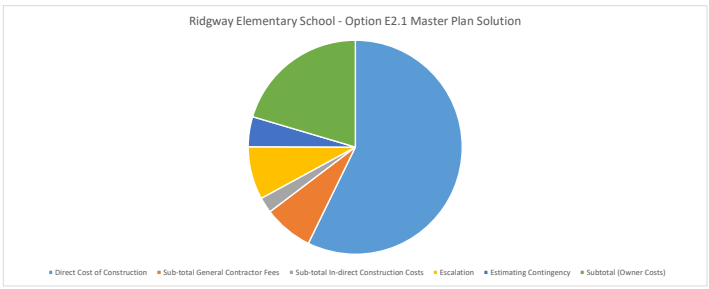
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Work**							
2	Paved site & play areas	sf	7,567	$14.00	$105,938		Courtyard renovation & western fencing connection	1.50%
3	Pave existing gravel area	sf	-	$6.00	$0		Pave gravel parking area or leave as is?	0.00%
4	Bus drop off lane	sf	-	$18.00	$0			0.00%
5	Site demolition area	sf	-	$2.00	$0			0.00%
6	**Sub-total of Site Construction**					**$105,938**		**1.50%**
7	**Building Construction**							
8	Roof Replacement	sf	34,667	$14.50	$502,672		1972 building portion, insulated metal panel	7.13%
9	Interior Finish	sf	34,667	$19.00	$658,673		1972 building portion, paint ($3), flooring ($9), & ACT ceilings ($7), including demolition	9.35%
10	Exterior Windows & Doors	cr	15	$10,000.00	$150,000		3 new windows & 1 new door per classroom	2.13%
11	Exterior Cladding	sf	34,667	$12.00	$416,004		1972 building portion, including demolition	5.90%
12	HVAC	sf	34,667	$31.00	$1,074,677		1972 building portion, including demolition	15.25%
13	Lighting Replacement	sf	-	$13.00	$0		Excluded - district has retrofitted LED	0.00%
14	Electrical Distribution	sf	34,667	$12.00	$416,004		1972 building portion, including demolition	5.90%
15	Fire Alarm & Low Voltage Systems	sf	64,700	$5.50	$355,850		Entire building, FA with notification, access control, PA	5.05%
16	Interior Renovation	sf	275	$182.50	$50,188		Unit cost does not duplicate lines above, new interior corridor between enclosed corridor & existing corridor	0.71%
17	Building Addition	sf	1,000	$420.00	$420,000		New enclosed corridor linking pre-k building to main building	5.96%
18	**Sub-total of Construction**					**$4,044,067**		**57.4%**
19	**Direct Cost of Construction**					**$4,150,005**		**58.9%**
20	**Construction Fees**							
21	General Conditions	est.		10%	$415,000.50			5.9%
22	Contractor's Fee	est.		4%	$166,000.20			2.4%
23	**Sub-total General Contractor Fees**					**$581,001**		**8.2%**
24	**Indirect Construction Costs**							
25	Builder's Risk Insurance:	est.		0.50%	$23,655.03			0.3%
26	Umbrella & General Liability Insurance:	est.		0.70%	$33,117.04			0.5%
27	Performance & Payment Bond:	est.		2.50%	$118,275.14			1.7%
28	**Sub-total In-direct Construction Costs**					**$175,047**		**2.5%**
29	**Cost of Construction**					**$4,906,053**		**70%**
30	**Escalation**			2	$584,752.30	**$584,752.30**	2 years of 6% annual escalation anticipated	8.3%
31	**Estimating Contingency**			9.00%	$425,790.51	**$425,790.51**		6.0%
32	**TOTAL COST OF CONSTRUCTION**					**$5,916,596**		**84%**
33	**Owner Costs**							
34	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.1%
35	Owner's Representative Fees	ls		1.00%	$59,166			0.8%
35	Owner's Construction Contingency	allow		7.00%	$414,162			5.9%
36	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	$488,119			6.9%
37	Building Permit (Plan Check Fee):	allow		$7,446.00	$7,446.00			0.1%
38	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$17,750			0.3%
39	Mechanical System Commissioning	allow		0.65%	$38,458			0.5%
40	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
41	Abatement	est.			$100,000		allowance	1.4%
42	**Subtotal (Owner Costs)**					**$1,130,100**		**16%**
	TOTAL PROJECT BUDGET					**$7,046,696**	Cost/SF $108.91	**100.0%**



Ridgway School District R-2
Ridgway Elementary School - Option E2.2 Master Plan Solution
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

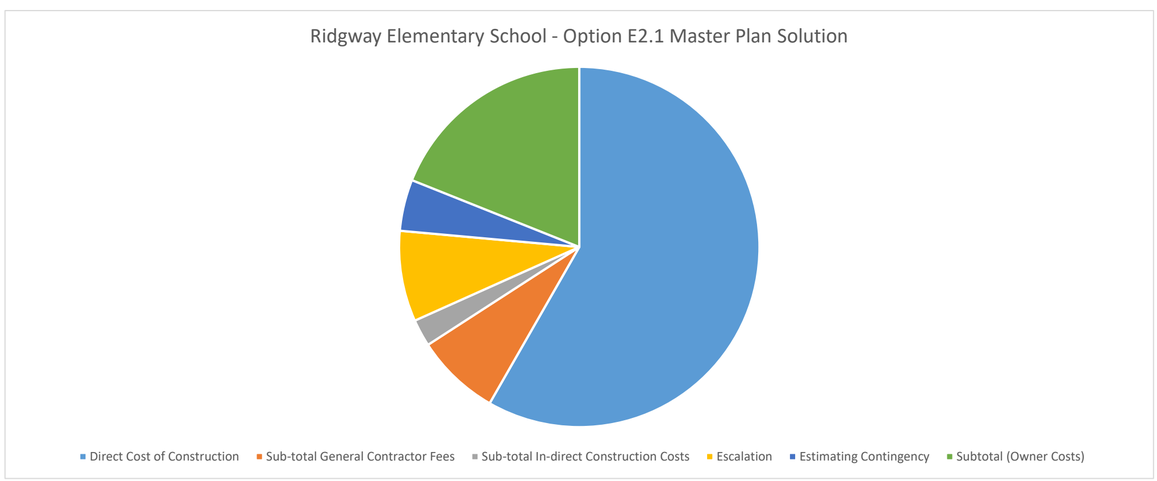
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Work**							
2	Paved site & play areas	sf	8,049	$14.00	$112,686		Courtyard, fencing, & play area	0.74%
3	Pave existing gravel area	sf	51,483	$6.00	$308,898	**Excluded**	Pave gravel parking areas & reuse drop off area paving (33,045 sf)	2.04%
4	Bus drop off lane	sf	20,014	$18.00	$360,252		Connection between Highway 62 & Amelia St with turnaround	2.37%
5	Site demolition area	sf	-	$2.00	$0		In above	0.00%
6	**Sub-total of Site Construction**					**$472,938**		**3.12%**
7	**Building Construction**							
8	Roof Replacement	sf	34,667	$14.50	$502,672		1972 building portion	3.31%
9	Interior Finish	sf	42,739	$19.00	$812,041		1972 building portion & renovated areas, paint ($3), flooring ($9), & ACT ceilings ($7), including demolition	5.35%
10	Exterior Windows & Doors	cr	16	$10,000.00	$160,000		3 new windows & 1 new door per classroom	1.05%
11	Exterior Cladding	sf	34,667	$12.00	$416,004		1972 building portion, including demolition	2.74%
12	HVAC	sf	34,667	$31.00	$1,074,677		1972 building portion, including demolition	7.08%
13	Plumbing	fx	28	$23,775.00	$665,700		Includes fixtures, finishes, accessories, and entire sanitary system replacement	4.39%
14	Lighting Replacement	sf	300	$13.00	$3,900		New lights in small area with flourescents	0.03%
15	Electrical Distribution	sf	34,667	$12.00	$416,004		1972 building portion, including demolition	2.74%
16	Sprinklers	sf	64,700	$7.50	$485,250		Entire building, 8" pipe at 90 psi under Amelia St	3.20%
17	Fire Alarm & Low Voltage Systems	sf	64,700	$5.50	$355,850		Entire building	2.34%
18	Minor Interior Renovation	sf	13,586	$72.00	$978,192		This line does not duplicate the lines above	6.44%
19	Major Interior Renovation	sf	9,075	$115.00	$1,043,625		This line does not duplicate the lines above	6.88%
20	Building Addition	sf	3,100	$420.00	$1,302,000		New enclosed corridor & misc rooms between pre-k & main building and the 5th grade addition with flex area	8.58%
21	**Sub-total of Construction**					**$8,215,915**		**54.1%**
22	**Direct Cost of Construction**					**$8,688,853**		**57.2%**
23	**Construction Fees**							
24	General Conditions	est.		9%	$781,996.73			5.2%
25	Contractor's Fee	est.		4%	$347,554.10			2.3%
26	**Sub-total General Contractor Fees**					**$1,129,551**		**7.4%**
27	**Indirect Construction Costs**							
28	Builder's Risk Insurance:	est.		0.50%	$49,092.02			0.3%
29	Umbrella & General Liability Insurance:	est.		0.70%	$68,728.82			0.5%
30	Performance & Payment Bond:	est.		2.50%	$245,460.08			1.6%
31	**Sub-total In-direct Construction Costs**					**$363,281**		**2.4%**
32	**Cost of Construction**					**$10,181,684**		**67%**
33	**Escalation**			2	$1,213,554.65	**$1,213,554.65**	2 years of 6% annual escalation anticipated	8.0%
34	**Estimating Contingency**			7.00%	$687,288.23	**$687,288.23**		4.5%
35	**TOTAL COST OF CONSTRUCTION**					**$12,082,527**		**80%**
36	**Owner Costs**							
37	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.0%
38	Owner's Representative Fees	ls		1.00%	$120,825			0.8%
38	Owner's Construction Contingency	allow		7.00%	$845,777			5.6%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	$996,808			6.6%
40	Building Permit (Plan Check Fee):	est.		$13,385.00	$13,385.00			0.1%
41	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$36,248			0.2%
42	Mechanical System Commissioning	allow		0.65%	$78,536			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	$241,651			1.6%
	Abatement	est.			$500,000		Allowance	3.3%
	Temporary Classrooms	allow	3	$86,168.00	$258,504		3 modular CR units Leased	1.7%
44	**Subtotal (Owner Costs)**					**$3,096,734**		**20%**
							Cost/SF	
	TOTAL PROJECT BUDGET					**$15,179,261**	$231.04	**100.0%**



Ridgway School District R-2
Ridgway Elementary School - Option E2.2 Pre-School Addition
Ridgway, Colorado

Conceptual Budget of Probable Cost
6/17/2020

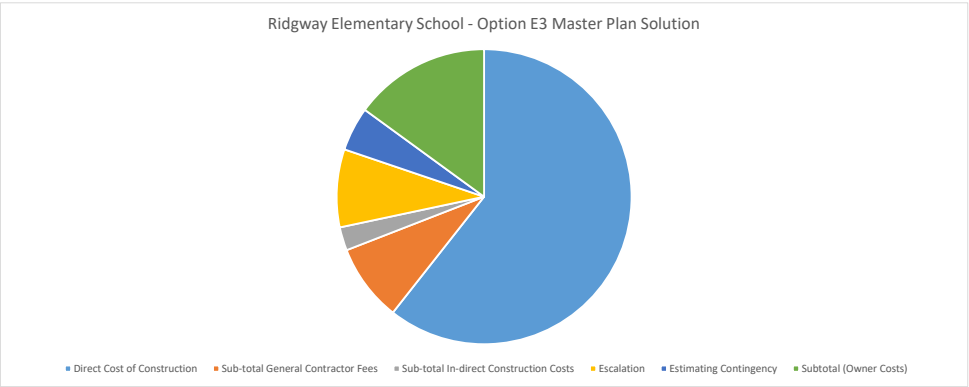
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Work**							
2	Paved site & play areas	sf						0.00%
3	Pave existing gravel area	sf						0.00%
4	Bus drop off lane	sf						0.00%
5	Site demolition area	sf						0.00%
6	**Sub-total of Site Construction**					**$0**		**0.00%**
7	**Building Construction**							
8	Roof Replacement	sf						0.00%
9	Interior Finish	sf						0.00%
10	Exterior Windows & Doors	cr						0.00%
11	Exterior Cladding	sf						0.00%
12	HVAC	sf						0.00%
13	Plumbing	fx						0.00%
14	Lighting Replacement	sf						0.00%
15	Electrical Distribution	sf						0.00%
16	Sprinklers	sf						0.00%
17	Fire Alarm & Low Voltage Systems	sf						0.00%
18	Minor Interior Renovation	sf						0.00%
19	Major Interior Renovation	sf						0.00%
20	Building Addition	sf	1,200	$380.00	$456,000		Pre-school classroom addtion (does not include connecting corridor - that is part of E2.2)	58.28%
21	**Sub-total of Construction**					**$456,000**		**58.3%**
22	**Direct Cost of Construction**					**$456,000**		**58.3%**
23	**Construction Fees**							
24	General Conditions	est.		9%	$41,040.00			5.2%
25	Contractor's Fee	est.		4%	$18,240.00			2.3%
26	**Sub-total General Contractor Fees**					**$59,280**		**7.6%**
27	**Indirect Construction Costs**							
28	Builder's Risk Insurance:	est.		0.50%	$2,576.40			0.3%
29	Umbrella & General Liability Insurance:	est.		0.70%	$3,606.96			0.5%
30	Performance & Payment Bond:	est.		2.50%	$12,882.00			1.6%
31	**Sub-total In-direct Construction Costs**					**$19,065**		**2.4%**
32	**Cost of Construction**					**$534,345**		**68%**
33	**Escalation**			2	$63,688.61	**$63,688.61**	2 years of 6% annual escalation anticipated	8.1%
34	**Estimating Contingency**			7.00%	$36,069.60	**$36,069.60**		4.6%
35	**TOTAL COST OF CONSTRUCTION**					**$634,104**		**81%**
36	**Owner Costs**							
37	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.6%
38	Owner's Representative Fees	ls		1.00%	$6,341			0.8%
38	Owner's Construction Contingency	allow		10.00%	$63,410			8.1%
39	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.25%	$52,314			6.7%
40	Building Permit (Plan Check Fee):	est.		$2,500.00	$2,500.00			0.3%
41	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$1,902			0.2%
42	Mechanical System Commissioning	allow		0.65%	$4,122			0.5%
43	Furniture Fixtures and Equipment	allow		2.00%	$12,682			1.6%
	Abatement	est.						0.0%
	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
44	**Subtotal (Owner Costs)**					**$148,271**		**19%**
	TOTAL PROJECT BUDGET					**$782,375**	Cost/SF $651.98	**100.0%**



Ridgway School District R-2
Ridgway Secondary School - Option S1 - Auditorium Improvements
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

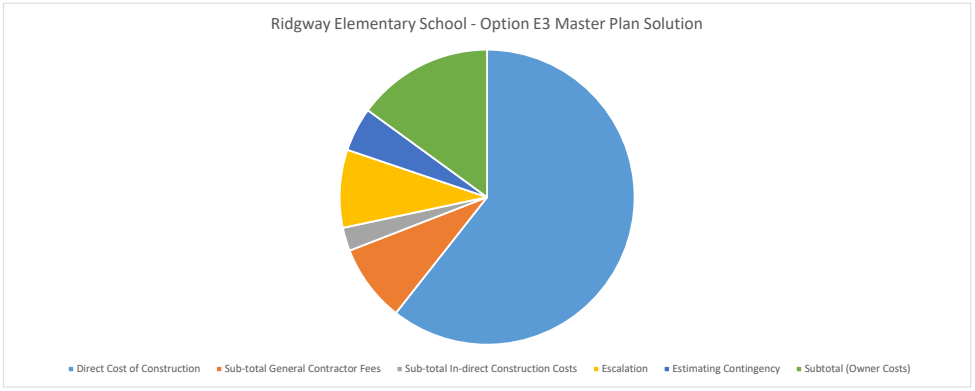
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Improvements**							
2	**Sub-total of Site Construction**					**$0**		**0.00%**
3	**Building Renovation**							
4	DDC Controls	sf	-	$0.00	$0		Provided by RSD	0.00%
5	Sound and Performance Lighting System				$250,000		New sound system, new digital perf. Ligting, new projector and screen, control booth	42.37%
6	Acoustic Treatments in Cafetorium	sf	2,500	$16.00	$43,500		Reflector panels in front, acoustic absorbtion (top priority), and rear curtain	7.37%
7	Mechanical sound isolation				$40,000		two new lined hard ducts, sound boots	6.78%
8	Improve Sound isolation at walls				$29,000		Extend walls to deck at stage, vestibule at lift area	4.91%
9	**Sub-total of Construction**					**$362,500**		**61.4%**
10	**Direct Cost of Construction**					**$362,500**		**61.4%**
11	**Construction Fees**							
12	General Conditions	est.		10%	$36,250.00			6.1%
13	Contractor's Fee	est.		4%	$14,500.00			2.5%
14	**Sub-total General Contractor Fees**					**$50,750**		**8.6%**
15	**Indirect Construction Costs**							
16	Builder's Risk Insurance:	est.		0.50%	$2,066.25			0.4%
17	Umbrella & General Liability Insurance:	est.		0.70%	$2,892.75			0.5%
18	Performance & Payment Bond:	est.		2.50%	$10,331.25			1.8%
19	**Sub-total In-direct Construction Costs**					**$15,290**		**2.6%**
20	**Cost of Construction**					**$428,540**		**73%**
21	**Escalation**			2	$51,077.70	**$51,077.70**	2 year of 6% annual escalation anticipated	8.7%
22	**Estimating Contingency**			7.00%	$28,927.50	**$28,927.50**		4.9%
23	**TOTAL COST OF CONSTRUCTION**					**$508,545**		**86%**
24	**Owner Costs**							
25	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.8%
26	Owner's Representative Fees	ls		1.00%	$5,085			0.9%
26	Owner's Construction Contingency	allow		5.00%	$25,427			4.3%
27	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	$43,226			7.3%
28	Building Permit (Plan Check Fee):	est.		0.25%	$1,271.36			0.2%
29	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$1,526			0.3%
30	Mechanical System Commissioning	allow		1.00%	$0			0.0%
31	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
32	Abatement	est.			$0			0.0%
33	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
34	**Subtotal (Owner Costs)**					**$81,536**		**14%**
	TOTAL PROJECT BUDGET					**$590,082**		**100.0%**



Ridgway School District R-2
Ridgway Secondary School - Option S1 - PV Array
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

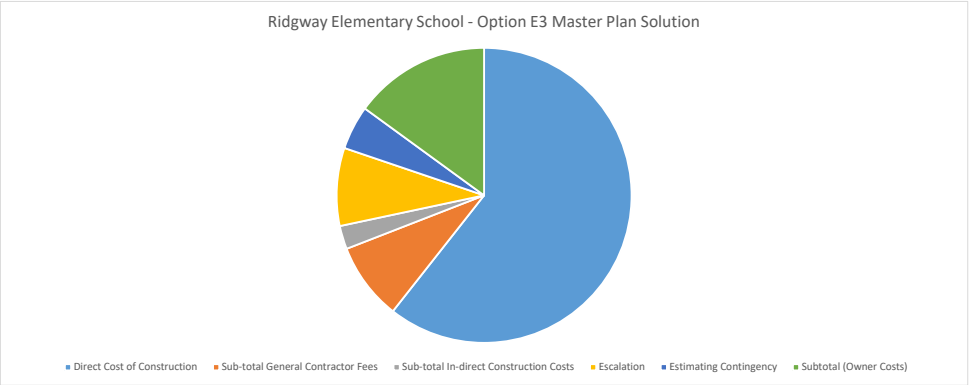
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Improvements**							
2	**Sub-total of Site Construction**					**$0**		**0.00%**
3	**Building Renovation**							
4	Solar Panel Project	sf			$200,000		Provided by RSD, plug number based on 50 KVA ($600k based on full bldg load and covered parking)	61.01%
5	**Sub-total of Construction**					**$200,000**		**61.0%**
6	**Direct Cost of Construction**					**$200,000**		**61.0%**
7	**Construction Fees**							
8	General Conditions	est.		10%	$20,000.00			6.1%
9	Contractor's Fee	est.		4%	$8,000.00			2.4%
10	**Sub-total General Contractor Fees**					**$28,000**		**8.5%**
11	**Indirect Construction Costs**							
12	Builder's Risk Insurance:	est.		0.50%	$1,140.00			0.3%
13	Umbrella & General Liability Insurance:	est.		0.70%	$1,596.00			0.5%
14	Performance & Payment Bond:	est.		2.50%	$5,700.00			1.7%
15	**Sub-total In-direct Construction Costs**					**$8,436**		**2.6%**
16	**Cost of Construction**					**$236,436**		**72%**
17	**Escalation**			2	$28,180.80	**$28,180.80**	2 year of 6% annual escalation anticipated	8.6%
18	**Estimating Contingency**			7.00%	$15,960.00	**$15,960.00**		4.9%
19	**TOTAL COST OF CONSTRUCTION**					**$280,577**		**86%**
20	**Owner Costs**							
21	Legal Services (property acquisition / title work / contract review)	ls			$5,000			1.5%
22	Owner's Representative Fees	ls		1.00%	$2,806			0.9%
22	Owner's Construction Contingency	allow		5.00%	$14,029			4.3%
23	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	$23,849			7.3%
24	Building Permit (Plan Check Fee):	est.		0.25%	$701.44			0.2%
25	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$842			0.3%
26	Mechanical System Commissioning	allow		1.00%	$0			0.0%
27	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
28	Abatement	est.			$0			0.0%
29	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
30	**Subtotal (Owner Costs)**					**$47,227**		**14%**
	TOTAL PROJECT BUDGET					**$327,804**		**100.0%**



Ridgway School District R-2
Ridgway Secondary School - Option S1 - Carpet Replacement
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

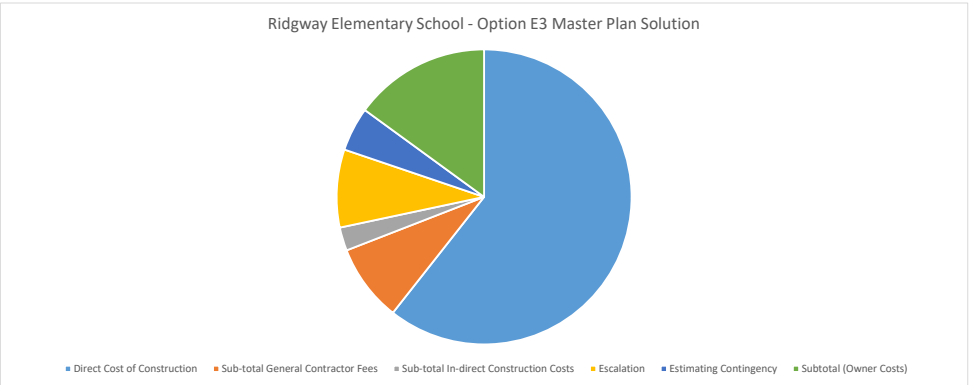
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Improvements**							
2	**Sub-total of Site Construction**					**$0**		**0.00%**
3	**Building Renovation**							
4	Carpet Replacement	sf	19,699	$12.00	$200,000	$236,388	All existing carpet	32.37%
5	**Sub-total of Construction**					**$200,000**		**32.4%**
6	**Direct Cost of Construction**					**$436,388**		**70.6%**
7	**Construction Fees**							
8	General Conditions	est.		10%	$43,638.80	**EXCLUDED**		7.1%
9	Contractor's Fee	est.		4%	$17,455.52	**EXCLUDED**		2.8%
10	**Sub-total General Contractor Fees**					**$61,094**		**9.9%**
11	**Indirect Construction Costs**							
12	Builder's Risk Insurance:	est.		0.50%	$2,487.41	**EXCLUDED**		0.4%
13	Umbrella & General Liability Insurance:	est.		0.70%	$3,482.38	**EXCLUDED**		0.6%
14	Performance & Payment Bond:	est.		2.50%	$12,437.06	**EXCLUDED**		2.0%
15	**Sub-total In-direct Construction Costs**					**$18,407**		**3.0%**
16	**Cost of Construction**					**$436,388**		**71%**
17	**Escalation**			2	$61,488.81	**$61,488.81**	2 year of 6% annual escalation anticipated	10.0%
18	**Estimating Contingency**			7.00%	$34,823.76	**$34,823.76**		5.6%
19	**TOTAL COST OF CONSTRUCTION**					**$532,701**		**86%**
20	**Owner Costs**							
21	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.8%
22	Owner's Representative Fees	ls		1.00%	$5,327			0.9%
22	Owner's Construction Contingency	allow		5.00%	$26,635			4.3%
23	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	$45,280			7.3%
24	Building Permit (Plan Check Fee):	est.		0.25%	$1,331.75			0.2%
25	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$1,598			0.3%
26	Mechanical System Commissioning	allow		1.00%	$0			0.0%
27	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
28	Abatement	est.			$0			0.0%
29	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
30	**Subtotal (Owner Costs)**					**$85,171**		**14%**
	TOTAL PROJECT BUDGET					**$617,872**		**100.0%**



Ridgway School District R-2
Ridgway Secondary School - Option S1 - Roof Replacement
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

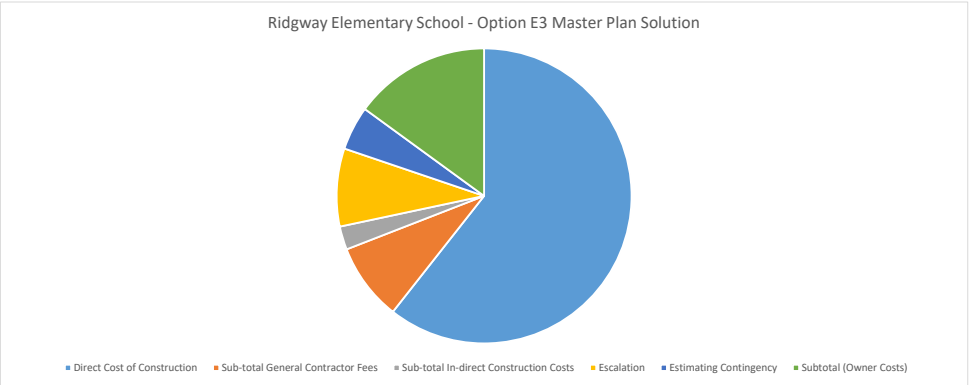
Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Improvements**							
2	**Sub-total of Site Construction**					**$0**		**0.00%**
3	**Building Renovation**							
4	Roof Replacement	sf	41,000	$8.50	$348,500		New TPO on entire building	61.41%
5	HVAC Unit Replacement	sf	48,000	$11.00	$528,000	**EXCLUDED**	Excludes Gym Addition	
6	**Sub-total of Construction**					**$348,500**		**61.4%**
7	**Direct Cost of Construction**					**$348,500**		**61.4%**
8	**Construction Fees**							
9	General Conditions	est.		10%	$34,850.00			6.1%
10	Contractor's Fee	est.		4%	$13,940.00			2.5%
11	**Sub-total General Contractor Fees**					**$48,790**		**8.6%**
12	**Indirect Construction Costs**							
13	Builder's Risk Insurance:	est.		0.50%	$1,986.45			0.4%
14	Umbrella & General Liability Insurance:	est.		0.70%	$2,781.03			0.5%
15	Performance & Payment Bond:	est.		2.50%	$9,932.25			1.8%
16	**Sub-total In-direct Construction Costs**					**$14,700**		**2.6%**
17	**Cost of Construction**					**$411,990**		**73%**
18	**Escalation**			2	$49,105.04	**$49,105.04**	2 year of 6% annual escalation anticipated	8.7%
19	**Estimating Contingency**			7.00%	$27,810.30	**$27,810.30**		4.9%
20	**TOTAL COST OF CONSTRUCTION**					**$488,905**		**86%**
21	**Owner Costs**							
22	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.9%
23	Owner's Representative Fees	ls		1.00%	$4,889			0.9%
23	Owner's Construction Contingency	allow		5.00%	$24,445			4.3%
24	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	$41,557			7.3%
25	Building Permit (Plan Check Fee):	est.		0.25%	$1,222.26			0.2%
26	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$1,467			0.3%
27	Mechanical System Commissioning	allow		1.00%	$0			0.0%
28	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
29	Abatement	est.			$0			0.0%
30	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
31	**Subtotal (Owner Costs)**					**$78,580**		**14%**
	TOTAL PROJECT BUDGET					**$567,485**		**100.0%**



Ridgway School District R-2
Ridgway Secondary School - Option S1 - J Track
Ridgway, Colorado

Conceptual Budget of Probable Cost
10/14/2020

Item No.	Description	Unit	Amount	Unit Cost	Line Total	Category Total (Rounded)	Remarks	%
1	**Site Improvements**							
2	Partial All Weather Track	sf	30,600	$16.50	$504,900		Assumes half normal track 8 ln, grading, all weather asphalt, track surface, erosion control	66.04%
3	**Sub-total of Site Construction**					**$504,900**		**66.04%**
4	**Building Renovation**							
5	**Sub-total of Construction**							**0.0%**
6	**Direct Cost of Construction**					**$504,900**		**66.0%**
7	**Construction Fees**							
8	General Conditions	est.		4%	$20,196.00			2.6%
9	Contractor's Fee	est.		4%	$20,196.00			2.6%
10	**Sub-total General Contractor Fees**					**$40,392**		**5.3%**
11	**Indirect Construction Costs**							
12	Builder's Risk Insurance:	est.		0.50%	$2,726.46			0.4%
13	Umbrella & General Liability Insurance:	est.		0.70%	$3,817.04			0.5%
14	Performance & Payment Bond:	est.		2.50%	$13,632.30			1.8%
15	**Sub-total In-direct Construction Costs**					**$20,176**		**2.6%**
16	**Cost of Construction**					**$565,468**		**74%**
17	**Escalation**			2	$67,398.09	**$67,398.09**	2 year of 6% annual escalation anticipated	8.8%
18	**Estimating Contingency**			5.00%	$27,264.60	**$27,264.60**		3.6%
19	**TOTAL COST OF CONSTRUCTION**					**$660,130**		**86%**
20	**Owner Costs**							
21	Legal Services (property acquisition / title work / contract review)	ls			$5,000			0.7%
22	Owner's Representative Fees	ls		1.00%	$6,601			0.9%
22	Owner's Construction Contingency	allow		5.00%	$33,007			4.3%
23	Design Services - (Arch, civil, landscape, electrical, structural, mechanical)	est.		8.50%	$56,111			7.3%
24	Building Permit (Plan Check Fee):	est.		0.25%	$1,650.33			0.2%
25	Inspections/ Material Testing/Survey/ Geo-technical / Environmental:	allow		0.30%	$1,980			0.3%
26	Mechanical System Commissioning	allow		0.00%	$0			0.0%
27	Furniture Fixtures and Equipment	allow		0.00%	$0			0.0%
	Abatement	est.			$0			0.0%
	Temporary Classrooms	allow	0	$86,168.00	$0			0.0%
28	**Subtotal (Owner Costs)**					**$104,350**		**14%**
	TOTAL PROJECT BUDGET					**$764,480**		**100.0%**



Appendix D

Past Presentations & Meeting Attendance Records

Master Plan Meeting #1
January 30, 2020

Ridgway Schools

"We aspire to inspire."

Ridgway School District Facilities Master Plan

RTA ARCHITECTS

RTA TEAM

Brian Calhoun
Principal-in-Charge

Mike Riggs
Project Architect

Staff of 49

29 Registered Architects

Largest firm in southern Colorado

50% of our work is educational

13 BEST Projects

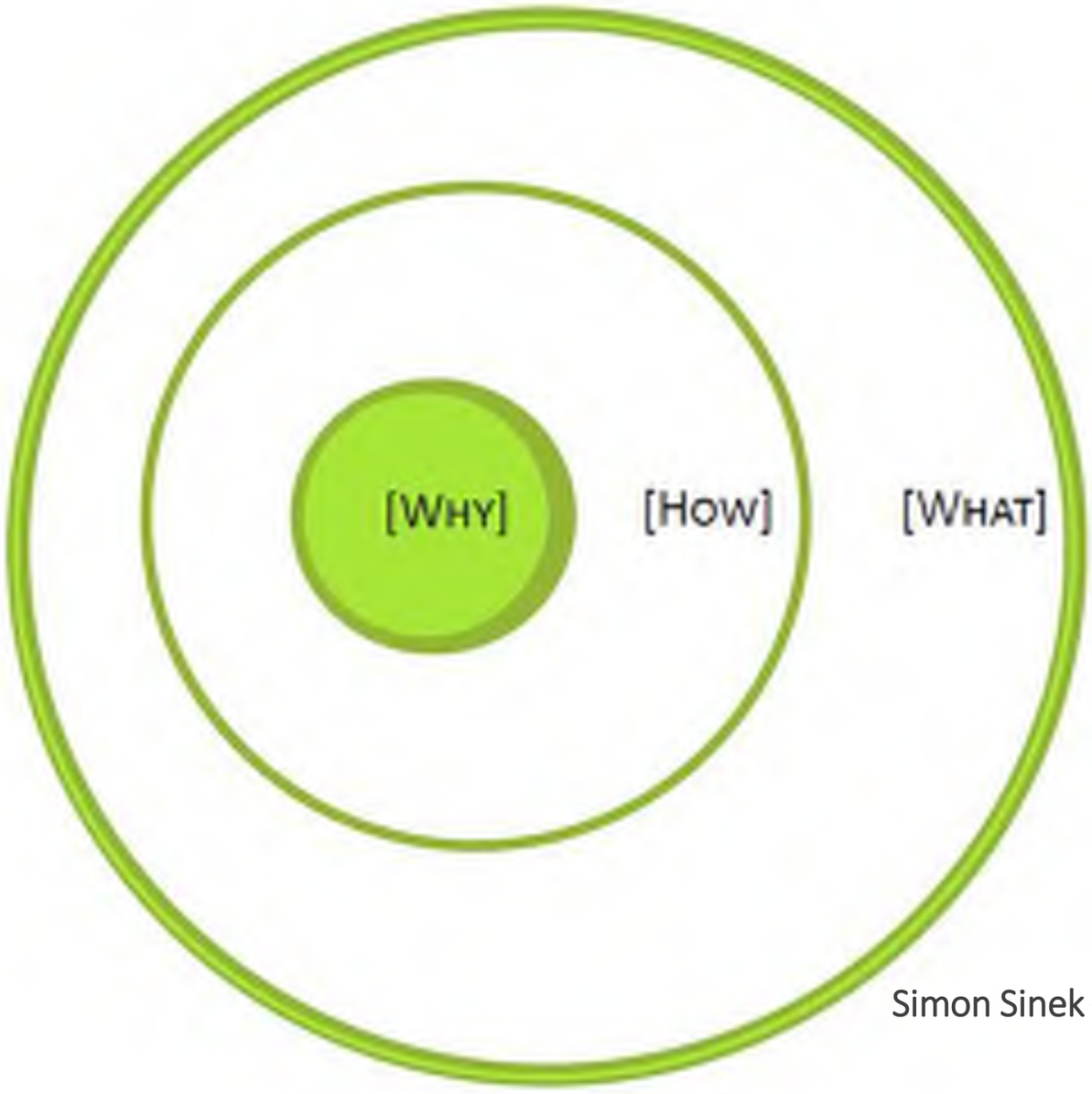
Multi-Skilled Educational Facilities Specialists

Master Planning
Educational Specifications
Furniture Design and Selection
Bond Election Assistance
Site Selection
Architectural Design
Facility Management Planning
Construction Administration
Programming
Interior Space Planning
Project Management

East Otero School District, Master Plan
Archuleta School District, Master Plan
Pueblo County School District 70, Facilities Needs Assessment
Calhan School District, Master Plan
Academy School District 20, Facility Conditions Index Audit
Colorado Springs District 11, Facility Verifications Audit
Colorado School for the Deaf and the Blind, Campus Master Plan
Peyton School District, Master Plan
Ignacio School District, District-Wide Master Plan
West End School District, Paradox Valley School Master Plan
Holly Public Schools, District Wide Master Plan
Trinidad School District, District Wide Master Plan
Swink School District, Campus Master Plan
Aurora Public Schools, P-20 Campus Master Plan
Brighton School District 27J, District-Wide Master Plan
Douglas County School District, Facility Assessment
Roaring Fork School District, District-Wide Master Plan
Boulder Valley School District, Campus Master Plan and Renovation

And a dozen more...

RTA Tenets



Simon Sinek – The Golden Circle

What

PURPOSEFUL, ENGAGING SOLUTIONS

WE MEET EVERY CHALLENGE WITH INTENTIONAL RESPONSE AND THOUGHTFUL CRAFT TO ENRICH LIVES, INSPIRE AND DELIGHT.

How

EVER CURIOUS.
EVER LEARNING.
EVER IMPROVING.

WE PROMOTE A CULTURE OF INNOVATION THROUGH COLLABORATION, CREATIVE LEADERSHIP, AND DETERMINED EXPLORATION.

Why

Connecting through experience of place.

WE ENHANCE THE LIVES OF THE PEOPLE IN THE COMMUNITY AND FOSTER A VIBRANT CULTURE.

Meeting Agenda

1. Agenda / Introductions – 5 minutes
2. Meeting Norms – 5 minutes
3. Process Overview/Schedule – 5 minutes
4. Enrollment Forecast – 15 minutes
5. Building Capacity Study – 5 Minutes
6. Building Assessment overview – 10 minutes
7. Review Survey Results – 30 minutes
8. Energy Audit – 15 minutes
9. Public Input – 15 minutes
10. Question and Answers – 5 minutes

Meeting Norms

- Attendance is expected at all scheduled meetings.
- The meetings will start on time with duration of 1-1/2 hours (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
- The students' interests come first.
- Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.
- Committee members are requested to focus on solutions that address the needs of the School District as a whole.
- Committee meetings will stay on task.
- Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.
- Minutes of each meeting will be distributed by email within one week of meeting date.
- All members are to speak up in an open forum- all points of view will be heard and valued.
- All participants will be treated with mutual respect.
- Members of the committees will operate on a first name basis.
- Snacks and Refreshments will be served at all meetings to give "energy boost."

Your Master Plan will provide a road map for long-term planning:

- ✓ Assess the condition of your buildings
- ✓ Show how the buildings are utilized
- ✓ Identify key areas for improvement
- ✓ Review district-wide options
- ✓ Collect broad stakeholder input
- ✓ Provide the basis for data-driven decisions
- ✓ Support the your communication process
- ✓ Provide options for the future
- ✓ Create a strategic facility plan to guide future decisions

Ridgway SD Master Plan Timeline

Phase 1 –MASTER PLAN

Step 1 – Collect District Information

Dec 2019 / Jan 2020

Step 2 – Master Plan Meetings

Jan – May 2020

Step 3 – Draft Recommendations

May 2020

Phase 2 IMPLEMENTATION PLAN
Funding Options / Timelines

Phase 3 – GRANT/BOND SUPPORT

- **PAT MEETINGS:**

• **January 30th**	**#1 ***
• **February 13th**	**#2**
• **March 5th**	**#3**
• **April 16th**	**#4 ***
• **May 7th**	**#5 ****

*** Community Meeting**

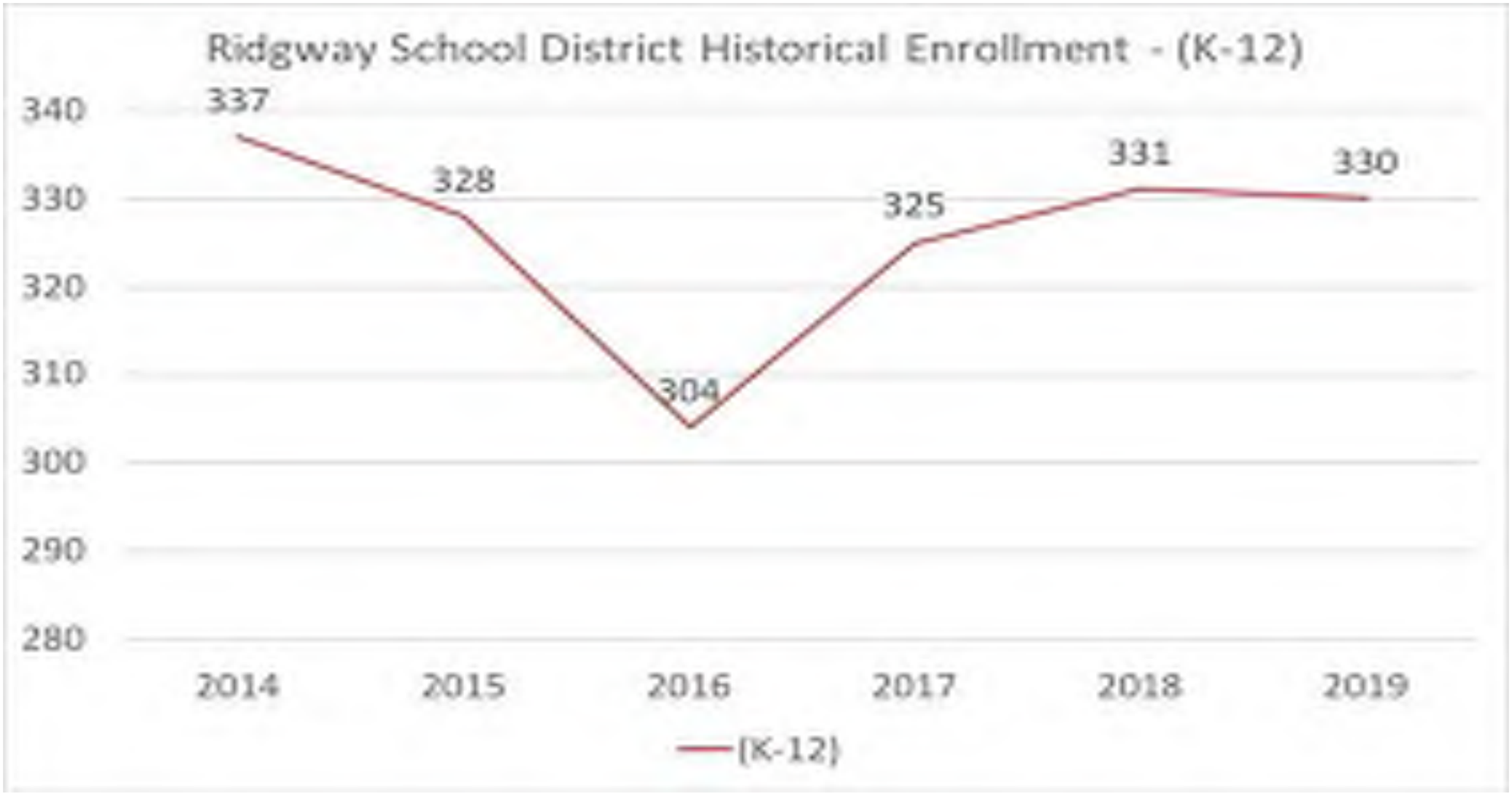
****Board of Education**

Ridgway School District R-2
Demographic Data

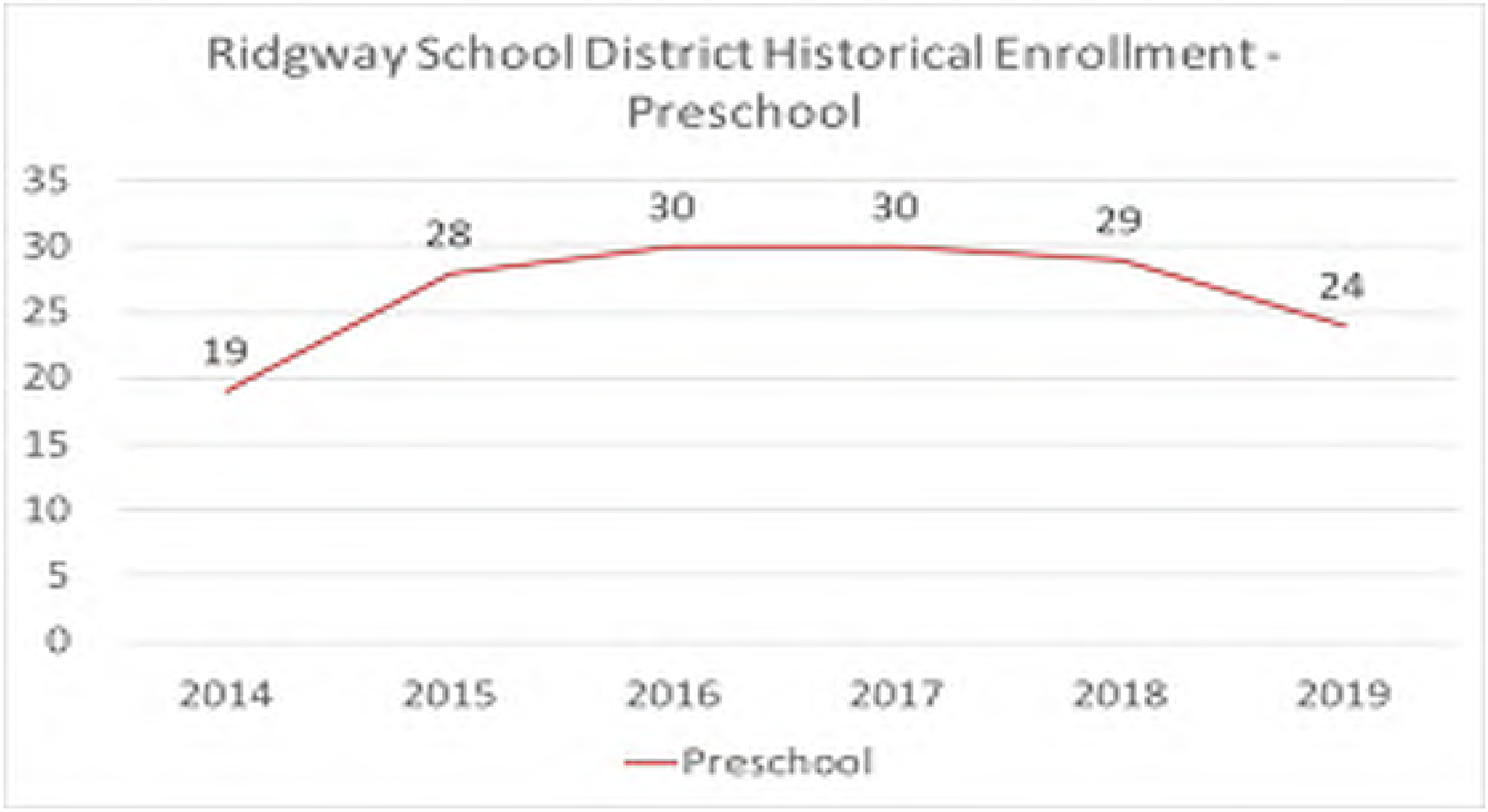
Western Demographics, Inc.

12/12/19

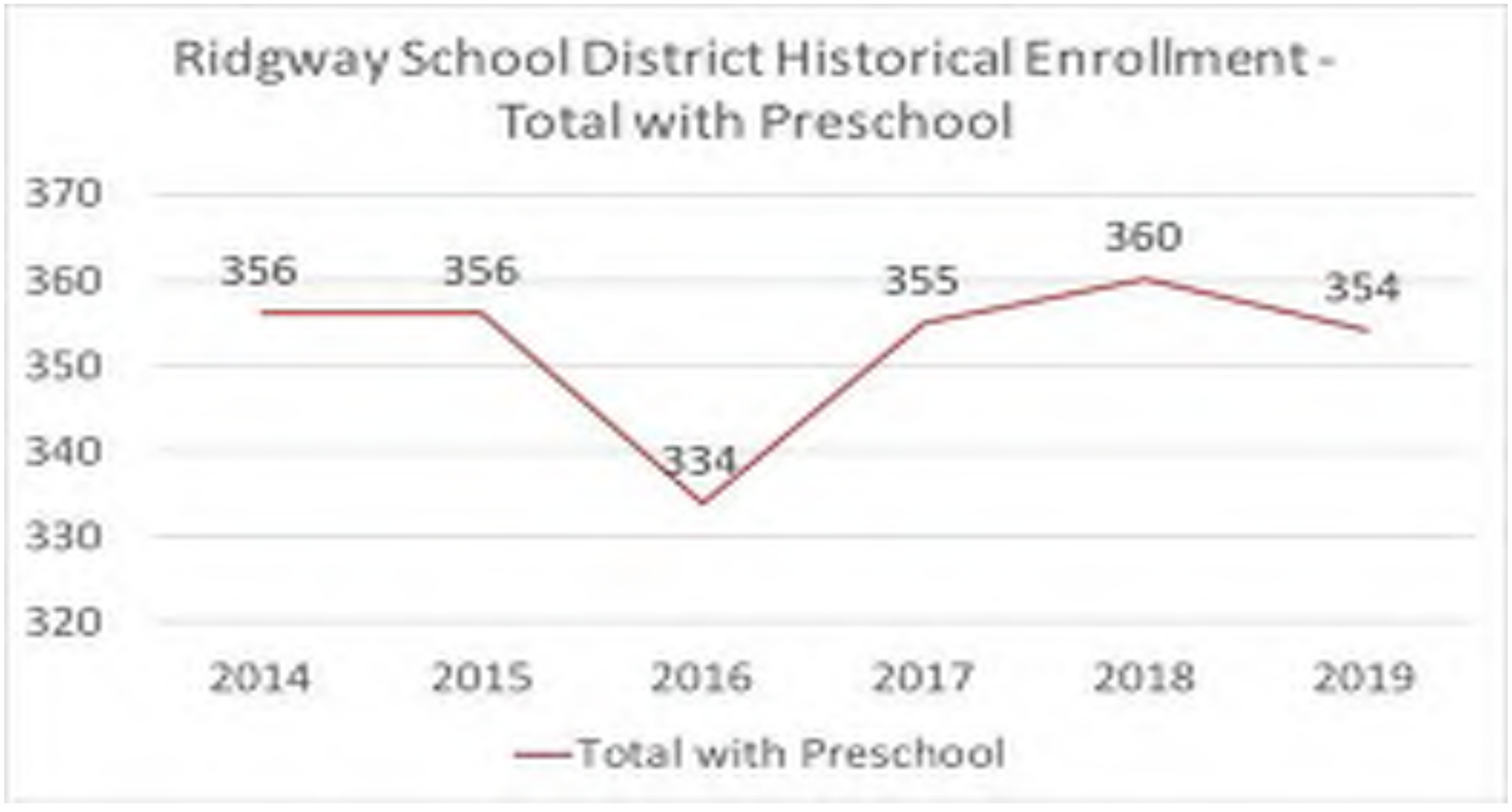
K-12 Enrollment History



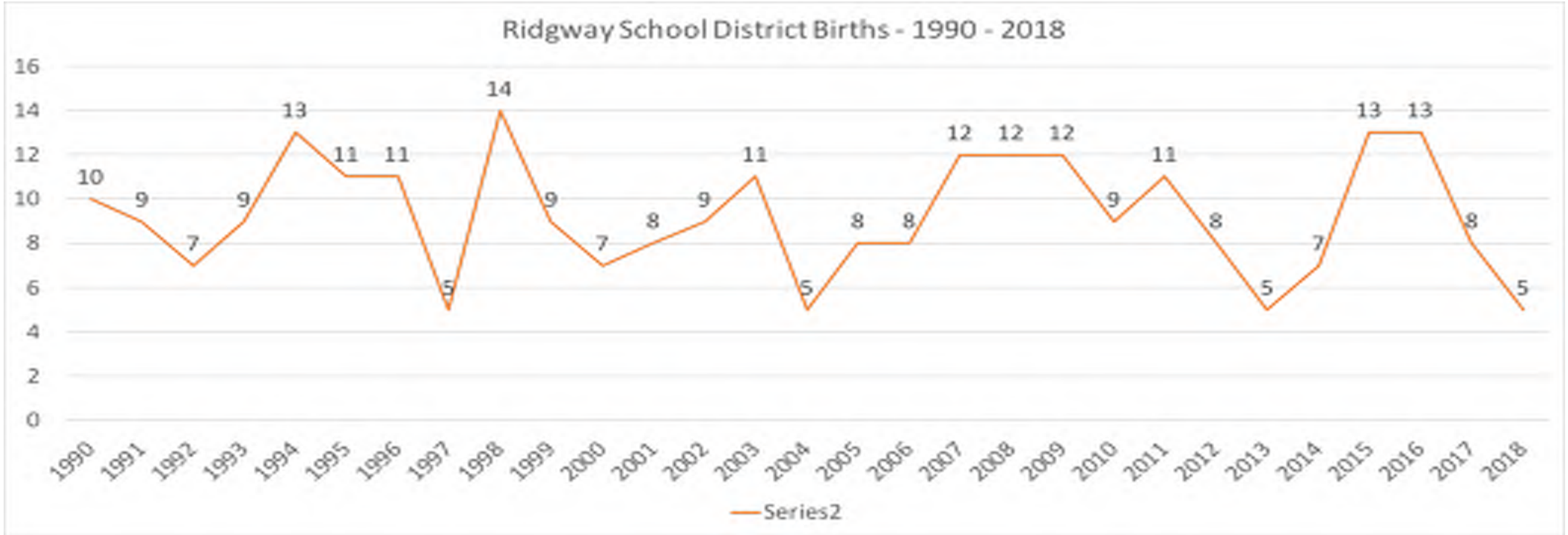
Preschool Enrollment History



PK-12 Enrollment History



Births


Ridgway School District Births - 1990 - 2018
16
14
12
10
8
6
4
2
0
10 9 7 9 13 11 11 5 14 9 7 8 9 11 5 8 8 12 12 12 9 11 8 5 7 13 13 8 5
1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018
Series2

Active Developments

- River Sage – 8 – Large lot single family
- Lena Street Commons – 19 - Townhouse
- Alpenglow Cohousing – 26 – 20 Duplexes, 6 Above garage units
- Vista Park Commons – 23 – Single family and duplexes
- The Preserve – 33 – 22 Single family lots, two 3-unit lots, one 4-unit lot
- Block 28 Townhomes – 6 Townhomes
- Log Hill – 7-10 New single family homes per year

Ridgway School District R-2 – Demographic Observations

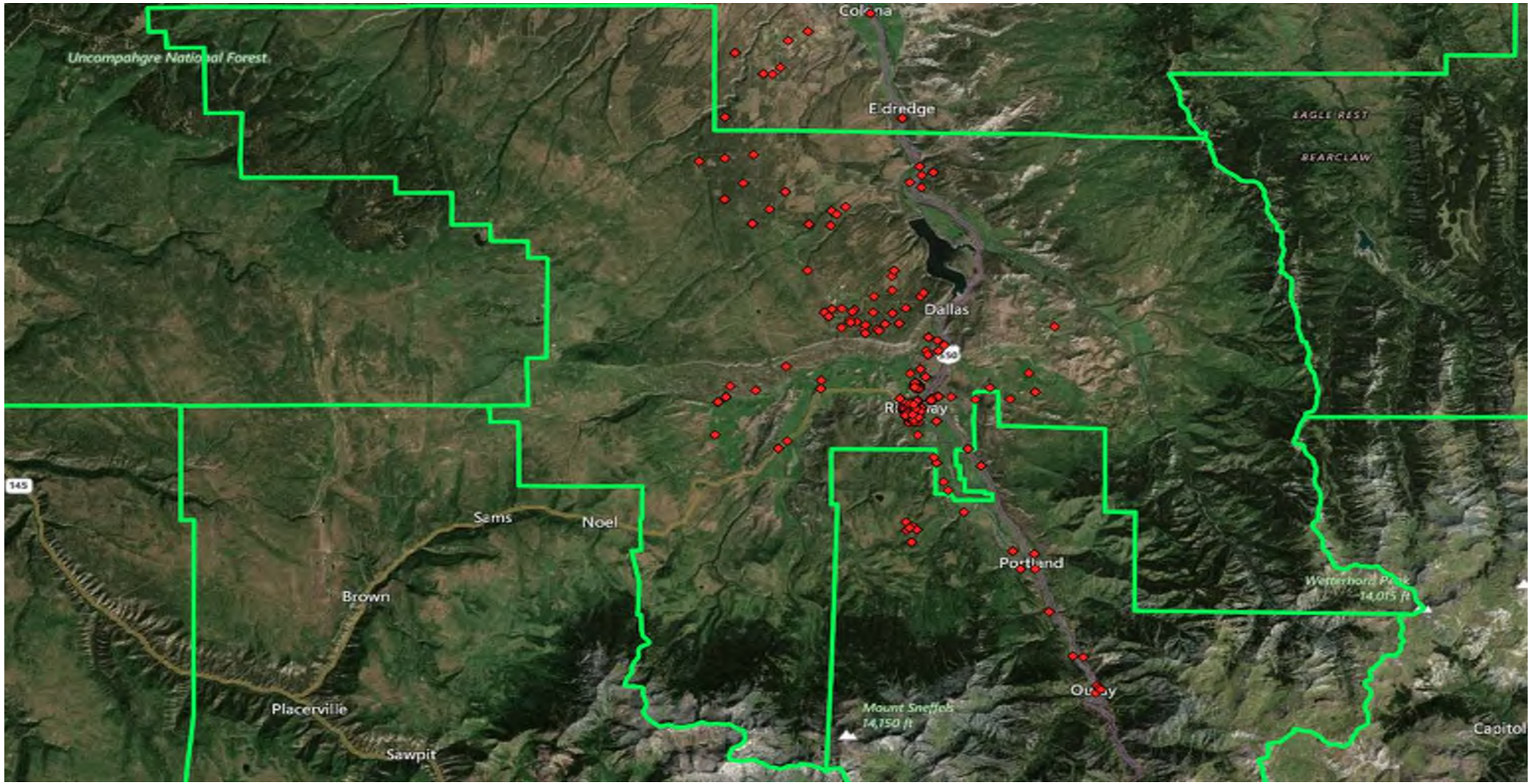
- Enrollment has been stable during the past five years and is expected to grow only slightly during the next five years
- Sluggish birth rates in the district and on the western slope in general have restrained enrollment growth
- New housing growth has occurred in the district and new subdivisions continue to be built, but house affordability has resulted in fewer young families with school-aged children locating or remaining in the district
- Existing enrollment continues to be clustered in the heart of Ridgway and in close-in County subdivisions served by district transportation
- Employment and economic conditions in the district have been relatively stable and are not expected to affect school enrollment for the foreseeable future
- Overall population growth and economic development will continue in the district, but school enrollment will remain stable
- Existing facilities will have enough seats to serve student populations during the next five years, but school condition and obsolescence will need to be addressed

Draft Enrollment Forecast

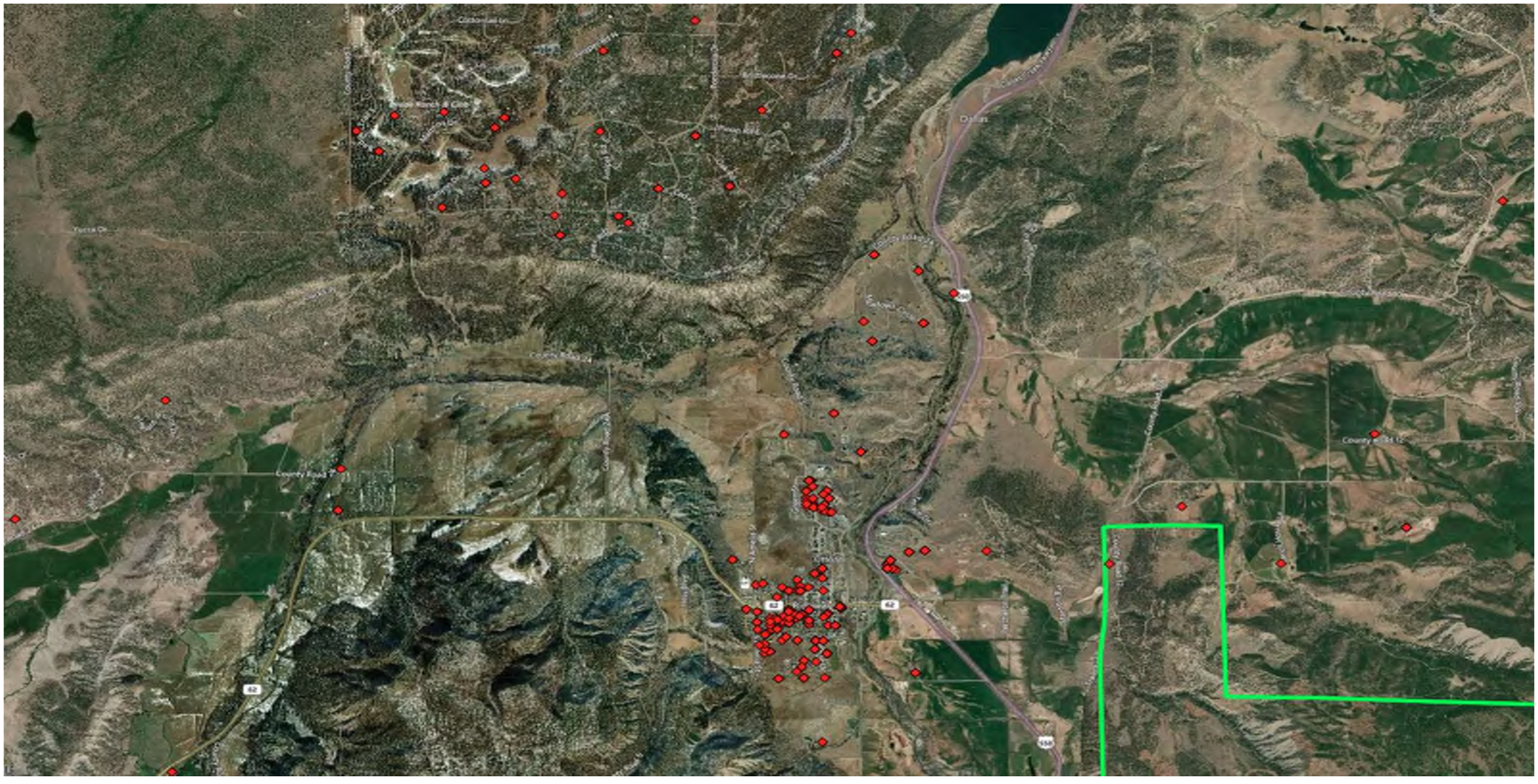
Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	181	54	94	328	24	352	-2
2021	177	52	92	322	24	346	-6
2022	176	53	93	322	24	346	0
2023	170	50	87	307	24	331	-15
2024	167	62	90	318	24	342	11
2025	171	64	85	320	24	344	1
2026	174	68	97	329	24	353	10
2027	181	57	96	333	24	357	4

Projections based upon 4 year weighted average (Blended)	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
2020	31	24	24	31	30	24	31	30	30	19	31	19	24	181	54	94	328	24	352	-2
2021	24	30	25	24	30	26	24	29	29	30	31	31	17	177	53	92	322	24	346	-6
2022	28	25	32	25	26	28	25	30	29	31	29	19	25	176	53	93	322	24	346	0
2023	24	31	24	32	25	25	26	24	24	24	24	26	19	170	50	87	307	24	331	-15
2024	23	23	31	24	29	29	29	30	27	27	25	19	26	167	62	90	318	24	342	11
2025	27	27	25	33	25	26	31	28	26	25	27	26	18	171	64	85	320	24	344	1
2026	31	31	27	29	30	31	31	30	29	31	32	29	22	174	68	97	329	24	353	10
2027	23	29	27	29	29	23	23	27	30	27	31	25	17	181	57	96	333	24	357	4

Student Distribution – District-wide



Student Distribution – Greater Ridgway



Student Distribution – Ridgway Town Core

Department Legend

- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- ADMINISTRATION
- ART/MUSIC
- BREAKOUT INSTRUCTION
- CAFETERIA
- CIRCULATION
- DINING/COMMON
- EXPLORATORY
- INSTRUCTIONAL AREAS
- KINDERGARTEN
- LIBRARY INFORMATION
- PE/ATHLETICS
- SCIENCE
- SP.ED.
- SUPPORT

Elementary


Department Legend
6TH GRADE
ADMINISTRATION
ART/MUSIC
BREAKOUT INSTRUCTION
CAFETERIA
CIRCULATION
DINING/COMMON
EXPLORATORY
LIBRARY INFORMATION
MS CLASSROOM
SCIENCE
SUPPORT


Department Legend
6TH GRADE
ART/MUSIC
BREAKOUT INSTRUCTION
EXPLORATORY
HS CLASSROOM
SUPPORT

Secondary

Elementary Capacity – 20 Students per Classroom

180 Students	327 SF/Student	CDE 151 SF/Student
Enrollment 175	336 SF/Student	

Secondary Capacity – 20 Students per Classroom / 70% Utilization

294 Students	210 SF/Student	CDE 164 SF/Student
Enrollment 150	412 SF/Student	

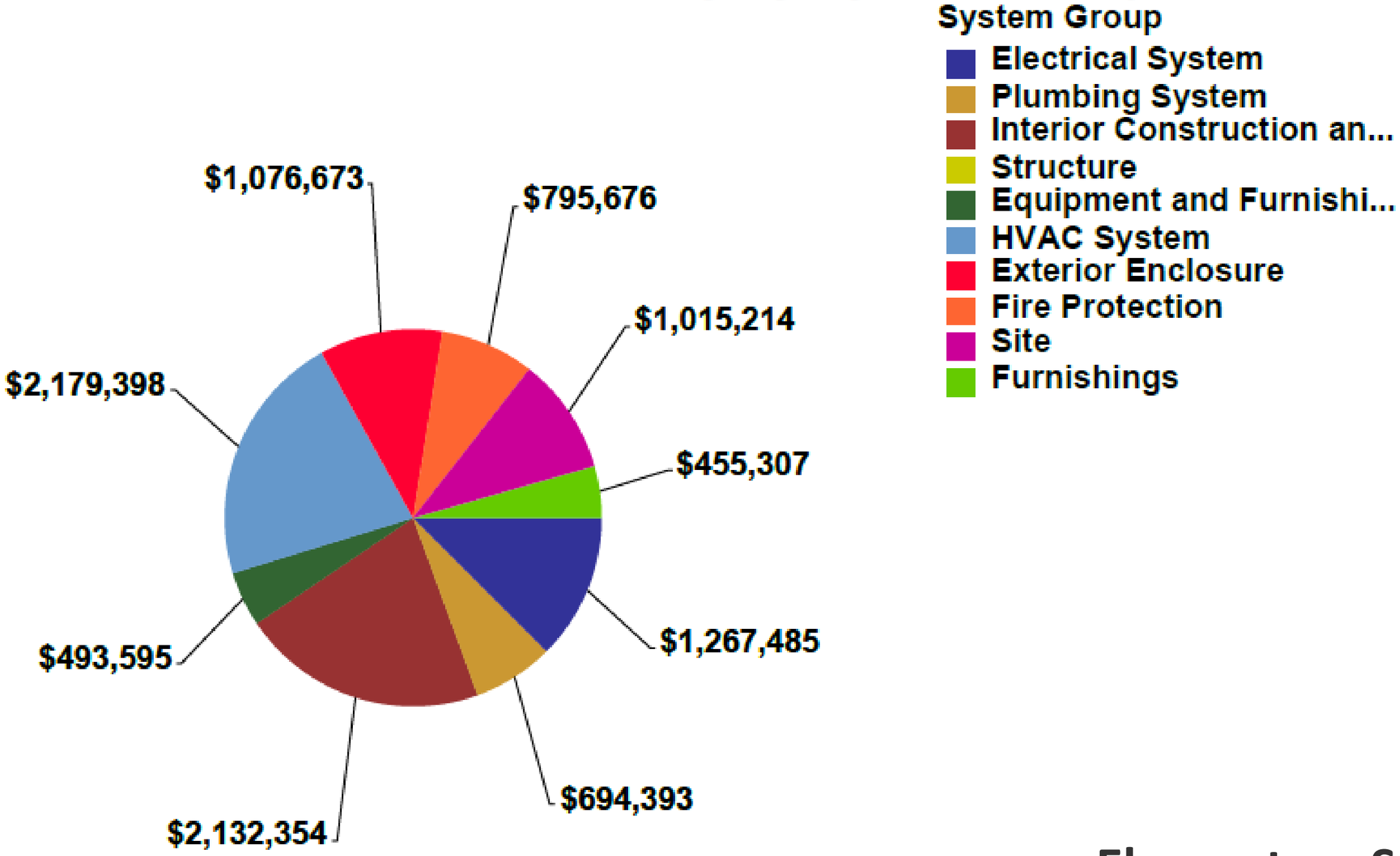
Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway ES
Address:	1115 WEST CLINTON STREET
City:	RIDGWAY
Gross Area (SF):	64,700
Number of Buildings:	2
Replacement Value:	$18,253,041
Condition Budget:	$9,327,348
Total FCI:	0.51
Adequacy Index:	0.28

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,665,798	$1,267,485	0.48
Equipment and Furnishings	$420,888	$493,595	1.17
Exterior Enclosure	$3,847,856	$1,076,633	0.28
Fire Protection	$13,596	$795,676	58.52
Furnishings	$407,175	$455,307	1.12
HVAC System	$2,524,974	$2,179,398	0.86
Interior Construction and Conveyance	$3,247,920	$2,132,354	0.66
Plumbing System	$1,004,945	$694,393	0.69
Site	$1,967,727	$1,015,214	0.52
Structure	$2,152,161	$0	0.00
Overall - Total	$18,253,041	$10,110,055	0.55

Condition Deficiency by System Group



Elementary School

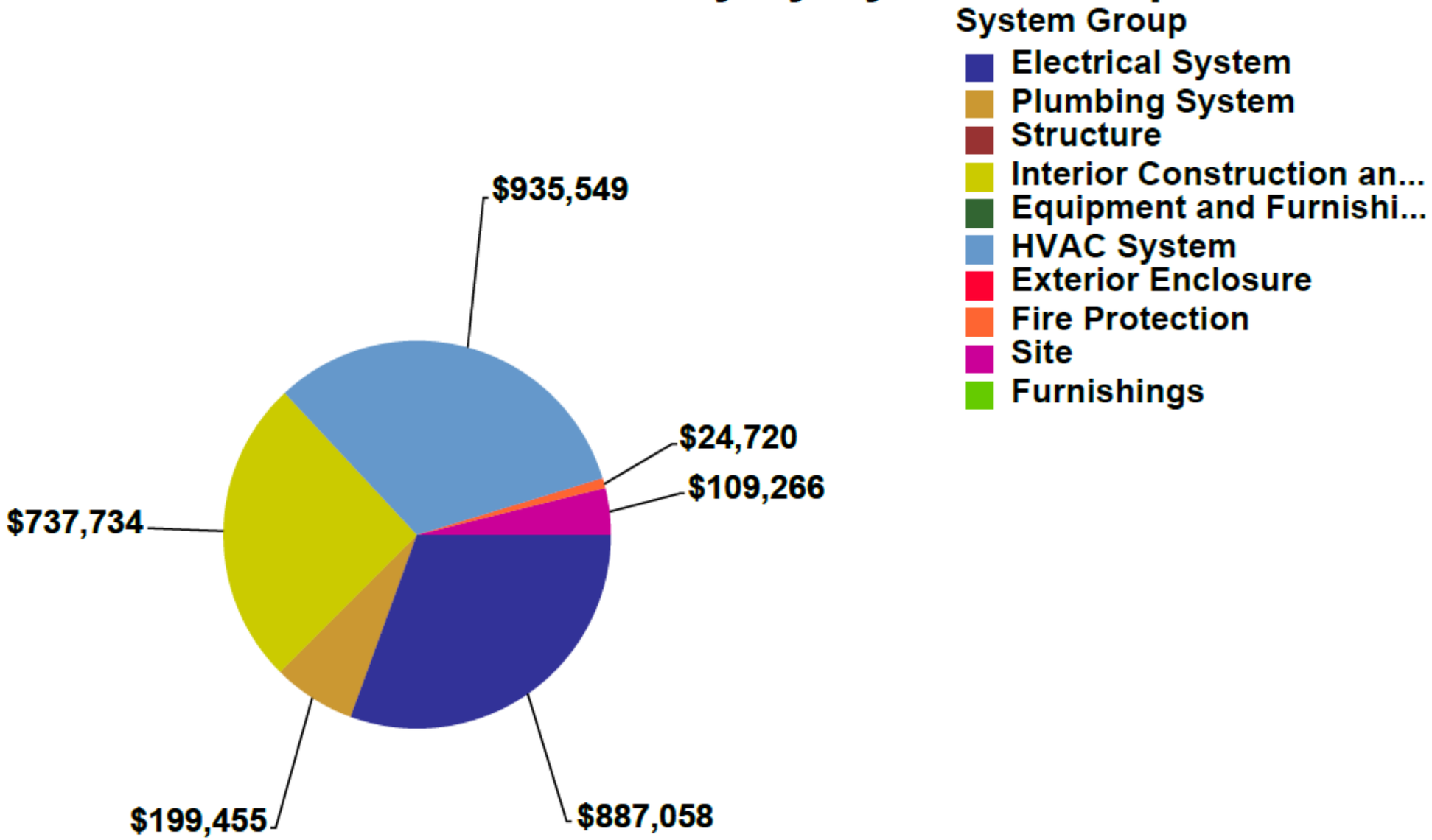
Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 GREEN STREET
City:	RIDGWAY
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	$18,058,602
Condition Budget:	$2,869,060
Total FCI:	0.16
Adequacy Index:	0.19

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,745,295	$887,058	0.32
Equipment and Furnishings	$628,066	$0	0.00
Exterior Enclosure	$2,375,643	$0	0.00
Fire Protection	$600,387	$24,720	0.04
Furnishings	$544,325	$0	0.00
HVAC System	$1,433,461	$935,549	0.65
Interior Construction and Conveyance	$3,064,271	$737,734	0.24
Plumbing System	$1,196,475	$199,455	0.17
Site	$2,619,639	$109,266	0.04
Structure	$2,851,041	$0	0.00
Overall - Total	$18,058,602	$2,893,782	0.16

Condition Deficiency by System Group



Secondary School

Elementary – Adequacy Assessment

From CDE Insight

- Few parking areas well lit
- Some stormwater drainage issues
- Natural gas service not protected
- Few areas adequately fenced and provided with egress gates
- No backup generator (although we don’t see this typically in elementaries
- Single pane windows in ‘72 building
- Some observable cracks in exterior masonry
- Classroom doors encroach into corridor when opened
- Classroom locks not equipped for lockdown (aftermarket solution provided)
- No fire sprinkler system
- Entry not protected from vehicle forced entry
- Exterior doors not labeled (in process)

Secondary – Educational Adequacy

From CDE Insight

- Bus loading and unloading not per guidelines
- Parking stalls are not paved/marked
- Gas service locked away – but not protected
- Few areas have adequate site fencing
- Limited use of solar, wind, natural ventilation
- No intrusion detection system
- Exterior doors not labeled (in process)
- Lack of storage in woodshop

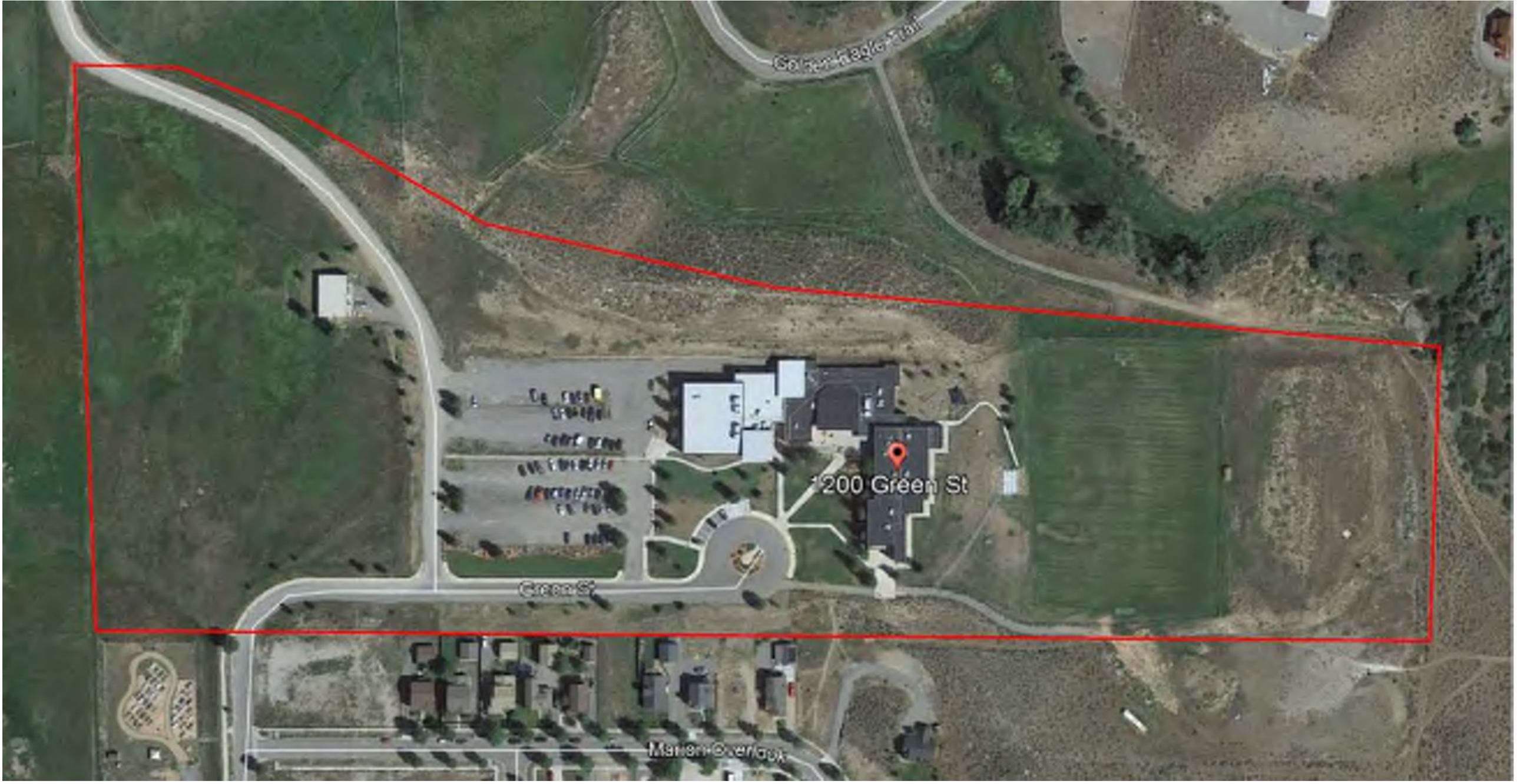
Ridgeway School District Air Quality Readings - 01/13/2020

Ridgeway Elementary School	PM2.5	PM10	Particles	CO2	HCHO	Tempurature (F)	Humidity (%)	Comments
Hallway	0.5	0.5	56	544	0.061	63	23%	
206-BOCES	0.5	0.6	111	500	0.088	64	21%	
204-Library	1.0	1.3	67	487	0.174	66	20%	unoccupied
132-Classroom	1.9	2.8	93	481	0.083	66	20%	
138-Classroom	3.6	6.3	171	1034	0.066	68	24%	15 Students
112-Classroom	10.1	14.8	951	786	0.084	69	24%	14 Students
115-Nurse	1.5	2.7	181	612	0.975	70	21%	
Exterior	0.3	0.5	60	400	0.055	32	19%	
Ridgeway Secondary School								
Upper Gym	1.1	2.1	63	438	0.065	59	22%	unoccupied
Lower Gym	3.3	5.2	101	400	0.056	62	21%	unoccupied
103-Classroom	2.2	3.7	108	837	0.065	68	23%	13 Students
210-Classroom	2.3	4.5	83	1271	0.067	69	26%	13 Students
Ridgeway Pre-School								
308-Classroom	0.6	0.8	54	450	0.066	61	27%	Unoccupied for 30 m.

