SCHOOL DISTRICT TWO
HARRISON
Character Through Diversity, Challenge & Accomplishment

Harrison School District 2

Capital Improvement Planning Report

March 2018

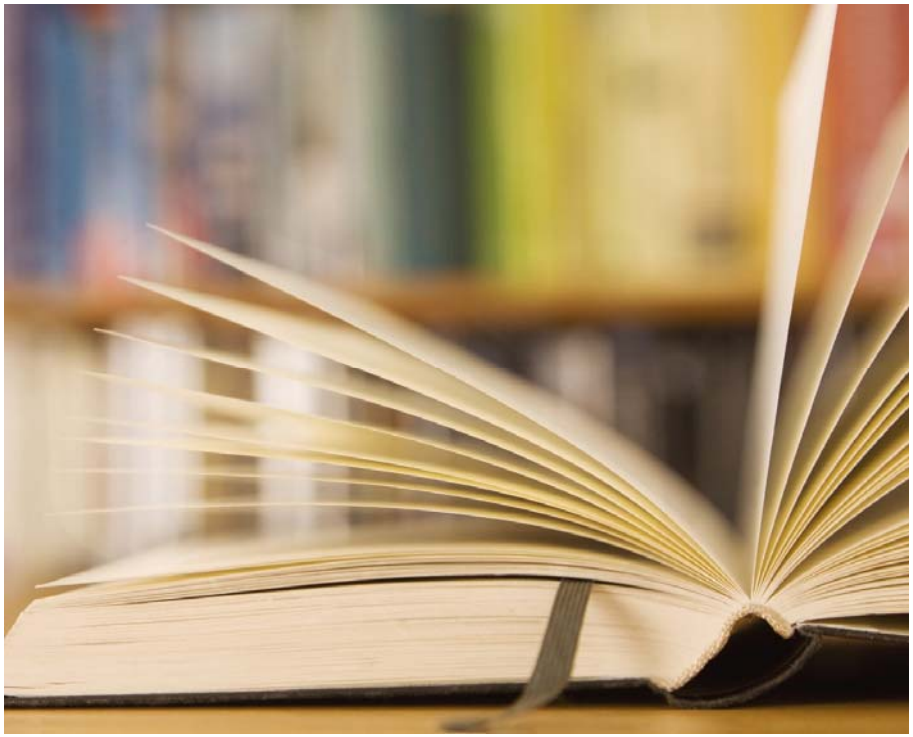

Table of Contents

Executive Summary

FACILITIES INVENTORY AND ASSESSMENT
Harrison School District 2 consists of 13 elementary schools, 3 middle schools, 2 high schools, a k-8 community school, a repurposed elementary school that currently houses the district home school academy, CPCD (Community Partnership for Child Development) and the technology department, and an administrative complex consisting of 5 smaller buildings comprising a total of 1,754,668 square feet. There are also 5 Charter schools in the district. The average age of the 20 school buildings is 39 years, with the oldest school being 65 years old and the youngest being 13 years old. District staff, working with CSNA architects and consultants, reviewed the School Assessment Report prepared by the Colorado Department of Education (CDE), the 2016 Operations and Maintenance (O&M) plan, and building records, and conducted onsite inspections to identify existing space usage, building and Americans with Disabilities Act (ADA) code compliance, and existing conditions of major facility systems.

District staff used this information to develop the Facility Capital Renewal Plan (FCRP) and the Facility Master Plan (FMP). Onsite inspections and historical operating data were considered the most reliable indicators of future reliability of equipment and need to replace existing equipment. The CDE School Assessment Report was used to generate much of the FCRP (especially life cycle and costing data).

The district has maintained facilities without bond funding for the past 17 years utilizing Capital Reserve funds. Up to 2009, the state mandated funding of Capital Reserve dollars to ensure that districts provided at least some minimal funding for capital renewal and infrastructure. Due to the recession that started in 2007, in 2009 the state dropped the requirement to fund Capital Reserve. Many districts stopped funding Capital Reserve completely in 2009 and have continued to fund it at reduced levels or not at all. Harrison reduced funding to Capital Reserve by approximately 50% ($1.5M/yr) in 2009 as overall state funding to the district dropped by $10M/year due to the implementation of the negative factor. However, since the recession ended in 2013, the district has increased Capital Reserve funding annually even though the state has maintained the negative factor. Since 2007 and the implementation of the negative factor, the district has lost approximately $100M in funding, with approximately $15M being lost in Capital Reserve funding. This has had a serious effect on the ability of the district to maintain equipment, much less to properly fund a robust capital renewal program.

