# School Assessment Report

cde Improving Academic Achievement

District: Dolores RE-4A
School: Dolores ES
Date: Mar 17, 2015

## Table of Contents

## Executive Summary

**School Name: Dolores ES**

| | |
|---|---|
| Number of Buildings: | 1 |
| All or Portion built by WPA: | No |
| Gross Area (SF): | 65,040 |
| Replacement Value: | $19,598,406 |
| Condition Budget: | $10,285,527 |
| Total FCI: | 52.48% |
| Energy Budget: | $0 |
| Suitability Budget: | $259,300 |
| Total RSLI: | 19% |
| Total CFI: | 53.8% |
| Condition Score: (60%) | 3.66 |
| Energy Score: (0%) | 1.09 |
| Suitability Score: (40%) | 4.45 |
| School Score: | 3.98 |

**Summary:**
The Dolores Elementary/Middle/High School consisting of one building located on 1301 Central Avenue, in Dolores, Colorado. The original school campus was constructed in 1968. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

## Condition Budget Summary

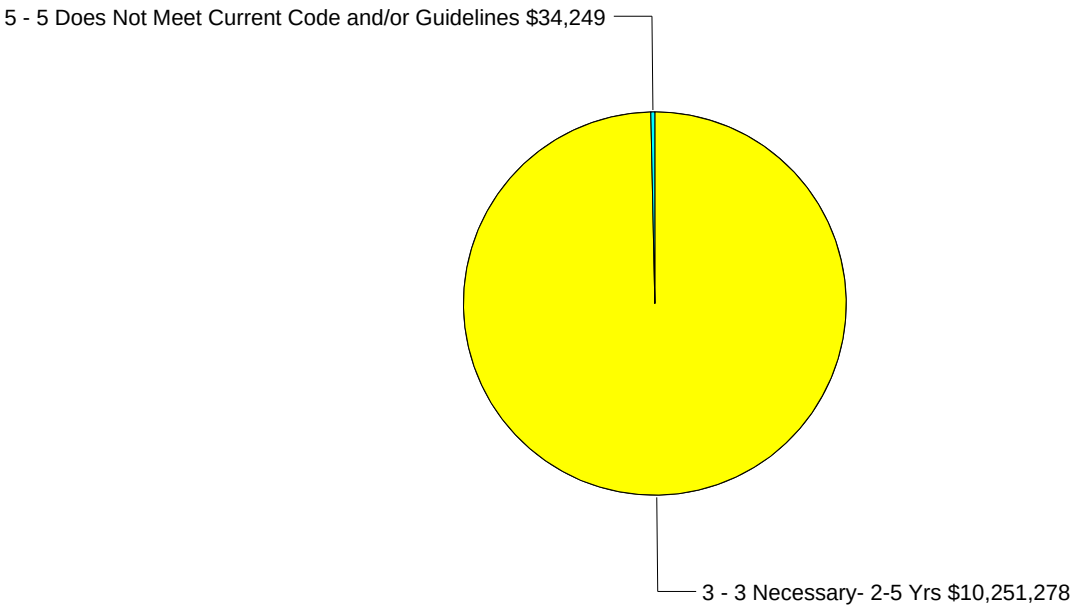
Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| A10 Foundations | 0% | 0.00% | $0 |
| B10 Superstructure | 0% | 0.00% | $0 |
| B20 Exterior Enclosure | 10% | 25.72% | $607,785 |
| B30 Roofing | 13% | 65.86% | $1,114,408 |
| C10 Interior Construction | 30% | 54.12% | $648,626 |
| C20 Stairs | 0% | 0.00% | $0 |
| C30 Interior Finishes | 10% | 101.05% | $2,473,887 |
| D20 Plumbing | 27% | 13.71% | $134,083 |
| D30 HVAC | 29% | 66.36% | $2,774,039 |
| D40 Fire Protection | 16% | 85.65% | $380,359 |
| D50 Electrical | 36% | 77.22% | $1,529,876 |
| E10 Equipment | 5% | 110.00% | $19,388 |
| E20 Furnishings | 2% | 110.00% | $180,609 |
| F10 Special Construction | - | - | $34,249 |
| G20 Site Improvements | 48% | 37.82% | $281,835 |
| G30 Site Mechanical Utilities | 48% | 26.06% | $51,715 |

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| G40 Site Electrical Utilities | 29% | 20.47% | $54,666 |
| | | **Total:** | **$10,285,527** |

## Condition Deficiency Priority

| Building /Site | GSF | FCI | Condition Budget | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Priority 1 | Priority 2 | Priority 3 | Priority 4 | Priority 5 | Total |
| Site | | 32.1% | $0 | $0 | $388,216 | $0 | $0 | $388,216 |
| Main | 39,160 | 77.7% | $0 | $0 | $8,579,531 | $0 | $34,249 | $8,613,780 |
| 1991 Add (New Gym) | 12,864 | 16.9% | $0 | $0 | $615,864 | $0 | $0 | $615,864 |
| 1996 Add (Commons/Library) | 13,016 | 18.2% | $0 | $0 | $667,667 | $0 | $0 | $667,667 |
| Total: | 65,040 | 52.5% | $0 | $0 | $10,251,278 | $0 | $34,249 | $10,285,527 |




**School Condition Budget: $10,285,527**

## Suitability Budget Summary

**Educational Suitability Budget Calculation**
The report below provides information about the Educational Suitability of this school, based on the data in Appendix 1. Each area was scored 5, 4, 3, 2, 1, or N/A with 5 being a high score. Items are scored N/A if they are not appropriate to that level (i.e., football fields at an elementary school or preschool at a high school) or are not needed at a school (i.e., no computer lab at a school where every student has a laptop). All scores are shown. However, the budget reflects only the deficiencies identified with scores of 4 or lower.

The budget for correcting suitability deficiencies is intended to be used as an estimate for correcting the overall educational suitability needs of a facility and not as a means to develop cost estimates for individual deficiencies. Experience has shown that it is difficult (if not impossible) to calculate the cost of correcting items such as classrooms that are sized incorrectly, inappropriate adjacencies, lack of a variety of teaching/learning spaces, etc. The remediation of these deficiencies can take a variety of forms and requires a design study before accurate cost calculations can be made. We can, however, develop a budget for suitability improvements based on the overall suitability score of a particular school and our experience in correcting the overall deficiencies based on that score. Budget projections for each facility are included in the report and should be used as a starting place for long range planning.

**Suitability Narrative:**
This K-5 school serves the town of Dolores and the surrounding communities.

| Group | Space Category | Appendix 1 Criteria | Score |
|---|---|---|---|
| Academic Spaces | Art | 146.1 - Guidelines | 5 |
| | | 146.2 - Adjacencies | 5 |
| | | 146.3 - Storage\Fixed Equip. | 5 |
| | Chemicals & Hazardous Materials | 133 - Chemical Storage | 5 |
| | | 135 - Emergency Nurse Station | 5 |
| | Computer Labs | 147.1 - Guidelines | 5 |
| | | 147.2 - Adjacencies | 5 |
| | | 147.3 - Storage\Fixed Equip. | 5 |
| | General Classrooms | 142.1 - Guidelines | 5 |
| | | 142.2 - Adjacencies | 5 |
| | | 142.3 - Storage\Fixed Equip. | 5 |
| | Kindergarten | 140.1 - Guidelines | 5 |
| | | 140.2 - Adjacencies | 5 |
| | | 140.3 - Storage\Fixed Equip. | 5 |
| | Library - Multimedia Center (LMC) | 150.1 - Guidelines | 5 |
| | | 150.2 - Adjacencies | 5 |
| | | 150.3 - Storage\Fixed Equip. | 5 |
| | Music | 144.1 - Guidelines | 5 |
| | | 144.2 - Adjacencies | 5 |
| | | 144.3 - Storage\Fixed Equip. | 5 |
| | P.E. | 152.1 - Guidelines | 5 |
| | | 152.2 - Adjacencies | 5 |
| | | 152.3 - Storage\Fixed Equip. | 5 |
| | Performing Arts\Auditorium | 156.1 - Guidelines | 5 |
| | | 156.2 - Adjacencies | 5 |
| | | 156.3 - Storage\Fixed Equip. | 5 |
| | Special Education | 141.1 - Size | 5 |
| | | 141.2 - Adjacencies | 5 |
| | | 141.3 - Storage\Fixed Equip. | 5 |

| Group | Space Category | Appendix 1 Criteria | Score |
|---|---|---|---|
| Academic Spaces | Special Programs | 143.1 - Size | 5 |
| | | 143.2 - Adjacencies | 5 |
| | | 143.3 - Storage\Fixed Equip. | 5 |
| Administrative/Support | Administration | 157.1 - Guidelines | 5 |
| | | 157.2 - Adjacencies | 5 |
| | | 157.3 - Storage\Fixed Equip. | 5 |
| | Suitability | 157.4 - Restrooms (Student) | 5 |
| | | 157.5 - Cafeteria | 5 |
| Fields/Courts | Elementary | 25 - Playground | 5 |
| | | 26 - Playground ADA | 3 |
| | | 65.3 - Playground Fencing | 5 |
| | | 66 - Lines of Sight | 5 |
| Learning Environment | School Climate | 137.1 - Natural Light | 5 |
| | | 137.2 - Learning Style Variety | 5 |
| | | 137.3 - Acoustics | 5 |
| | | 138 - CAP4K & NCLB | 5 |
| Site Circulation | Parking | 18.1 - Staff & Visitor Parking | 5 |
| | | 18.2 - Staff & Visitor Parking Lots | 1 |
| | | 18.3 - Staff & Visitor ADA | 5 |
| | | 18.4 - Staff & Visitor Guidelines | 2 |
| | | 18.6 - Main Entry | 5 |
| | Signage and Way Finding | 43.1 - Site Way Finding Signage | 5 |
| | | 43.2 - Traffic Signage | 5 |
| | Site Circulation | 16.1 - Bus Zone | 3 |
| | | 16.2 - Bus Separation | 3 |
| | | 16.3 - Pedestrian Traffic | 5 |
| | | 17.1 - Parent Traffic | 5 |
| | | 17.2 - Parent Routing | 5 |
| | | 17.4 - Parent Separation | 5 |
| | | 20 - Delivery Separation | 5 |
| | | 21.1 - Sidewalks | 5 |
| | | 22 - Bicycle Storage | 5 |
| | | 23 - Fire Lane | 1 |
| | Site Security | 65.1 - Fencing | 5 |
| | | 65.2 - Gates | 4 |
| | | 125.1 - Controlled Access | 1 |
| | | 125.2 - Ease of Supervision | 1 |
| Technology Infrastructure | Technology Readiness | 117 - Electrical Power | 3 |
| | | 124 - Event Alert Notification | 5 |
| | | 127 - Bldg Access | 1 |
| | | 169 - Video Distribution | 1 |
| | | 170 - LAN Connectivity | 5 |
| | | 171.1 - Backup Power | 5 |
| | | 171.2 - Cooling | 1 |
| | | 171.3 - Data Backups | 5 |
| | | 171.4 - Data Backup Storage | 1 |
| | | 173.1 - WAN Backbone | 4 |
| | | 173.2 - Wireless | 5 |
| | | 174.2 - Drops | 5 |

| Group | Space Category | Appendix 1 Criteria | Score |
|---|---|---|---|
| Technology Infrastructure | Technology Readiness | 176.1 - Internet Access Control | 5 |
| | | 176.2 - Email Control | 5 |
| | | 176.3 - Phone Control | 1 |
| | | 176.4 - Website Control | 5 |

Dolores ES Suitability Budget Total: $259,300

## Energy Budget Summary

The Energy Utilization Index (EUI) – Thousand British thermal units per square foot per year (KBtu/sf/yr) (Three-year average) - metric is the generally accepted standard within the energy and facilities industries by which a building's energy use, or energy density, is compared to other similar buildings on a square foot basis. School energy sources that were analyzed include electricity, natural gas, propane, oil, coal, woody biomass, and geo-thermal heat. By using the appropriate conversion factors for each energy type, each public school facility's annual usage information was converted to annual Btus consumed and then combined into a single total annual energy use value (Btus), converted to KBtu and then divided by the school's gross square feet resulting in KBtu/sf/yr. For this report, in order to perform a first-level normalization for differing and potentially influencing weather and occupancy conditions, the school's final EUI was calculated using the average of the provided three-year annual utility use.

Each school's three-year average EUI value was compared to school benchmark values that were established using generally accepted national and Colorado-specific data and resultant scoring of 1 to 5 was developed. (Note: An assigned score of 0 (zero) or "NA" indicates that inadequate information was available for analysis.) Scores of 3 or less represent public school facilities that have the potential for substantial energy use and cost savings. A budget was then calculated for a comprehensive energy audit to identify detailed options for energy retrofit, renovation, and recommissioning services.

The adopted scoring approach is a starting point whereby school districts can develop an initial understanding of how their schools' energy use situation looks today relative to other schools and to begin to develop strategies for improving their energy efficiency. It should be noted that this exercise is very general in nature and that there are many other factors that influence the efficiency and energy use densities of a school that are not taken into account, such as the differing general energy usage and densities in a high school, middle school, and an elementary school as well as varying climate and weather conditions. The resulting EUI also is dependent on the accuracy and completeness of all information provided for use in its calculation.

# Site

## Site Summary

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.


| | | | |
|---|---|---|---|
| | | Condition Budget: | $388,216 |
| Site Acreage | 11.5 (Site shared between ES, MS, HS) | Total FCI: | 32.06% |
| Replacement Value: | $1,210,741 | Total RSLI: | 44% |
| | | Condition Score: | 3.66 |

**Site:**
The original site was constructed in 1968. There have been four additions to the site and some renovations. There have been additions over the years for new buildings. The campus site contains additional improvements including storage sheds. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building. .