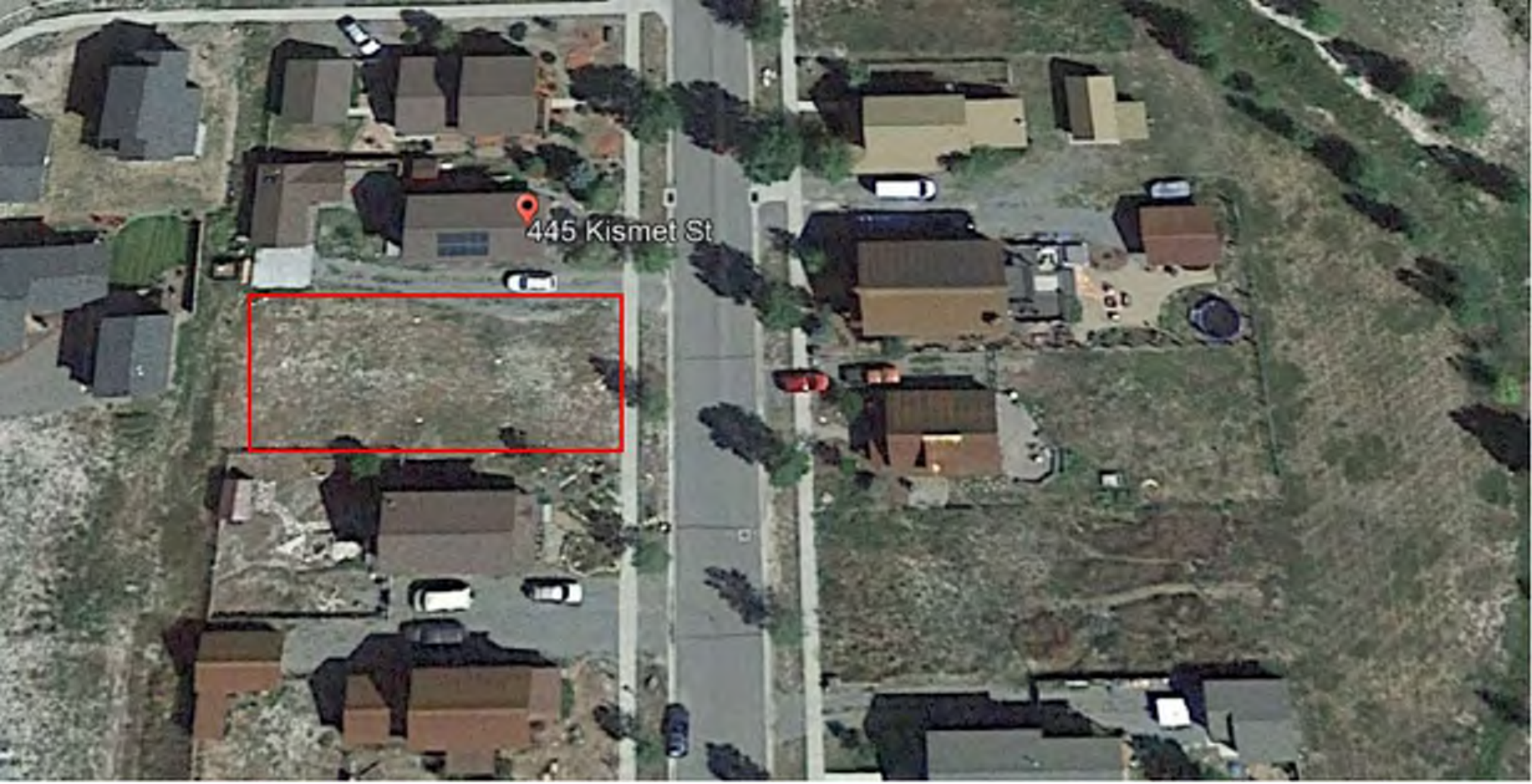
Air Quality Parameter for Reference

Status / Pollutant	Good	Moderate	Unhealthy for Sensitive Groups	Unhealthy	Very Unhealthy	Hazardous
PM2.5 ($\mu g/m^3$)	≤12	12.1~35.4	35.5~55.4	55.5~150.4	150.5~250.4	≥250.5
PM10 ($\mu g/m^3$)	≤54	55~154	155~254	255~354	355~424	≥425
CO2 (ppm)	≤700	701~1000	1001~1500	1501~2500	2501~5000	≥5001


Acres:
14.864
62
Baseball Field
Charles St
N Mary St
N Chamberlain St
Clarke St
Sherman St



Ridgway School District Facilities Master Plan



Ridgway School District Facilities Master Plan

Ridgway School District R-2 Master Plan - Survey

Tuesday, January 21, 2020

248

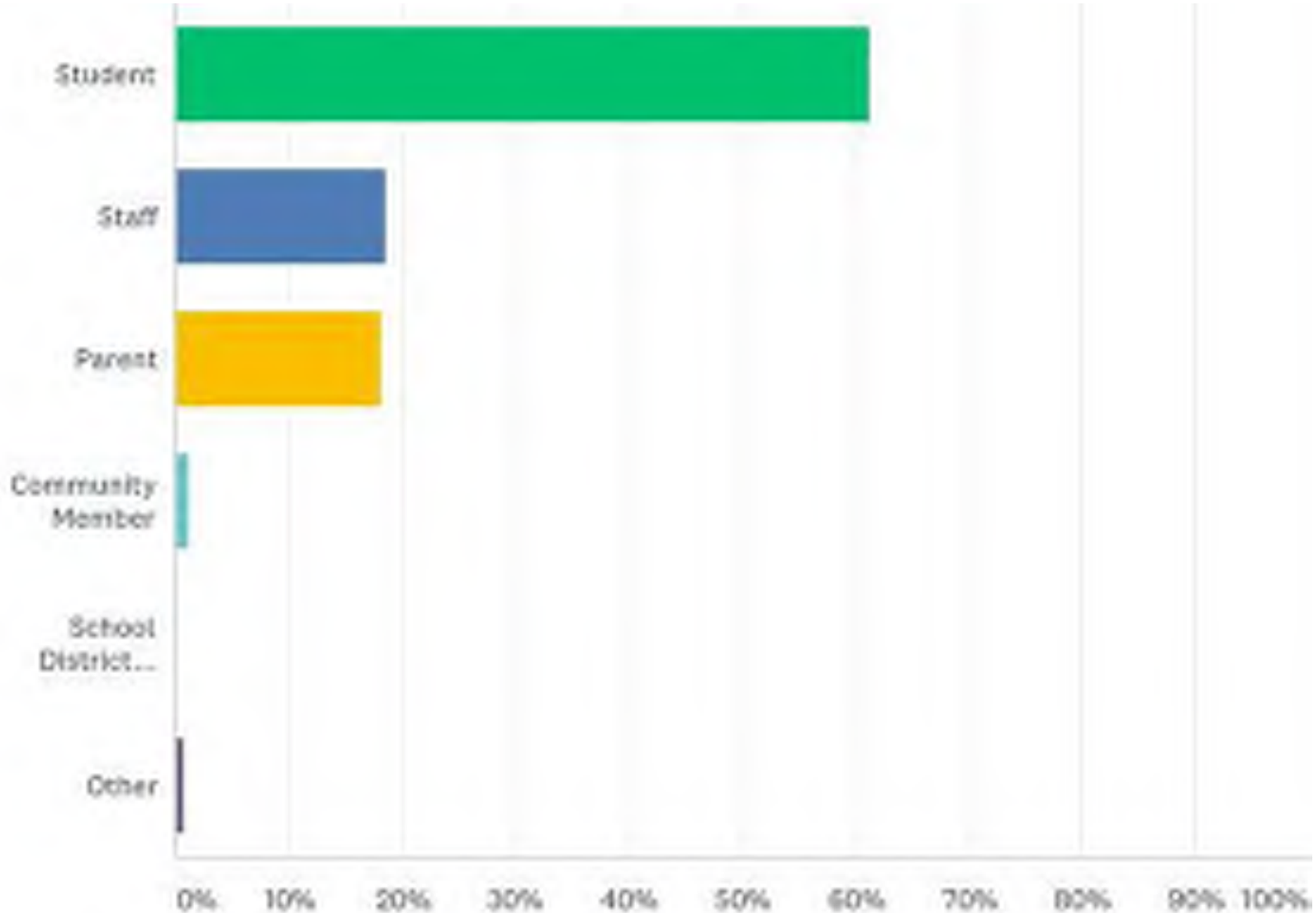
Total Responses

Date Created: Saturday, November 16, 2019

Complete Responses: 248

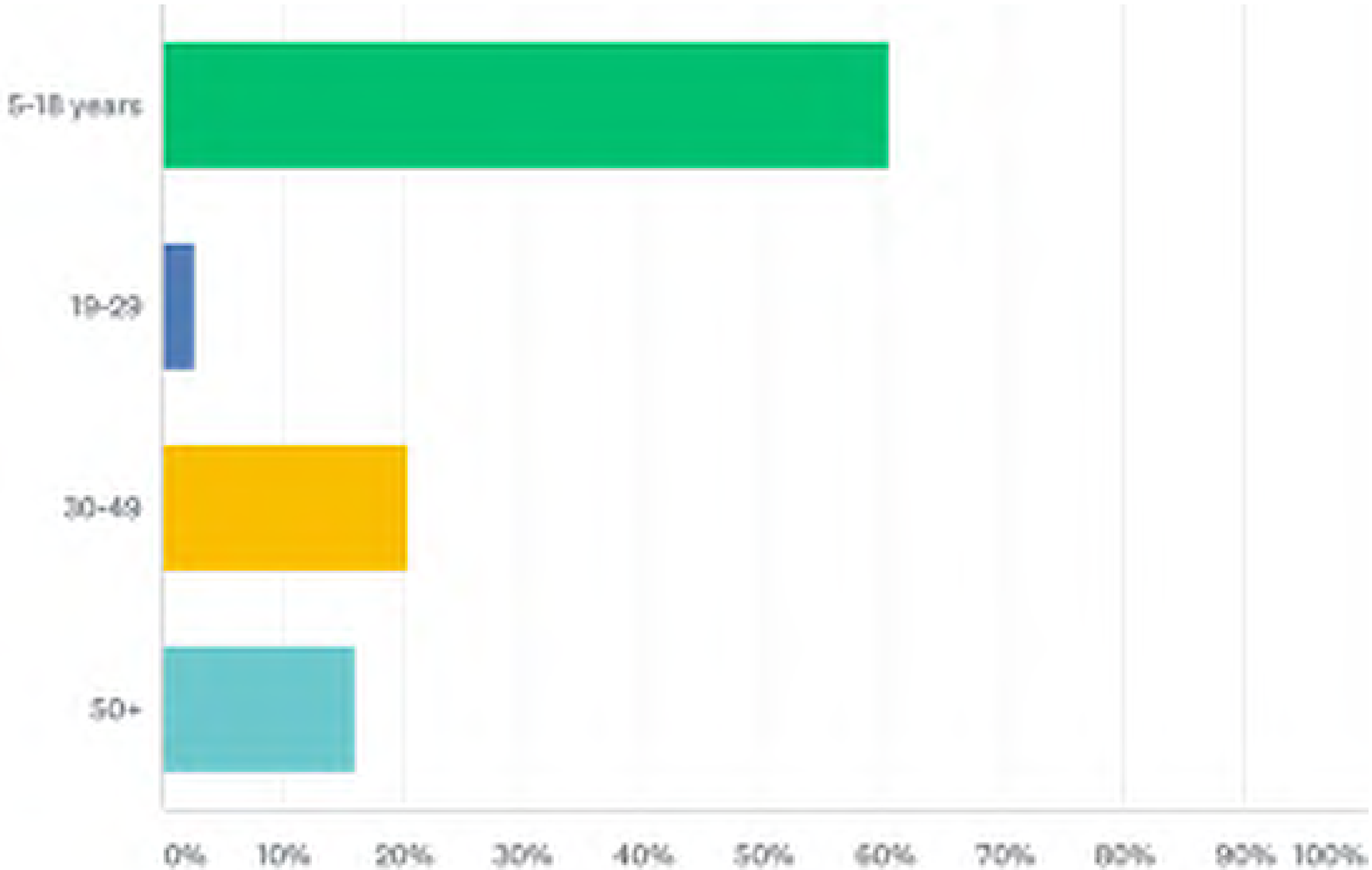
Q1: My relationship to the school is:

Answered: 248 Skipped: 0



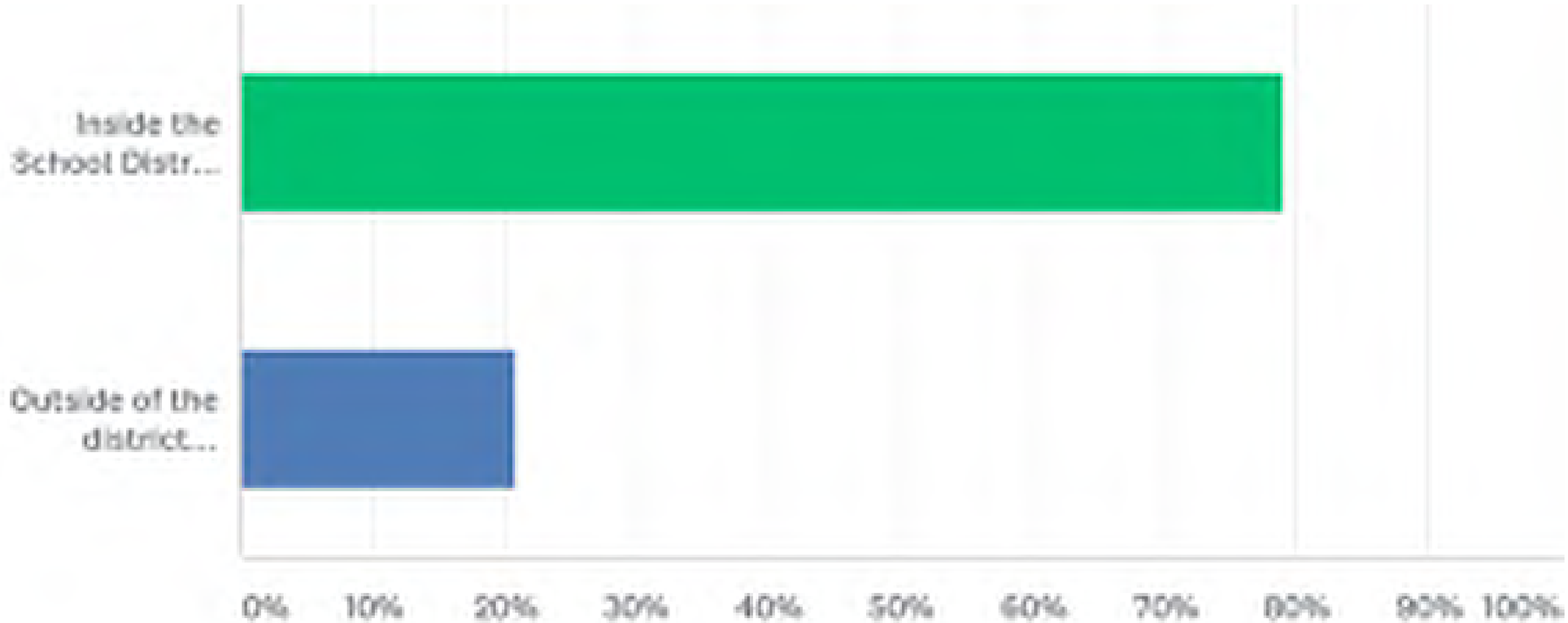
Q2: Please indicate your age bracket:

Answered: 248 Skipped: 0



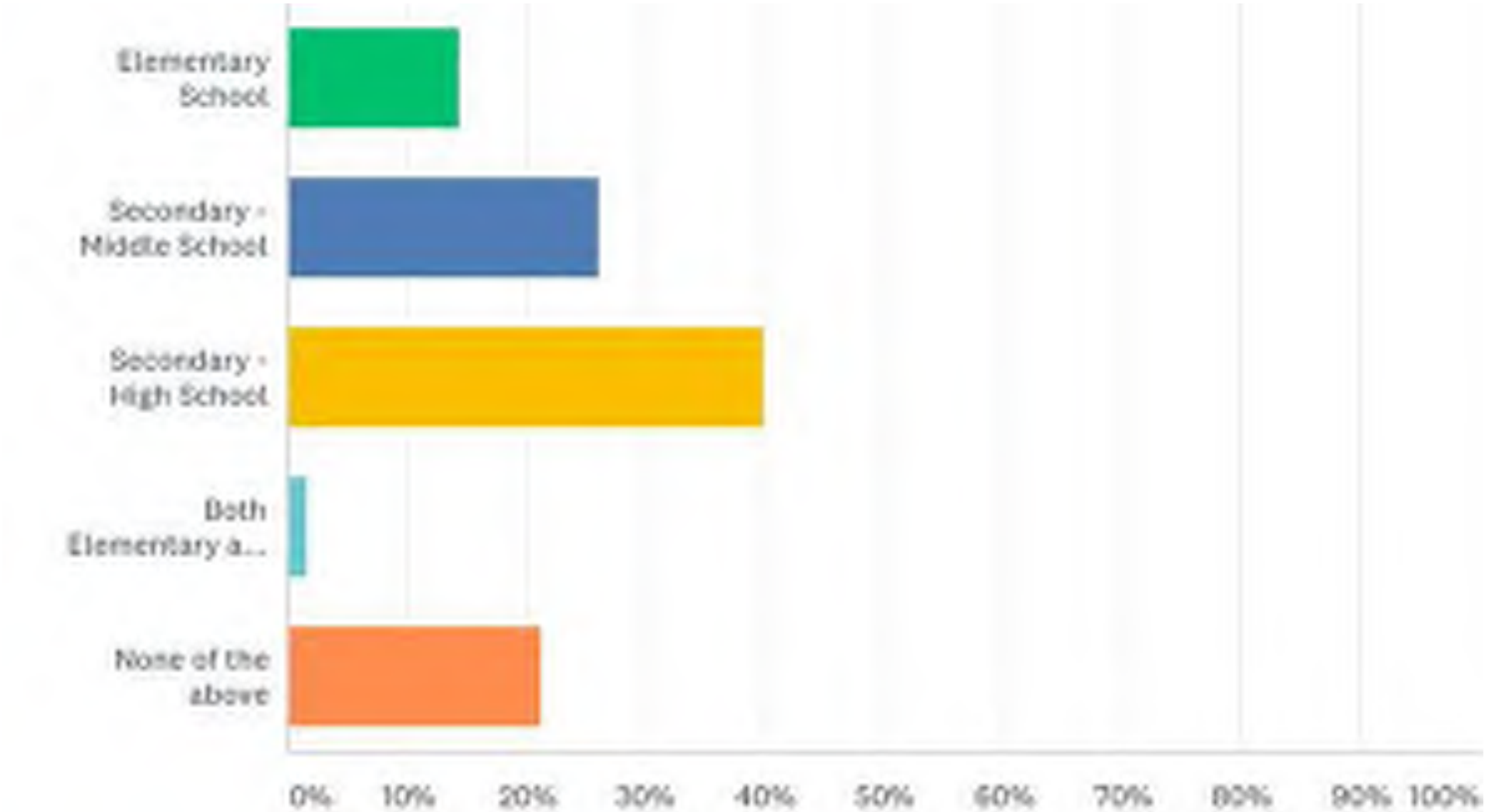
Q3: The location of your primary residence is:

Answered: 248 Skipped: 0



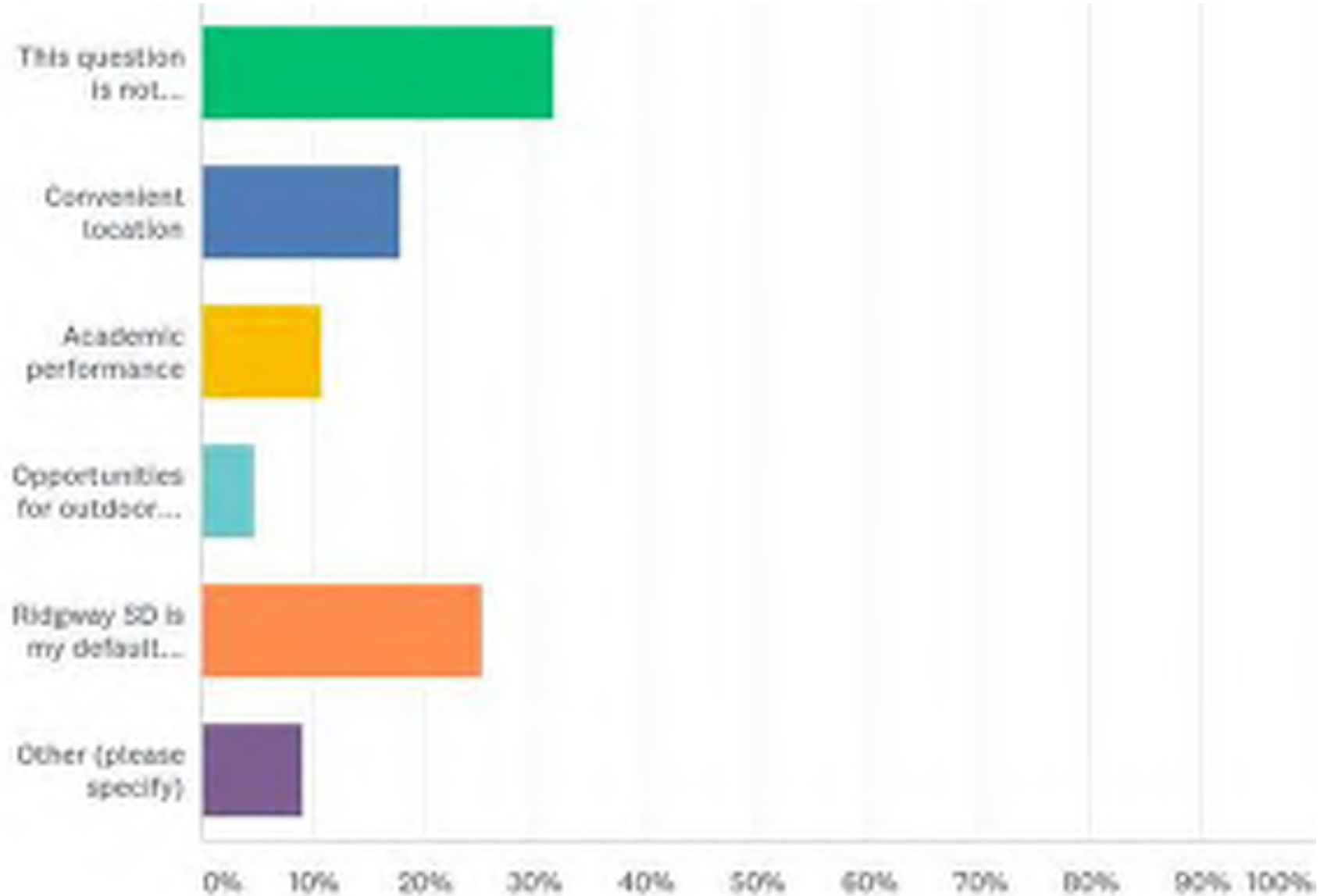
Q4: I am or I have a child in the _____ at Ridgway School District.

Answered: 248 Skipped: 0



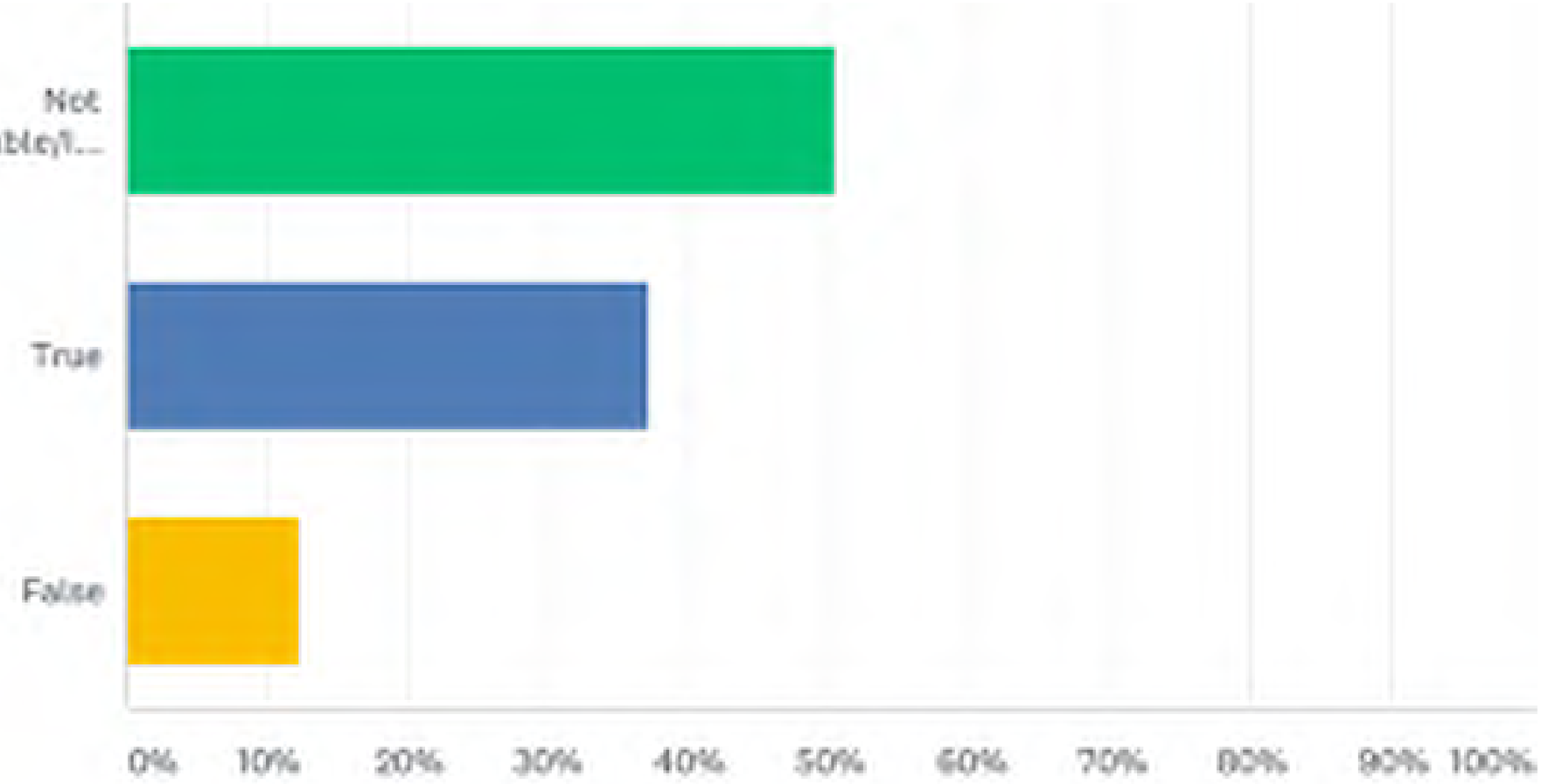
Q5: If applicable, I attend or send my child to Ridgway School District primarily because:

Answered: 229 Skipped: 19



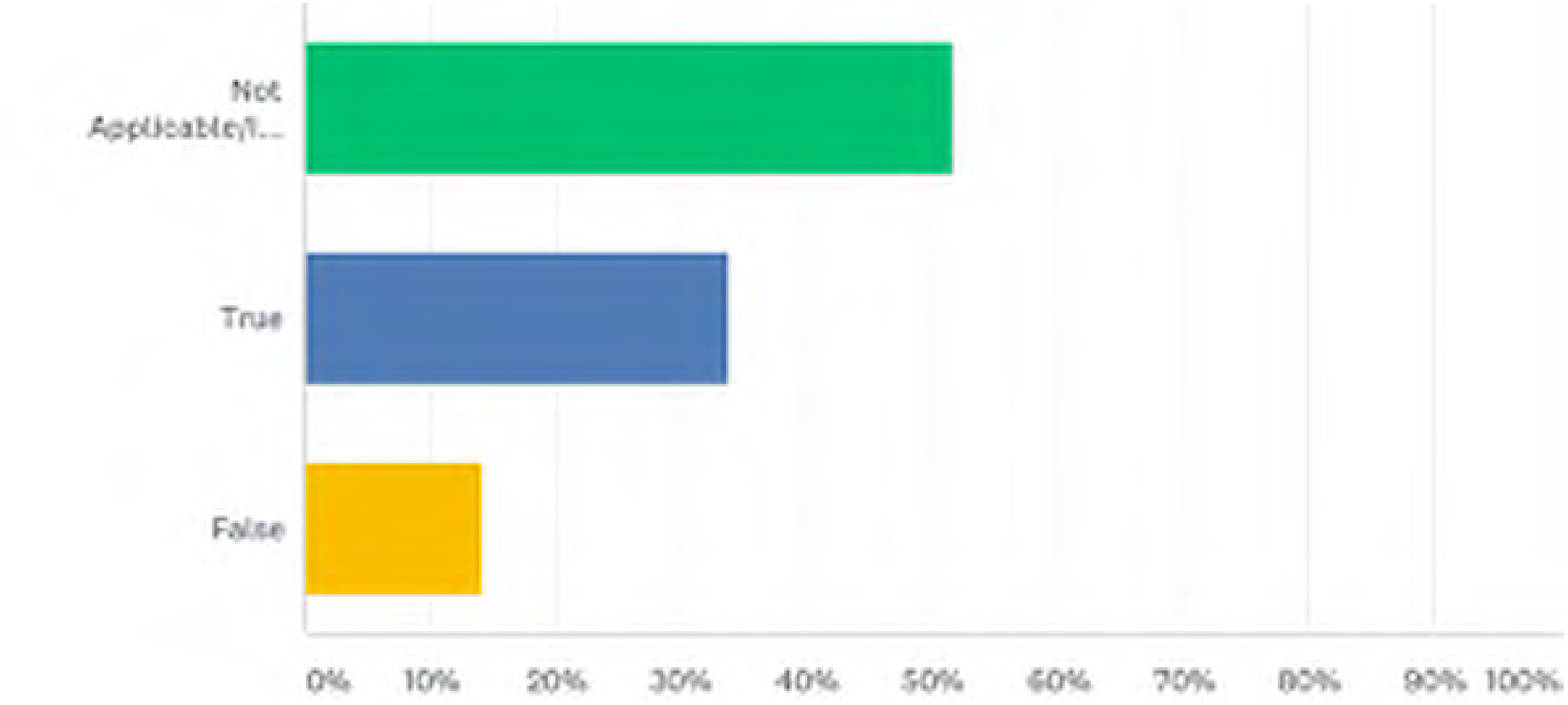
Q6: Elementary School: In general, classroom physical size and layout are adequate to meet the educational needs of students at Ridgway School District.(Questions relating to the Secondary School will follow in the second half of the survey)

Answered: 204 Skipped: 44



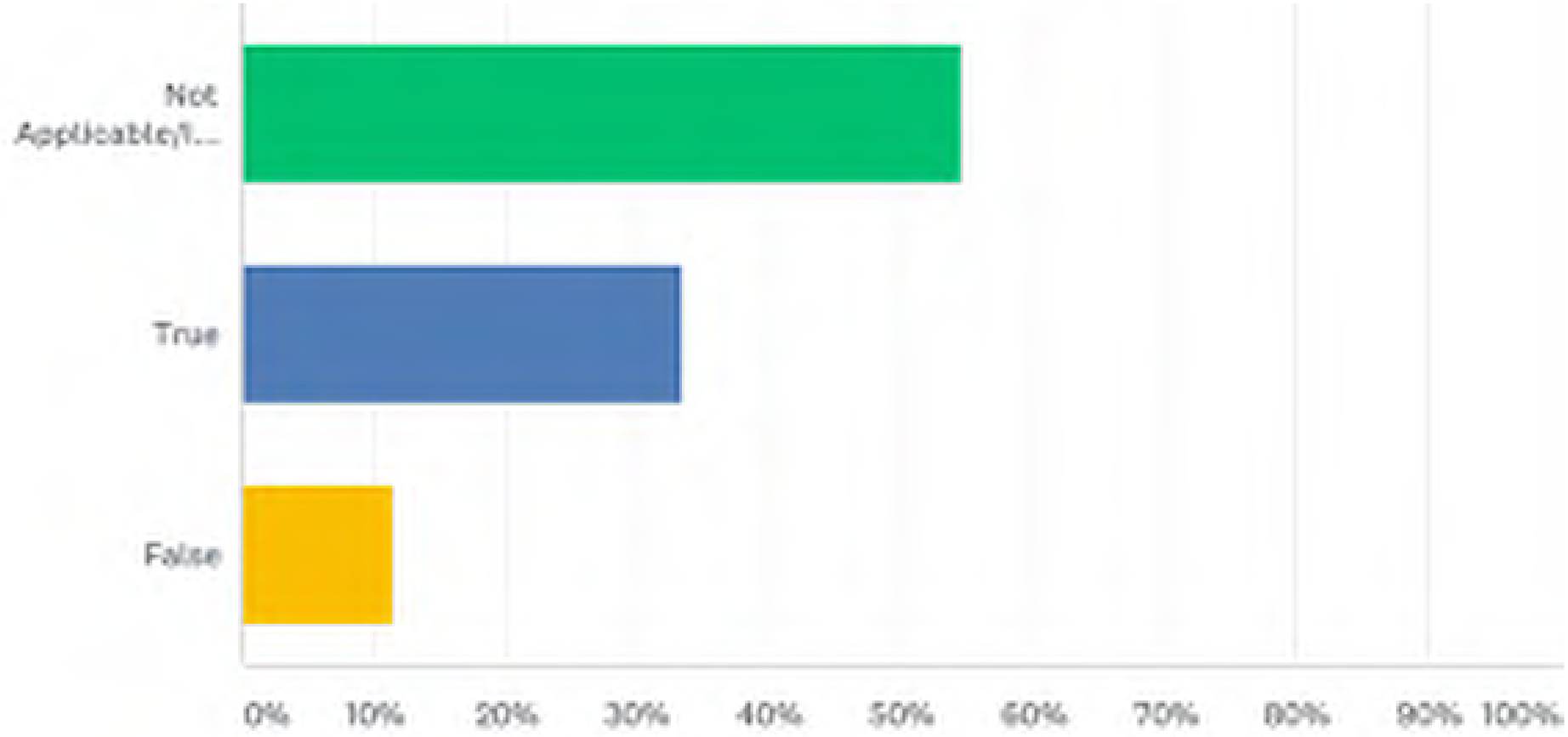
Q7: Elementary School: The physical education facilities at Ridgway School district are adequate.

Answered: 203 Skipped: 45



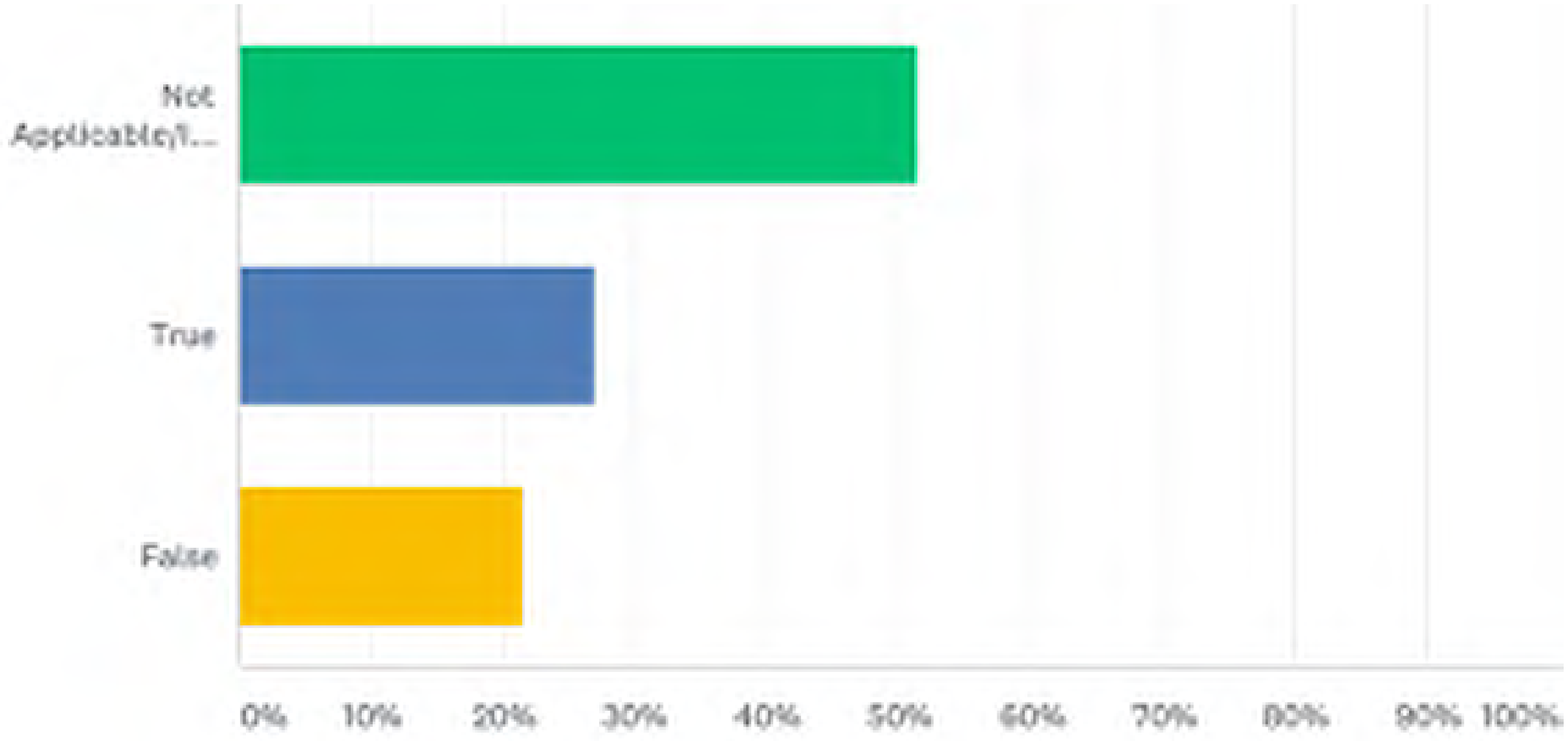
Q8: Elementary School: The cafeteria, serving and kitchen facilities are adequate.

Answered: 200 Skipped: 48



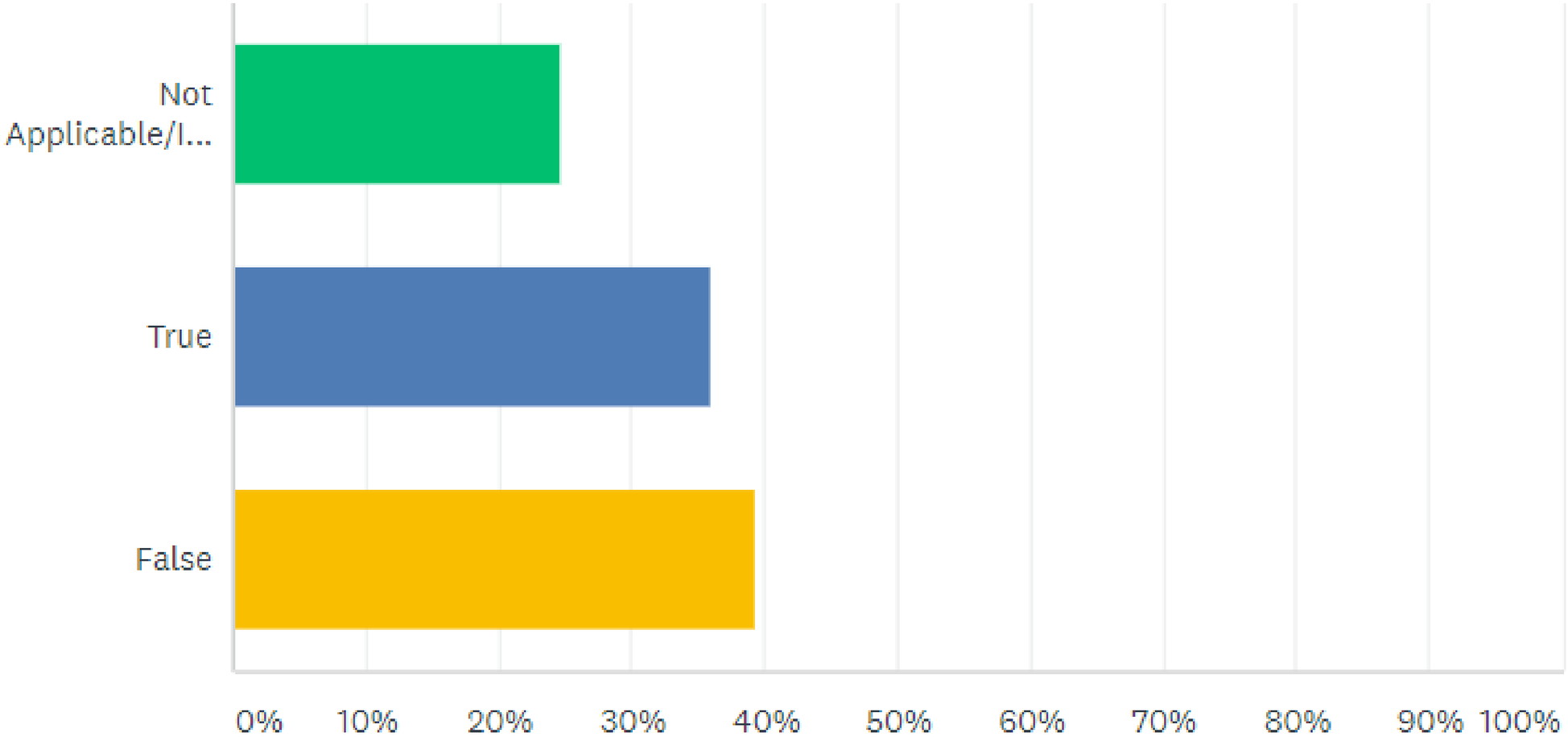
Q9: Elementary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs.

Answered: 204 Skipped: 44



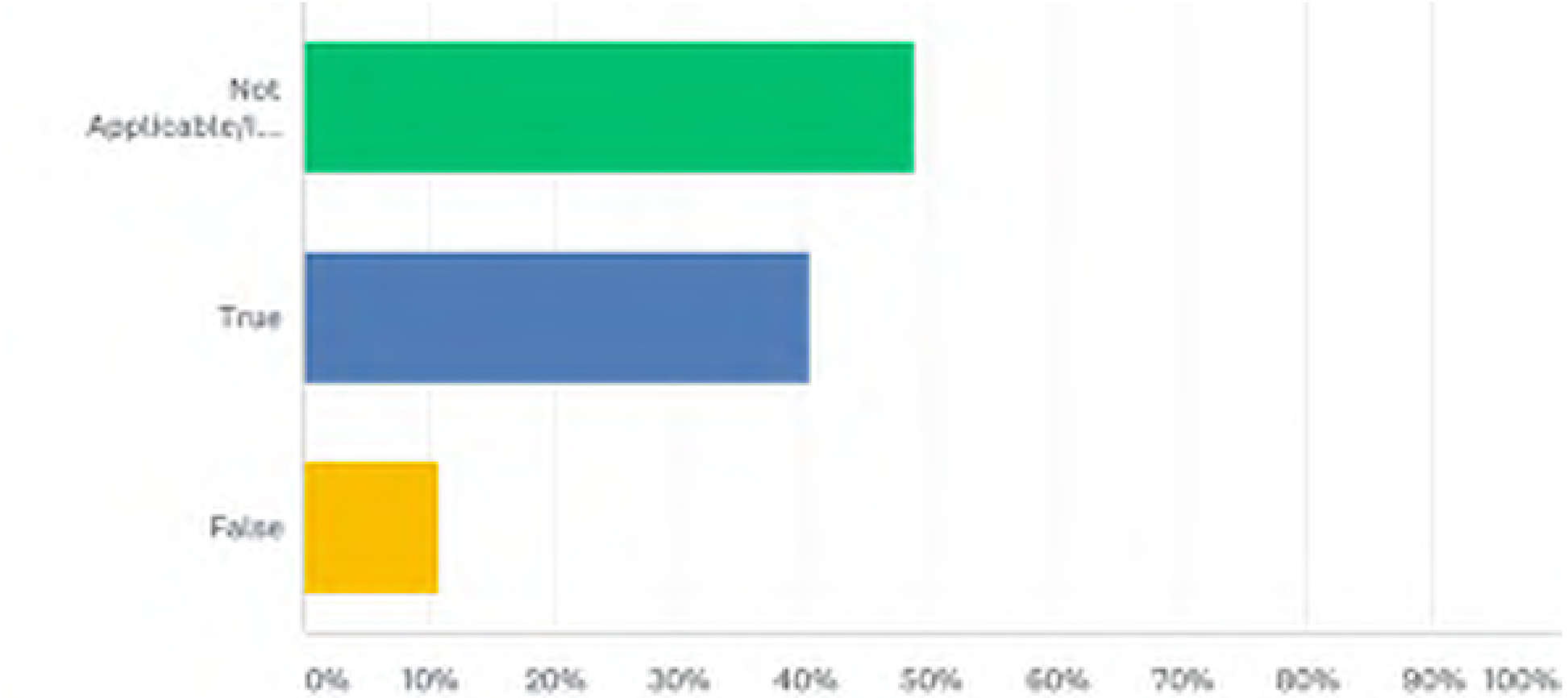
Q9: Elementary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs. (Excluding Student Responses)

Answered: 204 Skipped: 44



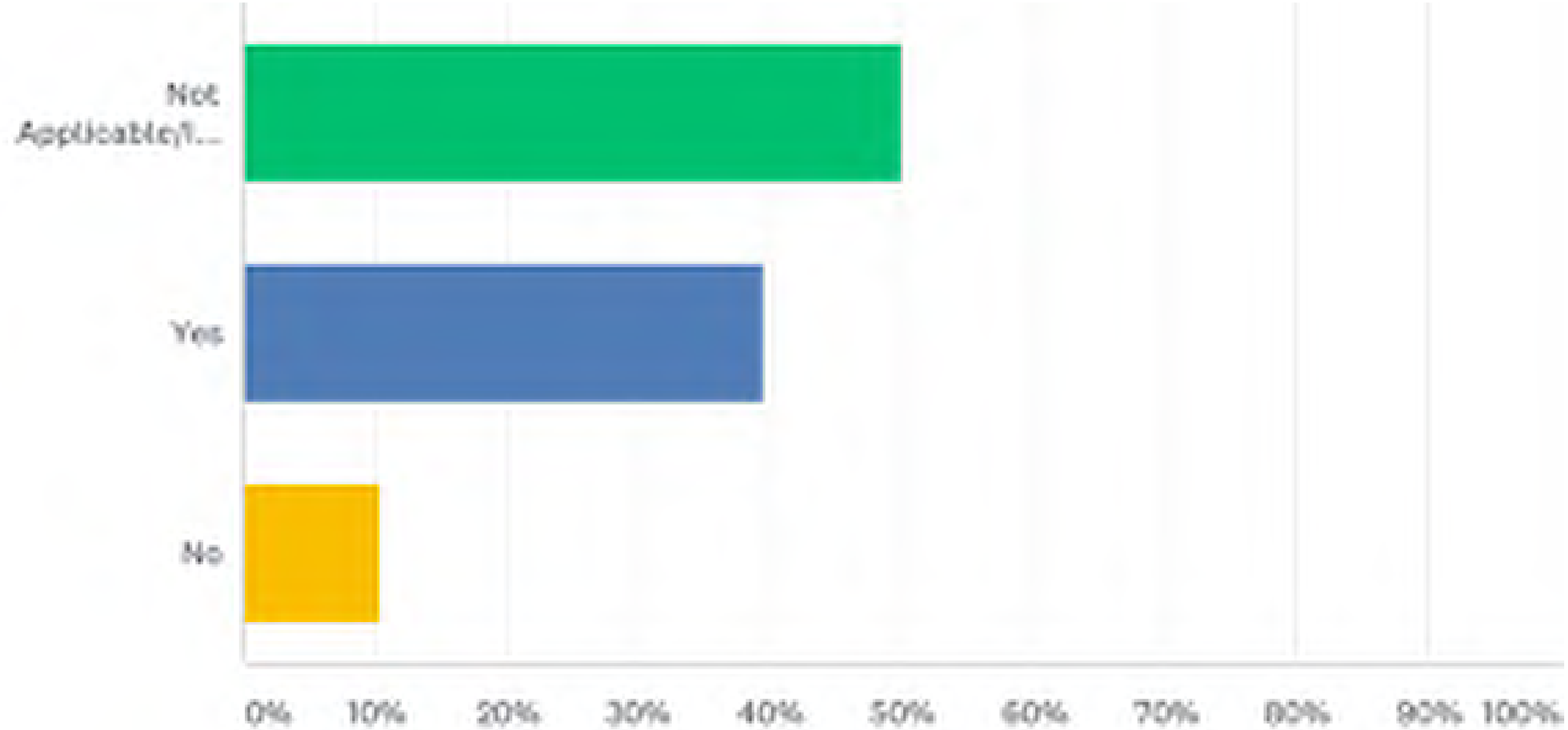
Q10: Elementary School: The outdoor play and recreation spaces are adequate.

Answered: 201 Skipped: 47



Q11: Elementary School: Do you feel that Ridgway School facilities are safe and secure?

Answered: 202 Skipped: 46



Q12: Elementary School: Indicate how urgently you feel the following potential facility needs require addressing. (You may skip this question if it is not applicable to you).

Answered: 153 Skipped: 95

	NOT IMPORTANT	FAIRLY IMPORTANT	SOMEWHAT IMPORTANT	URGENT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Bus/Parent Drop-Off Improvements	12.50% 19	17.76% 27	17.11% 26	12.50% 19	40.13% 61	152	3.50
Outdoor Education/Green Space	13.33% 20	18.67% 28	18.00% 27	7.33% 11	42.67% 64	150	3.47
Principal's Office location for security and supervision	18.54% 28	15.23% 23	15.89% 24	7.28% 11	43.05% 65	151	3.41
General Building renewal (finishes)	7.28% 11	15.23% 23	18.54% 28	19.21% 29	39.74% 60	151	3.69
Electrical systems, Heating, Ventilation and Air-Conditioning systems	2.65% 4	13.25% 20	15.23% 23	21.19% 32	47.68% 72	151	3.98
Kitchen, Serving and Cafeteria Improvements	6.58% 10	19.08% 29	17.76% 27	9.21% 14	47.37% 72	152	3.72
Plumbing systems	7.33% 11	10.67% 16	14.00% 21	13.33% 20	54.67% 82	150	3.97
Technology upgrades	11.26% 17	13.25% 20	19.87% 30	13.25% 20	42.38% 64	151	3.62
Educational spaces that support 21st century learning	6.58% 10	7.24% 11	21.71% 33	25.66% 39	38.82% 59	152	3.83

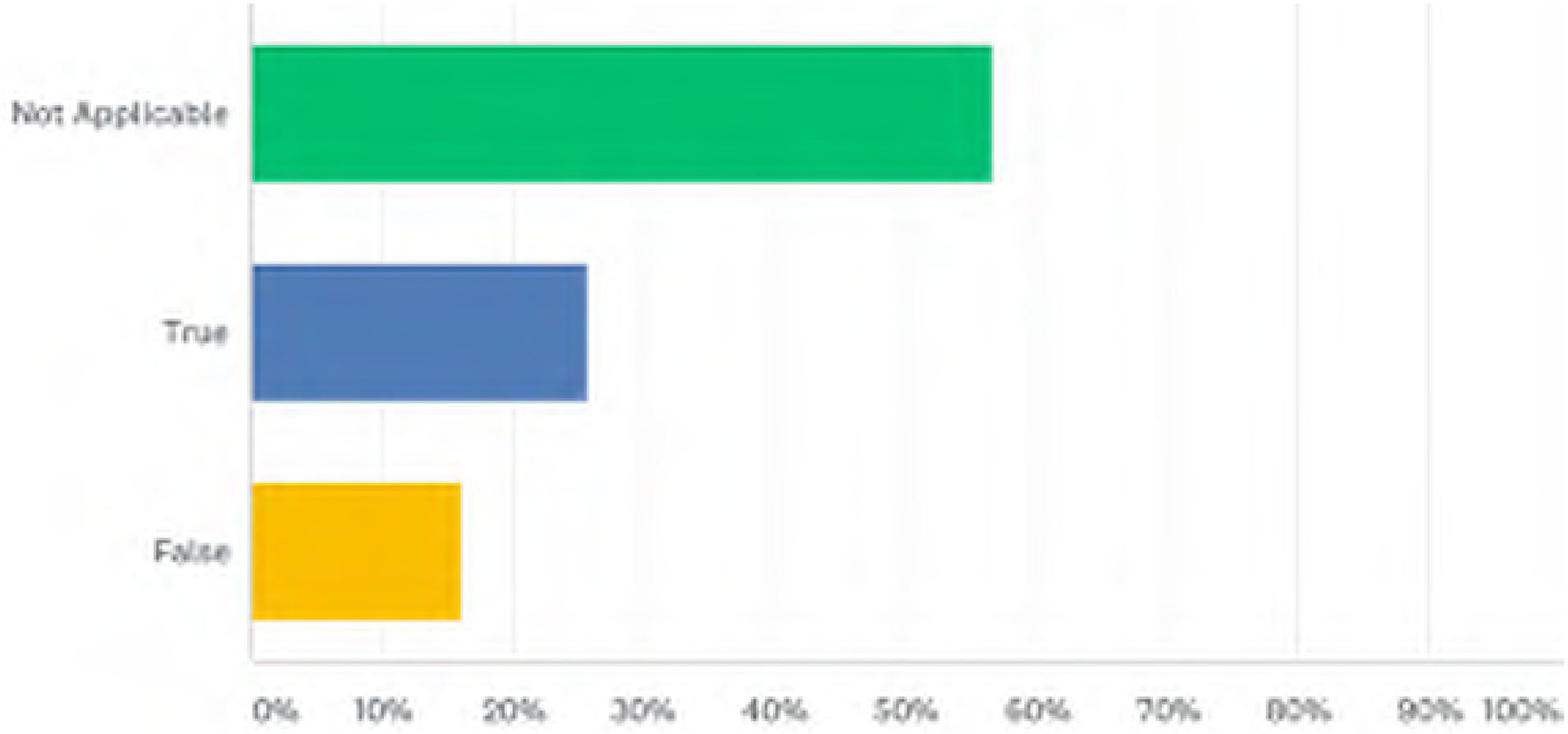
Q13: Elementary School: Rate your overall satisfaction with the following facilities to perform their intended function. (You may skip this question if it is not applicable to you).

Answered: 145 Skipped: 103

	DISSATISFIED	SOMEWHAT DISSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	I DON'T KNOW/NA	TOTAL	WEIGHTED AVERAGE
K-5 Classrooms	2.76% 4	10.34% 15	22.76% 33	17.24% 25	46.90% 68	145	3.03
Pre-School Classrooms	4.90% 7	11.19% 16	15.38% 22	13.29% 19	55.24% 79	143	2.83
Library/Media Center	1.41% 2	4.23% 6	19.72% 28	30.99% 44	43.66% 62	142	3.42
Restrooms	6.25% 9	8.33% 12	27.78% 40	13.89% 20	43.75% 63	144	2.88
Commons/Cafeteria	4.14% 6	11.03% 16	29.66% 43	13.79% 20	41.38% 60	145	2.91
Gymnasium	3.45% 5	10.34% 15	22.07% 32	21.38% 31	42.76% 62	145	3.07
Administration Offices	0.69% 1	8.33% 12	21.53% 31	16.67% 24	52.78% 76	144	3.15
Music Rooms	1.39% 2	5.56% 8	17.36% 25	31.25% 45	44.44% 64	144	3.41
Art Room	2.78% 4	5.56% 8	13.19% 19	31.94% 46	46.53% 67	144	3.39
Science Classrooms	5.63% 8	9.86% 14	11.97% 17	14.08% 20	58.45% 83	142	2.83
Playground	2.10% 3	9.09% 13	18.18% 26	30.77% 44	39.86% 57	143	3.29
Special Education Spaces	2.11% 3	12.68% 18	13.38% 19	7.04% 10	64.79% 92	142	2.72

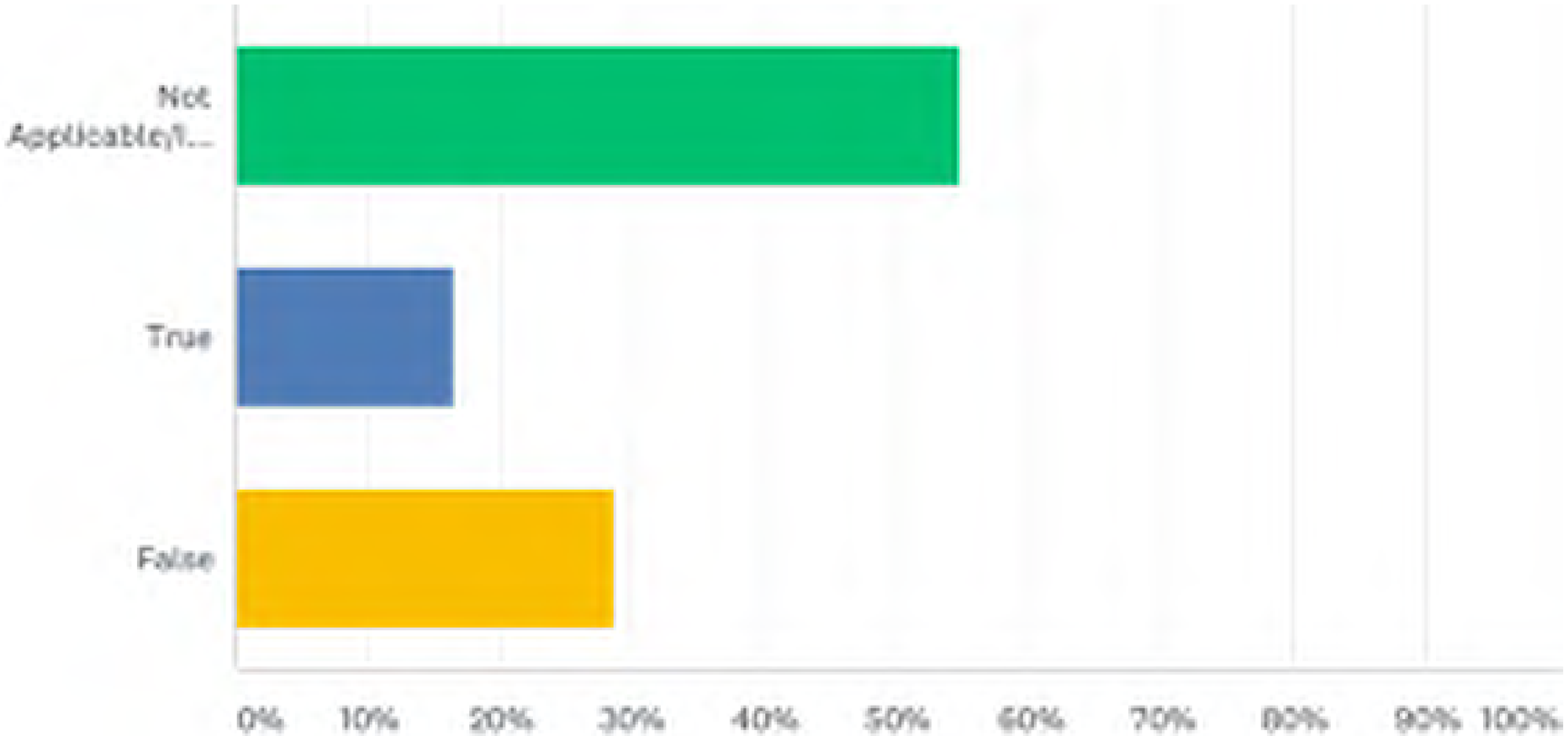
Q14: Elementary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance.

Answered: 187 Skipped: 61



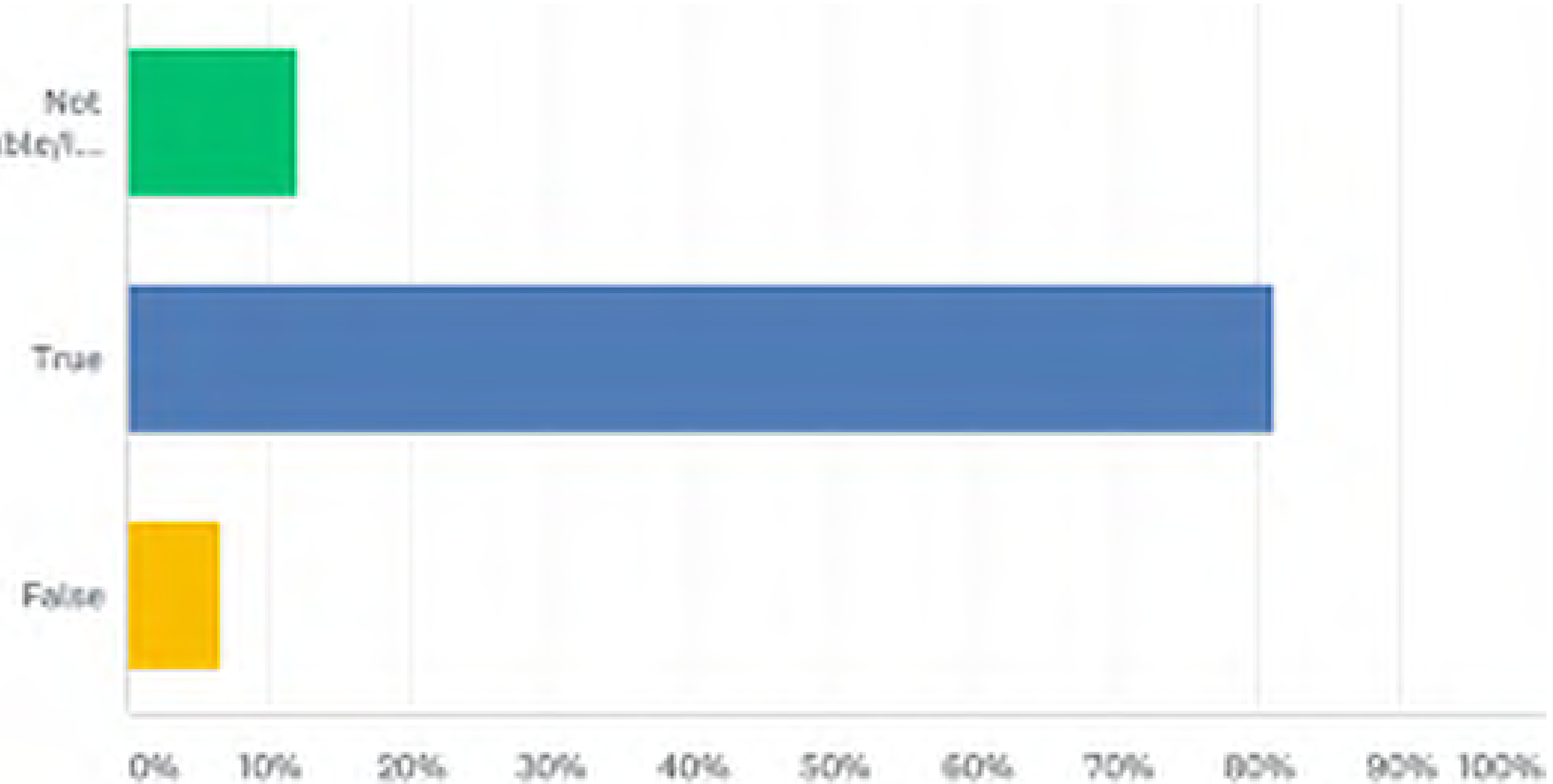
Q15: Elementary School: I am concerned that the buildings at the Ridgway School District do not provide a safe and healthy environment for students.

Answered: 188 Skipped: 60



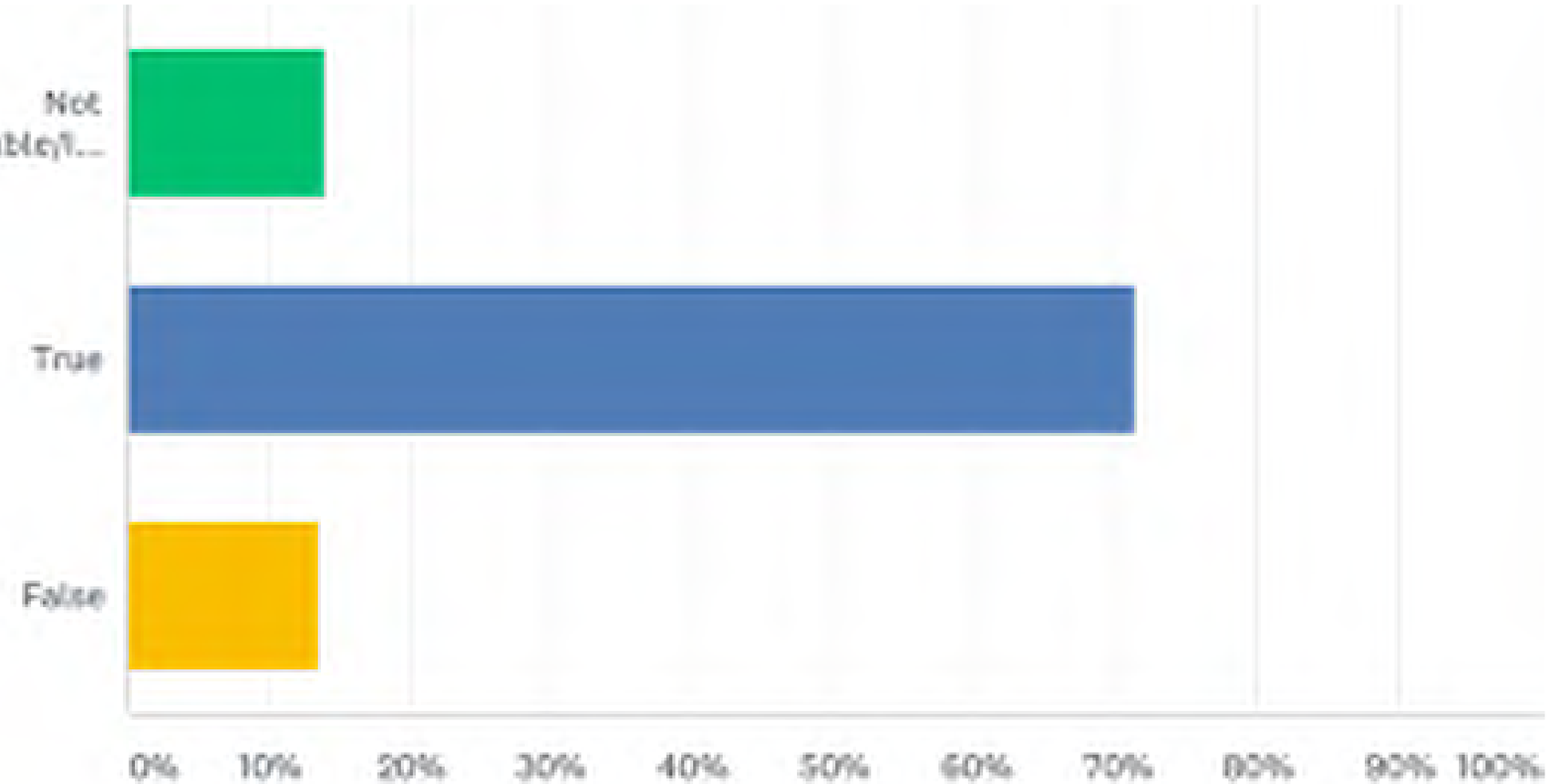
Q16: Secondary School: In general, classroom physical size and layout are adequate to meet the educational needs of students at Ridgway School District.

Answered: 238 Skipped: 10



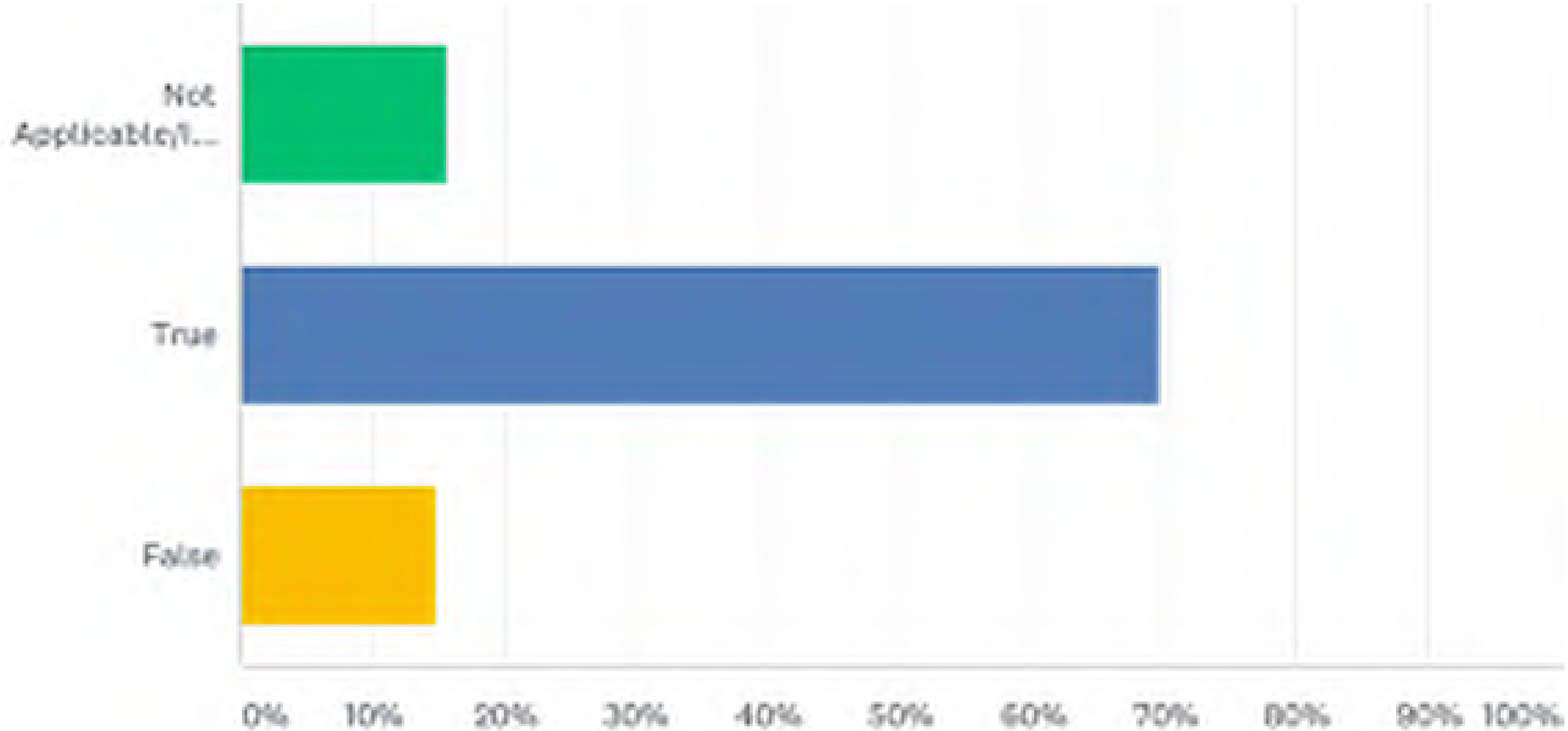
Q17: Secondary School: The athletic facilities at Ridgway School district are adequate.

Answered: 237 Skipped: 11



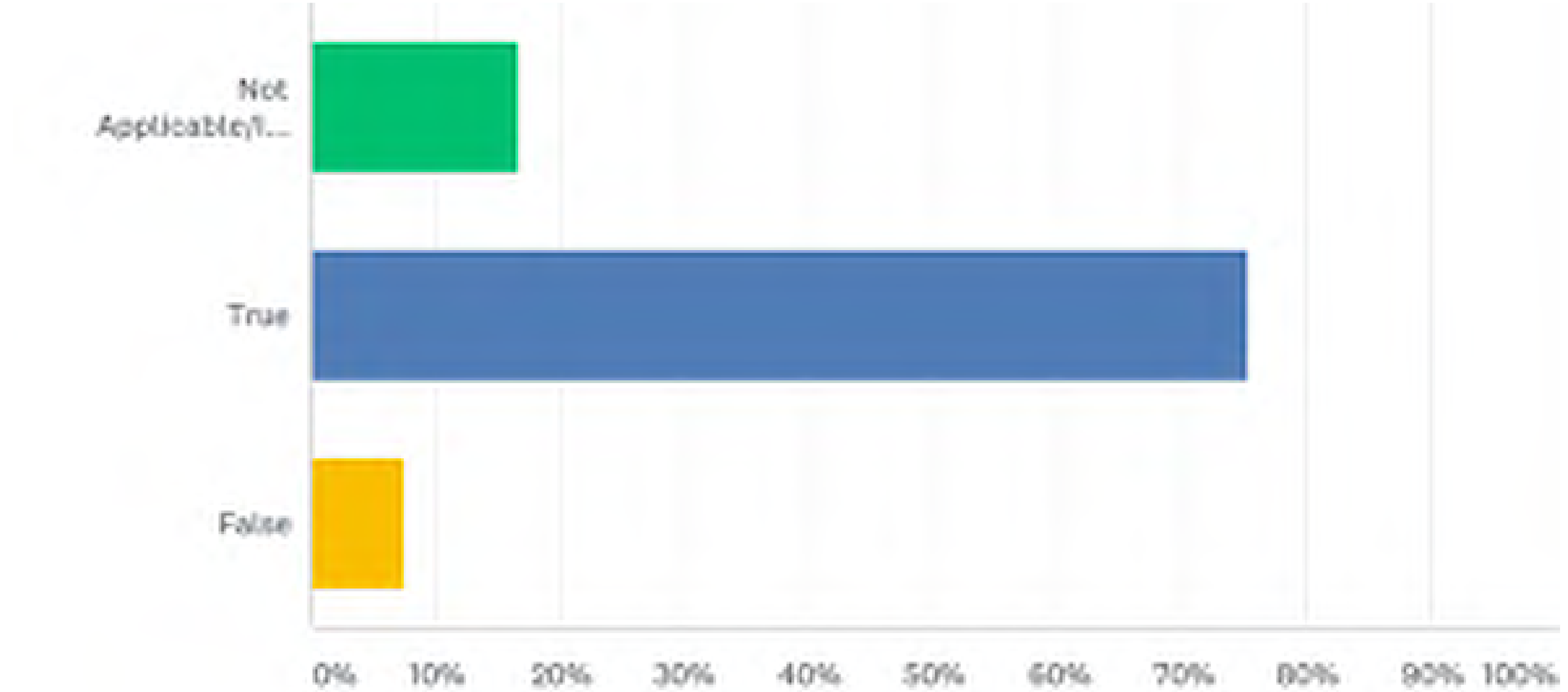
Q18: Secondary School: The cafeteria, serving and kitchen facilities are adequate.

Answered: 237 Skipped: 11



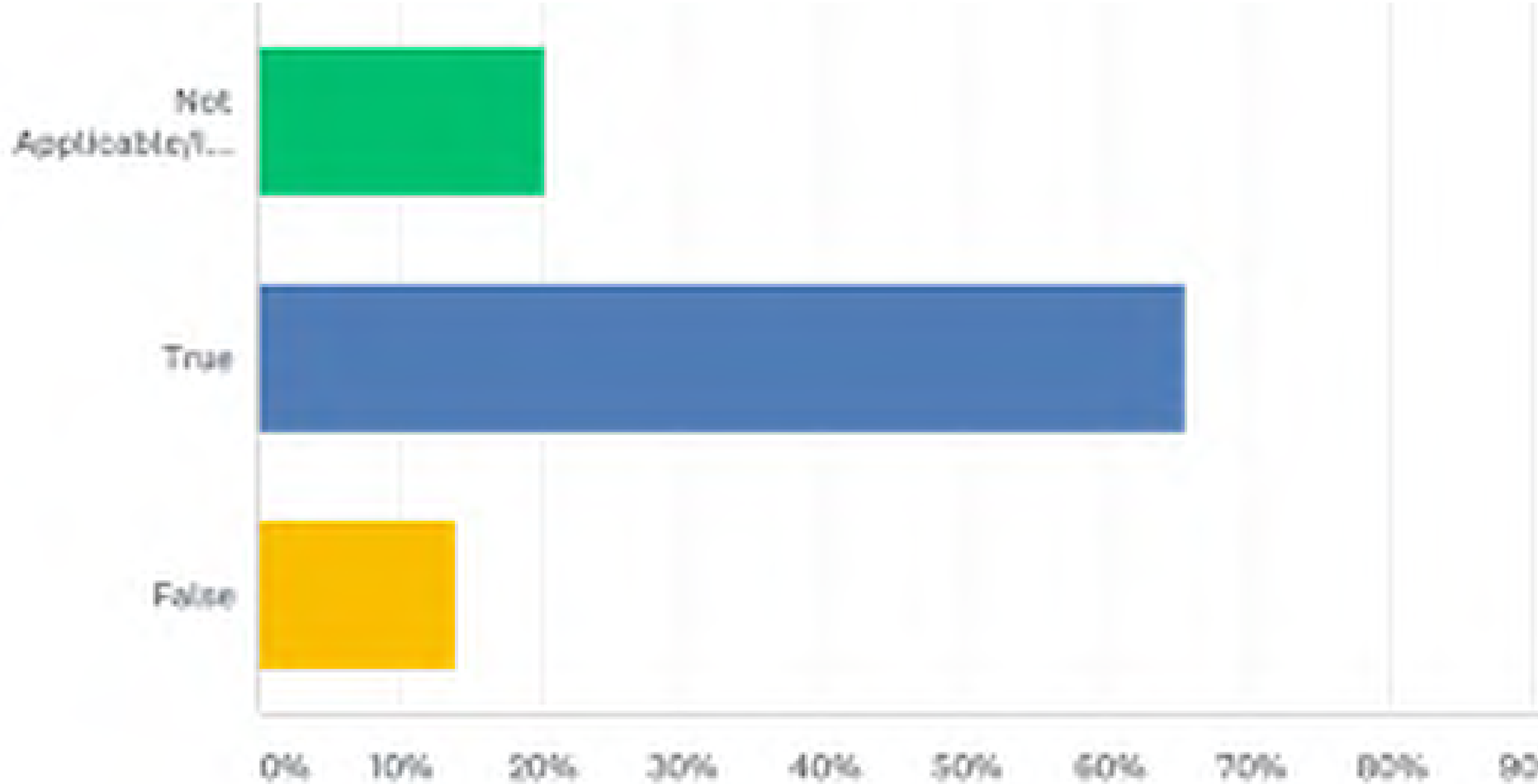
Q19: Secondary School: The parking, bus drop-off and parent drop-off system is adequate for the school needs.

Answered: 238 Skipped: 10



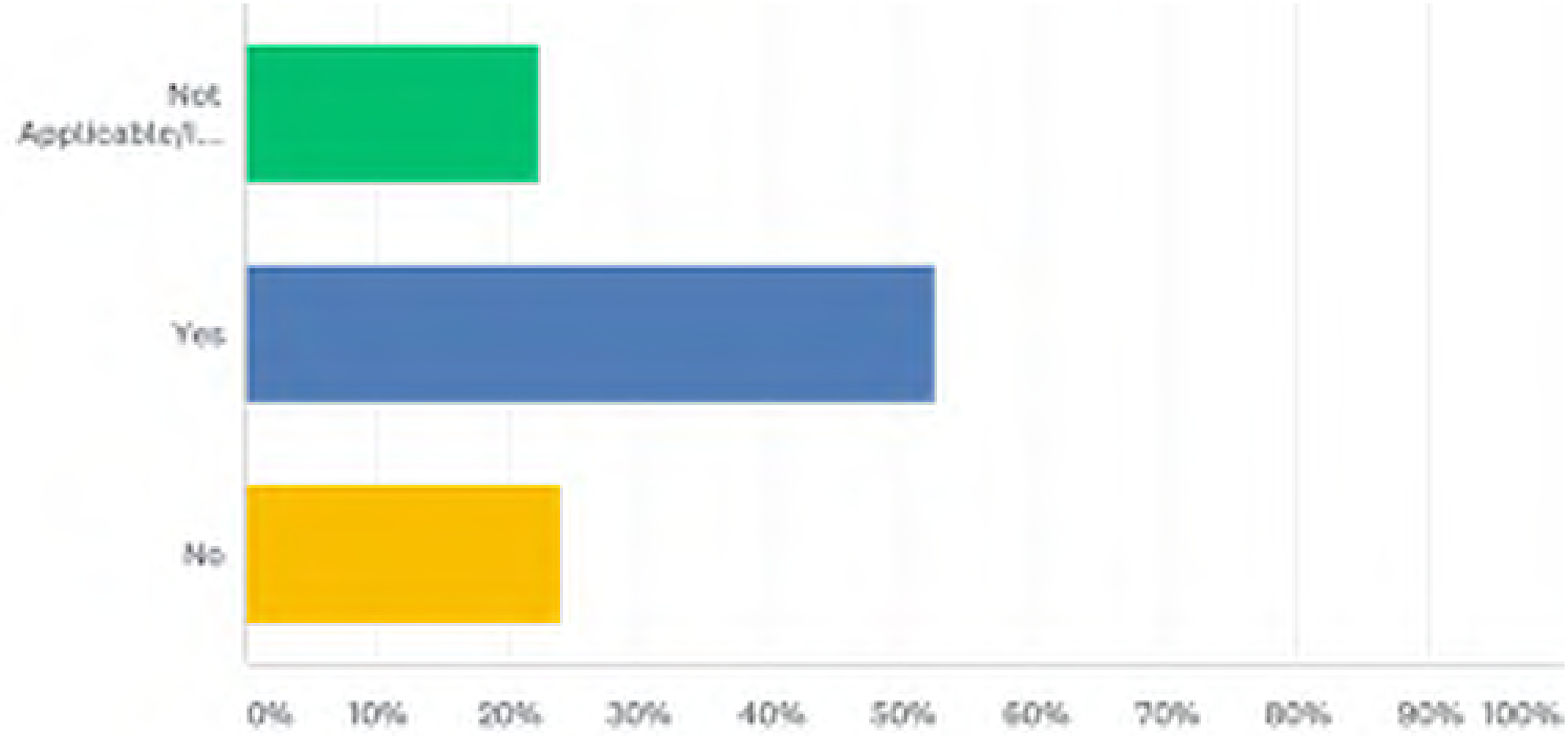
Q20: Secondary School: The outdoor education and recreation spaces are adequate.

Answered: 237 Skipped: 11



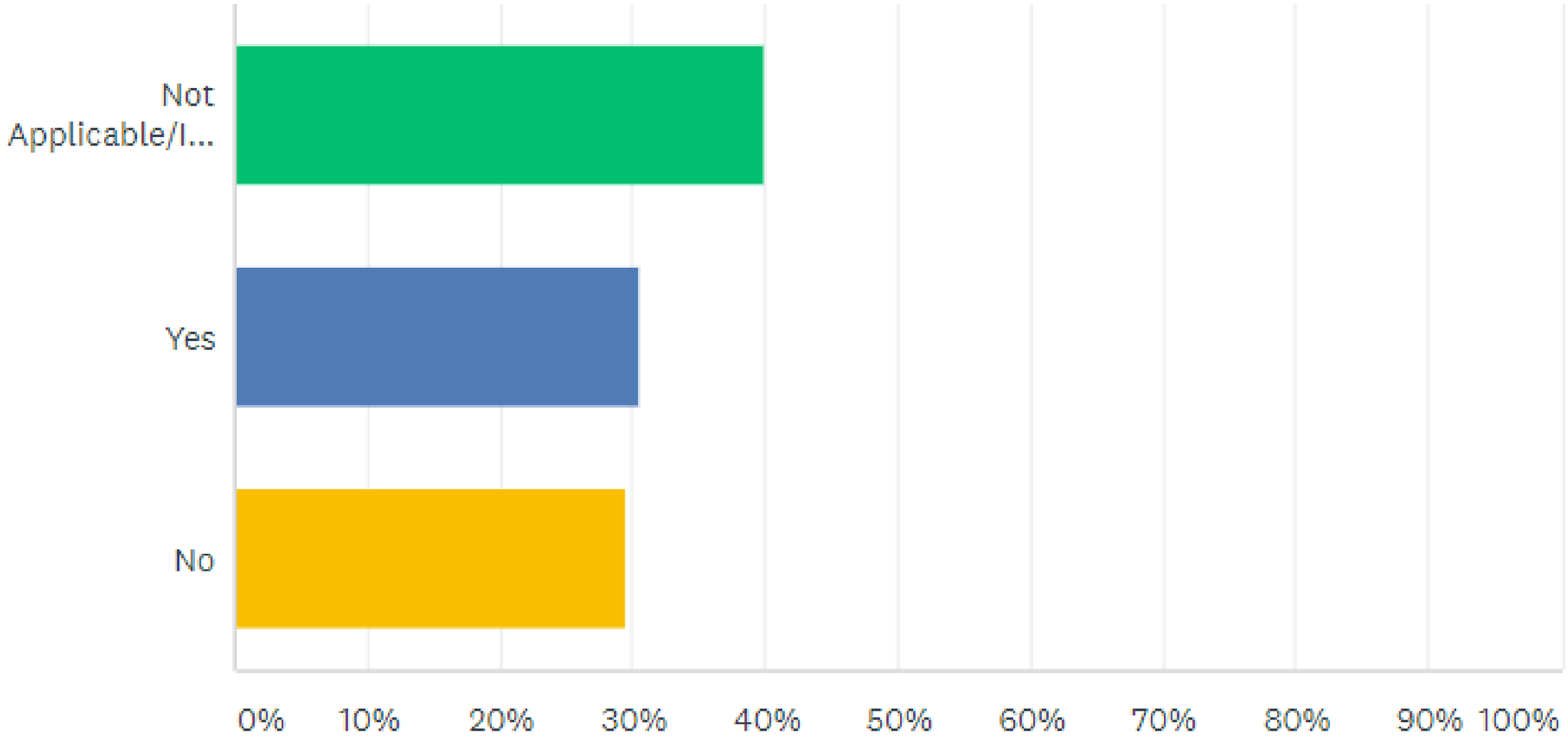
Q21: Secondary School: The performing arts spaces are adequate.

Answered: 236 Skipped: 12



Q21: Secondary School: The performing arts spaces are adequate. (Excluding Student Responses)

Answered: 236 Skipped: 12



Q22: Secondary School: Indicate how urgently you feel the following potential facility needs require addressing. (You may skip this question if it is not applicable to you).