The last bond, for $60M, was passed in 2001 and funded the construction of Soaring Eagles Elementary School, Fox Meadow Middle School and Mountain Vista Community School. It also funded a complete remodel of Giberson Elementary, a mechanical upgrade/partial remodel of the Gorman Education Center, and an addition/partial remodel of Carmel Middle School as well as numerous smaller projects.

Generally accepted best practice is to renovate school buildings at the 25-30 year point and then every 20-25 years after. Using this guidance, 15 schools are due for a first or second renovation.

It should be noted that the recession also resulted in reduced funding and manning for maintenance. Maintenance staff were reduced by 10% and funding has been held constant since 2007 with the exception of slight increases for utility increases. This has had a significant effect on the district's ability to properly maintain equipment and has caused the district to perform significantly more reactive repairs and maintenance versus proactive preventive maintenance.

With the lack of bond funding, the continued implementation of the negative factor and the aging of the infrastructure, the district requires additional funding for capital renewal projects that will ensure the extended useful life of the buildings. The cabinet recommends an investment of $180M with $17.3M budgeted for Atlas and James Irwin charter schools and an estimate of $30M budgeted for non-construction (soft) costs, to include permits, testing, architect and engineer fees, inflation and contingency. The following summarizes the major projects that will be accomplished:

- Rebuild of Carmel Middle School due to expansive soils
- Classroom additions to Sand Creek and Soaring Eagles Elementary Schools and remodel to K8
- First renovations to Bricker (38), Oak Creek (35), Otero (31), Turman (31), Wildflower (35), and Sierra (33)
- Second renovations to Centennial (46), Chamberlin (61), Monterey (49), Pikes Peak (54), Stratmoor Hills (55), Stratton Meadows (65), Carmel (48), Panorama (45), and Harrison (52)
- Older, inefficient lighting throughout the district retrofitted or replaced with LED lighting
- Technology upgrade throughout the district
- Roofing replaced as needed
- HVAC systems upgraded in all buildings as required
- Non-compliant (ADA) and deteriorated restrooms and fixtures renovated
- Asphalt and concrete repaired or replaced as needed
- Building security and fire alarm systems would be upgraded and brought up to current codes
- Space and programming needs would be addressed

Background

The last bond passed for our district was in 2001. The Operations Department has been maintaining a Facility Master Plan (FMP) since the bond construction was completed in 2005. The FMP provides historical background, current condition information, information on the current demographics and financial capability of the district, assumptions on district conditions and strategic plan for the near future and incorporates both the Operations and Maintenance (O&M) Plan and the Facility Capital Renewal Plan (FCRP). The FMP is a living document; the latest major revision was completed in 2016. Among the assumptions in the FMP was the critical need for a Bond to address capital renewal and improvements within the next 5 years.

Capital Renewal is defined as a systemic approach to making major repairs or replacement of facility systems, such as roofs, HVAC, electrical, etc; to maintain and extend the life of the facility. Each component of a facility has an associated expected life, with the structure having the longest expected life. A school might generally have a structural life of 100 years, but the HVAC system generally has a designed life of 30 years. Thus, the HVAC system will need renewal at approximately 30-year intervals to allow the school structure to reach its designed life.

There are numerous factors that lead to successfully operating and maintaining facilities that are common to all facilities. These factors maximize the probability that the equipment and the facilities will operate as designed for the designed life cycle of the facility. The factors include operating equipment within manufacturer's specifications, preventive and operational maintenance and repairs, and capital renewal. Capital renewal can be time based or condition based, or some combination of the two. The School Assessment Report (SAR) conducted by CDE was a time-based assessment and did not address the physical or operating condition of any equipment or facility in the state. In this case, the capital renewal of any equipment is based on a chosen design life cycle that is assigned to the equipment and replacement is recommended when the designed life is reached regardless of the condition of the equipment. The District O&M plan, updated in 2016, is a condition-based assessment that factors in life cycle. Equipment is visually inspected and categorized by condition. The age of the equipment is then factored in to determine the need or priority for replacement. CDE is currently conducting an update to the SAR and will finish in early 2020.