## Deficiency Condition Budget Summary: Site

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| G20 Site Improvements | 48% | 37.82% | $281,835 |
| G30 Site Mechanical Utilities | 48% | 26.06% | $51,715 |
| G40 Site Electrical Utilities | 29% | 20.47% | $54,666 |
| | | **Total:** | **$388,216** |

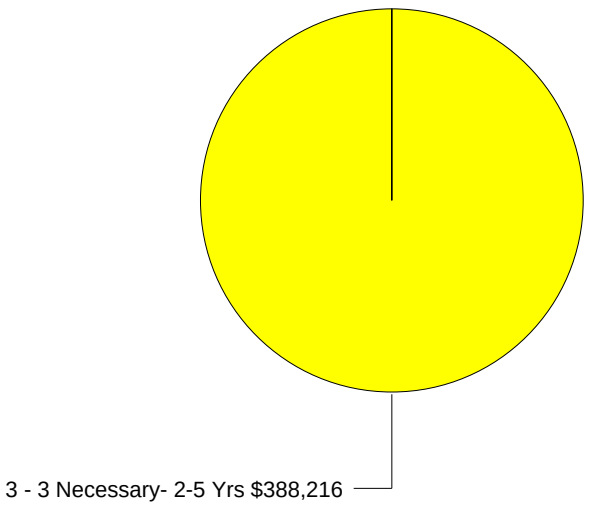
## Site Deficiencies Budget Detail

Site condition is evaluated based on the functional elements of a site and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this site.

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| G2010 | Roadways | $1.57 | 50 | 1996 | 2046 | $133,555 | 62% | 0.00% | $0 |
| G2020 | Parking Lots | $2.91 | 50 | 1996 | 2046 | $247,640 | 62% | 0.00% | $0 |
| G2030 | Pedestrian Paving | $0.73 | 50 | 2007 | 2057 | $62,114 | 84% | 0.00% | $0 |
| G2040 | Site Development | $0.88 | 30 | 1996 | 2026 | $74,847 | 37% | 42.83% | $32,056 |
| G2050 | Landscaping | $2.67 | 10 | 2007 | 2017 | $227,071 | 20% | 110% | $249,779 |
| G3010 | Water Supply | $0.46 | 50 | 1996 | 2046 | $38,846 | 62% | 0.00% | $0 |
| G3020 | Sanitary Sewer | $1.03 | 50 | 1996 | 2046 | $87,998 | 62% | 0.00% | $0 |
| G3030 | Storm Sewer | $0.55 | 50 | 1968 | 2018 | $47,014 | 6% | 110% | $51,715 |
| G3060 | Fuel Distribution | $0.29 | 50 | 1996 | 2046 | $24,589 | 62% | 0.00% | $0 |
| G4010 | Electrical Distribution | $1.28 | 30 | 1996 | 2026 | $109,145 | 37% | 0.00% | $0 |
| G4020 | Site Lighting | $1.27 | 30 | 1996 | 2026 | $108,225 | 37% | 0.00% | $0 |
| G4030 | Site Communication and Security | $0.58 | 30 | 1968 | 1998 | $49,697 | 0% | 110% | $54,666 |
| Total | | $14.22 | | | | $1,210,741 | 44% | 32.06% | $388,216 |

## Site Deficiency Priority

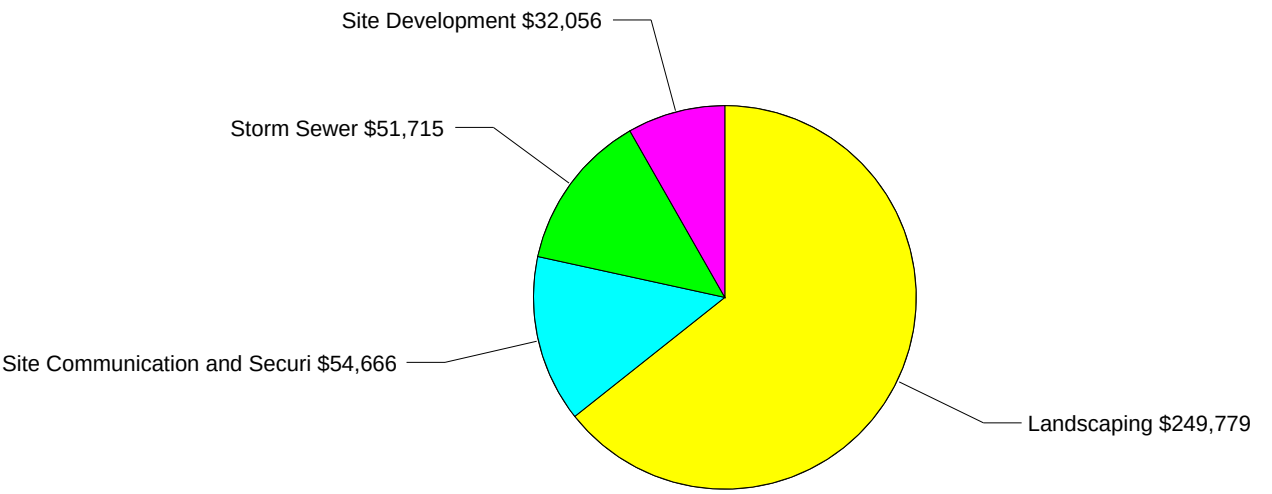
**Site Deficiencies by Priority:**




**Site Condition Budget: $388,216**

## Site Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.




**Site Condition Budget: $388,216**

## Site Deficiencies Budget Narrative

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this site.

System: G2010 - Roadways
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G2020 - Parking Lots
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G2030 - Pedestrian Paving
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2007. It has a 50-year service life. Based on the assessment, it is expected to expire in 2057.
Recommendation: No action is required.

System: G2040 - Site Development
Analysis: The system is missing.
Recommendation: The system should be installed.

**Deficiency**
Location: Site Development
Material: Site Development
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The field is fenced but the rest of the site is not fenced which should be installed.
Correction: Replace and/or add fencing for security/appearance
Qty: 15-Ea.
Condition Budget: $32,056

System: G2050 - Landscaping
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 2007. It has a 10-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $249,779

System: G3010 - Water Supply
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G3020 - Sanitary Sewer
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G3030 - Storm Sewer
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1968. It has a 50-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Site
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $51,715

System: G3060 - Fuel Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 50-year service life. Based on the assessment, it is expected to expire in 2046.
Recommendation: No action is required.

System: G4010 - Electrical Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: G4020 - Site Lighting
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: G4030 - Site Communication and Security
Analysis: The system is missing.
Recommendation: The system should be installed.

**Deficiency**
Location: Site
Distress: Missing
Category: Capital Renewal
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: There is no site security installed in the school; therefore site security should be installed.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $54,666

# Buildings

## Building Name: Main

| | |
|---|---|
| Year Built: | 1968 |
| Gross Area (SF): | 39,160 |

The Dolores Elementary/Middle/ High School is a one-story building located on 1301 Central Avenue, in Dolores, Colorado. There have been additions and few renovations to these buildings. The building had additions in 1991 and 1996. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assessment Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

### Building Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| A10 Foundations | 0% | 0.00% | $0 |
| B10 Superstructure | 0% | 0.00% | $0 |
| B20 Exterior Enclosure | 1% | 42.62% | $607,785 |
| B30 Roofing | 0% | 110.00% | $1,114,408 |
| C10 Interior Construction | 12% | 76.97% | $584,336 |
| C30 Interior Finishes | 0% | 110.00% | $1,648,214 |
| D20 Plumbing | 30% | 18.53% | $109,212 |
| D30 HVAC | 0% | 110.00% | $2,774,039 |
| D40 Fire Protection | 0% | 110.00% | $290,445 |
| D50 Electrical | 1% | 110.00% | $1,315,193 |
| E20 Furnishings | 0% | 110.00% | $135,898 |
| F10 Special Construction | - | - | $34,249 |
| | | **Total:** | **$8,613,780** |

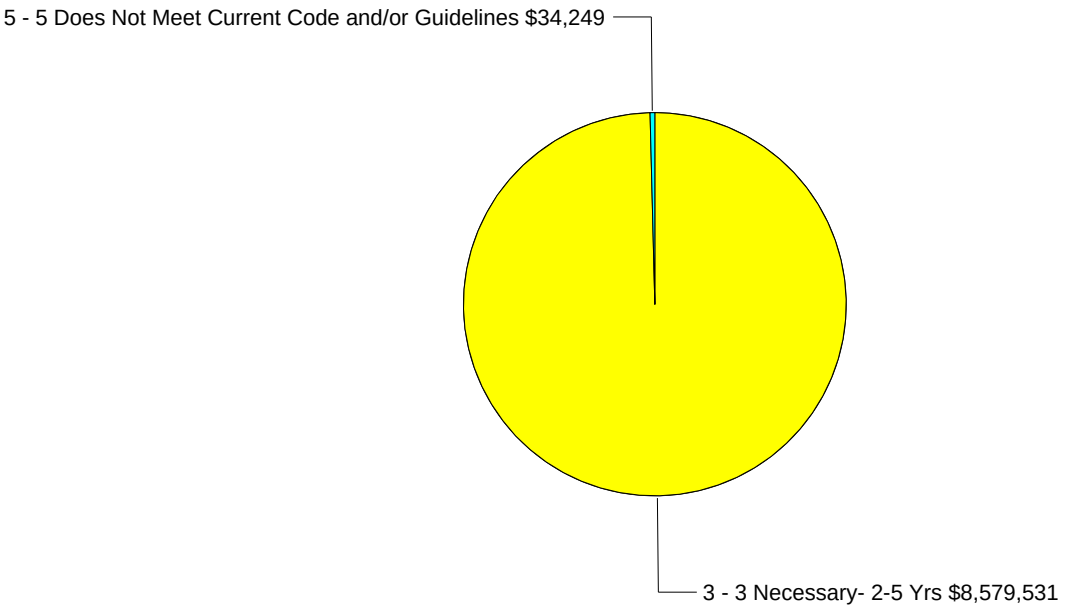
### Building Condition Budget Detail

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $9.25 | 100 | 1968 | 2068 | $474,191 | - | 0.00% | $0 |
| A1020 | Special Foundations | $0.48 | 100 | 1968 | 2068 | $24,573 | - | 0.00% | $0 |
| A1030 | Slab on Grade | $7.87 | 100 | 1968 | 2068 | $403,379 | - | 0.00% | $0 |
| B1020 | Roof Construction | $15.35 | 100 | 1968 | 2068 | $787,333 | - | 0.00% | $0 |
| B2010 | Exterior Walls | $16.13 | 100 | 1968 | 2068 | $826,942 | - | 0.00% | $0 |
| B2020 | Exterior Windows | $10.77 | 30 | 1968 | 1998 | $552,532 | 0% | 110% | $607,785 |
| B2030 | Exterior Doors | $0.91 | 30 | 1996 | 2026 | $46,690 | 37% | 0.00% | $0 |
| B3010 | Roof Coverings | $19.76 | 20 | 1968 | 1988 | $1,013,098 | 0% | 110% | $1,114,408 |
| C1010 | Partitions | $6.88 | 40 | 1968 | 2008 | $352,642 | 0% | 110% | $387,907 |
| C1020 | Interior Doors | $4.45 | 40 | 1996 | 2036 | $228,006 | 53% | 0.00% | $0 |
| C1030 | Fittings | $3.48 | 20 | 1968 | 1988 | $178,572 | 0% | 110% | $196,430 |
| C3010 | Wall Finishes | $5.89 | 20 | 1968 | 1988 | $302,275 | 0% | 110% | $332,503 |
| C3020 | Floor Finishes | $12.76 | 20 | 1968 | 1988 | $654,354 | 0% | 110% | $719,789 |
| C3030 | Ceiling Finishes | $10.56 | 20 | 1968 | 1988 | $541,748 | 0% | 110% | $595,923 |
| D2010 | Plumbing Fixtures | $7.62 | 30 | 1996 | 2026 | $390,769 | 37% | 0.00% | $0 |
| D2020 | Domestic Water Distribution | $0.83 | 30 | 1968 | 1998 | $42,357 | 0% | 110% | $46,593 |

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| D2030 | Sanitary Waste | $1.94 | 30 | 1996 | 2026 | $99,381 | 37% | 0.00% | $0 |
| D2040 | Rain Water Drainage | $0.45 | 30 | 1968 | 1998 | $23,214 | 0% | 110% | $25,536 |
| D2090 | Other Plumbing Systems | $0.66 | 20 | 1968 | 1988 | $33,711 | 0% | 110% | $37,083 |
| D3020 | Heat Generating Systems | $4.30 | 30 | 1968 | 1998 | $220,473 | 0% | 110% | $242,521 |
| D3040 | Distribution Systems | $10.41 | 30 | 1968 | 1998 | $533,753 | 0% | 110% | $587,129 |
| D3050 | Terminal & Package Units | $31.31 | 15 | 1968 | 1983 | $1,605,731 | 0% | 110% | $1,766,305 |
| D3060 | Controls & Instrumentation | $2.46 | 20 | 1968 | 1988 | $126,098 | 0% | 110% | $138,707 |
| D3070 | Systems Testing & Balance | $0.70 | 30 | 1968 | 1998 | $35,799 | 0% | 110% | $39,378 |
| D4010 | Sprinklers | $4.60 | 30 | 1968 | 1998 | $235,878 | 0% | 110% | $259,466 |
| D4030 | Fire Protection Specialties | $0.11 | 15 | 1996 | 2011 | $5,877 | 0% | 110% | $6,464 |
| D4090 | Other Fire Protection Systems | $0.43 | 15 | 1968 | 1983 | $22,286 | 0% | 110% | $24,515 |
| D5010 | Electrical Service/Distribution | $2.53 | 30 | 1968 | 1998 | $129,867 | 0% | 110% | $142,853 |
| D5020 | Lighting and Branch Wiring | $14.95 | 30 | 1968 | 1998 | $766,636 | 0% | 110% | $843,300 |
| D5030 | Communications and Security | $5.35 | 20 | 1996 | 2016 | $274,343 | 5% | 110% | $301,777 |
| D5090 | Other Electrical Systems | $0.48 | 15 | 1968 | 1983 | $24,784 | 0% | 110% | $27,262 |
| E2010 | Fixed Furnishings | $2.41 | 20 | 1968 | 1988 | $123,544 | 0% | 110% | $135,898 |
| F1040910 | Special Construction, EACH | $0.00 | | | | $0 | - | - | $34,249 |
| Total | | $216.08 | | | | $11,080,838 | 4% | 77.74% | $8,613,780 |