Answered: 221 Skipped: 27

	NOT IMPORTANT	FAIRLY IMPORTANT	SOMEWHAT IMPORTANT	URGENT	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Bus/Parent Drop-Off Improvements	45.41% 99	20.64% 45	14.68% 32	2.75% 6	16.51% 36	218	2.24
Athletic Fields/Track	21.10% 46	19.27% 42	33.94% 74	13.30% 29	12.39% 27	218	2.77
Front Office location for security and supervision	46.48% 99	15.96% 34	15.96% 34	7.51% 16	14.08% 30	213	2.27
General Building renewal (finishes)	32.72% 71	20.28% 44	24.88% 54	8.29% 18	13.82% 30	217	2.50
Electrical systems, Heating, Ventilation and Air-Conditioning systems	21.46% 47	20.55% 45	21.92% 48	18.72% 41	17.35% 38	219	2.90
Kitchen, Serving and Cafeteria Improvements	26.61% 58	19.72% 43	27.98% 61	10.55% 23	15.14% 33	218	2.68
Plumbing systems	30.70% 66	19.07% 41	18.60% 40	7.91% 17	23.72% 51	215	2.75
Technology upgrades	20.28% 44	21.66% 47	26.73% 58	17.05% 37	14.29% 31	217	2.83
Educational spaces that support 21st century learning	13.36% 29	22.58% 49	28.57% 62	19.82% 43	15.67% 34	217	3.02

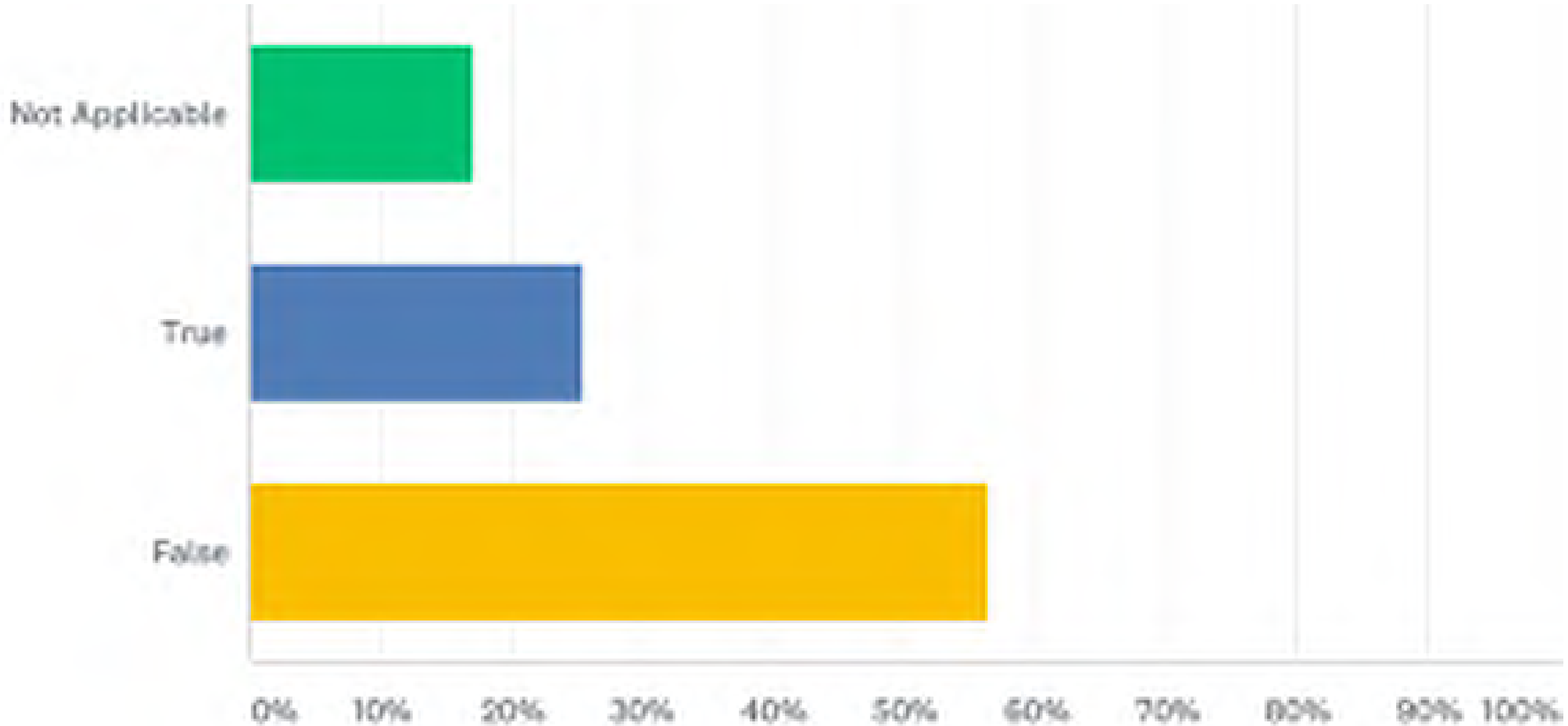
Q23: Secondary School: Rate your overall satisfaction with the following facilities to perform their intended function. (You may skip this question if it is not applicable to you).

Answered: 219 Skipped: 29

	DISSATISFIED	SOMEWHAT DISSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	I DON'T KNOW/NA	TOTAL	WEIGHTED AVERAGE
Classrooms	0.93% 2	4.65% 10	35.81% 77	47.44% 102	11.16% 24	215	3.46
Science Labs/Rooms	3.70% 8	6.94% 15	33.80% 73	39.81% 86	15.74% 34	216	3.30
Library/Media Center	3.26% 7	18.14% 39	37.67% 81	28.84% 62	12.09% 26	215	3.05
Restrooms	6.51% 14	13.02% 28	37.67% 81	32.09% 69	10.70% 23	215	3.07
Commons/Cafeteria	2.76% 6	10.14% 22	37.79% 82	39.63% 86	9.68% 21	217	3.27
Corridors/Lockers	1.84% 4	6.91% 15	37.79% 82	42.40% 92	11.06% 24	217	3.36
Gymnasium	0.46% 1	3.69% 8	22.58% 49	63.59% 138	9.68% 21	217	3.65
Locker Rooms	6.54% 14	16.36% 35	29.91% 64	26.17% 56	21.03% 45	214	2.96
Administration Offices	0.93% 2	6.48% 14	31.02% 67	36.11% 78	25.46% 55	216	3.37
Music Rooms	3.26% 7	5.58% 12	26.51% 57	45.12% 97	19.53% 42	215	3.41
Art Room	3.26% 7	2.79% 6	26.51% 57	46.51% 100	20.93% 45	215	3.47
Special Education Rooms	2.78% 6	4.17% 9	15.28% 33	26.85% 58	50.93% 110	216	3.35
Sports Field/Track	10.14% 22	16.13% 35	32.72% 71	24.42% 53	16.59% 36	217	2.86
Outdoor education/Green space	8.88% 19	13.55% 29	30.37% 65	25.23% 54	21.96% 47	214	2.92

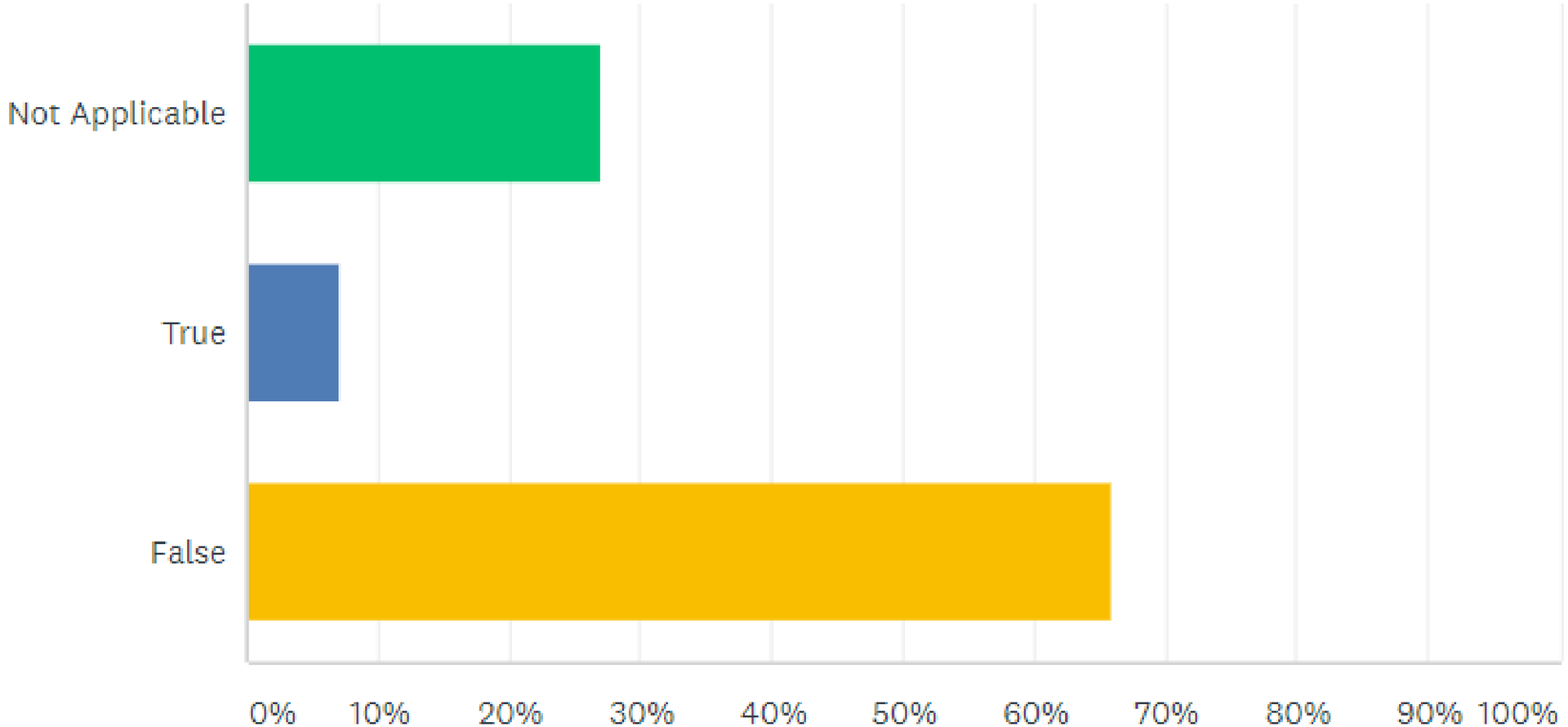
Q24: Secondary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance.

Answered: 232 Skipped: 16



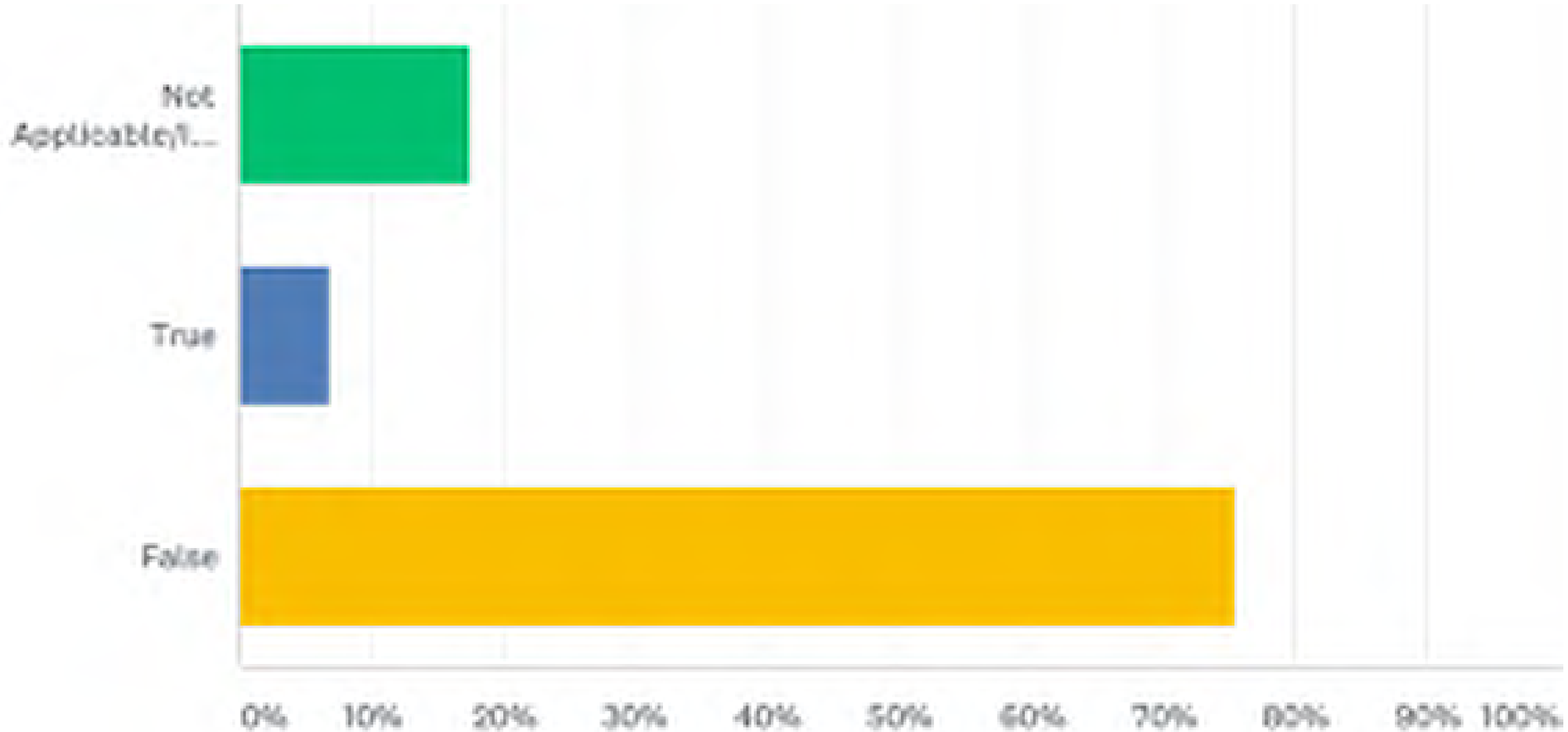
Q24: Secondary School: The general age and condition of the facilities at Ridgway School District limit academic opportunities and performance. (Excluding Student Responses)

Answered: 232 Skipped: 16



Q25: Secondary School: I am concerned that the buildings at the Ridgway School District do not provide a safe and healthy environment for students.

Answered: 233 Skipped: 15



Q26: All School Buildings: How important do you feel it is to have the following in the Ridgway Schools?

Answered: 244 Skipped: 4

		VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT IMPORTANT	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
1	Good indoor air quality	78.28% 191	9.84% 24	8.61% 21	0.82% 2	2.46% 6	244	1.39
4	Daylight and views from classrooms	62.30% 152	23.77% 58	11.07% 27	0.82% 2	2.05% 5	244	1.57
2	Energy efficient buildings	69.42% 168	19.42% 47	7.02% 17	2.07% 5	2.07% 5	242	1.48
3	Secure campuses	68.44% 167	15.57% 38	10.25% 25	2.87% 7	2.87% 7	244	1.56
5	Spaces that support 21st century learning	61.07% 149	23.36% 57	9.43% 23	3.28% 8	2.87% 7	244	1.64
6	Playground/Outdoor play spaces	51.65% 125	24.38% 59	16.53% 40	5.37% 13	2.07% 5	242	1.82
7	Teacher Housing	44.63% 108	26.03% 63	16.94% 41	6.61% 16	5.79% 14	242	2.03

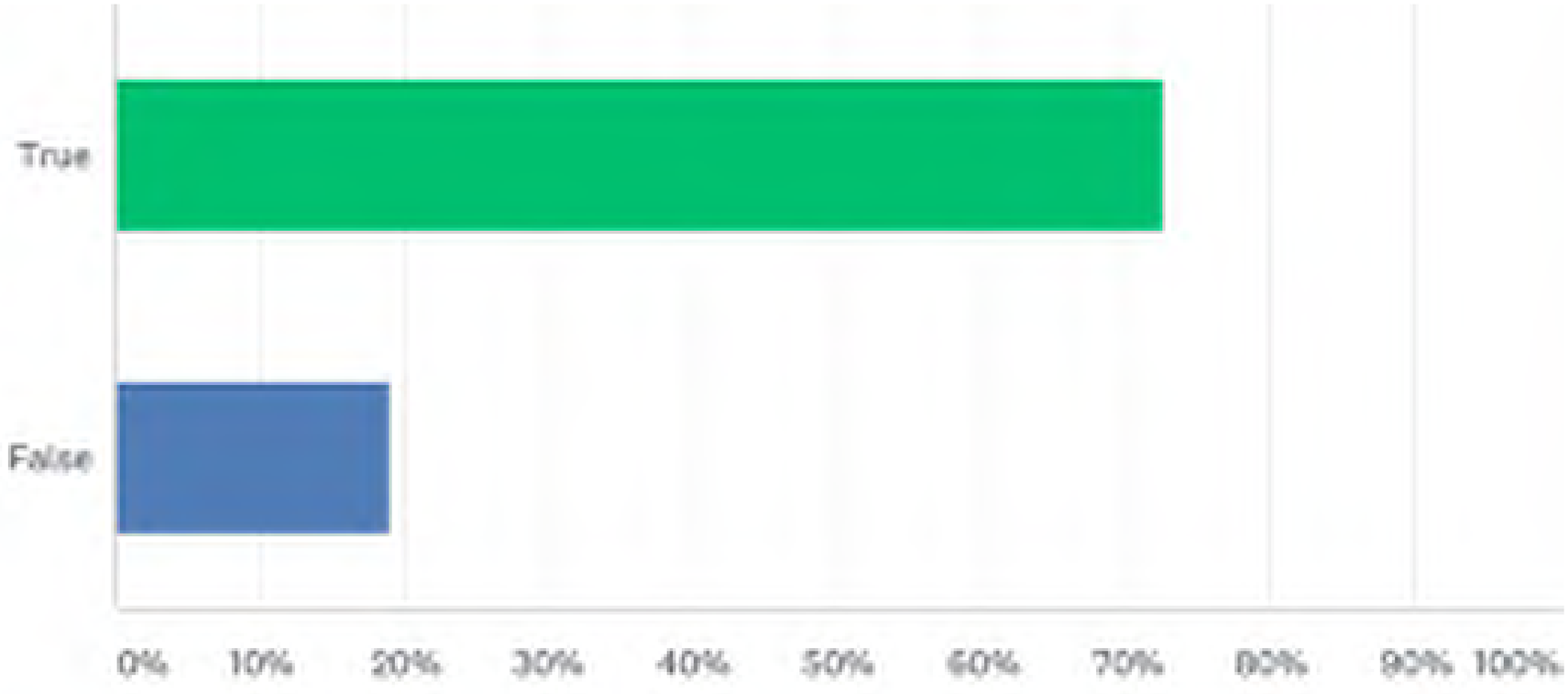
Q26: All School Buildings: How important do you feel it is to have the following in the Ridgway Schools? (Excluding Students)

Answered: 244 Skipped: 4

		VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT IMPORTANT	(NO LABEL)	TOTAL	WEIGHTED AVERAGE
2	Good indoor air quality	90.43% 85	6.38% 6	1.06% 1	0.00% 0	2.13% 2	94	1.17
6	Daylight and views from classrooms	69.15% 65	24.47% 23	5.32% 5	0.00% 0	1.06% 1	94	1.39
3	Energy efficient buildings	81.91% 77	15.96% 15	1.06% 1	0.00% 0	1.06% 1	94	1.22
1	Secure campuses	92.55% 87	5.32% 5	1.06% 1	0.00% 0	1.06% 1	94	1.12
5	Spaces that support 21st century learning	73.40% 69	19.15% 18	5.32% 5	1.06% 1	1.06% 1	94	1.37
4	Playground/Outdoor play spaces	72.34% 68	23.40% 22	2.13% 2	1.06% 1	1.06% 1	94	1.35
7	Teacher Housing	57.45% 54	25.53% 24	10.64% 10	5.32% 5	1.06% 1	94	1.67

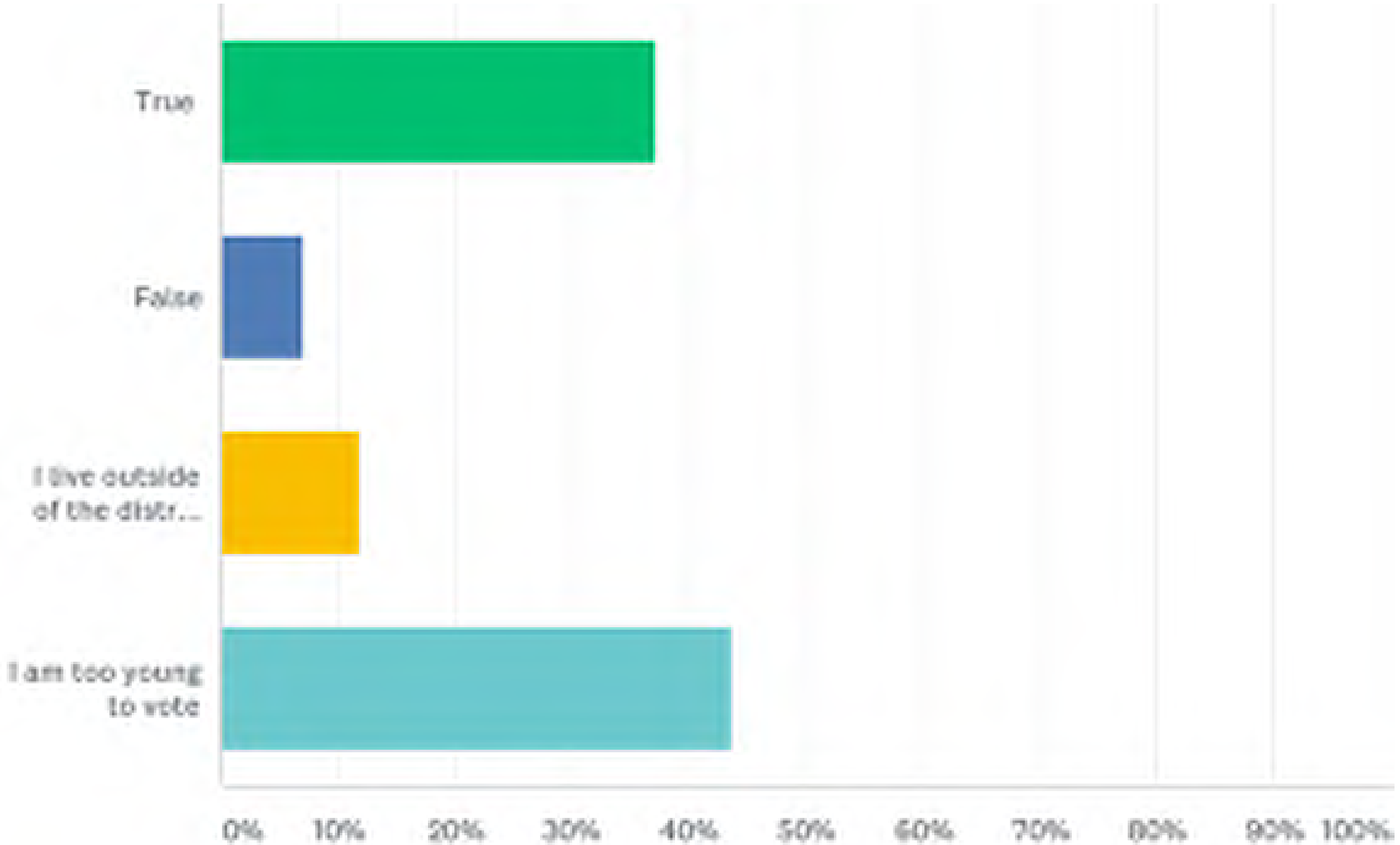
Q27: The District Office, which houses the roles of Superintendent, Personnel/Pupil Coordinator, Finance Manager, Transportation & Maintenance Director, Information Technology Director, and Assistant to the Superintendent and Board of Education has adequate space and is conveniently located.

Answered: 230 Skipped: 18



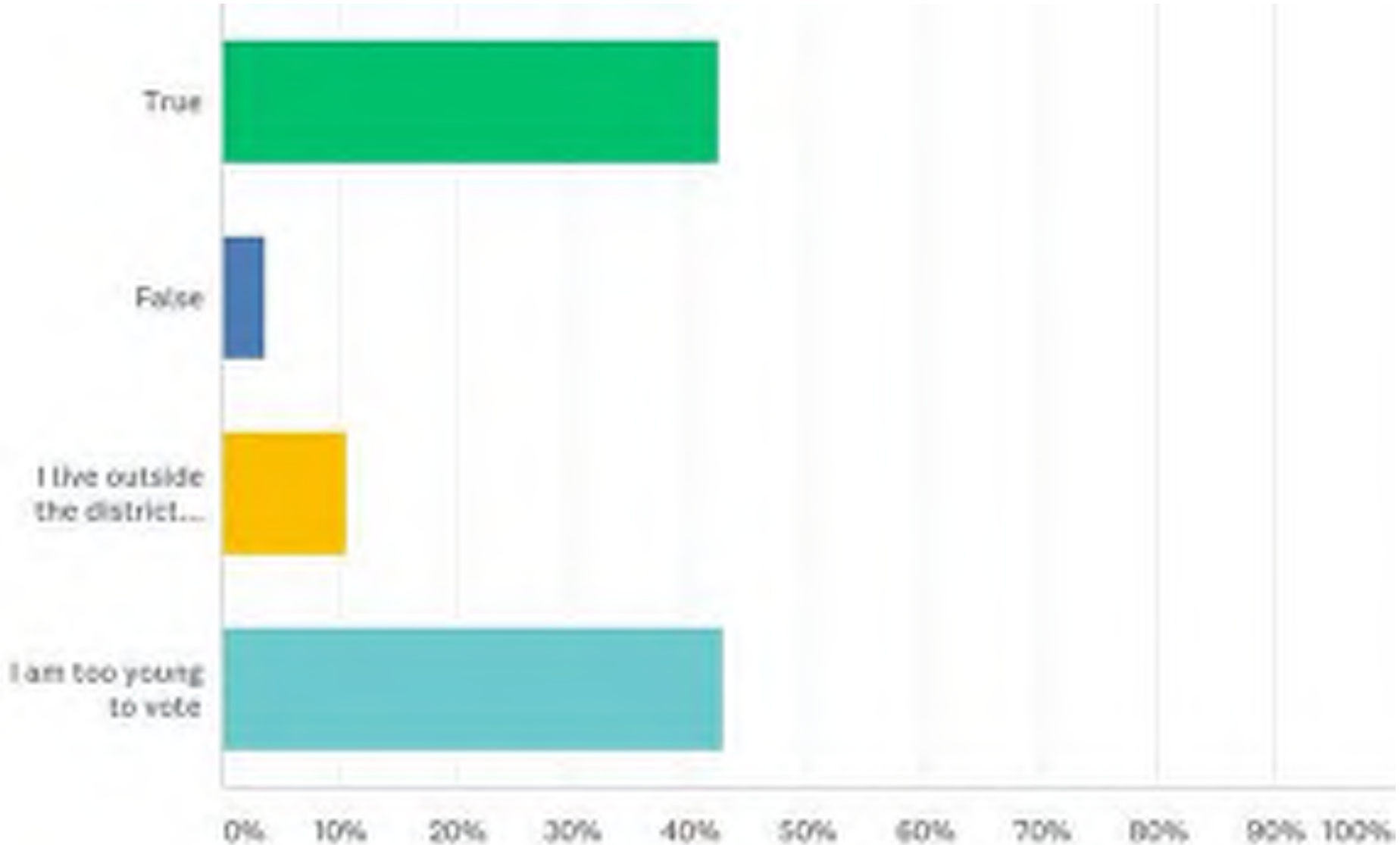
Q28: If the school district were to consider a tax measure to fund school improvements, I would support this measure.

Answered: 242 Skipped: 6



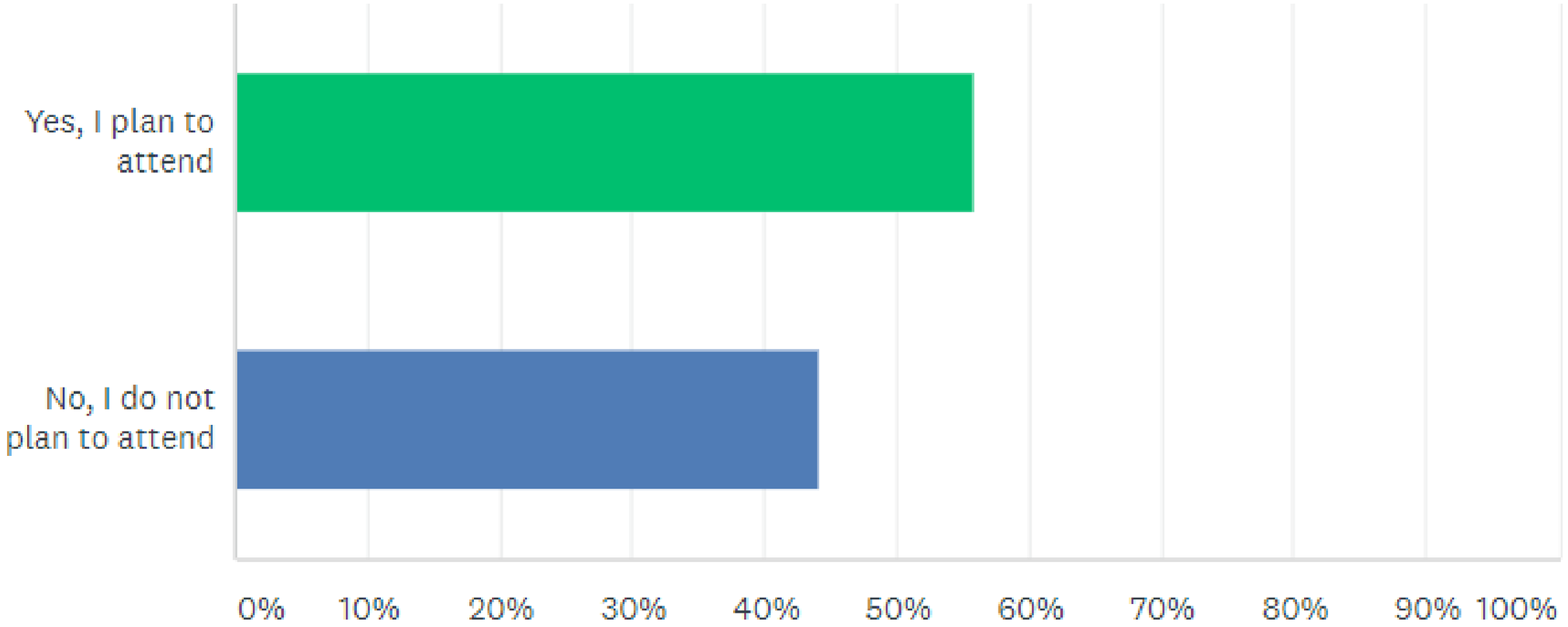
Q29: If the school district were to consider a mill levy for operational costs including increasing teacher salaries, I would support this measure.

Answered: 242 Skipped: 6



Q30: RTA will conduct a 1.5 hour community presentation about these survey results and other information concerning our facilities at the elementary school, Thursday, January 30th at 7pm. I plan to be in attendance at this meeting? (Excluding Students)

Answered: 242 Skipped: 6



Q31: Are there any facility needs that you feel are important to correct that are not listed in the above questions?

Answered: 87

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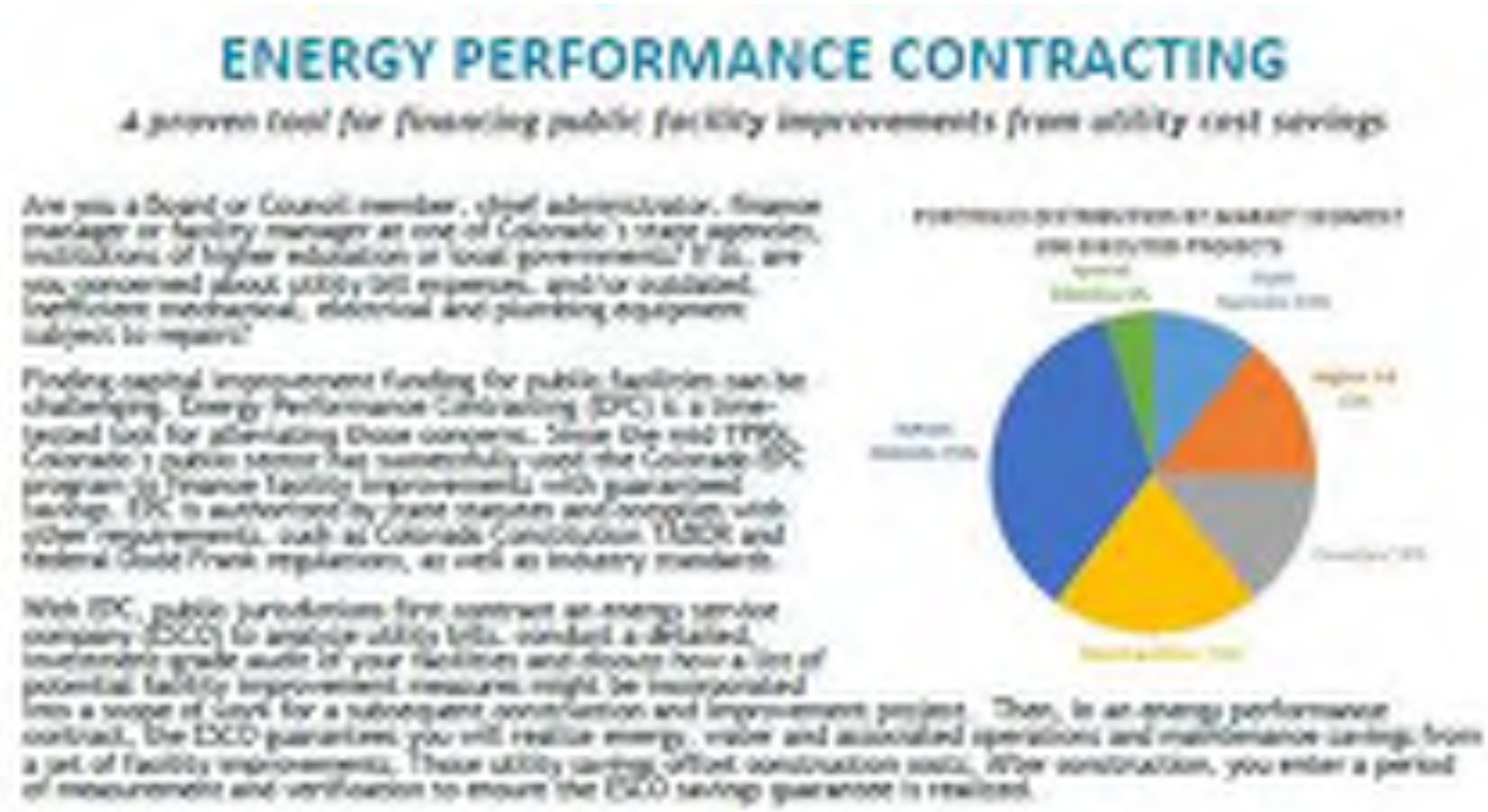
RIDGWAY SCHOOL DISTRICT, PRELIMINARY AUDIT FINDINGS

JASON RANDALL
ACCOUNT EXECUTIVE

February 2, 2020

Honeywell

ENERGY PERFORMANCE PROCESS



RIDGWAY SCHOOL DISTRICT PEA FINDINGS

Honeywell Preliminary Engineering Analysis Report Deliverables

- Preliminary list of recommended improvement measures
- Potential energy conservation measures, security solutions and renewable energy measures.
- Scope of work narratives for identified upgrades.
- Order of magnitude pricing and savings for identified upgrades by facility.
- Comparative analysis -- current situation vs. HBT solution set(s).

The overarching goal of the PEA is to create an infrastructure roadmap that can serve as a foundation for a coordinated and sustainable infrastructure renewal solution for the District's facilities and infrastructure

NEXT STEPS

Option #1

- Work with Honeywell to develop an Investment Grade Audit as the initial step in design build energy project process.
  - Note: RSD to contact and engage Colorado Energy Office if District requires guaranteed energy savings as part of program.

Option #2

- Work with Honeywell to develop a competitive solicitation based on selected measures identified from PEA
  - Note: RSD to contact and engage Colorado Energy Office if District requires guaranteed energy savings as part of program.

If RSD does not require guaranteed energy savings, the District can proceed directly with Honeywell

B.E.S.T.
Building Excellent Schools Today

What is BEST?

Collaboration by CO legislative leardership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to $1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dagerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

1. BEST Cash Grants [Fund smaller projects]
2. BEST Lease Purchase Grants [Fund larger projects]
3. BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

-Safety hazards, health concerns and security at existing public school facilities

-Relieve overcrowding in public school facilities

-Incorporating technology into the educational environment

-All other projects

Ridgway School District: 54%

$20.2M +10% Available Bonding Capacity
$13M w/o new taxes
$1.7M in current debt

Questions?

Next PAT Meeting – Educational Workshop

Working with teaching staff

Thursday, February 13th, 4:00-6:00pm

Next Public Meeting: April 16th

We want your input in the process!

What is the school district missing?

What are the biggest issues facing the district?

What else should we consider in the Master Plan?

Comment cards in back of room… or email me at

brian@rtaarchitects.com

Thank You!

www.rtaarchitects.com

RTA ARCHITECTS

Master Plan Meeting #2
February 13, 2020

Ridgway Schools

"We aspire to inspire."

Ridgway School District Facilities Master Plan

RTA ARCHITECTS

RTA TEAM

Brian Calhoun
Principal-in-Charge

Mike Riggs
Project Architect

Staff of 49

29 Registered Architects

Largest firm in southern Colorado

50% of our work is educational

13 BEST Projects

Multi-Skilled Educational Facilities Specialists

Master Planning
Educational Specifications
Furniture Design and Selection
Bond Election Assistance
Site Selection
Architectural Design
Facility Management Planning
Construction Administration
Programming
Interior Space Planning
Project Management

Meeting Agenda

1. **Agenda / Introductions – 10 minutes**
2. **Process Overview/Schedule – 5 minutes**
3. **Brain Based Learning Principals – 20 minutes**
4. **RSD Strategic Plan – 15 minutes**
5. **Break – 5 Minutes**
6. **Classroom Evolution / Douglass ES – 25 minutes**
7. **How do we get to where we want to be – 30 minutes**
8. **Q&A – 5 minutes**

Meeting Norms

- Attendance is expected at all scheduled meetings.
- The meetings will start on time with duration of 1-1/2 hours (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
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- Committee meetings will stay on task.
- Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.
- Minutes of each meeting will be distributed by email within one week of meeting date.
- All members are to speak up in an open forum- all points of view will be heard and valued.
- All participants will be treated with mutual respect.
- Members of the committees will operate on a first name basis.
- Snacks and Refreshments will be served at all meetings to give "energy boost."

Your Master Plan will provide a road map for long-term planning:

- ✓ Assess the condition of your buildings
- ✓ Show how the buildings are utilized
- ✓ Identify key areas for improvement
- ✓ Review district-wide options
- ✓ Collect broad stakeholder input
- ✓ Provide the basis for data-driven decisions
- ✓ Support the your communication process
- ✓ Provide options for the future
- ✓ Create a strategic facility plan to guide future decisions

Ridgway SD Master Plan Timeline

Phase 1 –MASTER PLAN

Step 1 – Collect District Information

Dec 2019 / Jan 2020

Step 2 – Master Plan Meetings

Jan – May 2020

Step 3 – Draft Recommendations

May 2020

Phase 2 IMPLEMENTATION PLAN
Funding Options / Timelines

Phase 3 – GRANT/BOND SUPPORT

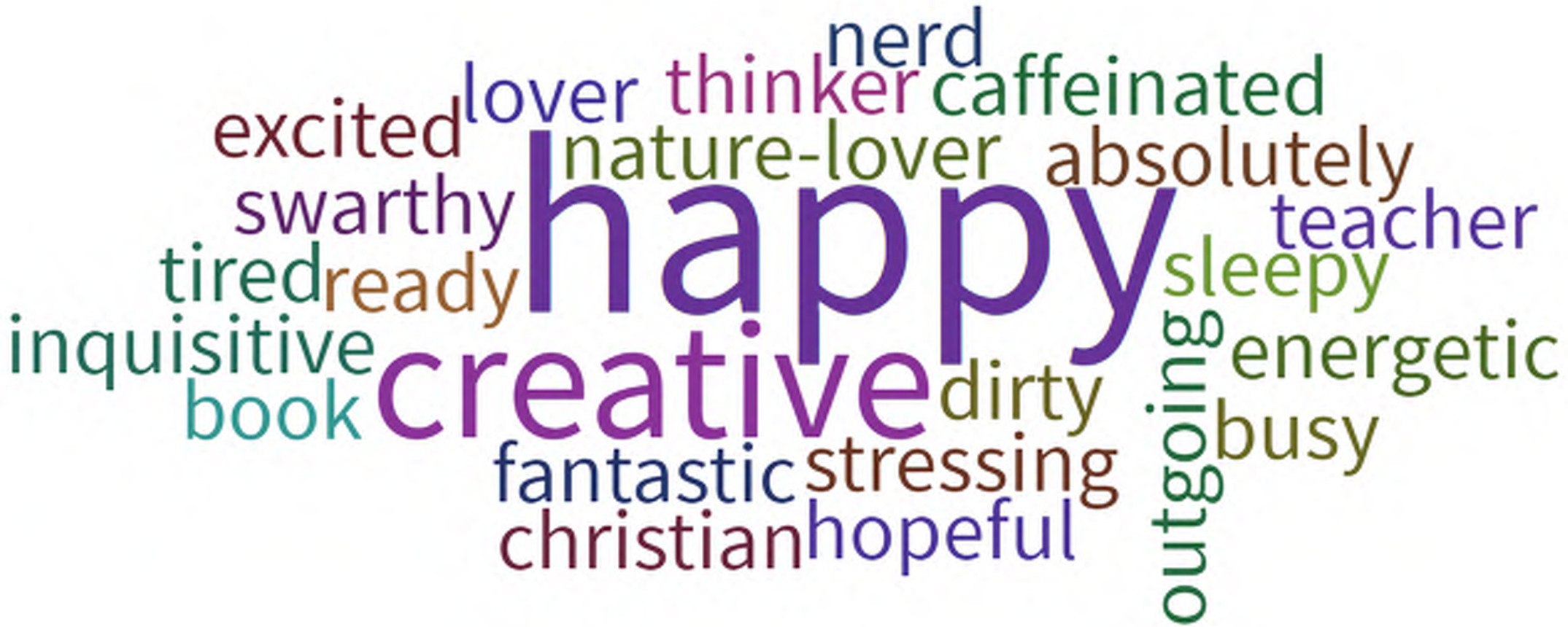
- **PAT MEETINGS:**

- **January 30th** **#1 ***
- **February 13th** **#2**
- **March 5th** **#3**
- **April 16th** **#4 ***
- **May 7th** **#5 ****

*** Community Meeting**

****Board of Education**

What one word would you use to describe yourself?



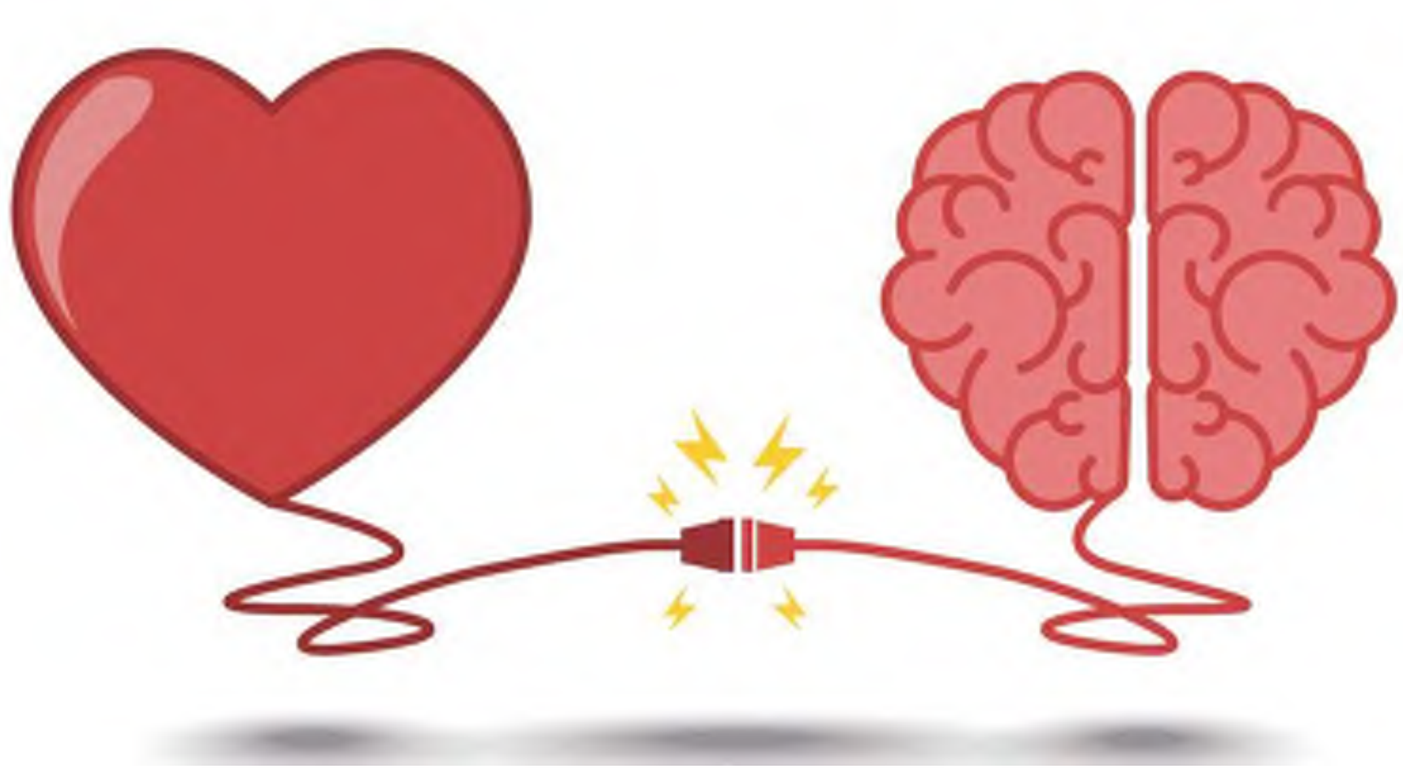
12 Design Principles Based on Brain-based Learning Research

DesignShare Article By Jeffery A. Lackney, Ph.D.
Based on a workshop facilitated by Randall Fielding, AIA

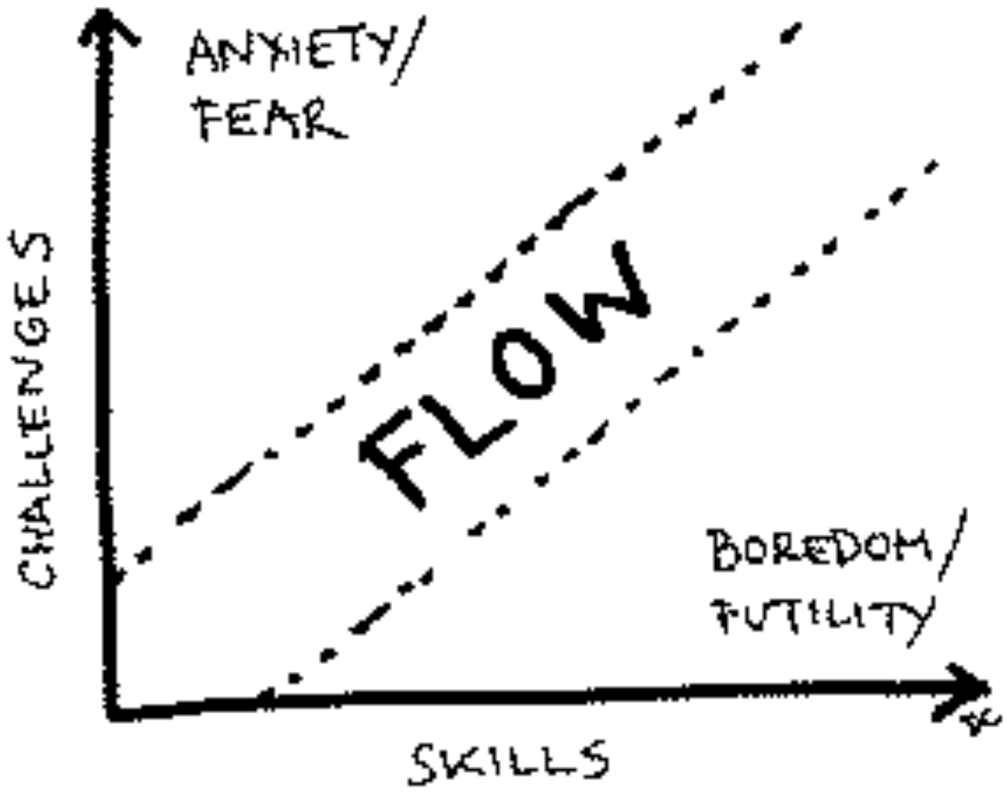
Some Key Take Aways…

The brain is a vastly complex and adaptive system with hundreds of billions of neurons and interneurons that can generate an astronomical number of neural nets, or groups of neurons acting in concert, from which our daily experience is constructed.

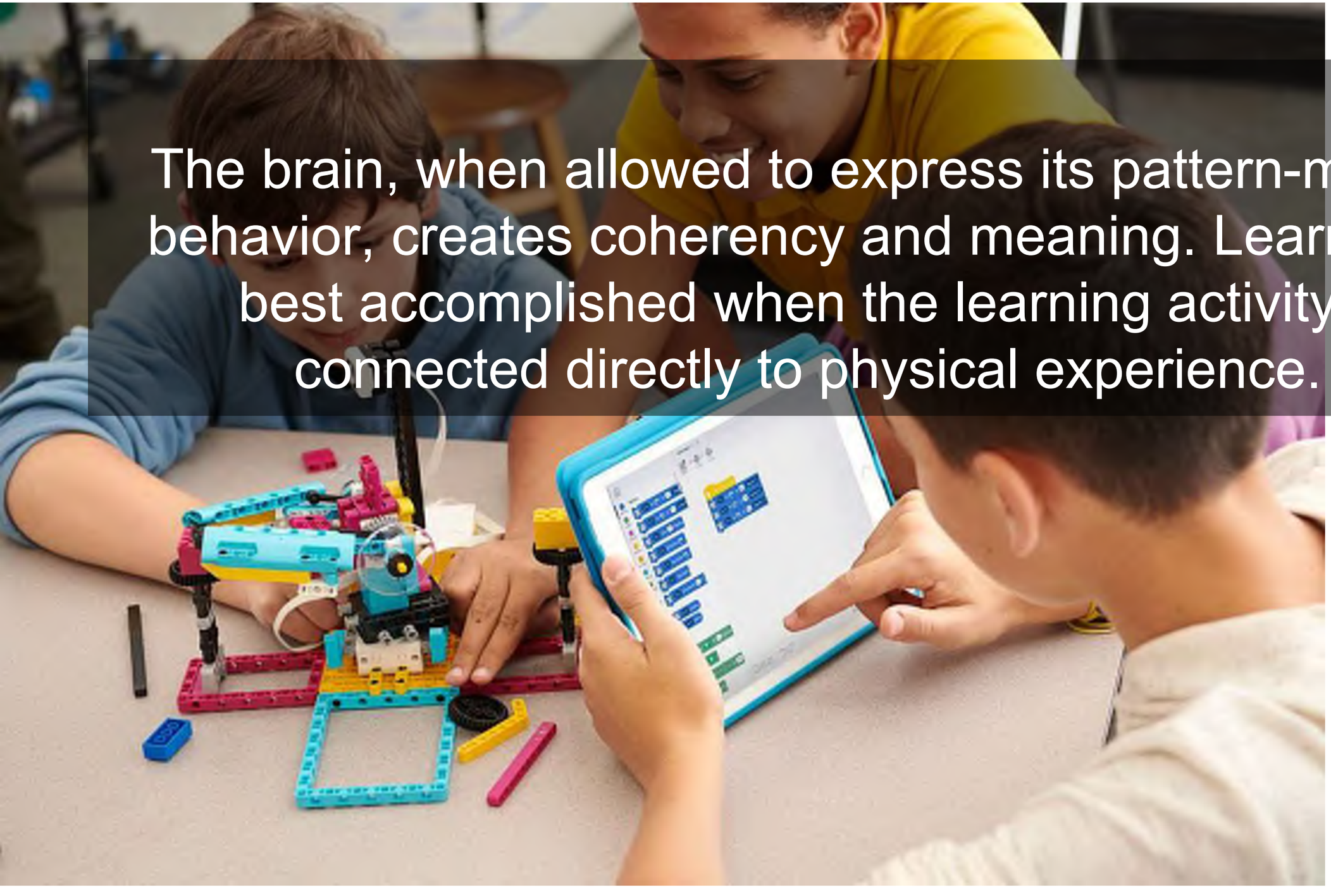
From brain research we know now that when we get emotional about a task we are involved in learning. Brain research has confirmed that emotions are linked to learning by assisting us in recall of memories that are stored in our central nervous system.



The brain learns best when confronted with a balance between stress and comfort: high challenge and low threat.



Pattern making is pleasing (emotional content) for the brain. The brain takes great pleasure in taking random and chaotic information and ordering it.


The brain, when allowed to express its pattern-making behavior, creates coherency and meaning. Learning is best accomplished when the learning activity is connected directly to physical experience.

12 Principles of Brian Compatible Learning

1. Uniqueness – every single brain is totally unique.
2. Impact of threat or high stress can alter and impair learning and even kill brain cells
3. Emotions are critical to learning – they drive our attention, health, learning, meaning and memory.
4. Information is stored and retrieved through multiple memory and neural pathways.
5. All learning is mind-body – movement, foods, attentional cycles, drugs and chemicals all have powerful modulating effects on learning.
6. The brain is a complex and adaptive system – effective change involves the entire complex system
7. Patterns and programs drive our understanding – intelligence is the ability to elicit and to construct useful patterns.
8. The brain is meaning-driven – meaning is more important to the brain than information.
9. Learning is often rich and non-conscious – we process both parts and wholes simultaneously and are affected a great deal by peripheral influences.
10. The brain develops better in concert with other brains – intelligence is valued in the context of the society in which we live.
11. The brain develops with various stages of readiness.
12. Enrichment – the brain can grow new connections at any age. Complex, challenging experiences with feedback are best. Cognitive skills develop better with music and motor skills.

12 Principles of Design

RICH STIMULATING ENVIRONMENT

color, texture, "teaching architecture", displays created by students (not teacher) so students have connection and ownership of the product.

IGNACIO HIGH SCHOOL

RTA, INC.

PLACES FOR GROUP LEARNING

breakout spaces, alcoves, table groupings to facilitate social learning and stimulate the social brain; turning breakout spaces into living rooms for conversation.

LINKING INDOOR AND OUTDOOR PLACES

movement, engaging the motor cortex linked to the cerebral cortex, for oxygenation.

PUBLIC PLACES

containing symbols of the school community's larger purpose to provide coherency and meaning that increases motivation (warning: go beyond slogans).

.

DISCOVERY ELEMENTARY SCHOOL

VMDO.

SAFE PLACES

reduce threat, create spaces that feel and are safe.

IGNACIO HIGH SCHOOL

RTA, INC.

VARIETY OF PLACES

provide a variety of places of different shapes, color, light, size, nooks & crannies..

DISCOVERY ELEMENTARY SCHOOL

VMDO.

CHANGING DISPLAYS

changing the environment, interacting with the environment stimulates brain development. Provide display areas that allow for stage set type constructions to further push the envelope with regard to environmental change.

STEELCASE OFICE FURNITURE MARKETING

HAVE ALL RESOURCES AVAILABLE

provide educational, physical and the variety of settings in close proximity to encourage rapid development of ideas generated in a learning episode. This is an argument for wet areas/ science, computer-rich workspaces all integrated and not segregated. Multiple functions and cross-fertilization of ideas are primary goal.

DOUGLASS ELEMENTARY SCHOOL

RTA, INC.

FLEXIBILITY

a common principle in the past continues to be relevant. Many dimensions of flexibility of place are reflected in other principles.

ASPEN COUNTY DAY SCHOOL

VS

ACTIVE/PASSIVE PLACES

students need places for reflection and retreat away from others for intrapersonal intelligence as well as places for active engagement for interpersonal intelligence.

RODRIQUEZ MIDDLE SCHOOL

CORGAN

PERSONALIZED SPACE

the concept of home-base needs to be emphasized more than the metal locker or the desk; this speaks to the principle of uniqueness; the need to allow learners to express their self-identity, personalize their special places, and places to express territorial behaviors.

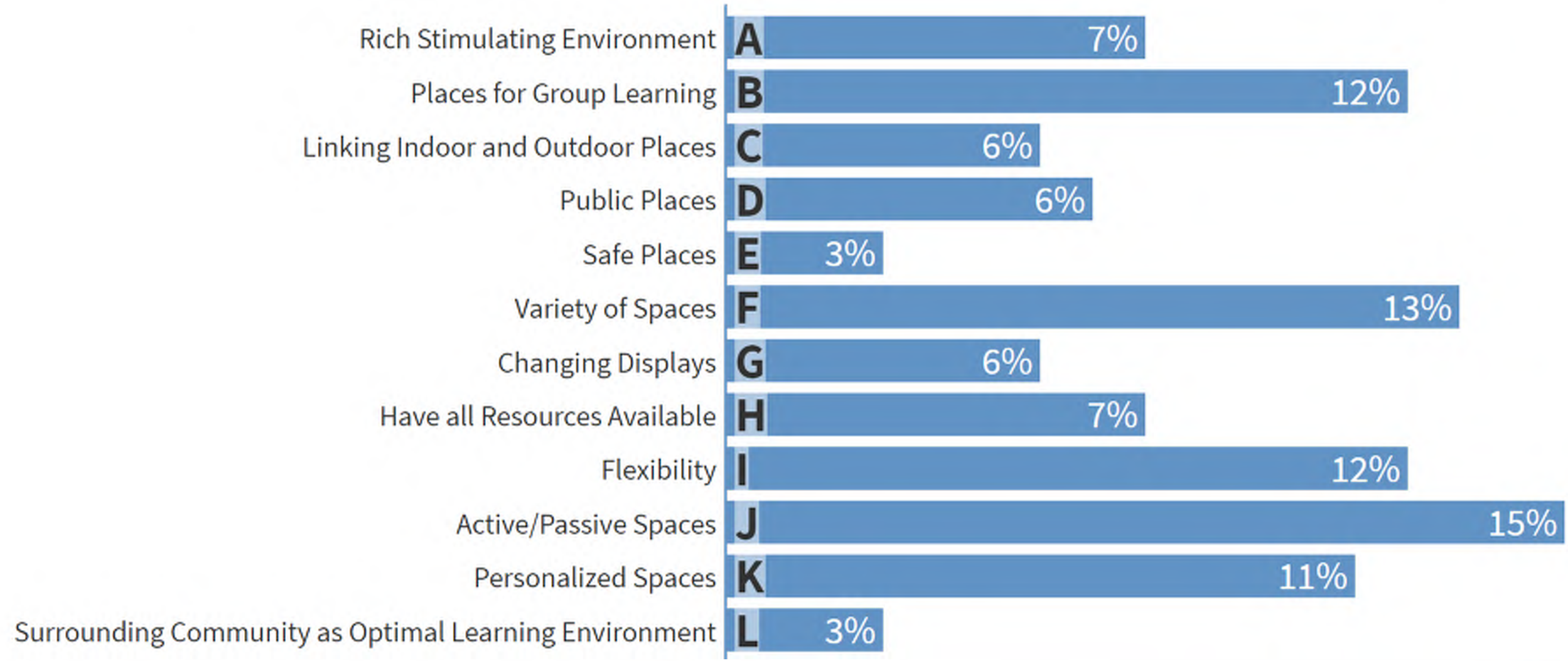
DOUGLASS ELEMENTARY SCHOOL

RTA, INC.

SURROUNDING COMMUNITY AS THE OPTIMAL LEARNING ENVIRONMENT

need to find ways to fully utilize all urban and natural environments as the primary learning setting, the school as the fortress of learning needs to be challenged and conceptualized more as a resource-rich learning center that supplements life-long learning. Technology, distance learning, community and business partnerships, home-based learning, all need to be explored as alternative organizational structures for educational institutions of the present and future.

What items from the 12 Principles of Design is RSD Missing?



What are 21st Century Learning Environments to you?

Ridgway School District R-2 Mission Statement

The district shall provide a safe environment for all students and staff.
As a highly individualized public school, our mission is to prepare all students for success in a changing world by providing them with an enriched and comprehensive curriculum which teaches them critical and creative thinking skills, inspires their imaginations and talents, and empowers them to contribute as local and global citizens.

As a result of our efforts our students will…….

- Master the content standards of an enriched and comprehensive curriculum.
- Become confident, motivated, and empowered individuals who direct their own learning.
- Become informed and contributing citizens.
- Be inspired to achieve healthy lives.

As a student centered and successful public school system, the Board of Education adopts the following strategic goal

Our goal is to continually raise the academic performance of every student such that we achieve status ratings from the Colorado State Department for all programs in the excellent category for Overall Academic Achievement Performance. This distinction, along with monitored growth model reports, will support our commitment to the success of all students within the district. History, civics, music, art, foreign language***, science, math, technology, and*** experiential learning are fundamental pieces of the Ridgway tradition and remain hallmarks of the educational program. In order to achieve this goal, and meet the needs of every student, all Ridgway students will be provided with opportunities which promote their academic knowledge and skill, creativity, and ability to reach challenging goals. Staff will dedicate themselves to making their students' learning relevant and continuously seek strategies to improve the achievement of every student.

Ridgway School District

Strategic Plan

Break

5 Min

Evolution of the classroom

Douglass Elementary
BVSD

RTA Architects with FNI

Teaching and Learning Practice Spectrums

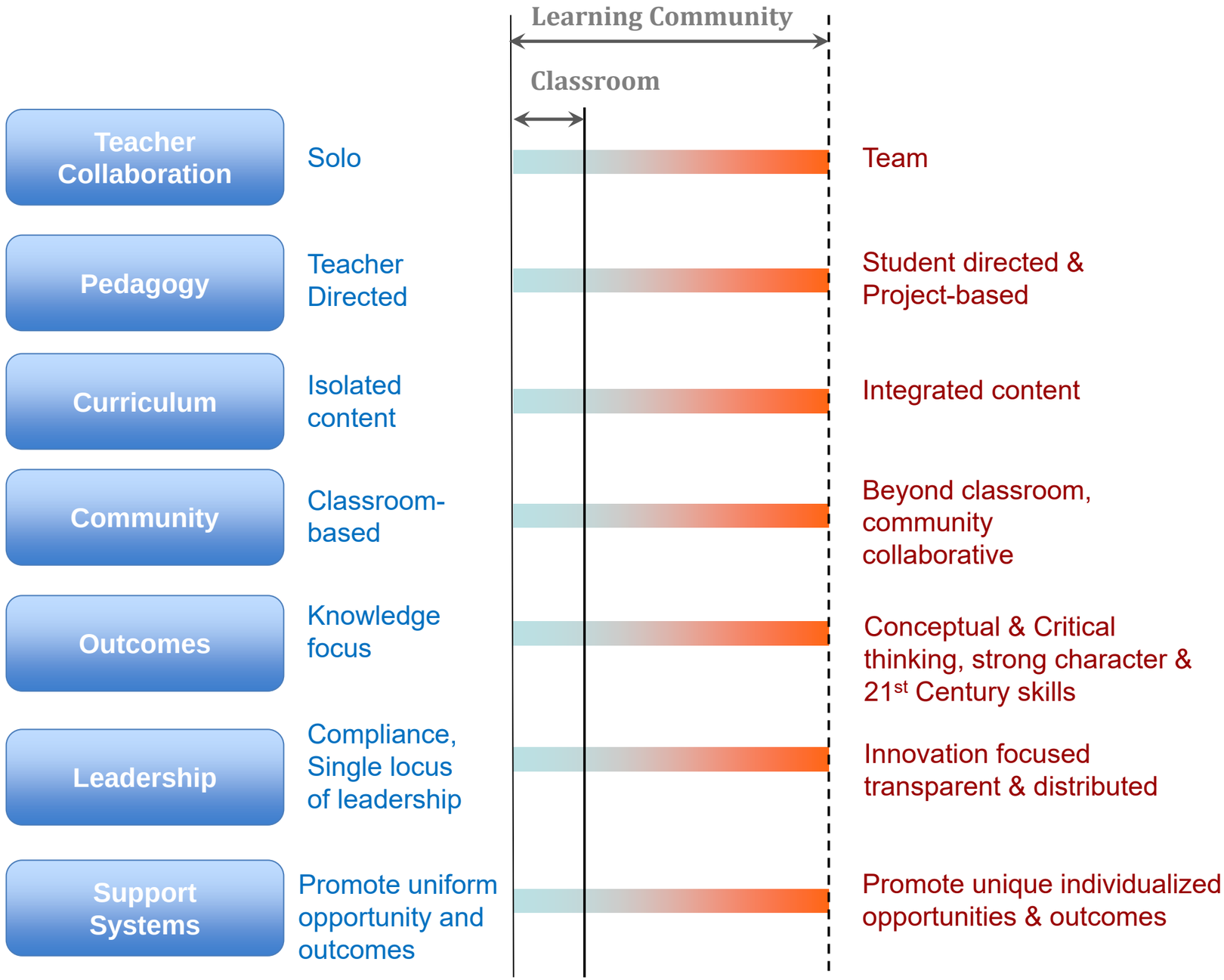
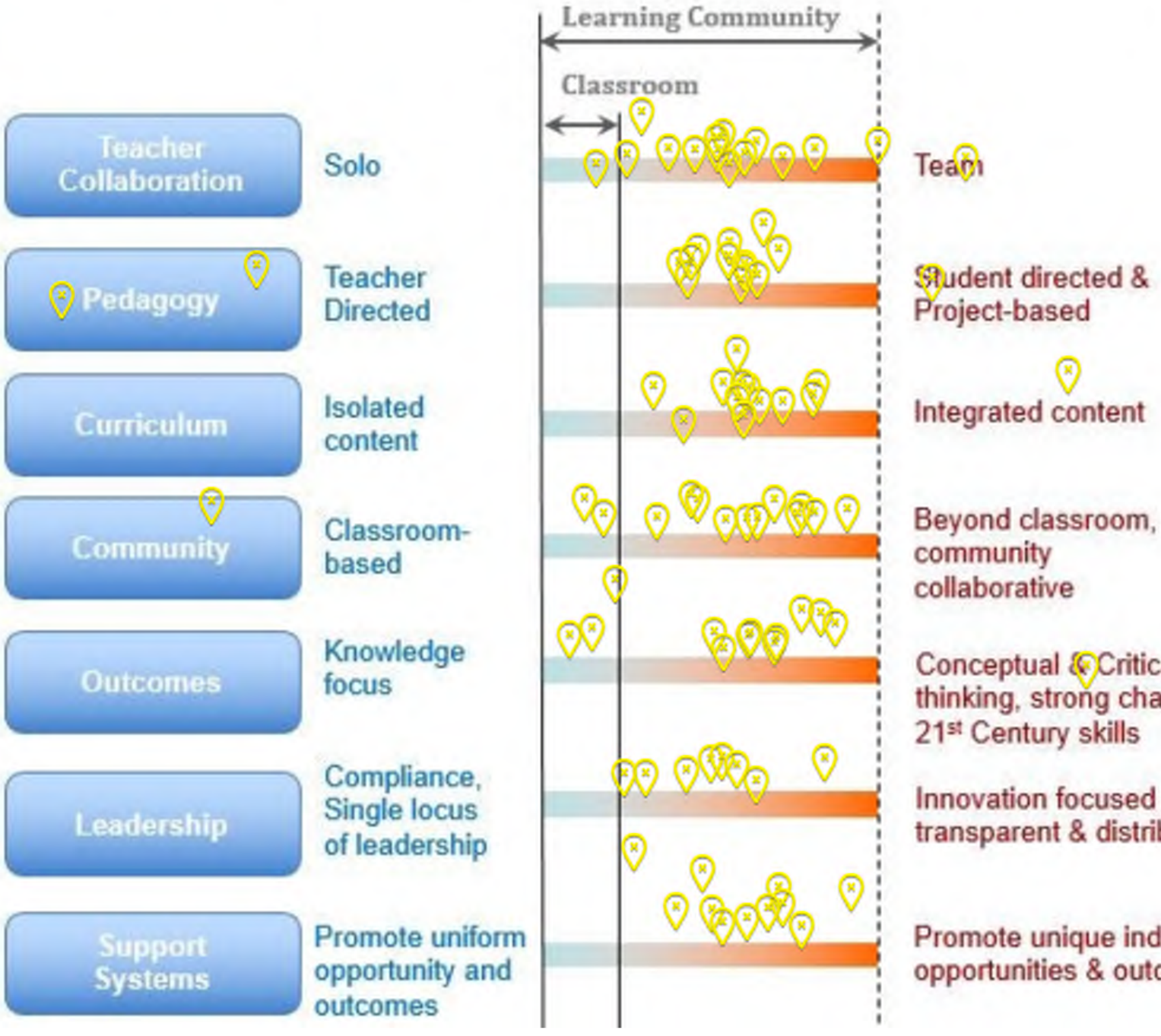


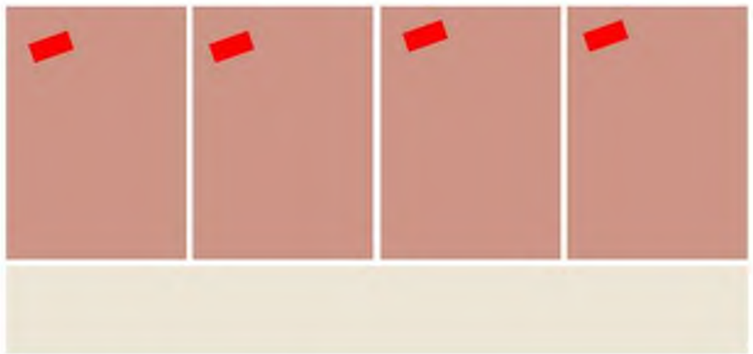
Diagram by FNI

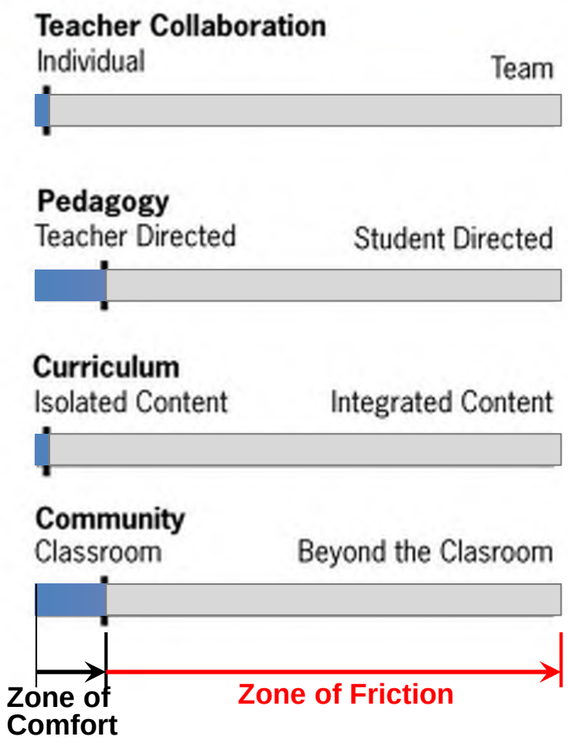
Where does RSD fall in the teaching practice spectrum?



Individually Owned Rooms

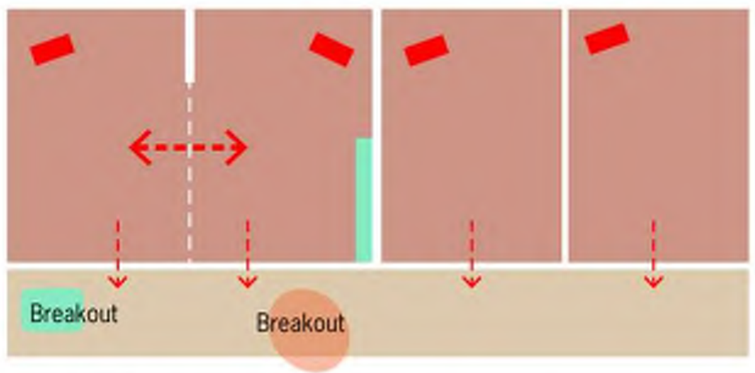
Optimized for: Individualized teaching practices, traditional structures and timetable, classroom-based community, single teacher differentiation, teacher-directed learning

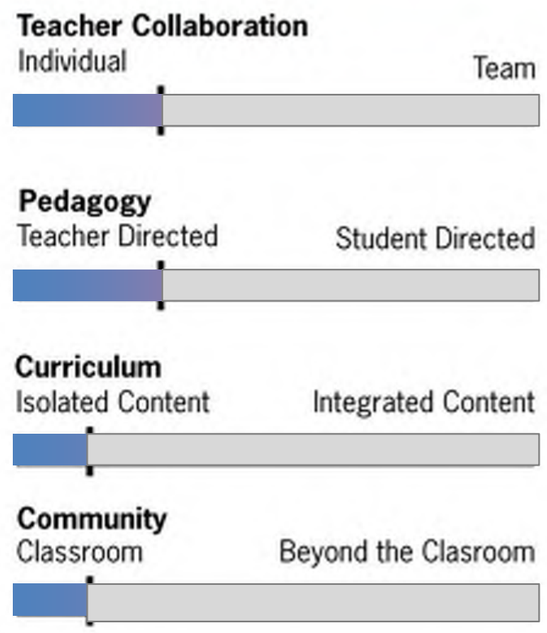




Shared in a Pair

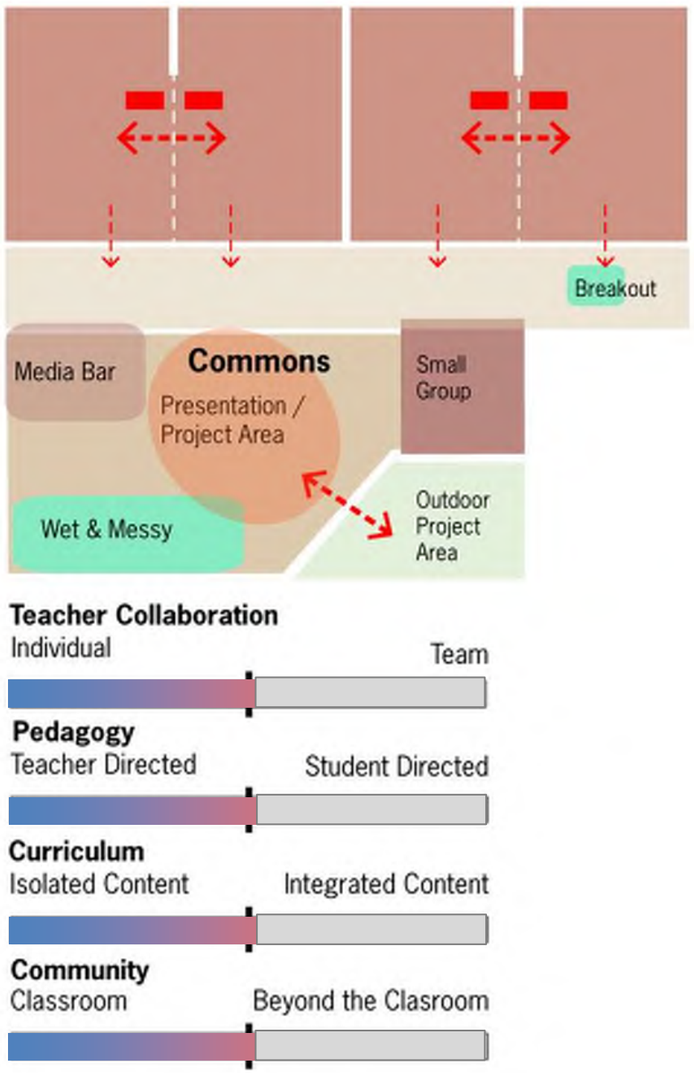
Optimized for: Pairings within grade, department & or interdisciplinary, shared unit/lesson design, co-delivery, flexible/dynamic groupings, more varied learning modalities, shared assessment, easier for project-based, more options for breakout





Shared in Pairs + Commons

Optimized for: Collaborative teams of 2 or 4 teachers, periodic cohesive unit planning, analysis, and plan revision, shared assessment, flexible groupings, co-instruction, multi-cohort instruction, flexible and dynamic spaces for breakout and differentiated learning



All Rooms Shared + Commons

Optimized for: Collaborative teams of 3-4, regular cohesive unit planning, regular co-teaching, thematic integrated project-based learning, expanded sense of “community”, distributed and shared instructional leadership

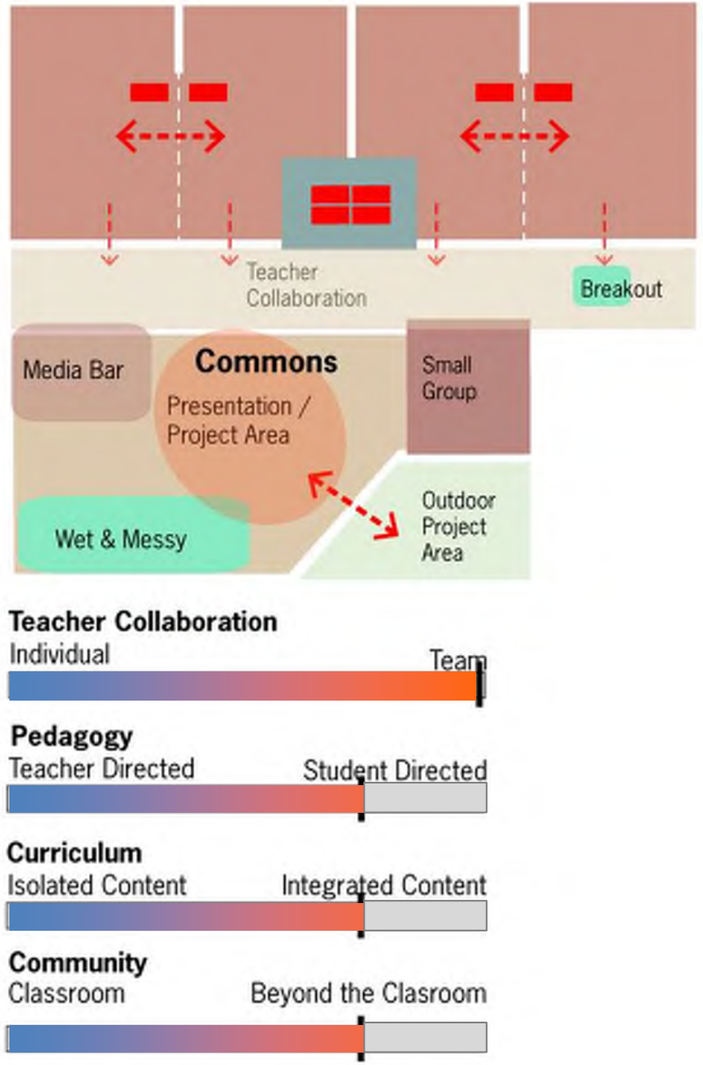


Diagram by FNI

Learning Community

Optimized for: Curriculum organized around interdisciplinary themes, distributed democratic leadership, shared student responsibility, co-facilitated, cohort scheduling, highest levels of "community" and self directed learning.