There are also numerous methods to determine the funding requirements for a successful capital renewal program. The easiest method is the generally accepted industry standard that allocates 2% of current replacement value (CRV) per year for capital renewal and another 2% per year for maintenance and repairs. Historically, this method has proven to be reliable and as accurate as much more detailed and time consuming methods. The more time-consuming and detailed methods involve physical inspection of each piece of equipment, comparisons to expected life cycle, computing replacement cost by individual piece, and then calculating an annual budget on an annual basis. The least accurate method, and least systemic, is to allocate funding on a yearly basis based on the previous year's funding and expenditures adjusting for inflationary growth.

Using the generally accepted industry standard of 2% of CRV, the District's annual capital renewal budget should be $5.9M based on the district total insured value of $294M ($168/sq. ft), or $8.7M using the state CDE calculated CRV of $436M ($248/sq. ft). An equivalent amount should be allocated annually for maintenance and repairs. These figures are for facilities only and do not include transportation fleets or technology.

The District has created a modified Capital Renewal plan that addresses major components and high value items. It is by no means all encompassing. Data regarding the installation date on much of the equipment is not available or would consume an inordinate amount of time to research, so a best guess was used. The CDE SAR life cycle values and replacement costs were used. Analysis of the plan indicates that the District has a backlog of $83M in Capital Renewal projects. This compares with the state calculation of a backlog of $132M. It should be noted, again, that this is based solely on age. Analysis also shows that in the next 5 years, the District needs to allocate approximately $31M for capital renewal. This compares favorably with the 2%/year estimate of $5.9M/year or $29.5M over the next 5 years.

Projecting capital renewal needs based solely on equipment age versus expected life is inefficient and wasteful. Proper operation and maintenance of equipment can significantly extend the expected life of equipment. Conversely, poor operations and maintenance can severely reduce the expected life of equipment. Replacing an operational piece of equipment at the designed end of life increases the overall system reliability but greatly increases operational costs. Waiting for equipment to fail prior to replacement causes loss of operability and can be significantly more costly than a planned replacement. The optimum replacement strategy is to monitor equipment condition and performance and replace equipment when performance degrades significantly or conditions indicate an imminent failure. Using this strategy allows operational interruptions to be minimized while minimizing replacement cost and overall life cycle costs. This is very similar to the current strategy for preventive maintenance that basically espouses if equipment is not broken, don't fix it.

Using this strategy, the District develops and maintains a priority list of major capital renewal needs that is based on expected life, equipment condition, operational performance and cost of unexpected failure. The cost of unexpected failure takes into account non-financial costs, such as potential lost instructional days due to failure. Funds are allocated to replace equipment that has the greatest potential impact on instruction first, with equipment that has no potential impact on instruction allowed to fail before replacement. Priority is given to items that potentially have a safety concern if not repaired or replaced. The potential safety issues are funded when they are identified and conditions deteriorate to an unsafe situation. Using this strategy, the district has significantly extended the operational life of equipment well past the designed life and has maximized the efficient use of district funds and assets.

Executive Summary

Capital Renewal Typical Life Cycles

Equipment	Lifecycle		Equipment	Lifecycle
Building structural	100		HVAC generation system	30
Asphalt play surfaces	50		HVAC distribution system	30
Sidewalks	50		Fire sprinkler system	30
Parking lots/asphalt roads	50		Roof	20
Water supply line	50		Wall finishes	20
Sanitary sewer line	50		Floor finishes	20
Storm sewer	50		Controls system	20
Interior partitions/walls	40		Communications and security	20
Interior doors	40		Furnishings	20
Electrical main	30		Irrigation system	20
Electrical service/distribution	30		Fence	20
Lighting	30		Playground	20
Exterior door	30		HVAC terminal and package units	15
Exterior window	30		Fire protection system	15
Plumbing fixtures	30		Playground wood border	10