## Building Deficiency Priority

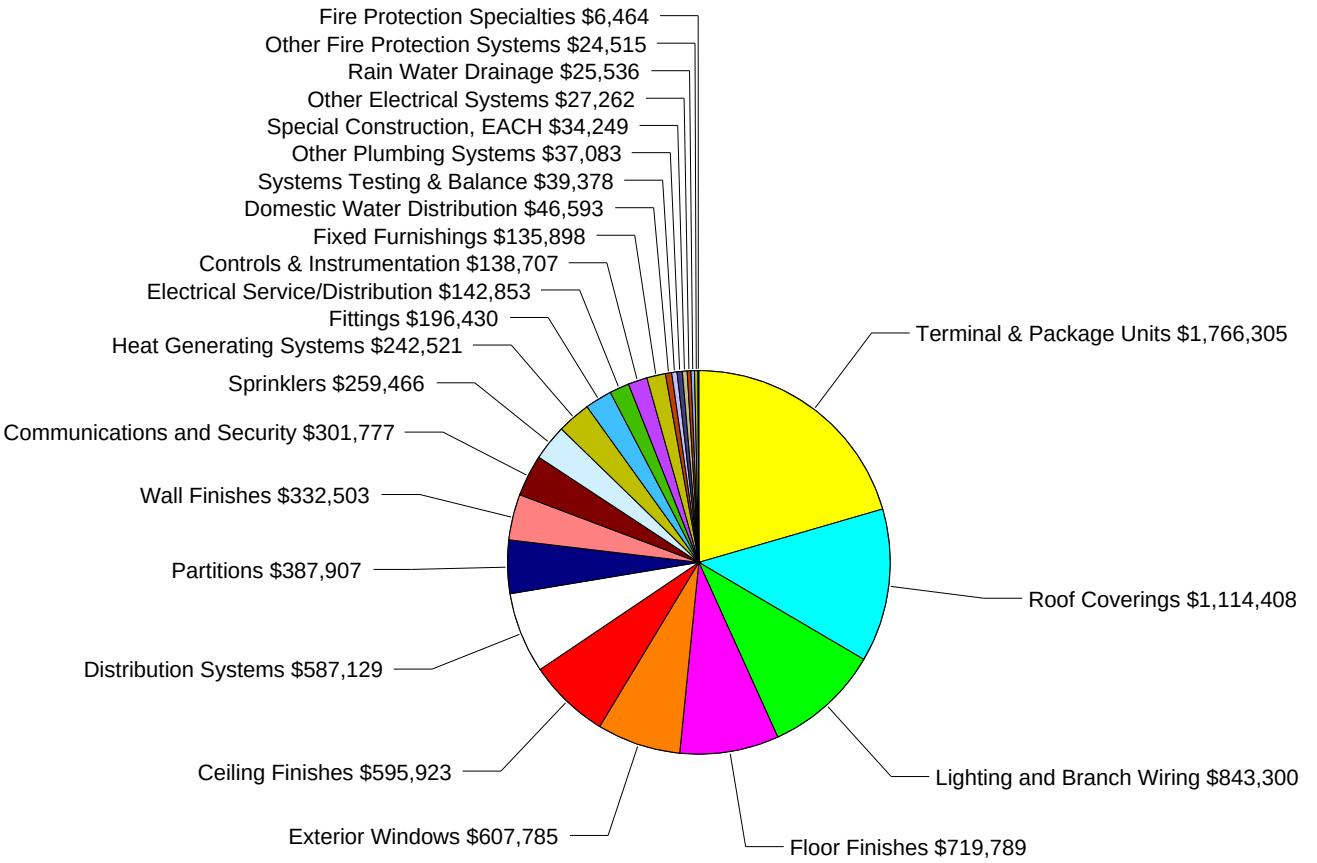
## Deficiencies by Priority:




**Main Condition Budget: $8,613,780**

## Building Condition Deficiencies

Current deficiencies included systems that have reached or exceeded their design life or components of the systems that are in need of repair. Systems that have reached their design life are identified as current deficiencies and assigned the distress 'Beyond Expected Life'. The following chart includes all current deficiencies associated with this facility.




**Main Condition Budget: $8,613,781**

## Building Condition Deficiencies Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 100-year service life. Based on the assessment, it is expected to expire in 2068 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 100-year service life. Based on the assessment, it is expected to expire in 2068 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 100-year service life. Based on the assessment, it is expected to expire in 2068 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 100-year service life. Based on the assessment, it is expected to expire in 2068 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1968. It has a 100-year service life. Based on the assessment, it is expected to expire in 2068 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $607,785

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,114,408

System: C1010 - Partitions
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 40-year service life which expired in 2008.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $387,907

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The chalk and tack boards are beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $196,430

System: C3010 - Wall Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $332,503

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The floor finishes are beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $719,789

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $595,923

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The domestic water distribution system is beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $46,593

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2040 - Rain Water Drainage
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The rain water drainage system is beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $25,536


System: D2090 - Other Plumbing Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The gas distribution system is beyond expected life and should be upgraded.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $37,083

System: D3020 - Heat Generating Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $242,521

System: D3040 - Distribution Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $587,129

System: D3050 - Terminal & Package Units
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 15-year service life which expired in 1983.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $1,766,305

System: D3060 - Controls & Instrumentation
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $138,707

System: D3070 - Systems Testing & Balance
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $39,378

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: Main
Distress: Missing
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: A sprinkler system is missing and should be installed in the building.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $259,466

System: D4030 - Fire Protection Specialties
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The fire extinguishers and fire extinguishers cabinet systems are beyond expected life and should be replaced.

Correction: Renew System
Qty: 1-Ea.
Condition Budget: $6,464

System: D4090 - Other Fire Protection Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 15-year service life which expired in 1983.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $24,515

System: D5010 - Electrical Service/Distribution
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $142,853

System: D5020 - Lighting and Branch Wiring
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 30-year service life which expired in 1998.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $843,300

System: D5030 - Communications and Security
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $301,777

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 15-year service life which expired in 1983.
Recommendation: The system should be replaced.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The emergency lighting system is beyond expected life and should be upgraded.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $27,262

System: E2010 - Fixed Furnishings
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1968. It has a 20-year service life which expired in 1988.
Recommendation: The system should be replaced.

**Deficiency**

Location: Main
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The fixed casework is beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $135,898

System: F1040910 - Special Construction, EACH
Analysis: see Deficiency
Recommendation: see Deficiency

Photo is not available.

**Deficiency**

| | |
|---|---|
| Location: | Main |
| Material: | Special Facility or Professional Compliance Study |
| Distress: | Inadequate |
| Category: | Compliance |
| Priority: | 5 - 5 Does Not Meet Current Code and/or Guidelines |
| Notes: | Perform a detailed study to address non-compliant fire code items, including fire sprinkler system design. |
| Correction: | Professional study to address non-compliant items |
| Qty: | 1-Ea. |
| Condition Budget: | $34,249 |

## Building Name: 1991 Add (New Gym)

| | |
|---|---|
| Year Built: | 1991 |
| Gross Area (SF): | 12,864 |

The Dolores Elementary is a one-story building located on 1301 Central Avenue, in Dolores, Colorado. There have been no additions and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

## Building Deficiency Condition Budget Summary

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| A10 Foundations | 0% | 0.00% | $0 |
| B10 Superstructure | 0% | 0.00% | $0 |
| B20 Exterior Enclosure | 8% | 0.00% | $0 |
| B30 Roofing | 20% | 0.00% | $0 |
| C10 Interior Construction | 40% | 0.00% | $0 |
| C20 Stairs | 0% | 0.00% | $0 |
| C30 Interior Finishes | 14% | 86.89% | $418,606 |
| D20 Plumbing | 18% | 6.47% | $12,734 |
| D30 HVAC | 44% | 0.00% | $0 |
| D40 Fire Protection | 17% | 84.52% | $76,435 |
| D50 Electrical | 53% | 27.19% | $108,089 |
| | | **Total:** | **$615,864** |

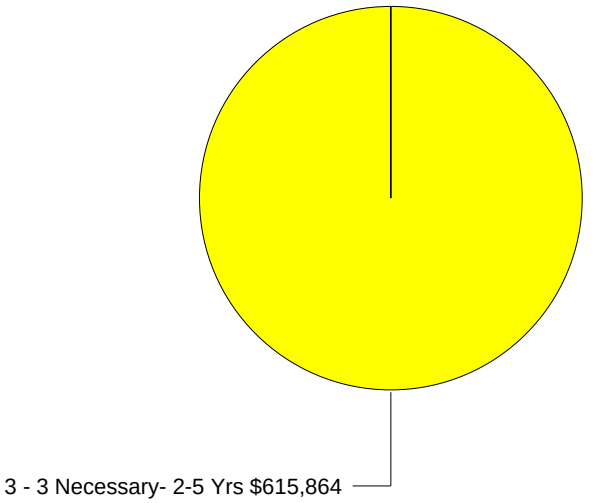
## Building Deficiency Condition Budget Detail

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $9.38 | 100 | 1991 | 2091 | $157,951 | - | 0.00% | $0 |
| A1020 | Special Foundations | $0.52 | 100 | 1991 | 2091 | $8,776 | - | 0.00% | $0 |
| A1030 | Slab on Grade | $8.00 | 100 | 1991 | 2091 | $134,822 | - | 0.00% | $0 |
| B1020 | Roof Construction | $15.61 | 100 | 1991 | 2091 | $262,903 | - | 0.00% | $0 |
| B2010 | Exterior Walls | $16.41 | 100 | 1991 | 2091 | $276,378 | - | 0.00% | $0 |
| B2020 | Exterior Windows | $10.89 | 30 | 1991 | 2021 | $183,404 | 20% | 0.00% | $0 |
| B2030 | Exterior Doors | $0.91 | 30 | 1991 | 2021 | $15,338 | 20% | 0.00% | $0 |
| B3010 | Roof Coverings | $20.07 | 20 | 1999 | 2019 | $338,030 | 20% | 0.00% | $0 |
| C1010 | Partitions | $6.95 | 40 | 1991 | 2031 | $117,059 | 40% | 0.00% | $0 |
| C1020 | Interior Doors | $4.50 | 40 | 1991 | 2031 | $75,755 | 40% | 0.00% | $0 |
| C2010 | Stair Construction | $3.51 | 100 | 1991 | 2091 | $59,045 | - | 0.00% | $0 |
| C3010 | Wall Finishes | $6.01 | 20 | 2009 | 2029 | $101,194 | 70% | 0.00% | $0 |
| C3020 | Floor Finishes | $11.85 | 20 | 1991 | 2011 | $199,625 | 0% | 110% | $219,587 |
| C3030 | Ceiling Finishes | $10.74 | 20 | 1991 | 2011 | $180,926 | 0% | 110% | $199,019 |
| D2010 | Plumbing Fixtures | $7.72 | 30 | 1991 | 2021 | $129,969 | 20% | 0.00% | $0 |
| D2020 | Domestic Water Distribution | $0.87 | 30 | 1991 | 2021 | $14,711 | 20% | 0.00% | $0 |
| D2030 | Sanitary Waste | $1.92 | 30 | 1991 | 2021 | $32,296 | 20% | 0.00% | $0 |
| D2040 | Rain Water Drainage | $0.49 | 30 | 1991 | 2021 | $8,337 | 20% | 0.00% | $0 |
| D2090 | Other Plumbing Systems | $0.69 | 20 | 1991 | 2011 | $11,576 | 0% | 110% | $12,734 |
| D3020 | Heat Generating Systems | $4.36 | 30 | 2005 | 2035 | $73,390 | 67% | 0.00% | $0 |
| D3040 | Distribution Systems | $10.53 | 30 | 2005 | 2035 | $177,323 | 67% | 0.00% | $0 |
| D3050 | Terminal & Package Units | $31.76 | 15 | 2005 | 2020 | $535,072 | 33% | 0.00% | $0 |
| D3060 | Controls & Instrumentation | $2.51 | 20 | 2005 | 2025 | $42,299 | 50% | 0.00% | $0 |
| D3070 | Systems Testing & Balance | $0.74 | 30 | 2005 | 2035 | $12,461 | 67% | 0.00% | $0 |

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| D4010 | Sprinklers | $4.70 | 30 | 1991 | 2021 | $79,219 | 20% | 80.91% | $64,098 |
| D4030 | Fire Protection Specialties | $0.11 | 15 | 1991 | 2006 | $1,930 | 0% | 110% | $2,124 |
| D4090 | Other Fire Protection Systems | $0.55 | 15 | 1991 | 2006 | $9,285 | 0% | 110% | $10,214 |
| D5010 | Electrical Service/Distribution | $2.60 | 30 | 1991 | 2021 | $43,805 | 20% | 0.00% | $0 |
| D5020 | Lighting and Branch Wiring | $15.16 | 30 | 2009 | 2039 | $255,407 | 80% | 0.00% | $0 |
| D5030 | Communications and Security | $5.41 | 20 | 1991 | 2011 | $91,118 | 0% | 110% | $100,230 |
| D5090 | Other Electrical Systems | $0.42 | 15 | 1991 | 2006 | $7,144 | 0% | 110% | $7,859 |
| Total | | $215.88 | | | | $3,636,550 | 33% | 16.94% | $615,864 |