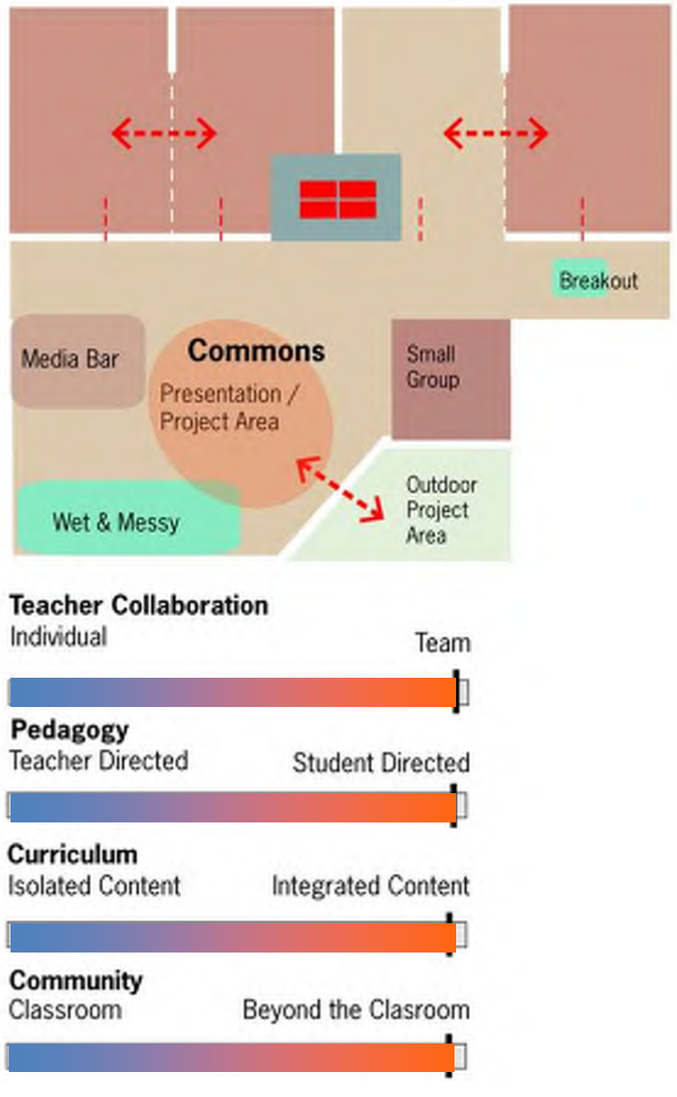
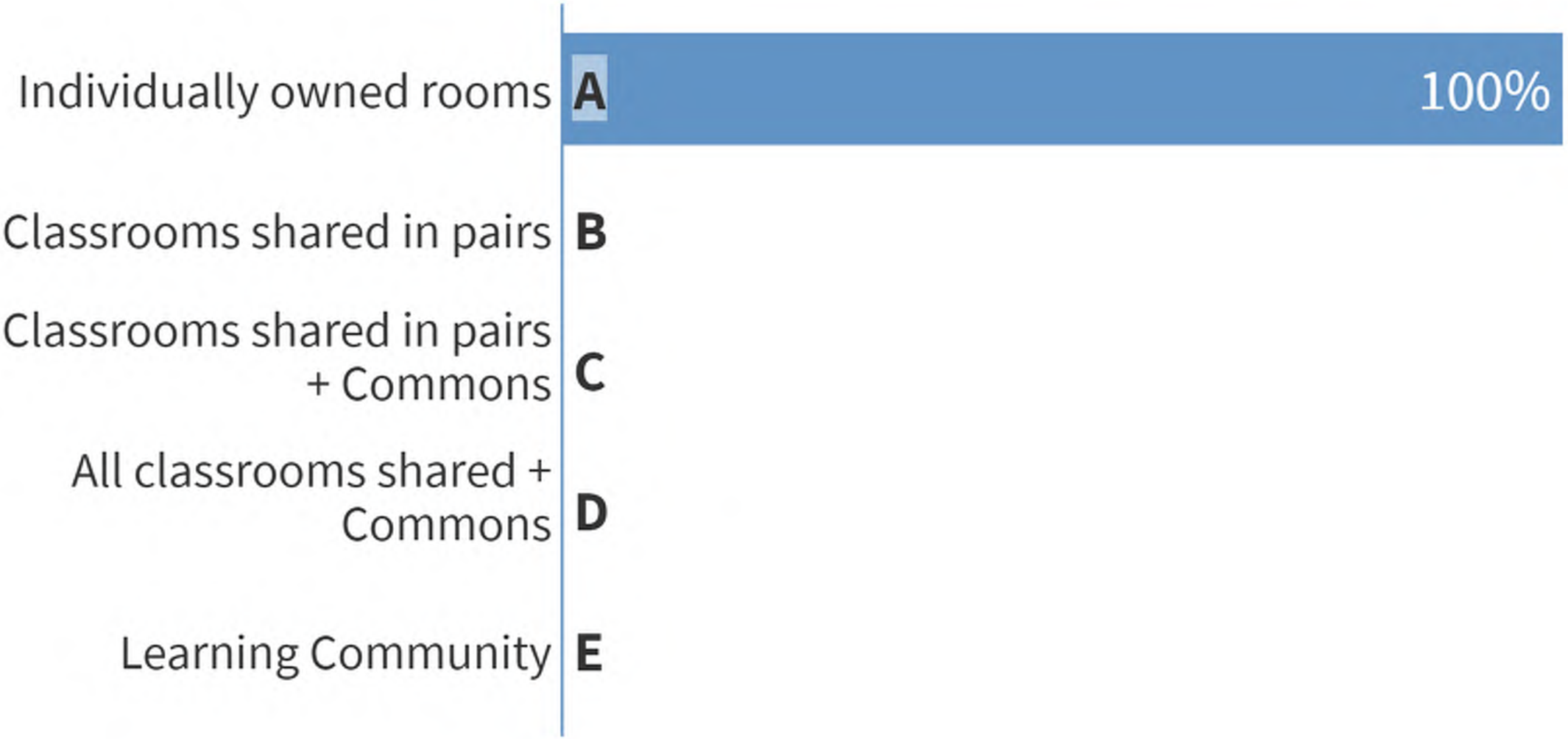


Diagram by FNI

Where does the Ridgway School District fall in the Classroom Spectrum



Douglass Elementary School

Boulder Valley School District


DOUGLASS ELEMENTARY SCHOOL

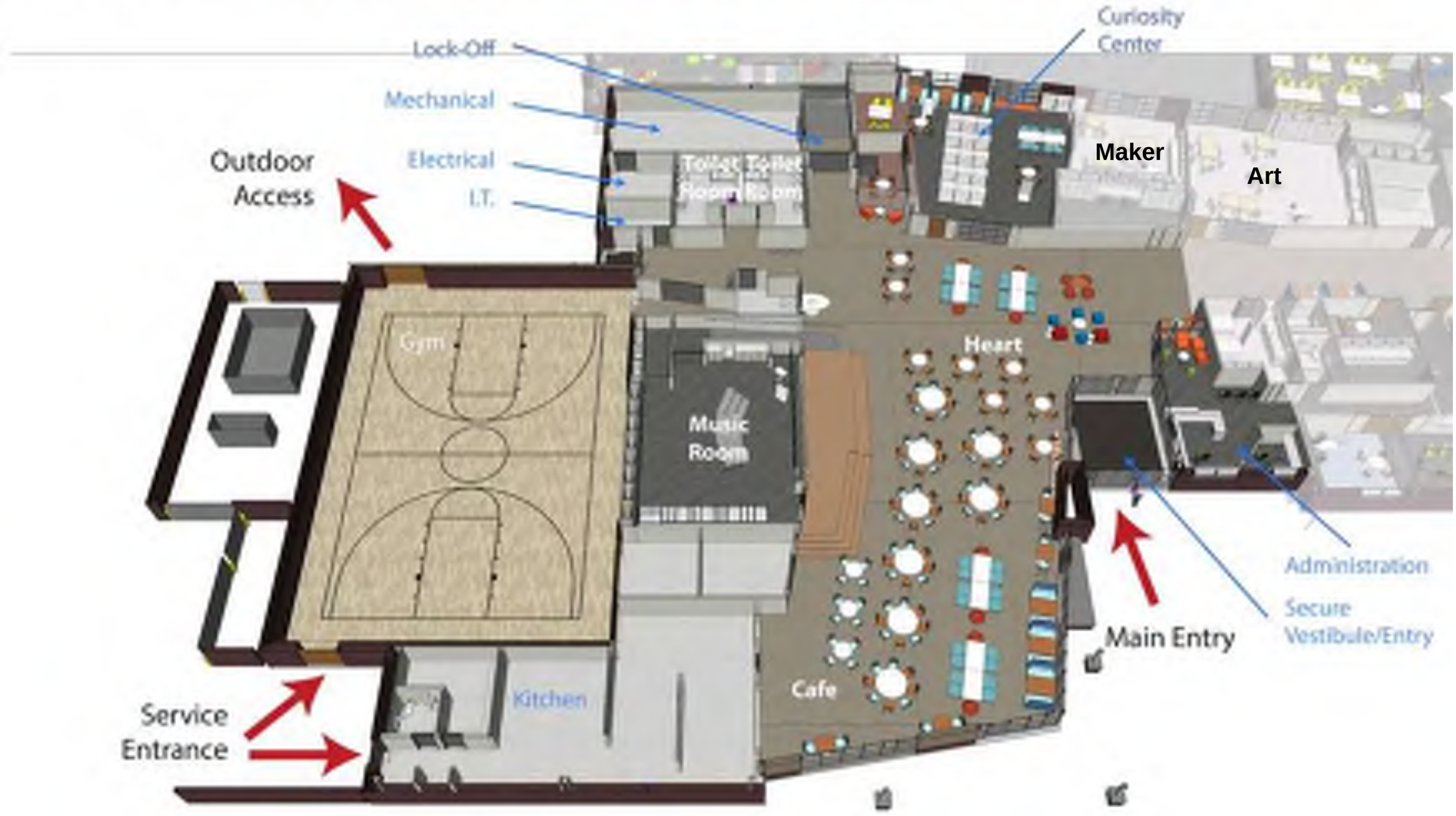
Design Development | Floor Plan Development

Design Development | Floor Plan - 1-2 Learning Community

Interior | **Learning Studio**

Key Plan

Design Development | Floor Plan - Heart / Cafe / Gym / Music



Photograph: NAC Architecture

Learning Commons

“Provide flexible learning environments that support various modes of education”

Photograph: V/S Furniture

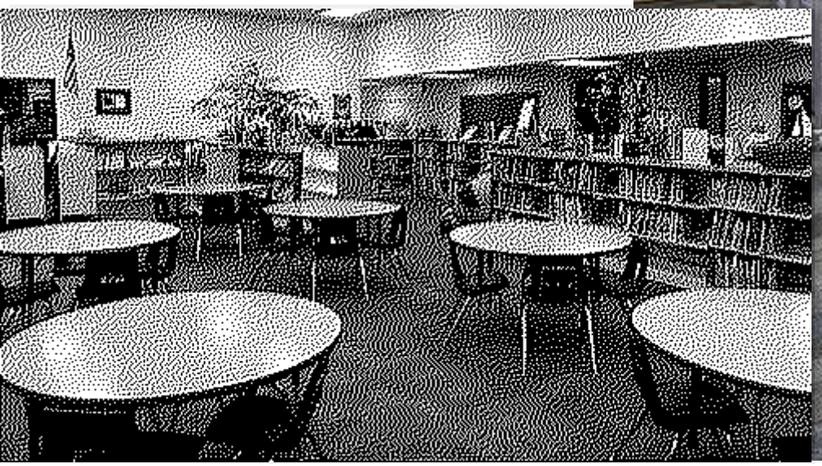
Ideal Learning Spaces call for:

- Flexibility and Variety
- Agility
- Collaboration
- Transparency
- Community
- Technology
- Choice

Libraries Re-Imagined

Maker Space/Learning Center

BEFORE



Ridgway School District Facilities Master Plan

Spaces that Build Relationships

- Breakout Space
- Project Space
- Group Space
- Student Space

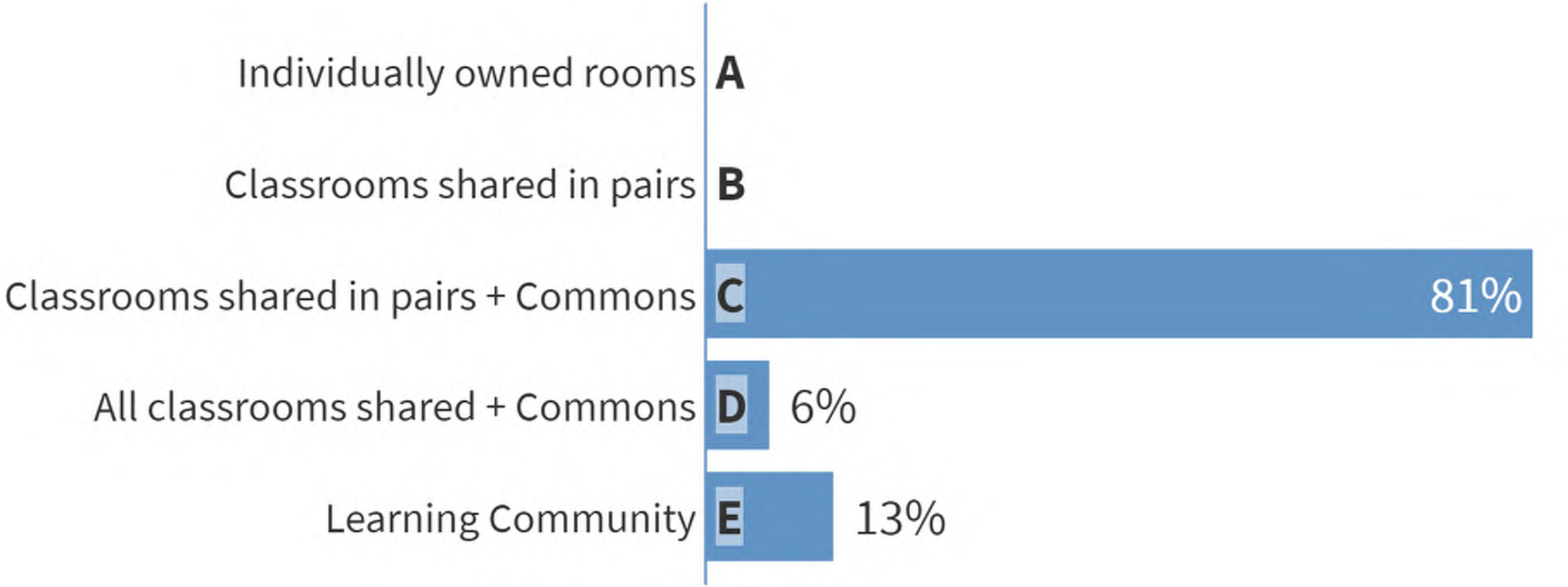
Learning Communities

Chinook Trail Middle School

Ridgway School District Facilities Master Plan

RTA ARCHITECTS

Where would you like the Ridgway School District to be in the Classroom Spectrum



Break into groups

5 minutes each question

What are the biggest obstacles you face in your existing facilities?

(Limit to top 5 items)

What would be different in your ideal school from what you have today?

(Limit to top 5 items)

Ridgway Secondary School Concerns

Obstacle — Science Community Can't break-out

- Industrial Arts limited
  - Automotive
  - Welding
  - Home Ec
  - Woodworking
- Performing Arts limitations
- furniture not flexible
  - Not inviting in Student Spaces.
- Teacher breakroom not inviting or Collaborative
- Conference room off the main office not big enough
- More outdoor learning spaces.
- Cardio/weight-lifting space needs to be a dedicated space
- practice field / track
- greenhouse growing / horticulture space
- Teacher housing

- lack of open work areas w/ flexibility
- view/natural light
- lack of integration (pre-school building + overall) - buildings - classroom - spaces
- energy eff.
- circulation/flow
- hierarchy - spaces - function

- 21st century spaces ≠ functional
  - purpose w/ flexibility

Quad.
#2 Having flexible space, shared.

Quad.
#1 "Felt locked

Quad
#1 lack of ease of flow to out-door spaces + resources.

#1 Poorly designed spaces for learning

#2 Because of a flexible changing population - flexible spaces useful

#1 Outdoor Classroom is only two season zone it's really ↳ GATED.

#2/1 New/old building not integrated

Group:
John Susan Marcia
John Mike
John Krista

Questions?

Next PAT Meeting – Options

Thursday, March 5th, 5:00-6:30pm

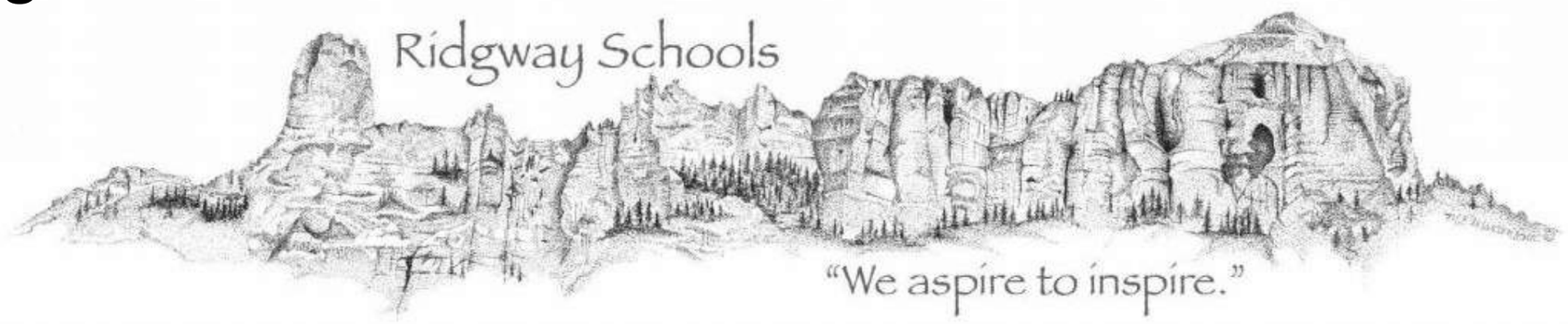
Next Public Meeting: April 16th

Thank You!

www.rtaarchitects.com

RTA ARCHITECTS

Master Plan Meeting #3
March 5, 2020



Ridgway School District Facilities Master Plan

RTA ARCHITECTS

RTA TEAM

Brian Calhoun
Principal-in-Charge

Mike Riggs
Project Architect

Meeting Agenda

1. Agenda / Introductions – 5 minutes

2. Overview of information to date – 5 minutes

3. Review Proposed Options – Elementary

   Discussion

4. Review Proposed Options – Secondary

   Discussion

5. Identify preferred options

6. Q&A – 5 minutes

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Ridgway SD Master Plan Timeline

Phase 1 –MASTER PLAN

Step 1 – Collect District Information

Dec 2019 / Jan 2020

Step 2 – Master Plan Meetings

Jan – May 2020

Step 3 – Draft Recommendations

May 2020

Phase 2 IMPLEMENTATION PLAN
Funding Options / Timelines

Phase 3 – GRANT/BOND SUPPORT

- **PAT MEETINGS:**

• **January 30th**	**#1 ***
• **February 13th**	**#2**
• **March 5th**	**#3**
• **April 22nd**	**#4 ***
• **May 7th**	**#5 ****

*** Community Meeting**

****Board of Education**

Contact Us

RIDGWAY SCHOOL DISTRICT R-2

– RIDGWAY, CO –

Search ... Go

Home | District Home | Secondary | Elementary | Calendars | Community | Employment

Quicklinks

safe2tell Colorado

- Employment Opportunities

Upcoming Events

FEB 24 — 24 Feb 2020, No School - Teacher Workday

FEB 25 — 25 Feb 2020, RSS - 9th Grade Learn To Ice Climb

In the News

RTA ARCHITECTS Ridgway School District Facilities Master Planning

LATEST NEWS.....

Local Ridgway High School Student Wins

WEB LINK

Draft Enrollment Forecast

Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	181	54	94	328	24	352	-2
2021	177	52	92	322	24	346	-6
2022	176	53	93	322	24	346	0
2023	170	50	87	307	24	331	-15
2024	167	62	90	318	24	342	11
2025	171	64	85	320	24	344	1
2026	174	58	97	329	24	353	10
2027	181	57	96	333	24	357	4

Projections based upon 3 year weighted average (Modified)	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
2020	23	24	24	31	25	24	31	23	30	19	31	18	26	181	54	94	328	24	352	-2
2021	24	21	25	24	33	26	26	29	23	30	15	31	17	177	52	92	322	24	346	-6
2022	24	18	22	25	26	34	28	24	29	22	26	15	29	176	53	93	322	24	346	0
2023	24	15	19	22	27	27	36	26	24	28	19	26	14	170	50	87	307	24	331	-15
2024	25	25	16	20	24	29	29	35	27	23	25	18	24	167	62	90	318	24	342	11
2025	25	25	26	17	22	26	31	28	36	26	19	24	16	171	64	85	320	24	344	1
2026	25	25	27	28	19	23	27	30	28	35	22	18	22	174	58	97	329	24	353	10
2027	25	26	27	28	29	21	25	27	30	27	31	21	17	181	57	96	333	24	357	4

Elementary Capacity – 20 Students per Classroom

180 Students	327 SF/Student	CDE 151 SF/Student
Enrollment 175	336 SF/Student	

Secondary Capacity – 20 Students per Classroom / 70% Utilization

294 Students	210 SF/Student	CDE 164 SF/Student
Enrollment 150	412 SF/Student	


23.66 ACRES
1.86 ACRES
1115 Clinton St
62
Clinton St
N Amelia St
Charles St
Frederick St
Sherman St
N Charlotte St
N Mary St
N Laura St
N Cora St
S Cora St
S Laura St
S Mary St
S Charlotte St


Golden Eagle Tra
1200 Green St
25.17 ACRES
Marion Overlook


25.17 AC
Marion Overlook
0.15 ACRES
N Laura St
Kismet St
Escalante Cir

Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway ES
Address:	1115 WEST CLINTON STREET
City:	RIDGWAY
Gross Area (SF):	64,700
Number of Buildings:	2
Replacement Value:	$18,253,041
Condition Budget:	$9,327,348
Total FCI:	0.51
Adequacy Index:	0.28

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,665,798	$1,267,485	0.48
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Interior Construction and Conveyance	$3,247,920	$2,132,354	0.66
Plumbing System	$1,004,945	$694,393	0.69
Site	$1,967,727	$1,015,214	0.52
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Overall - Total	$18,253,041	$10,110,095	0.55

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Site	$2,619,639	$109,266	0.04
Structure	$2,851,041	$0	0.00
Overall - Total	$18,058,602	$2,893,782	0.16

B.E.S.T.
Building Excellent Schools Today

What is BEST?

Collaboration by CO legislative leardership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to $1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dagerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

1. BEST Cash Grants [Fund smaller projects]
2. BEST Lease Purchase Grants [Fund larger projects]
3. BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

-Safety hazards, health concerns and security at existing public school facilities

-Relieve overcrowding in public school facilities

-Incorporating technology into the educational environment

-All other projects

Match:

Ridgway School District: 54%

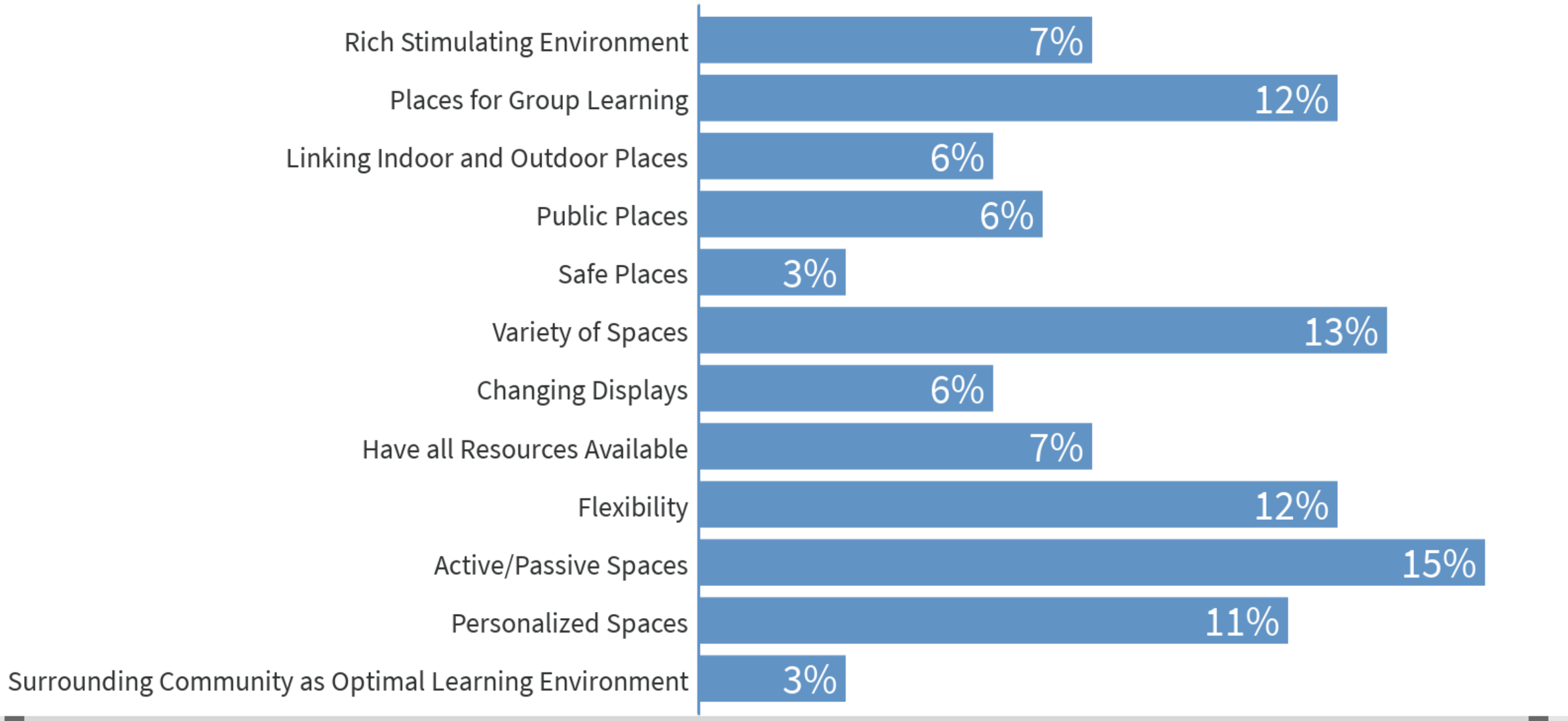
$20.2M +10% Available Bonding Capacity
$10M w/o new taxes
$1.7M in current debt

Q31: Are there any facility needs that you feel are important to correct that are not listed in the above questions?

Answered: 87

Wordle

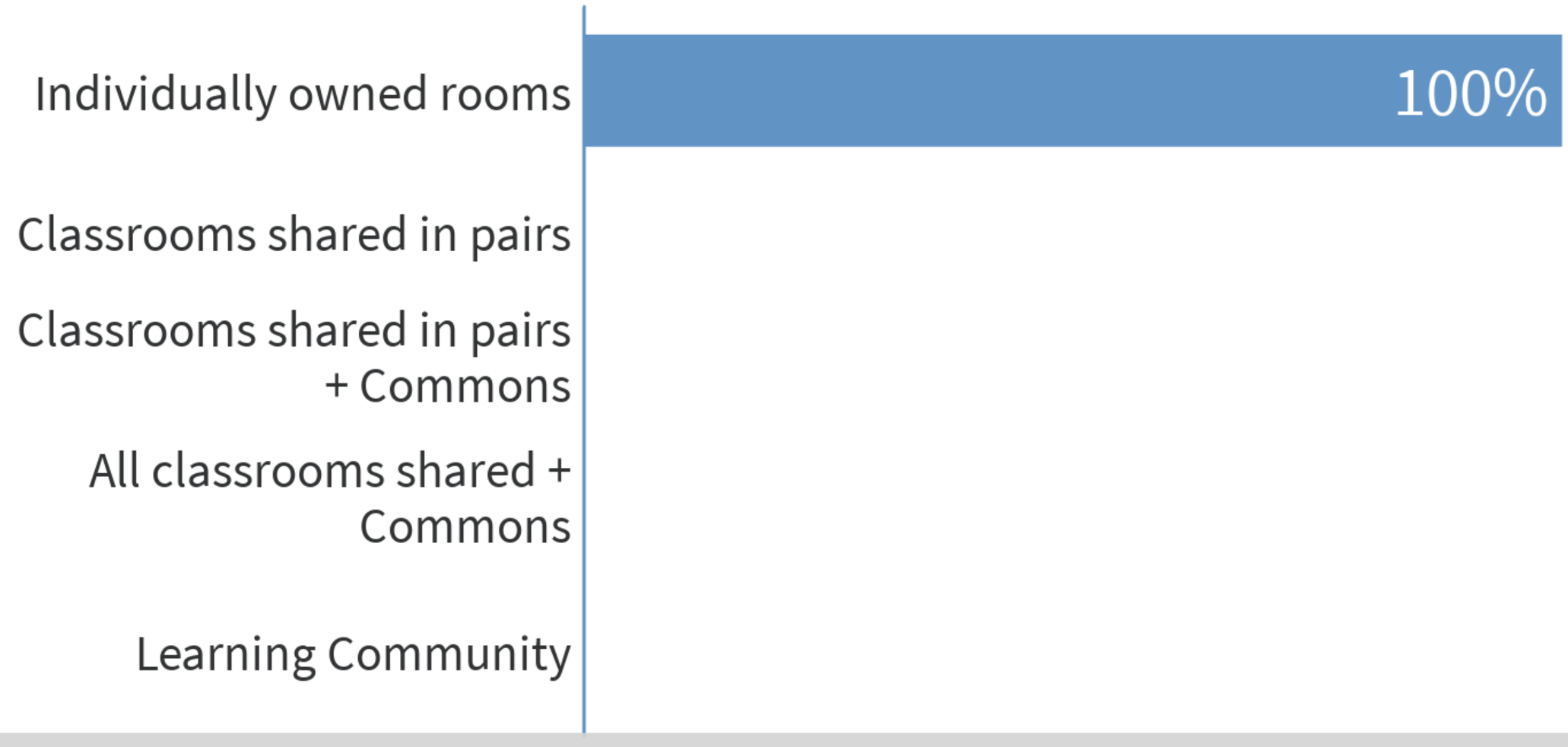
What items from the 12 Principles of Design is RSD Missing?



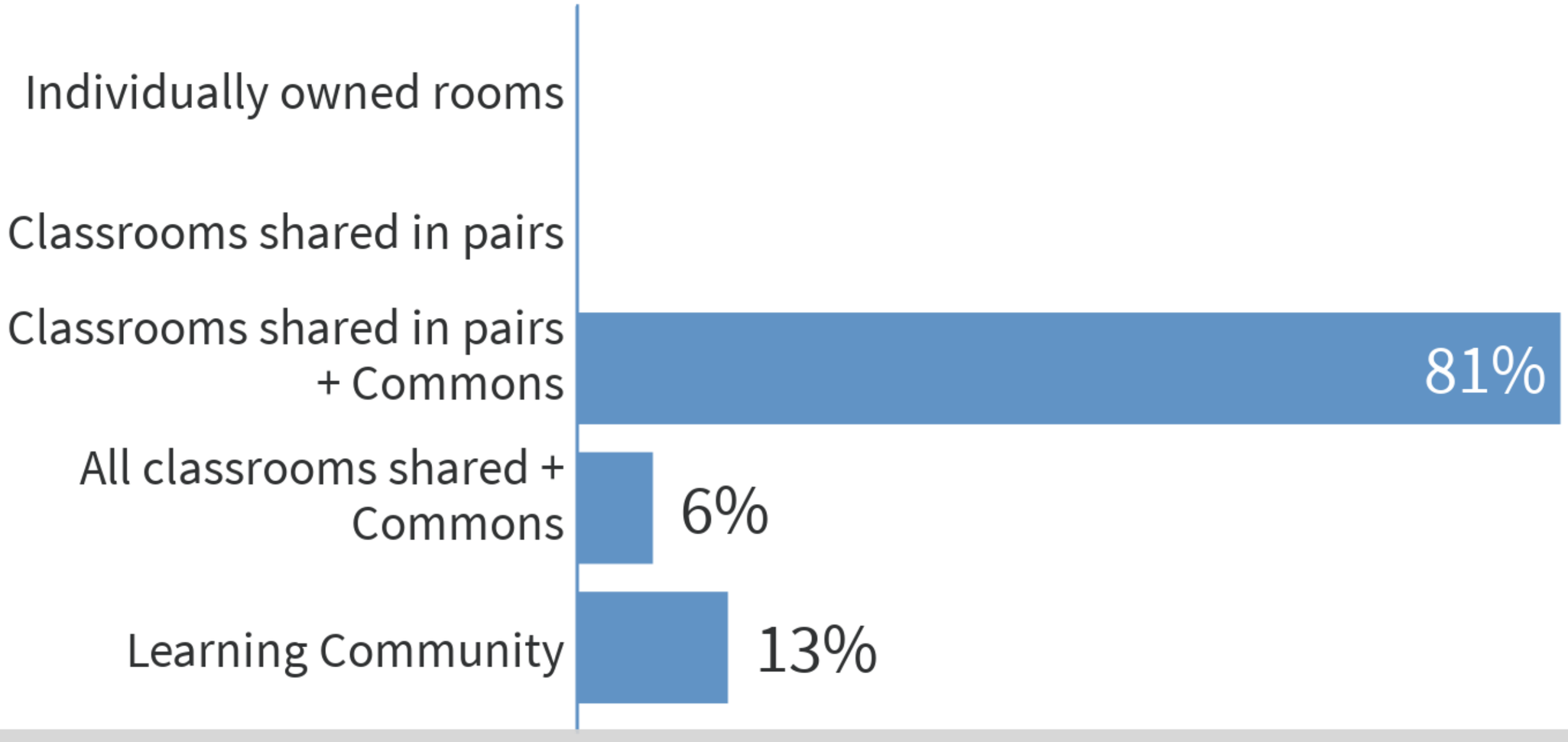
What are 21st Century Learning Environments to you?

Start the presentation to see live content. Still no live content? Install the app or get help at **PollEv.com/app**

Where does the Ridgway School District fall in the Classroom Spectrum



Where would you like the Ridgway School District to be in the Classroom Spectrum



Start the presentation to see live content. Still no live content? Install the app or get help at **PollEv.com/app**

Break into groups

5 minutes each question

What are the biggest obstacles you face in your existing facilities?

(Limit to top 5 items)

What would be different in your ideal school from what you have today?

(Limit to top 5 items)

Quad.
#2 Having flexible space, shared.

Quad.
#1 "Felt locked

Quad
#1 lack of ease of flow to out-door spaces + resources.

Quad.
#1 Poorly designed spaces for learning

#2 Because of a flexible changing population - flexible spaces useful

#1 Outdoor classroom is only zone that is really two season ↳ GATED?

#2/1 New/old building not integrated

Group:
John Susan Marcia
John Mike
John Krista

- lack of open work areas w/ flexibility
- view/natural light
- lack of integratation (pre-school building + overall) - buildings, - classroom spaces
- energy eff.
- circulation/flow
- hierarchy - spaces - function

- 21st century spaces ≠ functional
  - purpose w/ flexibility

Department Legend

- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- ADMINISTRATION
- ART/MUSIC
- BREAKOUT INSTRUCTION
- CAFETERIA
- CIRCULATION
- DINING/COMMON
- EXPLORATORY
- INSTRUCTIONAL AREAS
- KINDERGARTEN
- LIBRARY INFORMATION
- PE/ATHLETICS
- SCIENCE
- SP.ED.
- SUPPORT

Elementary

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

Remodel/Addition

- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Fire Sprinkler?
- Library Renovation (Maker/STEM)
- Pre-K Addition
- Create additional SPED areas?
- Improve outdoor spaces (courtyard)

E2

MAINTENANCE

+

MAJOR RENOVATION

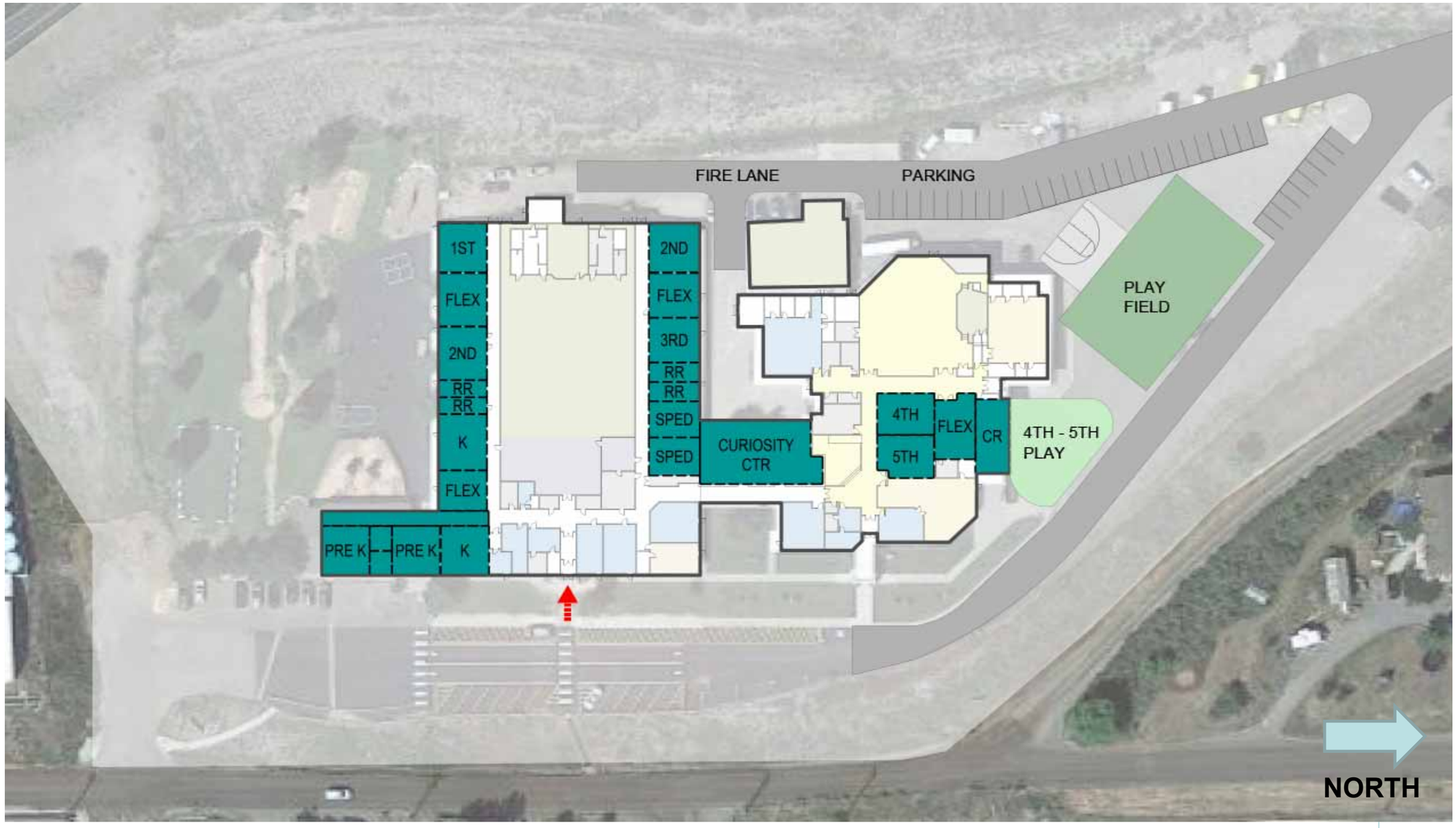
+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$



Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Library Renovation (4/5 Suite)
- Pre-K Addition
- Create additional SPED areas
- Improve outdoor spaces (courtyard)
- Create Flex Spaces
- Curiosity Center Addition
- 4/5 Playground and field

Photograph: NAC Architecture

Flex Areas

“Provide flexible learning environments that support various modes of education”

Photograph: V/S Furniture

Ideal Learning Spaces call for:

- Flexibility and Variety
- Agility
- Collaboration
- Transparency
- Community
- Technology
- Choice

Maker Space/Learning Center

BEFORE

Ridgway School District Facilities Master Plan

RTA ARCHITECTS

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

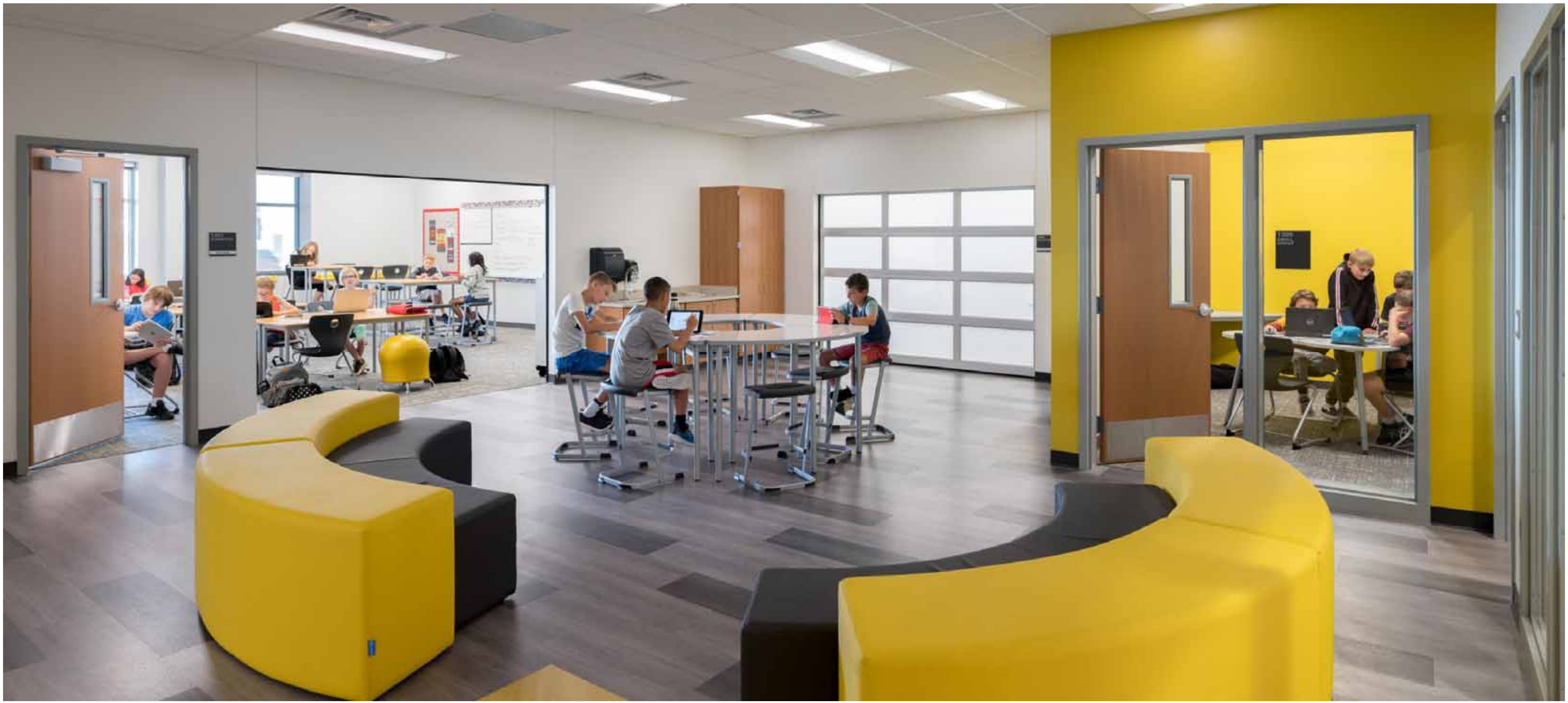
Remodel/Major Addition

- Maintenance on ’96 Building
- Temporarily move to ’96 Building
- Demo ’72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?

Spaces that Build Relationships

- Breakout Space
- Project Space
- Group Space
- Student Space

Learning Communities



E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

$$$$

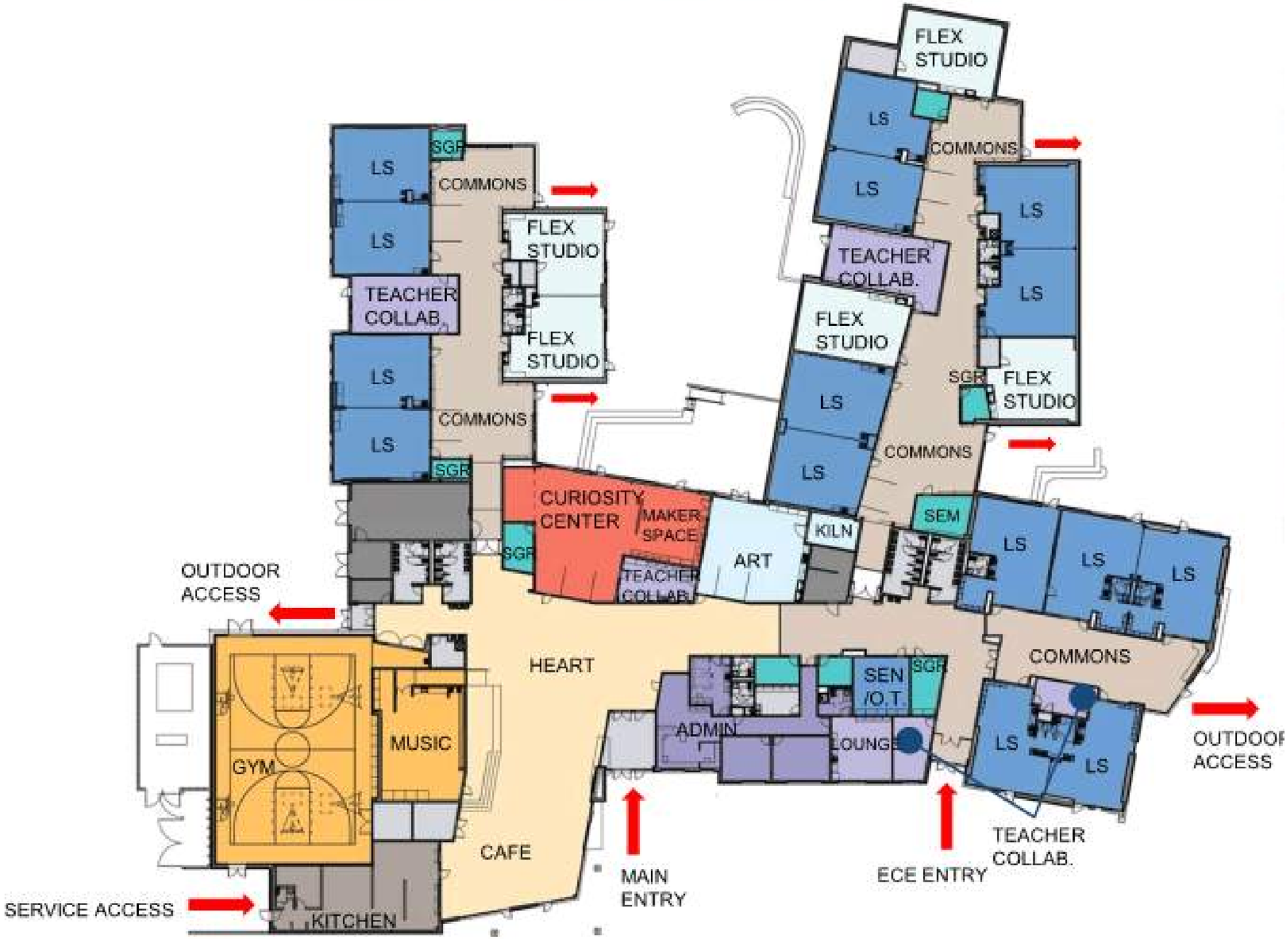
New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

Douglass Elementary School

Boulder Valley School District

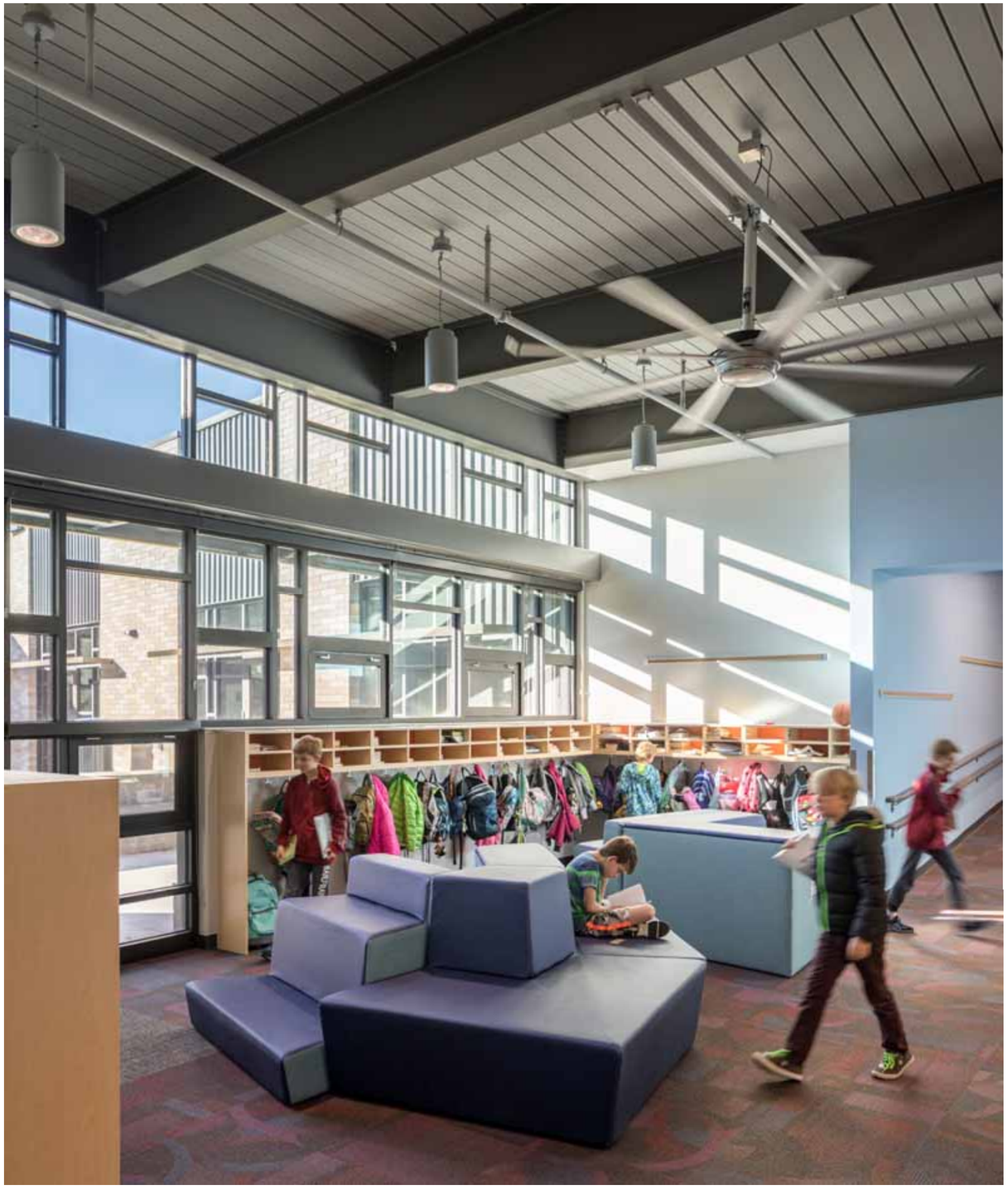

DOUGLASS ELEMENTARY SCHOOL


FLEX STUDIO
LS
COMMONS
LS
LS
TEACHER COLLAB.
FLEX STUDIO
FLEX STUDIO
SGR
LS
COMMONS
LS
LS
LS
SGR
FLEX STUDIO
COMMONS
SGR
CURIOSITY CENTER
MAKER SPACE
ART
KILN
SEM
LS
LS
LS
TEACHER COLLAB.
OUTDOOR ACCESS
HEART
SEN /O.T
SGR
COMMONS
ADMIN
LOUNGE
LS
LS
OUTDOOR ACCESS
MUSIC
GYM
CAFE
TEACHER COLLAB.
MAIN ENTRY
ECE ENTRY
SERVICE ACCESS
KITCHEN

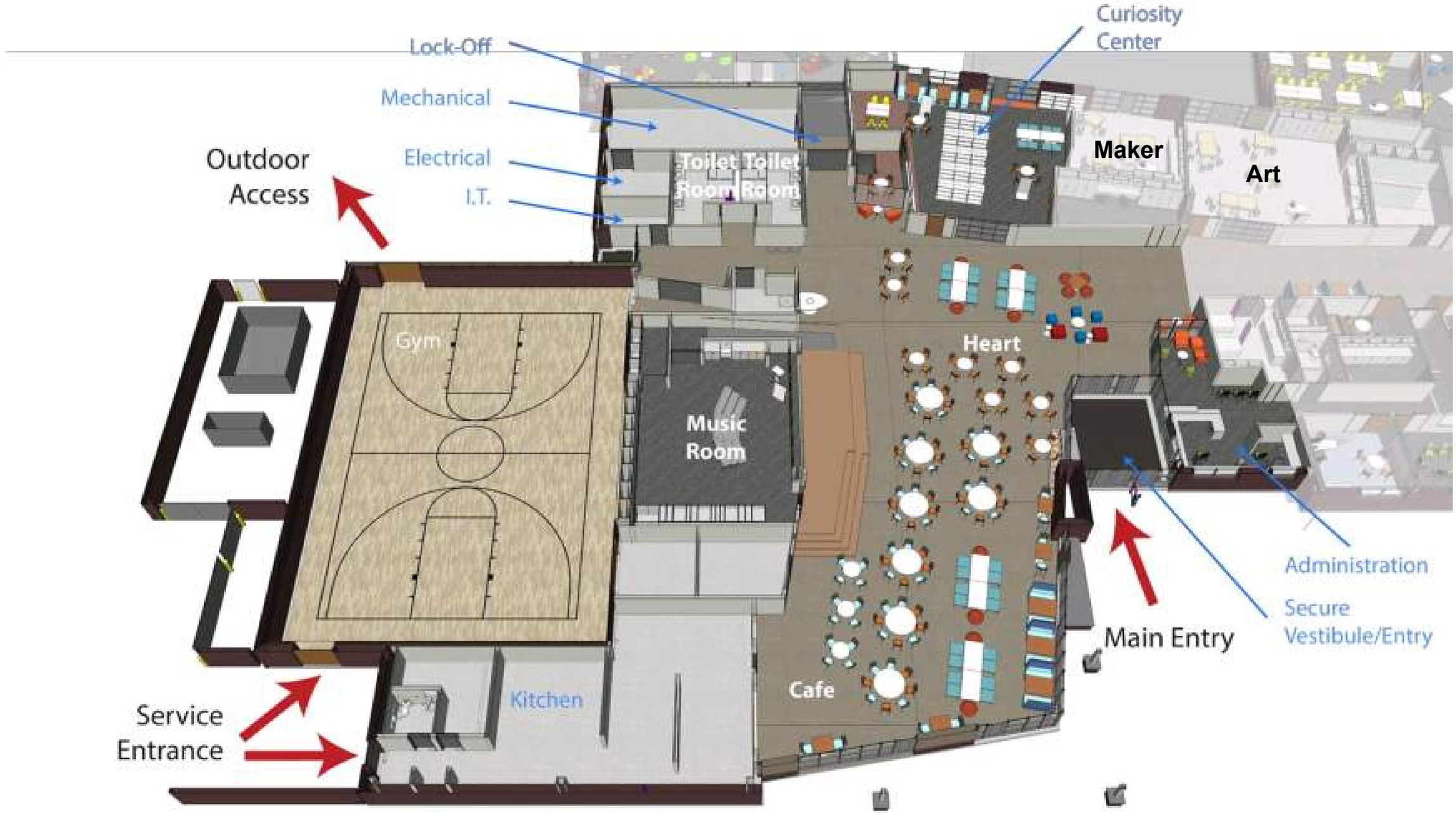
Design Development | **Floor Plan - 1-2 Learning Community**

Interior | **Learning Studio**

Key Plan



Design Development | Floor Plan - Heart / Cafe / Gym / Music




EXIT

SUMMARY OF OPTIONS – Elementary School

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

E2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

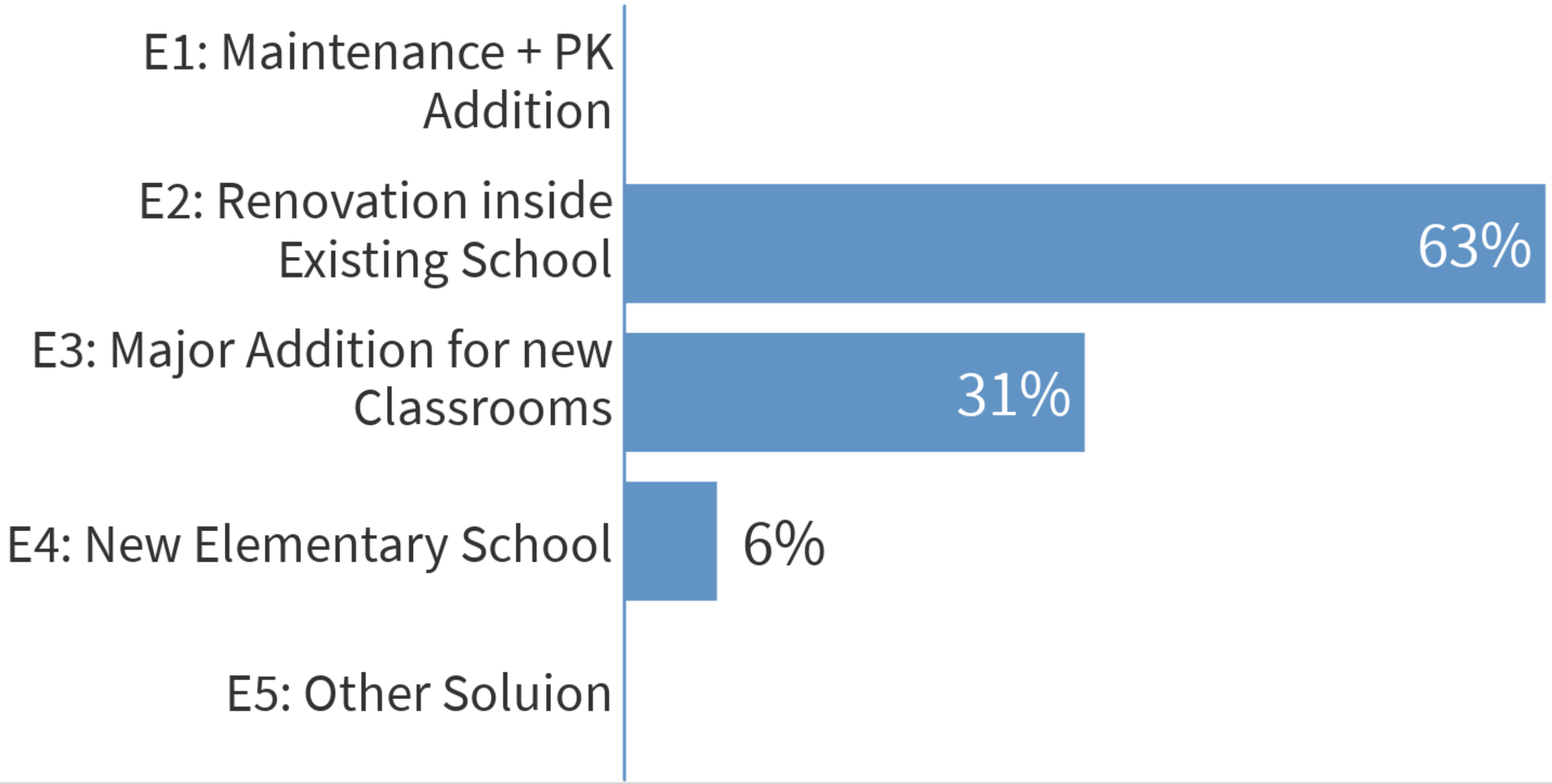
$$$$

E5

OTHERS

$-$$

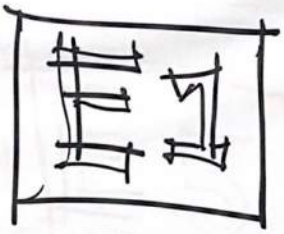
What is your preferred Elementary Option



Start the presentation to see live content. Still no live content? Install the app or get help at **PollEv.com/app**

ELEMENTARY SCHOOL "DEFICIENCIES"

- DIFFICULT INGRESS & EGRESS TO PLAYGROUND
- PRE-SCHOOL ACCESS & LOCATION
- SPECIAL EDUCATION.
- GYM LOCKER ROOMS - NOT USED
  - STORAGE. IN PE Locker Room.
  - 1 ROOM USED FOR TEAMS/BADMINTON.
- COURTYARD USE
  - SECURITY.
  - NOT INVITING.
  - ICY/DRAINAGE.
- UNUSED SPACE/UNDERUTILIZED/FUNCTIONALITY.
  - LIBRARY.
  - BOCES SPACE.



PRO:

- TAKES CARE OF BUILDING ASSESSMENT DEFICIENCIES
- FUND WITHOUT RAISING TAXES.
- SUMMER CONSTRUCTION/RENOVATION

CON:

- NO ADDITIONAL INSTRUCTIONAL SPACE
  - I.E. SPED
- DOES NOT IMPROVE EDUCATION SPACES
  - I.E. FLEXIBLE LEARNING, MAKER SPACE.

NOTES:

- ~~MAINTAIN PK - MODULARS FOR RELOCATION??~~
  - STICK FRAME. NOT MODULAR.
- ADD SPED ADDITION.

A. ELEM on SECONDARY PARKING LOT

B. ELEM on SECONDARY SOCCER FIELD.

E2

PRO

- FUNDED WITHOUT RAISING TAXES.
  - EXTENDS CURRENT TAXES.
- INCLUDES FLEX SPACES / IMPROVES ED ENVIRO
- MAINTAINS TECH/COMMUNITY CONNECTION.
- CONSISTENT WITH COMMUNITY SURVEY.

CON:

- CHANGE IN PARKING CONFIGURATION
  - PLAYFIELD DISRUPTION.
- BUS/DROP OFF NOT IMPROVED.
- NOT CONNECTED AS ONE CAMPUS

OPPORTUNITIES

- REMOVE LOCKER ROOMS - ADD SPACE
  - NEED FACILITIES HOST FOR ED SPACE?

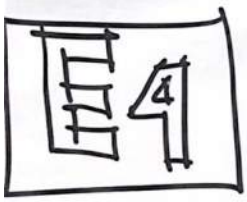
E3

Pro:

Con:

- Bus Drop & Highway Access
- Requires Additional Funding, Bond / Best Grant.

Easel Pad
Tableau à feuilles mobiles
Block de Hojas Reposicionables
Super Sticky
Super Collant
Super Adhesivas
3M



PRO

+ CREATES EDUCATION CAMPUS

CON

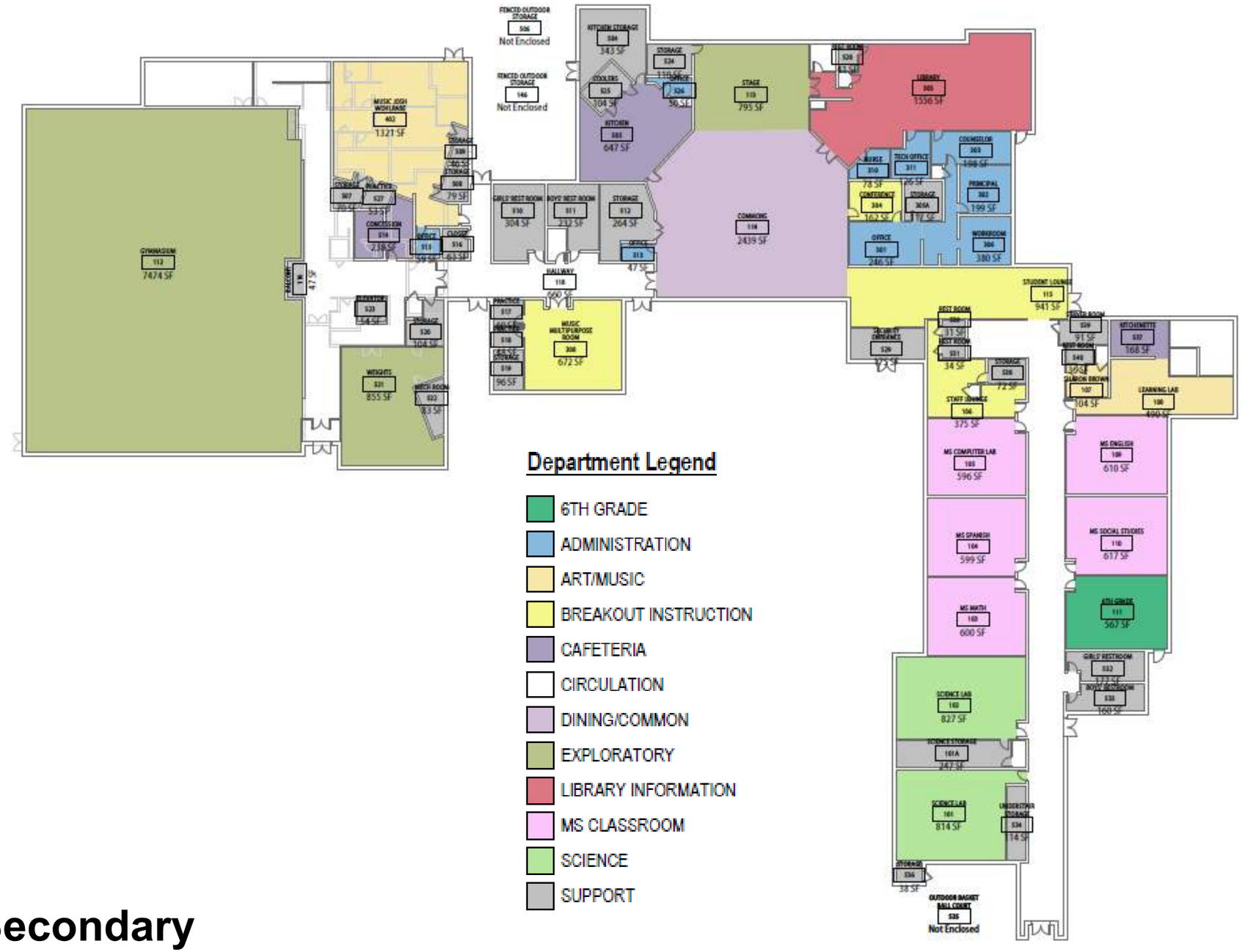
+ ADDITIONAL FUNDING.
+ UNUSED FACILITY - EXISTING ECON
  - HOWEVER IT IS MARKETABLE.

Ridgway Secondary School Concerns

Obstacle — Science Community can't break-out

- Industrial Arts limited
  - Automotive
  - Welding
  - Home Ec
  - Woodworking
- Performing Arts limitations
- furniture not flexible
  - Not inviting in student spaces.
- Teacher breakroom not inviting or Colaborative
- Conference room off the main office not big enough
- More outdoor learning spaces.
- Cardio/weight-lifting space needs to be a dedicated space
- practice field / track
- greenhouse growing / horticulture space
- Teacher housing


Green St
Green St


Not Enclosed
Not Enclosed
Not Enclosed
Department Legend
6TH GRADE
ADMINISTRATION
ART/MUSIC
BREAKOUT INSTRUCTION
CAFETERIA
CIRCULATION
DINING/COMMON
EXPLORATORY
LIBRARY INFORMATION
MS CLASSROOM
SCIENCE
SUPPORT


Department Legend
6TH GRADE
ART/MUSIC
BREAKOUT INSTRUCTION
EXPLORATORY
HS CLASSROOM
SUPPORT

Secondary

SECONDARY SCHOOL: OPTION S1

The following items are currently the identified issues

1. Renovate/Improve Cafetorium
2. Construct a Track/Practice field
3. Expand Industrial Arts Program
4. Solar Panel Project
5. Provide additional outdoor learning spaces
6. Replace Roof
7. Renovate for Teacher Collaboration, Conference Room
8. Provide Gender Neutral Locker Rooms
9. Renovate Locker Rooms – private shower stalls
10. Provide separate weight room
11. Provide Flexible Furniture
12. Provide Green House
13. Replace Mechanical Units – 5 yrs
14. Pave/improve Parking Lot
15. Other

S1

MAINTENANCE

+

REMODEL

- IDENTIFY BIGGEST ISSUES
- PLAN FOR IMPLEMENTATION

0 - $4M

$-$$

In what order would you prioritize the following Items

Improve Cafetorium
Construct Track/Practice Field
Expand Industrial Arts
Solar Panel Project
Additional Outdoor Learning Spaces
Replace Roof
Renovate for Teacher Collaboration
Provide Gender Neutral Locker Rooms
Renovate Locker Rooms - private shower stalls
Separate Weight Room
Provide new Flexible Furniture
Green House
Replace Mechanical Units
Pave Parking/Improve Drop-off
Other

Track Options – Secondary School

Track Options
Town Park???

Questions?

Next PAT Meeting – Community Meeting

Thursday, April 22nd, 4:30-6:00pm

Thank You!

www.rtaarchitects.com

RTA ARCHITECTS

Master Plan Meeting #4
April 22, 2020

Ridgway Schools

"We aspire to inspire."

Ridgway School District Facilities Master Plan

RTA ARCHITECTS

Meeting Agenda

1. Agenda / Introductions – 5 minutes

2. Overview of information to date – 5 minutes

3. Summary of Proposed Options – Elementary

   Asbestos Report

4. Review Proposed Options – Secondary

   Discussion

5. Discuss Community Meeting

6. Q&A – 5 minutes

Ridgway SD Master Plan Timeline

Phase 1 –MASTER PLAN

Step 1 – Collect District Information

Dec 2019 / Jan 2020

Step 2 – Master Plan Meetings

Jan – May 2020

Step 3 – Draft Recommendations

Fall 2020

Phase 2 IMPLEMENTATION PLAN
Funding Options / Timelines

Phase 3 – GRANT/BOND SUPPORT

- **PAT MEETINGS:**

• **January 30th**	**#1 ***
• **February 13th**	**#2**
• **March 5th**	**#3**
• **April 22nd**	**#4**
• **May 7th**	**#5 ****
• **Fall 2020**	**#6***

*** Community Meeting**

****Board of Education Work Session**

Contact Us

Search ... Go

RIDGWAY SCHOOL DISTRICT R-2

– RIDGWAY, CO –

Home | District Home | Secondary | Elementary | Calendars | Community | Employment

Quicklinks

safe2tell Colorado

- Employment Opportunities

Upcoming Events

FEB 24 — 24 Feb 2020, No School - Teacher Workday

FEB 25 — 25 Feb 2020, RSS - 9th Grade Learn To Ice Climb

In the News

RTA ARCHITECTS Ridgway School District Facilities Master Planning

LATEST NEWS.....

WEB LINK

Draft Enrollment Forecast

Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	181	64	94	328	24	352	-2
2021	177	52	92	322	24	346	-6
2022	176	53	93	322	24	346	0
2023	170	50	87	307	24	331	-15
2024	167	62	90	318	24	342	11
2025	171	64	85	320	24	344	3
2026	174	68	97	329	24	353	10
2027	181	57	96	333	24	357	4

Projections based upon 5 year historical average (Redacted)	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
2020	31	24	24	31	28	24	31	28	34	24	31	18	24	181	64	94	328	24	352	-2
2021	24	31	28	24	33	28	24	28	23	34	33	32	17	177	52	92	322	24	346	-6
2022	24	24	32	25	25	28	25	28	27	23	35	19	25	176	53	93	322	24	346	0
2023	24	24	24	32	25	25	25	24	24	24	24	26	18	170	50	87	307	24	331	-15
2024	24	24	24	24	32	25	25	24	24	24	24	24	26	167	62	90	318	24	342	11
2025	24	24	24	24	24	32	25	24	24	24	24	24	24	171	64	85	320	24	344	3
2026	24	24	24	24	24	24	32	24	24	24	24	24	24	174	68	97	339	24	353	10
2027	24	24	24	24	24	24	24	32	24	24	24	24	24	181	57	96	333	24	357	4

Elementary Capacity – 20 Students per Classroom

180 Students	327 SF/Student	CDE 151 SF/Student
Enrollment 175	336 SF/Student	

Secondary Capacity – 20 Students per Classroom / 70% Utilization

294 Students	210 SF/Student	CDE 164 SF/Student
Enrollment 150	412 SF/Student	


23.66 ACRES
1.86 ACRES
1115 Clinton St
62
Clinton St
S Amelia St
N Charlotte St
S Charlotte St
S Main St
N Main St
S Elm St
N Elm St
S Cora St
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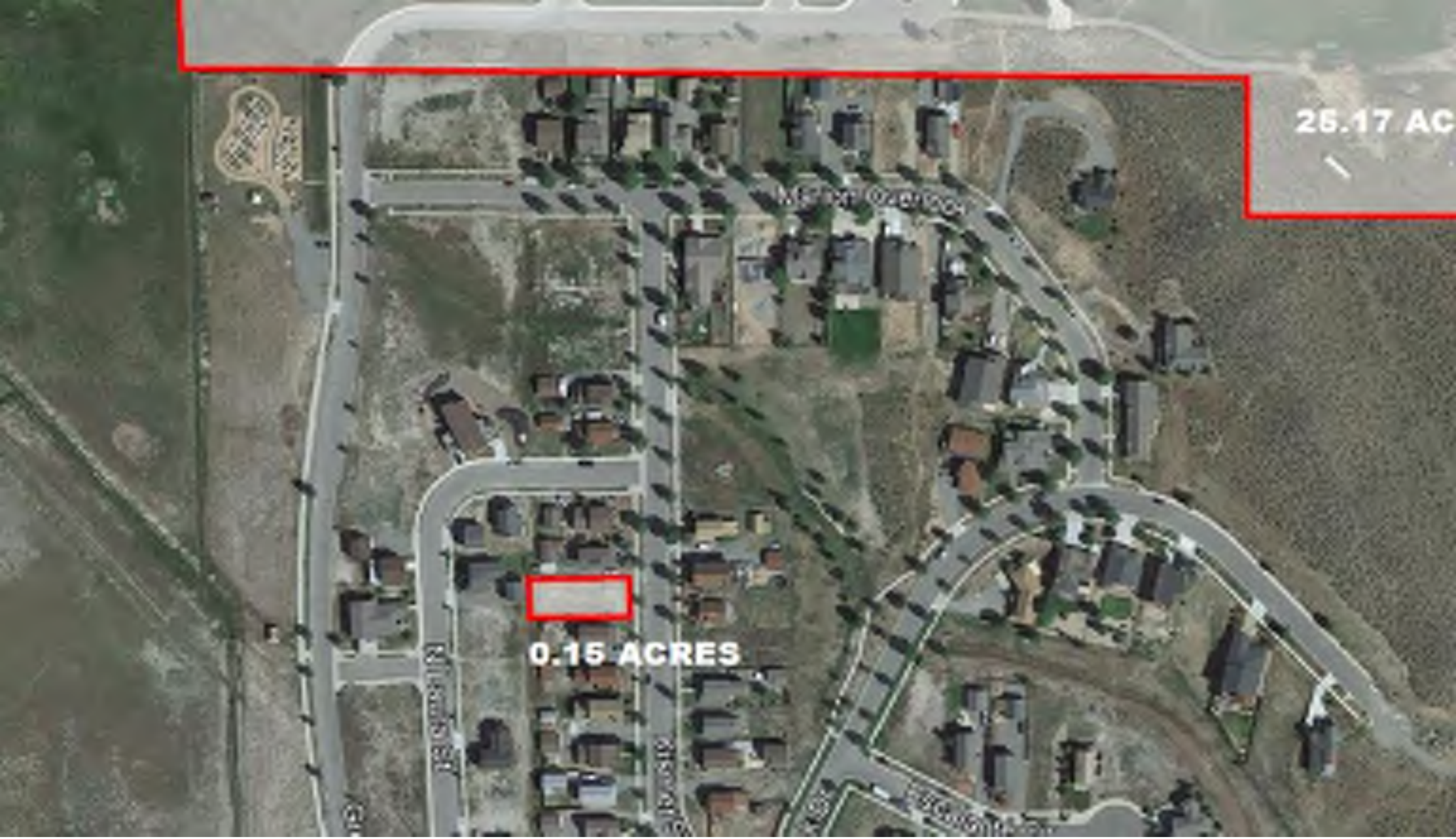
Sherman St
Charles St
Hyde Park St

Ridgway School District Facilities Master Plan

RTA ARCHITECTS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Overall - Total	$18,058,602	$2,893,782	0.16

Q31: Are there any facility needs that you feel are important to correct that are not listed in the above questions?

Answered: 87

Wordle

SUMMARY OF OPTIONS – Elementary School

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

E2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

$$$$

E5

OTHERS

$-$$

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

Remodel/Addition

- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Fire Sprinkler?
- Library Renovation (Maker/STEM)
- Pre-K Addition
- Create additional SPED areas?
- Improve outdoor spaces (courtyard)
- **Isolated Abatement**

E2

MAINTENANCE

+

MAJOR RENOVATION

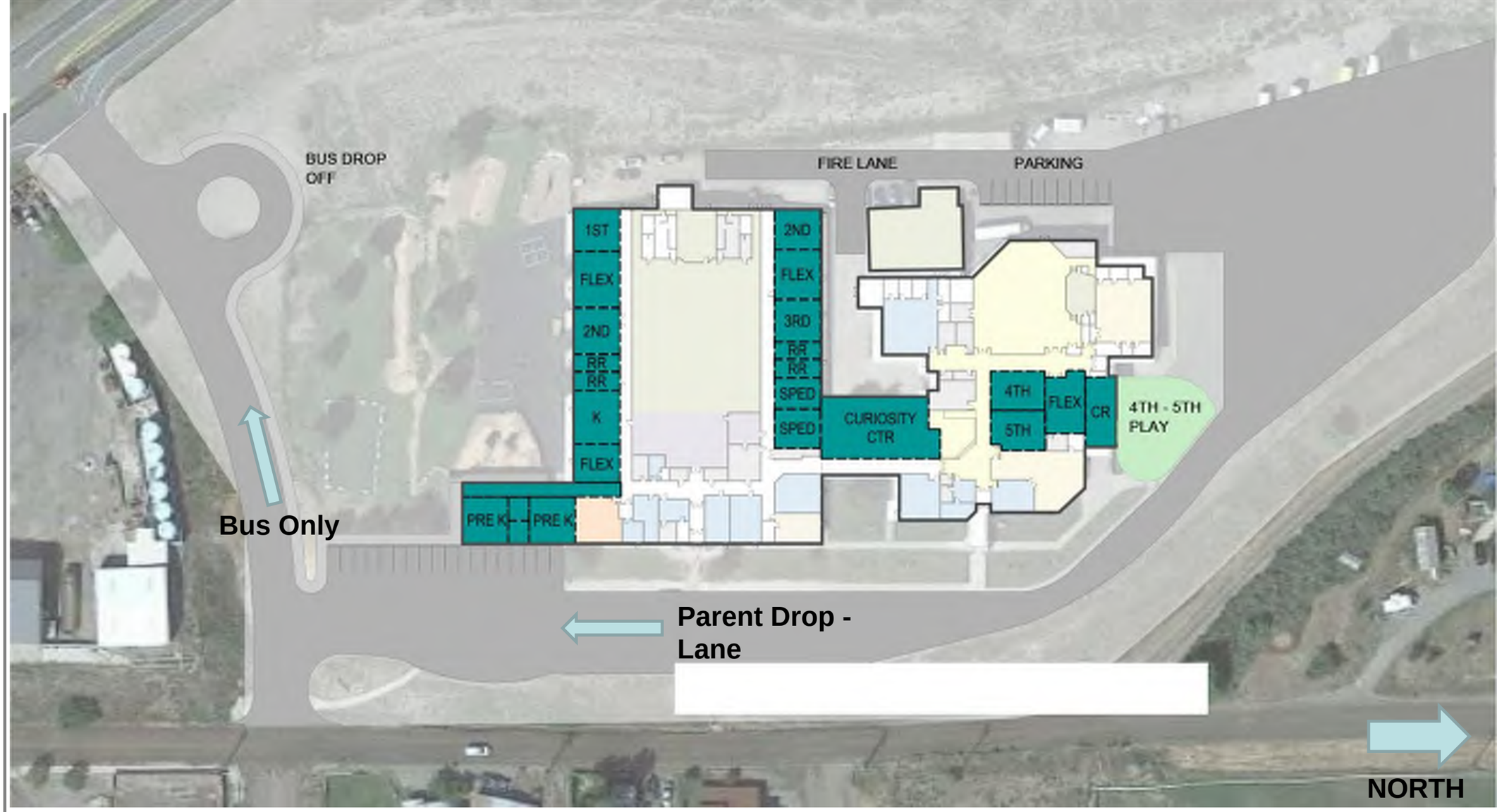
+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$



Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Library Renovation (4/5 Suite)
- Pre-K Addition
- Create additional SPED areas
- Improve outdoor spaces (courtyard)
- Create Flex Spaces
- Curiosity Center Addition
- 4/5 Playground and field
- **Extensive Abatement**

E2.1

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & CRs

RETAINS EXISTING STRUCTURE

$8M

$$

Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Pre-K Addition (3rd CR)
- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces
- Larger Classrooms
- New Admin area
- Reconfigure District Offices
- **Extensive Abatement**

Photograph: NAC Architecture

Flex Areas

LEARN
Mission + Purpose

TARGET
Energy + People

ANALYZE
Energy + People

Energy Use Intensity

Carbon Emissions

Energy Cost

Energy Escalation

Life Cycle Costs

Net Zero Energy

Indoor Air Quality

Thermal Comfort

Acoustical Comfort

Visual Comfort

Access to Nature

Quality of Views

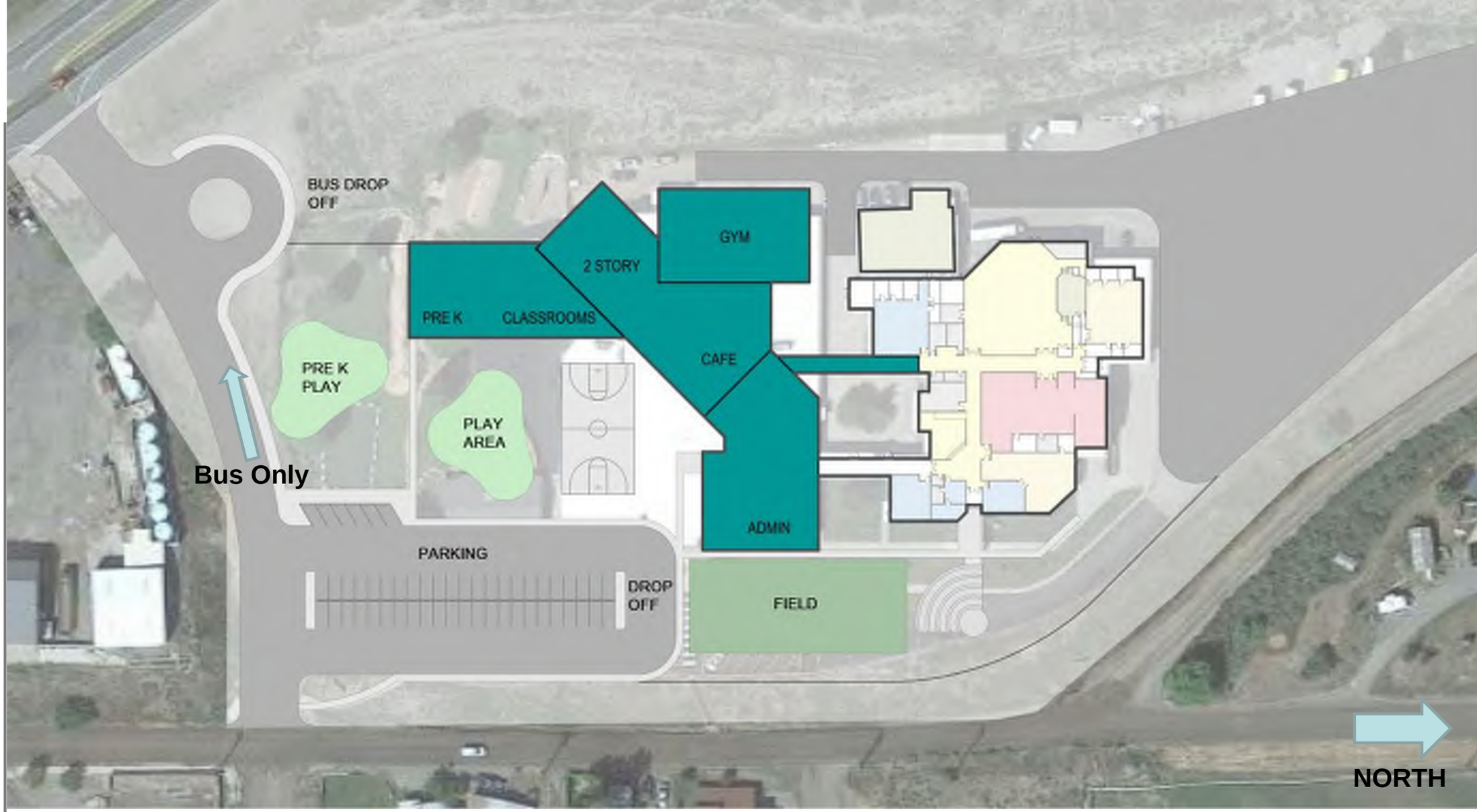
Biophilia

E3

RENOVATION

+

MAJOR ADDITION



PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

Remodel/Major Addition

- Maintenance on ’96 Building
- Temporarily move to ’96 Building
- Demo ’72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

$$$$

New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

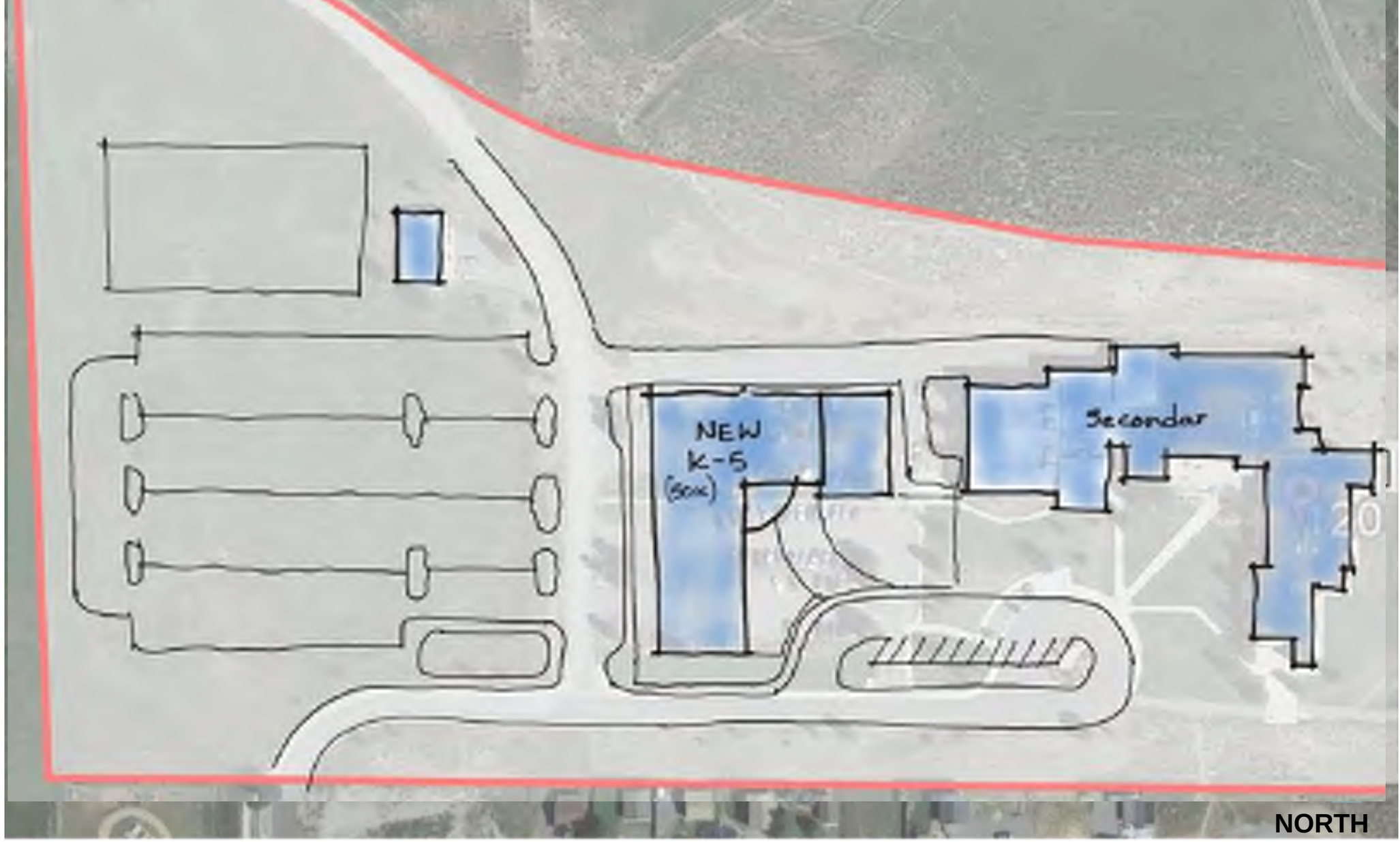
E4.1

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL ON PARKING LOT AT SECONDARY SITE

$25M+

$$$$

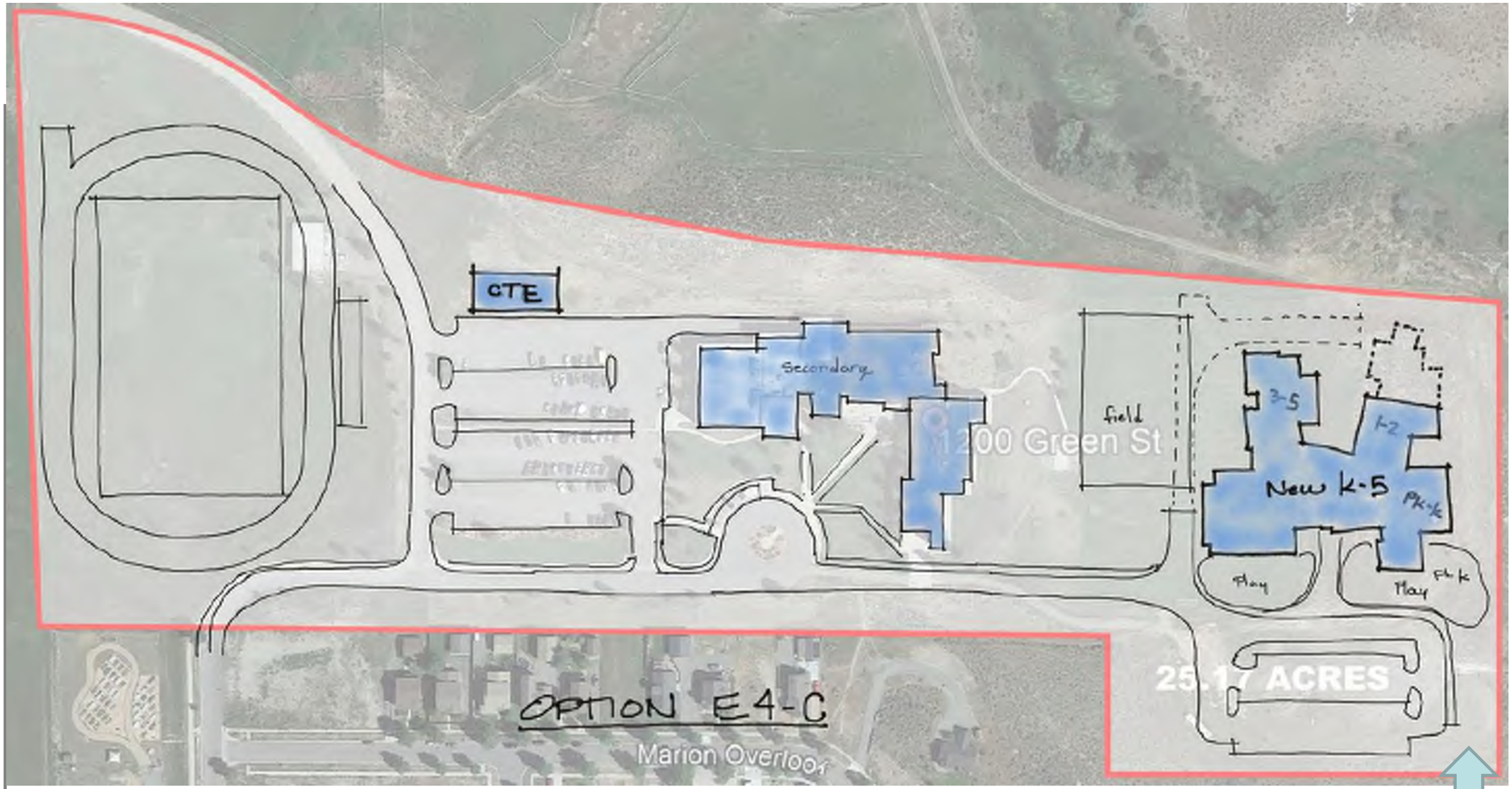


New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

E4.2

NEW PK-5 SCHOOL



NORTH

BUILD NEW PK-5 SCHOOL EAST OF SECONDARY SITE – NEW TRACK & FIELD

$30M+

$$$$

New Building

- Build a new K-5 School on site east of Secondary (225+ Students)
- Build new track and fields to west
- Plan for future expansion Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

SUMMARY OF OPTIONS – Elementary School

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

E2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

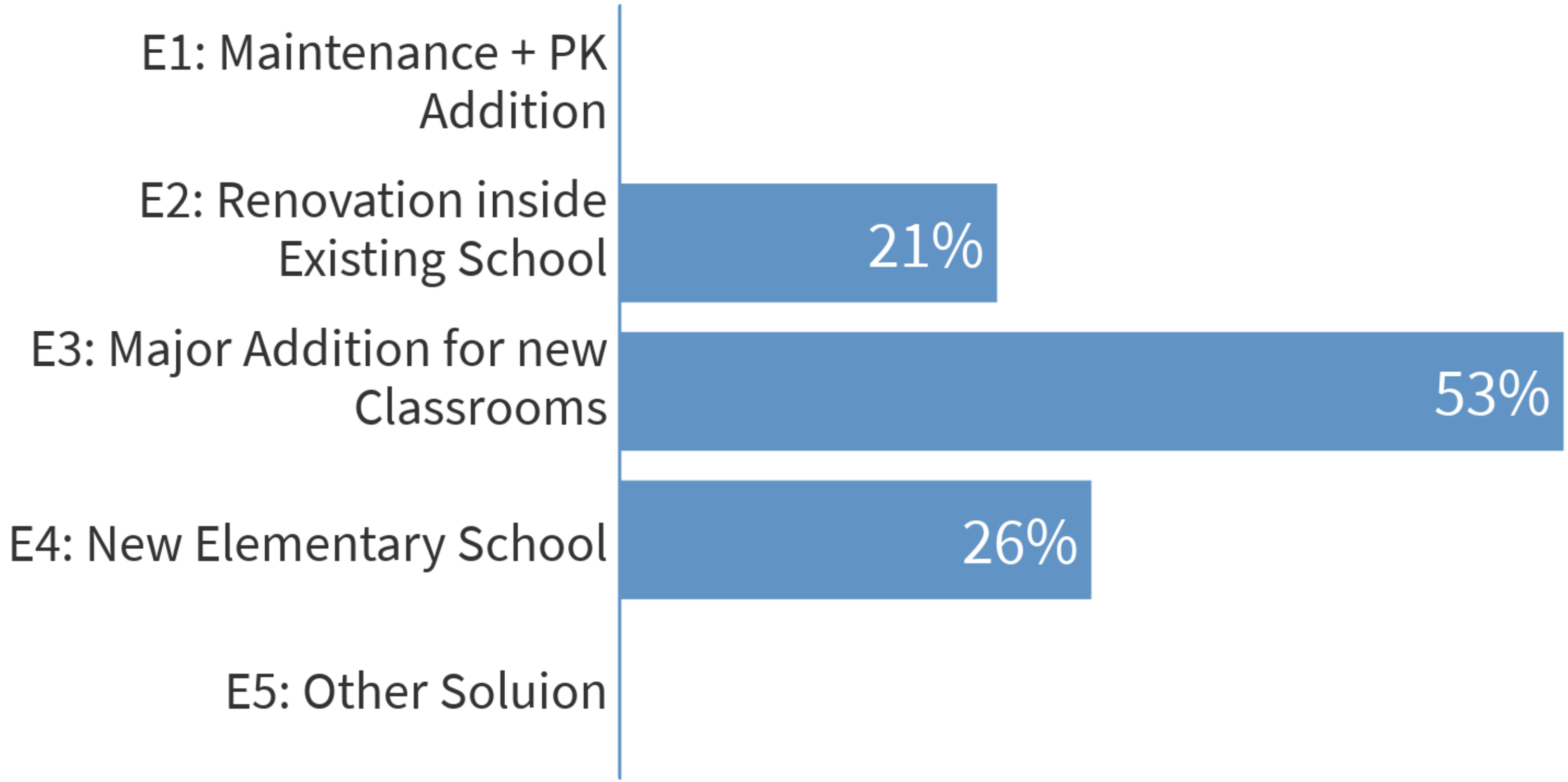
$$$$

E5

OTHERS

$-$$

What is your preferred Elementary Option



Start the presentation to see live content. Still no live content? Install the app or get help at **PollEv.com/app**

B.E.S.T.
Building Excellent Schools Today

What is BEST?