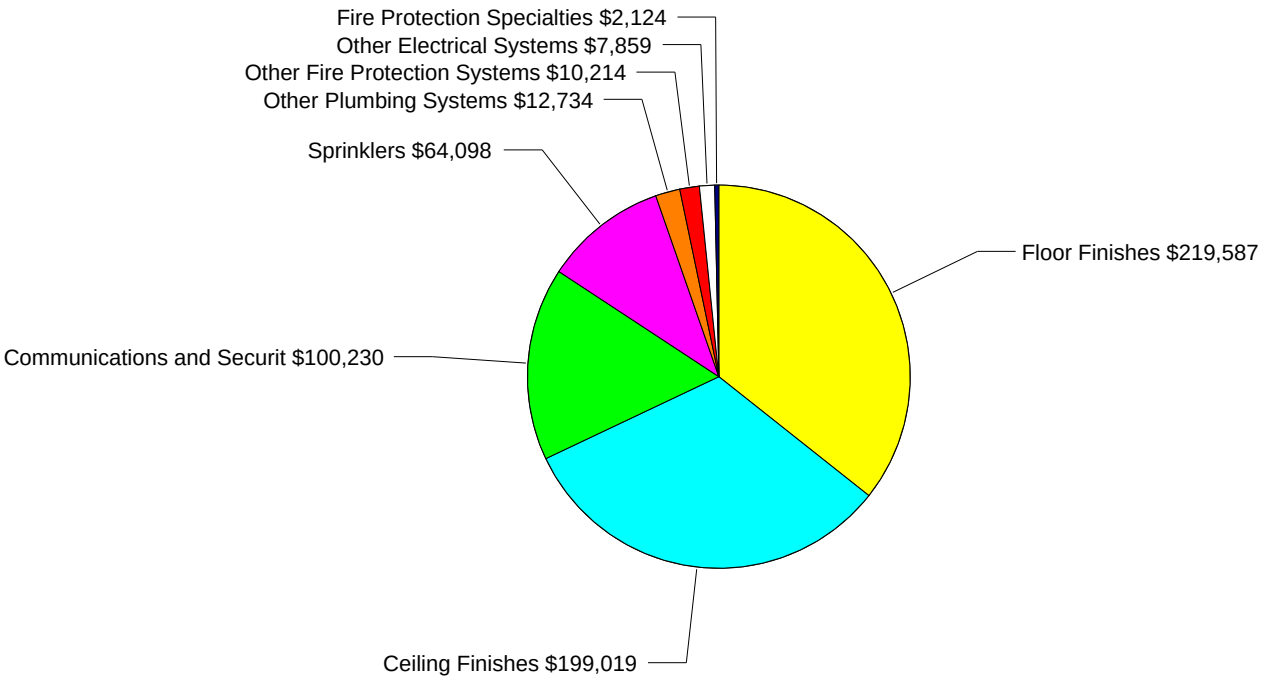
## Building Deficiency Priority

## Deficiencies by Priority:




**1991 Add (New Gym) Condition Budget: $615,864**

## Building Deficiencies Budget Detail




**1991 Add (New Gym) Condition Budget: $615,865**

## Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 20-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 40-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 40-year service life. Based on the assessment, it is expected to expire in 2031.
Recommendation: No action is required.

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 100-year service life. Based on the assessment, it is expected to expire in 2091 and is non-renewable.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $219,587

System: C3030 - Ceiling Finishes
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $199,019

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: D2040 - Rain Water Drainage
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $12,734

System: D3020 - Heat Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is missing.
Recommendation: The system should be installed.

Photo is not available.

**Deficiency**

Location: Sprinkler system
Material: Sprinklers
Distress: Missing
Category: Capital Renewal
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: Sprinkler system is missing; a sprinkler system should be installed in the building.
Correction: R/R Sprinkler System
Qty: 11,200-S.F.
Condition Budget: $64,098

System: D4030 - Fire Protection Specialties
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 15-year service life which expired in 2006.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,124

System: D4090 - Other Fire Protection Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 15-year service life which expired in 2006.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $10,214

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1991. It has a 30-year service life. Based on the assessment, it is expected to expire in 2021.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1991 Add (New Gym)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $100,230

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1991. It has a 15-year service life which expired in 2006.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

| | |
|---|---|
| Location: | 1991 Add (New Gym) |
| Distress: | Beyond Useful Life |
| Category: | Deferred Maintenance |
| Priority: | 3 - 3 Necessary- 2-5 Yrs |
| Correction: | Renew System |
| Qty: | 1-Ea. |
| Condition Budget: | $7,859 |

## Building Name: 1996 Add (Commons/Library)

| | |
|---|---|
| Year Built: | 1996 |
| Gross Area (SF): | 13,016 |

The Dolores Elementary/Middle/High School is a one-story building located on 1301 Central Avenue, in Dolores, Colorado. There have been no additions and no renovations. This report contains condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements are contained in this report for each building.

## Building Deficiency Condition Budget Summary

| Uniformat Classification | RSLI | SCI | Condition Budget |
|---|---|---|---|
| A10 Foundations | 0% | 0.00% | $0 |
| B10 Superstructure | 0% | 0.00% | $0 |
| B20 Exterior Enclosure | 21% | 0.00% | $0 |
| B30 Roofing | 20% | 0.00% | $0 |
| C10 Interior Construction | 40% | 26.09% | $64,290 |
| C20 Stairs | 0% | 0.00% | $0 |
| C30 Interior Finishes | 18% | 86.96% | $407,067 |
| D20 Plumbing | 34% | 6.34% | $12,138 |
| D30 HVAC | 44% | 0.00% | $0 |
| D40 Fire Protection | 31% | 15.04% | $13,479 |
| D50 Electrical | 56% | 27.47% | $106,595 |
| E10 Equipment | 5% | 110.00% | $19,388 |
| E20 Furnishings | 5% | 110.00% | $44,710 |
| | | **Total:** | **$667,667** |

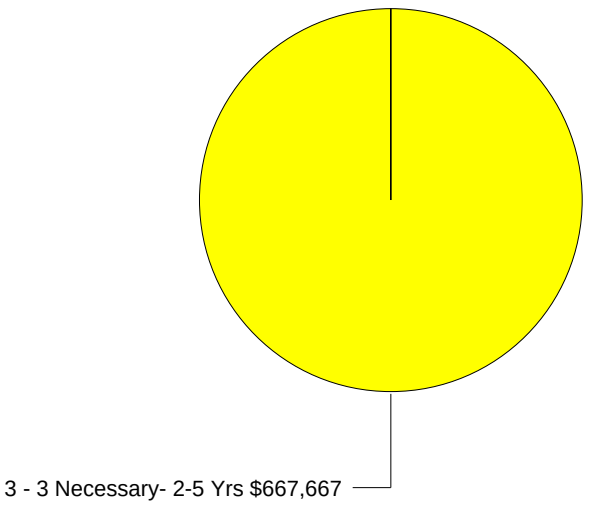
## Building Deficiency Condition Budget Detail

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| A1010 | Standard Foundations | $9.03 | 100 | 1996 | 2096 | $153,879 | - | 0.00% | $0 |
| A1020 | Special Foundations | $0.52 | 100 | 1996 | 2096 | $8,880 | - | 0.00% | $0 |
| A1030 | Slab on Grade | $7.70 | 100 | 1996 | 2096 | $131,234 | - | 0.00% | $0 |
| B1020 | Roof Construction | $15.04 | 100 | 1996 | 2096 | $256,297 | - | 0.00% | $0 |
| B2010 | Exterior Walls | $15.77 | 100 | 1996 | 2096 | $268,839 | - | 0.00% | $0 |
| B2020 | Exterior Windows | $10.47 | 30 | 2000 | 2030 | $178,408 | 50% | 0.00% | $0 |
| B2030 | Exterior Doors | $0.86 | 30 | 1996 | 2026 | $14,646 | 37% | 0.00% | $0 |
| B3010 | Roof Coverings | $19.33 | 20 | 1999 | 2019 | $329,437 | 20% | 0.00% | $0 |
| B3020 | Roof Openings | $0.67 | 30 | 1996 | 2026 | $11,474 | 37% | 0.00% | $0 |
| C1010 | Partitions | $6.70 | 40 | 1996 | 2036 | $114,225 | 53% | 0.00% | $0 |
| C1020 | Interior Doors | $4.32 | 40 | 1996 | 2036 | $73,704 | 53% | 0.00% | $0 |
| C1030 | Fittings | $3.43 | 20 | 1996 | 2016 | $58,445 | 5% | 110% | $64,290 |
| C2010 | Stair Construction | $3.36 | 100 | 1996 | 2096 | $57,222 | - | 0.00% | $0 |
| C3010 | Wall Finishes | $5.75 | 20 | 2009 | 2029 | $98,028 | 70% | 0.00% | $0 |
| C3020 | Floor Finishes | $11.40 | 20 | 1996 | 2016 | $194,227 | 5% | 110% | $213,649 |
| C3030 | Ceiling Finishes | $10.32 | 20 | 1996 | 2016 | $175,834 | 5% | 110% | $193,417 |
| D2010 | Plumbing Fixtures | $7.43 | 30 | 1996 | 2026 | $126,640 | 37% | 0.00% | $0 |
| D2020 | Domestic Water Distribution | $0.81 | 30 | 1996 | 2026 | $13,879 | 37% | 0.00% | $0 |
| D2030 | Sanitary Waste | $1.85 | 30 | 1996 | 2026 | $31,611 | 37% | 0.00% | $0 |
| D2040 | Rain Water Drainage | $0.49 | 30 | 1996 | 2026 | $8,435 | 37% | 0.00% | $0 |
| D2090 | Other Plumbing Systems | $0.65 | 20 | 1996 | 2016 | $11,035 | 5% | 110% | $12,138 |

| Uniformat | System Description | Unit Price | Life | Install Year | Calc Next Renewal | Replacement | RSLI | SCI | Condition Budget |
|---|---|---|---|---|---|---|---|---|---|
| D3020 | Heat Generating Systems | $4.21 | 30 | 2005 | 2035 | $71,716 | 67% | 0.00% | $0 |
| D3040 | Distribution Systems | $10.12 | 30 | 2005 | 2035 | $172,476 | 67% | 0.00% | $0 |
| D3050 | Terminal & Package Units | $30.57 | 15 | 2005 | 2020 | $521,025 | 33% | 0.00% | $0 |
| D3060 | Controls & Instrumentation | $2.41 | 20 | 2005 | 2025 | $41,023 | 50% | 0.00% | $0 |
| D3070 | Systems Testing & Balance | $0.69 | 30 | 2005 | 2035 | $11,721 | 67% | 0.00% | $0 |
| D4010 | Sprinklers | $4.54 | 30 | 1996 | 2026 | $77,349 | 37% | 0.00% | $0 |
| D4030 | Fire Protection Specialties | $0.11 | 15 | 1996 | 2011 | $1,953 | 0% | 110% | $2,149 |
| D4090 | Other Fire Protection Systems | $0.60 | 15 | 1996 | 2011 | $10,300 | 0% | 110% | $11,330 |
| D5010 | Electrical Service/Distribution | $2.51 | 30 | 1996 | 2026 | $42,742 | 37% | 0.00% | $0 |
| D5020 | Lighting and Branch Wiring | $14.57 | 30 | 2009 | 2039 | $248,416 | 80% | 0.00% | $0 |
| D5030 | Communications and Security | $5.20 | 20 | 1996 | 2016 | $88,667 | 5% | 110% | $97,534 |
| D5090 | Other Electrical Systems | $0.48 | 15 | 1996 | 2011 | $8,238 | 0% | 110% | $9,061 |
| E1090 | Other Equipment | $1.03 | 20 | 1996 | 2016 | $17,626 | 5% | 110% | $19,388 |
| E2010 | Fixed Furnishings | $2.38 | 20 | 1996 | 2016 | $40,646 | 5% | 110% | $44,710 |
| Total | | $215.34 | | | | $3,670,277 | 37% | 18.19% | $667,667 |

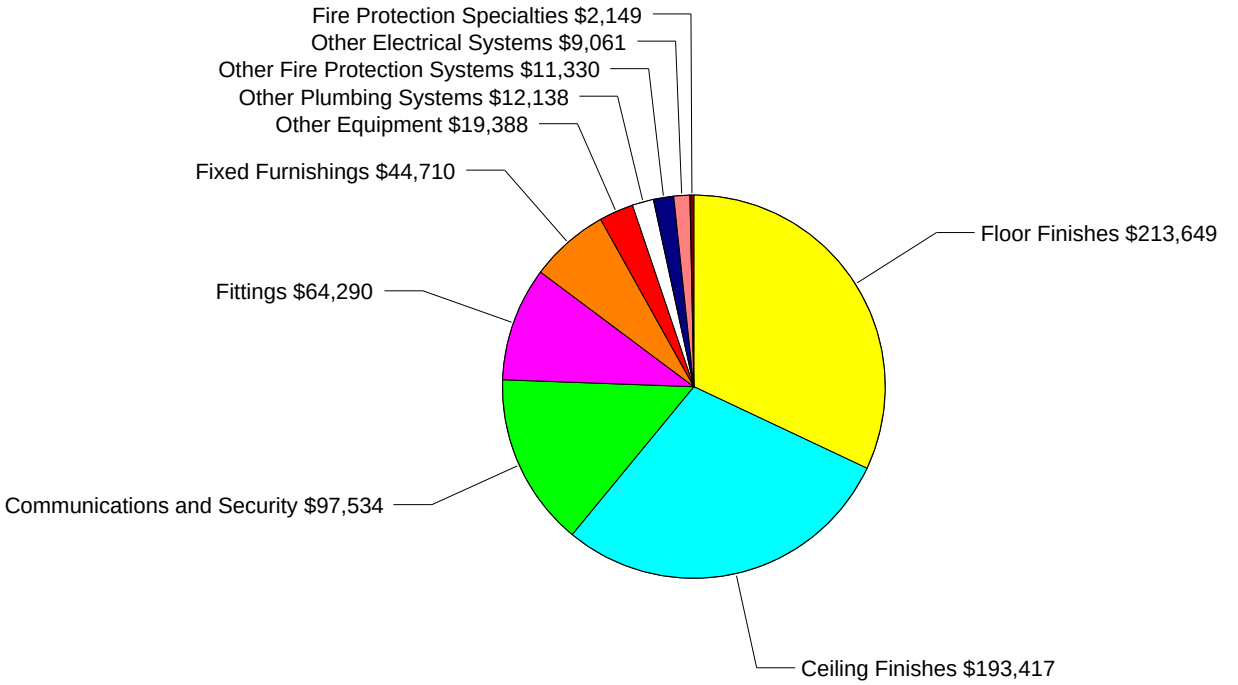
## Building Deficiency Priority

## Deficiencies by Priority:




**1996 Add (Commons/Library) Condition Budget: $667,667**

## Building Deficiencies Budget Detail




**1996 Add (Commons/Library) Condition Budget: $667,666**

## Building Deficiencies Budget Narrative

System: A1010 - Standard Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: A1020 - Special Foundations
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: A1030 - Slab on Grade
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B1020 - Roof Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B2010 - Exterior Walls
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: B2020 - Exterior Windows
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2000. It has a 30-year service life. Based on the assessment, it is expected to expire in 2030.
Recommendation: No action is required.

System: B2030 - Exterior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: B3010 - Roof Coverings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1999. It has a 20-year service life. Based on the assessment, it is expected to expire in 2019.
Recommendation: No action is required.

System: B3020 - Roof Openings
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: C1010 - Partitions
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C1020 - Interior Doors
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 40-year service life. Based on the assessment, it is expected to expire in 2036.
Recommendation: No action is required.

System: C1030 - Fittings
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $64,290

System: C2010 - Stair Construction
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 100-year service life. Based on the assessment, it is expected to expire in 2096 and is non-renewable.
Recommendation: No action is required.

System: C3010 - Wall Finishes
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 20-year service life. Based on the assessment, it is expected to expire in 2029.
Recommendation: No action is required.

System: C3020 - Floor Finishes
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $213,649

System: C3030 - Ceiling Finishes
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $193,417

System: D2010 - Plumbing Fixtures
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2020 - Domestic Water Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2030 - Sanitary Waste
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2040 - Rain Water Drainage
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D2090 - Other Plumbing Systems
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $12,138

System: D3020 - Heat Generating Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D3040 - Distribution Systems
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D3050 - Terminal & Package Units
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 15-year service life. Based on the assessment, it is expected to expire in 2020.
Recommendation: No action is required.

System: D3060 - Controls & Instrumentation
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 20-year service life. Based on the assessment, it is expected to expire in 2025.
Recommendation: No action is required.

System: D3070 - Systems Testing & Balance
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2005. It has a 30-year service life. Based on the assessment, it is expected to expire in 2035.
Recommendation: No action is required.

System: D4010 - Sprinklers
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.


System: D4030 - Fire Protection Specialties
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

**Deficiency**
Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The fire extinguishers are beyond expected life and should be upgraded.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $2,149

System: D4090 - Other Fire Protection Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

**Deficiency**
Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The fire suppression system is beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $11,330

System: D5010 - Electrical Service/Distribution
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 1996. It has a 30-year service life. Based on the assessment, it is expected to expire in 2026.
Recommendation: No action is required.

System: D5020 - Lighting and Branch Wiring
Analysis: The system is in use and functioning with an estimated remaining service life as indicated in the report section "Condition/Replacement Budget Detail". The system was installed in 2009. It has a 30-year service life. Based on the assessment, it is expected to expire in 2039.
Recommendation: No action is required.

System: D5030 - Communications and Security
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**
Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $97,534

System: D5090 - Other Electrical Systems
Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1996. It has a 15-year service life which expired in 2011.
Recommendation: The system should be replaced.

**Deficiency**

Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Notes: The emergency lighting system is beyond expected life and should be replaced.
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $9,061

System: E1090 - Other Equipment
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $19,388

System: E2010 - Fixed Furnishings
Analysis: The system is in use and functioning but is recommended for renewal within the next 3 – 5 years. The system was installed in 1996. It has a 20-year service life. However, in the assessment, it was found to be currently deficient.
Recommendation: The system should be replaced.

Photo is not available.

**Deficiency**

Location: 1996 Add (Commons/Library)
Distress: Beyond Useful Life
Category: Deferred Maintenance
Priority: 3 - 3 Necessary- 2-5 Yrs
Correction: Renew System
Qty: 1-Ea.
Condition Budget: $44,710