Collaboration by CO legislative leardership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to $1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dagerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

1. BEST Cash Grants [Fund smaller projects]
2. BEST Lease Purchase Grants [Fund larger projects]
3. BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

-Safety hazards, health concerns and security at existing public school facilities

-Relieve overcrowding in public school facilities

-Incorporating technology into the educational environment

-All other projects

Match:

Ridgway School District: 54%

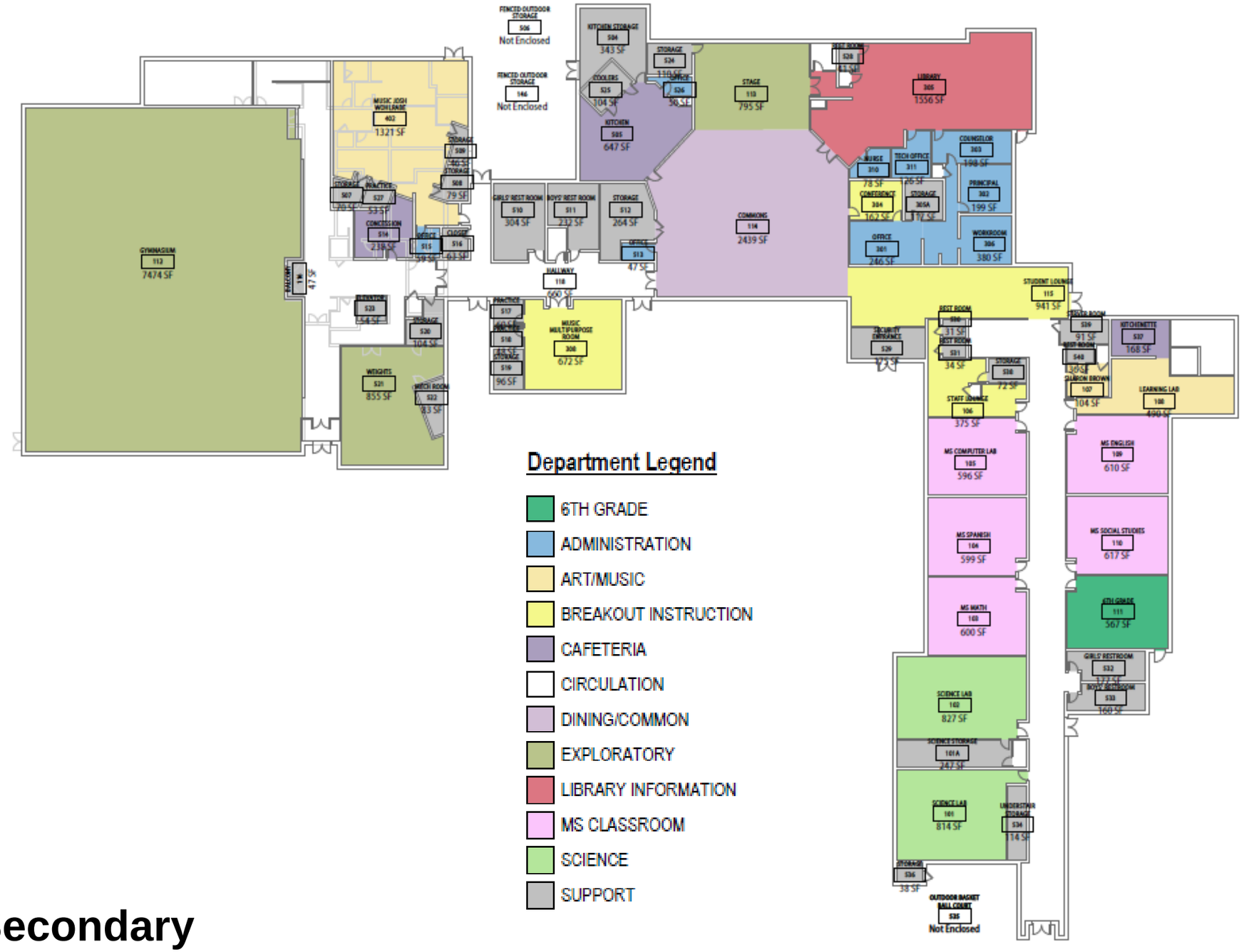
$20.2M +10% Available Bonding Capacity
$10M w/o new taxes
$1.7M in current debt


Green St
Green St

Ridgway Secondary School Concerns

Obstacle — Science Community can't break-out

- Industrial Arts limited
  - Automotive
  - Welding
  - Home Ec
  - Woodworking
- Performing Arts limitations
- furniture not flexible
  - Not inviting in student spaces.
- Teacher breakroom not inviting or Collaborative
- Confrence room off the main office not big enough
- More outdoor learning spaces.
- Cardio/weight-lifting space needs to be a dedicated space
- practice field / track
- greenhouse growing / horticulture space
- Teacher housing


Department Legend
6TH GRADE
ADMINISTRATION
ART/MUSIC
BREAKOUT INSTRUCTION
CAFETERIA
CIRCULATION
DINING/COMMON
EXPLORATORY
LIBRARY INFORMATION
MS CLASSROOM
SCIENCE
SUPPORT
GYMNASIUM 112 7474 SF
MUSIC /DSH WORLANE 402 1321 SF
FENCED OUTDOOR STORAGE 506 Not Enclosed
FENCED OUTDOOR STORAGE 146 Not Enclosed
KITCHEN STORAGE 504 343 SF
COOLERS 525 104 SF
KITCHEN 505 647 SF
STAGE 113 795 SF
LIBRARY 305 1556 SF
COMMONS 114 2439 SF
GIRLS' REST ROOM 510 304 SF
BOYS' REST ROOM 511 232 SF
STORAGE 512 264 SF
HALLWAY 118 600 SF
MUSIC MULTIPURPOSE ROOM 308 672 SF
WEIGHTS 521 855 SF
STUDENT LOUNGE 115 941 SF
MS COMPUTER LAB 105 596 SF
MS SPANISH 104 599 SF
MS MATH 108 600 SF
SCIENCE LAB 102 827 SF
SCIENCE LAB 101 814 SF
MS ENGLISH 109 610 SF
MS SOCIAL STUDIES 110 617 SF
6TH GRADE 111 567 SF
LEARNING LAB 108 490 SF
HS COMPUTER LAB 207 626 SF
HS MATH 208 610 SF
HS SOCIAL STUDIES 209 617 SF
HS ENGLISH 210 567 SF
HS DRAMA & ADVISORY 205 596 SF
HS HEALTH 204 599 SF
HS SPANISH 203 600 SF
OUTDOOR 6TH GR. MATH 202 553 SF
ART ROOM 201 796 SF
OUTDOOR BASKET BALL COURT 535 Not Enclosed

Secondary

BOARD POLICY: PRIORITIZATION OF FACILITY IMPROVEMENTS

1. **Priority Group 1: Critical Projects**
   Health and safety, required by law, prevention of facility closure, prevent deterioration (complete within 1 year)
2. **Priority Group 2: Necessary Projects**
   Expanded capacity, renovation for program needs, operational efficiencies (these are divided into sub-groups A – F) (Complete within 5 years)
   - 2A – Avoid imminent failure of building system
   - 2B – Projects to house students
   - 2C – Auxiliary/support programs (35 years or older)
   - 2D – Auxiliary/support programs (30 years or older)
   - 2E – Auxiliary/support programs (25 years or older)
   - 2F – Site Facilities, computer labs, modular ed labs
3. **Priority Group 3: Deferrable Necessary Projects**
   Same as above except that they may be deferred beyond 5 years
4. **Priority Group 4: Desirable Projects**
   Other projects that improve environmental qualities

SECONDARY SCHOOL: OPTION S1

The following items are currently the identified issues

1. Renovate/Improve Cafetorium
2. Construct a Track/Practice field
3. Expand Industrial Arts Program
4. Solar Panel Project
5. Provide additional outdoor learning spaces
6. Replace Roof
7. Renovate for Teacher Collaboration, Conference Room
8. Provide Gender Neutral Locker Rooms
9. Renovate Locker Rooms – private shower stalls
10. Provide separate weight room
11. Provide Flexible Furniture
12. Provide Green House
13. Replace Mechanical Units – 5 yrs
14. Pave/improve Parking Lot
15. Other

S1

MAINTENANCE

+

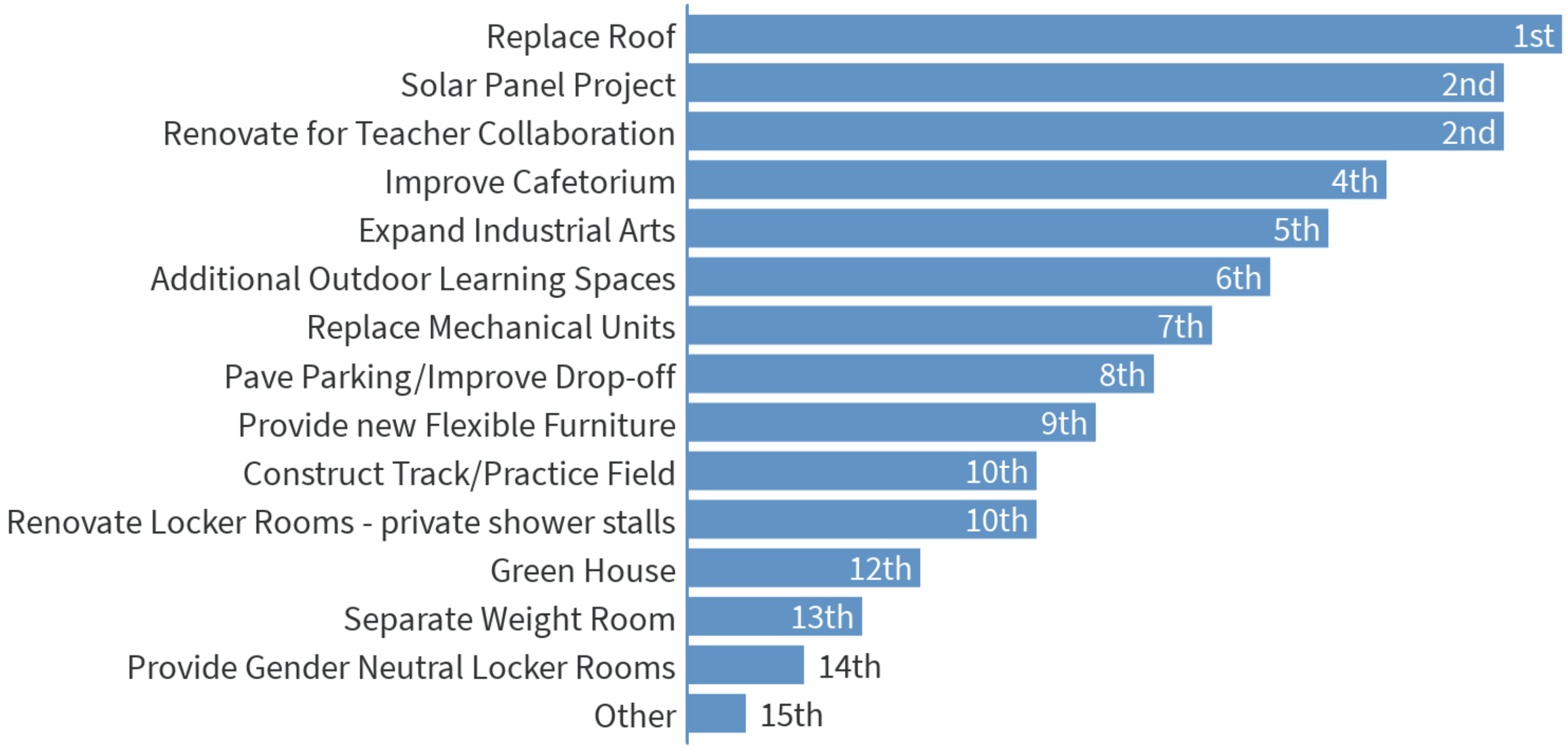
REMODEL

- IDENTIFY BIGGEST ISSUES
- PLAN FOR IMPLEMENTATION

0 - $4M

$-$$

In what order would you prioritize the following Items



Questions?

Next PAT Meeting – Community Meeting

Fall 2020 **TBD**

Thank You!

www.rtaarchitects.com

RTA ARCHITECTS

Master Plan –
PAT Meeting #5
May 4, 2020

Ridgway School District Facilities Master Plan

RTA TEAM

Brian Calhoun
Principal-in-Charge

Mike Riggs
Project Architect

Contact Us

RIDGWAY SCHOOL DISTRICT R-2

– RIDGWAY, CO –

Search ... Go

Home | District Home | Secondary | Elementary | Calendars | Community | Employment

Quicklinks

safe2tell Colorado

- Employment Opportunities

Upcoming Events

FEB 24 — 24 Feb 2020, No School - Teacher Workday

FEB 25 — 25 Feb 2020, RSS - 9th Grade Learn To Ice Climb

In the News

RTA ARCHITECTS Ridgway School District Facilities Master Planning

LATEST NEWS.....

WEB LINK

Draft Enrollment Forecast

Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	181	54	94	328	24	352	-2
2021	177	52	92	322	24	346	-6
2022	176	53	93	322	24	346	0
2023	170	50	87	307	24	331	-15
2024	167	62	90	318	24	342	11
2025	171	64	85	320	24	344	1
2026	174	58	97	329	24	353	10
2027	181	57	96	333	24	357	4

Projections based upon 3 year weighted average (Modified)	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
2020	23	24	24	31	25	24	31	23	30	19	31	18	26	181	54	94	328	24	352	-2
2021	24	21	25	24	33	26	26	29	23	30	15	31	17	177	52	92	322	24	346	-6
2022	24	18	22	25	26	34	28	24	29	22	26	15	29	176	53	93	322	24	346	0
2023	24	15	19	22	27	27	36	26	24	28	19	26	14	170	50	87	307	24	331	-15
2024	25	25	16	20	24	29	29	35	27	23	25	18	24	167	62	90	318	24	342	11
2025	25	25	26	17	22	26	31	28	36	26	19	24	16	171	64	85	320	24	344	1
2026	25	25	27	28	19	23	27	30	28	35	22	18	22	174	58	97	329	24	353	10
2027	25	26	27	28	29	21	25	27	30	27	31	21	17	181	57	96	333	24	357	4

Elementary Capacity – 20 Students per Classroom

180 Students	327 SF/Student	CDE 151 SF/Student
Enrollment 175	336 SF/Student	

Secondary Capacity – 20 Students per Classroom / 70% Utilization

294 Students	210 SF/Student	CDE 164 SF/Student
Enrollment 150	412 SF/Student	

OPTION E1.1

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

Remodel/Addition

- New Roof
- New HVAC
- Update Finishes
- Electrical Upgrades
- Improve outdoor spaces (courtyard)
- **Isolated Abatement**

E2

MAINTENANCE

+

MAJOR RENOVATION

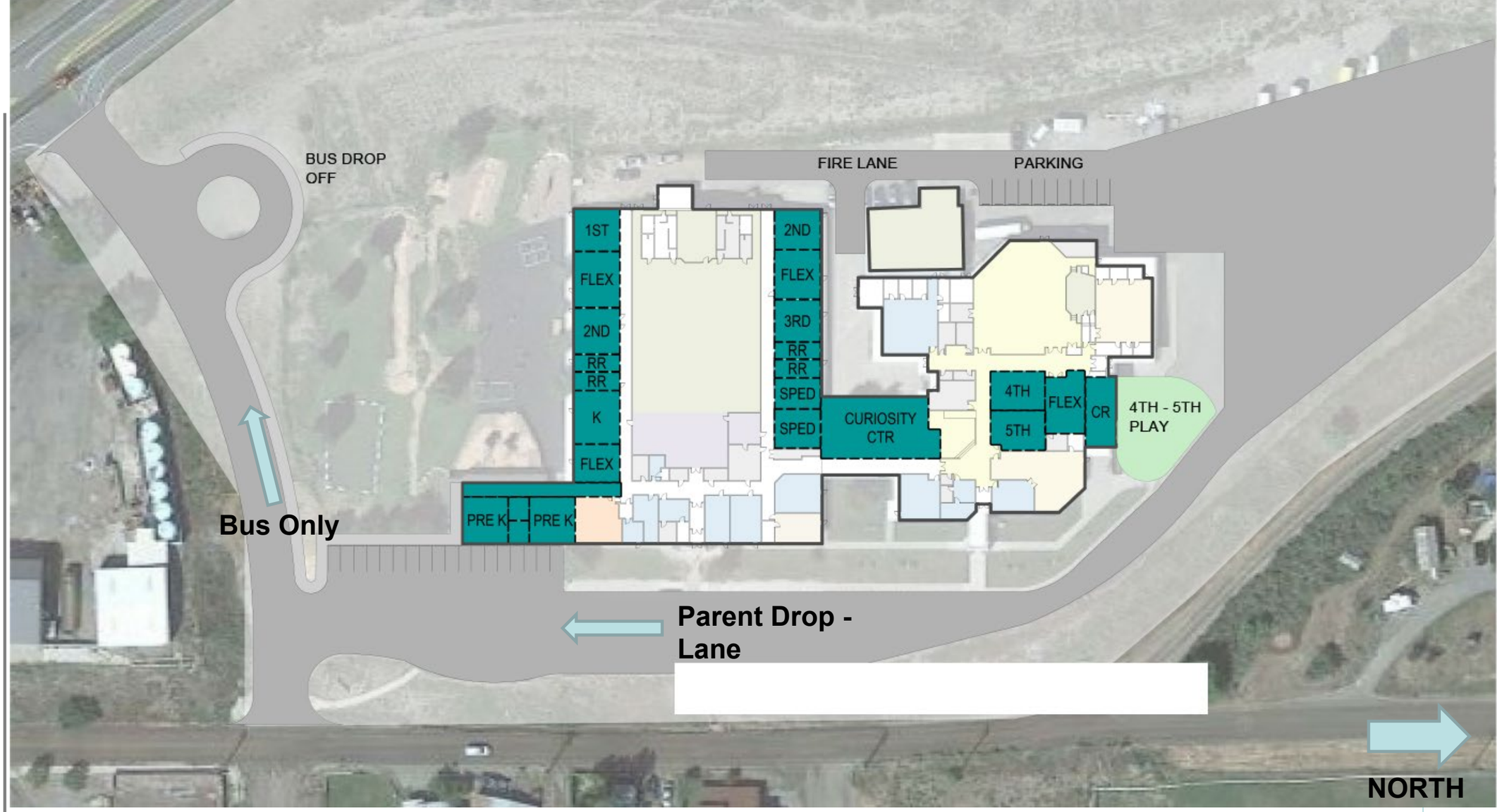
+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

x

$$



Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Library Renovation (4/5 Suite)
- Pre-K Addition
- Create additional SPED areas
- Improve outdoor spaces (courtyard)
- Create Flex Spaces
- Curiosity Center Addition
- 4/5 Playground and field
- Bus Drop-Off/Pave Parking
- **Extensive Abatement**

E2.1

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & CRs

RETAINS EXISTING STRUCTURE

x

$$

Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler

- Pre-K Addition (3rd CR)
- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces

- Larger Classrooms
- New Admin area
- Reconfigure District Offices
- Bus Drop-Off
- **Extensive Abatement**

E2.2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS
PK
Connection

RETAINS EXISTING STRUCTURE

x

$$

Remodel/Addition

- New Roof
- New HVAC/Electrical
- Update Finishes
- Fire Sprinkler
- Create additional SPED areas
- Improve outdoor spaces (fence courtyard)
- Create Flex Spaces
- New Admin area
- Bus Drop-off
- **Extensive Abatement**

E2.2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & CRs

RETAINS EXISTING STRUCTURE

x

$$

Remodel/Addition

- Third Pre-School Classroom
- Fifth Grade Addition
- Extra Classroom

Photograph: NAC Architecture

Flex Areas

OPTION E3.1

E3

RENOVATION

+

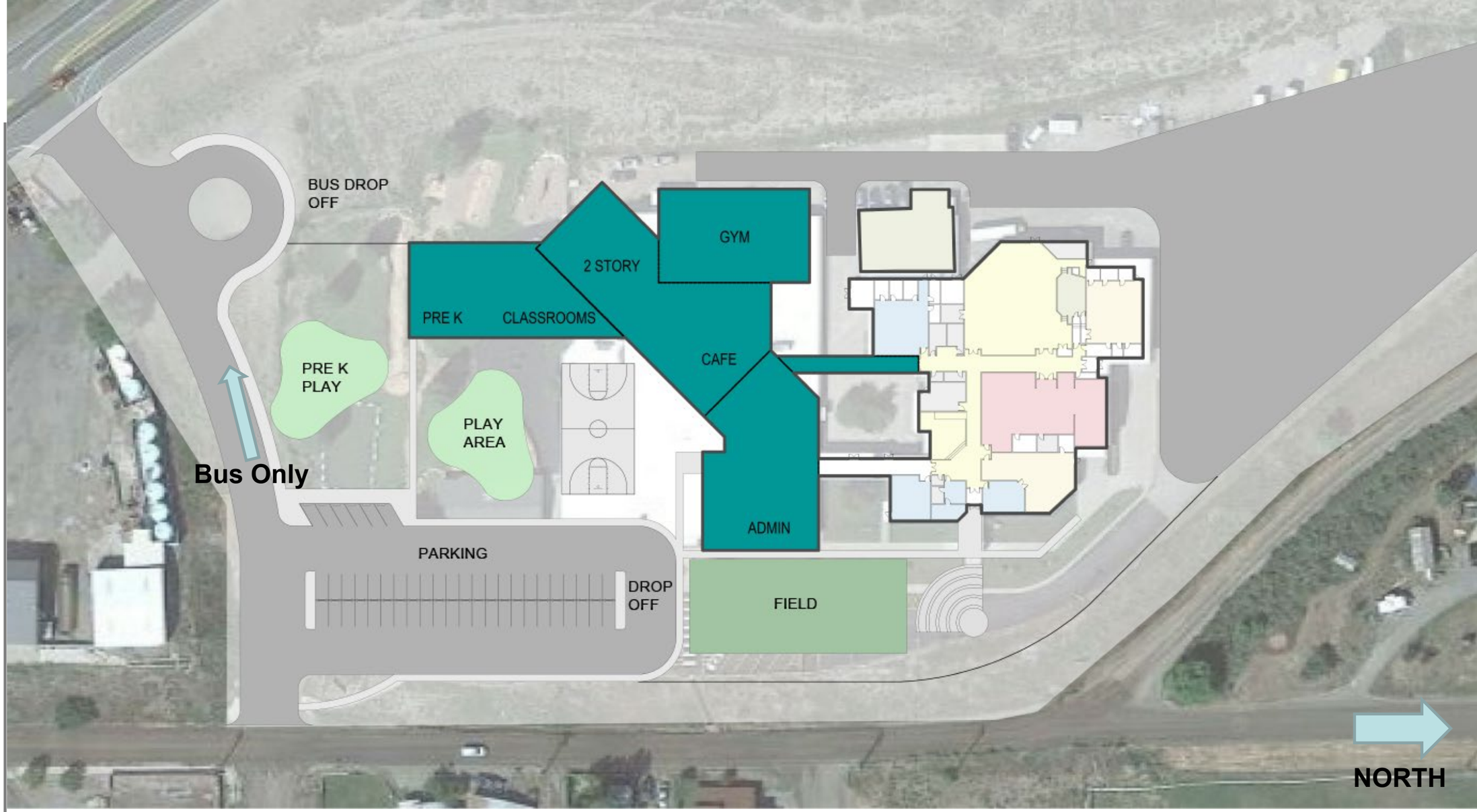
MAJOR ADDITION

Option E3.1 included a revised drop off lane and was smaller in overall area (with the intention of reducing cost)

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

x

$$$



Remodel/Major Addition

- Maintenance on ’96 Building
- Temporarily move to ’96 Building
- Demo ’72 and Construct New
- New Playgrounds in front (with separate Pre-K area)
- New Drop-off/parking
- Separate Bus/Parents
- New small gym
- Leave BOCES and District Offices
- Classroom areas include Learning Commons concept
- Renovate existing library?

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

$$$$

New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

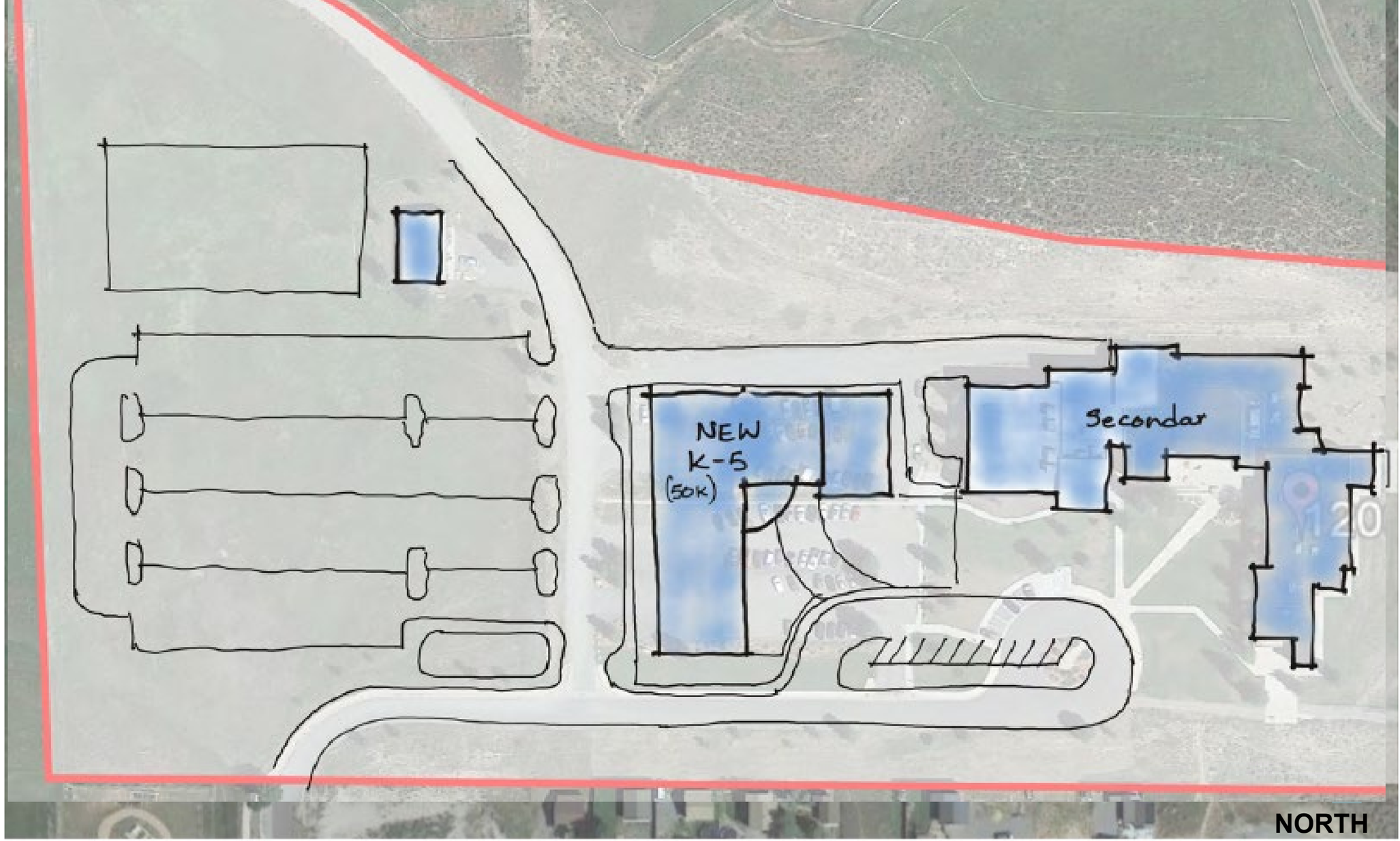
E4.1

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL ON PARKING LOT AT SECONDARY SITE

$25M+

$$$$

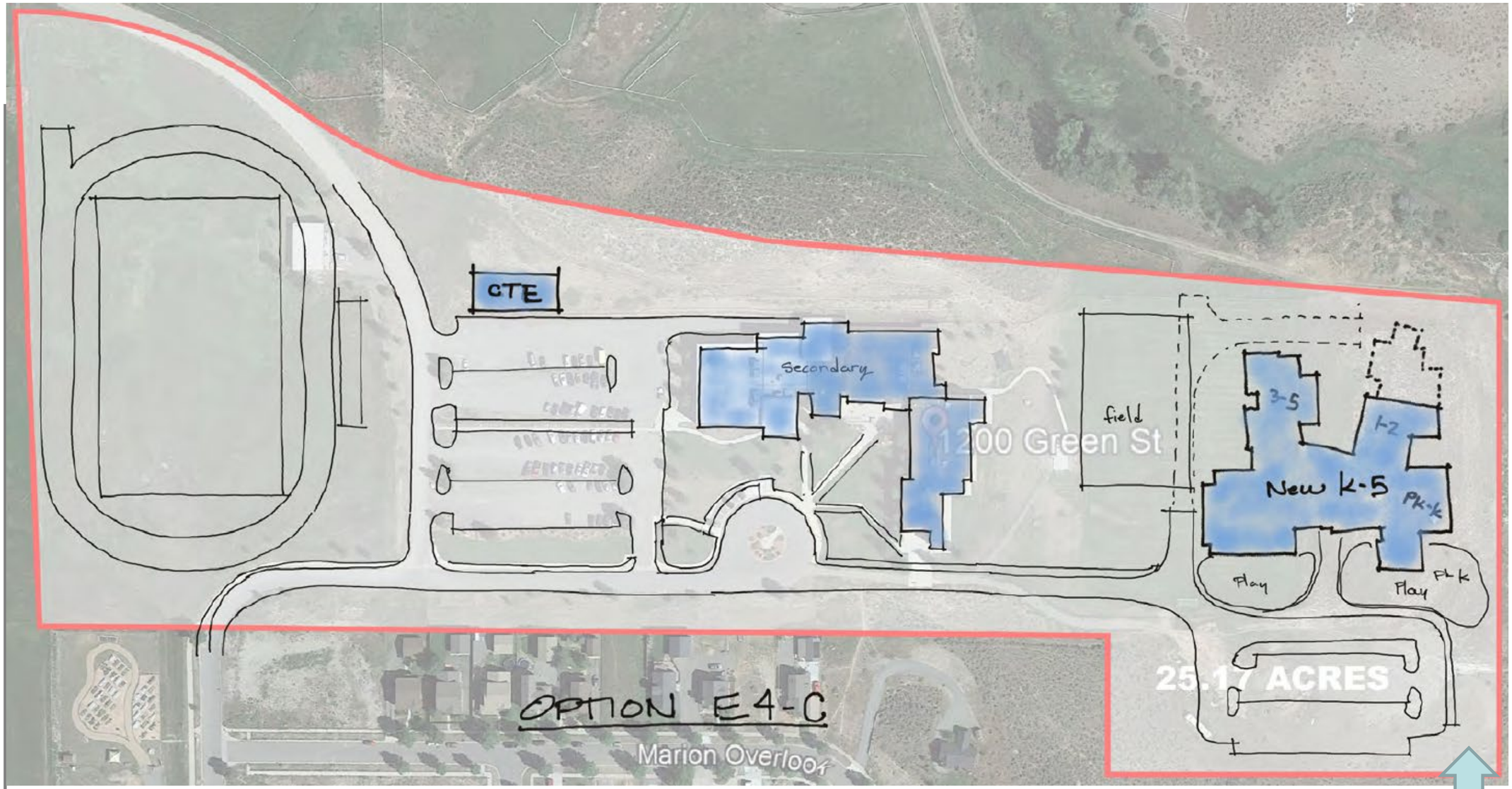


New Building

- Build a new K-5 School on site west of Secondary (225+ Students)
- Shared Campus Parking
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

E4.2

NEW PK-5 SCHOOL



BUILD NEW PK-5 SCHOOL EAST OF SECONDARY SITE – NEW TRACK & FIELD

$30M+

$$$$

New Building

- Build a new K-5 School on site east of Secondary (225+ Students)
- Build new track and fields to west
- Plan for future expansion
- Building new CTE Program on Secondary Site
- Includes all design features of a new 21st Century School

SUMMARY OF OPTIONS – Elementary School

E1

MAINTENANCE

+

REMODEL

+

SMALL ADDITION PK

IDENTIFY BIGGEST ISSUES AND DEVELOP A PLAN FOR IMPLEMENTATION

0 - $8M

$-$$

E2

MAINTENANCE

+

MAJOR RENOVATION

+

ADDITIONS PK & LIBRAY

RETAINS EXISTING STRUCTURE

$8M

$$

E3

RENOVATION

+

MAJOR ADDITION

PROVIDES NEW CLASSROOM BUILDING COMPONENTS

$15-18M

$$$

E4

NEW PK-5 SCHOOL

BUILD NEW PK-5 SCHOOL & FIELDS WEST OF SECONDARY SITE

$25M+

$$$$

E5

OTHERS

$-$$

Executive Summary

District:	Auditor - Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 GREEN STREET
City:	RIDGWAY
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	$18,058,602
Condition Budget:	$2,869,060
Total FCI:	0.16
Adequacy Index:	0.19

Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	$2,745,295	$887,058	0.32
Equipment and Furnishings	$628,066	$0	0.00
Exterior Enclosure	$2,375,643	$0	0.00
Fire Protection	$600,387	$24,720	0.04
Furnishings	$544,325	$0	0.00
HVAC System	$1,433,461	$935,549	0.65
Interior Construction and Conveyance	$3,064,271	$737,734	0.24
Plumbing System	$1,196,475	$199,455	0.17
Site	$2,619,639	$109,266	0.04
Structure	$2,851,041	$0	0.00
Overall - Total	$18,058,602	$2,893,782	0.16

Q31: Are there any facility needs that you feel are important to correct that are not listed in the above questions?

Answered: 87

Wordle

Break into groups

5 minutes each question

What are the biggest obstacles you face in your existing facilities?

(Limit to top 5 items)

What would be different in your ideal school from what you have today?

(Limit to top 5 items)

Ridgway Secondary School Concerns

Obstacle — Science Community can't break-out

- Industrial Arts limited
  - Automotive
  - Welding
  - Home Ec
  - Woodworking
- Performing Arts limitations
- furniture not flexible
  - Not inviting in student spaces.
- Teacher breakroom not inviting or collaborative
- Confrence room off the main office not big enough
- More outdoor learning spaces.
- Cardio/weight-lifting space needs to be a dedicated space
- practice field / track
- greenhouse growing / horticulture space
- Teacher housing

BOARD POLICY: PRIORITIZATION OF FACILITY IMPROVEMENTS

1. **Priority Group 1: Critical Projects**
   Health and safety, required by law, prevention of facility closure, prevent deterioration (complete within 1 year)
2. **Priority Group 2: Necessary Projects**
   Expanded capacity, renovation for program needs, operational efficiencies (these are divided into sub-groups A – F) (Complete within 5 years)
   - 2A – Avoid imminent failure of building system
   - 2B – Projects to house students
   - 2C – Auxiliary/support programs (35 years or older)
   - 2D – Auxiliary/support programs (30 years or older)
   - 2E – Auxiliary/support programs (25 years or older)
   - 2F – Site Facilities, computer labs, modular ed labs
3. **Priority Group 3: Deferrable Necessary Projects**
   Same as above except that they may be deferred beyond 5 years
4. **Priority Group 4: Desirable Projects**
   Other projects that improve environmental qualities

SECONDARY SCHOOL: OPTION S1.1

The following items are currently the identified issues

Maintenance Items

1. Replace Roof – 5 years
2. Replace Mechanical Units – 5 years

Required Items (due to code or district policy)

1. Provide Gender Neutral Locker Rooms
2. Renovate Locker Rooms – private shower stalls
3. Others

Program or Functional Improvements

1. Solar Panel Project
2. Renovate for Teacher Collaboration, Conference Room
3. Renovate/Improve Cafetorium
4. Expand Industrial Arts Program
5. Enclose storage area on north side of school
6. Provide additional outdoor learning spaces
7. Provide Flexible Furniture
8. Construct a Track/Practice field
9. Accommodation for Health Office
10. Pave/improve Parking Lot
11. Provide Green House
12. Provide separate weight room
13. Others

S1.1

MAINTENANCE

+

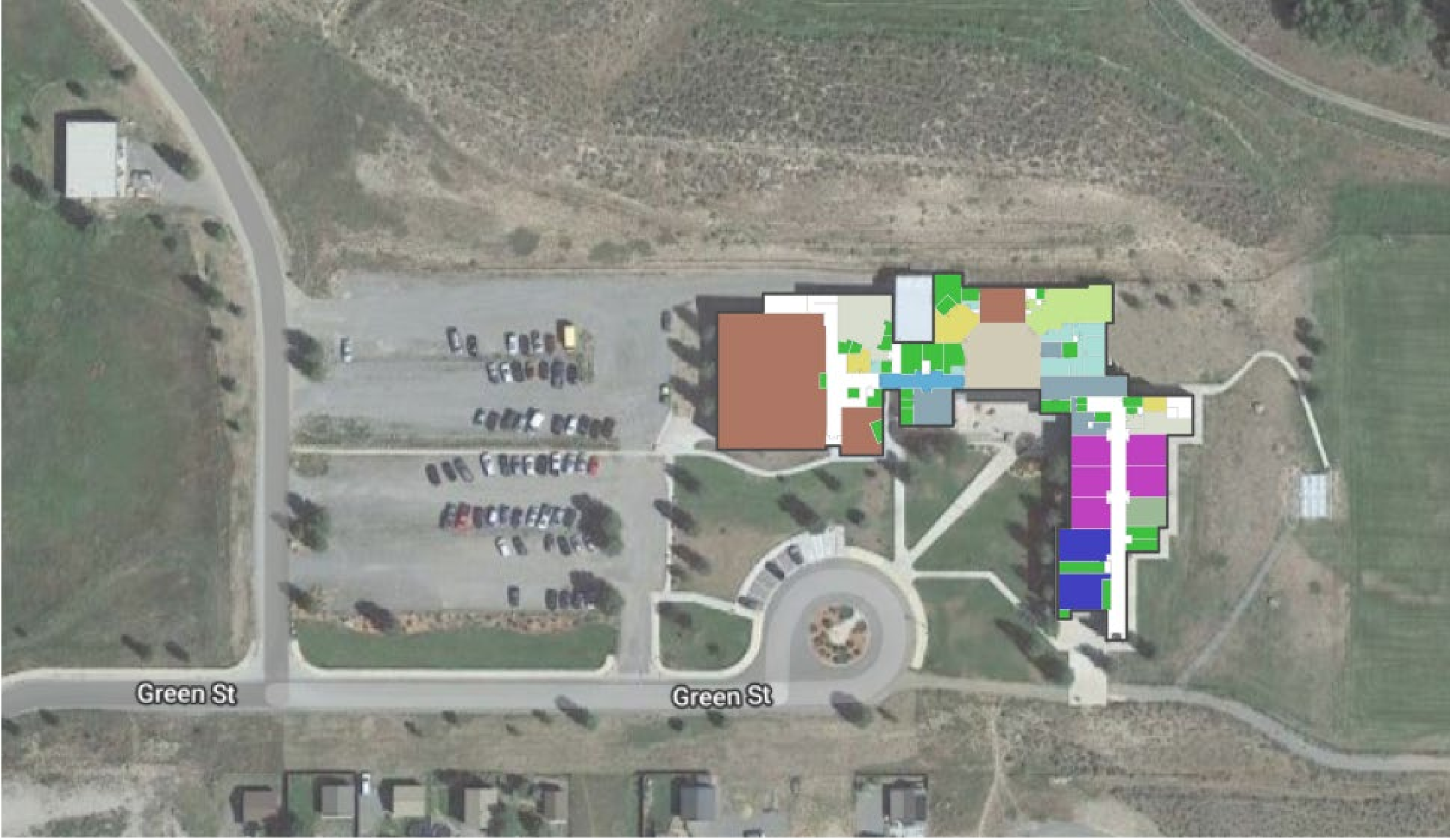
REMODEL

- **IDENTIFY BIGGEST ISSUES**
- **PLAN FOR IMPLEMENTATION**

0 - $4M

$-$$

Ridgway School District Facilities Master Plan


Green St
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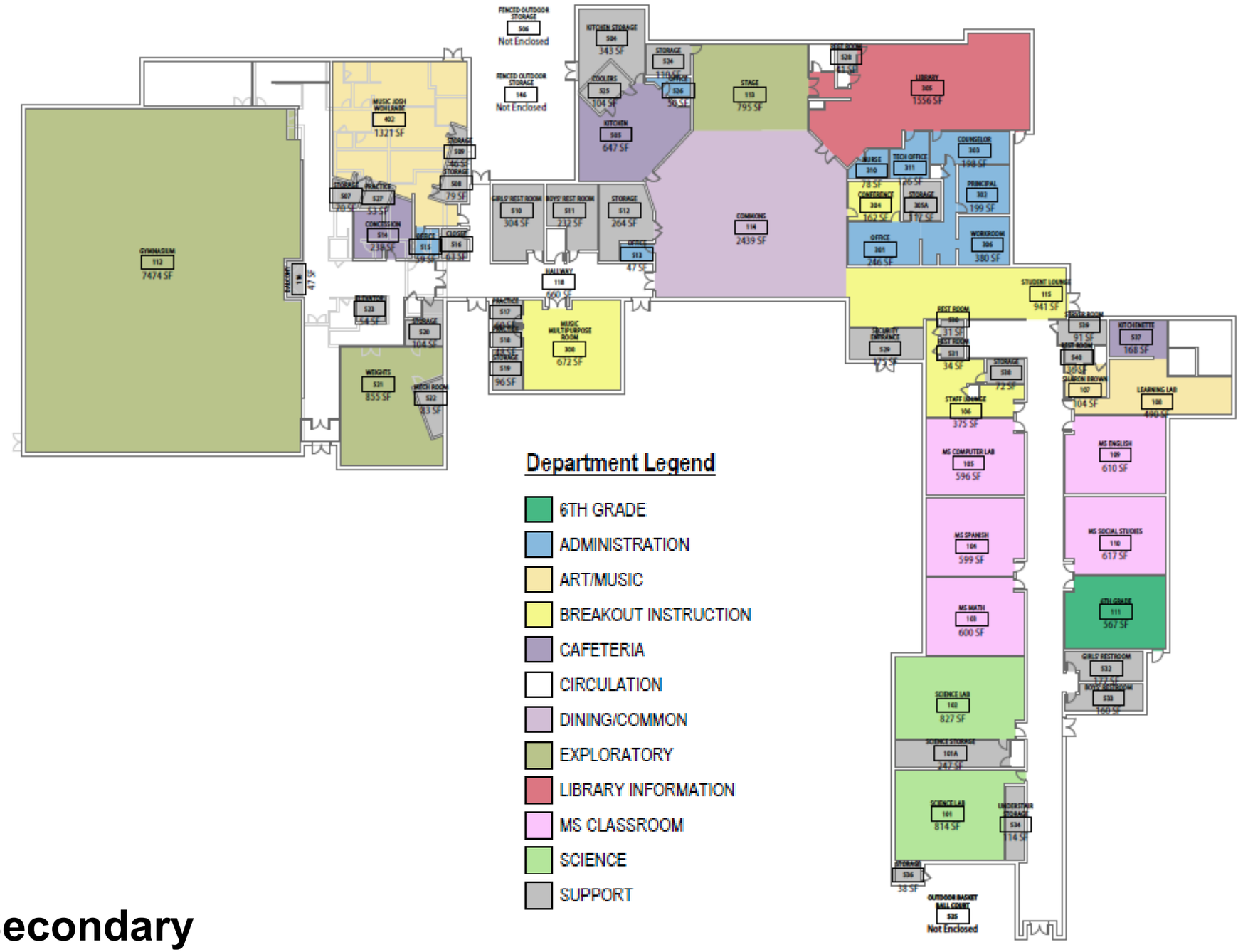
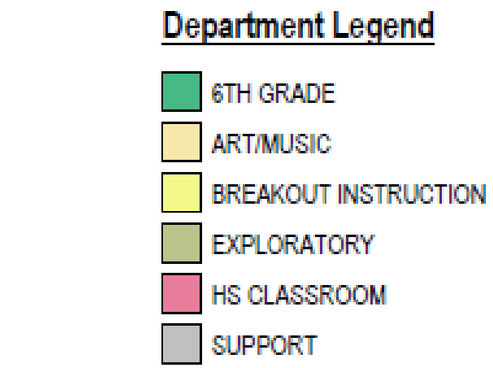

Department Legend
6TH GRADE
ADMINISTRATION
ART/MUSIC
BREAKOUT INSTRUCTION
CAFETERIA
CIRCULATION
DINING/COMMON
EXPLORATORY
LIBRARY INFORMATION
MS CLASSROOM
SCIENCE
SUPPORT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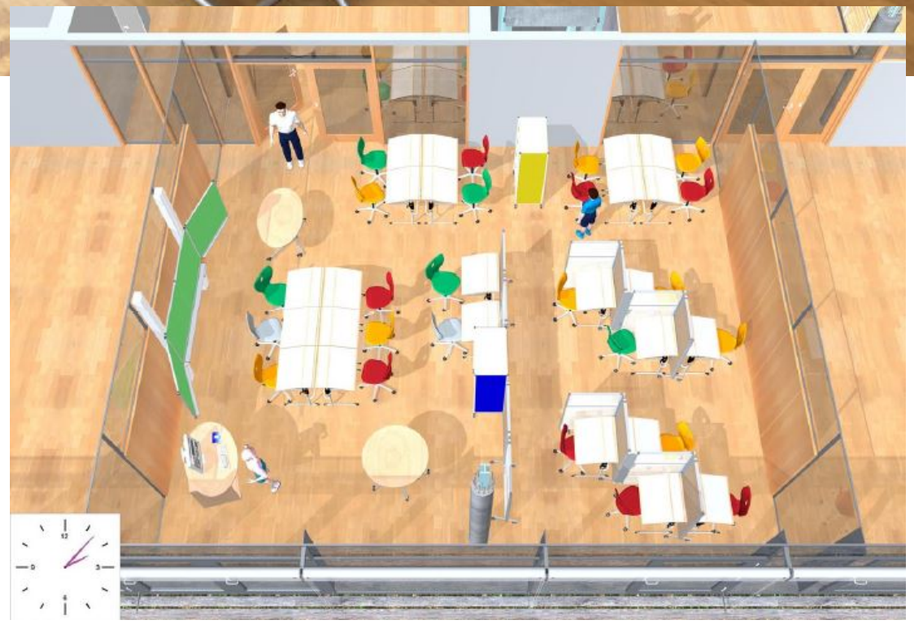
SUPPORT



“Provide flexible learning environments that support various modes of education”

Photograph: V/S Furniture

Break Out Space

Ideal Learning Spaces call for:

- Flexibility and Variety
- Agility
- Collaboration
- Transparency
- Community
- Technology
- Choice

Libraries Re-Imagined

Ridgway School District Facilities Master Plan

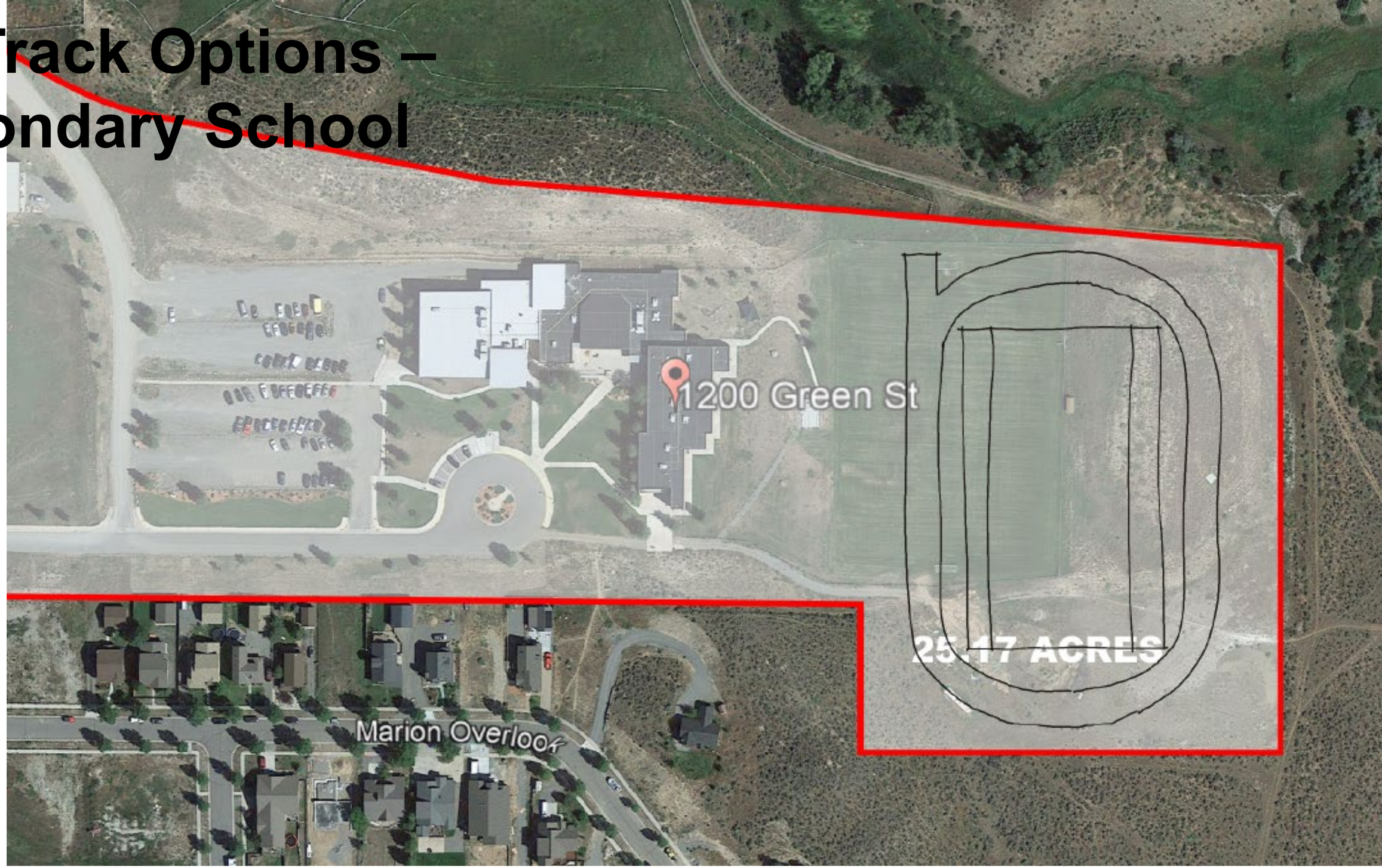
RTA ARCHITECTS

Maker Space/Learning Center

BEFORE

A: Track Options – Secondary School

B: Track Options – Secondary School



C: Track Options – Secondary School

Track Options
Town Park???

B.E.S.T.
Building Excellent Schools Today

What is BEST?

Collaboration by CO legislative leardership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to $1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dagerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

3 types of BEST grants:

1. BEST Cash Grants [Fund smaller projects]
2. BEST Lease Purchase Grants [Fund larger projects]
3. BEST Emergency Grants [Unanticipated events]

Project funding is prioritized by:

-Safety hazards, health concerns and security at existing public school facilities

-Relieve overcrowding in public school facilities

-Incorporating technology into the educational environment

-All other projects

Match:

Ridgway School District: 54%

$20.2M +10% Available Bonding Capacity
$10M w/o new taxes
$1.7M in current debt

Questions?

Next PAT Meeting – Community Meeting

Fall 2020 **TBD**

Thank You!

www.rtaarchitects.com

RTA ARCHITECTS

Appendix E

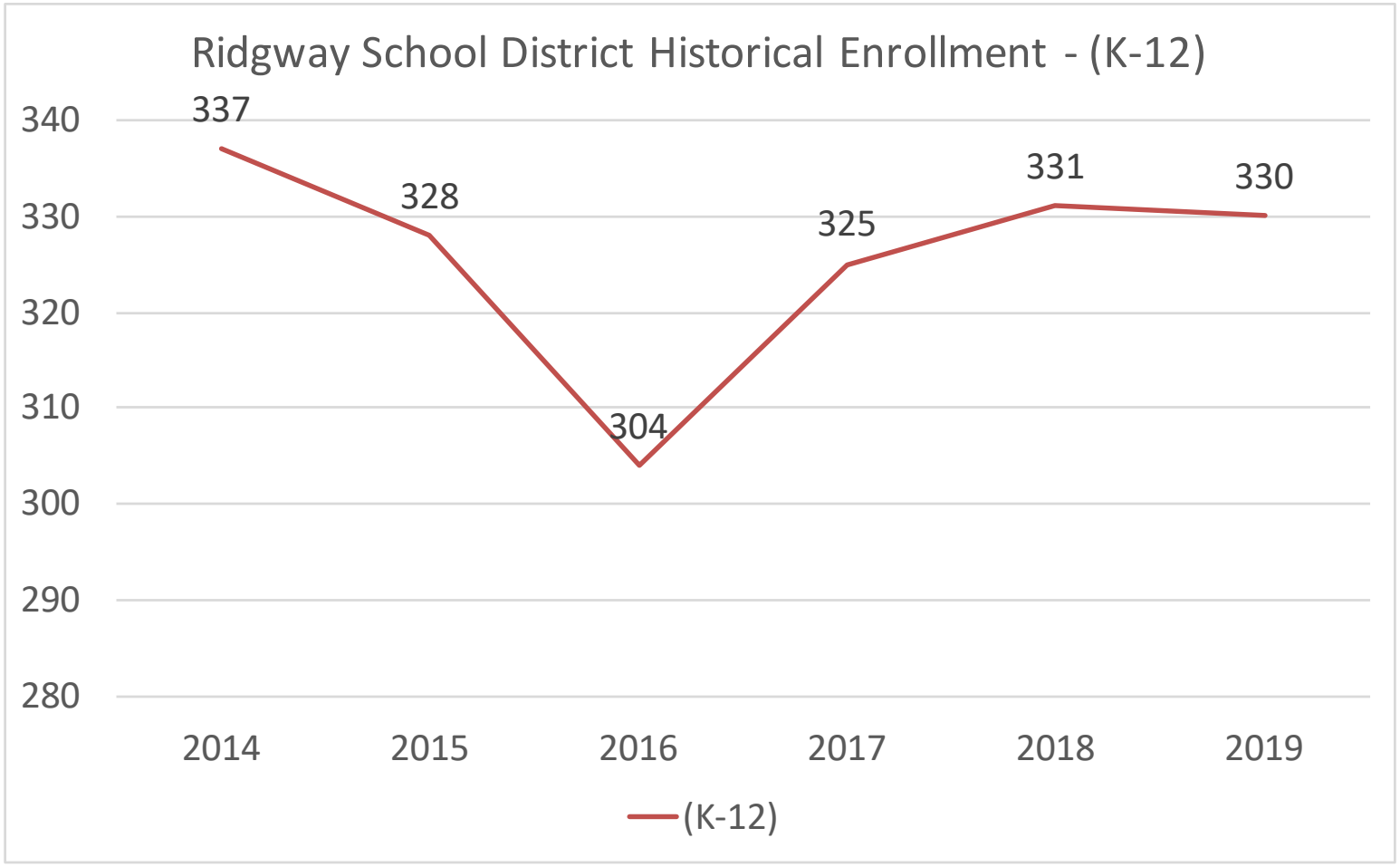
District Demographics

Ridgway School District R-2 Demographic Data

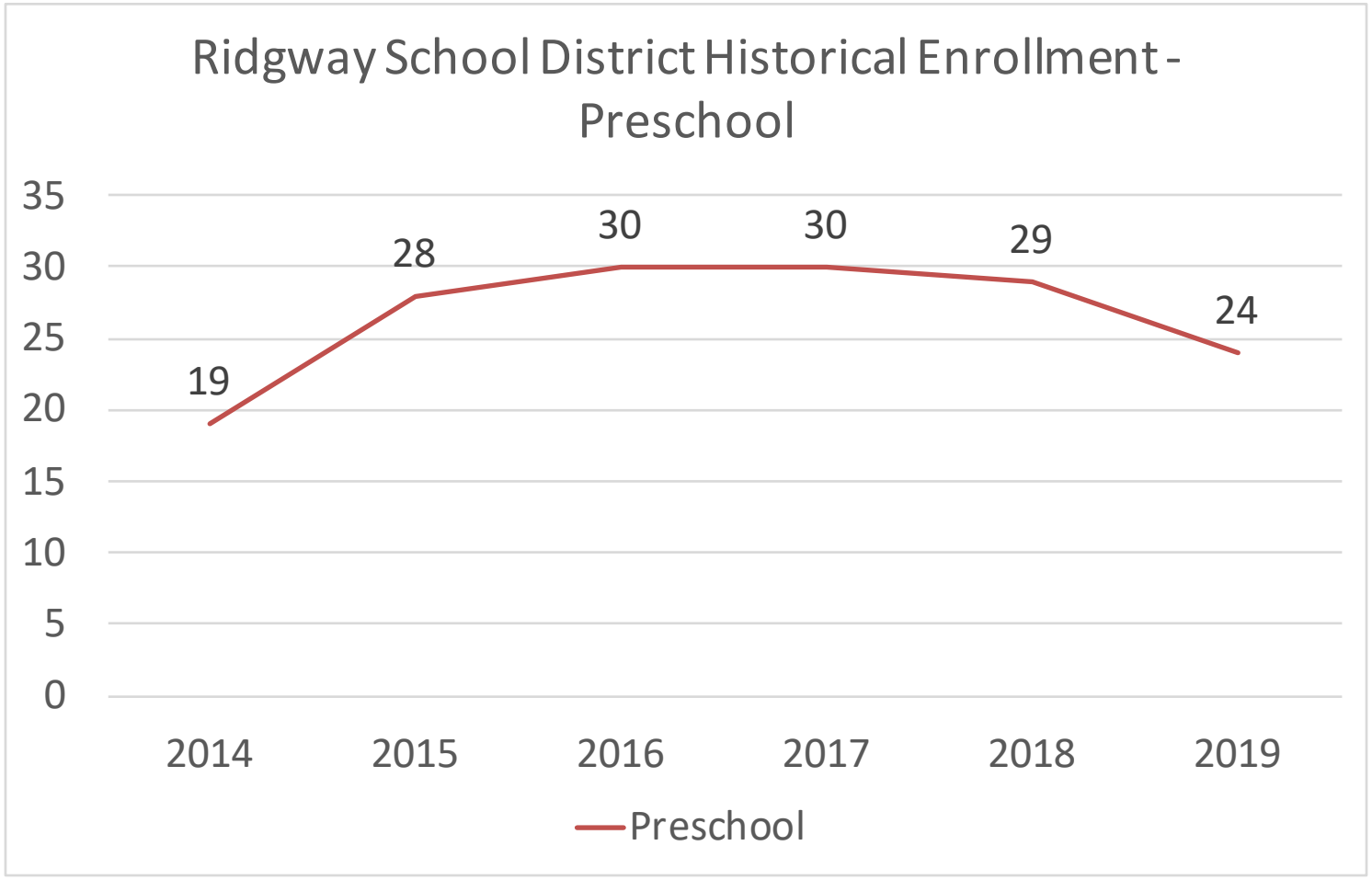
Western Demographics, Inc.

12/12/19

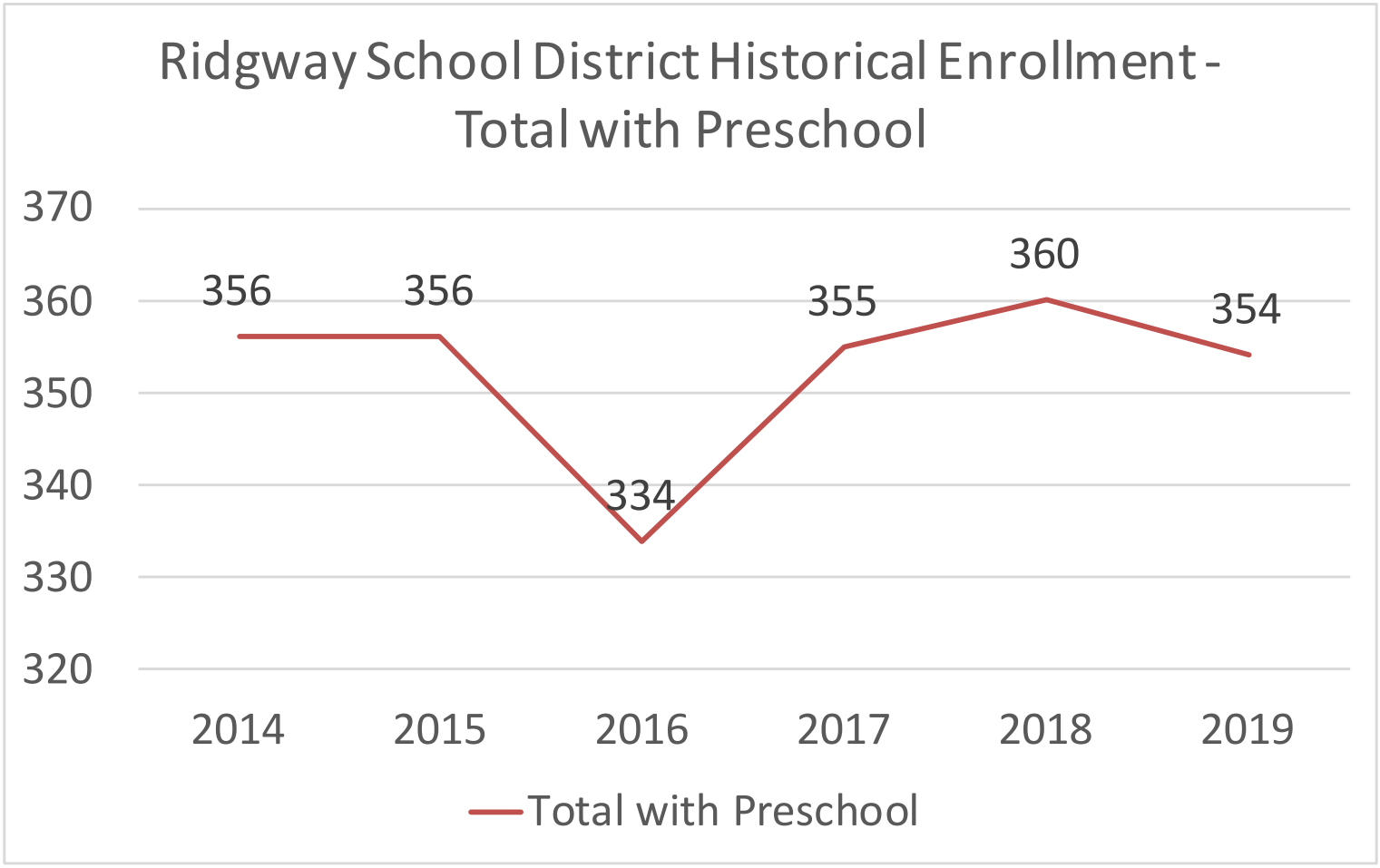
K-12 Enrollment History



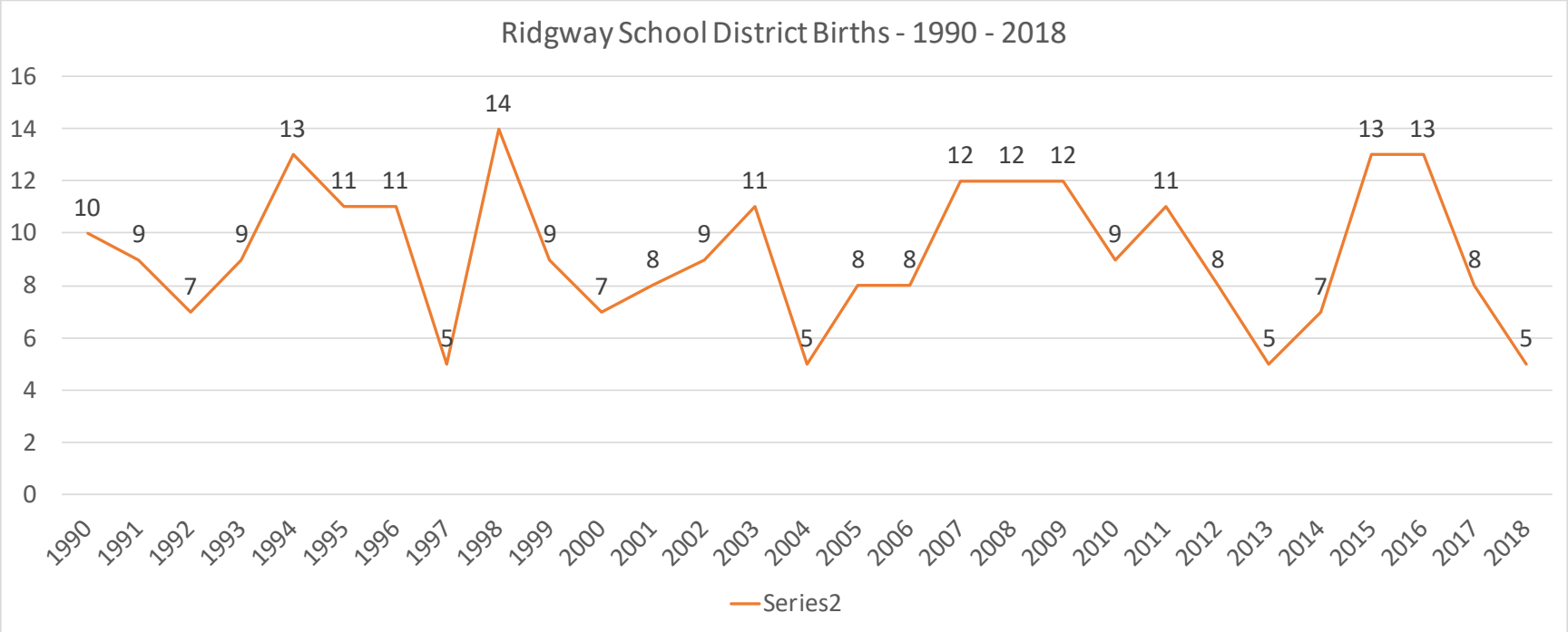
Preschool Enrollment History



PK-12 Enrollment History



Births


Ridgway School District Births - 1990 - 2018
16
14
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2013
2014
2015
2016
2017
2018
Series2

Active Developments

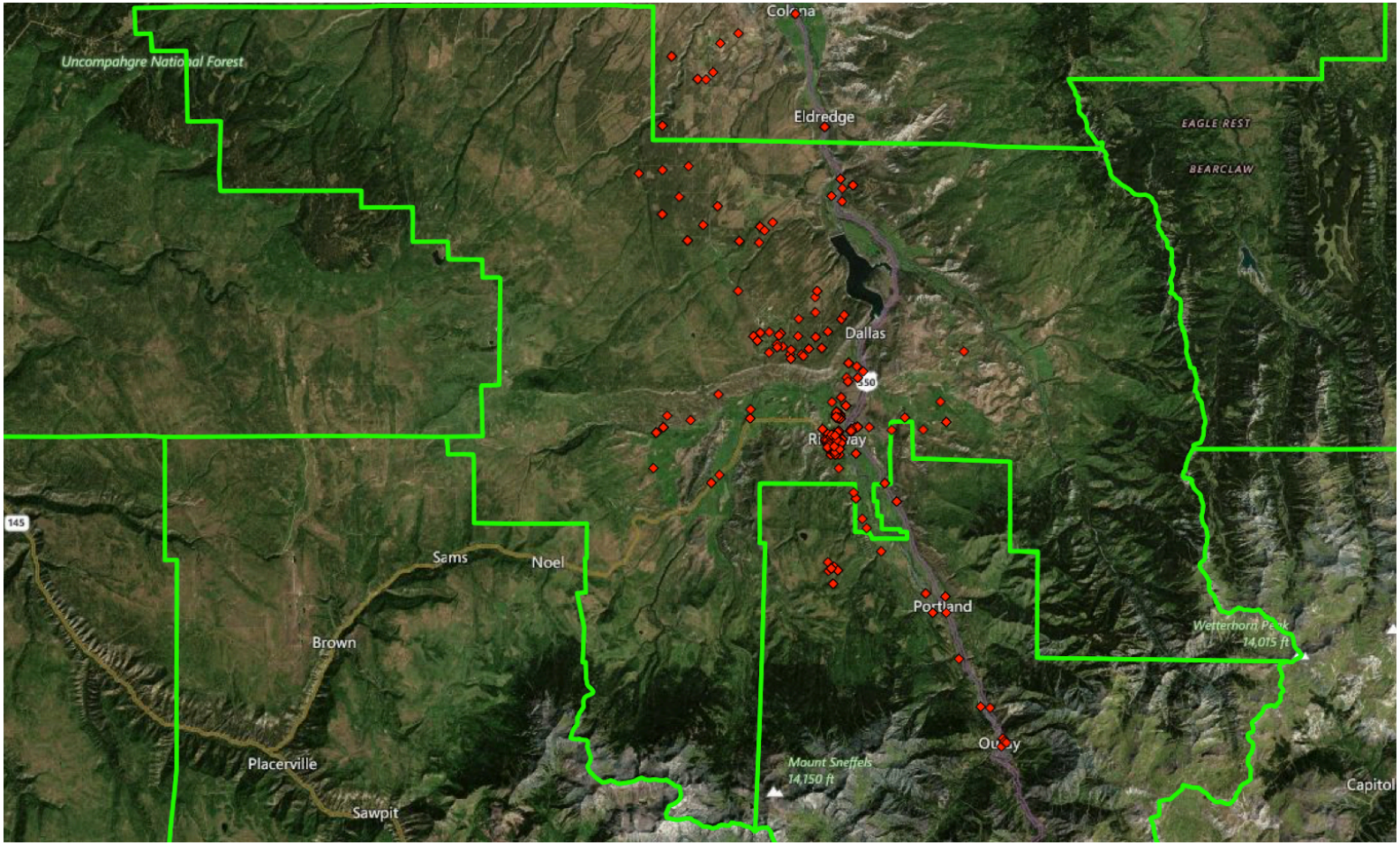
- River Sage – 8 – Large lot single family
- Lena Street Commons – 19 - Townhouse
- Alpenglow Cohousing – 26 – 20 Duplexes, 6 Above garage units
- Vista Park Commons – 23 – Single family and duplexes
- The Preserve – 33 – 22 Single family lots, two 3-unit lots, one 4-unit lot
- Block 28 Townhomes – 6 Townhomes
- Log Hill – 7-10 New single family homes per year

Draft Enrollment Forecast

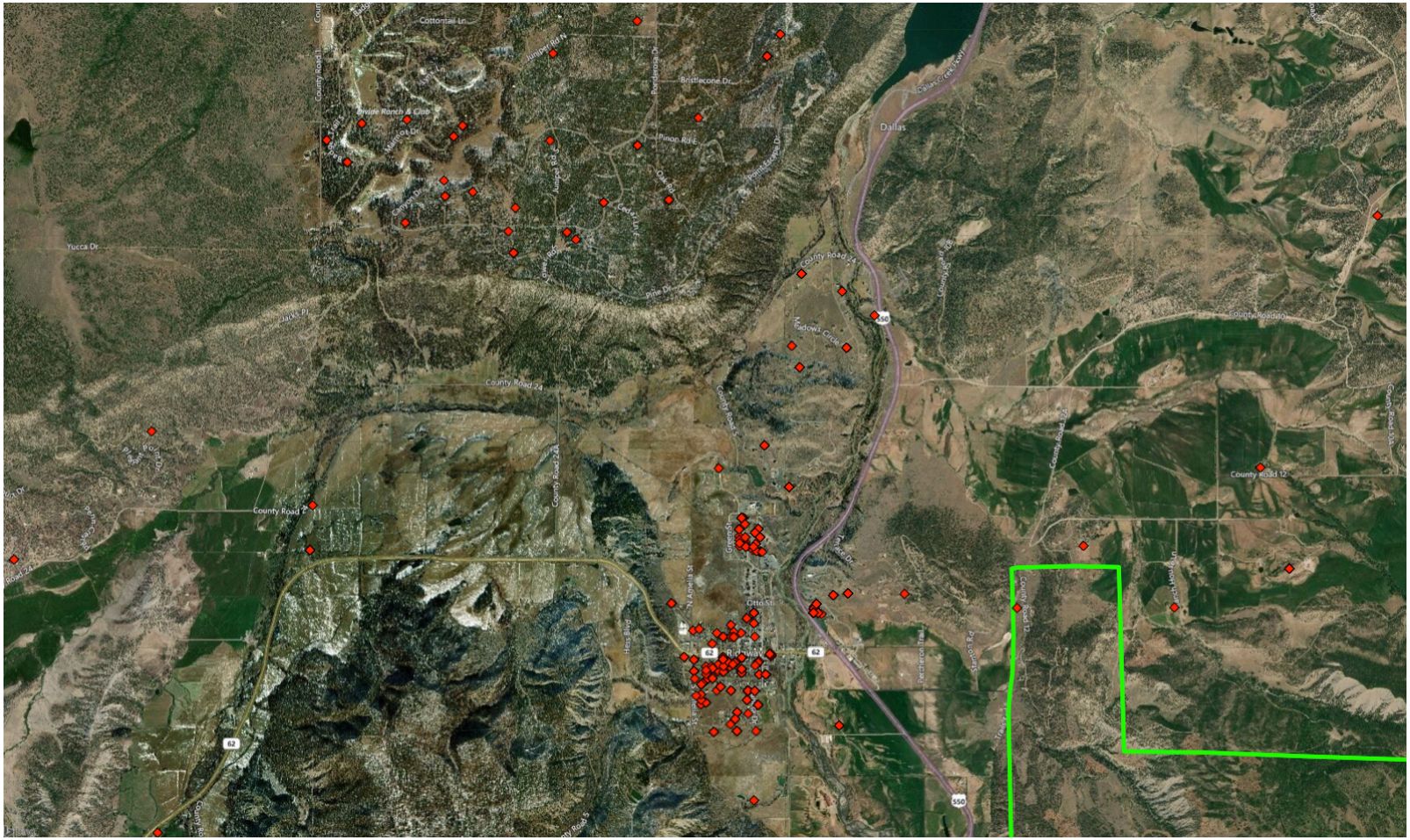
Year	(K-5)	(6-8)	(9-12)	(K-12)	Preschool	Tot w PS	Net Growth
2020	**181**	**54**	**94**	**328**	24	352	-2
2021	**177**	**52**	**92**	**322**	24	346	-6
2022	**176**	**53**	**93**	**322**	24	346	0
2023	**170**	**50**	**87**	**307**	24	331	-15
2024	**167**	**62**	**90**	**318**	24	342	11
2025	**171**	**64**	**85**	**320**	24	344	1
2026	**174**	**58**	**97**	**329**	24	353	10
2027	**181**	**57**	**96**	**333**	24	357	4

Projections based upon 3 year weighted average (Modified)	K	1	2	3	4	5	6	7	8	9	10	11	12	(K-5)	(6-8)	(9-12)	(K-12)	PS	Tot w PS	Net Growth
2020	23	24	24	31	25	24	31	23	30	19	31	18	26	**181**	**54**	**94**	**328**	24	352	-2
2021	24	21	25	24	33	26	26	29	23	30	15	31	17	**177**	**52**	**92**	**322**	24	346	-6
2022	24	18	22	25	26	34	28	24	29	22	26	15	29	**176**	**53**	**93**	**322**	24	346	0
2023	24	15	19	22	27	27	36	26	24	28	19	26	14	**170**	**50**	**87**	**307**	24	331	-15
2024	25	25	16	20	24	29	29	35	27	23	25	18	24	**167**	**62**	**90**	**318**	24	342	11
2025	25	25	26	17	22	26	31	28	36	26	19	24	16	**171**	**64**	**85**	**320**	24	344	1
2026	25	25	27	28	19	23	27	30	28	35	22	18	22	**174**	**58**	**97**	**329**	24	353	10
2027	25	26	27	28	29	21	25	27	30	27	31	21	17	**181**	**57**	**96**	**333**	24	357	4

Student Distribution – District-wide



Student Distribution – Greater Ridgway



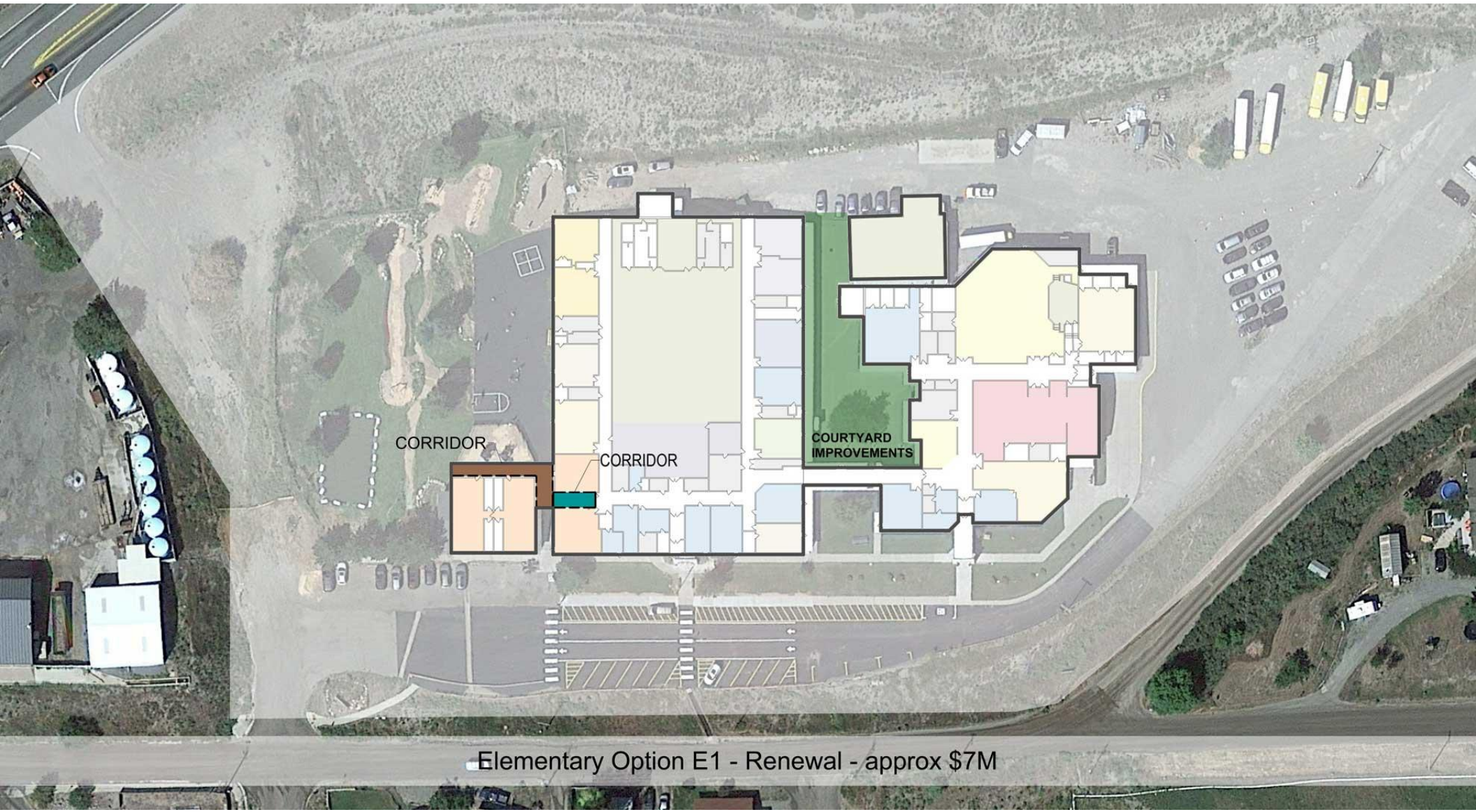
Student Distribution – Ridgway Town Core

Discussion / Questions

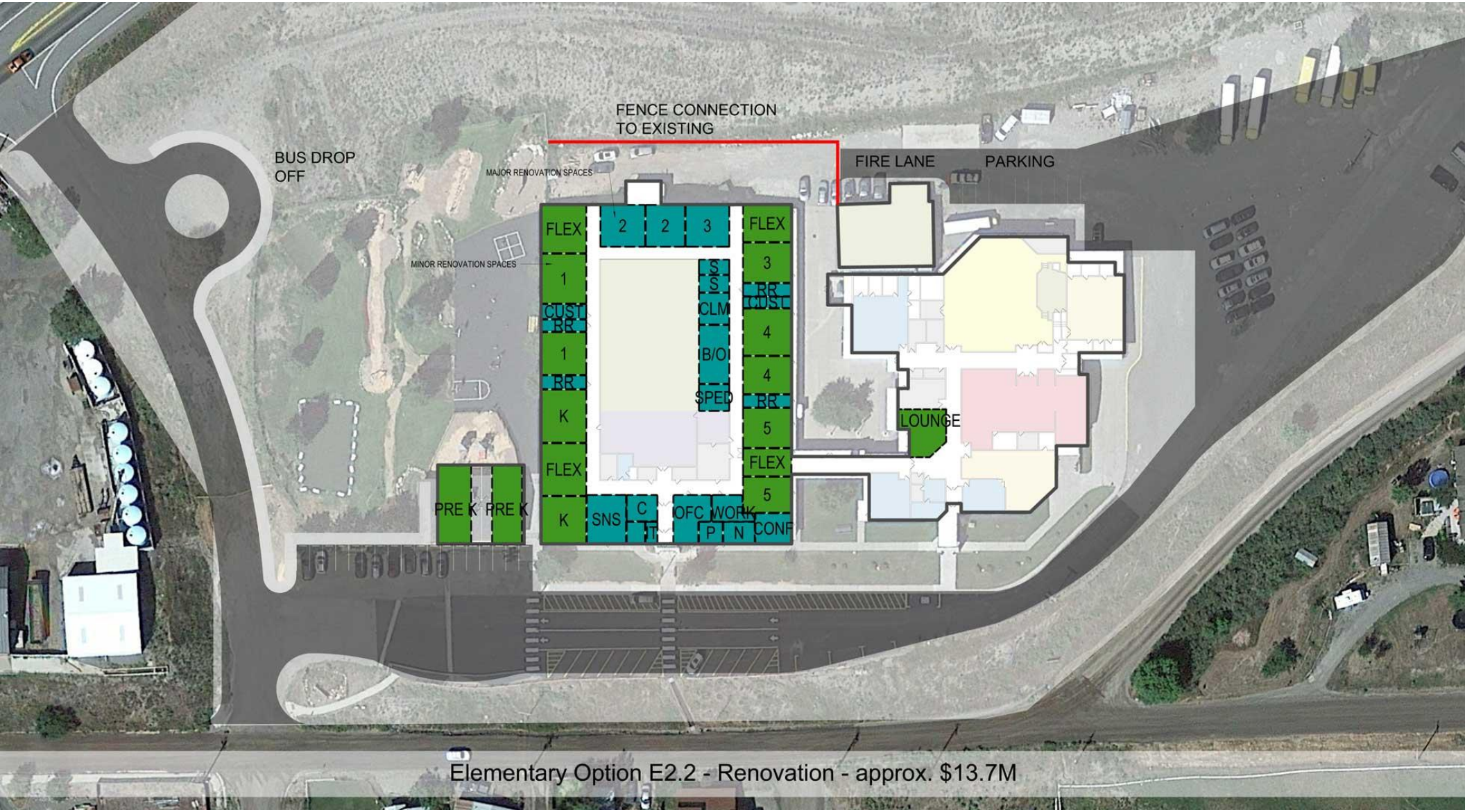
Appendix F

Existing & Proposed Building Plans

Existing Elementary School Floor Plan



Elementary Option E1 - Renewal - approx $7M



Elementary Option E2.2 - Renovation - approx. $13.7M

Existing Secondary School Floor Plan

Secondary Option S1 - approx $2.2M

Appendix G

Meeting Records and Attendance

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: January 30, 2020

ATTENDANCE: Refer to separate attendance sheet

SUBJECT: Planning Advisory Team (PAT) Meeting #1

Purpose: The purpose of this meeting is to introduce the planning advisory team and design team, kick-off the process and review the information that has been compiled to date.