## Appendix 1 - Assessment Criteria

# Assessment Criteria

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 0.00 | Site Size | | |
| 1.00 | Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools. | N/A | 11.5 (Site shared between ES, MS, HS) |
| 2.00 | How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.1.13? | N/A | |
| 3.00 | Sports Fields | | |
| 4.10 | Do Football Fields meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 4.20 | Are Football Fields approved by the Colorado High School Activities Association? | N/A | |
| 5.10 | Does the track meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 5.20 | Is the track approved by the Colorado High School Activities Association? | N/A | |
| 6.10 | Do Baseball fields meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 6.20 | Are Baseball Fields approved by the Colorado High School Activities Association? | N/A | |
| 7.10 | Do Softball fields meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 7.20 | Are Softball Fields approved by the Colorado High School Activities Association? | N/A | |
| 8.10 | Do tennis courts meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 8.20 | Are tennis courts approved by the Colorado High School Activities Association? | N/A | |
| 9.10 | Do soccer fields meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 9.20 | Are soccer fields approved by the Colorado High School Activities Association? | N/A | |
| 10.10 | Do practice fields meet the school's program requirements? If not comment on deficiencies. | N/A | |
| 12.00 | Site location and access | | |
| 13.00 | Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT? | 5 | No, the school is not located on a 4-lane highway. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 13.10 | If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school? | N/A | This question is not applicable to the school. |
| 13.20 | Is there signage warning of school zone? | 4 | Yes, there is signage warning of school zone, but there are no blinking lights. |
| 14.00 | Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 4.1.13? | 5 | Yes, the school is not located close to any of the following sites: hazardous waste disposal, industries, gas wells, railroad tracks, major highways, liquor stores, adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations, power easements and others. |
| 15.00 | Site Circulation | | |
| 16.10 | Is there a bus loading and unloading zone? | 3 | Buses unload in AM on a two way street near the HS/MS/ ES cafeteria for breakfast kids. The HS students and MS/HS parent drop off and parking is in the same space as AM bus drop off area. |
| 16.20 | Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic? | 3 | The AM drop off area is in the on street parking and parent drop off area. |
| 16.30 | Do pedestrians have to cross traffic lanes to enter school? | 5 | Pedestrian traffic routing is characterized by safety and good separation. Routes funnel students to main entrances. Routing adequately meets needs for pedestrian access to the school. |
| 17.10 | Is there a parent drop off and pick up area? | 5 | AGREE: There is a parent drop-off and pickup area. |
| 17.20 | Is the parent drop off and pickup area one way? | 5 | AGREE: Parent drop-off and pickup area is one way. |
| 17.40 | Is the parent drop off and pickup area separated from bus loading and unloading | 5 | Parent drop off in front of ES is good, but bus unloading in AM is on a different street with MS and HS-related traffic. |
| 18.10 | Are there staff and visitor parking? | 5 | AGREE: There is staff and visitor parking. |
| 18.20 | Is the staff and visitor parking area paved with marked parking stalls? | 1 | |
| 18.30 | Are there marked ADA staff and visitor parking stalls? | 5 | AGREE: There are marked ADA stalls for staff and visitors. |
| 18.40 | Does the staff and visitor parking provided meet the CDE Construction Guidelines 4.1.13? | 2 | There is "nose-in" parking in most areas throughout the ES/MS/ HS campus |
| 18.60 | Is there a dedicated well marked traffic lane to the main entry? | 5 | AGREE: There is a dedicated well-marked pedestrian traffic lane to the main entry. |
| 19.10 | Is there student parking? | N/A | |
| 19.20 | Is the parking area paved with marked parking stalls? | N/A | |
| 19.30 | Are there marked ADA student parking spaces? | N/A | |
| 19.40 | Does the student parking provided meet the CDE Construction Guidelines 4.1.13? | N/A | |
| 20.00 | Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds? | 5 | AGREE: The service delivery area are separated from pedestrian traffic, sports fields and playgrounds. |
| 21.10 | Are there concrete walks that provide circulation around the school? | 5 | Walks exist, but concrete is in poor condition |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 22.00 | Is there an area for bicycle storage? | 5 | AGREE: There is an area for bicycle access and storage. |
| 23.00 | Is there a marked fire lane with "no parking" signs posted? | 1 | The fire lane provides difficult access and is unmarked. |
| 24.00 | Playgrounds | | |
| 25.00 | Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 4.1.13? | 5 | All playgrounds are large enough to allow organized and free play. Playgrounds are adjacent to the school, and well developed. Equipment is age-appropriate. Meets guidelines in Exhibit C - 3.19.6 |
| 25.10 | If there is playground equipment; is the equipment in good condition? | 5 | Yes, the play equipment meets the size and adequacy guidelines. The play equipment was replaced five years ago. |
| 26.00 | Is playground equipment available for persons with disabilities? | 3 | Not all equipment is ADA accessible. |
| 27.00 | Site lighting | | |
| 28.00 | Are parking areas lit? Describe condition. | 1 | No, there are no lights in the parking area, lighting is provided from the street lighting along the roadway. |
| 29.00 | Are sports fields lit? Describe condition. | 5 | Yes, the football field is lit. |
| 30.00 | Are school entries lit? Describe condition. | 5 | Yes, the building entrance is well lit. |
| 31.00 | Are school perimeters lit? Describe condition. | 3 | The building perimeter is lit, but needs more lights. |
| 32.00 | Site drainage | | |
| 33.00 | Is the school floor slab raised 6? above grade or more? Describe condition. | 5 | Yes, the entire floor slab is 6" or more above grade. |
| 34.00 | Does water drain positively away from the school? | 1 | No, the water drains towards the building in some areas. |
| 35.00 | Is there a drainage path on site? | 5 | Yes, there is a partial drainage path on the site and it is in good condition. |
| 35.10 | Is the site erosion free? | 5 | Yes, the site is erosion free. |
| 36.00 | Is there a water retaining area? | 1 | No, there are no provisions for a water retaining area. |
| 36.10 | Does it have a drain at the basin? | N/A | This question is not applicable to the school. |
| 36.20 | Describe the condition of the retaining area. | N/A | This question is not applicable to the school. |
| 37.00 | Site accessibility (ADA) | | |
| 38.00 | Is ADA parking close to the main entrance? | 5 | Yes, the ADA parking is located in close proximity to the main entrance. |
| 39.00 | Is there an identifiable path of ingress? | 1 | No, there is not an identifiable path of ingress. |
| 40.00 | Are there curb cuts at curbs? | 5 | Yes, there are clear curb cuts for ADA access. |
| 41.00 | Is there signage identifying ADA parking and identifying path of ingress? | 3 | Yes, the parking signage is identified, but not the path of ingress. |
| 42.00 | Signage | | |
| 43.10 | Is there site way-finding signage? | 5 | The site has new large signage or graphics to direct the public to major spaces (e.g. entrance office gym auditorium etc.) of the school building and grounds. |
| 43.20 | Is there traffic signage? Describe deficiencies. | 5 | AGREE: Site has adequate traffic signage and meets standards as described in Exhibit C - 3.18.1. |
| 44.00 | Site utilities | | |
| 45.00 | Is the school heated with natural gas propane coal electricity or other? | N/A | Yes, the school is heated with natural gas. The natural gas is furnished by Atmos Gas. |
| 45.10 | Are the propane tank or tanks installed as required by code? | N/A | This question is not applicable to the school. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 45.20 | Is the natural gas service protected? | 5 | Yes, the natural gas meter is fenced and is locked. |
| 46.00 | Is the site served by a private or a public water system? | N/A | Yes, the site is served by a public water system. The public water system is furnished by The City of Dolores. |
| 47.00 | Is the site served by a well? | N/A | No, the site is not served by a well. |
| 47.10 | Is the well secured to limit access? Describe condition. | N/A | This question is not applicable to the school. |
| 48.00 | Is major electrical service equipment (Including transformers switchgear and disconnects) located outside? | 1 | Yes, the major electrical equipment is located outside. |
| 48.10 | If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access? | 3 | Yes, the major electrical equipment is fenced and is locked. |
| 49.00 | Is the site served by a public or private waste water system? | N/A | Yes, the site is served by a public waste water system. The waste water system is furnished by The City of Dolores. |
| 50.00 | Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field? | 1 | No, the site is not served by a Colorado Health Department or local approved septic tank and leach field. |
| 50.10 | Is there a manhole to the service tank? | N/A | This question is not applicable to the school. |
| 51.00 | Is there a fire hydrant(s) located within 200 ft of the school? | 5 | Yes, there is a fire hydrant within 200 feet of the school. |
| 51.10 | How far away is the fire hydrant from the school building? | N/A | The fire hydrant is approximately 50 feet from the school. |
| 52.00 | Landscaping | | |
| 53.00 | Is the landscaping well developed and maintained? | 4 | Yes, the landscaping is well developed and maintained. |
| 54.00 | How is the landscaping watered? By hand on a timer on a smart system other? | N/A | The landscaping is manually watered. |
| 54.10 | Describe the condition of the landscaping watering system. | 3 | The landscaping is watered by hand. |
| 55.00 | Does the landscaping aid passive solar techniques? | 1 | No, the landscaping does not aid passive solar techniques as described in the guidelines. |
| 56.00 | Is the landscaping drought tolerant? | 1 | No, the trees and planting selection is not drought tolerant. |
| 57.00 | Are weeds under control? | 4 | Yes, the landscaping is in good condition, weeds were not observed. |
| 59.00 | Trash collection/enclosure | | |
| 60.00 | Is the trash area segregated from students and the public? | 3 | Yes, the trash area meets some of the following requirements: located in isolated area, fenced and secured, and 25 feet away from food service areas and classrooms. |
| 61.00 | Is the trash area enclosed? | 3 | Yes, the enclosure has three sides. |
| 62.00 | Site sanitation | | |
| 63.00 | Is the site clean and free of litter and trash? | 5 | Yes, the site is clean and free of litter and trash. |
| 64.00 | Site security | | |
| 65.10 | Is the site fenced? | 5 | The school site is adequately fenced. Entrances and egresses are limited, where appropriate. |
| 65.20 | Are gates provided at fences with locking capability? | 4 | Gates exist but are in poor repair. |
| 65.30 | Are playgrounds fenced separately? | 5 | AGREE: Pre-school and kindergarten playgrounds are fenced separately. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 66.00 | Are there good open lines of site from a single vantage point of playgrounds? | 5 | AGREE: There are good open lines of site from a single vantage point of playgrounds. |
| 67.00 | Is the school roof controlled for restricted access? | 5 | Yes, the building roof is controlled for restricted access. |
| 68.00 | Is the main entry protected from forced vehicle entry? Describe how, bollards etc. | 1 | No, there are no security barriers at entrances, such as concrete or landscaped flowering beds, barrier islands, bollards, or chained access points. |
| 69.00 | Facility Code Analysis | | |
| 70.00 | Are corridors fire rated? | 3 | Yes, the corridors are fire rated. |
| 70.10 | Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc? | 3 | Yes, the corridor doors, as a system, are fire rated. |
| 70.20 | Describe the condition of the corridors. | 2 | The corridor doors and their components are in good condition. |
| 71.00 | Is the school segregated with area separation fire walls? | 1 | No, the building does not have fire rated separations at horizontal exits or occupancy separations. |
| 72.00 | What is the school construction type? E.g. III-A, 1-B, etc. | N/A | The original structure is constructed of CMU/Brick Veneer and EPDM Roof.<br>The additional structure is constructed of CMU/Stucco and EPDM Roof. |
| 73.00 | What is the school occupant load? | N/A | |
| 73.10 | Is the school occupant load in compliance with code? | N/A | |
| 74.00 | Is there an unobstructed path of egress from all points in the school? | 5 | Yes, the building has a clear path of egress meeting the width and other requirements of the code; proper signage, adequate floor finishes, free of protruding objects (4" max) and others. |
| 74.10 | Describe the condition of the unobstructed path of egress. | 4 | The egress paths are acceptable. |
| 75.00 | Are stairways protected for exiting as required by code? | N/A | There are no stairs. |
| 75.10 | Determine the adequate number of stairways | N/A | There are no stairs. |
| 75.20 | Describe condition of stair(s) | N/A | There are no stairs. |
| 76.00 | Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more. | N/A | This building has no stairs. |
| 76.10 | Describe condition of treads risers and landings | N/A | The building does not have stairs. |
| 77.00 | Are classroom doors recessed and open in the exiting direction? | 5 | Yes, the classrooms doors are recessed and open in the exiting direction. |
| 78.00 | Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38' above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension. | N/A | There are no stairs. |
| 78.10 | Describe condition of guardrails and handrails | N/A | There are no stairs. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 79.00 | Is glass tempered, laminated, or wire in locations as required by code? | 4 | The interior glass is tempered, laminated or wired in proper locations as required. |
| 80.00 | Does the school provide exits as required by code? | 4 | Exit systems are part of original school construction, but compliant to the code. |
| 80.10 | Do corridors terminate at an exit or a stairway leading to an exit? | 4 | Yes, the corridors terminate at an exit. |
| 81.00 | Is the path of egress ADA accessible? | 5 | Yes, the ADA egress path is compliant. |
| 81.10 | Are there areas of refuge? | 1 | No, there are no areas of refuge as required by code. |
| 82.00 | Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant? | 5 | Yes, this school meets the accessibility requirements for the physically challenged, including: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails and accessible parking. |
| 83.00 | Does the school have emergency exiting lighting on an independent electrical service? | 4 | Yes, there is an emergency lighting system with a battery pack back up power system. |
| 84.00 | Does the district/school have a backup generator? | N/A | No, the district/school does not have a generator. |
| 84.10 | How is the backup generator powered? Natural gas propane wind other? | N/A | This question is not applicable to the school. |
| 84.20 | Is fuel stored as required by code? Describe condition. | N/A | This question is not applicable to the school. |
| 85.00 | Does the school have fire extinguishers located as required by code? | 4 | The fire extinguishers are properly located and current but nearing the end of their useful life cycle. Design upgrades are required. |
| 86.00 | Is the school provided with a sprinkler system? | 2 | Yes, the 1996 building has a sprinkler system but the original 1968 building does not have a sprinkler system. |
| 87.00 | Is there a school fire alarm system that meets current fire codes? IFC Required? | 3 | Yes, the fire alarm system and its components are in good condition and meet current codes. |
| 87.10 | Is the alarm monitored? | 1 | The alarm system is monitored to office only. |
| 87.20 | Describe the type age and condition of the fire alarm system. | 4 | The alarm system was replaced in 1996 with a Harrington Fire Alarm Control. The system is addressable. |
| 89.00 | Will photographs be taken of facility deficiencies found? | N/A | Yes, photos are included with deficiencies. |
| 90.00 | Include exterior photographs of all district owned facilities, North, East, West, and South. | N/A | Yes, photos are included with all buildings. |
| 91.00 | Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database | N/A | Existing .pdf files of floor plans are collected when available. |
| 92.00 | List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc. | N/A | Facilities are listed in the COMET facility tree. |
| 93.00 | List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc. | N/A | Main GSF: 39,160<br>1991 Add (New Gym) GSF: 12,864<br>1996 Add (Commons/Library) GSF: 13,016<br>Total Roof GSF: 36,700 |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 94.00 | List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc. | N/A | Main: built 1968 (47 years old), last renovated 1996 (19 years ago)<br>1991 Add (New Gym): built 1991 (24 years old)<br>1996 Add (Commons/Library): built 1996 (19 years old) |
| 95.00 | List Grades Attending School. | N/A | Dolores Elementary School serves grades Kindergarten - 5th grade attend this school. |
| 96.00 | List number of building stories. | N/A | Main: 1<br>1991 Add (New Gym): 1<br>1996 Add (Commons/Library): 1 |
| 97.00 | What is the student capacity? | N/A | |
| 99.00 | Building structure | | |
| 100.00 | Is there a basement? | 1 | No, there is no basement. |
| 100.10 | Does the foundation or basement walls have any observable cracks? | 5 | The foundation wall is in good condition and shows no evidence of foundation problems or cracking. |
| 101.00 | Is the school constructed on a slab on grade? | N/A | Yes, the school is constructed on a slab on grade foundation. |
| 101.10 | Does the slab on grade show signs of heaving or cracking? | 3 | No, the slab on grade shows no signs of heaving or cracking. |
| 101.20 | If visually possible from the exterior, note whether the slab is post tensioned. | N/A | It is not visually possible to see whether the slab is post-tensioned. |
| 102.00 | Are the exterior/interior walls bearing? | N/A | Exterior walls and corridor walls are load bearing. |
| 102.10 | What materials are the exterior/interior walls constructed of? | N/A | The exterior/interior bearing walls are constructed of CMU. |
| 102.20 | Are there any observable cracks or other areas of failure in respect to the walls? | 4 | There are no visible cracks or other areas of failure in respect to the walls. |
| 102.30 | Are there expansion joints for expansion and contraction of building materials? | 1 | No, there are no expansion joints for expansion and contraction of building materials. |
| 103.00 | What are the exterior walls constructed of if not bearing? Wood framing metal framing other? | N/A | The exterior/interior bearing walls are constructed of CMU. |
| 103.10 | Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.) | 4 | The exterior walls are in good condition; however, there is some depreciation. |
| 104.00 | What is the school's structural system? | N/A | The 1968 structure is CMU/Brick Veneer with Built-up Roofing, the 1996 structure is Metal Siding with Metal Bar Joists/Built-up Roofing. |
| 104.20 | Describe the condition of the school's structural system. | 4 | The school's structural system appears to be in good condition. |
| 105.00 | What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other? | N/A | The exterior walls are veneered with brick. |
| 105.20 | Describe condition of veneer. | 4 | The veneer is in good condition. |
| 106.00 | What are the interior corridor walls constructed of, if not bearing? | N/A | The interior corridor walls are constructed of CMU. |
| 106.10 | Describe condition of interior corridor walls. | 4 | The interior corridor walls are in good condition with some depreciation. |
| 107.00 | What are interior walls, other than corridors, constructed of? | N/A | The interior walls are drywall on metal and wooden studs. |
| 107.10 | Describe condition of the interior walls and veneering. | 2 | The painted drywall is in fair to good condition. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 108.00 | What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other? | N/A | Roof construction is steel joists and metal deck. |
| 108.10 | Describe the condition of the school's ceiling/roof assembly. | 4 | The roof construction is in good condition. |
| 109.00 | What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other? | N/A | The floor is slab on grade. |
| 109.10 | Describe the condition of the school's ceiling/floor assembly. | N/A | This is a single story building. |
| 110.00 | Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ? | N/A | The roof is mostly flat. |
| 110.10 | What is the roofing system (BUR EPDM Asphalt Shingles etc)? | N/A | The roof system is a built-up system. |
| 110.20 | What is the approximate age of the roof covering? | N/A | The roof is ten years old. |
| 110.30 | Is water draining positively with water being removed off? | 4 | Yes, water is draining positively from the various roof surfaces. |
| 110.40 | What is the condition of the roof covering? | 4 | All the roofs appear to be in good condition. There are no reports of leaks. |
| 111.00 | Building systems | | |
| 112.00 | HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system. | N/A | There are boilers and roof top units for the heating purpose, there is no cooling provided. |
| 112.10 | What is the approximate age of the HVAC system? | N/A | The HVAC system ranges from 1968-1984. |
| 112.20 | Does the system provide fresh air as recommended in the CDE Construction Guidelines 4.1.3? Please refer to CO2 test results. | 4 | The HVAC system provides a good level of fresh air in the school with CO2 levels at approximately 300 ppm. |
| 112.30 | How is the fresh air controlled? | N/A | The fresh air is controlled by outside air dampers. |
| 112.40 | How many zones are there? | N/A | Each room is a zone. |
| 114.00 | What is the air quality for carbon dioxide? | 4 | The CO2 levels have been tested in three locations:<br>68' Classroom 353 ppm - Good 96' Classroom 382 ppm - Good Office 803 ppm - Poor |
| 115.00 | At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts? | 5 | The CO level was tested in two locations:<br>68' Furnace Room 0ppm - Good 96' Boiler Room 0 ppm - Good |
| 116.00 | Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 4.1.3? | 5 | Yes, the electrical utilities lines, service equipment and distribution system are installed as recommended in the guidelines (CDE Guidelines) and as required by code. |
| 116.10 | Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity? | 5 | Yes, the electrical system has room for additional electrical capacity. |
| 116.20 | Is power single or three phase? | N/A | The power is 3-phase, 120/208 volts. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 116.30 | Describe the age and condition of the electrical system. | N/A | The electrical system has been changed from 1991 to 1996. |
| 117.00 | Is there an adequate number of electrical outlets in classrooms and teaching areas? | 3 | New addition better, but all rooms are lacking electrical outlets |
| 117.10 | Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets? | 1 | Yes, extension cords and multiple outlet receptacle outlets are used to make up for lack of wall/floor outlets. |
| 118.00 | What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other? | N/A | Lighting has been retrofitted to electronic ballasts and T-8 lamps in 2009. |
| 118.10 | Describe condition of the lighting in the school. | 3 | The lighting in the school is in fair condition. |
| 119.00 | Do current lighting levels meet electrical lighting codes? | 5 | No, the current lighting levels does meeting electrical lighting codes. |
| 119.10 | Describe lighting levels. | 2 | The lighting levels in the school are poor and are = 40 fc. |
| 120.00 | Are there any noticeable odors in the school that suggest sewer lines are in poor condition? | 3 | No, there are no odors in the school suggesting that the lines are in very good condition. |
| 120.10 | Does the school have adequate bathrooms to support the building population as required by code? | 5 | Yes, the school does have adequate bathrooms to support the building population as required by code. |
| 120.20 | Are plumbing fixtures equipped with low flow water saving devices? | 5 | Yes, the plumbing fixtures are equipped with low flow water saving devices. |
| 120.30 | Describe condition of system and fixtures. | 3 | The system and fixtures are in fair condition. |
| 120.40 | What are the occupant loads and fixture counts versus the current enrollment at the school? | N/A | |
| 121.00 | Test water at one location in each school for lead and copper. Provide testing results in database. | 5 | Test results are as follows: negative lead and 1.3 ppm copper. |
| 122.00 | What is the condition of the school's water treatment system? | 2 | The water treatment system is in good condition and serves all the facility. |
| 123.00 | Building security | | |
| 124.00 | Is there an event alert notification system as recommended in the CDE Construction Guidelines 4.1.9.5? | 5 | AGREE: Event Alerting & Notification system (EAN) utilizing a intercom/phone system with comm. devices located in all classrooms and throughout the school to provide efficient inter-school communications on a daily basis and with emergency entities. |
| 125.10 | Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines 4.1.9? | 1 | Most areas good. However there is a long breezeway that connects ES with HS Gym. It is difficult to supervise. |
| 125.20 | Are there lines of sight from the administrative area or video cameras monitoring the main entrance? | 1 | Most areas good. some blind areas and HS gym access present some security issues |
| 127.00 | Are facilities equipped with closed circuit video and key card or key pad school access? | 1 | |
| 128.00 | Hazardous materials | | |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 129.00 | Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan? | 5 | No suspect material, in addition to ones already reported, was readily observable at time of visit. |
| 129.10 | Are hazardous materials safely managed? | 5 | Yes, hazardous material is stored on site AND/OR any such materials are kept in adequate containers and in a well ventilated area that is fire resistant and locked for security . |
| 129.20 | Is there an updated copy of the Asbestos Management Plan on file? | 5 | Yes, all documentation regarding Asbestos Management complies with Colorado Air Quality Control Commission Regulation No. 8, is kept updated in file and used as a reference tool by the staff. |
| 130.00 | Building sanitation | | |
| 131.00 | Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance | 5 | Yes, the school's wet areas and food preparation and storage areas exceed the standards set by the State of Colorado, which include: non-absorbent, easy to clean floors; floor drains; coved baseboard sealed at wall/base junction; non-obtrusive utility lines for easy cleaning of floor & walls; sealed CMU walls or other non-absorbent, easy to clean wall finishes; if used, porous ACT allowed in toilet rooms or their vestibules; if used, removable easy to clean floor mats; concealed studs, frames and other support elements; shielded light fixtures at every food related area (except storage); 50 FC at food prep area; 20 FC at 30" in all other areas, except storage (10 FC at 30" permitted); use of dustless cleaning methods only; proper and orderly storage of cleaning equipment; only items stored in area are related to operation and maintenance of food retail. |
| 131.10 | Please list deficiencies in relation to major clean and sanitary non-compliance issues. | 5 | There are no deficiencies. |
| 132.00 | Chemical Storage/Science Labs/Shops | | |
| 133.00 | Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 4.1.8? | 5 | AGREE: Chemicals and Cleaning supplies are stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Storage meets guidelines as recommended in (Exhibit C - 3.15.x) |
| 134.00 | Are Science labs and shops safe as recommended in the CDE Construction Guidelines 4.1.8? | N/A | |
| 135.00 | Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications? | 5 | AGREE: There is an emergency nurse"s station with a dedicated bathroom and secure area to store student medications. |
| 136.00 | Educational Programs | | |
| 137.10 | Does the school have daylight with views in all learning areas? | 5 | All learning areas have adequate daylight with views. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 137.20 | Learning style variety | 5 | AGREE: Facility designed to allow for small group discussions projects and individual workstations. Spaces are flexible allowing for different teaching administrative and learning styles in accordance with district priorities. |
| 137.30 | Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas? | 5 | All of the facility has acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas. |
| 138.00 | Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB) | 5 | AGREE: There is nothing in the physical make-up of the building that prevents the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB) |
| 139.10 | Does the school have preschool classrooms as needed for the school program? | N/A | |
| 139.20 | Preschool Adjacencies | N/A | |
| 139.30 | Preschool Storage/Fixed Equipment | N/A | |
| 140.10 | Does the school have kindergarten classrooms as needed for the school program? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C 4.10.2 |
| 140.20 | Kindergarten Adjacencies | 5 | All of the kindergarten spaces are near the other academic programs and an adjacent restroom. Spaces provide convenient access from parent drop-off areas. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.). |
| 140.30 | Kindergarten Storage/Fixed Equipment | 5 | All, or nearly all of the kindergarten spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. Some of the flooring is a "wet area". |
| 141.10 | Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements. | 5 | All, or nearly all of the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements. |
| 141.20 | Special Ed Adjacencies | 5 | All of the special education spaces are near the media center, computer rooms, and general classrooms. Testing rooms, offices, etc. are near programs they serve. They are acoustically isolated from noisy spaces. |
| 141.30 | Special Ed Storage/Fixed Equipment | 5 | All of the special education spaces (including testing rooms, offices, etc) have adequate casework and appropriate storage (cabinets and bookshelves), sinks, whiteboards, and technology equipment. |
| 142.10 | Does the school have general classrooms as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 142.20 | General Classroom  Adjacencies | 5 | All or nearly all of the general classrooms are near the media ctr., computer rms, and support spaces. They are acoustically isolated from noisy spaces & acoustics are internally appropriate (e.g. gyms, kitchens, music). |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 142.30 | General Classroom Storage/Fixed Equipment | 5 | All, or nearly all of the general classrooms have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment. |
| 143.10 | Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements. | 5 | All, or nearly all of the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements. |
| 143.20 | Special Programs Adjacencies | 5 | All of the special program spaces are located as an integral part of the facility (near media center, computer rooms, gen. clssrms). Therapy rooms, testing rooms, offices are near programs they serve. They are acoustically isolated from noisy spaces. |
| 143.30 | Special Programs Storage/Fixed Equipment | 5 | All of the special program spaces (including Title 1, Speech, PT/OT, ESL, etc) have adequate casework and appropriate storage (cabinets and bookshelves), whiteboards, and technology equipment. |
| 144.10 | Does the school have a Music room as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 144.20 | Music Adjacencies | 5 | All of the music spaces are isolated from the other "noisy" programs (gyms. kitchen etc.). The spaces are acoustically isolated from the quiet academic spaces of the school. |
| 144.30 | Music Storage/Fixed Equipment | 5 | All of the music spaces have adequate casework (cabinets and bookshelves), appropriate storage, whiteboards, and technology equipment. |
| 146.10 | Does the school have an art room as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 146.20 | Art Adjacencies | 5 | All of the art spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.). |
| 146.30 | Art Fixed Equipment | 5 | All of the art spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks & clay traps, whiteboards, drying racks, lighting, and technology equipment. Finish materials are smooth, cleanable and nonabsorbent. |
| 147.10 | Does the school have a computer lab as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 147.20 | Computer Lab Adjacencies | 5 | All of the computer lab spaces are near the other academic programs. The spaces are isolated from the "noisy" spaces of the school (e.g. P.E., music, kitchen, etc.). |
| 147.30 | Computer Lab Fixed Equipment | 5 | All of the computer lab spaces have adequate casework (cabinets and bookshelves), appropriate storage, sinks, whiteboards, lighting, and technology equipment. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 148.00 | Does the school have a career center for students to access materials and research higher education opportunities which meets local needs | N/A | |
| 149.10 | Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.3? | N/A | |
| 149.20 | CTC Adjacencies | N/A | |
| 149.30 | CTC Storage/Fixed Equipment | N/A | |
| 150.10 | Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 150.20 | Library Adjacencies | 5 | All, or nearly all of the LMC spaces (including office, work rooms, conference room, etc.) are near the academic programs they serve. The spaces are acoustically isolated from the noisy spaces of the school (e.g. gyms, kitchens, music, shops, etc.). |
| 150.30 | Library Storage/Fixed Equipment | 5 | All ,or nearly all, of 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. |
| 151.10 | Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.3? | N/A | |
| 151.20 | Distance Learning Adjacencies | N/A | |
| 151.30 | Distance Learning Storage/Fixed Equipment | N/A | |
| 152.10 | Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 152.20 | PE Adjacencies | 5 | All P.E. spaces are near the other "noisy" programs (music, kitchen, etc.). The spaces are acoustically isolated from the quiet academic spaces and provide convenient public & after-school access and separation from other spaces. |
| 152.30 | PE Storage/Fixed Equipment | 5 | All or nearly all of the physical education spaces have adequate casework and cabinets and appropriate storage, water fountains and fixed equipment (backboards, etc.). |
| 152.40 | Does school have dance program and appropriate space for program | N/A | |
| 156.10 | Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 156.20 | Performing Arts/Auditorium Adjacencies | 5 | All, or nearly all of the performing arts/dance spaces are near each other and other performing arts spaces (e.g. music, drama, etc.). They provide convenient public and after-hours access plus separation from other spaces in the building. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 156.30 | Performing Arts/Auditorium Storage/Fixed Equipment | 5 | All or nearly all of the performing arts/dance spaces have adequate casework and appropriate storage, water fountains, fixed equipment and technology equipment. |
| 157.10 | Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.3? | 5 | All of the spaces meet the guidelines (including size) as recommended in Exhibit C |
| 157.20 | Administration Adjacencies | 5 | All, or nearly all of the administration and reception spaces are located near the main entrance areas, have sight lines of the school entrance, and are near instructional areas. |
| 157.30 | Administration Storage/Fixed Equipment | 5 | All, or nearly all of the administration and reception spaces have adequate and appropriate storage, utilities, technology equipment and fixed equipment. |
| 157.40 | Student Restrooms | 5 | All or nearly all restrooms are adequate in number and location. Fixtures are age-appropriate. Toilet partitions urinal privacy partitions towel dispensers and soap dispensers are in place and functional. |
| 157.50 | Cafeteria | 5 | Children go next door to HS/MS cafeteria. |
| 157.60 | Food Prep | N/A | HS prepares food |
| 158.10 | Science Labs as described in the CDE Construction Guidelines 4.3? | N/A | |
| 158.20 | Science Labs Adjacencies | N/A | |
| 158.30 | Science Labs Storage/Fixed Equipment | N/A | |
| 160.00 | Interior walls finishes? Describe type and condition. | 4 | The interior wall finishes are in good condition with only some cosmetic deficiencies. Wall finishes vary and include painted CMU, exposed brick, and painted plaster or gypsum board. |
| 161.00 | Interior flooring? Describe type and condition. | 2 | The interior flooring is carpet and tiles. It is in good condition with only some cosmetic deficiencies in the main building. |
| 162.00 | Interior ceilings? Describe type and condition. | 4 | Ceiling finishes of ACT and paint are in good condition with only some cosmetic deficiencies. |
| 163.00 | Exterior doors, frames and glazing? Describe type and condition. | 4 | Exterior metal doors, frames and glazing are in good condition. |
| 163.10 | What is condition of weather stripping and caulk? | 2 | Most weather stripping and caulking are in fair condition with some areas where caulking is cracking. |
| 163.20 | How many exterior doors are there? | N/A | There are 23 exterior doors. |
| 164.00 | Interior doors and frames? Describe type and condition. | 4 | Interior doors are hollow metal frames with fire rated solid core wood doors; they are in good condition. |
| 165.00 | Windows/glazing? Describe type and condition. | 4 | The metal windows and glazing are in good condition. |
| 166.00 | Technology | | |
| 168.00 | Telephone system? Describe type and condition. | 4 | Telephone system is digital, its components are in good condition and have good performance. |
| 169.00 | Video distribution system? Describe type and description. | 1 | no video system |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 170.00 | Does the school have a data/network system? | 5 | All, or nearly all computers are connected to the local area network. |
| 171.10 | Is the school facility protected to maintain business continuity with emergency power backup? | 5 | AGREE: The school facility is protected to maintain business continuity with emergency power backup. The school will not lose critical district supported business and IT data. |
| 171.20 | Is the school facility protected to maintain business continuity with redundant air conditioning for data centers? | 1 | |
| 171.30 | Is the school facility protected to maintain business continuity with data backup systems? | 5 | AGREE: The school facility is protected to maintain business continuity with data backup systems. The school will not lose critical district supported business and IT data. |
| 171.40 | Where are data backups stored? | 1 | back up in in HS server room and is stored there. |
| 173.10 | Is the school connected to the internet? How is it connected? | 4 | T1: The facility has T1 based connectivity to the Internet. |
| 173.20 | Does the school have wireless internet access throughout? | 5 | AGREE: The facility has wireless capability. |
| 174.10 | Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"? | N/A | |
| 174.20 | Do the buildings have high speed drops or wireless? | 5 | AGREE: Instructional spaces have computer drops or are wireless. |
| 176.10 | School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility. | 5 | AGREE: School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility. |
| 176.20 | School administrative offices are provided with the technological hardware and software that provides email for staff. | 5 | AGREE: School administrative offices are provided with the technological hardware and software that provides email for staff. |
| 176.30 | School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail. | 1 | School has no system for phone control |
| 177.00 | High Performance Design | | |
| 176.40 | School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades. | 5 | AGREE: School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades. |
| 178.10 | Is the school energy efficient? (Btus/SF/Yr) | N/A | |
| 178.20 | Is the school water efficient? (Gals/SF/Student) | N/A | |
| 179.00 | Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.) | N/A | N/A=There are insufficient combined installation cost, operating costs, maintenance and upgrade cost data available to assess the life cycle costs of this school. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 180.00 | Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO2) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics)) | 4 | There are observable or anecdotal data available regarding indoor air quality, building and finish materials, thermal comfort and control, lighting quality, acoustics, and ergonomic design to infer that the overall school environments are healthy for its occupants. |
| 181.00 | Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies)) | 1 | The school's calculated energy efficiency, water efficiency, inferred life cycle costs and utilization of renewable energy strategies create a relatively high impact on the environment. |
| 182.00 | Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design? | 3 | The school performs fairly in reducing the demand on the community infrastructure; it attempts denser development and more efficient management of water resources. |
| 183.00 | Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles? | 3 | Parking appears to meet the guidelines for parking count but only partially addresses the heat island effect. |
| 184.00 | Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr) | N/A | |
| 184.10 | Does the building utilize renewable energy strategies? | 1 | The school does not incorporate wind geothermal wave or biomass system renewable energy strategies. |
| 185.00 | Does the school meter all utilities with the ability to submeter selected systems? | N/A | |
| 186.00 | Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook? | 1 | The school appears not to increase the community HPD knowledge through educational displays. |
| 187.00 | What are exterior walls insulated with? Describe age type and condition. Condition Score | 3 | The exterior wall are insulated with fibreglass. |
| 188.00 | Is there an un-shaded south facing wall? If so how many square feet get direct sunlight? | N/A | No, there is no shading other than a limited roof overhang on the south elevation. |
| 189.00 | What percent of exterior facade are windows dedicated to? | N/A | On average, windows constitute 30-45% of the area of the elevations. |
| 190.00 | Is the school site located to encourage use of bicycling walking and mass transportation? | 5 | Yes, the school location encourages walking AND/OR bicycling. |
| 191.00 | Is the school used jointly with the community? | 5 | The school facilities are are used by the community. |
| 191.10 | What are the typical community uses of the building? | N/A | Typical community uses are scout groups. |
| 191.20 | How many hours/day and days/year is the school available for the community to use? | N/A | The school is available for community use approximately four hours a day, year round, although this may vary. |
| 192.00 | How many exit doors are there? | N/A | There are 23 exit doors. |
| 193.00 | Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.? | 1 | The school is not oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc. |
| 194.00 | Does the school have good sources of natural light throughout the building. Describe type and locations. | 5 | Yes, the building receives abundant natural light throughout the building from the windows. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 195.00 | Has the school lighting been replaced with new energy efficient fixtures? | 5 | Yes, the building has new energy efficient fixtures throughout in 2009. |
| 196.00 | Does the site lighting have minimal impact at night on neighboring properties (low sky glare)? | 5 | Yes, the site lighting has minimal impact at night on neighboring properties. |
| 197.00 | Has the mechanical system been commissioned or retro-commissioned in the last five years? | 4 | The 68' structure has had the furnaces replaced within the last five years, the 96' structure has the original boiler in place. |
| 198.00 | What are exterior walls insulated with? Describe age type and condition. Energy Score | 3 | The exterior walls have fiberglass insulation that is in fair condition. |
| 199.00 | Are corridor walls insulated for sound? Describe age type and condition. | 5 | Corridor walls are insulated and provide good sound separation between the corridor and adjacent rooms. The unknown insulation is in very good condition. |
| 200.00 | Are interior walls other than corridors insulated for sound? Describe age type and condition. | 2 | Yes, walls are insulated and provide good sound separation between adjacent rooms. The unknown insulation is in very good condition. |
| 201.00 | Is ceiling/floor assembly insulated for sound? Describe age type and condition. | 5 | Floor/ceiling assemblies are insulated AND/OR provide good sound separation between floors. The unknown insulation is in very good condition. |
| 202.00 | Is the ceiling/roof assembly insulated? Describe age type and condition of insulation. | 3 | Yes, the ceiling/roof assembly is insulated with at least an R 30. The insulation is unknown but in fair condition. |
| 203.00 | Are the windows thermal with double pane low e glass? If not describe type and condition. | 3 | Yes, the windows are double pane glass only in fair condition. |
| 203.10 | Are they operable? Are the windows being used to control indoor air temperature and ventilation? | 4 | Yes, most windows are fully operable. They are often used to control temperature and ventilation. |
| 203.20 | Describe condition of caulking | 3 | Window caulking is in fair condition. |
| 204.00 | Are school wastes reclaimed? | 5 | Yes, paper and plastic are being recycled. |
| 205.00 | Does the site incorporate responsible storm water management and treatment design? | 5 | Yes, the site incorporates responsible storm water management and treatment design. |
| 206.00 | Are there entry vestibules at the main school entrances? | 5 | Yes, there are entry vestibules at all main entries, including floor mats and/or other systems to reduce tracking dirt into the structure. |
| 206.10 | Are there entry vestibules at the secondary school entrances? | N/A | No, there are no entry vestibules at secondary exits. |
| 207.00 | Does the district/school have a recent active energy management plan? | 5 | Yes, the school has a comprehensive energy management plan that is revised and updated periodically and with which most key personnel is familiar; this plan is being implemented methodically. |
| 208.00 | Does the district/school have preventative maintenance procedures in place? | 5 | The school has a comprehensive preventive maintenance procedures schedule that is revised and updated periodically and with which most key personnel is familiar; it is being fully implemented. |