Planning Advisory Team Dinner: The PAT met prior to the public meeting to give the group a chance to introduce themselves, meet the team from RTA and review an outline of the overall process. Brian reviewed the introductory slides that were prepared for the evenings public meeting.

Planning Advisory Team Meeting #1: (refer to separate presentation slides)

Susan Lacy introduced Brian Calhoun from RTA as the selected master planning professional team.

Brian began by introducing RTA and the rest of our design team. Brian reviewed the meeting agenda and the meeting norms. The purpose and outcomes of the facilities master plan were reviewed as well as the upcoming meetings.

Brian reviewed the enrollment forecast prepared by Western Demographics. The key information included the fact that the district should not expect to see significant growth in student numbers over the next seven years. The area will see some housing and population growth, but few new students are expected.

Brian reviewed the summary of buildings and properties owned by the school district. RTA has calculated the student capacity of each building based on the RSD standard of 20 students per classroom. The Ridgway Elementary School is just about at capacity at this time. However, it was also noted that the building has a lot of surplus area associated with the district offices, large library, large gym and the Eagle's Nest that could be converted to classroom space if needed in the future.

Brian reviewed the recently completed facility assessments that were completed by the Colorado Department of Education Insight program. The Ridgway Elementary School has over $9M in building deficiencies primarily due to the age of the building. The replacement cost identified was over $18M; however, it was mentioned that a new elementary school would actually cost more than this. The Elementary received an FCI score of 0.51. The Secondary School was in better shape with an FCI score of 0.16 and about $2.3M in building deficiencies.

The items identified in the Adequacy section of the CDE Assessment were reviewed at a high level. Each building had a short list of items that were identified by the state assessment team. Refer to the presentation for the list.

Brian reviewed the results from the online survey that was released in early January. The survey had 248 responses, of which about 150 were from students. This response rate was very good. The survey indicated that in general both students and parents felt that the school facilities were providing good educational opportunities at both schools. The secondary school was found to be better than the elementary school. Areas of concern expressed by the respondents include parking and drop off areas,

performance space at the Secondary School, and lack of a track for track and field athletics. The response indicate that a bond and/or mill would be supported.

Shane Ayers reviewed the work that the school district is doing with Honeywell to identify possible energy conservation measures and how those might be implemented through performance contracts. Shane also reviewed many of the current mechanical and other maintenance challenges he faces.

Brian reviewed summary information on the BEST Grant program. The district has a BEST grant match of 54%. Brian stated that the district currently has $1.7M in outstanding debt from the previous bond. At the current tax rate, the district could raise $13.2M in 2023 by continuing the current bond rate. The maximum bonding capacity of the district is $20M.

Questions: At the end of the meeting attendees where given the opportunity to ask questions. The following are some of the paraphrased questions and answers that were discussed.

1. Can a BEST grant be used for affordable housing/staff housing? Answer: No, it is intended for school facilities only.

2. What is the RSD match for a BEST grant? Answer: RSD would be responsible for 54% of the overall project cost.

3. Can RSD go for a BEST grant if we can't pass a bond? Answer: You can go for a BEST Grant before you pass a bond. You have 12 months to pass a bond after receiving the grant, and at that time if you don't have the matching funds, you forfeit the grant.

4. Can solar projects be included in a BEST grant? Answer: Yes, solar panels may be included in the grant application; however, an application for only solar panels would not have the safety aspect which is a priority for getting grants.

5. How does the RSD schools' capacity compare to other districts? Answer: School capacity varies greatly across the state. Compared to front range schools RSD has plenty of space.

6. Do you have any recommendations yet? Answer: We are not at that stage of the process at this time. We first seek to collect district information before we develop options.

7. What is the feasibility of using the RES property NW of the current building? Answer: This property has soil slope stability issues that were identified through a soils investigation process.

8. Does RSS have enough acreage for a combined campus? Answer: Yes, there is enough space on the site west of the Secondary School to building a new Elementary.

9. Would there be a road cut across to the elementary school? Answer: The district is checking with the town to see if this is a possibility.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Signature Printed Name

MEETING ATTENDANCE

Project: Ridgway School District Master Plan – Planning Advisory Team
Project Number: 19057.00

January 30, 2020										NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X										Susan Lacy	Superintendent district	318-1784	slacy@ridgway.k12.co.us
X										Shane Ayer	Director of Mant./Transp.	318-6590	sayer@ridgway.k12.co.us
X										Nate Wick	Acoustic Ability	503-327-1143	natewick@gmail.com
X										Jonathan Discoe	Parent	970-729-2228	falllineconstruction@gmail.com
X										Brian Patton	BOE	303-549-6684	bpatton@ridgway.k12.co.us
X										Mason Kinner	Teacher	970-318-6994	mkinner@ridgway.k12.co.us
X										_____ Cassidy	Teacher	831-241-0171	gmcassidy@gmail.com
X										Krista Javoronok	Teacher	303-908-3647	kjavoronok@ridgway.k12.co.us
X										Tammy Johnson	UnBOCES	970-467-3663	tjohnson@ridgway.k12.co.us
X										Trish Greenwood	RES		
X										Preston Neill	Town of Ridgway	970-318-0081	pneill@town.ridgway.co.us
X										John Clark	Town of Ridgway	970-417-8434	jclark@town.ridgway.co.us
X										Julie Ahern	Parent	970-318-6586	julieahern@q.com
X										Cindy Lystad	RSS	708-5222	
X										John Countryman	Parent	317-417-1488	johncountryman@sbcglobal.net
X										Thomas Emison	Parent	729-0013	morebicycles@yahoo.com
X										Jason Bojar	RACC VP/Parent	612-207-8143	drbojar@gmail.com

MEETING ATTENDANCE
Project: Ridgway School District Master Plan – Public
Project Number: 19057.00

January 30, 2020										NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X										Tom Hefferman	ROCC	626-4084	heffslanding@gmail.com
X										Kathy Hefferman	ROCC	626-4084	heffslanding@gmail.com
X										Lydia Van Arsdell	Ridgway Renewables	303-945-1307	lvanarsdell@students.ridgway.k12.co.us
X										Tanya Ishikawa	The Watch	303-819-7784	ltanya2008@gmail.com
X										Wendy Fenner	ROCC-CEC/Parent	970-729-1003	wzfenner@zgeoenerg.com
X										Jonathan Sivester	RSS	720-584-2273	jsilvester@ridgway.k12.co.us
X										Lori Patton	RES	720-822-3048	lpatton@ridgway.k12.co.us
X										Nate			
X										Tyler Van Arsdell			
X										Amy Eriksen	RES	708-4365	
X										Aimee Quadri	School Board/Parent	970-318-1365	Asquadri75@hotmail.com
X										Jaren Coburn	Parent		
X										Carolina Brown	Ouray County Plain dealer	970-729-0114	news@ouraynews.com
X										Vicki Waner Huggins	Ridgway resident	970-626-5725	vw_huggins@sbcglobal.net

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: February 13, 2020

ATTENDANCE: Refer to separate attendance sheet

SUBJECT: Planning Advisory Team (PAT) Meeting #2

Purpose: The purpose of this meeting is to better understand the goals and visions for the learning environments within the district.

Planning Advisory Team Meeting #2: (refer also to separate presentation slides)

Brian Calhoun from RTA introduced the RTA team and each attendee briefly introduced themselves. Brian reviewed the agenda and the meeting norms. The purpose and outcomes of the facilities master plan were reviewed as well as the upcoming meetings.

The group participated in a poll to "describe yourself in one word". The poll was intended to have the group log into the polling software from mobile devices. Answers included: Nerd, Busy, Teacher, book lover, excited, tired, inquisitive, swarthy, happy, hopeful, caffeinated, outgoing, creative, nature-lover, fantastic, stressing, ready.

Brian introduced and reviewed brain-based learning. Our daily experiences create new brain connections. Emotion is linked to learning. Brains work best in a balance between stress and comfort; the flow zone. Pattern making is a pleasurable emotion for brain activity; ordering chaotic information. Learning is best accomplished when the learning activity is associated with a physical activity. 12 principles of brain compatible learning were reviewed.

12 Principles of Design which contribute to brain development were introduced by Brian. Rich Stimulating Environment, Places for Group Learning, Linking Indoor and Outdoor Places, Public Places, Safe Places, Variety of Places, Changing Displays, Have All Resources Available, Flexibility, Active/Passive Places, Personalized Space, Surrounding Community as the Optimal Learning Environment.

The PAT was polled regarding what items from the 12 Principles of Design is RSD Missing? All items were identified at least once. The highest ranking items were Active/Passive Places, Variety, Places for Group Learning, Flexibility, and Personalized Spaces.

The PAT was polled as to what are 21st Century Learning Environments to you? Collaborative, Flexibility, integrative, team based, creative studios, outdoors, empowered, choice.

Susan (Ridgway School District Superintendent) reviewed the district mission statement and strategic plan. Susan discussed the components of the strategic plan that have an impact on physical environments.

Brian asked the group if there are spaces that would influence the way how students learn or are taught.

Comments:

What spaces are needed from a community perspective? Where in the process will the ability to provide input for community use? Brian and Susan noted that the community input is integral to the process.

The performing arts space is an area identified for improvement.

Mike Riggs reviewed the teaching practice spectrum with the group. Attendees were asked to respond using the online poll as to where they felt the current practices at RSD fell on the spectrum. In general, the group indicated that the current teaching practices fell in the middle of the spectrum. Refer to the presentations slides for actual results.

Mike Riggs reviewed classroom diagrams that illustrate the evolution of the classroom environment from traditional single classrooms to a learning community. This spectrum included:

1. Individually owned classrooms
2. Classrooms shared in a pair
3. All Classrooms shared in pairs plus commons
4. All Classrooms shared with teacher office plus commons
5. Learning Community

The attendees where asked to identify where they felt they currently are in terms of this spectrum. The group all felt that they had individually owned classrooms.

Mike Riggs reviewed the design of Douglass Elementary school and discussed how the spaces are used. Key features of the design were identified. It was mentioned that the current use of this school aligns most closely with item 3 above (Classrooms shared in pairs plus commons), but that the school was designed so that it could function as true learning communities. It is desired by the Boulder Valley School District that they eventually reach this model, but the school can function well as they transition.

Breakout Groups: At the end of the meeting attendees where asked to break into small groups (3 groups) and address the question of: What are the biggest obstacles you face in your existing facilities? And What would be different in your ideal school from what you have now? The comments below represent the items identified by the small groups. Note that the items tended to address both questions in what was generally one list of responses

Secondary School Group

1. The offerings in the Industrial Arts program are limited. Would like to have Automotive, Welding, Home Economics, plus Woodworking
2. The performing arts (cafetorium) has limitations (primarily in terms of acoustics)
3. The furniture in the building is not flexible. It is not inviting in student spaces
4. The teacher breakroom is not inviting or collaborative
5. The conference room off the main office is not big enough
6. More outdoor learning spaces are desired
7. The cardio/weight room would be best as a dedicated space and not shared with the climbing wall
8. There is a need for an additional practice field with a track (no track exists)
9. A greenhouse/horticulture space is desired
10. Teacher Housing is desired

Elementary School Group 1

1. Lack of open work areas with flexibility
2. Lack of with views and natural light
3. Lack of integration of buildings (separate preschool and other buildings)
4. Desire a building with more energy efficiency
5. Desire a building with better circulation and flow (which offers opportunities for educational space rather than just corridors)
6. Desire a building with a better hierarchy of spaces and functions

7. Desire a building with 21st Century Educational spaces that address the list above (a purposeful building with flexibility)

Elementary School Group 2

Obstacles we face

1. Poorly designed spaces for learning
2. Outdoor space is only really a two-season space (gated?)
3. Students who feel locked into isolated rooms
4. Lack of ease of flow to outdoor spaces
5. Lack of connection between two school buildings (preschool and secondary)

Ideal Building would have

1. Design flexible space that is shared
2. Because of changing population, flexible spaces to accommodate bubbles in enrollment would be useful

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Signature Printed Name

MEETING ATTENDANCE

Project: Ridgway School District Master Plan – Design Advisory Group
Project Number: 19057.00

January 30, 2020	February 13, 2020									NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X									Susan Lacy	Superintendent district	318-1784	slacy@ridgway.k12.co.us
X	X									Shane Ayer	Director of Mant./Transp.	318-6590	sayer@ridgway.k12.co.us
X	X									Nate Wick	Acoustic Ability	503-327-1143	natewick@gmail.com
X	X									Jonathan Discoe	Parent, Construction	970-729-2228	falllineconstruction@gmail.com
X										Brian Patton	BOE, Treasurer	303-549-6684	bpatton@ridgway.k12.co.us
X	X									Marcia Kinne	Teacher, Parent	970-318-6994	mkinne@ridgway.k12.co.us
X	X									Mike Cassidy	Teacher, Parent	831-241-0171	gmcassidy@gmail.com
X	X									Krista Javoronok	Teacher, Parent	303-908-3647	kjavoronok@ridgway.k12.co.us
X	X									Tammy Johnson	UnBOCES	970-467-3663	tjohnson@ridgway.k12.co.us
X	X									Trish Greenwood	RES Principal		
X	X									Preston Neill	Town of Ridgway, New Town Manager	970-318-0081	pneill@town.ridgway.co.us
X	X									John Clark	Town of Ridgway, Mayor	970-417-8434	jclark@town.ridgway.co.us
X										Julie Ahern	Parent, Landscape	970-318-6586	julieahern@q.com
X	X									Cindy Lystad	RSS Principal	708-5222	
X	X									John Countryman	Parent	317-417-1488	johncountryman@sbcglobal.net
X	X									Thomas Emison	Parent, Architect	729-0013	morebicycles@yahoo.com
X										Jason Bojar	RACC VP/Parent	612-207-8143	drbojar@gmail.com
X	X									Lydia Van Arsdell	Student Rep	303-945-1307	lvanarsdell@students.ridgway.k12.co.us
	X									Adam Johnson	Teacher	970-729-1214	ajohnson@ridgway.k12.co.us
	X									Willow Krois	Student Rep	970-318-0994	wkrois@students.ridgway.k12.co.us
	X									Jonathan Silvester	Teacher		

January 30, 2020	February 13, 2020									NAME	REPRESENTING	PHONE	EMAIL ADDRESS
	X									Jim Unrah			junrah@ridgway.k12.co.us
	X									Christy Sabo			csabo@ridgway.k12.co.us
	X									Brian Nelson	Teacher, affordable housing com.		
	X									Kelsey Nelson			
	X									Sarah MacCraiger			Smaccraiger@ridgway.k12.co.us
	X									Wendy Fenner	Parent, ROCC		
	X									Sharon Brown	RES, RSS, Parent	505-635-0861	sbrown@ridgway.k12.co.us

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: March 5, 2020

ATTENDANCE: Refer to separate attendance sheet

SUBJECT: Planning Advisory Team (PAT) Meeting #3

Purpose: The purpose of this meeting is to review masterplan options based upon previous PAT comments, district goals, and visions.

Planning Advisory Team Meeting #3: (refer also to separate presentation slides)

Agenda

Upcoming meetings. The next meeting is scheduled for April 22 from 4pm to 6pm. This will also be a public meeting.

Brian reminded the PAT that the previous meeting notes and slides are posted on the district webpage via a link to the RTA hosted webpage.

Information and data presented at previous meetings was reviewed in summary; projected enrollment, building capacity and district owned property. The northern edge of the elementary school site was discussed for possible teacher housing. The extension is 3 acres and has been studied by the district numerous years ago for potential use and subdivision. The secondary school site size has been confirmed as 25.17 acres. Susan stated that it has been recently discovered that the west parcel near the community garden is designated as federal wetlands. Brian stated that there is a process to re-designate the parcel to remove the wetlands assignment.

The CDE facility assessment for each facility was briefly reviewed. The individual line items should be reviewed by the PAT members. RTA has reviewed the elements identified by CDE with district personnel. Items were identified that are not urgent needs while other items were identified as necessary repairs that were not noted within the CDE assessment.

During the previous meeting the PAT group participated in group activities to identify educational issues with the current facilities. The results of the group activity were reviewed.

The PAT was given the opportunity to discuss other building challenges they have with the existing school facility. The items discussed can be summarized as follows:

1. Difficult access from building to Playgrounds for many of the classrooms
2. Access to pre-school is not ideal for parents
3. Gymnasium locker rooms (from when it was a PK-12) are not used (1 used for storage and 1 used for Teams/bathrooms)
4. The courtyard is not ideal
    a. Improved security needed for outdoor use and easy access
    b. Space is not inviting
    c. Can be icy and improved drainage is needed

5. It was identified that severe needs special education space is needed in the building for pre-school through 5th grades.
6. Underutilized Spaces include:
    a. Library
    b. BOCES Space
    c. Eagle's Nest
    d. District Lounge

It was discussed that a work session will be scheduled to allow school staff more time to discuss specific building challenges and needs.

Brian Calhoun reviewed four options for addressing needs at the Ridgway Elementary School. Each option can be summarized as follows:

1. E1: Address maintenance Items and construct a pre-school addition
2. E2: Address maintenance Items and renovate/remodel the interior of the existing building to address functional needs, construct a pre-school addition and Library (Curiosity Center) addition.
3. E3: Demolish the 1972 portion of the building and construct a new building that would attach to the existing 1996 building.
4. E4: Construct a new PK-5 on the site west of the Secondary School.
5. E5: Other options to be identified by the PAT

Pros and cons were collected for each option. Refer to the images at the end of this report for notes taken in the meeting. Also refer to meeting slides for illustrations of each option. After the meeting RTA provided additional items on each pro/con and notes list to complete the thoughts that were expressed in the meeting. Items added by RTA are shown below in red.

Option E1: Address maintenance Items and construct a pre-school addition

Pros:

1. Takes care of building assessment needs
2. Can be funded without raising taxes (continues current mills)
3. Can be done in summer construction
4. This is the lowest cost option

Cons:

1. No additional instructional space is included (i.e. SPED)
2. Does not improve educational spaces

Notes:

1. Existing pre-school building is not a modular building (stick framed)
2. SPED Addition could be included in this option

Option E2: Address maintenance Items and renovate/remodel the interior of the existing building to address functional needs, construct a pre-school addition and Library (Curiosity Center) addition

Pros:

1. Can be funded without raising taxes (extend current mills)
2. Includes flex spaces/improves educational environment
3. Maintains town/community connection
4. Consistent with community survey

5. Utilizes existing building (may be beneficial from a sustainability standpoint to reuse existing building vs. demo and rebuilding)

Cons:

1. Parking configuration in this option was not an improvement (would be better without new playfields)
2. Bus Drop off was not improved in this option
3. Does not provide a single Pk-12 campus

Notes:

1. Look at using locker room space for other uses
2. Consider Eagle's Nest space for more educational space

Option E3: Demolish the 1972 portion of the building and construct a new building that would attach to the existing 1996 building

Pros:

1. Provides opportunity to design and build the ideal 21st century classroom area
2. Provides a facility of equal or superior quality to that provided at the Secondary School
3. Provides an improved parking and parent drop off situation
4. Provides opportunities for better configuration of playgrounds and outdoor spaces

Cons:

1. Bus drop requires access on highway
2. Would require increased taxes and/or BEST Grant
3. Would require a temporary move and 1.5 years of construction

Notes:

1. Look at other options to separate bus drop loop that does not require highway access

Option E4: Construct a new PK-5 on the site west of the Secondary School

Pros:

1. Creates a connected PK-12 educational campus
2. Provides opportunity to design and build the ideal 21st century school
3. Provides a facility of equal or superior quality to that provided at the Secondary School
4. Provides an improved parking and parent drop off situation
5. Provides opportunities for better configuration of playgrounds and outdoor spaces

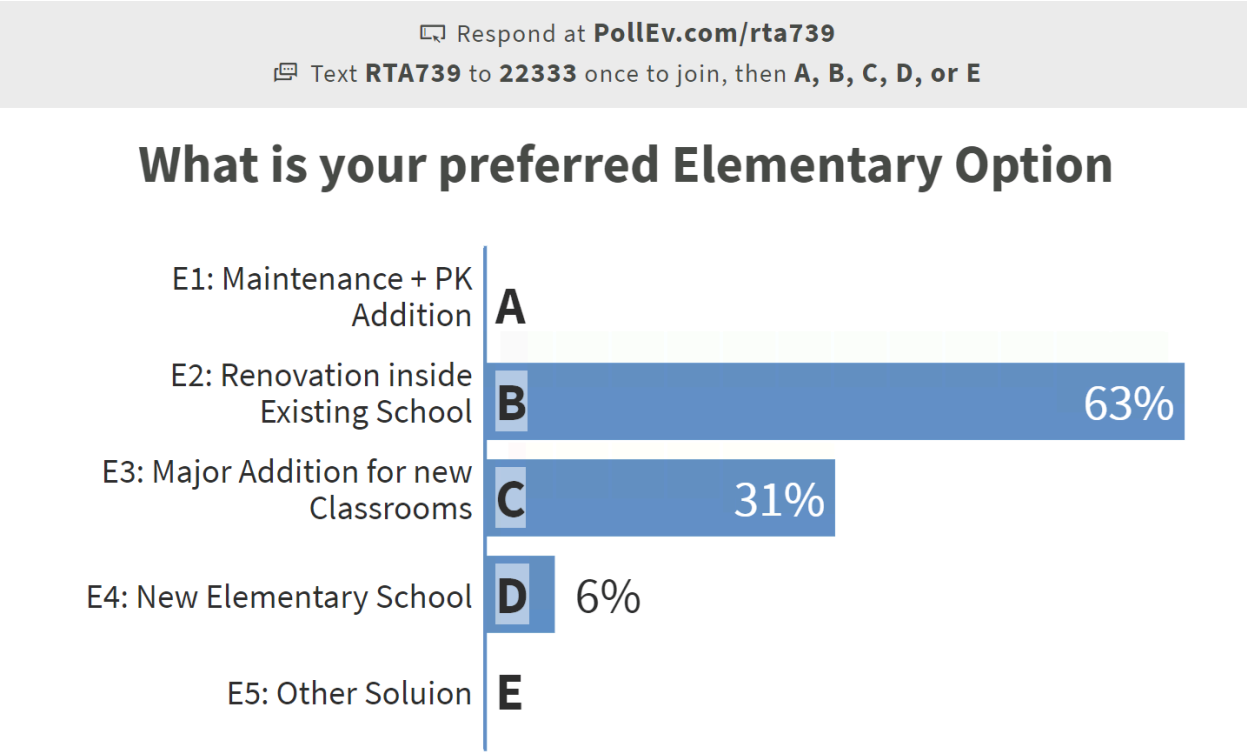
Cons:

1. Requires additional funding (would max out bonding capacity plus need for BEST Grant)
2. Leaves an unused facility that would need to be addressed (perhaps this could be sold or could become a site for teacher housing)
3. The wetlands designation would need to be addressed

Option E5: Other Options

1. Build a new PK-5 on the Secondary Parking Lot
2. Build a new PK-5 on Secondary Soccer Field

The PAT participated in a live Poll to determine the current interest in each option. Below is the results of this initial polling.



Brian quickly reviewed a draft list of improvements at the secondary school based on feedback obtained so far. The PAT did not have time to prioritize the list of items in the meeting.

Brian showed two illustrations showing the size of a fully compliant CHSAA track located on the land west of the Secondary School and also on the town athletic field site. These figures illustrate the amount of land this would occupy. The PAT discussed the idea that a new track may not need to be a full-size track that could host track meets. Maybe they should consider something smaller.

The PAT discussed the next meeting to occur on April 22. Consideration will be given to possibly having the PAT meet before the public portion of the meeting. The school staff will participate in a work session to further develop options E2 and E3 prior to the next meeting.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

MEETING ATTENDANCE

Project: Ridgway School District Master Plan – Design Advisory Group
Project Number: 19057.00

January 30, 2020	February 13, 2020	March 5, 2020								NAME	REPRESENTING	PHONE	EMAIL ADDRESS
X	X	X								Susan Lacy	Superintendent district	318-1784	slacy@ridgway.k12.co.us
X	X									Shane Ayer	Director of Mant./Transp.	318-6590	sayer@ridgway.k12.co.us
X	X	X								Nate Wick	Acoustic Ability	503-327-1143	natewick@gmail.com
X	X	X								Jonathan Discoe	Parent, Construction	970-729-2228	falllineconstruction@gmail.com
X		X								Brian Patton	BOE, Treasurer	303-549-6684	bpatton@ridgway.k12.co.us
X	X	X								Marcia Kinne	Teacher, Parent	970-318-6994	mkinne@ridgway.k12.co.us
X	X	X								Mike Cassidy	Teacher, Parent	831-241-0171	gmcassidy@gmail.com
X	X	X								Krista Javoronok	Teacher, Parent	303-908-3647	kjavoronok@ridgway.k12.co.us
X	X	X								Tammy Johnson	UnBOCES	970-467-3663	tjohnson@ridgway.k12.co.us
X	X	X								Trish Greenwood	RES Principal		tgreenwood@ridgway.k12.co.us
X	X	X								Preston Neill	Town of Ridgway, New Town Manager	970-318-0081	pneill@town.ridgway.co.us
X	X	X								John Clark	Town of Ridgway, Mayor	970-417-8434	jclark@town.ridgway.co.us
X										Julie Ahern	Parent, Landscape	970-318-6586	julieahern@q.com
X	X									Cindy Lystad	RSS Principal	708-5222	clystad@ridgway.k12.co.us
X	X	X								John Countryman	Parent	317-417-1488	johncountryman@sbcglobal.net
X	X									Thomas Emison	Parent, Architect	729-0013	morebicycles@yahoo.com
X		X								Jason Bojar	RACC VP/Parent	612-207-8143	drbojar@gmail.com
X	X	X								Lydia Van Arsdell	Student Rep	303-945-1307	lvanarsdell@students.ridgway.k12.co.us
	X									Adam Johnson	Teacher	970-729-1214	ajohnson@ridgway.k12.co.us
	X									Willow Krois	Student Rep	970-318-0994	wkrois@students.ridgway.k12.co.us
	X	X								Jonathan Silvester	Teacher		jsilvester@ridgway.k12.co.us

January 30, 2020	February 13, 2020									NAME	REPRESENTING	PHONE	EMAIL ADDRESS
	X									Jim Unrah			junrah@ridgway.k12.co.us
	X									Christy Sabo			csabo@ridgway.k12.co.us
	X	X								Brian Nelson	Teacher, affordable housing com.		bnelson@ridgway.k12.co.us
	X									Kelsey Nelson			
	X									Sarah MacCraiger			Smaccraiger@ridgway.k12.co.us
	X	X								Wendy Fenner	Parent, ROCC		
	X									Sharon Brown	RES, RSS, Parent	505-635-0861	sbrown@ridgway.k12.co.us
X	X	X								Greg Lawler	Board of Education		glawler@ridgway.k12.co.us

ELEMENTARY SCHOOL "DEFICIENCIES"

- DIFFICULT INGRESS & EGRESS TO PLAYGROUND
- PRE-SCHOOL ACCESS & LOCATION
- SPECIAL EDUCATION.
- GYM LOCKER ROOMS - NOT USED
  - STORAGE. IN PE Locker Room.
  - 1 ROOM USED FOR TEAMS/BADMINTON.
- COURTYARD USE
  - SECURITY.
  - NOT INVITING.
  - ICY/DRAINAGE.
- UNUSED SPACE/UNDERUTILIZED/FUNCTIONALITY.
  - LIBRARY.
  - BOCES SPACE.

PRO:

- TAKES CARE OF BUILDING ASSESSMENT DEFICIENCIES
- FUND WITHOUT RAISING TAXES.
- SUMMER CONSTRUCTION/RENOVATION

CON:

- NO ADDITIONAL INSTRUCTIONAL SPACE
  - I.E. SPED
- DOES NOT IMPROVE EDUCATION SPACES
  - I.E. FLEXIBLE LEARNING, MAKER SPACE.

NOTES:

- ~~MAINTAIN PK - MODULARS FOR RELOCATION??~~
  - STICK FRAME. NOT MODULAR.
- ADD SPED ADDITION.

A. ELEM on SECONDARY PARKING LOT

B. ELEM on SECONDARY SOCCER FIELD.

E2

PRO

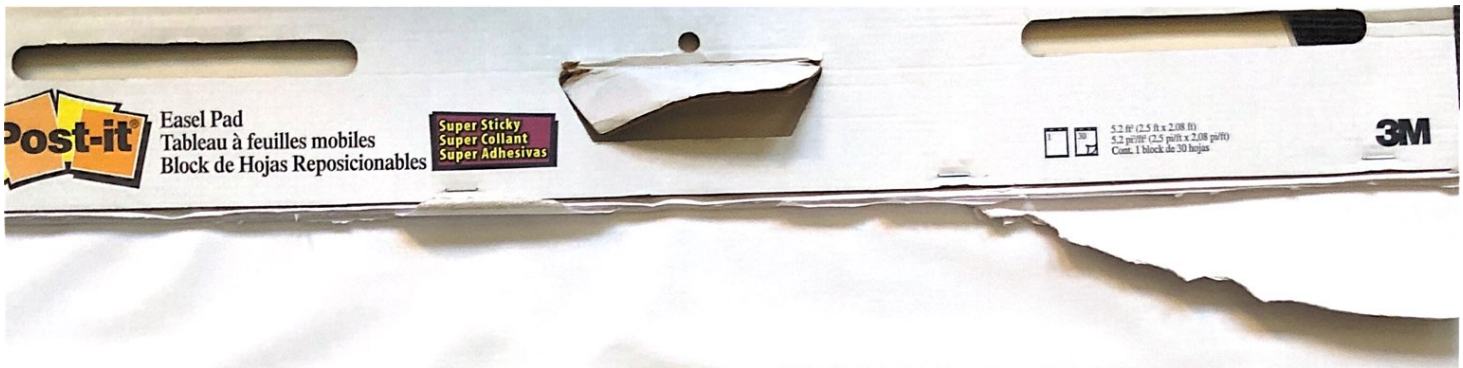
- FUNDED WITHOUT RAISING TAXES.
  - EXTENDS CURRENT TAXES.
- INCLUDES FLEX SPACES / IMPROVES ED ENVIRO
- MAINTAINS TOWN/COMMUNITY CONNECTION.
- CONSISTENT WITH COMMUNITY SURVEY.

CON:

- CHANGE IN PARKING CONFIGURATION
  - PLAYFIELD DISRUPTION.
- BUS/DROP OFF NOT IMPROVED.
- NOT CONNECTED AS ONE CAMPUS

OPPORTUNITIES

- REMOVE LOCKER ROOMS - ADD SPACE
  - REMOVE FACILITIES NEST FOR ED SPACE?



E3

Pro:

- CREATES EDUCATION CAMPUS

Con:

- BUS DROP & HIGHWAY ACCESS
- REQUIRES ADDITIONAL FUNDING. BOND / BEST GRANT.

PRO

+ CREATES EDUCATION CAMPUS

CON

+ ADDITIONAL FUNDING.
+ UNUSED FACILITY - EXISTING ECON
  - HOWEVER IT IS MARKETABLE.

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: April 22, 2020

ATTENDANCE: Julie Furstenfield, Mary Poho, Nate Wick, Shane Sayer, Susan Lacey, Brian/Kelsey Nelson, Cindy Lystad, Diane Brand, John Clark, John Countryman, Jonathan Silvester, kjavoronok, Lindsay Hepp, Marcia Kinne, Mike Cassidy, Preston Neil, Tammy Johnson, Wendy Fenner, Betsy, Mike Riggs, Brian Calhoun

SUBJECT: Planning Advisory Team (PAT) Meeting #4

Purpose: The purpose of this meeting is to review masterplan options based upon previous PAT comments, district goals, and visions.

Planning Advisory Team Meeting #4: (refer also to separate presentation slides)

Agenda

Overview of Information to date.
Summary of Proposed Options – Elementary
Review Proposed Options – Secondary
Discuss Community Meeting

Brian reminded the PAT that the previous meeting notes and slides are posted on the district webpage via a link to the RTA hosted webpage.

Information and data presented at previous meetings was reviewed in summary; projected enrollment, building capacity and district owned property.

The 4 options, previously presented, were reviewed. Brian discussed several comments that had been proposed for each option during the last PAT meeting.

Option E2.1: Further development

Brian reviewed a concept sketch which illustrates what elements could begin to be incorporated into a renovated floorplan and pre-school addition

Primary elements of focus include:

1. Connected pre-school addition and add third classroom.
2. Emphasis on larger classrooms
3. Included a flex area between classrooms
4. Two classrooms per grade are provided
5. Potential decrease in gymnasium area to create space for other things
6. Supplemental classroom break-out spaces can serve as math intervention and other uses
7. Separation of the cafeteria from the gymnasium via folding wall for sound isolation
8. Severe needs special education suite is provided and would include restroom and storage
9. Renovated office area for increased security and program functionality
10. District offices can be consolidated into a single area
11. Fourth and Fifth grade classrooms would be provided via an addition

12. A dedicated bus drop-off lane is provided in this scheme to the south with a turn around so that vehicles do not have to exit onto the highway.

Comments/Questions:

1. Has the gymnasium been discussed for the impacts to after school uses?
    a. Modifications to gymnasium would accommodate middle school basketball practice.
    b. Competitions/games would continue to be played at the secondary school.
2. Is Art and Music included within the 1996 addition.
    a. The music room would remain in its current location.
    b. The goal would be to maintain the 1996 building as in-tact as possible.
    c. An Art room is proposed where the district lounge and tech office is now
3. Asbestos
    a. An asbestos report is not fully complete at this time, but hazardous materials are suspected. This would have an impact on cost and timing for a renovation project.

Brian discussed the benefit of pursuing sustainable elements as a part of the master plan and the benefits to student learning.

Option E3: Further development

Brian reviewed the E3 option which provides a significant addition to replace the 1972 building. A dedicated bus trop off lane is provide to the south in this option.

Option E4.1: Further development

Brian reviewed a concept sketch which illustrates how an elementary school building could be located within the current secondary school parking area.

Comments:

1. Could the north access road be relocated to the west to accommodate playground space closer to the building? Yes, however this would move the parking even further from the buildings.
2. The area north of the building is steeply sloped and could not be used for parking or development.
3. Shared parking and site density are concerns with consolidating traffic into a small area. Drop off would require coordinated school start times and scheduling of events.

Option E4.2: Further development

Brian reviewed a concept sketch which illustrates what elements could begin to be incorporated into a new elementary school located east of the secondary school soccer field.

Comments:

1. Very costly building requiring road extensions, field relocations, playgrounds, utility extensions, etc.
2. What are the reasons to consider a unified campus?
    a. Allow secondary school teachers to collaborate with elementary school teachers.
    b. Elementary students access to secondary school resources.
    c. Shared staffing.
    d. The location of the BOCES and other district offices would need to be explored if this option is to be pursued.
3. Ability to provide a new school with natural light and geared specifically to elementary school students.
4. Connection to the natural environment and distance away from the highway are great aspects.
5. The traffic and bottleneck access is a concern.
    a. Drop off area would need to be increased and bus traffic considered.
6. Does not disrupt educational programming during construction.
7. Does not include space for district maintenance/transportation currently.

Brian reviewed the BEST Grant process and timelines. The next round of applications starts in January of 2021. This schedule could work with a possible fall 2021 bond election.

Secondary School.

The group was asked to participate in a live poll to prioritize scope items for the secondary school. The results of the poll are shown on the associated meeting slides. There were 18 responses to the poll in the meeting.

The group also participated in another poll to see what elementary option is currently favored. This time the preferred scheme is E3 with E2 coming in second place. In this poll there was more interest in a new school option (E4 or E4.2).

Moving forward – next steps.

RTA intends to explore the options further and continue to plan for a community meeting in the fall. It was asked if more information could be gathered on the value of the elementary if it were to sell and the process and cost associated with reclassifying the district land that is wetlands. It was also requested that additional polling at the Elementary and Secondary schools may be beneficial.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: June 24, 2020

ATTENDANCE: Greg Lawler, Jason Bojar, John Countryman, John Clark, Jonathan Silvester, Marcia Kinne, Mike Cassidy, Nate Wick, Shane Sayer, Susan Lacey, Preston Neil, Sloan, Russel Randolph, Brian Calhoun, Mitchell Starrs

SUBJECT: Planning Advisory Team (PAT) Meeting #5

Purpose: The purpose of this meeting is to review the detailed cost estimate information for each option including the updated E2.2, E3.1 and S-1 options.

Planning Advisory Team Meeting #5: (refer also to separate presentation slides)

The memo dated 6/18/2020 was reviewed with the Planning Advisory Team. It was discussed that the current cost estimates include much more detailed information than the early conceptual numbers. In response to the increased costs, new versions of the options were created to be more cost effective while maintaining the educational goals identified by the PAT group. A summary of the key features of each option is provided below.

Option E2.2: Refined option 2

This option is based on E2 with further refinement to reduce the amount of major renovation and building additions.

Primary elements of focus include:

1. Connected pre-school building to main building
2. Classrooms remain approximately the same size as they currently exist
3. Included a flex area between most classroom pairs (2 without)
4. Two classrooms per grade are provided
5. Decrease in gymnasium area to create space for other programmatic elements
6. Supplemental classroom break-out spaces can serve as math intervention and other uses
7. Separation of the cafeteria from the gymnasium via folding wall for sound isolation
8. Severe needs special education suite is provided and would include restroom and storage
9. Renovated office area for increased security and program functionality
10. District offices remain as they currently exist
11. Staff Lounge would possibly be located where the district lounge is currently
12. A dedicated bus drop-off lane is provided in this scheme to the south with a turn around so that vehicles do not have to exit onto the highway.

Option E2.2 alternative additions: The following options to include with version E2.2 were illustrated for consideration.

1. The addition of a third pre-school classroom
2. The addition of two 5th Grade Classrooms and a flex space (this also allows for staff lounge and an extra classroom)

Comments/Questions:

a. This option addresses the improved building functionality while being more cost effective.
b. Option E2.2 also addresses building renewal needs.
c. Option E2.2 would require asbestos abatement; although perhaps less than E2.1 would have required.

Option E3.1: Refined Option 3

Option E3.1 was created to reflect changes in the classroom sizes similar to those provided in Option E2.2. Other areas that were reduced in size include special education and the gymnasium.

Option S1: Secondary School

This option addresses the highest priority items identified for the Secondary School including renovations in the auditorium area (new sound system, new lighting system, control booth, improved acoustics and sound isolation), a 50 KVA solar panel system to be installed on the gym roof, and roof replacement.

As a separate option for consideration, we have provided an estimate for a new track to be located east of the existing soccer field. This track would be approximately half size (J shaped) and would feature 8 lanes and a corner. Other field events could be included in this area as well.

The cost summary for each option discussed is provided below:

E1: Renewal	**$7,046,696**
E2.1: Extensive Renovation	**$19,719,793**
E2.2: Moderate Renovation	**$13,717,286**
Third Pre-School Classroom add	**$782,375**
Fifth Grade Addition add	**$1,365,530**
E3: New Classroom Building (Large)	**$39,205,512**
E3.1: New Classroom Building (Med)	**$33,614,401**
S1: Secondary School	**$1,475,370**
8 Lane J-Track add	**$764,480**

The Planning Advisory Team discussed the following considerations:

1. It was asked if the design team could provide a cost for carpet replacement for the PAT to consider.
2. It was noted that providing the community an estimate of what the tax impact would be on a typical home or business would be good information to provide.
3. Options to present to the community for feedback in the fall virtual open house include: Option E1, E2.2 (with separate number for pre-school and 5th grade additions), and Option S-1 (with separate J-track). Context would be provided around options E3 and E4 so the community could understand that these were considered.
4. The traffic improvements associated with Option E2.2 would be highlighted.
5. Information should be provided on how pre-school funding works for the community to consider when evaluating the alternative to add a third pre-school classroom.

RTA will continue to develop a virtual open house to reflect the information provided to the PAT.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: December 3, 2020

ATTENDANCE: Jason Bojar, John Countryman, John Clark, Jonathan Silvester, Marcia Kinne, Mike Cassidy, Shane Sayer, Susan Lacey, Russel Randolph, Brian Calhoun, Russell Randolph, Brian Patton, Tammy Johnson, Wendy Fenner, Krista Kjavonok, Trish Greenwood

SUBJECT: Planning Advisory Team (PAT) Meeting #6

Purpose: The purpose of this PAT meeting is to review the survey results from the digital open house. The PAT should then make a recommendation to the Board of Education to address facility needs for the Ridgway School District.

Planning Advisory Team Meeting #6: (refer also to Virtual Open House Website and Community Survey Results). A recording of the meeting comment discussions can be found here:

Share recording with viewers:
https://us02web.zoom.us/rec/share/JXxldNZTsIj6a6vCHj-4LG7CDoBp3tojao4RZxHiex4qwXZfWUjSKKsgI1EX1uh4.sb05CZqr47LEdZpI Passcode: K9.OXa2M

1. **Review Process to date:** Brian reviewed in broad terms, the Master Planning process to date including the data that has been considered, the goals that were defined, and the options that have been considered.

2. **Review Digital Open House:** Brian ran through the overall format and information presented in the virtual open house. This open house was made available to the public from November 9, 2020 and remains in place for future reference. The site may become a resource through the next year to promote potential bond campaigns. The survey that viewers were asked to respond to was opened on November 9, 2020 and with responses requested by November 29, 2020.

   Access to Digital Open House: https://rtaarchitects.com/ridgway-master-plan-digital-open-house

3. **Review Survey Results:** Brian reviewed the survey results with the team. There were 40 responses to the survey with responses coming from parents and staff representing about 70% of the responses. The survey indicated a strong support for Elementary Option E2.2 and improvements at the Secondary School as well. Teacher salary increases was the top priority for respondents. The responses showed strong support for both continuation of the current bond and even increasing the bond if needed. Strong support was shown for a tax measure to increase teacher salaries.

   Access to Survey Results: https://www.surveymonkey.com/results/SM-95QD6F9Z7/

4. **Discuss Recommended Path Forward:** Each PAT member was asked to provide feedback for the remainder of the team to consider. The following general comments can be paraphrased

based on PAT comments. For a recording of the comments refer to the link at the top of this report.

a. The PAT felt that pursuing Elementary School Option E2.2 with a budget of about $15M makes the most sense as this option addresses both facility maintenance needs but also addresses the primary goals of:
    1. Providing added student capacity by incorporating two classes per grade
    2. Providing breakout and collaborative learning spaces
    3. Providing stronger access to outdoor spaces
    4. Improving safety by securing outdoor spaces and relocating admin areas
    5. Improving drop off safety and efficiency

b. The PAT felt that pursuing a BEST grant for Elementary Option E2.2 makes sense and there are really no downsides to pursuing. It was noted that if a 2021 application fails, you could always go again in 2022.

c. The PAT for the most part felt that teacher salaries are a priority, but also felt that it made sense to pursue both building bond funding and teacher salary funding at the same time which would likely be fall of 2021.

d. Many PAT members would like to see a new elementary school, but recognized that at this time it is not viable due to high costs. Perhaps in the future, after growth in the community does occur a new elementary school could be obtained.

e. The PAT emphasized the important of sustainability and did express interest in solar energy projects both at the Elementary and the Secondary Schools. It was mentioned that there are grants and other ways to finance solar projects beyond traditional bonding.

f. There was some discussion on the possibility of growth the community and it was mentioned that the plan should account for how more classroom space could be added to the elementary if needed.

e. It was discussed that a partial tract did not receive much interest in the survey. Survey responses prioritized roof replacement and auditorium work. There was no other significant discussion on the Secondary School Scope of work.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: April 13, 2020

ATTENDANCE: Mary Poho, Sarah MacCraiger, Kelsy Nelson, Marcia Kinne, Sarah Burr, A. Gladbach, Amy Rutherford, Christine Freed, Trish Greenwood, Julie, Susan Lacey, Brian Calhoun, Mike Riggs

SUBJECT: Ridgway Elementary School Staff Work Session (Pk-2 and SPED)

Purpose: The purpose of this meeting is to garner staff comments regarding desirable components of a renovated building as part of a broader master plan.

Planning Advisory Team Meeting #3: (refer also to separate presentation slides)

Brian provided an overview of PAT process to date and previous presentations. The presentation highlighted the ranges of school programing pedagogy, identified elements which work well and don't work well in the current building, and reviewed building master plan options E1 through E5.

The group was asked to focus on Option E2 for primary comments. The E2 option renovates the current building and incorporates flexible classroom spaces between primary assigned classrooms.

The group was asked to provide big picture perspective of what elements could transform the learning environment.

General

- Desire for gender neutral restrooms with in the renovated building.
- A storage or small group area should be provided within the flex areas.
    - Storage of supplies.
    - Counselor/GT/SPED/ break out use.
- Sinks are desired (also in all classrooms) for group work.
- Classroom sizes should be large enough to do hands on/maker activities within the classroom.
- A bubble is currently being experienced in K, 2nd, and 5th with two classes for each grade. Other grades have a single class.
- Access to the playgrounds is difficult for classrooms not on the south side or from the cafeteria.

Pre-School Area

- Could PK and K share a cooking/kitchen space
- PK / K small office space is helpful. Could also work well as a parent meeting space
- Request for an adult restroom near the PK/K area
- A storage room is desired
- A dedicated outdoor play and classroom space for only pre-school is desired

Special Education

- ADA compliant restroom needed near SPED.
    - With changing table and accommodation for shower
- Small break out rooms would be helpful within the SPED and near the PK/K area.
- Severe needs students require noise control both extrusion and intrusive.
    - Exterior noises can be distracting.

    - If this is located on west side of gym, perhaps a corridor could be added to provide more separation and also a path to the classrooms north of the gymnasium.
- A safe room should be provided within Severe needs SPED.

There is a concern for how the flexible classroom spaces would be used.

- Staff requested a conversation with teacher who are working in schools which utilize the flexible classroom/breakout spaces.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

FIRST FLOOR PLAN

1/16" = 1'-0"

Department Legend

- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- ADMINISTRATION
- ART/MUSIC
- BREAKOUT INSTRUCTION
- CAFETERIA
- CIRCULATION
- DINING/COMMON
- EXPLORATORY
- INSTRUCTIONAL AREAS
- KINDERGARTEN
- LIBRARY INFORMATION
- PE/ATHLETICS
- SCIENCE
- SP.ED.
- SUPPORT

0' 8' 16' 32' 64'

TRUE NORTH

EXISTING SPACE PLAN

01/22/20

RTA ARCHITECTS

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: April 15, 2020

ATTENDANCE: Diane Brand (Music), Trish Greenwood, Bette Weisler-Whitney (Art), Christy Sabo, Terri Lizzio, Steph Lyons, Krista Javoronok, Susan Lacey, Brian Calhoun, Mike Riggs

SUBJECT: Ridgway Elementary School Staff Work Session (Grades 3-5 and Specialists)

Purpose: The purpose of this meeting is to garner staff comments regarding desirable components of a renovated building as part of a broader master plan. This meeting was conducted via Zoom.

Brian provided an overview of PAT process to date and previous presentations. The presentation highlighted the ranges of school programing pedagogy, identified elements which work well and don't work well in the current building, and reviewed building master plan options E1 through E5.

The group was asked to focus on Option E2 for primary comments. The E2 option renovates the current building and incorporates flexible classroom spaces between primary assigned classrooms.

The group was asked to provide big picture perspective of what elements could transform the learning environment.

General

- Third grade feels separated from 4th and 5th. Grades 3-5 work as an upper elementary unit and would ideally be co-located within the building.
- Concern for the gymnasium size if a corridor is implemented to connect the two primary hallways across the gymnasium.
    - Is the size of the gymnasium an asset or could portions be better utilized? It seems that the gym is larger than it has to be.
    - Most activities do not require the full gymnasium.
        - A divider would be helpful particularly for younger students.
    - Running and floor hockey activities require the full length.
    - Middle School basketball practices in the gymnasium. Very few competition games are played within the gymnasium.
- Separation between the gymnasium and cafeteria is desired to mitigate the noise.
- Locker rooms are not needed.
- The climbing/bouldering room is used and would ideally be maintained.

Eagles Nest

- Events in this room occur regularly with a full room occurring about twice per year.
- Reducing the size of the room is possible but may require separating grade levels in performances

Classrooms

- It would be great to provide 2 classrooms per grade level to allow for some growth as well as large classes that the school occasionally experiences.
- Could the business administration room become a classroom space? This is a nice room with good windows. Currently the business office is not ideally configured (open office).
- Classroom sizes should be adequate for science activities and storage of material. Larger classroom sizes are a priority for the school.

- In the 3 – 5 classroom area an access to the exterior is desirable.
- Consideration should be given to providing daylight and views into a 3-5 classroom area.
- The current art room is very large and could be used for classrooms. Moving the art room could be advantageous. Currently the art kiln is located off the 4th grade classroom. Art is currently only scheduled for about half the time.
- It was felt that break-out space adjacent to the classrooms would be beneficial and the idea of overhead doors could work well to allow controlled access to the flex space/commons.

Special education

- Where is the best location? It is best separated from primary classrooms or integrated. A room similar to the current music room would be ideal, but the music room location is very separated from the classroom portions of the building.
- One SPED room for severe needs (this would likely be a suite, with storage, restroom, office and classroom) and one classroom for typical special education is needed.
- Need a room for Spanish and math intervention.
- Need a small room for a counselor. Currently counselor and Spanish share a classroom each using it half the day.
- A title one room is also needed.

Office area

- It would be nice if the lounge had access to windows and light.
- Ideally the office would contain the following elements as connected spaces.
    - Front desk with small lobby (view to front of school, access to security vestibule)
    - Principal's office
    - Nurse
    - Workroom
    - Conference room

Art

- An outdoor art space would a nice amenity.
- Kiln should be nearby.
- Maker space would be a good compliment to art.
- Not scheduled every period of the day (although this room does get a lot of use)

Library

- The Mac Lab is currently used extensively and can not be replaced with Chromebooks. This currently has 24 computers to accommodate one entire class.
- The library does not need to be as large as it is now.

Attachments:
CC:

REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

RTA ARCHITECTS

MEETING RECORD

PROJECT: Ridgway School District – Facility Master Plan

PROJECT NO: 19057.00

DATE: May 5, 2020

ATTENDANCE: Mr. Shima (Tech), Jonathan Silvester, Maggie Guscot, Pam Foyster, Susan Lacy, Marilyn

SUBJECT: Ridgway Secondary School Staff Work Session

Purpose: The purpose of this meeting is to garner staff comments regarding desirable components of a renovated building as part of a broader master plan. This meeting was conducted via Zoom.

Brian provided an overview of PAT process to date including a quick review of Elementary School Options. The secondary school group was asked to provide big picture perspective of what elements are current issues in the school from a facility standpoint and what improvements could be made.

General

- A list of identified building issues was discussed. Some of the items on the list are building maintenance items that will need to occur in the near future. Another sub-set of the list included items that are required by code or due to board policy. Refer to list below:

  Maintenance Items
  1. Replace Roof – 5 years
  2. Replace Mechanical Units – 5 years

  Required Items (due to code or district policy)
  1. Provide Gender Neutral Locker Rooms
  2. Renovate Locker Rooms – private shower stalls

  Program or Functional Improvements
  1. Solar Panel Project
  2. Renovate for Teacher Collaboration, Conference Room
  3. Renovate/Improve Cafetorium
  4. Expand Industrial Arts Program
  5. Enclose storage area on north side of school
  6. Provide additional outdoor learning spaces
  7. Provide Flexible Furniture
  8. Construct a Track/Practice field
  9. Accommodation for Health Office
  10. Pave/improve Parking Lot
  11. Provide Green House
  12. Provide separate weight room

While the entire list was presented, the items below were considered by the group to be the highest priority items and were discussed in more detail.

Cafetorium

- The group outlined a number of challenges with the current space including the items below
  - Lack of sound/light control room and associated adequate lighting and sound systems including wireless and hanging microphones

    - Excessive noise from HVAC system (duck sock is inflating and popping as well as fan noise)
    - Lack of built-in projection screen
    - Lack of wing space for sets and storage
    - Sound from practices is heard on all surrounding spaces including the Library which serves as a green room for performances (lack of sound isolation)
    - Poor acoustics in the commons leads to very poor intelligibility
    - Accessibility to stage would be improved with a ramp (there is a lift)
- It was discussed that ideally a new dedicated auditorium or black box theatre that could seat about 100 would serve the needs very well; however, this would be the most expensive option.
- A renovation of the existing space could address many of the issues that were identified.

Administrative and Support Spaces

- Nurses Office (Room 310): This space is currently located off the Library as the same staff manages both spaces. The nurse's office is to small (accommodates only one student) and so when multiple students need the services of the nurse there is a lack of privacy. It would be beneficial if this room could be expanded and a restroom provided.
- Academic Counseling (Room 303): This room lacks good sound isolation in the walls and ductwork. The school felt like this location worked well.
- Emotional Counseling (Room 107): This room works well where it is located. It currently has a restroom that is not used.
- Gender Neutral Restrooms: a few possible locations were discussed for this. One location would be to take one of the staff restrooms and make it accessible off the front entry hallway. Another location could be the restroom off room 107 – this would require reconfiguring the restroom to get corridor access.
- Staff Lounge 106/206: It was discussed that these spaces are appropriately located in the building but lacked proper furnishings to be both inviting and usable for small group meetings. These spaces would benefit from improvements.
- Multipurpose Room 308: It was discussed that the building lacks a large enough conference room. Perhaps room 308 could be used for this function.

Track and Field Options

- Brian presented an option that included a new soccer field with al track surrounding it. The issue with this scheme is that the current field was funded with a GOCO grant and the complete reconfiguration of this field would violate that stipulations put in place with the original grant. This would jeopardize future grant possibilities.
- A track option was discussed that would include a 100m straight section with a 180 degree corner. This would allow for some practicing even if it would not provide a complete track.
- The district will consider which of these options if any are worth pursuing.

Outdoor Educational Spaces

- Addition opportunities to take classes outside are desired. It was discussed that there is space to the east side of the existing school and to the southwest (near accessible parking) that could accommodate more outdoor classroom spaces.

Weight Room

- It was discussed that it would be nice to have a separate weight room and climbing wall, but this is not a high priority since both these spaces currently are workable.

Attachments:
CC:

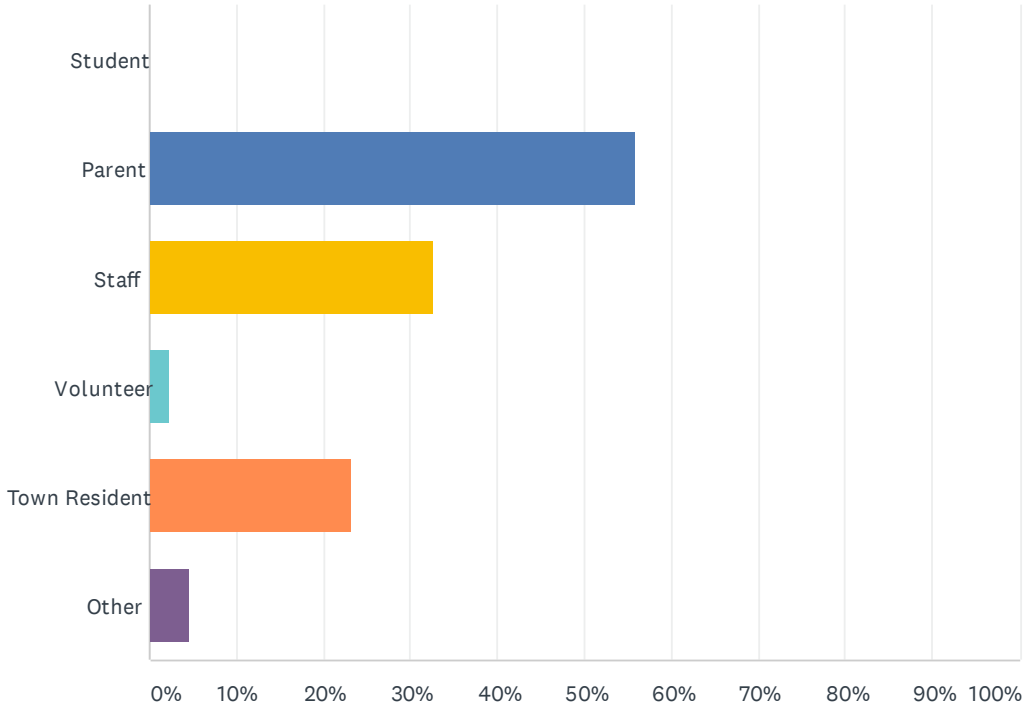
REPORTED BY: _____ Brian Calhoun, AIA
Printed Name

Appendix H

Community Survey
November 2020

Q1 What is your relationship to the school district?

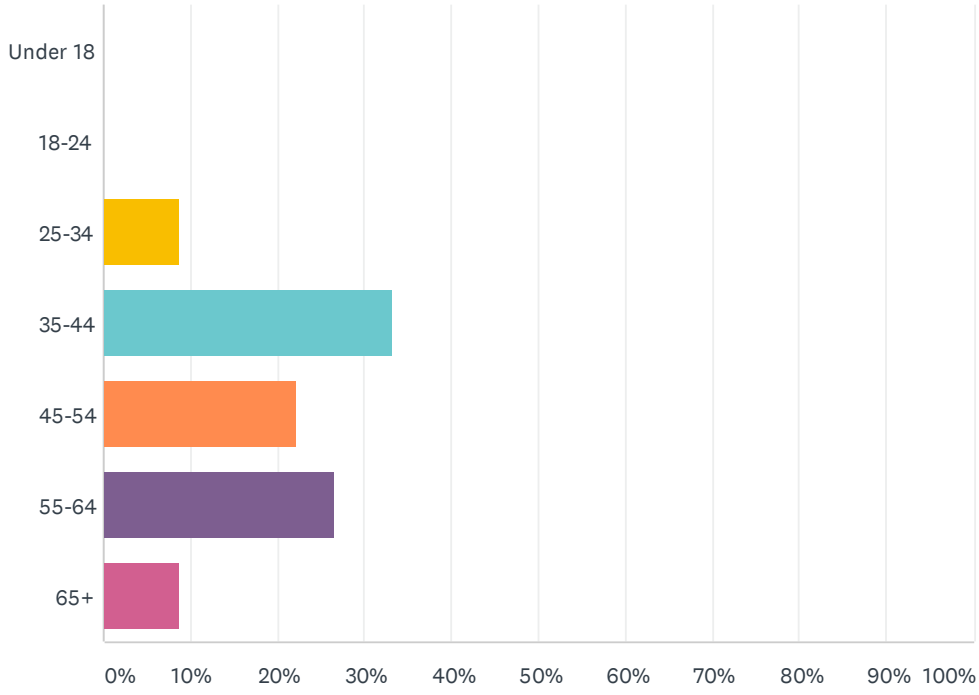
Answered: 43 Skipped: 2



ANSWER CHOICES	RESPONSES	
Student	0.00%	0
Parent	55.81%	24
Staff	32.56%	14
Volunteer	2.33%	1
Town Resident	23.26%	10
Other	4.65%	2
Total Respondents: 43		

Q2 What is your age?

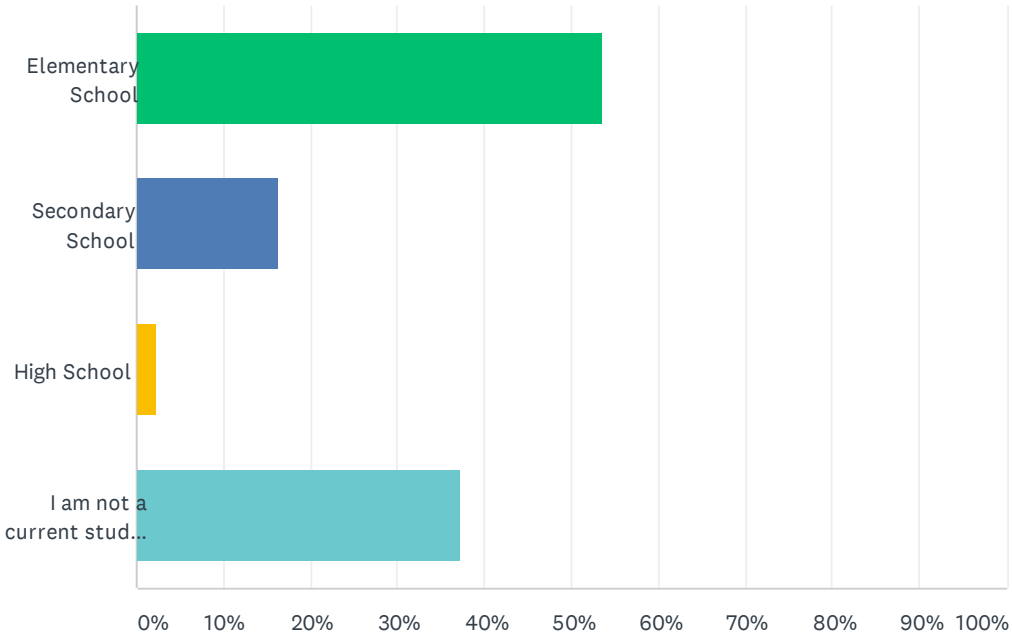
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	8.89%	4
35-44	33.33%	15
45-54	22.22%	10
55-64	26.67%	12
65+	8.89%	4
TOTAL		45

Q3 I am a current student or a family member of a current student at the Ridgway .

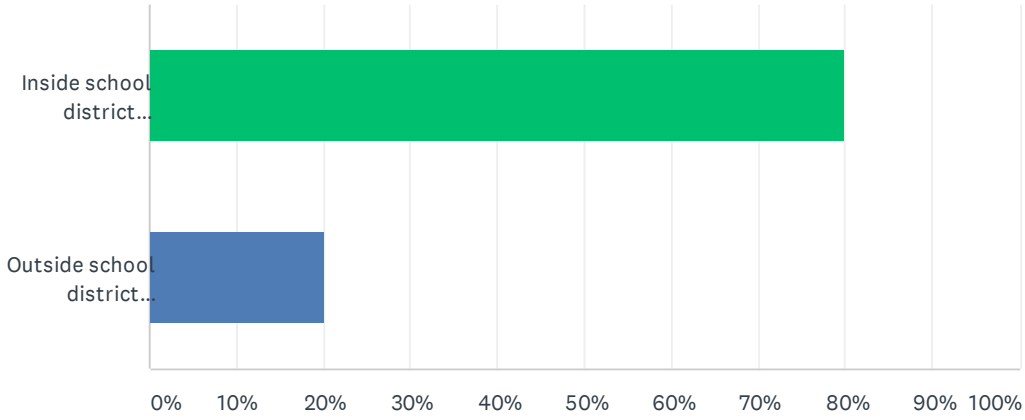
Answered: 43 Skipped: 2



ANSWER CHOICES	RESPONSES	
Elementary School	53.49%	23
Secondary School	16.28%	7
High School	2.33%	1
I am not a current student or a family member of a current student in the Ridgway School District.	37.21%	16
Total Respondents: 43		

Q4 Where is your residence located?

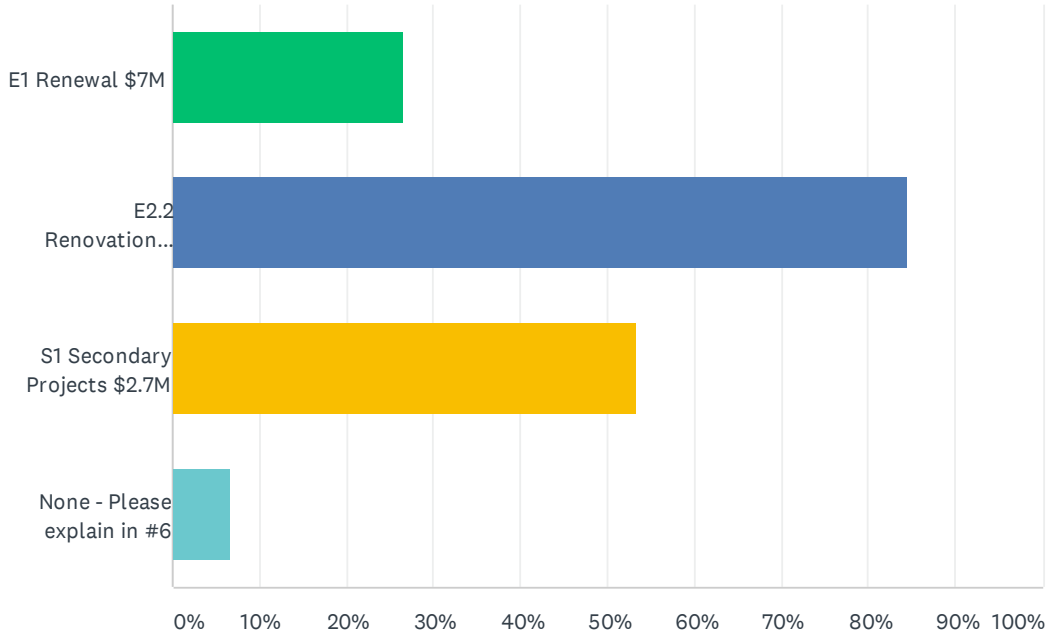
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Inside school district boundary	80.00%	36
Outside school district boundary	20.00%	9
TOTAL		45

Q5 Which Preferred Alternative(s) do you support? (select all that apply)

Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
E1 Renewal $7M	26.67%	12
E2.2 Renovation $15.1M	84.44%	38
S1 Secondary Projects $2.7M	53.33%	24
None - Please explain in #6	6.67%	3
Total Respondents: 45		

Q6 Please provide the rationale for your choices.

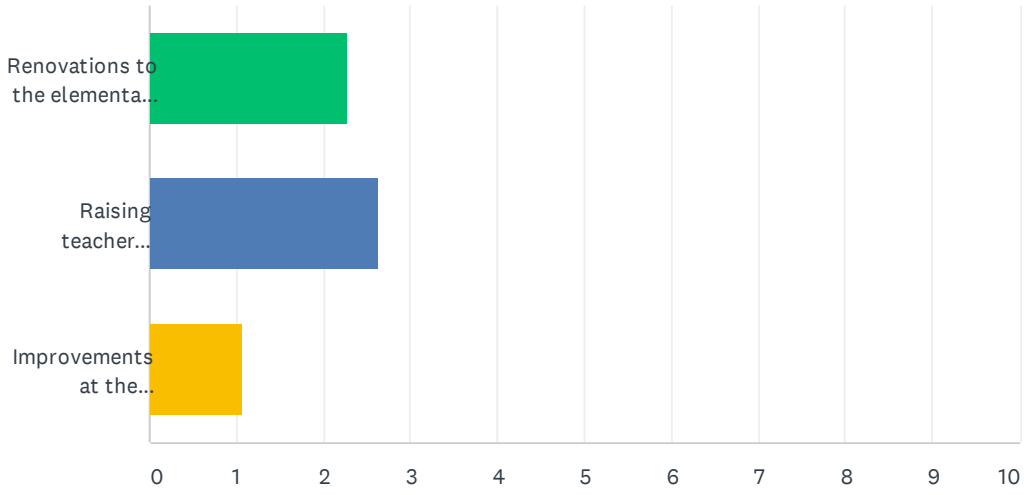
Answered: 33 Skipped: 12

#	RESPONSES	DATE
1	Given the uncertainty of our future, I think it best that we keep our goals modest.	12/1/2020 4:25 PM
2	Investments in school facilities are critical to the economic and social health of a community. Facility improvements increase student and teacher performance. The options considered but not favored by the PAT would make Ridgway Schools even stronger. However, the PAT's rationale for the preferred alternatives makes sense.	12/1/2020 10:56 AM
3	I think the elementary school really needs some massive upgrades and the option 1 is only really a bandaid solution.	12/1/2020 10:34 AM
4	both would greatly improve facilities for the students and teachers	11/30/2020 9:51 PM
5	Most cost effective means of providing good facilities fo the next 20 years	11/30/2020 6:13 PM
6	It is the least cost.	11/29/2020 4:37 PM
7	There isn’t enough information provided here to form an informed opinion	11/25/2020 2:44 PM
8	Investment in our schools is important to our students and our town morale.	11/25/2020 1:46 PM
9	Based on pros and con analysis	11/25/2020 8:44 AM
10	I've seen a need in the elementary school for quite some time.	11/24/2020 9:04 AM
11	Important to maintain and improve learning environment for our kids.	11/23/2020 11:22 AM
12	I think making improvements to the current building is makes sense on an environmental manner. There certainly is need for re-routing buses and improving drop off and pick up procedures. Including speed bumps would be great too! It seems that if there are going to be renovations, we might as well do a thorough renovation than just adding "lip stick". The most important concern is safety and providing the children an environment that they can learn in. In addition, it is valuable that teachers and staff feel safe and are able to do their jobs with a sense of confidence and security.	11/23/2020 11:17 AM
13	It is much needed in the community to support the future growth of our town and the educational needs of any and all residents in the area.	11/23/2020 9:55 AM
14	Outdated school buildings	11/23/2020 9:44 AM
15	I believe the elementary renovation is the highest priority. I would support fundraising ideas to improve the secondary performing arts space and figure out a way for solar. If funds are limited, the elementary must come first.	11/23/2020 9:42 AM
16	It’s time for the Elementary students to be learning in more open, diversified, collaborative spaces. A review of research on learning space design shows it can have a significant impact on how well students learn. Classroom design is responsible for 16% of students’ learning rates, according to Dr. Christina Counts, who has 17 years with experience as a classroom teacher, district instructional leader, school administrator, and digital and innovative learning designer. As the Director of Design and Development for School Specialty, Dr. Counts research shows that making the transition to a flexible, collaborative, student-centered learning space by honing in on factors such as natural light, temperature, air quality, ownership, flexibility, complexity, and color sets our students up for success. The first three contribute to the students’ comfort level. Is there enough natural light? Is the room too hot/cold? Are students getting enough fresh air through proper ventilation? Our current classrooms do NOT offer this. Complexity and color refer to appropriate levels of stimulation. Is the space visually interesting? Ownership identifies how personalized the room is. Is there enough space on the walls for students’ work to be displayed? When students feel ownership of their learning space, they’re more likely to take responsibility for their learning. Currently there is NOT enough space within the classrooms to display students’s work. Also, having the flexibility for space within the classroom to choose between small group settings, cozy soft comfortable seating for individual learning, classroom environments that offer standing and sitting, furniture that can be easily moved to collaborate full classroom learning or be broken down for small classroom group learning, and for each student to have the opportunity to choose where s/he wants to work will lead to higher productivity. Again, our current classroom space does NOT offer this. It’s a necessity for students to find their learning space inviting with choices that match their individualized learning styles, rather than not given any choices other than their desk or the floor. This is my rationale for choosing E2.2. Lastly, I agree the Secondary school needs	11/23/2020 9:23 AM

	updates and am happy to vote for these updates IF the J track is replaced with a FULL size track.	
17	A school is an anchor for a healthy community	11/22/2020 7:44 PM
18	E1 is not sufficient.	11/22/2020 1:54 PM
19	I believe we should have a completely new elementary building	11/21/2020 11:54 AM
20	The Elementary school is in need of improvements, the secondary school changes seem more like a "want" than a "need"	11/20/2020 1:23 PM
21	I think the more we can provide for kids, the better. But if the larger project cannot be funded, we should go for the smaller project.	11/20/2020 1:10 PM
22	I support any upgrades for the schools	11/20/2020 12:05 PM
23	The schools should be safe and reflect modern s requirements.	11/20/2020 11:57 AM
24	The elementary building is in bad shape. The high school is a newer building.	11/17/2020 2:19 PM
25	Not needed at this time when schools will be intermittently affected by virus. No expansion plans should be considered after our taxes are already being used for school improvements. Pay teachers to be able to afford to live in district. that's it.	11/17/2020 12:03 PM
26	Although the E1 renewal does provide better safety features and flow within the building, I don't feel it addresses the need for bigger classrooms, better use of the gym space, flow of traffic before and after school, or long term investment for the community.	11/15/2020 9:38 PM
27	Safe drop off and collection spaces. renovated classroom spaces, making best use of the school environment	11/15/2020 12:12 PM
28	The elementary school is in need of a renovation. I love the idea of expanding athletic opportunity for our students. $2.7 is alot to invest in a a portion of a track but I would like to keep this on the table as an option for our Master Plan moving forward.	11/14/2020 2:02 PM
29	Having and safe and productive space for my kids learning is my most important objective and I am willing to pay more taxes to accomplish it.	11/11/2020 9:19 AM
30	A renovation supports a change to the space that gives us far more flexibility to the kind of teaching (and learning) we want to be doing at RES. The space currently has more of a jail type feel...	11/11/2020 8:53 AM
31	E2.2 is close but it still doesn't allow enough room for our growing community. Flex rooms are too small to become an additional class.	11/10/2020 6:00 PM
32	Dated Elementary building needs renovation to bring it up to modern standards and improve learning environment. Town and District are growing and school district needs to anticipate that growth. School improvements will attract more families to our District and improve the demographics of Ridgway.	11/10/2020 2:49 PM
33	RES has been in need of upgrades for years. RSS mainly needs a new roof. Would like to see a solar system offset IT Power Needs equipment runs 24/7 would also be good to see smart lighting would help to have a grid-tied solar system with possible battery reserve for power outages	11/10/2020 10:37 AM

Q7 Please rank the following in order of importance to you. (with the top as the most important)

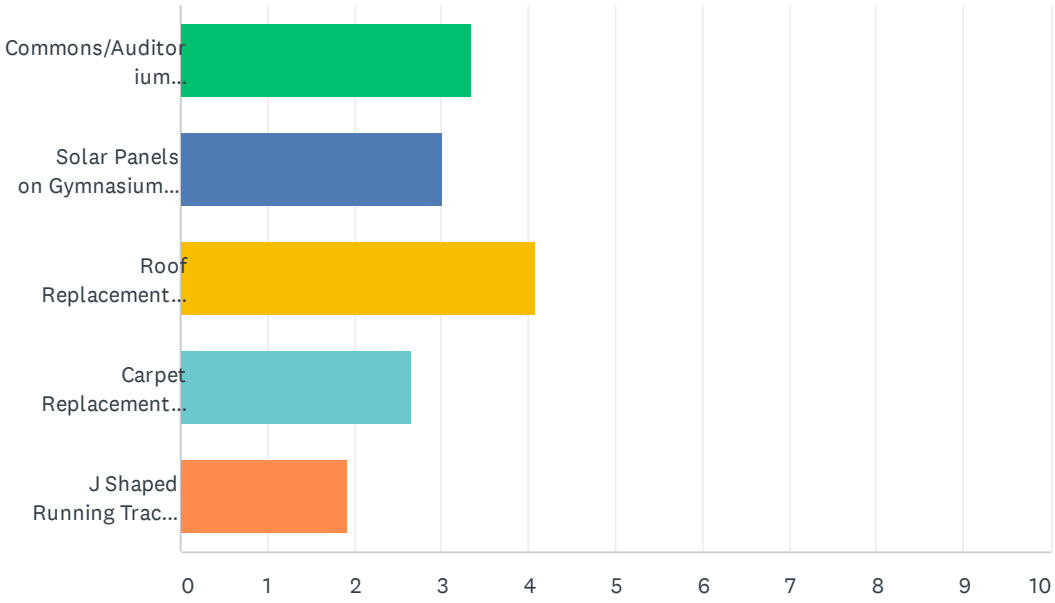
Answered: 44 Skipped: 1



	1	2	3	TOTAL	SCORE
Renovations to the elementary school	35.71% 15	57.14% 24	7.14% 3	42	2.29
Raising teacher salaries	65.91% 29	31.82% 14	2.27% 1	44	2.64
Improvements at the secondary school	0.00% 0	7.32% 3	92.68% 38	41	1.07

Q8 Please rank the following possible improvements at the Secondary School in order of importance to you. (with the top as the most important)

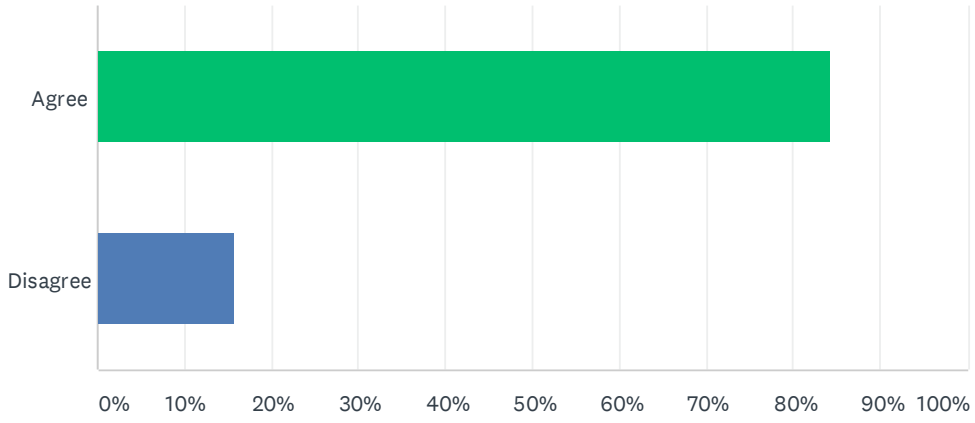
Answered: 41 Skipped: 4



	1	2	3	4	5	TOTAL	SCORE
Commons/Auditorium Improvements ($590K)	17.07% 7	34.15% 14	21.95% 9	19.51% 8	7.32% 3	41	3.34
Solar Panels on Gymnasium ($328K)	14.63% 6	29.27% 12	21.95% 9	12.20% 5	21.95% 9	41	3.02
Roof Replacement ($567k)	51.22% 21	21.95% 9	12.20% 5	12.20% 5	2.44% 1	41	4.07
Carpet Replacement ($532k)	7.50% 3	7.50% 3	40.00% 16	32.50% 13	12.50% 5	40	2.65
J Shaped Running Track ($765K)	9.76% 4	7.32% 3	4.88% 2	21.95% 9	56.10% 23	41	1.93

Q9 The Preferred Alternatives adequately address the Elementary School deficiencies.

Answered: 38 Skipped: 7

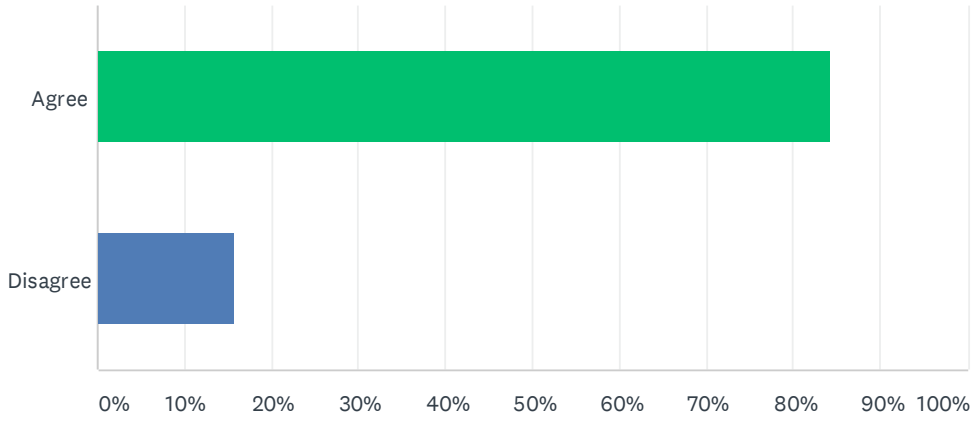


ANSWER CHOICES	RESPONSES	
Agree	84.21%	32
Disagree	15.79%	6
TOTAL		38

#	NOT SURE (PLEASE SPECIFY)	DATE
1	I think the courtyard renovations are important (didn't even know there was a courtyard!!!) and I would really encourage the school district to consider further outdoor classroom options to enhance outdoor learning, both for COVID reasons as well as all the physical and emotional benefits from learning outdoors. After living in a place where the natural spaces were severely limited, we are so happy to be in a place where natural beauty surrounds us. The school should tap into this as much as they can and use it as a guiding principle for learning.	12/1/2020 10:34 AM
2	Not enough info here to know	11/25/2020 2:44 PM
3	I am really not sure. I think I need more information on the needs and other possible options for renovations.	11/23/2020 11:17 AM
4	I think that the renovation must include increased outdoor learning spaces and an integration between outside and inside so students can garden, explore, hike. Presently, the playground is the only outdoor space or a field that students must get to down the road. Additional green space, forests and trees is important for young children. The secondary school has easy access to the river, the community gardens and fields. The elementary has little in this capacity. I would examine the improvements in the parking and roads around the elementary to also maximize fields or outside space.	11/23/2020 9:42 AM
5	I didn't realize that school renovations could impact raising teacher salaries. Question 7 was the first mention I'd heard of these as competing funds. It was a bummer to read that.	11/22/2020 1:54 PM
6	I think we need a completely new building	11/21/2020 11:54 AM
7	It doesn't offer young students a building as good as RSS. A lot of money will get lost in updating the old building and less money on making it a great building for kids. It's not good enough for our kids in the future.	11/17/2020 2:19 PM
8	Honestly, I didn’t read the whole summary of the alternatives.	11/11/2020 9:19 AM
9	Not sure	11/11/2020 8:53 AM
10	See above comments	11/10/2020 6:00 PM

Q10 The Preferred Alternatives adequately address the Secondary School deficiencies.

Answered: 32 Skipped: 13



ANSWER CHOICES	RESPONSES	
Agree	84.38%	27
Disagree	15.63%	5
TOTAL		32

#	NOT SURE (PLEASE SPECIFY)	DATE
1	Not enough info here to know	11/25/2020 2:44 PM
2	According to the CDE assessment the roof should have an additional 12 years of life. Why is its replacement being considered now?	11/25/2020 1:46 PM
3	Should also include formal pedestrian access through neighborhood, current access requires trespassing on private property,	11/25/2020 8:44 AM
4	Don't know enough about it.	11/24/2020 9:04 AM
5	I am not familiar with the secondary school.	11/23/2020 11:17 AM
6	I think these ideas are good ones though they may need to wait, with the exception of the performing arts space, until people are willing to raise funds. Elementary renovation must come first.	11/23/2020 9:42 AM
7	Full track, no J track	11/23/2020 9:23 AM
8	I am not familiar with what the secondary school needs	11/21/2020 11:54 AM
9	I don't think taxpayers should have to pay for a new roof, that should come from reserves. The auditorium is in need since the sound is so bad, but the vast majority of funds should go towards making a new elementary school.	11/17/2020 2:19 PM
10	I don’t know enough to feel that my hierarch order was correct. An option such as that would have been nice and would have allowed for a more accurate answer from those survey paricipants in the know.	11/14/2020 2:02 PM
11	Same	11/11/2020 9:19 AM
12	Limited space for growing community	11/10/2020 6:00 PM

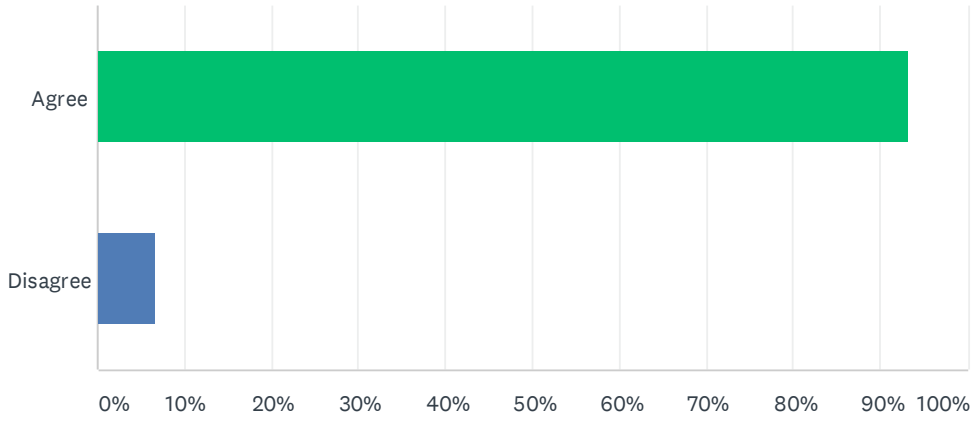
Q11 If you disagree with the previous two questions, please tell us how we can improve the Preferred Alternatives.

Answered: 13 Skipped: 32

#	RESPONSES	DATE
1	The options that involve demolition of the 1972 building should be reconsidered. Many of the questions being asked now will require revisiting in a decade if the 1972 building is retained.	12/1/2020 10:56 AM
2	na	11/30/2020 9:51 PM
3	Provide some info about what renovations are desired and why they need/want to be done	11/25/2020 2:44 PM
4	See #10	11/25/2020 8:44 AM
5	NA	11/24/2020 9:04 AM
6	The elementary school definitely needs to be renovated and improved but it must be done in partnership with creative landscaping, outdoor trails, (mountain bike trail), pavillions, outdoor science space, etc. Our community is very outdoor oriented but our elementary building does not promote this inside/outside learning model.	11/23/2020 9:42 AM
7	No J track, a full track is desperately needed.	11/23/2020 9:23 AM
8	N/A	11/20/2020 1:23 PM
9	Na	11/20/2020 11:57 AM
10	Elementary school is a priority.	11/18/2020 9:54 AM
11	Stop expanding and improving everything all the time, please.	11/17/2020 12:03 PM
12	N/A	11/14/2020 2:02 PM
13	See above comments	11/10/2020 6:00 PM

Q12 The Preferred Alternatives demonstrate a responsible use of public tax dollars.

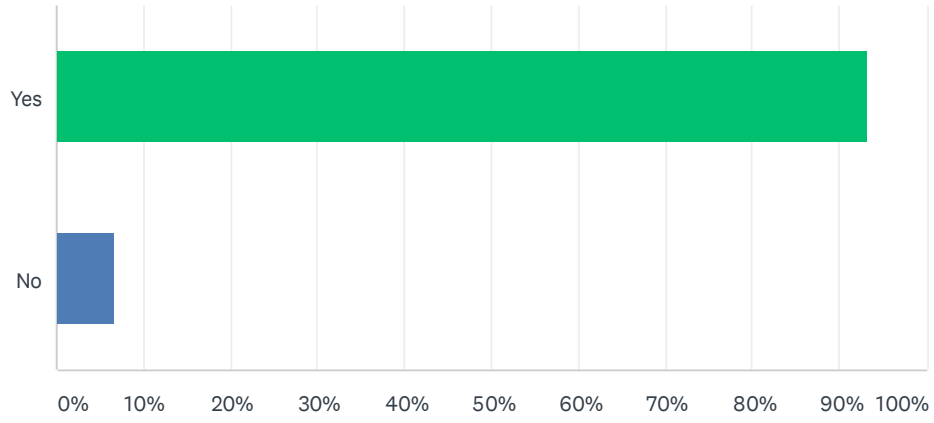
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	93.33%	42
Disagree	6.67%	3
TOTAL		45

Q13 Would you support a continuation of current bond measures (without raising taxes) to fund renovations and improvements at Ridgway Schools?

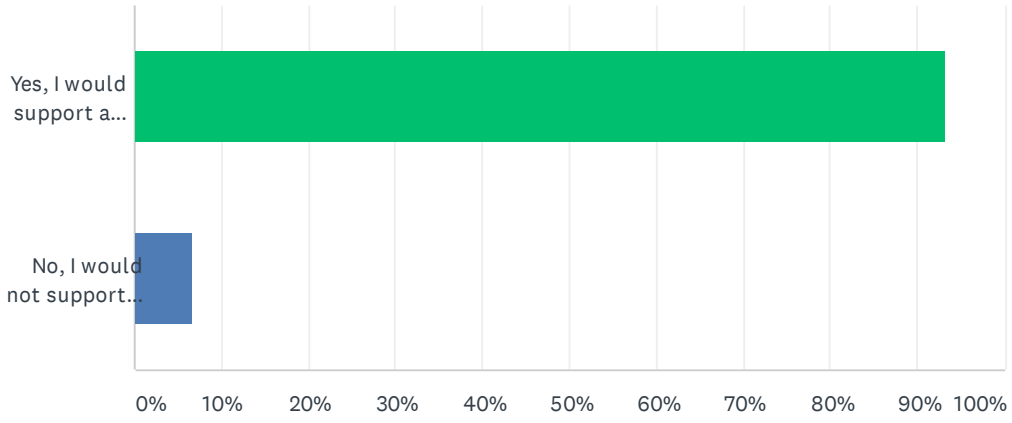
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	93.33%	42
No	6.67%	3
TOTAL		45

Q14 In the event that a BEST grant is not awarded, would you support an increased bond measure (increase taxes) to support needed renovations at the Ridgway schools?

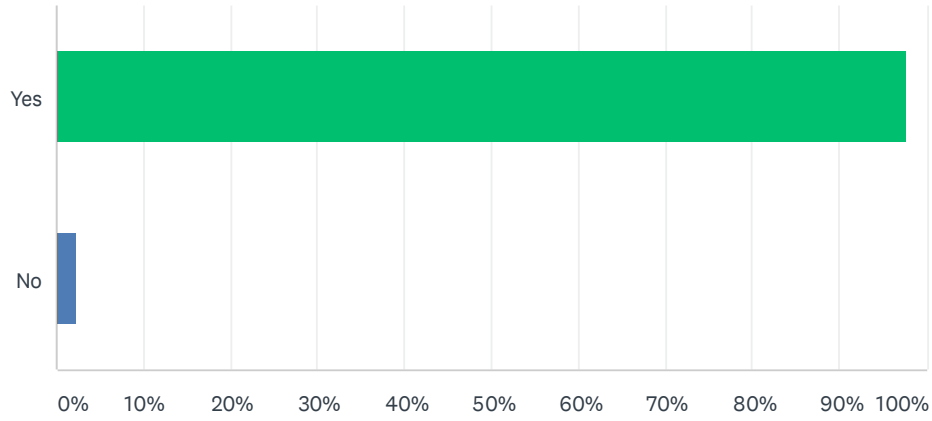
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I would support a larger bond measure to address needed renovations	93.33%	42
No, I would not support increased taxes for renovations	6.67%	3
TOTAL		45

Q15 Would you support a mill levy to increase teacher salaries to be more competitive with other school districts in our area and keep pace with the cost of living?

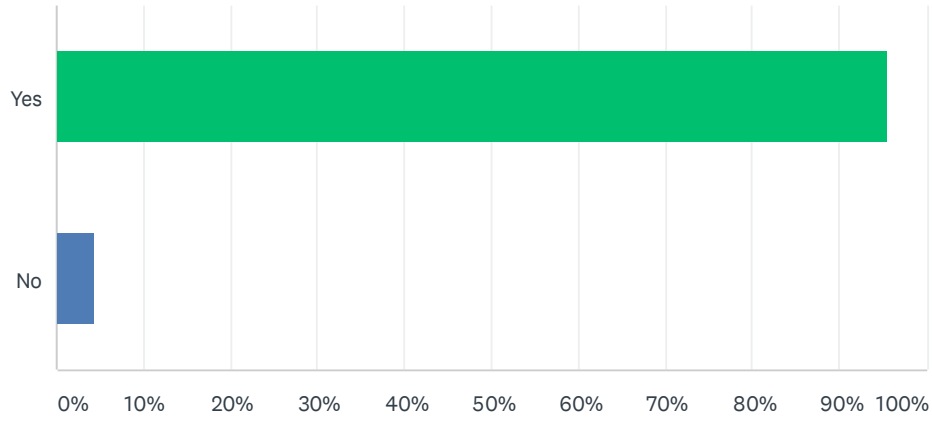
Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.78%	44
No	2.22%	1
TOTAL		45

Q16 The facility master planning process has allowed for community input throughout the process.

Answered: 45 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	95.56%	43
No	4.44%	2
TOTAL		45

Q17 If you answered no to the previous question, how can we engage the community better?

Answered: 8 Skipped: 37

#	RESPONSES	DATE
1	na	11/30/2020 9:51 PM
2	This is the first I've heard about it. I don't have family at the school but I do live in town. Using the town of ridgway mailing list (through which I found out about this survey) earlier in the process would've been nice.	11/25/2020 2:44 PM
3	NA	11/24/2020 9:04 AM
4	Very hard to engage community during Covid. Virtual open house is a good idea. Building a community committee to help spread the word as the year continues would be helpful. Posters around town w/ links to the survey and videos could help.	11/23/2020 9:42 AM
5	N/A	11/20/2020 1:23 PM
6	Na	11/20/2020 11:57 AM
7	Think of better ways to communicate with individual families and community members through the internet and post office. Consistent communication is critical for our understanding of issues. Get it?	11/17/2020 12:03 PM
8	N/A	11/14/2020 2:02 PM

Q18 Are there any other factors you would like the Planning Advisory Team or RTA to consider in the completion Ridgway School District Facility Master Plan process?

Answered: 11 Skipped: 34

#	RESPONSES	DATE
1	No.	12/1/2020 10:56 AM
2	See #10	11/25/2020 8:44 AM
3	Energy efficiency in designs. What are the plans for the ballfield? It is great to see children down there now. Rumors about consideration for county affordable housing issues. Need green space for elementary children. High costs of building (!) Ways the community can help?	11/23/2020 9:42 AM
4	Again, reading that needed teacher salary raises may be in "competition" with needed school renovations was disheartening. How might we educate the public to be on board with both? A running track doesn't seem like high priority to other needs. Thanks for your time and hard work!	11/22/2020 1:54 PM
5	more outdoor classrooms at the secondary school	11/21/2020 11:54 AM
6	No	11/20/2020 1:23 PM
7	No	11/20/2020 11:57 AM
8	Please focus on improving classrooms (needed) at the elementary school as the top priority over the suggested flex spaces (wants not needs).	11/17/2020 2:19 PM
9	Consider long-time residents' ideas on an equal value basis as of new resident families with children. Please, we built this town before you were here.	11/17/2020 12:03 PM
10	Has COVID (or future public health challenges……) been taken into consideration for what is an ideal infrastructure for our schools moving forward?	11/14/2020 2:02 PM
11	Make sure to include IT on any upgrades wiring always seems to be left out of planning	11/10/2020 10:37 AM

Appendix I

Elementary School Space List and Program

RTA ARCHITECTS

Ridgway School District

Ridgway Elementary School - Space Program

6/17/2020

RTA Architects

Ridway Elementray School	EXISTING				PROPOSED E1						PROPOSED E2.1						PROPOSED E2.2						PROPOSED E3						PROPOSED E3.1					
DEPARTMENT / PROGRAM	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	Renovation	New Construction	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	Renovation	New Construction	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	Renovation	New Construction	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	Renovation	New Construction	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TOTAL STUDENTS	Renovation	New Construction
ACADEMIC CORE																																		
PRESCHOOL W STORAGE AND RR	2	938	1,876	32	2	938	1,876	32			3	1,200	3,600	48	2,400	1,200	2	938	1,876	48	1,876		3	1,200	3,600	48		3,600	3	1,000	3,000	48		3,000
PRESCHOOL OFFICE/RESTROOM											1	568	568			568							1	150	150			150	1	150	150			150
ENCLOSED CORRIDOR					1	1,000	1,000			1,000	1	1,000	1,000			1,000	1	1,000	1,000				1	991	991		1,000							
KINDERGARTEN W STORAGE AND RR	2	950	1,900	40	2	950	1,900	40			2	1,200	2,400	40	2,400		2	930	1,860	40	1,860		2	1,200	2,400	40		2,400	2	1,000	2,000	40		2,000
BREAKOUT/FLEX											1	600	600		600		1	975	975		975		1	500	500			500	1	500	500			500
1ST GRADE	1	913	913	20	1	913	913	20			2	1,000	2,000	40	2,000		2	860	1,720	40	1,720		2	1,000	2,000	40		2,000	2	850	1,700	40		1,700
BREAKOUT/FLEX											1	600	600		600		1	900	900		900		1	500	500			500	1	500	500			500
2ND GRADE	2	780	1,560	40	2	780	1,560	40			2	1,000	2,000	40	2,000		2	730	1,460	40	1,460		2	1,000	2,000	40		2,000	2	850	1,700	40		1,700
BREAKOUT/FLEX											1	600	600		600						0		1	500	500			500	1	500	500			500
3RD GRADE	1	718	718	20	1	718	718	20			2	1,000	2,000	40	2,000		2	780	1,560	40	1,560		2	1,000	2,000	40		2,000	2	850	1,700	40		1,700
BREAKOUT/FLEX											1	600	600		600		1	750	750		750		1	500	500			500	1	500	500			500
4TH GRADE	1	865	865	20	1	865	865	20			2	1,000	2,000	40		2,000	2	850	1,700	40	1,700		2	1,000	2,000	40		2,000	2	850	1,700	40		1,700
BREAKOUT/FLEX											1	600	600			600	1	740	740		740		1	500	500			500	1	500	500			500
5TH GRADE	2	685	1,370	40	2	685	1,370	40			2	1,000	2,000	40	1,000	1,000	2	800	1,600	40	1,600		2	1,000	2,000	40		2,000	2	850	1,700	40		1,700
BREAKOUT/FLEX											1	600	600			600	1	500	500		500		1	500	500			500	1	500	500			500
ACADEMIC SUPPORT																																		
TITLE ONE CLASSROOM/GT SPACE	1	695	695		1	695	695				1	752	752				1	200	200		200		1	1,000	1,000			1,000	1	500	500			500
TEACHER/STAFF WORKROOM	1	466	466		1	466	466				1	740	740				1	466	466		466		1	700	700			700	1	500	500			500
STORAGE	1	146	146		1	146	146				1	200	200				1	146	146				1	400	400			400	3	150	450			450
SPANISH CLASSROOM	1	588	588		1	588	588				0	700	0				0	700	0				1	700	700			700	0	700	0			0
MATH INTERVENTION	1	681	681		1	681	681				0	800	0				0	800	0				0	800	0				0	800	0			
STAFF LOUNGE	1	377	377		1	377	377				1	510	510		510		1	510	510		510		1	500	500			500	1	500	500			500
TOTAL ACADEMIC			**12,155**	**212**			**13,155**	**212**	**0**	**1,000**			**23,370**	**288**	**14,710**	**6,968**			**17,963**	**288**	**16,817**	**1,000**			**23,441**	**288**	**0**	**23,441**			**18,600**	**288**	**0**	**18,600**
SPECIAL EDUCATION																																		
SPECIAL ED CLASSROOM	2	630	1,260		2	630	1,260				1	575	575		575		1	342	342		342		1	900	900			900	1	500	500			500
SEVERE NEEDS SPED (STORAGE AND RR)											1	1,230	1,230		1,230		1	790	790		790		1	1,400	1,400			1,400	1	950	950			950
OFFICE	0	120	0		0	120	0				1	140	140				1	172	172		172		1	140	140			140	1	140	140			140
COUNSELOR											1	315	315				1	340	340		340		1	140	140			140	1	140	140			140
OT/PT	0	200	0		0	200	0				1	150	150				1	150	150		150		1	150	150			150	1	150	150			150
TOTAL SPECIAL EDUCATION			**1,260**				**1,260**		**0**	**0**			**2,410**		**1,805**	**0**			**1,794**		**1,794**	**0**			**2,730**		**0**	**2,730**			**1,880**		**0**	**1,880**
FINE ARTS																																		
ART ROOM/MAKER SPACE	1	1,534	1,534		1	1,534	1,534				1	1,000	1,000		1,000		1	1,534	1,534				1	1,534	1,534				1	1,534	1,534			
MUSIC ROOM	1	1,400	1,400		1	1,400	1,400				1	1,400	1,400				1	1,400	1,400				1	1,400	1,400				1	1,400	1,400			
AUDITORIUM	1	4,105	4,105		1	4,105	4,105				1	4,105	4,105				1	4,105	4,105				1	4,105	4,105				1	4,105	4,105			
STAGE	1	520	520		1	520	520				1	520	520				1	520	520				1	520	520				1	520	520			
MUSIC PRACTICE ROOMS	4	80	320		4	80	320				4	80	320				4	80	320				4	80	320				4	80	320			
MUSIC OFFICE /STORAGE	2	55	110		2	55	110				2	55	110				2	55	110				2	100	200				2	55	110			
TOTAL FINE ARTS			**7,989**				**7,989**		**0**	**0**			**7,455**		**1,000**	**0**			**7,989**		**0**	**0**			**8,079**		**0**	**0**			**7,989**		**0**	**0**
DINING / COMMON																																		
KITCHEN STORAGE	1	458	458		1	458	458				1	458	458				1	458	458				1	450	450			450	1	450	450			450
KITCHEN	1	402	402		1	402	402				1	402	402				1	402	402				1	1,800	1,800			1,800	1	1,800	1,800			1,800
CAFETERIA	1	1,965	1,965		1	1,965	1,965				1	1,965	1,965				1	1,965	1,965				1	2,500	2,500			2,500	1	2,500	2,500			2,500
KITCHEN RECEIVING	1	-	0		1	-	0				1	-	0				1	-	0				1	200	200			200	1	200	200			200
TOTAL DINING / COMMON			**2,825**				**2,825**		**0**	**0**			**2,825**		**0**	**0**			**2,825**		**0**	**0**			**4,950**		**0**	**4,950**			**4,950**		**0**	**4,950**
LIBRARY / TECHNOLOGY																																		
MEDIA CENTER	1	2,800	2,800		1	2,800	2,800				1	2,800	2,800				1	2,800	2,800				1	2,800	2,800				1	2,800	2,800			
COMPUTER LAB	1	500	500		1	500	500				1	500	500				1	500	500				1	500	500				1	500	500			
TOTAL LIBRARY / TECHNOLOGY			**3,300**				**3,300**		**0**	**0**			**3,300**		**0**	**0**			**3,300**		**0**	**0**			**3,300**		**0**	**0**			**3,300**		**0**	**0**
PE AND ATHLETICS																																		
GYM	1	8,472	8,472		1	8,472	8,472				1	5,958	5,958		5,958		1	5,958	5,958		5,958		1	7,000	7,000			7,000	1	6,000	6,000			6,000
CLIMBING/BOULDERING WALL	1	791	791		1	791	791				1	400	400		400		1	400	400		400		1	500	500			500	1	400	400			400
LOCKER ROOMS	2	374	748		2	374	748				2	210	420		420		0	210	0				2	170	340			340	2	210	420			420
GYM STORAGE	2	110	220		2	110	220				2	220	440		440		2	220	440		440		2	100	200			200	2	150	300			300
TOTAL PE AND ATHLETICS			**10,231**				**10,231**		**0**	**0**			**7,218**		**7,218**	**0**			**6,798**		**6,798**	**0**			**8,040**		**0**	**8,040**			**7,120**		**0**	**7,120**
ADMIN & STUDENT SERVICES																																		
TECHNOLOGY	1	464	464		1	464	464				1	400	400				1	464	464				1	540	540			540	1	464	464			464
PRINCIPALS OFFICE	1	182	182		1	182	182				1	200	200				1	200	200				1	200	200			200	1	200	200			200
FRONT OFFICE/LOBBY	1	271	271		1	271	271				1	720	720				1	720	720				1	720	720			720	1	720	720			720
STUDENT HEALTH	1	134	134		1	134	134				1	325	325				1	300	300				1	325	325			325	1	325	325			325
CONFERENCE ROOM	0				0						1	250	250				1	250	250				1	250	250			250	1	250	250			250
TOTAL ADMINISTRATION			**1,051**				**1,051**		**0**	**0**			**1,895**		**0**	**0**			**1,934**		**0**	**0**			**2,035**		**0**	**2,035**			**1,959**		**0**	**1,959**
DISTRICT ADMIN & SUPPORT																																		
BUSINESS OFFICE	1	677	677		1	677	677				2	140	280		280		1	677	677				1	677	677				1	677	677			
DIST. ADMIN/SUPERINTENDENT	1	200	200		1	200	200				1	250	250		250		1	200	200				1	200	200				1	200	200			
TRANSPORTATION	1	495	495		1	495	495				1	300	300		300		1	495	495				1	495	495				1	495	495			
DIST LOUNGE/BOARD ROOM	1	702	702		1	702	702				0	-	0				0	-	0				1	702	702				1	702	702			
BOCES	1	1,240	1,240		1	1,240	1,240				1	1,240	1,240				1	1,240	1,240				1	1,240	1,240				1	1,240	1,240			
BOCES STORAGE	5	113	565		5	113	565				5	113	565				5	113	565				5	113	565				5	113	565			
SECURE STORAGE	1	100	100		1	100	100				1	100	100		100		1	100	100				1	100	100				1	100	100			
SHOP	1	2,498	2,498		1	2,498	2,498				1	2,498	2,498				1	2,498	2,498				1	2,498	2,498				1	2,498	2,498			
COMMUNITY STORAGE	1	238	238		1	238	238				1	238	238				1	238	238				1	238	238				1	238	238			
TOTAL DISTRICT ADMINISTRATION			**6,715**				**6,715**		**0**	**0**			**5,471**		**930**	**0**			**6,013**		**0**	**0**			**6,715**		**0**	**0**			**6,715**		**0**	**0**
TOTAL ASSIGNABLE AREAS			**45,526**				**46,526**		**0**	**1,000**			**53,944**		**25,663**	**6,968**			**48,616**		**25,409**	**1,000**			**59,290**		**0**	**41,196**			**52,513**		**0**	**34,509**
UNASSIGNABLE																																		
TOTAL UNASSIGNABLE			**19,174**				**19,174**						**17,724**						**17,084**						**20,752**		**0**	**14,419**			**18,380**			**12,078**
UNASSIGNABLE % OF ASSIGNABLE AREA			29.6%				29.2%						24.7%						29.2%						35.0%			35.0%			35.0%			35.0%
SUMMARY																																		
TOTAL GROSS BUILDING AREA			**64,700**				**65,700**		**0**	**1,000**			**71,668**		**25,663**	**6,968**			**65,700**		**25,409**	**1,000**			**80,042**		**0**	**55,615**			**70,893**		**0**	**46,587**
STUDENT CAPACITY																																		
BASED ON TOTAL CAPACITY			**212**	**STUDENTS**			**212**	**STUDENTS**					**288**	**STUDENTS**					**288**	**STUDENTS**					**288**	**STUDENTS**					**288**	**STUDENTS**		
Area per Student (Excludes District Offices)			**274**	**SF/STDNT**			**278**	**SF/STDNT**					**230**	**SF/STDNT**					**207**	**SF/STDNT**					**255**	**SF/STDNT**					**223**	**SF/STDNT**		
Area per Student Enrollment			331				337						378						341						419						367			

Appendix I

Secondary School Space List and Program

Ridgway School District RE2

Ridgway Secondary School - Existing Space Program

22-Jan-20

RTA Architects

Ridgway Secondary 6-12	EXISTING						
	BUILDING AREA						
DEPARTMENT / PROGRAM	NUMBER SIMILAR ROOMS	NET AREA	TOTAL AREA	TEACHER STATIONS	STUDENTS PER STATION	TOTAL STUDENTS	FOOTNOTES
ACADEMIC CORE							
6-8TH GRADE CLASSROOMS							
MATH/ENGLISH/SOCIAL STUDIES	4	600	2400	4	20	80	
COMPUTER LAB/SPANISH	2	600	1200	2	20	40	
SCIENCE LAB WITH PREP/STORAGE	1	900	900	1	20	20	
9-12TH GRADE CLASSROOMS							
MATH/ENGLISH/SOCIAL STUDIES	3	600	1800	3	20	60	
COMPUTER/SPANISH	2	600	1200	2	20	40	
OUTDOOR EDUCATION	1	600	600	1	20	20	
HEALTH CR	1	600	600	1	20	20	
SCIENCE LAB W/PREP/STORAGE	1	900	900	1	20	20	
ACADEMIC SUPPORT							
LEARNING LAB	1	500	500			0	
SMALL GROUP LEARNING	0	150	0			0	
KITCHENETTE	1	168	168			0	
STUDENT LOUNGE	2	400	800			0	
TOTAL ACADEMIC CORE			**11,068**	**15**		**300**	
SPECIAL EDUCATION							
SPECIAL ED CLASSROOM CLASSROOM	0	850	0			0	
SEVERE NEEDS CLASSROOM	0	500	0			0	
SEVERE NEEDS RESTROOM	0	100	0			0	
OT/PT ROOM	0	500	0			0	
LIFE SKILLS AREA	0	100	0			0	
QUIET ROOM	0	75	0			0	
SPED CONFERENCE ROOM	0	200	0			0	
SPED OFFICE	0	125	0			0	
TOTAL SPECIAL EDUCATION			**0**	**0**		**0**	
CAREER AND TECHNICAL EDUCATION							
WOODS LAB	1	3,000	3000	1	20	20	
CODING LAB / COMPUTER LAB	0	850	0			0	
PRODUCTION/FABRICATION LAB	0	1,400	0	0	20	0	
PRODUCTION STORAGE	0	200	0			0	
OFFICE	0	100	0			0	
TOTAL CAREER AND TECHNICAL ED			**3,000**			**20**	
FINE AND PERFORMING ARTS							
VISUAL ARTS							
2D/3D ART ROOM	1	800	800	1	20	20	
KILN ROOM	1	238	238			0	
STORAGE ROOM	1	141	141			0	
DARK ROOM	1	100	100			0	
PERFORMING ARTS : MUSIC							
VOCAL MUSIC ROOM	1	625	625	1	20	20	
INSTRUMENTAL MUSIC ROOM	1	1,320	1320	1	20	20	
INSTRUMENTAL STORAGE	2	200	400			0	
PRACTICE	2	55	110			0	
PERFORMING ARTS : THEATER							
DRAMA CLASSROOM	1	600	600	0	20	0	
DRESSING ROOMS			0			0	
DRAMA STORAGE			0			0	
TOTAL FINE AND PERFORMING ARTS			**4,334**			**60**	
LIBRARY							
LIBRARY							
STACKS	1	1,556	1556			0	
INSTRUCTIONAL AREA	0	850	0			0	
MAKER SPACE	0	850	0			0	
OFFICE	0	125	0			0	
WORKROOM / STORAGE / PROFESSIONAL	0	200	0			0	
TOTAL LIBRARY / TECHNOLOGY			**1,556**				
PHYSICAL ED, HEALTH, AND ATHLETICS							
PHYSICAL INSTRUCTION							
MAIN GYMNASIUM	1	7,501	7501	1	20	20	
AUXILIARY GYM			0			0	
FITNESS/WEIGHT ROOM	1	1,172	1172	1	20	20	
WEIGHT ROOM STORAGE	1	100	100			0	
CONCESSION	1	238	238			0	
PE SUPPORT							
BOY'S LOCKER ROOM	2	350	700			0	
GIRL'S LOCKER ROOM	2	350	700			0	
FIELD LOCKER ROOM	0	800	0			0	
PE OFFICE	2	100	200			0	
PE STAFF RESTROOM	2	50	100			0	
PE STORAGE	1	250	250			0	
ATHLETIC STORAGE	1	200	200			0	
OUTSIDE BUILDING ATHLETIC STORAGE	0	250	0			0	
TOTAL PHYSICAL ED, HEALTH & ATHLETICS			**11,161**			**40**	
ADMIN & STUDENT SERVICES							
ADMINISTRATION							
FRONT OFFICE RECEPTION	1	250	250			0	
PRINCIPAL'S OFFICE	1	200	200			0	
SECURITY OFFICE	1	175	175			0	
WORK ROOM / MAIL ROOM	1	380	380			0	
SERVER ROOM	1	90	90			0	
RECORDS ROOM	1	120	120			0	
TECH OFFICE	1	120	120			0	
NURSES OFFICE	1	80	80			0	
STAFF RESTROOM	2	50	100			0	
ADMIN STAFF BREAK ROOM	1	375	375			0	
STUDENT SERVICES							
COUNSELOR'S OFFICE	1	200	200			0	
RECORDS ROOM	1	100	100			0	
TOTAL ADMIN & STUDENT SERVICES			**2,190**				
STUDENT COMMONS / DINING							
DINING COMMONS							
DINING COMMONS PERFORMANCE	1	2,450	2450			0	
PERFORMANCE PLATFORM / STAGE	1	800	800			0	
DRAMA STORAGE	1	110	110			0	
DRESSING ROOMS	0	120	0			0	
KITCHEN							
KITCHEN / SERVING	1	750	750			0	
OFFICE/RESTROOM	1	50	50			0	
KITCHEN STORAGE	1	350	350			0	
TOTAL STUDENT COMMONS / DINING			**4,510**				
BUILDING SERVICES							
CUSTODIAL SUPPORT							
FACILITIES MANAGEMENT OFFICE	1	50	50			0	
CUSTODIAL EQUIPMENT STORAGE	1	264	264			0	
CUSTODIAL CLOSETS	2	50	100			0	
TOTAL BUILDING SERVICES			**414**				
TOTAL ASSIGNABLE AREAS			**38,233**				
UNASSIGNABLE							
TOTAL UNASSIGNABLE			**23,567**				
UNASSIGNABLE % OF ASSIGNABLE AREA			38%				
SUMMARY							
TOTAL GROSS BUILDING AREA			**61,800**				
GROSS BUILDING CAPACITY	100% SCHEDULE UTILIZATION					**420**	
	80% SCHEDULE UTILIZATION					**336**	
	70% SCHEDULE UTILIZATION					**294**	
AREA PER STUDENT						**210**	
BASED ON TOTAL CAPACITY	294 STUDENTS						
AREA PER STUDENT						**412**	
BASED ON CURRENT ENROLLMENT	150 STUDENTS						
					CDE	164	

Ridgway Elementary School
Energy Audit & Renewable Energy Assessment
Ridgway RE-2

1115 CLINTON STREET
RIDGWAY, CO

COLORADO
Energy Office

May 16, 2017

ENERGY SAVINGS FOR SCHOOLS
CONTACT:
John Butler
Brendle Group
212 West Mulberry Street
Fort Collins, CO 80521
(P) 970-207-0058
(E) jbutler@brendlegroup.com

Prepared by:
brendle GROUP

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OVERVIEW

Ridgway Elementary School applied for and was selected to participate in the Energy Savings for Schools Program offered by the Colorado Energy Office (CEO). An energy and water audit and preliminary renewable energy assessment were performed to identify opportunities for potential energy and water conservation and energy generation at Ridgway Elementary School on April 11, 2017. This report outlines quantified conservation opportunities as well as strategic opportunities that can help Ridgway Elementary School save energy and water. Quantified opportunities can include equipment upgrades, controls, and operational strategies while strategic opportunities can include behavior change programs, new equipment policies, maintenance practices, or measures that may require further analysis before savings and/or implementation costs can be accurately determined. This report identified 9 energy saving, water saving, and renewable energy opportunities with an estimated annual cost savings of $43,500 and a combined simple payback of 13 years.

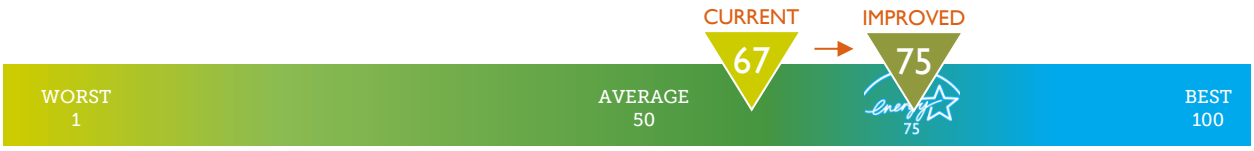
Table 1: Opportunity Overview Analysis

Opportunities	Annual Savings	Estimated Cost	Incentive	Net Cost	Payback
No-Cost/Low-Cost	$2,140	$3,750	$0	$3,750	2 years
Capital Cost	$4,360	$21,100	$1,900	$19,200	4 years
Renewable Energy	$37,000	$570,000	$7,500	$562,500	15 years
Total	**$43,500**	**$594,850**	**$9,400**	**$585,450**	**13 years**

Ridgway Elementary School's Current Energy Characterization

Electricity service for Ridgway Elementary School is provided by San Miguel Power Association and natural gas is provided by Black Hills Energy.

The ENERGY STAR® score in the graphic below is a metric used for benchmarking performance with similar schools in similar climate zones throughout the United States.



By implementing the strategies outlined in this report, the school can potentially increase its ENERGY STAR score from 67 to an improved score of 75 as shown above. Note that renewable energy opportunities are not included in the improved score.

Water Characterization

Water is provided to Ridgway Elementary School by the Town of Ridgway and indoor water and outdoor irrigation water share the same meter. The current indoor water use profile includes restroom fixtures (lavatory faucets, urinals, toilets, and showers), custodial closets, kitchen uses, and break room sinks. Outdoor water use for irrigating landscaping is potable municipal water.

Total water use and metrics included in this report are based on total occupant count, building square footage, and irrigated area. The indoor water use intensity is approximately 880 gallons per person per year and 3 gallons per square foot of building area per year. The outdoor water use intensity is 673 thousand gallons (kgal) per irrigated acre per year. Indoor and outdoor water uses are estimated from billing and are based on the difference between summer and winter usage.

Renewable Energy Characterization

In addition to the opportunities summarized on the following pages from the energy and water audit, Ridgway Elementary School's site was evaluated for its potential for generating on-site renewable energy. Recommendations in this report are based on available space, building condition, design constraints, and projected annual production.

The preliminary assessment indicates viable options for installing a photovoltaic (PV) array on Ridgway Elementary School's roof. Wind-powered turbines (generators) also were considered; however, the wind resources in and around Ridgway Elementary School are Class 1 (poor) or Class 2 (marginal) and do not justify a wind generator installation given the poor wind conditions, the limited electricity generating capacity, and the associated small return on investment. Additionally, wind generators require more maintenance and upkeep than PV systems do, which would add to the operations and maintenance (O&M) burden for the school staff.

EFFICIENCY OPPORTUNITIES SUMMARY

Following is a summary of recommended energy- and water-saving measures and renewable energy opportunities for Ridgway Elementary School. These opportunities are prioritized by simple payback, with shortest payback presented first. Detailed descriptions of all the opportunities are provided beginning on page 18.

No-Cost/Low-Cost Opportunities

	**1. Water Fixture Upgrades**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$230** $110 $0 $110 0 years	Install low-flow restroom faucet aerators.
	**2. Computer Power Management**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$1,300** $1,100 $0 $1,100 1 year	Implement a policy to shut down desktop computers, laptops, and monitors when not in use and during unoccupied hours.
	**3. Refrigeration Motor Upgrades**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$160** $600 $0 $600 4 years	Replace walk-in cooler evaporator fan motors with more efficient motors.
	**4. Boiler Controls & Summer Shutdown**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$350** $1,500 $0 $1,500 4 years	Implement hot water supply temperature reset controls based on outside air temperature.
	**5. Piping Insulation**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$100** $440 $0 $440 4 years	Insulate accessible boiler and domestic hot water pipes.

Capital Cost Opportunities

	6. Demand Control Ventilation	**Annual Savings:**	**$1,600**	Implement a demand control ventilation strategy in the library and Eagle's Nest to provide the correct amount of fresh air ventilation.
		Estimated Cost:	$4,500	
		Incentive:	$0	
		Net Cost:	$4,500	
		Simple Payback:	3 years	
	7. Lighting Upgrades	**Annual Savings:**	**$2,300**	Upgrade gym and exterior lighting to high-efficiency LEDs and complete installation of interior LED tubes.
		Estimated Cost:	$14,000	
		Incentive:	$1,900	
		Net Cost:	$12,100	
		Simple Payback:	5 years	
	8. Destratification Fans	**Annual Savings:**	**$460**	Install destratification fans in the school library.
		Estimated Cost:	$2,600	
		Incentive:	$0	
		Net Cost:	$2,600	
		Simple Payback:	6 years	
	9. Solar Photovoltaic System	**Annual Savings:**	**$37,000**	Install a solar photovoltaic system on the school roof.
		Estimated Cost:	$570,000	
		Incentive:	$7,500	
		Net Cost:	$562,500	
		Simple Payback:	15 years	

SCHOOL OVERVIEW

Ridgway Elementary School is located at 1115 Clinton Street in Ridgway, Colorado. The school has a gross floor area of approximately 60,996 square feet and was built in 1972. Electricity for Ridgway Elementary School is supplied by San Miguel Power Association, natural gas is supplied by Black Hills Energy, and both water and wastewater services are provided by the Town of Ridgway.

Although the original building was built in 1972, there was a major addition in 1996. A single electric meter serves the building but the original building and the addition have separate electrical disconnects. The preschool is a separate building and is not included in this report. The main spaces include classrooms, gym, cafeteria, kitchen, media center/library, and offices. Typical hours of operation are 7:00 a.m. to 5:00 p.m. Monday through Friday. The school includes grades pre-K through 5 and is generally occupied from August to May with approximately 157 students and 33 staff during this time. During the summer, the district offices are used, summer cleaning and maintenance takes place, and summer school uses a couple of classrooms during August.

Lighting for the building is primarily 3-lamp T8 linear fluorescent fixtures that have been retrofitted to 2-lamp LED tubes with the fluorescent ballasts removed, although there are a few remaining T12 and T8 linear fluorescents that have not been replaced yet. Exterior lighting is a mixture of CFL wall packs, an LED wall pack, incandescent and LED bulbs, and metal halide or high-pressure sodium parking lot pole lights. Classroom lighting is controlled by switches, the restrooms have occupancy sensors, and exterior lighting is controlled by photocell.

Heating, cooling, and ventilation in the original building are provided by two boilers and two make-up air units (MAUs) that have heating and evaporative cooling. The boilers serve radiant baseboards in each space and have a constant supply water temperature setpoint. MAUs provide cooling and tempered fresh air for each classroom and the airflow is adjusted manually for each space with dampers in the hallway ceiling. The baseboard heating in each space is controlled by a programmable thermostat and the two MAUs are controlled by separate programmable thermostats. Since the heating and cooling systems are

controlled with separate thermostats there is potential for simultaneous heating and cooling or for the systems to fight each other. There are also two swamp coolers that provide evaporative cooling to the kitchen and elementary administrative offices. The gym has hydronic unit heaters and it is not clear if these are still functional or if a separate heating unit was installed above the locker rooms. Room 135 used to be a science classroom and had an exhaust fan that ran all the time. This fan was turned off at the breaker during the site visit. An electric hot water heater provides hot water to the kitchen and a natural gas water heater with a circulation pump provides hot water to the rest of the school. There may be additional water heaters in the 1996 addition but they were not observed during the site visit.

Heating and cooling in the 1996 addition is provided by 7 rooftop units (RTUs) that all have economizers. The library RTU is scheduled to be replaced this summer. RTU-2 is controlled by a non-programmable thermostat and the other RTUs are controlled by programmable Honeywell Wi-Fi thermostats that are programmed with unoccupied settings. The Wi-Fi thermostats are accessible over the internet at https://mytotalconnectcomfort.com/portal.

Other energy uses include an estimated 70 desktop computers in the computer labs and classrooms, as well as kitchen equipment. The kitchen is primarily used for reheating food and has a variety of equipment, including, a gas stove and ovens, a walk-in cooler, an ice machine, a dishwasher with built in booster heater, and a ventilation hood. There are also two upright commercial freezers that are unplugged and not used. In addition, there is a significant amount of gutter heat tape installed and it was turned off at the breaker during the site visit.

The restrooms have 2.0-gallon-per-minute (gpm) aerators installed in the faucets, 1.6- and 3.5-gallons-per-flush (gpf) toilets, and 1.0-gpf urinals. The kitchen has a pre-rinse spray valves with a flow rate of 1.5 gpm.

The following equipment inventory describes the mechanical equipment in the school and lists the areas served.

Table 2: Equipment Inventory

Equipment ID	Description & Model Number	Capacity/Size	Area Served
Boiler	Lochinvar Knight XL KBN801, 2011	800,000 Btu/h, 93% eff	1972 School
Boiler	Lochinvar Power-Fin PBN1501, 2011	1,500,000 Btu/h, 85% eff.	1972 School
HWP (3)			1972 School
MAU-1	Sterling 100% outside air gas heat and evaporative cooling		1972 School
MAU-2	Sterling 100% outside air gas heat and evaporative cooling		1972 School
Evaporative coolers (2)			Kitchen, Admin
RTU-1	Trane YCD090 (from drawings)	7.5 tons, 1996	UnBOCS
RTU-2	EngA FWA-285/DJ-100-0	10,860 cfm, 10-HP SF	Eagle's Nest
RTU-3	Trane YCD075 (from drawings)	6 tons, 1996	Music Room
RTU-4	Trane YCD120B3HBDD	10 tons, 1996	Lounge
RTU-5	Trane YCD150 (from drawings)	12.5 tons, 1996	Library
RTU-6	Trane YCD103B3H0DD	8.5 tons, 1996	Offices/Hallway
RTU-7	Trane YCD090 (from drawings)	7.5 tons, 1996	Art Room
DHW	A.O. Smith BTR-365A-110, 2005	85 gal., 365,000 Btu/h	School
DHW	Rheem RHEPRO080-2-A, 2008	80 gal., 4.5 kW	Kitchen
Dishwasher	Hobart AM15T	13 kW booster heater	Kitchen

Acronyms:

HP – Horsepower
CFM – Cubic feet-per-minute
SF – Supply fan
DHW – Domestic hot water
HWP – Hot water pump

UTILITY USE AND BENCHMARKING

Utility Overview

- Ridgway Elementary School's 2016 annual utility cost was approximately $67,200.
- Electricity is provided by San Miguel Power Association under the #3 rate schedule and is measured by the total amount of electricity used (as kilowatt hours, or kWh) within the billing period and also electricity demand (as kW), or the highest rate or speed at which the facility uses electricity each billing period for demand rate customers.
- Natural gas is provided by Black Hills Energy and is measured in therms (a unit of heat energy) used within the billing period.
- To combine both electricity and natural gas into a single energy unit, both kWh and therms are converted to British Thermal Units, or Btu.
- Water and wastewater are provided by the Town of Ridgway under the C rate and are measured in gallons used during the billing period. The school has three meters: main school, addition, and preschool. The preschool has very low usage and is not included in this report.

Table 3: Annual Utility Summary

Utility	Cost	Cost per ft^2 per yr.	Consumption	Consumption kBtu Equivalent	Blended Rate
Electricity	$36,270	$0.59	273,320 kWh	932,568 kBtu	$0.13 / kWh
Natural Gas	$25,045	$0.41	30,490 therms	3,049,000 kBtu	$0.82 / therm
Water & Sewer	$5,860	$0.10	671 kgal	–	$7.81 / kgal
Total	**$67,175**	**$1.10**	–	–	–

The San Miguel Power Association Schedule #3 is a three-phase demand rate.

Table 4: Schedule#3 Rate Structure

Monthly Rate	Cost
Access Charge:	$45.00
Demand Charge:	
All kilowatts of billing demand, per kW	$16.00
Energy Charge:	
All kilowatt hours used, per kWh	$0.073889

Historical Utility Prices

Figure 1 and Figure 2 present the history of electricity and natural gas prices in Colorado since 2000. Electricity prices have increased since 2000 and natural gas prices have fluctuated but are generally increasing as well.

The trend in overall price increases at the state level is indicative of associated price increases at many local levels, which has implications for constraints on energy budgets at many school facilities across Colorado. As schools and facility equipment age, operational efficiency generally degrades. With rising energy cost as well as losses in operational efficiency, energy efficiency improvements and energy reduction opportunities become more and more important.

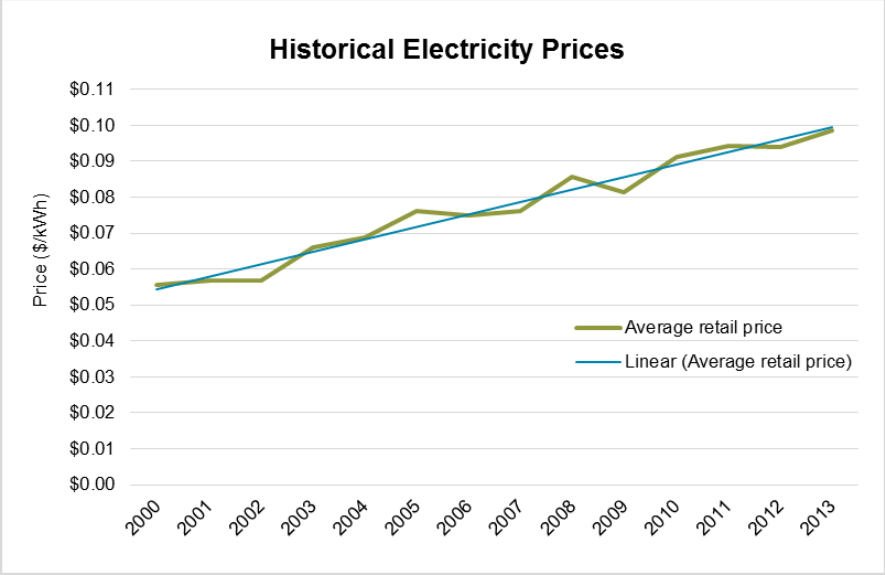


Figure 1: Historical Electricity Prices

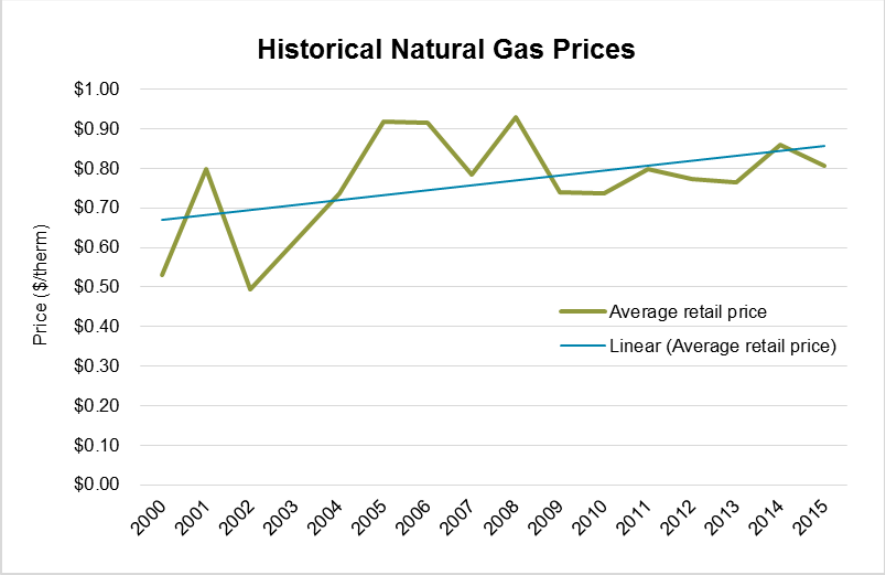


Figure 2: Historical Natural Gas Prices

Energy End-Use Breakout

Figure 3 presents an estimated breakout of electricity and natural gas use based on equipment noted during the audit. Approximately 77% of the total energy use is in the form of natural gas and electricity is the remaining 23%. Space heating is the largest single energy use.

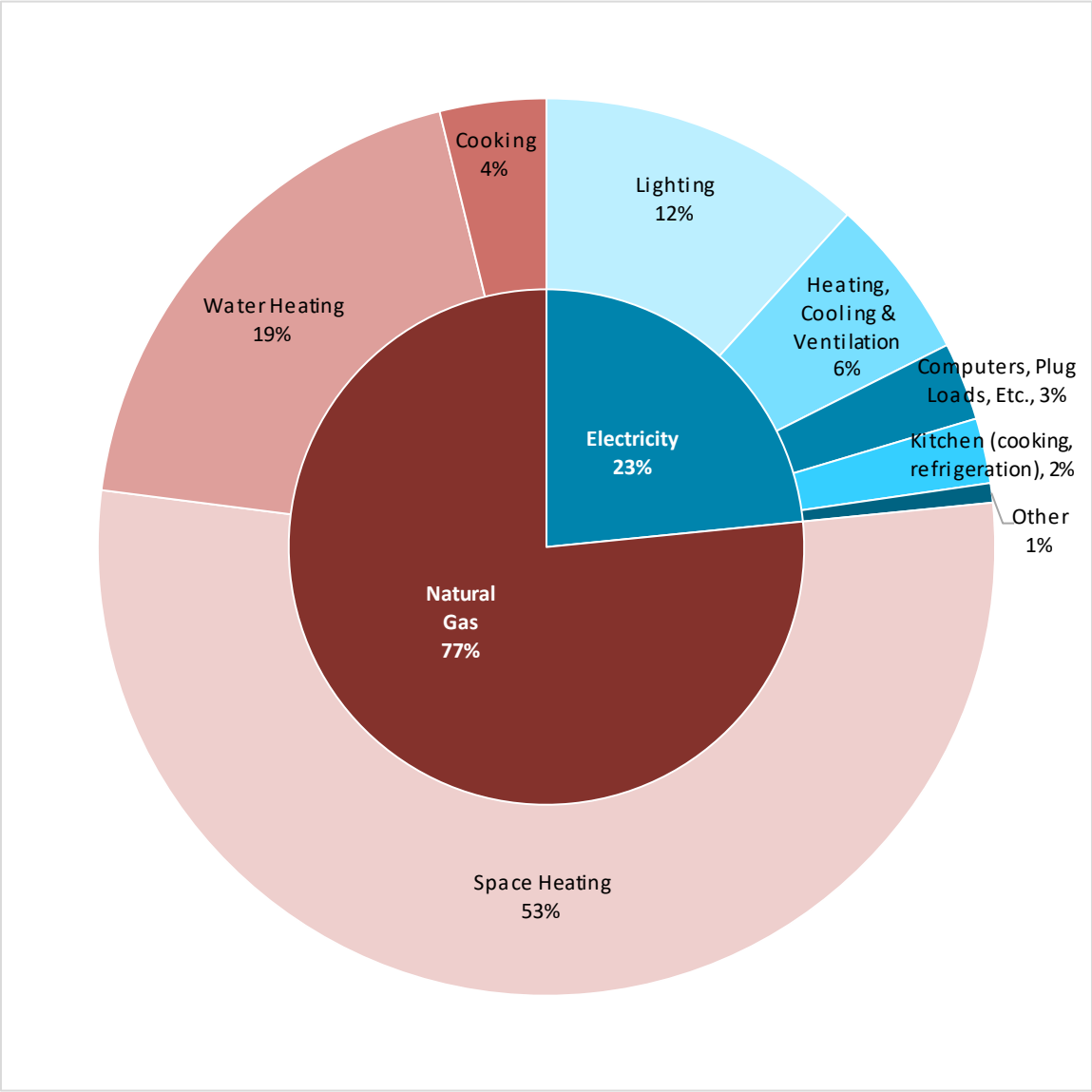


Figure 3: Estimated Energy End-Use Breakout

Monthly Electricity Use

Figure 4 provides the monthly electric use in kWh (left scale) and electric demand in kW (right scale) for the last 2 years. Cooling degree days (CDD) are a measurement of the expected amount of cooling required to maintain a building at a desired temperature. The greater the number of CDD, the greater the expected cooling load will be. Although the CDD are significantly higher in the

summer months and a higher cooling load would be expected, there is little to no school occupancy.

Electricity use is low during the summer when school is out of session and increases in September through October when school starts. This is an expected use curve and shows consistency year-to-year. The impact of the LED lighting upgrade in August 2016 can be seen in the decreased electricity consumption compared to 2015.

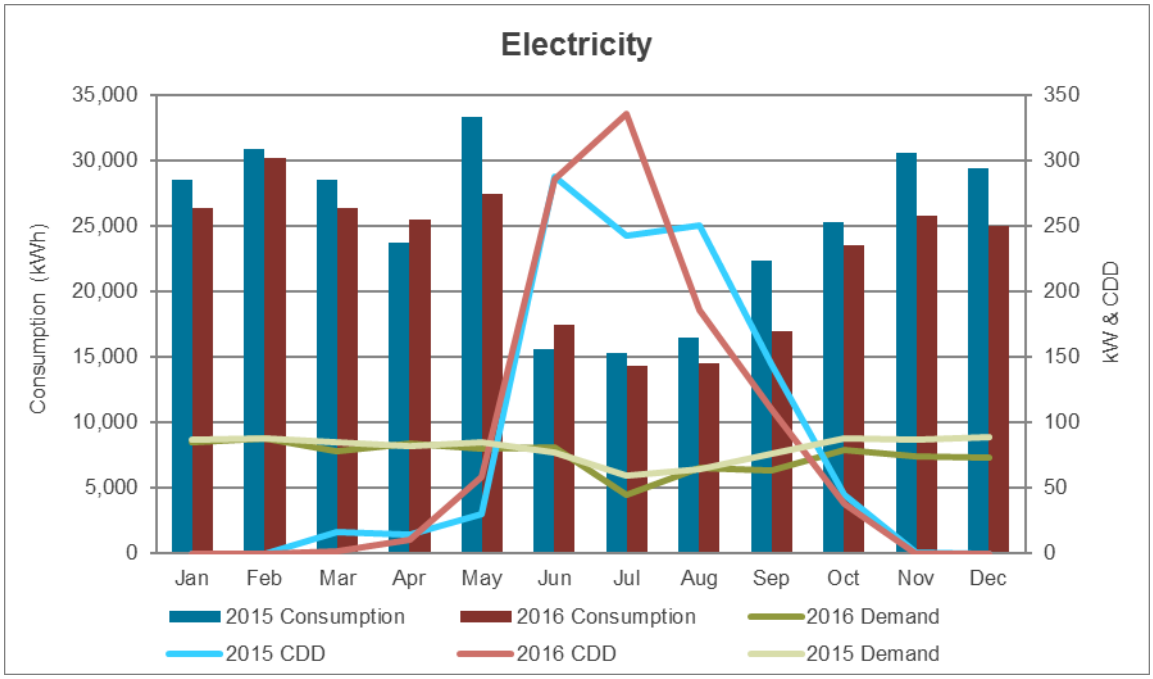


Figure 4: Monthly Electricity Use

Monthly Natural Gas Use

Figure 5 provides the monthly natural gas use (left scale) and average heating degree days (HDD) on the right scale for the last 2 years. HDD are a measurement of the expected amount of heating required to maintain a building at a desired temperature. The greater the number of HDD, the greater the expected heating load will be. The gas consumption follows an expected pattern with higher consumption in the winter months because of an increased heating load and shows relative consistency from year to year. Gas use was higher in some months (November 2015 through January 2016) which is consistent with the colder weather or higher HDD.

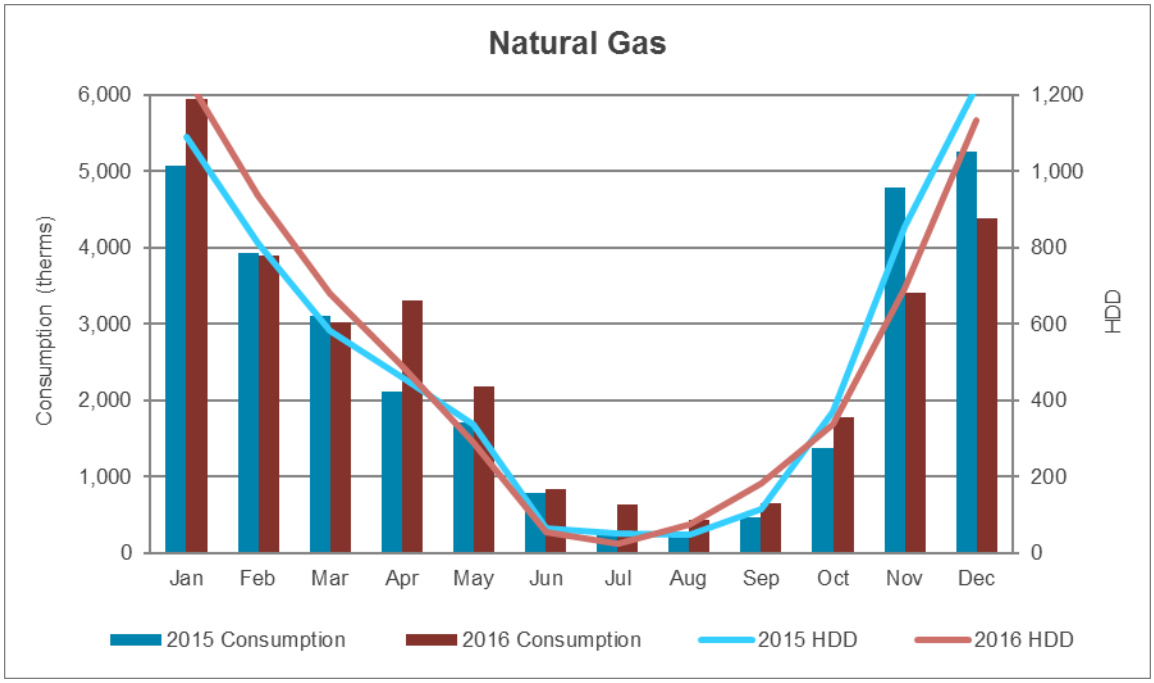


Figure 5: Monthly Natural Gas Use

Monthly Water Use

Figure 6 provides the monthly water use over the last 2 years. Water consumption is the highest in the summer months because of irrigation and has varied widely during these months. This may be due to differences in irrigation practices between maintenance staff members or other activities at the school.

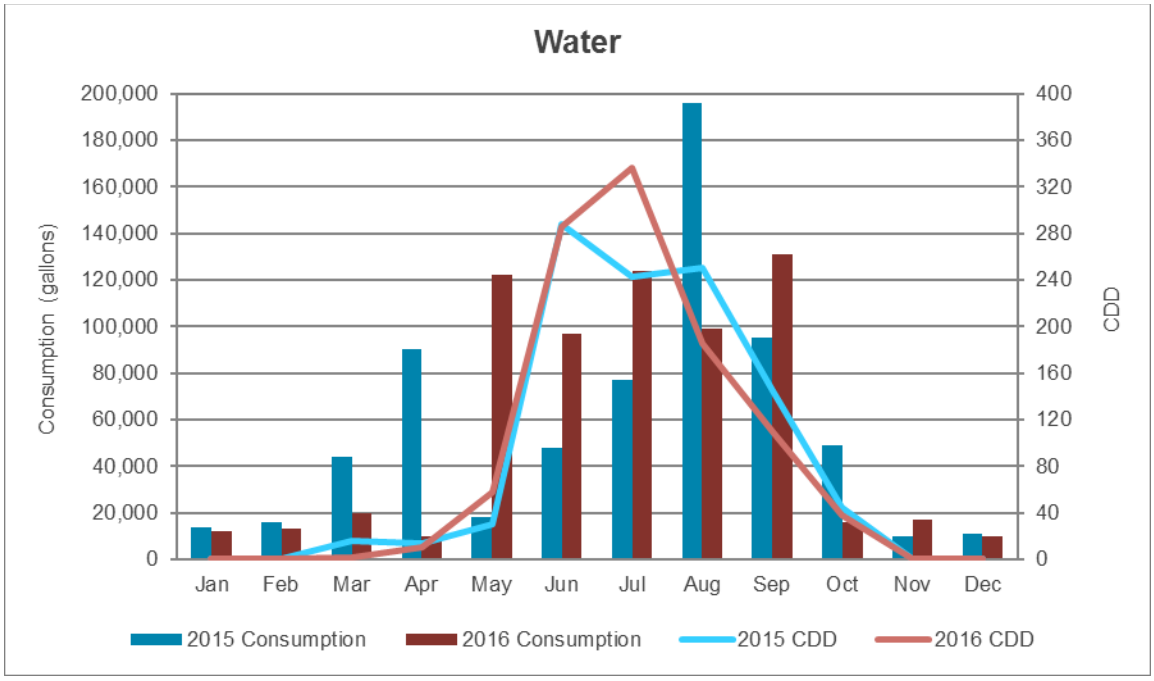


Figure 6: Monthly Water Use

Benchmarking

Benchmarking is used to compare a school's energy and water use to other schools and also can be useful in assessing the potential for energy and water savings across a school's campus. ENERGY STAR's Portfolio Manager uses annual energy use per square foot, or the Energy Use Index (EUI), as the basis for comparison and also takes into account factors such as local weather data, cooling, number of computers, the presence of cooking facilities, and walk-in coolers and freezers. Ridgway Elementary School's current EUI is 65 kBtu per square foot per year.

Portfolio Manager

The Environmental Protection Agency provides Portfolio Manager as a free online energy and water tracking and benchmarking tool. This tool rates buildings on a scale of 1 to 100. A score of 1 represents buildings with the worst performance and 100 represents those with the highest performance. Scores are based on monthly utility data and are normalized based on size, location, weather, and other profile metrics. If a school achieves a score of 75 or higher, it is eligible to receive the ENERGY STAR Certification®. Given the lack of national water benchmarking data, an ENERGY STAR Certification is only based on energy use.

Using a minimum of 12 months of energy data, a Portfolio Manager account was created as part of this reporting for Ridgway Elementary School and the school is encouraged to continue to use the account to track monthly energy and water use. Preliminary benchmarking for the school gives an ENERGY STAR score of 67. As the school implements energy and water efficiency measures, those changes should be reflected in an improved (higher) ENERGY STAR score.

Water Benchmarking

Ridgway Elementary School's current indoor water use intensity is 880 gallons per person per year and 3 gallons per square foot of building area per year. There are approximately 0.7 acres of irrigated area and outdoor water use intensity is 673 thousand gallons (kgal) per irrigated acre per year. Unlike energy, there are limited data available for benchmarking water use. However, as more schools participate in the ESS program, their data combined offer insight into school-specific water use across Colorado. Figure 7 represents data compiled from participating ESS schools with the average for each metric identified by the orange dots. In this figure, Ridgway Elementary School's performance is shown by the blue dots.

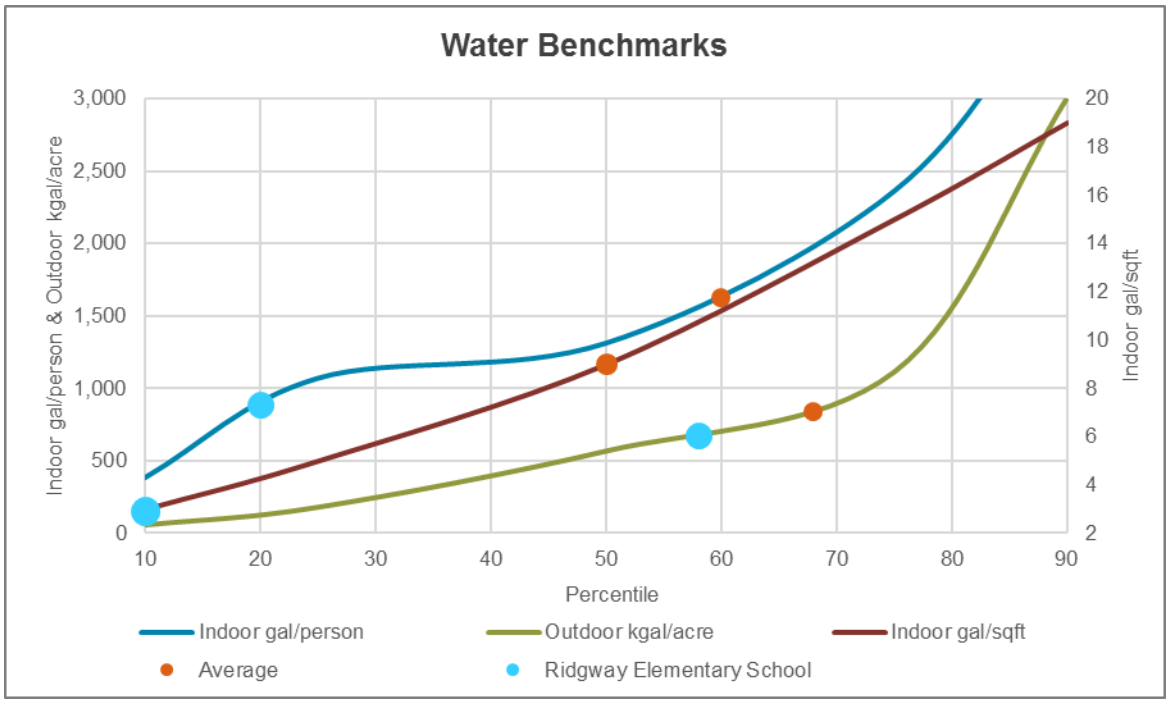


Figure 7: Water Use Compared with Other ESS Schools

RECOMMENDED OPPORTUNITIES

Criteria for Recommendations

Energy- and water-saving opportunities are organized into three categories, and measures within each category are organized by payback, with measures having the shortest payback presented first.

No-Cost/Low-Cost Opportunities (capital cost less than $2,000)

Capital Cost Opportunities (capital cost greater than $2,000)

Strategic Opportunities (opportunities that lack adequate information to quantify or may require further investigation)

Each opportunity includes a description of the current condition of the system or equipment, further explanation of the opportunity that is being measured, and a list of assumptions that were used to estimate savings and cost.

The savings table displays estimated annual utility savings the school can expect for a particular opportunity. Electric savings are measured in use (kWh) and demand (kW), gas savings are measured in therms, and water savings are measured in gallons. Cost savings reflect decreases in monthly utility expenditures and are calculated using utility unit costs specific to the school including published utility rates and blended rates as appropriate.

Implementation costs are also presented within a table for each opportunity. These costs reflect the estimated initial (equipment plus labor) cost for implementing the opportunities. Depending on the opportunity and the utility providers, incentives or rebates may be available, and are indicated if so. When applicable, incentives are deducted from initial costs to provide a net cost for each opportunity. Additional information on applicable incentives programs or other financial resources are included in Next Steps.

Simple payback also is presented and is calculated by dividing net cost by annual cost savings to determine how long it will be before the school sees a return on its investment.

NO-COST/LOW-COST OPPORTUNITIES

Opportunity 1: Water Fixture Upgrades

Current Conditions

Standard flow aerators are installed on all of the restroom hand sinks.

SAVINGS		
Annual Cost Savings	**$230**	
Electrical Savings	0	kWh
Demand Reduction	0	kW
Gas Savings	50	therms
Water Savings	25,000	gallons

FINANCIAL SUMMARY	
Simple Payback	**0 years**
Project Cost	$110
Incentives	$0
Net Cost	**$110**

Recommendation

Install low-flow aerators to reduce water use and energy use associated with heating hot water.

Assumptions

The following values and assumptions were used in this analysis:

- Regular occupants: 190
- Restroom faucets upgraded from 2.0-gpm to 0.5-gpm models: 21
- Cost savings from reduced water and wastewater charges and energy savings for natural gas water heater

Implementation Details and Potential Impact

Hand washing performance should not be affected but the district may want to consider installing tamper-proof aerators in areas that have a history of vandalism. Upgrading the older high-flow toilets and urinal fixtures to low-flow 0.8-gpf toilets and 0.25-gpf urinals has a 10-year payback and should be done as fixtures need to be replaced.

Opportunity 2: Computer Power Management

Current Conditions

There are approximately 70 computers in the school that may not have power saving settings enabled for when they are not being used or after hours.

SAVINGS		
Annual Cost Savings	**$1,300**	
Electrical Savings	10,000	kWh
Demand Reduction	0	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**1 year**
Project Cost		$1,100
Incentives		$0
Net Cost		**$1,100**

Recommendation

Implement an appliance and computer power management policy. ENERGY STAR recommends setting computers to enter system standby or sleep mode after 30 minutes of inactivity and setting monitors to enter sleep mode after 5 to 10 minutes of inactivity. Many fax machines, printers and copiers also include these features. Depending on manufacturer, equipment age, and configuration, these settings can use over 90% less power than the equipment's regular operation, resulting in a 60% reduction in overall energy use. In addition, turn off all equipment before leaving at the end of the day.

Assumptions

The following values and assumptions were used in this analysis:

- Computers and monitors affected by power management policy: 70
- Hours per day computers are in sleep mode: 10
- Monitors are already set for sleep mode
- Cost to implement network control

Implementation Details and Potential Impact

All computer and office equipment should be turned off during unoccupied hours and users should be educated on the new policy and encouraged to shut down equipment when not in use.

Opportunity 3: Refrigeration Motor Upgrades

Current Conditions

The walk-in cooler evaporator fan motors are inefficient shaded pole or split capacitor motors.

SAVINGS		
Annual Cost Savings	**$160**	
Electrical Savings	1,200	kWh
Demand Reduction	0	kW
Gas Savings	0	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**4 years**
Project Cost	$600
Incentives	$0
Net Cost	**$600**

Recommendation

Install more efficient electronically commutated (EC) motors in walk-in refrigeration units. EC motors use less electricity and produce less heat, which reduces refrigeration costs.

Assumptions

The following values and assumptions were used in this analysis:

- Walk-in cooler fans: 2
- Continuous evaporator fan operations

Implementation Details and Potential Impact

Contact a refrigeration contractor that has experience retrofitting EC evaporator fan motors in walk-in coolers and freezers.

Opportunity 4: Boiler Controls & Summer Shutdown

Current Conditions

The boilers have a constant heating hot water supply temperature setpoint regardless of outside air temperature or heating load.

SAVINGS		
Annual Cost Savings	**$350**	
Electrical Savings	0	kWh
Demand Reduction	0	kW
Gas Savings	430	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**4 years**
Project Cost		$1,500
Incentives		$0
Net Cost		**$1,500**

Recommendation

Implement a heating hot water supply temperature reset control sequence to improve boiler efficiency and reduce unnecessary heating of the heating hot water by automatically adjusting water supply temperature set points based on outside air temperature. As outdoor temperature increases, the heating hot water supply temperature setpoint should decrease as the expected heating load will be reduced. Similarly, as the outside air temperature decreases, the heating hot water supply temperature setpoint should increase to meet the increasing heating load. The boilers should also be shut down or disabled during the summer to eliminate unnecessary heating on cool nights.

Assumptions

The following values and assumptions were used in this analysis:

- Annual full-load heating hours: 700
- Efficiency improvement from outdoor air reset: 3%
- Boiler controls have reset control capability
- Cost to implement assumes labor for programming boiler controls

Implementation Details and Potential Impact

An example reset schedule is a supply water temperature setpoint of 120 °F at an outside air temperature of 60 °F and 180 °F at an outside air temperature of 20 °F or lower depending on building dynamics. This will be an iterative process where the optimal setpoints may take some trial and error to determine.

Opportunity 5: Piping Insulation

Current Conditions

Exposed hot water piping in the boiler outbuilding is not insulated where new piping was installed when the boilers and hot water heater were replaced.

SAVINGS		
Annual Cost Savings	**$100**	
Electrical Savings	0	kWh
Demand Reduction	0	kW
Gas Savings	120	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**4 years**
Project Cost	$440
Incentives	$0
Net Cost	**$440**

Recommendation

Insulate exposed hot water piping to reduce heat loss and to reduce the risk of pipes freezing during the winter.

Assumptions

The following values and assumptions were used in this analysis:

- Feet of insulation: 70
- Annual operating hours: 2,000 for boiler piping and 8,760 for domestic hot water piping
- Insulation installed by mechanical contractor

Implementation Details and Potential Impact

While insulation for most standard pipe sizes is available at hardware stores, the district may need to order or purchase insulation for the larger diameter pipe size through a mechanical contractor or plumbing supply house. Also, any time the district has work done on the boiler and delivery systems, mechanical contractors should include piping insulation in their scope of work.

CAPITAL COST OPPORTUNITIES

Opportunity 6: Demand Control Ventilation

Current Conditions

A constant amount of fresh air ventilation is supplied to the library and Eagle's Nest multipurpose room by dedicated RTUs. The volume of outside air is assumed to be set based on the maximum design occupancy of the space and does not vary according to actual occupancy or need.

SAVINGS		
Annual Cost Savings	**$1,600**	
Electrical Savings	0	kWh
Demand Reduction	0	kW
Gas Savings	1,900	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**3 years**
Project Cost	$4,500
Incentives	$0
Net Cost	**$4,500**

Recommendation

The library RTU will be replaced this summer, which presents an ideal opportunity to implement efficiency upgrades, such as demand control ventilation (DCV). DCV saves energy by adjusting the amount of fresh outside air brought in according to the number of occupants in the space. DCV saves energy by reducing the amount of outside air that needs to be heated or cooled when the space is not in use or lightly used and usually consists of monitoring the level of the carbon dioxide (CO_2) in the space or in the return air and adjusting the outside air damper accordingly. DCV is well suited for spaces with highly variable occupancy that have their own HVAC systems, such as the library and Eagle's Nest. The maximum setpoint should be between 800 and 1,100 parts per million (ppm) as outlined by ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality standard.

Assumptions

The following values and assumptions were used in this analysis:

- Design occupants per 1,000 square feet: 25 and 100 (library and Eagle's Nest, respectively)
- DCV sensors to be installed: 3
- Cost assumes RTUs have economizers and that the economizer controllers have DCV capability

Implementation Details and Potential Impact

Staff should monitor conditions in the spaces after DCV is implemented to verify that reducing the amount of outside air does not adversely affect air quality and that the system is functioning as intended. DCV could also potentially be implemented to control MAU-1 and -2 but would require additional investigation before implementing since those units serve multiple spaces. CO_2 levels outside are typically around 400 ppm and the DCV setpoint should be set to 400 to 700 ppm above outside levels as a starting point. CO_2 sensors should be monitored and calibrated regularly according to manufacturer recommendations and may need to be calibrated more frequently if exposed to high humidity or extreme temperatures.

Opportunity 7: Lighting Upgrades

Current Conditions

Lighting is primarily 15-watt 4-foot linear LED tubes that were installed in August 2016 to replace 32-watt T8 linear fluorescent lamps. There are a few remaining T12 and T8 lamps primarily in the library, Eagle's Nest, and emergency fixtures that have not been replaced yet although the LED tubes have been purchased. Gym lighting is metal halide fixtures. Lighting is controlled by manual switches with occupancy sensors in the restrooms. Exterior lighting is controlled by photocell and includes metal halide or high-pressure sodium pole lights, compact fluorescent wall packs, LED bulbs on motion sensors, and a few incandescent soffit lights.

SAVINGS		
Annual Cost Savings	**$2,300**	
Electrical Savings	17,000	kWh
Demand Reduction	8	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**5 years**
Project Cost		$14,000
Incentives		$1,900
Net Cost		**$12,100**

Recommendation

Upgrade gym, exterior soffit, and pole lights to LED. The LED tube upgrade should also be completed but is not included in the analysis below.