| Task No | Task Description | Score | Comments |
|---|---|---|---|
| 209.00 | Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh) kilowatt (kW) and Therms used. This item must be coordinated with the Governor's Energy Office. | N/A | The database is not uploaded. |
| 210.00 | Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 4.5? | 1 | No, the facility should not be placed on a list for further due diligence. |
| 212.00 | Current facility/school replacement value (CRV) | N/A | $19,598,406 |
| 213.00 | Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI) | N/A | FCI=52.48% |

## Glossary

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|---|---|
| Abandoned | A facility owned by a district that is not occupied and not maintained. |
| Building | An enclosed and roofed structure that can be traversed without exiting to the exterior. |
| Building addition | An area space or component of a building added to a building after the original building's year built date. |
| Capital renewal | Capital renewal is condition work (excluding suitability and energy audit work) that includes the replacement of building systems or elements (as they become obsolete or beyond their useful life) not normally included in an annual operating budget.<br><br>Calculated next renewal<br>The year a system or element would be expected to expire based solely on the date it was installed and the expected useful lifetime for that kind of system.<br><br>Next renewal<br>The assessor adjusted expected useful life of a system or element based on on-site inspection. |
| Colorado Facility Index (CFI) | CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV). |
| Condition | Condition refers to the state of physical fitness or readiness of a facility system or system element for its intended use. |
| Condition Score | Condition Score is a factor used in the calculation of School Score. The Condition Score is developed from scoring of those criteria questions addressing facility condition referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows:NA = No points are awarded and the questions possible points are nulled.<br>• 1 = 20 of the possible points awarded<br>• 2 = 40 of the possible points awarded<br>• 3 = 60 of the possible points awarded<br>• 4 = 80 of the possible points awarded<br>• 5 = 100 of the possible points awarded<br>The sum of all possible points awarded divided by the sum of all possible points yields the Condition Score. See School Score. |
| Current Period | The Current Period is the present year of the report plus three forward years. |
| Current Replacement Value (CRV) | Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards. |
| Deferred maintenance | Deferred maintenance is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available. |
| Deficiency | A deficiency is a repair item that is damaged missing inadequate or insufficient for an intended purpose. |
| Element | Elements are the major components that comprise building systems. |
| Energy audit needs | Energy audit needs represent the need for a detailed energy audit for those schools that used more than the average Energy Utilization Index (EUI) of 87 KBtu per square foot per year. |

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| Energy Score | Energy Score is a factor that may be used in the calculation of School ScoreThe Energy Score is developed from scoring of those criteria questions addressing facility energy issues referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows:<br>• NA = No points are awarded and the questions possible points are nulled.<br>• 1 = 20 of the possible points awarded<br>• 2 = 40 of the possible points awarded<br>• 3 = 60 of the possible points awarded<br>• 4 = 80 of the possible points awarded<br>• 5 = 100 of the possible points awarded<br>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score.<br>Score. |
| Energy Utilization Index (EUI) | EUI is the measure of total energy consumed in the cooling or heating of a building in a period expressed as British thermal unit (BTU) per (cooled or heated) gross square foot. |
| Extended Facility Condition Index (EFCI) | Extended Facility Condition Index (EFCI) is calculated as the condition needs for the current year plus facility system renewal three years in advance (the Current Period) divided by Current Replacement Value. |
| Facility | A facility refers to site(s) building(s) or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose. |
| Facility Condition Index (FCI) | FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities. |
| Forecast Period | The Forecast Period includes five years following the Current Period (report year plus three forward years). |
| Gross square feet (GSF) | The size of the enclosed floor space of a building in square feet measured to the outside face of the enclosing wall. |
| Install year | The year a building or system was built or the most recent major renovation date (where a minimum of 70 of the system’s Current Replacement Value (CRV) was replaced). |
| Life cycle | The period of time that a building or site system or element can be expected to adequately serve its intended function. |
| Modernization | Modernization (adequacy or suitability) means the alteration or replacement of facilities solely to implement new or higher standards to accommodate new functions or to replace building components that typically last more than 50 years (such as the framework or foundation) |
| No Educational Program (NEP) | Tier 1 facility that does not have an active traditional educational program (elementary middle or high school program). |
| Order of magnitude | Rough approximation made with a degree of knowledge and confidence that the estimated figure falls within a reasonable range of cost values. |
| Recapitalization | Recapitalization (capital renewal) means the major renovation or reconstruction activities (including facility replacements) needed to keep existing facilities modern and relevant in an environment of changing standards and missions. Recapitalization extends the service life of facilities or restores lost service life. It includes restoration and modernization of existing facilities as well as replacement of existing facilities with new. |
| Remaining Service Life (RSL) | Remaining service life is a measure of a system's or component's predicted remaining useful life or RSL = (Next Renewal or Calculated Next Renewal Year - Current Year). |
| Remaining Service Life Index (RSLI) | The Remaining Service Life Index (RSLI) also known as the Condition Index (CI)= Sum of Renewable Systems Remaining Service Life (RSL) Value divided by Sum of System Replacement Value (both values exclude softcost to simplify calculation updates) expressed as a percentage ranging from 0.00 - 100.00 percent. |

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| Remaining Service Life Percent | Remaining Service Life Percent is a calculated amount such that RSL Percent = RSL divided by its system Design Life (not displayed). |
| Remaining Service Life Value | RSL Value or RSL Weight is a calculated value used to determine the RSLI = System Value (Unit Cost * Qty) * RSL (not displayed). |
| Repair Evaluation | Repair Evaluation Maintenance and Rehabilitation (REMR) this is a scale used to objectively rank systems based on its condition |
| Restoration | Restoration (capital renewal or deferred maintenance) means the restoration of real property to such a condition that it may be used for its designated purpose. Restoration includes repair or replacement work to restore facilities damaged by inadequate sustainment (deferred maintenance) excessive age natural disaster fire accident or other causes. |
| School Score | The School Score is calculated as the combined scores of the Criteria Groups of facility Condition educational Suitability and Energy criteria referenced in SchoolHouse from the CDE Construction Guidelines. Each Group is set up in the database Administration with weighting factors that modify the calculated score for each group as follows:<br>• [Condition Score x Weight] + [Suitability Score x Weight] + [Energy Score x Weight] = School Score<br>Current weighting is set as follows:<br>• Condition = 60<br>• Suitability = 40<br>• Energy = 0<br>See Condition Suitability and Energy Score. |
| Site | A facility's grounds and its utilities roadways landscaping fencing and other typical land improvements needed to support the facility. |
| Suitability | Suitability indicates how well a facility supports the programs that it houses. |
| Suitability Score | The Suitability Score is developed from scoring of those criteria questions addressing facility suitability referenced in SchoolHouse from the CDE Construction Guidelines or from best practices generally referenced from Council of Educational Facility Planners International (CEFPI). Each criteria question is set up in the database Administration with specific possible points. As the questions are graded from 0-5 by an assessor a percentage of the possible points is established as follows:<br>• NA = No points are awarded and the questions possible points are nulled.<br>• 1 = 20 of the possible points awarded<br>• 2 = 40 of the possible points awarded<br>• 3 = 60 of the possible points awarded<br>• 4 = 80 of the possible points awarded<br>• 5 = 100 of the possible points awarded<br>The sum of all possible points awarded divided by the sum of all possible points yields the Suitability Score. See School Score. |
| Sustainment | Sustainment means the ordinary maintenance and repair activities necessary to keep an inventory of facilities in good working order. It includes regularly scheduled adjustments and inspections preventive maintenance tasks and emergency response and service calls for minor repairs. It also includes major repairs or replacement of facility components (usually accomplished by contract) that are expected to occur periodically throughout the life cycle of facilities. This work includes regular roof replacement refinishing of wall surfaces repairing and replacement of heating and cooling systems replacing tile and carpeting and similar types of work. It does not include environmental compliance costs facility leases or other tasks associated with facilities operations (such as custodial services grounds services waste disposal and the provision of central utilities). |
| Sustainment Restoration and Modernization (S/RM) | S/RM is currently not used in SchoolHouse. Sustainment Restoration and Modernization (S/RM) refers to the Department of Defense program to keep the Department's inventory of facilities in good working order (i.e. day to day maintenance requirements). In addition it provides resources to restore facilities whose age is excessive or have been damaged by fire accident or natural disasters and alternations of facilities to implement new or higher standards to accommodate new functions or mission. |

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| System | System refers to building and related site work elements as described by ASTM Uniformat II Classification for Building Elements (E1557-97) a format for classifying major facility elements common to most buildings. Elements usually perform a given function regardless of the design specification construction method or materials used. See also Uniformat II. |
| System Condition Index (SCI) | System Condition Index (SCI) This is an index that is used to rank various building system against each other. It usually ranges from 0 to 100 |
| Tier | For the purpose of the Assessment facilities were assigned as Tier 1 Tier 2 or Tier 3 as follows: |
| Tier 1 | A Tier 1 facility generally has a teaching-learning purpose and may include the following:<br>Sites<br>Educational buildings<br>Classrooms<br>Libraries and media centers<br>Cafeterias and kitchens<br>Auditoriums gymnasiums and multipurpose rooms<br>Vocational Agricultural buildings and greenhouses<br>New school facilities built within the past 12 months not in current CDE inventory records |
| Tier 2 | A Tier 2 building is an ancillary building that typically is not occupied or does not have a teaching-learning purpose or is a temporary structure.<br>Sites<br>Storage buildings<br>Temporary modular structures<br>Other modulars<br>Teacherages / residences<br>Storage sheds<br>Sports bleachers concession stands press boxes<br>Abandoned buildings<br>Buildings under construction |
| Tier 3 | A Tier 3 building is an ancillary building that typically is occupied but typically does not have a teaching-learning purpose.<br>Sites<br>Administration buildings<br>Maintenance buildings<br>Transportation facilities |
| Uniformat II | Uniformat IIa publication of CSI is ASTM Uniformat II Classification for Building Elements (E1557-97). UniFormat is a method of arranging construction information based on functional elements or parts of a facility characterized by their functions without regard to the materials and methods used to accomplish them. These elements are often referred to as systems or assemblies. |
| Vacant | A facility that is not occupied but is maintained by a district. |
| Weight (Weighting) | Weighting is a user defined factor that can be used to provide more or less emphasis to various assessment elements such as deficiency category deficiency priority or functional adequacy standard. For example 100 of a Priority 1 issue by default has the same cost value (1x) as 100 of a Priority 5 item. Using weighting factors the user can establish a priority factor so that for ranking or sorting purposes the facility (District School Building Room etc.) with say Priority 1 now has a greater weighting (say 2x) thereby elevating it in rank order over the facility with Priority 1. |
| Year built | The year that a building or addition was originally built based on substantial completion or occupancy. |