Assumptions

The following values and assumptions were used in this analysis:

- Average annual interior lighting operating hours: 2,000
- Average annual exterior lighting operating hours: 4,380
- San Miguel Power Association rebates: $250 per kW saved
- Potential LED maintenance cost savings due to reduced lamp replacement not included

Table 5: Lighting Savings Calculations

Qty.	Location	Existing Fixture & Lamp Description	Proposed Fixture & Lamp Description	Rebate per Fixture	Annual Savings kWh	Annual Cost Savings	Rebate	Net Cost	Simple Payback (years)
3	Exterior Pole Lights	250-watt HPS	75-watt LED	$55	2,890	$380	$165	$1,635	4.3
3	Soffit Lights	60-watt incandescent	10-watt LED	$13	660	$90	$38	$8	0.1
20	Gym	400-watt metal halide	110-watt LED	$87	13,920	$1,850	$1,740	$10,260	5.6

Implementation Details and Potential Impact

The emergency light fixtures should have the fluorescent ballast removed and an emergency egress driver/ballast for LED tubes should be installed before installing LED tubes. Pre-approval of products is recommended for San Miguel Power Association commercial LED lighting incentives. Suggest purchasing LED products on the Design Lights Consortium Qualified Products List (DLC QPL) or those that are ENERGY STAR qualified. In addition, target light levels should meet or exceed Illuminating Engineering Society of North America (IESNA) guidelines. LED fixtures near windows should include a daylight harvesting photocell control to dim the lights when there is sufficient daylight from outside. Consider installing a timer or motion sensor to turn off or dim exterior lighting from midnight to 4:00 a.m. IESNA illumination guidelines for various spaces in a school are shown below.

Table 6: Measured and Recommended Illumination Levels

Space	Measured Illumination (foot-candles)	Recommended Illumination (foot-candles)
Hallway	6-20	5-10
Classrooms		30
Gym		30-50
Computer Lab		10-30
Cafeteria		30-40
Library	20-60	30-40
Eagle's Nest	15-25	50-100

In addition, replacement fixtures should match the lumen and color requirements of the spaces and a quality check should be included to ensure that drivers are compatible with LEDs. Additional maintenance savings due to fewer lamp replacements may be realized with LEDs as most LED manufacturers define useful life based on the estimated time at which LED light output will depreciate to 70% of its initial rating and is typically 50,000 hours or greater. T12 and T8 fluorescents have a 20,000-hour lifetime, which means that 50% of the lamps have burned out at that point.

Final lighting retrofit design solutions should be completed by a qualified lighting expert, ideally a Lighting Certified (LC) Professional, who has been accredited by the National Council on Qualifications for the Lighting Professions (NCQLP). An LC registry is available at the following URL: www.ncqlp.org/Registry.

Opportunity 8: Destratification Fans

Current Conditions

The library is heated by an RTU and the supply ducts and diffusers are located approximately 25 feet above the floor. The return air intake grill is 10 feet above the floor in one corner of the library.

SAVINGS		
Annual Cost Savings	**$460**	
Electrical Savings	-110	kWh
Demand Reduction	0	kW
Gas Savings	580	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**6 years**
Project Cost	$2,600
Incentives	$0
Net Cost	**$2,600**

Recommendation

Install destratification fans in the library to reduce the temperature difference between the floor and the ceiling during the heating season by moving the hot air down to occupants at floor level. Fans can also be used to circulate air and provide auxiliary cooling during the summer.

Assumptions

The following values and assumptions were used in this analysis:

- Fans installed: 3
- Annual operating hours: 1,000
- Ceiling height: 30 feet
- Affected area per fan: 1,500 square feet

Implementation Details and Potential Impact

Traditional bladed ceiling fans or jet type fans, such as the Airius Air Pear Model 25, could be installed in the library. The cost would be less if installed by school staff.

RENEWABLE ENERGY ANALYSIS

In addition to the energy and water audit, Ridgway Elementary School's campus was evaluated for its potential to generate renewable energy. Recommendations here are based on surrounding resources, available space, building condition, design constraints, and projected annual production.

Solar PV is recommended as a good opportunity but wind power is not. The wind resources in and around Ridgway are Class 1 and Class 2 according to a review of the NREL Wind Prospector map. Class 1 and Class 2 wind categories represent poor and marginal wind resources and Class 3 is the minimum typically required for consideration of utility-scale wind turbines. The wind resources in and around Ridgway do not justify a local wind turbine installation. Renewable energy credits (RECs) can be purchased through San Miguel Power Association's Green Blocks program. Green Blocks sells renewable energy in 100 kWh blocks for an additional cost.

Opportunity 9: Solar Photovoltaic System

Current Conditions

The school has several roof sections where solar PV panels could be installed; however, the south facing roof on the original school has good sun exposure and is relatively free of equipment and obstructions. The roof is a metal roof that has had a white sealing foam material sprayed on top.

SAVINGS		
Annual Cost Savings	**$37,000**	
Electrical Savings	280,000	kWh
Demand Reduction	variable	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**15 years**
Project Cost		$570,000
Incentives		$7,500
Net Cost		**$562,500**

Recommendation

Install a 190-kW roof-mounted solar array on the school roof that will provide approximately 100% of the school's electricity. The recommended area is shown in the figure below.

Assumptions

The following values and assumptions were used in this analysis:

- Solar PV array: 190 kW (DC rated)
- Installed cost: $3.00 per watt
- Cost of electricity: $0.13 per kWh

- Peak production and associated demand (kW) reduction from solar PV would occur during full sun and would vary throughout the year depending on weather conditions during a billing cycle
- Utility-sponsored rebates or incentives: San Miguel Power Association 2017 commercial rebate of $0.75 per watt up to 10 kW, or $7,500
- Federal tax credits: not included because the district is a non-taxable entity, although the district may be able to realize some tax credit benefits through an eligible partner

Implementation Details and Potential Impact

Although this opportunity has an extended simple payback and the acceptable standard for useful life expectancy for a PV inverter module is 20 years, this opportunity is still recommended. The potential simple payback could be reduced by transferring the tax credits to an installation partner who can take advantage of them and pass some of the benefit on to the district in the form of lower first costs or lower electricity costs.

A third-party partner could also own the equipment and renewable energy certificates (RECs) and sell the generated electricity to the school district at an agreed upon cost per kWh. This is typically negotiated in a power purchase agreement (PPA).

It will be important to work with the utility to determine an appropriate solar PV-specific rate schedule and net metering arrangement. The PV system will also require some maintenance to clean the panels and remove snow and any necessary roof maintenance should be completed before system installation.

STRATEGIC OPPORTUNITIES

Additional non-quantified opportunities are described below. These represent measures that are challenging to quantify or may require further investigation before implementation is considered. These opportunities may have energy, water, or operational benefit and are presented in terms of their overall characterization in lieu of quantified impact.

Opportunity 10: Facility Upgrades and Maintenance

During the site visit a few maintenance and upgrade opportunities were noted. The seals on the library clerestory windows have shrunk and are pulling away from the corners. It is recommended that they be resealed or caulked to prevent moisture damage from rain and snow. The exhaust fan louvers in gym have been screwed shut but are not completely sealed. It is recommended that they be sealed and insulated to prevent air infiltration and heat loss. There is a fan or other equipment running in the locker rooms that are no longer used and it should be turned off if not needed. The supply ductwork in the library does not provide effective conditioning of the space because the supply grills are 25 feet in the air and are aimed horizontally at the wall. It is recommended that 90° transitions be added to the ductwork and that the discharge be lowered to the level of the lights with the grills facing the floor to provide better mixing and conditioning at the occupant level.

Opportunity 11: Maintenance and Summer Shutdown

Ridgway Elementary has a mix of systems that provide heating and cooling and different systems that serve the original building and the addition. It would be helpful for school and district staff to compile a list of regular maintenance activities and operational details of the various systems. This list should include summer shutdown of the boiler, recommended thermostat settings and programming that address the time lag of radiant baseboard heating (turn on earlier in the morning and turn off earlier in the day than the RTUs), teacher training on heating and cooling thermostat use and coordination to avoid simultaneous heating and cooling in the original building, locked thermostat screens to reduce the risk of programmed scheduling being lost, routine checks of thermostat programming (at least one of the Wi-Fi thermostats in the addition was scheduled for weekends), turn off exhaust fans that are not needed (Room 135 and locker room), turn off gutter heat tape when not needed and especially from late spring to fall. In addition, the walk-in cooler, stand-alone refrigerators and freezers, and reach-in display case evaporator coils should be cleaned regularly to maintain efficient operation and reduce wear on the compressors.

The condenser coils and economizer screens on the RTUs should also be cleaned regularly and it is recommended that hail guards be added to the RTUs to prevent damage to the condenser coil fins, which decreases efficiency and reduces heat transfer.

During the summer break the building is not occupied by teachers and students. The staff should minimize electricity consumption during this time by ensuring that walk-in coolers, freezers, computers, coffee makers, personal appliances in classrooms, and other equipment are unplugged or shut down. To minimize summer electricity consumption and demand, program the thermostats to precool occupied spaces in the building during the early morning (4:00 to 6:00 a.m., for example) when it is cool outside and then turn them off the rest of the day. Instruct staff to override and run the RTU for the area they are working in and only when needed. This will likely require some additional staff time to program the thermostats at the beginning of summer and the beginning of the school year. Janitorial staff should be made aware of the programming changes, the potential savings, and how to correctly use the thermostats to ventilate and condition the spaces in which they are working.

Opportunity 12: Water Rate

The Town of Ridgway has a special water rate for schools that has a high minimum monthly charge that includes the first 16,000 gallons of water use each month. The history of this special rate is uncertain but may have been intended to provide a benefit for the school district. However, the school has three meters and two of the meters tend to use less than 16,000 gallons per month so the rate is actually a penalty when compared to the standard commercial rate. The existing rate structure also does not provide an incentive for the school to conserve water. It is recommended that the district petition the city council to change municipal code section 9-1-17-C such that the standard commercial water rate be applied to schools. It is estimated that the district could save up to $700 annually between the three meters at the elementary school. Note that the main school meter would likely have a small increase in cost but that would be offset by the savings that would be realized on the other two meters.

Opportunity 13: Gutter Heat Tape Controls

The school has a self-regulating gutter heat tape snow and ice melt system on the north facing gutters that is estimated to have about 400 to 600 feet of heat tape. To reduce electricity consumption, the system should be turned off at the circuit breaker when not needed. Manual control allows for the system to be turned on only when needed but it is only as effective as the operator. The benefit of automated precipitation controls is that they prevent the system from being accidentally left on when not needed or turned off when needed. Installing a control module would eliminate unnecessary runtime during the winter when moisture is not present. Raychem has optional accessory control modules (model numbers GIT-4 and GIT-3A) that can incorporate moisture sensing and better temperature controls to limit operation to only the times when it is needed. Tekmar and Chromalox also offer gutter and snowmelt system controls.

Opportunity 14: Window Upgrades

The original school building has single pane aluminum frame windows and the district would like to replace the windows to improve aesthetics and energy performance. The doors have already had weatherstripping added to reduce air infiltration. Replacing old windows (single-paned or double-paned with broken seals) can reduce draftiness and better control the amount of heat gain and loss, as well as light that passes through windows. High performance windows make spaces warmer in the winter and cooler in the summer, while reducing condensation and the fading effects of the sun. Before finalizing an estimate for new windows, consider the following:

- **U-Factor** – A measure of the windows insulating value where lower is better.
- **Solar Heat Gain Coefficient (SHGC)** – A measure of how much of the sun's heat a window transmits that must be considered on a case-by-case basis depending on the orientation of the window and other factors. Low SHGC is good for blocking sun in the summer and reducing cooling load but high SHGC may be good in the winter for helping to heat the building.
- **Visible Transmittance (VT)** – A measure of how much visible light is transmitted where a high VT means more light is transmitted and helps to maximize daylight.
- **Air Leakage (AL)** – A measure of air infiltration through the window and frame where lower is better.

It is recommended that new windows and doors meet or exceed ENERGY STAR requirements which, for Colorado, include a U-Factor less than or equal to 0.30

for windows and less than or equal to 0.21 for doors. There is not a specific requirement for SHGC.

For more tips, including key characteristics to look for in replacement windows, visit the following websites. These websites focus on residential windows but the basic concepts are still relevant.

- www.efficientwindows.org/factsheets_existing/Colorado.pdf
- www.energystar.gov/products/building_products/residential_windows_doors_and_skylights/key_product_criteria
- https://energy.gov/public-services/homes/windows-doors-skylights.

Opportunity 15: Upgrade Irrigation System

New technologies in irrigation can save water during the season when water costs are the highest. Installing high-efficiency nozzles can save 10% of outdoor water use by reducing drift from wind and applying water in a more uniform pattern. Irrigation controllers and weather-based smart controllers for irrigation systems can also improve irrigation efficiency. Smart controllers are irrigation clocks that automatically adjust irrigation run times in response to environmental changes (rain and sun) and site conditions. Smart controllers use sensors and weather information to manage watering times and frequency. As environmental conditions vary, these controllers increase or decrease the amount of water delivered. These controllers have been proven to save 15% to 30% over standard clock timer controllers in Northern Colorado's climate zone.

POTENTIAL FUNDING SOURCES

Potential Rebates or Incentives

Numerous rebate and incentive programs are available through electric and natural gas providers that are applicable to the opportunities identified and presented in this report and others that could apply in the future.

San Miguel Power Association

More information on San Miguel Power Association's rebate programs can be found at www.smpa.com/content/rebate-programs or by contacting your Key Accounts Executive, Paul Hora, at 970-626-5549 x207.

Lighting Rebates and Incentives

- Pole Mounted Street, Parking Lot and Security Lighting
- LED Commercial Lighting Replacement
- LED New Construction Commercial Lighting

Pre-approval of products are recommended. The rebate amount is $250 per kW saved.

Energy Efficiency Financing

The following programs are available to help fund efficiency projects.

Colorado Department of Education Building Excellent Schools Today Grants

The Colorado Department of Education Building Excellent Schools Today (CDE BEST) grant program provides a lump sum grant to school districts across the state for building improvements that address health and safety concerns, relieve overcrowding, enhance the student learning environment using technology, and other projects that benefit the school. Improvements in energy efficiency can simultaneously address these issues and a BEST grant may be a possible funding source for a comprehensive building improvement project or capital intense upgrades. The grant application begins in January of each year and grants are awarded between May and June. Contact your district's CDE representative now to develop an application strategy. Contact CDE's program representative Anna Fitzer at fitzer_a@cde.state.co.us or (303) 866-6184 or visit the program page at www.cde.state.co.us/cdefinance/capconstbest.

Energy Performance Contracting Program

CEO's Energy Performance Contracting Program (EPC) works with energy services companies (ESCOs) to fund facility improvements through guaranteed utility savings. The program provides standardized contracts, protocols, guidelines, and processes, and draws on a pre-qualified pool of energy service

companies to ensure a depth and breadth of services to meet clients' goals and needs. CEO provides each public facility owner with free coaching and technical assistance throughout the life cycle of an EPC project. These services are provided by a member of CEO's EPC program team that consists of CEO staff and its program consultant, Trident Energy Services. More information can be found at www.colorado.gov/pacific/energyoffice/public-energy-performance-contracting. CEO representatives will help explore this option, as practical, after project identification. If you have questions, please contact Taylor Lewis at 303-866-2483 or taylor.lewis@state.co.us.

Renewable Energy and Energy Efficiency for Schools Loan Program

This program provides loans for energy efficiency and renewable energy projects through the State Treasurer. Projects can apply up to $1M and loan terms of up to 15 years. Schools need to show proof of seeking available financing from at least two banks and meet other statutory requirements. CEO representatives will help explore this option, as practical, after project identification.

Department of Agriculture Community Facilities Program

This program provides grants and low-interest financing to rural communities to help develop and improve essential community facilities, such as public school buildings. More information on the program can be found at www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program. The district is encouraged to contact the USDA's program representative Duane Dale at (970) 565-8416 x126 or Duane.Dale@co.usda.gov for more information.

Department of Local Affairs Energy Impact Assistance Fund

The Colorado Department of Local Affairs (DOLA's) Energy/Mineral Impact Assistance Fund (EIAF) provides a lump sum grant to public agencies that are impacted by the development, processing, or energy conversion of minerals and mineral fuels and/or are located in areas that may be impacted by these activities. Preferred recipients have projects that provide benefit to the entire community. The district is encouraged to contact DOLA's program representative Ken Charles at (970) 247-7311 or ken.charles@state.co.us to discuss eligibility.

Supplemental Environmental Projects Grants

The Supplemental Environmental Projects (SEP) grant program provides an allowance for environmental violators to designate that their fees be used for local improvement projects for schools or municipalities. Schools are encouraged to proactively contact its Colorado Department of Public Health & Environment (CDPHE) representative to inquire about future funding availability and complete a project summary for violators to look at in the event of a settlement. These funds are typically only available in the impacted areas,

which are closely related to energy production. More information can be found at www.colorado.gov/pacific/cdphe/supplemental-environmental-projects, and by contacting SEP coordinator Rachel Wilson-Roussel at (303) 679-2979.

Project Learning Tree Green Schools Grant

This grant program allows student green teams to follow up on the energy investigations they undertake using the kits available from Project Learning Tree to implement actions. Teachers need to attend a training on the associated curriculum and overall program (supports 4th grade standards) in order to qualify for the grant. More information on the energy programs can be found at www.plt.org/energy-education-activities-for-students and questions on programs and trainings can be answered by Shawna Crocker at shawna.crocker@colostate.edu or (303) 278-8822.

NEXT STEPS FOR IMPLEMENTATION

As a participant in the Energy Savings for Schools Program, you have program support available to help you get projects completed and realize energy and water savings in your school.

1. Carefully review this report and share it with school and district decision makers.
2. Your Energy Savings for Schools advisor will contact you within 2 weeks of sending the report to arrange a call to go over the details of the report, answer any questions, help set priorities, and identify next steps.
3. Involve whoever will be necessary to gain buy-in and authorize action.
4. Continue to work with your advisor through implementation.

Ridgway Secondary School
Energy Audit & Renewable Energy Assessment
Ridgway RE-2

1200 GREEN ST.
RIDGWAY, CO

COLORADO
Energy Office

May 16, 2017

ENERGY SAVINGS FOR SCHOOLS
CONTACT:
John Butler
Brendle Group
212 West Mulberry Street
Fort Collins, CO 80521
(P) 970-207-0058
(E) jbutler@brendlegroup.com

Prepared by:
brendle GROUP

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OVERVIEW

Ridgway Secondary School applied for and was selected to participate in the Energy Savings for Schools Program offered by the Colorado Energy Office (CEO). An energy and water audit and preliminary renewable energy assessment were performed to identify opportunities for potential energy and water conservation and energy generation at Ridgway Secondary School on April 12, 2017. This report outlines quantified conservation opportunities as well as strategic opportunities that can help Ridgway Secondary School save energy and water. Quantified opportunities can include equipment upgrades, controls, and operational strategies while strategic opportunities can include behavior change programs, new equipment policies, maintenance practices, or measures that may require further analysis before savings and/or implementation costs can be accurately determined. This report identified 8 energy saving, water saving, and renewable energy opportunities with an estimated annual cost savings of $58,140 and a combined simple payback of 13 years.

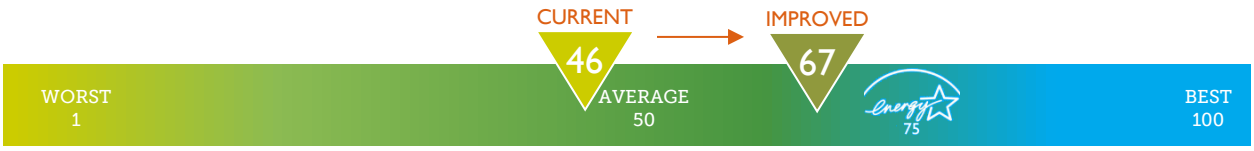
Table 1: Opportunity Overview Analysis

Opportunities	Annual Savings	Estimated Cost	Incentive	Net Cost	Payback
No-Cost/Low-Cost	$2,790	$2,520	$0	$2,520	1 year
Capital Cost	$10,350	$86,200	$4,000	$82,200	8 years
Renewable Energy	$45,000	$690,000	$7,500	$682,500	15 years
Total	**$58,140**	**$778,720**	**$11,500**	**$767,220**	**13 years**

Ridgway Secondary School's Current Energy Characterization

Electricity service for Ridgway Secondary School is provided by San Miguel Power and natural gas is provided by Black Hills Energy.

The ENERGY STAR® score in the graphic below is a metric used for benchmarking performance with similar schools in similar climate zones throughout the United States.



By implementing the strategies outlined in this report, the school can potentially increase its ENERGY STAR score from 46 to an improved score of 67 as shown above. Note that renewable energy opportunities are not included in the improved score.

Water Characterization

Water is provided to Ridgway Secondary School by the Town of Ridgway and indoor water and outdoor irrigation water are metered separately. The outdoor water use data were not available and are therefore not included in this report. The current indoor water use profile includes restroom fixtures (lavatory faucets, urinals, toilets, and showers), custodial closets, kitchen uses, and break room sinks.

Total water use and metrics included in this report are based on total occupant count, building square footage, and irrigated area. The indoor water use intensity is approximately 1,110 gallons per person per year and 5 gallons per square foot of building area per year.

Renewable Energy Characterization

In addition to the opportunities summarized on the following pages from the energy and water audit, Ridgway Secondary School was evaluated for its potential for generating on-site renewable energy. Recommendations in this report are based on available space, building condition, design constraints, and projected annual production.

The preliminary assessment indicates viable options for installing a photovoltaic (PV) array at Ridgway Secondary School. These include the potential for a roof-top installation above the gym and a ground-mounted system on the hillside behind the school.

Wind-powered turbines (generators) also were considered; however, the wind resources in and around Ridgway Secondary School are Class 1 (poor) or Class 2 (marginal) and do not justify a wind generator installation given the poor wind conditions, the limited electricity generating capacity, and the associated small return on investment. Additionally, wind generators require more maintenance and upkeep than PV systems do, which would add to the operations and maintenance (O&M) burden for the school staff.

EFFICIENCY OPPORTUNITIES SUMMARY

Following is a summary of recommended energy- and water-saving measures and renewable energy opportunities for Ridgway Secondary School. These opportunities are prioritized by simple payback, with shortest payback presented first. Detailed descriptions of all the opportunities are provided beginning on page 18.

No-Cost/Low-Cost Opportunities

	**1. Water Fixture Upgrades**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$650** $120 $0 $120 0 years	Install low-flow restroom faucet aerators.
	**2. Computer Power Management**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$1,900** $1,500 $0 $1,500 1 year	Implement a policy to shut down desktop computers, laptops, and monitors when not in use and during unoccupied hours.
	**3. Refrigeration Motor Upgrades**	**Annual Savings:** Estimated Cost: Incentive: Net Cost: Simple Payback:	**$240** $900 $0 $900 4 years	Replace walk-in cooler and freezer evaporator fan motors with more efficient motors.

Capital Cost Opportunities

	4. Building Recommissioning	**Annual Savings:**	**$950**	Conduct a formal tune-up of building systems in the 2010 addition.
		Estimated Cost:	$2,500	
		Incentive:	$0	
		Net Cost:	$2,500	
		Simple Payback:	3 years	
	5. Destratification Fans	**Annual Savings:**	**$1,400**	Install destratification fans in the school gym, climbing wall/weight room, and cafeteria.
		Estimated Cost:	$7,700	
		Incentive:	$0	
		Net Cost:	$7,700	
		Simple Payback:	6 years	
	6. Lighting Upgrades and Controls	**Annual Savings:**	**$5,600**	Upgrade gym, climbing wall, cafeteria, and exterior lighting to high-efficiency LEDs and complete installation of interior LED tubes.
		Estimated Cost:	$43,000	
		Incentive:	$4,000	
		Net Cost:	$39,000	
		Simple Payback:	7 years	
	7. Building Automation System	**Annual Savings:**	**$2,400**	Install a building automation system to provide additional HVAC control capabilities.
		Estimated Cost:	$33,000	
		Incentive:	$0	
		Net Cost:	$33,000	
		Simple Payback:	14 years	
	8. Solar Photovoltaic System	**Annual Savings:**	**$45,000**	Install a solar photovoltaic system on the gym roof and the hillside north of the school.
		Estimated Cost:	$690,000	
		Incentive:	$7,500	
		Net Cost:	$682,500	
		Simple Payback:	15 years	

SCHOOL OVERVIEW

Ridgway Secondary School is located at 1200 Green St. in Ridgway, Colorado. The school has a gross floor area of approximately 46,110 square feet and was built in 2005. Electricity for Ridgway Secondary School is supplied by San Miguel Power, natural gas is supplied by Black Hills Energy, and both water and wastewater services are provided by the Town of Ridgway.

Although the original building was built in 2005, the gym, weight room, and locker rooms were added in 2010. The main spaces include classrooms, cafeteria/commons, kitchen, media center/library, gym, weight room/climbing wall, locker rooms, and offices. The wood shop across the parking lot was not included in this report. Typical hours of operation are 7:00 a.m. to 5:00 p.m. Monday through Friday and the building is also used roughly twice a month on Saturday for other activities. The school includes grades 6 through 12 and is generally occupied from August to May with approximately 170 students and 30 staff during this time. Cleaning and maintenance takes place during the summer and summer school uses a couple of classrooms in August.

Lighting for the building is primarily T8 linear fluorescent fixtures that were retrofitted in August 2016 with LED tubes with the fluorescent ballasts removed. There are a few remaining T12 and T8 linear fluorescent fixtures that have not been replaced yet. The gym and climbing wall/weight room areas have 6-lamp CFL fixtures for lighting. Lighting is controlled by manual switches (classrooms have dual switching) with occupancy sensors in the restrooms. Exterior lighting is controlled by photocell and timer and includes metal halide or high-pressure sodium pole lights and wall packs.

Heating and cooling is provided by the original rooftop units (RTUs) that all have economizers. RTUs in the original school are controlled by Trane programmable thermostats. The 2010 addition RTUs are controlled by a Trane building automation system (BAS). The gym and cafeteria/commons RTUs also have energy recovery ventilators (ERVs) attached with heat wheels to recover heat from exhaust air and preheat the fresh air intake. The climbing wall/weight room and locker rooms each have their own RTU.

Other energy uses include an estimated 100 desktop computers in the computer labs and classrooms as well as kitchen equipment. The kitchen is used for cooking and has a variety of equipment, including a gas stove and ovens, a walk-in cooler and freezer, an ice machine, a dishwasher with a booster heater, and a ventilation hood. In addition, there is a significant amount of gutter heat tape installed that was operating (hot to the touch) during the site visit.

The restrooms have 2.0-gallon-per-minute (gpm) aerators installed in the faucets, 1.6-gallons-per-flush (gpf) flush-valve toilets, and 1.0-gpf urinals. The kitchen has a pre-rinse spray valve with a flow rate of 1.5 gpm.

The following equipment inventory describes the mechanical equipment in the school and lists the areas served.

Table 2: Equipment Inventory

ID Tag	Description & Model Number	Capacity/Size	Area Served
RTU-1	Trane YCD300E3HABB, 2010	25 tons, 400,000 Btu/hr, 7.5-HP SF	Gym
ERV-1	Heat recovery wheel		RTU-1
RTU-2	Trane YCD300E3HABB, 2010	25 tons, 400,000 Btu/hr, 7.5-HP SF	Gym
ERV-2	Heat recovery wheel		RTU-2
RTU-3	Trane YSC092E3RHA0NC1C1A1B200C7, 2010	7.5 tons	Locker Rooms
RTU-4	Trane YSC092E3RHA0NC1C1A1B200C7, 2010	7.5 tons	Climbing Wall/ Weight Room
AC-5	Trane YSC036A3RLA1YD201A2B000A0	3 tons	Multipurpose
AC-6	Trane YSC090A3RHA26D101A2B000A0	7.5 tons	
AC-7	Trane YCD240 B3H0JB, 2005	20 tons, 400,000 Btu/hr, 5.0-HP SF	Commons/ Cafeteria
ERV-3	Heat recovery wheel	3-HP SF	AC-7
AC-8	Trane YSC090A3RHA26C101A2B000A0	7.5 tons	Library
AC-9	Trane YSC090A3RHA26D101A2B000A0	7.5 tons	Admin Offices
AC-10	Trane YSC090A3RHA26C101A2B000A0	7.5 tons	Classroom
AC-11	Trane YSC036A3RLA1YD201A2B000A0	3 tons	Classroom
AC-12	Trane YSC060A3RHA24D101A2B000A0	5 tons	Classroom
AC-13	Trane YSC036A3RLA1YD201A2B000A0	3 tons	Classroom
AC-14	Trane YSC036A3RLA1YD201A2B000A0	3 tons	Classroom
AC-15	Trane YSC072A3RHA1ZC101A2B000A0	6 tons	Classroom
AC-16	Trane YSC072A3RHA1ZC101A2B000A0	6 tons	Classroom
AC-17	Trane YSC		Classroom
AC-18	Trane YSC072A3RHA1ZC101A2B000A0	6 tons	Classroom
AC-19	Trane YSC102A3RMA20C101A2B000A0	10 tons	Classroom
AC-20	Trane YSC090A3RHA26C101A2B000A0	7.5 tons	Classroom
MA-1	Greenheck IGX-115-H22-DBC	3-HP SF, 2-HP EF	Kitchen
MUA-1	Greenheck IG-112-H30-DB	5-HP SF	Locker Rooms
RH-1	Relief hood Cook 04209608 TRE	2,577 CFM, motorized dampers, no fan	Gym
Dishwasher	Hobart AM15, electric	12-kW Hatco booster heat	Kitchen
WH-1	State SBD85365NEAD, natural gas	85 gal., 365,000 Btu/hr	Classroom Wing
WH-2	State SBD71120NED, natural gas	71 gal., 120,000 Btu/hr	Kitchen
WH-3,4	Bradford White EF100T199E3N2, natural gas	100 gal., 199,999 Btu/hr	Locker Rooms

Acronyms:

AC – Rooftop unit
HP – Horsepower
WH – Water heater
MUA – Make-up air unit
CFM – Cubic feet-per-minute
SF – Supply fan
RF – Return fan

UTILITY USE AND BENCHMARKING

Utility Overview

- Ridgway Secondary School's 2016 annual utility cost was approximately $81,500.
- Electricity is provided by San Miguel Power under the #3 rate schedule and is measured by the total amount of electricity used (as kilowatt hours, or kWh) within the billing period and also electricity demand (as kW), or the highest rate or speed at which the facility uses electricity each billing period for demand rate customers.
- Natural gas is provided by Black Hills Energy and is measured in therms (a unit of heat energy) used within the billing period.
- To combine both electricity and natural gas into a single energy unit, both kWh and therms are converted to British Thermal Units, or Btu.
- Water and wastewater are provided by the Town of Ridgway under the C rate and are measured in gallons used during the billing period.

Table 3: Annual Utility Summary

Utility	Cost	Cost per ft^2 per yr.	Consumption	Consumption kBtu Equivalent	Blended Rate
Electricity	$49,609	$1.08	374,360 kWh	1,277,316 kBtu	$0.13 / kWh
Natural Gas	$28,077	$0.61	35,815 therms	3,581,500 kBtu	$0.78 / therm
Water & Sewer	$3,823	$0.08	223 kgal	–	$17.14 / kgal
Total	**$81,509**	**$1.77**	–	–	–

The San Miguel Power Association Schedule #3 is a three-phase demand rate.

Table 4: Schedule#3 Rate Structure

Monthly Rate	Cost
Access Charge:	$45.00
Demand Charge:	
All kilowatts of billing demand, per kW	$16.00
Energy Charge:	
All kilowatt hours used, per kWh	$0.073889

Historical Utility Prices

Figure 1 and Figure 2 present the history of electricity and natural gas prices in Colorado since 2000. Electricity prices have increased since 2000 and natural gas prices have fluctuated but are generally increasing as well.

The trend in overall price increases at the state level is indicative of associated price increases at many local levels, which has implications for constraints on energy budgets at many school facilities across Colorado. As schools and facility equipment age, operational efficiency generally degrades. With rising energy cost as well as losses in operational efficiency, energy efficiency improvements and energy reduction opportunities become more and more important.

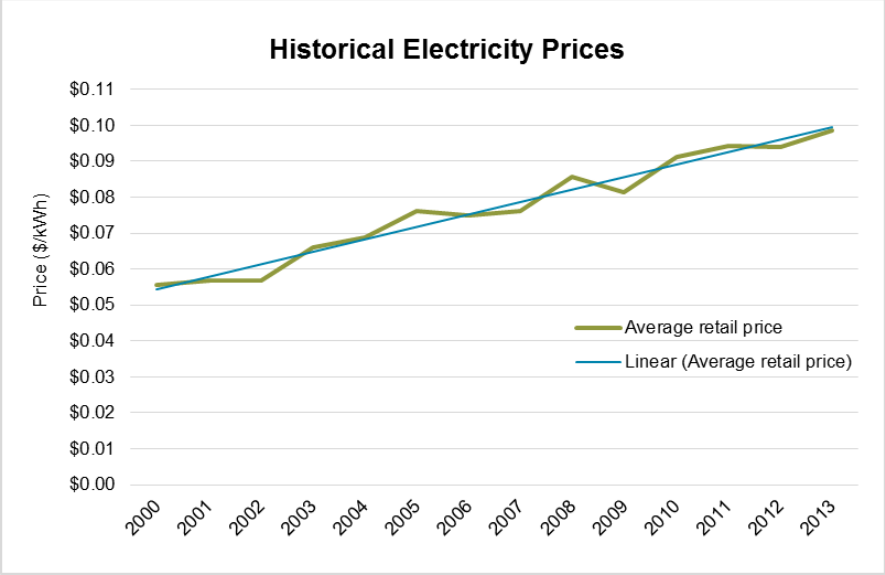


Figure 1: Historical Electricity Prices

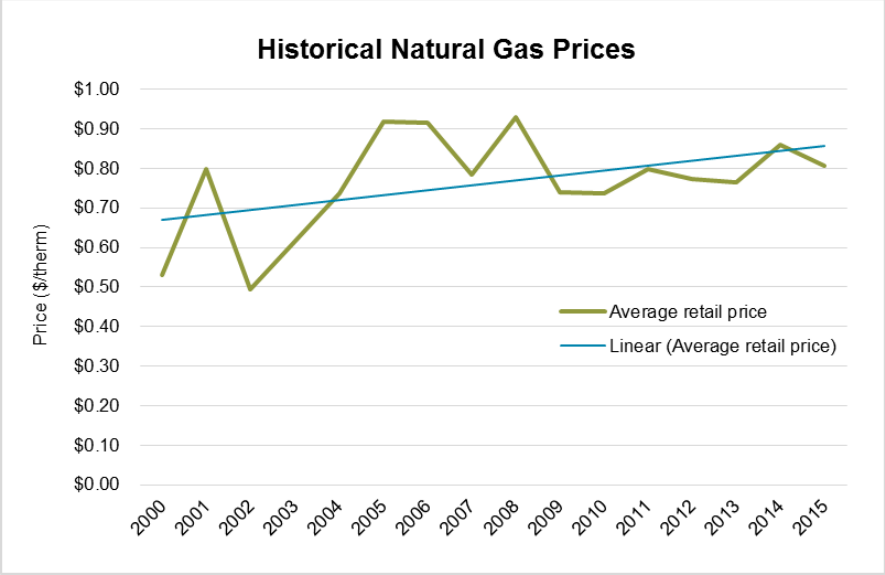


Figure 2: Historical Natural Gas Prices

Energy End-Use Breakout

Figure 3 presents an estimated breakout of electricity and natural gas use based on equipment noted during the audit. Approximately 74% of the total energy use is in the form of natural gas and electricity is the remaining 26%. Space heating is the largest single energy use.

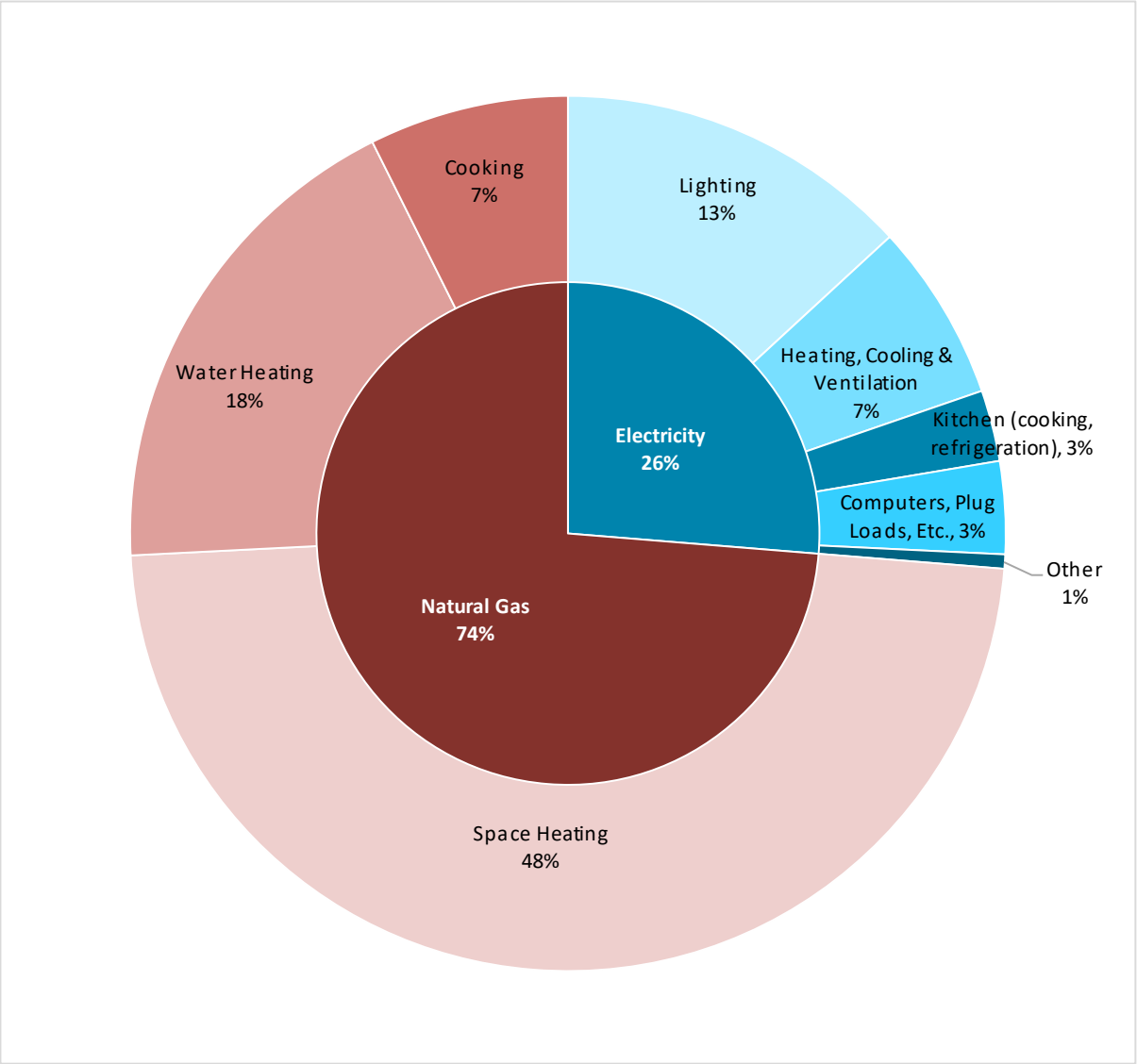


Figure 3: Estimated Energy End-Use Breakout

Monthly Electricity Use

Figure 4 provides the monthly electric use in kWh (left scale) and electric demand in kW (right scale) for the last 2 years. Cooling degree days (CDD) are a measurement of the expected amount of cooling required to maintain a building at a desired temperature. The greater the number of CDD, the greater the expected cooling load will be. Although the CDD are significantly higher in the

summer months and a higher cooling load would be expected, there is little to no school occupancy.

Electricity use is low during the summer when school is out of session and increases in September when school starts. This is an expected use curve. The impact of the LED lighting upgrade in August 2016 can be seen in the decreased electricity consumption compared to 2015. The 2016 demand is also lower in September and October but is slightly higher in November and December. Electricity use was also lower during the summer of 2016 due to targeted efforts by staff to reduce air conditioning and electricity consumption.

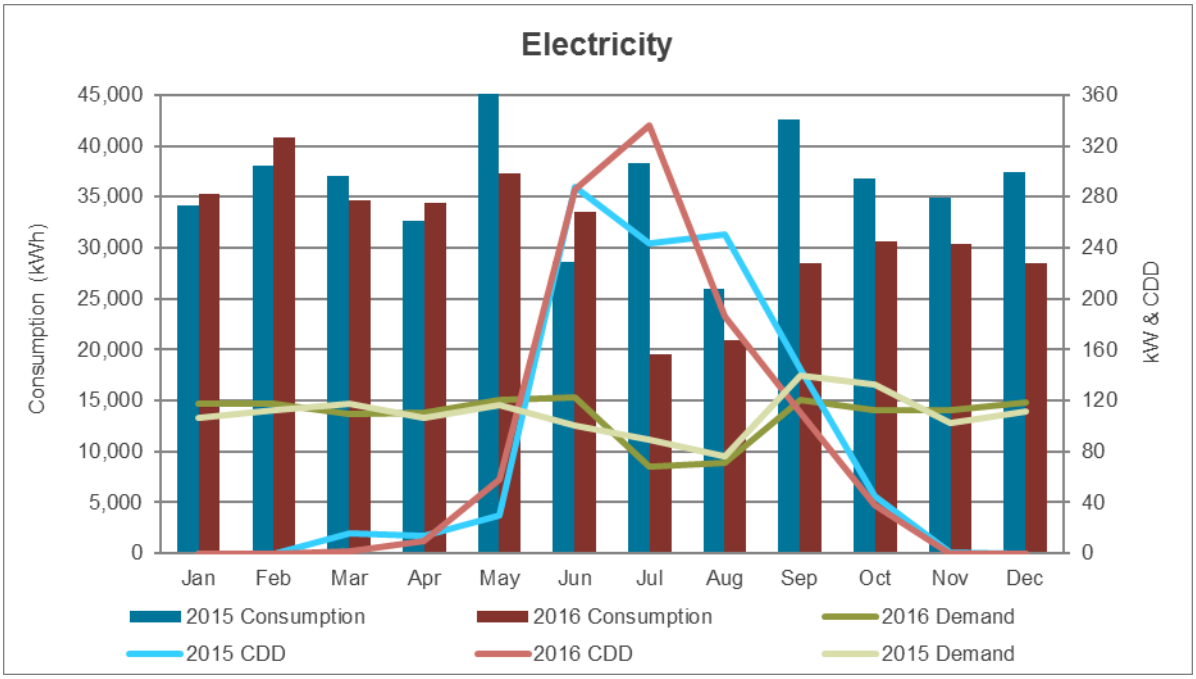


Figure 4: Monthly Electricity Use

Monthly Natural Gas Use

Figure 5 provides the monthly natural gas use (left scale) and average heating degree days (HDD) on the right scale for the last 2 years. HDD are a measurement of the expected amount of heating required to maintain a building at a desired temperature. The greater the number of HDD, the greater the expected heating load will be. The gas consumption follows an expected pattern with higher consumption in the winter months because of an increased heating load and shows relative consistency from year to year.

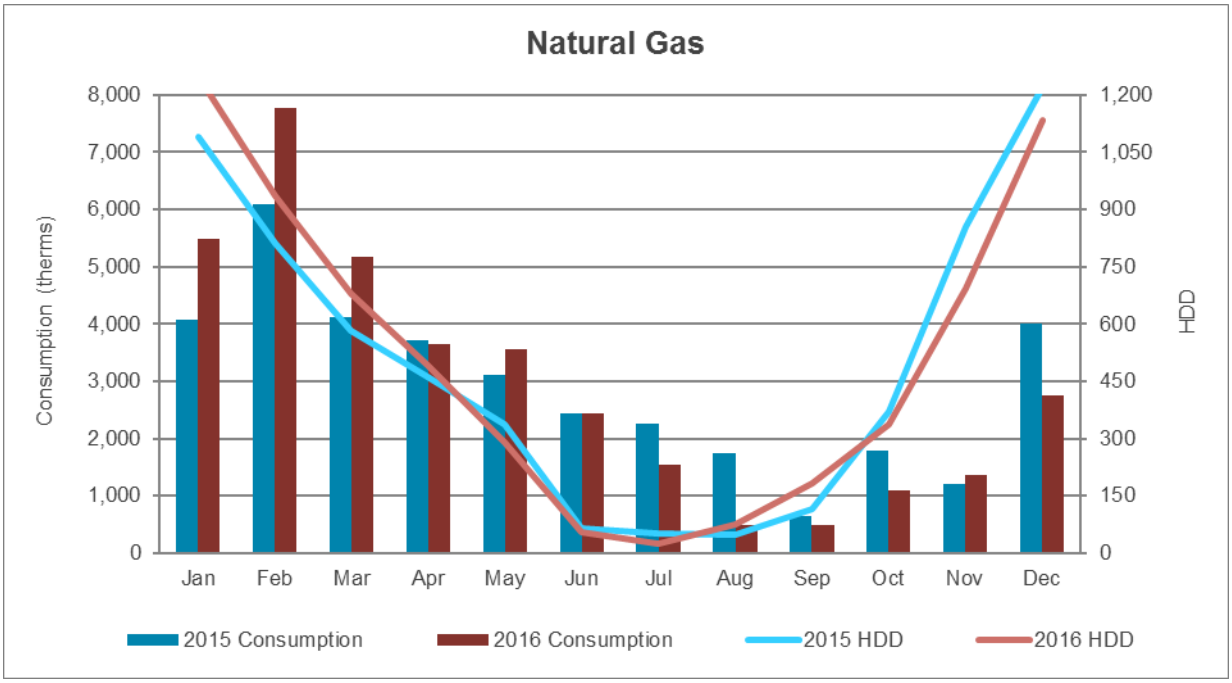


Figure 5: Monthly Natural Gas Use

Monthly Water Use

Figure 6 provides the monthly water use over the last 2 years. Water consumption is the lowest in the summer months when school is out of session and because irrigation is not included. There was a hot water leak from the booster heater in the kitchen that was repaired in March 2017 and which may account for the higher usage in November and December 2016.

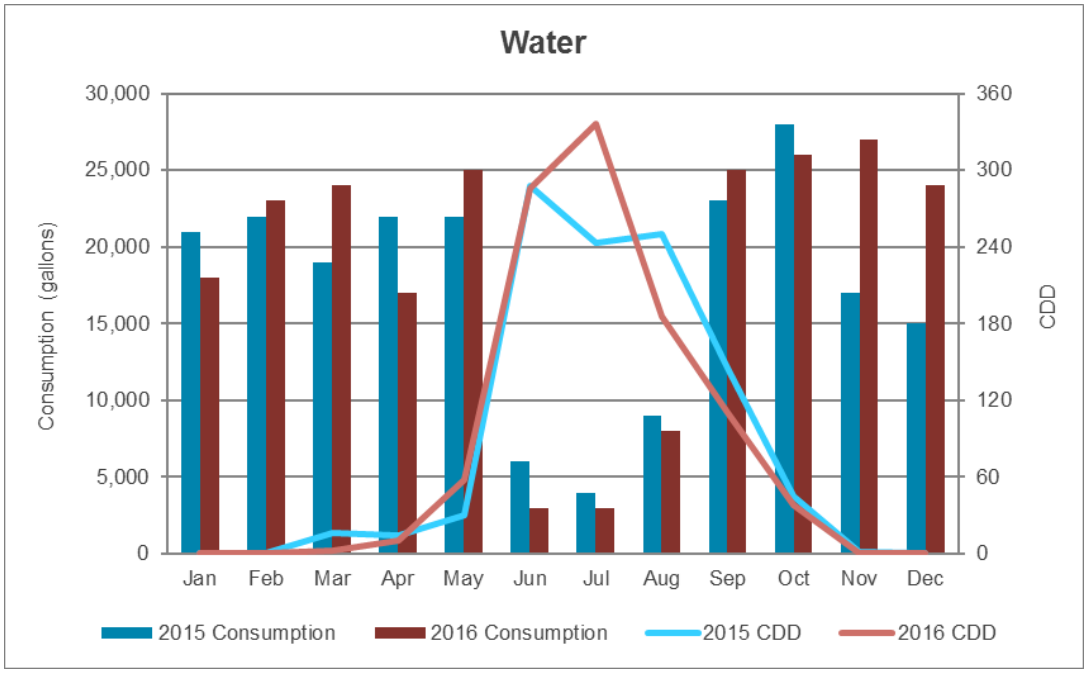


Figure 6: Monthly Water Use

Benchmarking

Benchmarking is used to compare a school's energy and water use to other schools and also can be useful in assessing the potential for energy and water savings across a school's campus. ENERGY STAR's Portfolio Manager uses annual energy use per square foot, or the Energy Use Index (EUI), as the basis for comparison and also takes into account factors such as local weather data, cooling, number of computers, the presence of cooking facilities, and walk-in coolers and freezers. Ridgway Secondary School's current EUI is 105 kBtu per square foot per year.

Portfolio Manager

The Environmental Protection Agency provides Portfolio Manager as a free online energy and water tracking and benchmarking tool. This tool rates buildings on a scale of 1 to 100. A score of 1 represents buildings with the worst performance and 100 represents those with the highest performance. Scores are based on monthly utility data and are normalized based on size, location, weather, and other profile metrics. If a school achieves a score of 75 or higher, it is eligible to receive the ENERGY STAR Certification®. Given the lack of national water benchmarking data, an ENERGY STAR Certification is only based on energy use.

Using a minimum of 12 months of energy data, a Portfolio Manager account was created as part of this reporting for Ridgway Secondary School and the school is encouraged to continue to use the account to track monthly energy and water use. Preliminary benchmarking for the school gives an ENERGY STAR score of 46. As the school implements energy and water efficiency measures, those changes should be reflected in an improved (higher) ENERGY STAR score.

Water Benchmarking

Ridgway Secondary School's current indoor water use intensity is 1,110 gallons per person per year and 5 gallons per square foot of building area per year. There are approximately 2.6 acres of irrigated area. Unlike energy, there are limited data available for benchmarking water use. However, as more schools participate in the ESS program, their data combined offer insight into school-specific water use across Colorado. Figure 7 represents data compiled from participating ESS schools with the average for each metric identified by the orange dots. In this figure, Ridgway Secondary School's performance is shown by the blue dots.

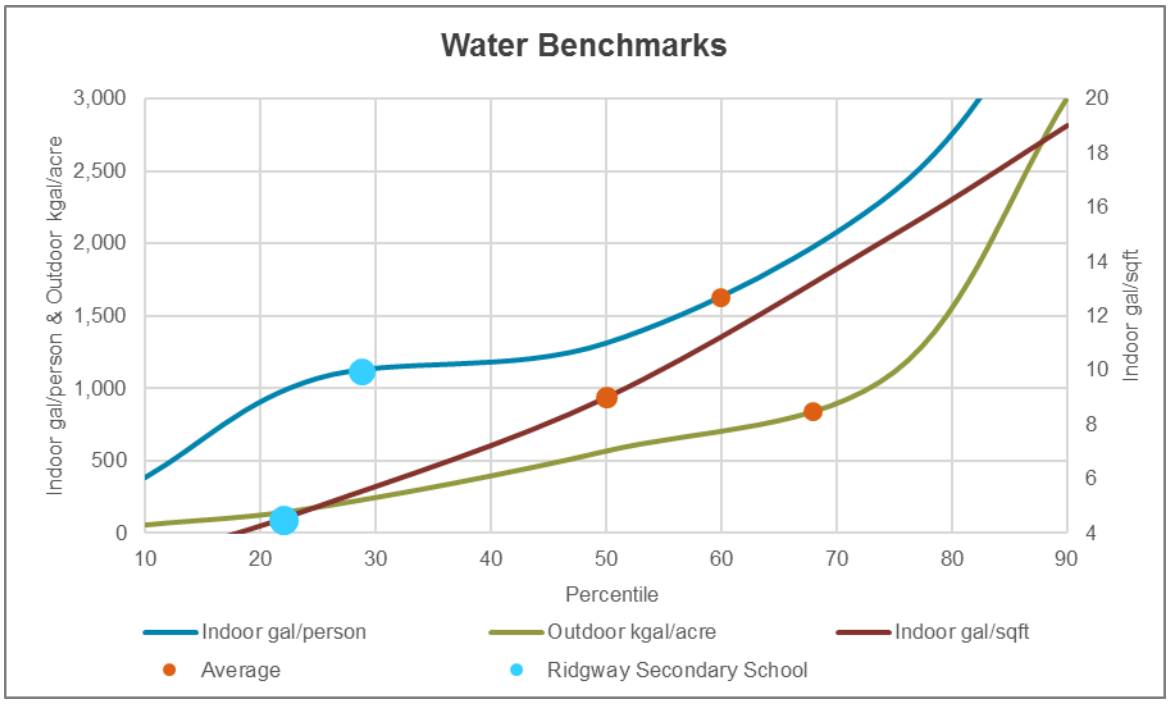


Figure 7: Water Use Compared with Other ESS Schools

RECOMMENDED OPPORTUNITIES

Criteria for Recommendations

Energy- and water-saving opportunities are organized into three categories, and measures within each category are organized by payback, with measures having the shortest payback presented first.

No-Cost/Low-Cost Opportunities (capital cost less than $2,000)

Capital Cost Opportunities (capital cost greater than $2,000)

Strategic Opportunities (opportunities that lack adequate information to quantify or may require further investigation)

Each opportunity includes a description of the current condition of the system or equipment, further explanation of the opportunity that is being measured, and a list of assumptions that were used to estimate savings and cost.

The savings table displays estimated annual utility savings the school can expect for a particular opportunity. Electric savings are measured in use (kWh) and demand (kW), gas savings are measured in therms, and water savings are measured in gallons. Cost savings reflect decreases in monthly utility expenditures and are calculated using utility unit costs specific to the school including published utility rates and blended rates as appropriate.

Implementation costs are also presented within a table for each opportunity. These costs reflect the estimated initial (equipment plus labor) cost for implementing the opportunities. Depending on the opportunity and the utility providers, incentives or rebates may be available, and are indicated if so. When applicable, incentives are deducted from initial costs to provide a net cost for each opportunity. Additional information on applicable incentives programs or other financial resources are included in Next Steps.

Simple payback also is presented and is calculated by dividing net cost by annual cost savings to determine how long it will be before the school sees a return on its investment.

NO-COST/LOW-COST OPPORTUNITIES

Opportunity 1: Water Fixture Upgrades

Current Conditions

Standard flow aerators are installed on all of the restroom hand sinks.

SAVINGS		
Annual Cost Savings	**$650**	
Electrical Savings	0	kWh
Demand Reduction	0	kW
Gas Savings	70	therms
Water Savings	35,000	gallons

FINANCIAL SUMMARY	
Simple Payback	**0 years**
Project Cost	$120
Incentives	$0
Net Cost	**$120**

Recommendation

Install low-flow aerators to reduce water use and energy use associated with heating hot water.

Assumptions

The following values and assumptions were used in this analysis:

- Regular occupants: 200
- Restroom faucets upgraded from 2.0-gpm to 0.5-gpm models: 24
- Cost savings from reduced water and wastewater charges and energy savings for natural gas water heating

Implementation Details and Potential Impact

Hand washing performance should not be affected but the district may want to consider installing tamper-proof aerators in areas that have a history of vandalism.

Opportunity 2: Computer Power Management

Current Conditions

There are approximately 100 computers in the school that may not have power-saving settings enabled for when they are not being used or after hours.

SAVINGS		
Annual Cost Savings	**$1,900**	
Electrical Savings	14,000	kWh
Demand Reduction	0	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**1 year**
Project Cost		$1,500
Incentives		$0
Net Cost		**$1,500**

Recommendation

Implement an appliance and computer power management policy. ENERGY STAR recommends setting computers to enter system standby or sleep mode after 30 minutes of inactivity and setting monitors to enter sleep mode after 5 to 10 minutes of inactivity. Many fax machines, printers, and copiers also include these features. Depending on manufacturer, equipment age, and configuration, these settings can use over 90% less power than the equipment's regular operation, resulting in a 60% reduction in overall energy use. In addition, turn off all equipment before leaving at the end of the day.

Assumptions

The following values and assumptions were used in this analysis:

- Computers and monitors affected by power management policy: 100
- Hours per day computers are in sleep mode: 10
- Monitors are already set for sleep mode
- Cost to implement network control

Implementation Details and Potential Impact

All computer and office equipment should be turned off during unoccupied hours and users should be educated on the new policy and encouraged to shut down equipment when not in use.

Opportunity 3: Refrigeration Motor Upgrades

Current Conditions

Walk-in cooler and freezer evaporator fan motors are inefficient shaded pole or split capacitor motors.

SAVINGS		
Annual Cost Savings	**$240**	
Electrical Savings	1,800	kWh
Demand Reduction	0	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**4 years**
Project Cost		$900
Incentives		$0
Net Cost		**$900**

Recommendation

Install more efficient electronically commutated (EC) motors in walk-in refrigeration units. EC motors use less electricity and produce less heat, which reduces refrigeration costs.

Assumptions

The following values and assumptions were used in this analysis:

- Walk-in cooler fans: 1
- Walk-in freezer fans: 2
- Continuous evaporator fan operations

Implementation Details and Potential Impact

Contact a refrigeration contractor that has experience retrofitting EC evaporator fan motors in walk-in coolers and freezers.

CAPITAL COST OPPORTUNITIES

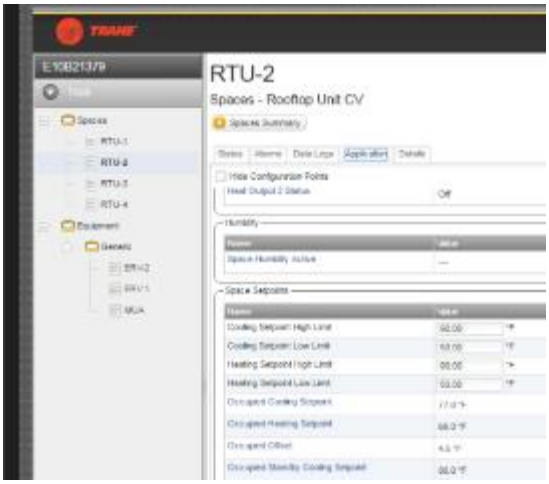
Opportunity 4: Building Recommissioning

Current Conditions

SAVINGS		
Annual Cost Savings	**$950**	
Electrical Savings	2,000	kWh
Demand Reduction	0	kW
Gas Savings	880	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**3 years**
Project Cost	$2,500
Incentives	$0
Net Cost	**$2,500**

The heating and cooling systems for the 2010 addition are controlled by a Trane BAS. The gym is heated and cooled by two large RTUs that each have an ERV with a heat wheel. The weight room and locker rooms each have an RTU. The gym has two CO_2 sensors and a thermostat with an adjustable temperature setting but it is not known if the temperature can be set with the thermostat or if it is overridden in the BAS. A review of the Trane BAS indicated that only RTU-2 had a programmed occupied/unoccupied schedule although this could not be confirmed. For RTU-2 the occupied setpoints are 68°F for heating and 77°F for cooling and unoccupied setpoints are 60°F for heating and 85°F for cooling. The CO_2 reading on ERV-1 was 64 ppm, which indicates a failed sensor or a need for recalibration since typical outside CO_2 levels are 350-400 ppm and the reading should always be higher than that. The minimum outside air (OA) damper position or economizer minimum position is set at 15%. The use of the CO_2 sensor in the BAS operating sequences is not clear.



Recommendation

Perform a formal recommissioning of building systems. Recommissioning focuses on low- and no-cost measures to tune up existing equipment and helps identify and solve mechanical system problems that make a facility expensive to operate. In particular, the school could pursue the following opportunities in the recommissioning effort:

- Scheduling, temperature controls, and setpoints - Verify the occupied and unoccupied schedules and setpoints in the Trane BAS and ensure that each RTU is properly scheduled. Heating and cooling setbacks during unoccupied hours will reduce energy losses and save on energy costs.
- Economizer and ERV sequence of operations optimization
- Outside air damper minimum positions and demand control ventilation (DCV) - The BAS programming and sequences of operation should be verified to ensure that the CO_2 sensors are being used to implement a DCV strategy. DCV adjusts the amount of fresh outside air brought in to match the number of occupants in the space and saves energy by reducing the amount of outside air that needs to be heated or cooled when the gym is not in use or lightly used.
- Morning flush (summer), warm-up (winter), and optimal start sequence review

The programming of all other local thermostats should also be checked and adjusted as necessary.

Assumptions

The following values and assumptions were used in this analysis:

- Savings estimate based on occupied and unoccupied schedules for the gym

Implementation Details and Potential Impact

District staff time would be required to work with the commissioning team and contractors.

Opportunity 5: Destratification Fans

Current Conditions

The school gym, climbing wall/weight room, and cafeteria/commons areas are each heated by their own RTUs. The supply ducts and diffusers in each space are located along the ceiling and run the length of the spaces on each side. The return air ducts and grills are also located near the ceiling, which does not promote good air mixing in the space.

SAVINGS		
Annual Cost Savings	**$1,400**	
Electrical Savings	-350	kWh
Demand Reduction	0	kW
Gas Savings	1,800	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**6 years**
Project Cost		$7,700
Incentives		$0
Net Cost		**$7,700**

Recommendation

Install destratification fans in the gym, climbing wall/weight room, and cafeteria/commons areas to reduce the temperature difference between the floor and the ceiling during the heating season by moving the hot air down to occupants at the floor level. Fans can also be used to circulate air and provide auxiliary cooling during the summer.

Assumptions

The following values and assumptions were used in this analysis:

- Fans installed: 9
- Annual operating hours: 1,100
- Ceiling height: 30 feet
- Affected area per fan: 1,500 square feet

Implementation Details and Potential Impact

Traditional bladed ceiling fans or jet type fans could be installed in the cafeteria and jet type fans, such as the Airius Air Pear Model 25, is recommended for the gym and climbing area rather than a traditional bladed ceiling fan because the blades of a traditional fan could be broken by stray balls or ropes. The cost would be less if installed by school staff.

Opportunity 6: Lighting Upgrades and Controls

Current Conditions

Lighting is primarily 15-watt 4-foot linear LED tubes that were installed in August 2016 to replace 32-watt T8 linear fluorescent lamps. There are a few remaining T12 and T8 lamps primarily in the library and emergency fixtures that have not been replaced yet although the LED tubes have been purchased. Gym and climbing wall/weight room lighting is 6-lamp CFL fixtures. Lighting is controlled by manual switches (classrooms have dual switching) with occupancy sensors in the restrooms. Exterior lighting is controlled by photocell and timer and includes metal halide or high-pressure sodium pole lights and wall packs.

SAVINGS		
Annual Cost Savings	**$5,600**	
Electrical Savings	42,000	kWh
Demand Reduction	16	kW
Gas Savings	0	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**7 years**
Project Cost		$43,000
Incentives		$4,000
Net Cost		**$39,000**

Recommendation

Upgrade gym, climbing wall/weight room, cafeteria, and exterior lighting to LEDs. Implement a manual daylighting strategy in the cafeteria and turn off or dim the light banks that are closest to the windows. The LED tube and recessed can upgrade should also be completed but is not included in the analysis below.

Assumptions

The following values and assumptions were used in this analysis:

- Average annual interior lighting operating hours: 2,200
- Average annual exterior lighting operating hours: 4,380
- San Miguel Power Association rebates: $250 per kW saved
- Potential LED maintenance cost savings due to reduced lamp replacement not included

Table 5: Lighting Savings Calculations

Qty.	Location	Existing Fixture & Lamp Description	Proposed Fixture & Lamp Description	Rebate per Fixture	Annual Savings kWh	Annual Cost Savings	Rebate	Net Cost	Simple Payback (years)
33	Gym & Climbing	342-watt 6-lamp CFL	135-watt LED	$52	15,030	$1,990	$1,708	$18,092	9.1
24	Commons/ Cafeteria	300-watt Halogen	55-watt LED	$61	12,940	$1,710	$1,470	$6,210	3.6
7	Exterior Wall Packs	70-watt HPS	19-watt LED	$17	2,050	$270	$117	$1,283	4.7
24	Exterior Pole Lights	150-watt HPS	75-watt LED	$28	11,880	$1,570	$678	$13,722	8.7

Implementation Details and Potential Impact

The emergency light fixtures should have the fluorescent ballasts removed and emergency egress driver/ballasts for LED tubes should be installed before installing LED tubes. Pre-approval of products is recommended for San Miguel Power Association's commercial LED lighting incentives. Suggest purchasing LED products on the Design Lights Consortium Qualified Products List (DLC QPL) or that are ENERGY STAR qualified. In addition, target light levels should meet or exceed Illuminating Engineering Society of North America (IESNA) guidelines. LED fixtures near windows should include a daylight harvesting photocell control to dim the lights when there is sufficient daylight from outside. Consider installing a timer or motion sensor to turn off or dim exterior lighting from midnight to 4:00 a.m. IESNA illumination guidelines for various spaces in a school are shown below.

Table 6: Measured and Recommended Illumination Levels

Space	Measured Illumination (foot-candles)	Recommended Illumination (foot-candles)
Hallway	15-30	5-10
Classrooms (50% on)	10-25	30
Classrooms (100% on)	30-50	30
Computer Lab		10-30
Cafeteria	25-30	30-40
Library	15-70	30-40
Conference Room		30
Band Room (classroom)		30-50
Competition Gym		50-100

In addition, replacement fixtures should match the lumen and color requirements of the spaces and a quality check should be included to ensure that drivers are compatible with LEDs. Additional maintenance savings due to fewer lamp replacements may be realized with LEDs as most LED manufacturers define useful life based on the estimated time at which LED light output will depreciate to 70% of its initial rating and is typically 50,000 hours or greater. T12

and T8 fluorescents have a 20,000-hour lifetime, which means that 50% of the lamps have burned out at that point.

Final lighting retrofit design solutions should be completed by a qualified lighting expert, ideally a Lighting Certified (LC) Professional, who has been accredited by the National Council on Qualifications for the Lighting Professions (NCQLP). An LC registry is available at the following URL: www.ncqlp.org/Registry.

Opportunity 7: Building Automation System

Current Conditions

The RTU controls in the original building are local programable thermostats that do not allow for centralized scheduling, monitoring, and advanced control of equipment. The gym addition has a small Trane BAS to control the four RTUs and the two ERVs.

SAVINGS		
Annual Cost Savings	**$2,400**	
Electrical Savings	7,300	kWh
Demand Reduction	0	kW
Gas Savings	1,800	therms
Water Savings	0	gallons
FINANCIAL SUMMARY		
Simple Payback		**14 years**
Project Cost		$33,000
Incentives		$0
Net Cost		**$33,000**

Recommendation

Install a building automation system (BAS) to provide scheduling functionality for the equipment and remote access and monitoring. To simplify operation and training, the school BAS should either integrate with the gym BAS or take over control of that equipment. A BAS can be used to reduce energy usage, increase overall efficiency, and facilitate control and maintenance of the heating and cooling systems. Implementing a BAS can often save up to 10% or more on utility costs. These types of controls could allow for tighter control of occupied/unoccupied temperature setpoints, schedules, and holiday scheduling. An added benefit is the remote monitoring and control that could save time adjusting the programmed schedules, checking space temperatures, and identifying problems. Wireless and Wi-Fi options are increasingly more prevalent and could facilitate installation in a retrofit application.

In particular, it is recommended to pursue the following opportunities in a BAS:

- Outside air and economizer controls – Allows for implementation of a pre-cooling strategy using economizers, closing dampers at night when the space is unoccupied, and DCV.
- Demand control ventilation – Use CO_2 sensors and implement a DCV strategy in classrooms, gym, cafeteria, etc. to adjust outside air to appropriate levels.
- Equipment scheduling – An easily accessible BAS gives the opportunity for holiday and weekly real-time scheduling and provides for more flexible and improved programing of schedules for equipment to turn off

when not needed. This could apply to thermostat settings, RTUs, exhaust fans, hot water circulation pumps, make-up air units, etc.

- Remote monitoring and system trending – Gives staff the ability to monitor system temperatures and equipment functionality to identify and correct any problems more quickly. Can also monitor long-term system performance to identify issues and make efficiency improvements as part of recommissioning.
- Demand profiling and control – Monitor electrical demand and control specific loads or equipment, such as RTUs, snow melt heat tape, and exhaust fans to reduce electrical demand.
- Occupancy based control – By monitoring occupancy of various spaces, control of HVAC and lighting equipment can be tailored specifically to space use by building occupants, eliminating or reducing energy use in unoccupied spaces.

Assumptions

The following values and assumptions were used in this analysis:

- Annual energy savings: 10% of HVAC related use
- Cost savings does not include potential maintenance cost savings

Implementation Details and Potential Impact

Consult with the district's HVAC contractor, Trane BAS provider, and other districts in the area to explore options for BAS selection and installation. Implementing a BAS will require additional staff training and maintenance by a controls contractor.

RENEWABLE ENERGY ANALYSIS

In addition to the energy and water audit, Ridgway Secondary School's campus was evaluated for its potential to generate renewable energy. Recommendations here are based on surrounding resources, available space, building condition, design constraints, and projected annual production.

Solar PV is recommended as a good opportunity but wind power is not. The wind resources in and around Ridgway are Class 1 and Class 2 according to a review of the NREL Wind Prospector map. Class 1 and Class 2 wind categories represent poor and marginal wind resources and Class 3 is the minimum typically required for consideration of utility-scale wind turbines. The wind resources in and around Ridgway do not justify a local wind turbine installation. Renewable energy credits (RECs) can be purchased through San Miguel Power Association's Green Blocks program. Green Blocks sells renewable energy in 100 kWh blocks for an additional cost.

Opportunity 8: Solar Photovoltaic System

Current Conditions

The school has various flat and sloped roof sections but unfortunately the ones that are completely clear of obstructions point to the east or north. The gym has a flat roof with good sun exposure and is relatively free of equipment. There is also a south-facing hillside behind the school that is not used and that is somewhat isolated. The gym roof is a white membrane and the original school roof is black EPDM (ethylene propylene diene monomer) membrane.

SAVINGS		
Annual Cost Savings	**$45,000**	
Electrical Savings	340,000	kWh
Demand Reduction	variable	kW
Gas Savings	0	therms
Water Savings	0	gallons

FINANCIAL SUMMARY	
Simple Payback	**15 years**
Project Cost	$690,000
Incentives	$7,500
Net Cost	**$682,500**

Recommendation

Install a 45-kW roof-mounted solar array on the gym roof and a 185-kW ground mounted system that, combined, will provide approximately 90% of the school's electricity. The recommended areas are shown in the figure below.

Assumptions

The following values and assumptions were used in this analysis:

- Solar PV array: 230 kW (DC rated)
- Installed cost: $3.00 per watt
- Cost of electricity: $0.13 per kWh

- Peak production and associated demand (kW) reduction from solar PV would occur during full sun and would vary throughout the year depending on weather conditions during a billing cycle
- Utility-sponsored rebates or incentives: San Miguel Power Association 2017 commercial rebate of $0.75 per watt up to 10 kW, or $7,500
- Federal tax credits: not included because the district is a non-taxable entity, although the district may be able to realize some tax credit benefits through an eligible partner

Implementation Details and Potential Impact

Although this opportunity has an extended simple payback and the acceptable standard for useful life expectancy for a PV inverter module is 20 years, this opportunity is still recommended. The potential simple payback could be reduced by transferring the tax credits to an installation partner who can take advantage of them and pass some of the benefit on to the district in the form of lower first costs or lower electricity costs.

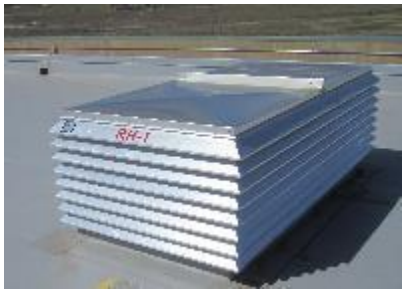
A third-party partner could also own the equipment and renewable energy certificates (RECs) and sell the generated electricity to the school district at an agreed upon cost per kWh. This is typically negotiated in a power purchase agreement (PPA).

It will be important to work with the utility to determine an appropriate solar PV-specific rate schedule and net metering arrangement. The PV system will also require some maintenance to clean the panels and remove snow and any necessary roof maintenance should be completed before system installation.

STRATEGIC OPPORTUNITIES

Additional non-quantified opportunities are described below. These represent measures that are challenging to quantify or may require further investigation before implementation is considered. These opportunities may have energy, water, or operational benefit and are presented in terms of their overall characterization in lieu of quantified impact.

Opportunity 9: Gym Relief Hood



The gym has a large relief hood in the ceiling with motorized dampers. During the site visit, it was noted that the dampers were open approximately 50% and that an electrical buzzing could be heard coming from the hood. It was confirmed that the buzzing was not the lights and it is suspected that dampers are bound and that the buzzing is the motors attempting to close them. School staff reported that in recent memory the dampers have always been open and that snow will blow in through the hood on occasion.

The ERVs do not have full relief potential, meaning that their design exhaust airflow is less than the full outside air (economizer) airflow capability of the RTUs. The design intent of the relief hood is to provide a means for exhausting excess air when the RTU economizer airflow into the gym exceeds the exhaust capability of the ERVs. The sequence of operations for the motorized dampers is likely to open the dampers when the RTU outside air damper (economizer) position exceeds some fixed setpoint, although this was not confirmed in the BAS.

The open and uninsulated relief hood dampers represent a large amount of heat loss during the winter and it is recommended that they be addressed before the next winter. Some potential solutions are listed below:

- Fixing the dampers so they will not bind up
- Installing spring loaded barometric relief dampers
- Adding insulated damper/covers like some whole-house fans have
- Sealing and insulating the relief hood - Before this is done the school should evaluate the potential impact this could have on pressurization of the gym and fresh air changes during large events, such as a game or an assembly. If the building does become overpressurized when the RTU outside air economizer dampers are fully open, then one potential solution could be to limit the maximum outside air damper position. The

CO_2 levels would need to be closely monitored to ensure that they stay within acceptable limits during large events.

Opportunity 10: Facility Maintenance

During the site visit a few maintenance and upgrade opportunities were noted. The ERV fan belts were very loose and one had fallen off but the motor was still running. These should be tightened and checked regularly as part of preventative maintenance. As noted in the previous opportunity, the gym relief hood damper motors should be turned off until the dampers are fixed. The IT room temperature was 62°F which is likely cooler than is necessary. Staff should consider raising the temperature to 70°F or higher.

Opportunity 11: Maintenance Plan and Summer Shutdown

The district has limited facility and maintenance staff and has had some recent turnover. It would be helpful for school and district staff to compile a list of regular maintenance activities and operational details of the various systems. This list should include recommended thermostat settings and schedules, routine checks of thermostat and BAS programming, turning off the gym scoreboard when not in use, turning off exhaust fans that are not needed, and turning off gutter heat tape when not needed and especially from late spring to fall. In addition, the walk-in cooler and freezer, stand-alone refrigerators and freezers, and reach-in display case evaporator coils should be cleaned regularly to maintain efficient operation and reduce wear on the compressors. The condenser coils and outside air economizer screens on the RTUs should also be cleaned regularly.

During the summer break the building is not occupied by teachers and students. The staff should minimize electricity consumption during this time by ensuring that walk-in coolers, freezers, computers, coffee makers, personal appliances in classrooms, and other equipment are unplugged or shut down. To minimize summer electricity consumption and demand, program the thermostats to precool occupied spaces in the building during the early morning (4:00 to 6:00 a.m., for example) when it is cool outside and then turn them off the rest of the day. Instruct staff to override and run the RTU for the area they are working in and only when needed. This will likely require some additional staff time to program the thermostats at the beginning of summer and the beginning of the school year. Janitorial staff should be made aware of the programming changes, the potential savings, and how to correctly use the thermostats to ventilate and condition the spaces in which they are working.

Opportunity 12: Water Rate

The Town of Ridgway has a special water rate for schools that has a high minimum monthly charge that includes the first 16,000 gallons of water use each month. The history of this special rate is uncertain but may have been

intended to provide a benefit for the school district. However, the secondary school has two meters (main school and shop) and possibly a third for irrigation. For the two building meters, the rate is actually a penalty when compared to the standard commercial rate. This rate structure also does not provide an incentive for the school to conserve water. It is recommended that the district petition the city council to change municipal code section 9-1-17-C such that the standard commercial water rate be applied to schools. It is estimated that the district could save up to $900 annually between the two building meters at the secondary school.

Opportunity 13: Gutter Heat Tape Controls

The school has a self-regulating gutter heat tape snow and ice melt system in the gutters and it was noticeably hot during the site visit even though it was almost 50°F outside. To reduce electricity consumption, the system should be turned off at the circuit breaker when not needed or automatic controls should be installed. Manual control allows for the system to be turned on only when needed but it is only as effective as the operator. The benefit of automated precipitation controls is that they prevent the system from being accidentally left on when not needed or turned off when needed. Installing a control module would eliminate unnecessary runtime during the winter when moisture is not present. Raychem has optional accessory control modules (model numbers GIT-4 and GIT-3A) that can incorporate moisture sensing and better temperature controls to limit operation to only the times when it is needed. Tekmar and Chromalox also offer gutter and snowmelt system controls.

Opportunity 14: Pipe Insulation

The piping for domestic hot water heaters in the gym addition is not insulated. Consider insulating accessible domestic hot water pipes to reduce heat loss and reduce the risk of freezing pipes. Insulation can be installed by in-house staff. Insulating hot water pipes reduces heat loss and can raise water temperature 2°F to 4°F above what uninsulated pipes can deliver, allowing hot water temperature setting to be lowered. Occupants also do not have to wait as long for hot water when they turn on a faucet or showerhead, which helps conserve water.

Opportunity 15: Demand Monitoring and Control

The school is interested in reducing its monthly electric demand (kW) and the associated charges. It is recommended that electric demand monitoring equipment, such as an eGauge, be installed to provide the necessary information to inform demand reduction strategies. eGauge is an affordable, flexible, secure, web-based meter that can measure and record total building electric power and energy consumption. Schools can view their real-time and historical data on a web-based dashboard that can be accessed from any web-enabled device. The display is updated every second, giving immediate feedback on any load or generation changes and the device records the most recent 30 years of data in its built-in solid-state memory. These devices are being provided to eight schools participating in the Colorado Energy Office Energy Savings for Schools Program and will be permanently installed in these schools to illustrate the energy use data of the schools in real time. Students and school staff will be able to analyze their energy use to supplement science and sustainability curriculum and also to inform decision making relative to energy management and building systems.

Opportunity 16: Upgrade Irrigation System

New technologies in irrigation can save water during the season when water costs are the highest. Installing high-efficiency nozzles can save 10% of outdoor water use by reducing drift from wind and applying water in a more uniform pattern. Irrigation controllers and weather-based smart controllers for irrigation systems can also improve irrigation efficiency. Smart controllers are irrigation clocks that automatically adjust irrigation run times in response to environmental changes (rain and sun) and site conditions. Smart controllers use sensors and weather information to manage watering times and frequency. As environmental conditions vary, these controllers increase or decrease the amount of water delivered. These controllers have been proven to save 15% to 30% over standard clock timer controllers in Northern Colorado's climate zone.

POTENTIAL FUNDING SOURCES

Potential Rebates or Incentives

Numerous rebate and incentive programs are available through electric and natural gas providers that are applicable to the opportunities identified and presented in this report and others that could apply in the future.

San Miguel Power Association

More information on San Miguel Power Association's rebate programs can be found at www.smpa.com/content/rebate-programs or by contacting your Key Accounts Executive, Paul Hora, at 970-626-5549 x207.

Lighting Rebates and Incentives

- Pole Mounted Street, Parking Lot and Security Lighting
- LED Commercial Lighting Replacement
- LED New Construction Commercial Lighting

Pre-approval of products are recommended. The rebate amount is $250 per kW saved.

Energy Efficiency Financing

The following programs are available to help fund efficiency projects.

Colorado Department of Education Building Excellent Schools Today Grants

The Colorado Department of Education Building Excellent Schools Today (CDE BEST) grant program provides a lump sum grant to school districts across the state for building improvements that address health and safety concerns, relieve overcrowding, enhance the student learning environment using technology, and other projects that benefit the school. Improvements in energy efficiency can simultaneously address these issues and a BEST grant may be a possible funding source for a comprehensive building improvement project or capital intense upgrades. The grant application begins in January of each year and grants are awarded between May and June. Contact your district's CDE representative now to develop an application strategy. Contact CDE's program representative Anna Fitzer at fitzer_a@cde.state.co.us or (303) 866-6184 or visit the program page at www.cde.state.co.us/cdefinance/capconstbest.

Energy Performance Contracting Program

CEO's Energy Performance Contracting Program (EPC) works with energy services companies (ESCOs) to fund facility improvements through guaranteed utility savings. The program provides standardized contracts, protocols, guidelines, and processes, and draws on a pre-qualified pool of energy service

companies to ensure a depth and breadth of services to meet clients' goals and needs. CEO provides each public facility owner with free coaching and technical assistance throughout the life cycle of an EPC project. These services are provided by a member of CEO's EPC program team that consists of CEO staff and its program consultant, Trident Energy Services. More information can be found at www.colorado.gov/pacific/energyoffice/public-energy-performance-contracting. CEO representatives will help explore this option, as practical, after project identification. If you have questions, please contact Taylor Lewis at 303-866-2483 or taylor.lewis@state.co.us.

Renewable Energy and Energy Efficiency for Schools Loan Program

This program provides loans for energy efficiency and renewable energy projects through the State Treasurer. Projects can apply up to $1M and loan terms of up to 15 years. Schools need to show proof of seeking available financing from at least two banks and meet other statutory requirements. CEO representatives will help explore this option, as practical, after project identification.

Department of Agriculture Community Facilities Program

This program provides grants and low-interest financing to rural communities to help develop and improve essential community facilities, such as public school buildings. More information on the program can be found at www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program. The district is encouraged to contact the USDA's program representative Duane Dale at (970) 565-8416 x126 or Duane.Dale@co.usda.gov for more information.

Department of Local Affairs Energy Impact Assistance Fund

The Colorado Department of Local Affairs (DOLA's) Energy/Mineral Impact Assistance Fund (EIAF) provides a lump sum grant to public agencies that are impacted by the development, processing, or energy conversion of minerals and mineral fuels and/or are located in areas that may be impacted by these activities. Preferred recipients have projects that provide benefit to the entire community. The district is encouraged to contact DOLA's program representative Ken Charles at (970) 247-7311 or ken.charles@state.co.us to discuss eligibility.

Supplemental Environmental Projects Grants

The Supplemental Environmental Projects (SEP) grant program provides an allowance for environmental violators to designate that their fees be used for local improvement projects for schools or municipalities. Schools are encouraged to proactively contact its Colorado Department of Public Health & Environment (CDPHE) representative to inquire about future funding availability and complete a project summary for violators to look at in the event of a settlement. These funds are typically only available in the impacted areas,

which are closely related to energy production. More information can be found at www.colorado.gov/pacific/cdphe/supplemental-environmental-projects, and by contacting SEP coordinator Rachel Wilson-Roussel at (303) 679-2979.

Project Learning Tree Green Schools Grant

This grant program allows student green teams to follow up on the energy investigations they undertake using the kits available from Project Learning Tree to implement actions. Teachers need to attend a training on the associated curriculum and overall program (supports 4th grade standards) in order to qualify for the grant. More information on the energy programs can be found at www.plt.org/energy-education-activities-for-students and questions on programs and trainings can be answered by Shawna Crocker at shawna.crocker@colostate.edu or (303) 278-8822.

NEXT STEPS FOR IMPLEMENTATION

As a participant in the Energy Savings for Schools Program, you have program support available to help you get projects completed and realize energy and water savings in your school.

1. Carefully review this report and share it with school and district decision makers.
2. Your Energy Savings for Schools advisor will contact you within 2 weeks of sending the report to arrange a call to go over the details of the report, answer any questions, help set priorities, and identify next steps.
3. Involve whoever will be necessary to gain buy-in and authorize action.
4. Continue to work with your advisor through implementation.