Major Improvements Covered by the District General Fund

Year	Project	Cost		Year	Project	Cost
2017	Replace district phone system	$250,000		2006-2008	Magnetize classroom doors	$535,000
2017	Replace 2 boilers Stratton Meadows	$150,000		2008	Replace Panorama MS roof	$750,000
2017	Address ADA audit issues at Harrison HS	$150,000		2007	Remodel CIA in Admin Building	$100,000
2017	Replace sections of Harrison HS roof	$400,000		2007	Replace Stratton Meadows roof	$350,000
2016	Replace Pikes Peak roof	$400,000		2006	Replace Chamberlin boilers	$60,000
2015	Replace Stratmoor Hills roof	$400,000		2006	Replace Sierra HS fire alarm system	$225,000
2015	Replace Otero chiller	$142,000		2005	Replace Centennial AHUs 1&2	$100,000
2014	Replace Harrison HS 500 wing RTU	$120,000		2005	Replace Wildflower roof	$250,000
2014	Replace Harrison HS roof areas A&C2	$185,000		2005	Replace Chamberlin fire alarm system	$62,000
2013	Replace Turman chiller	$145,000		2005	Replace Stratton Meadows fire alarm system	$85,000
2013	Replace 650 Laptops	$300,000		2005	Replace Turman roof	$125,000
2012	Replace Otero roof	$400,000		2005	Replace Otero fire alarm system	$83,000
2006-2011	Computer replacement cycle (avg per year)	$300,000		2004	Replace Sierra HS roof	$270,000
2011	Replace Sierra HS bleachers with ADA	$116,500		2004	Extend Oak Creek parking lot	$40,000
2011	Replace Oak Creek roof	$400,000		2003	Roof asbestos abatement Carmel MS	$170,000
2010	Classroom remodels to support SPED	$100,000		2003	Replace Carmel MS roof	$83,000
2009	Remodel Mountain Vista Home School Academy	$150,000		2003	Replace Carmel MS bleachers	$45,000
2009	Replace Carmel MS main water line and fire line	$65,000		2003	Extend Otero parking lot	$40,000
2009	Replace Stratmoor Hills fire alarm system	$60,000		2003	Extend Monterey parking lot	$50,000

Major Improvements with Matching Funds from BEST Grants

In addition to the previously listed projects, the district has successfully written and received numerous Building Excellent Schools Today (BEST) grants from the state to supplement the funding of capital improvements. The following projects were completed with the assistance of BEST grants:

- Replace Harrison HS boilers with high efficiency boilers - $400,000
- Replace Carmel MS fire alarm system - $139,000
- Replace Panorama MS fire alarm system - $150,000
- Replace Pikes Peak boilers with high efficiency - $200,000
- Replace Giberson boilers with high efficiency - $180,000
- Replace Stratmoor Hills boilers with high efficiency - $180,000
- Add a second boiler and replace AC condensers at Bricker, Oak Creek, and Wildflower - $1,114,000
- Renovate Panorama MS mechanical system and classroom remodel - $3,700,000

The district was selected for a $800,000 BEST grant this year to add security vestibules to all elementary schools to be completed in summer 2019.

Financial Plan

Every capital improvement program needs a solid capital plan for implementation. The District has worked with financial advisors to develop a financial plan to support the work proposed to update and repair the capital needs identified in this report.

Funding Alternative for Capital Needs

The District explored three alternatives for meeting the identified capital construction needs:

1. Pursuit of additional bonding authority,
2. Issuing of Certificates of Participation (COP) paid out of the General Fund, or
3. Pay-As-You-Go Financing.

This section of the report presents an overview of the capital financing tools available to the District, the requirements of each financing technique along with discussion of its application within the District, and the limitations associated with each approach.

A. General Obligation Bonds

The most frequently used technique to fund capital improvements in Colorado school districts involves the issuance of general obligation bonds, and is often referred to as debt financing. These bonds are secured by the full faith and credit of a district as evidenced by a promise to levy *ad valorem* "property" taxes at the rate necessary to pay principal and interest due on the bonds. General obligation bonds require voter approval prior to their issuance.

General obligation bonds have been used to purchase land, to finance new construction of school buildings and related facilities, to reconstruct or expand existing facilities and to retro-fit buildings to meet new facility requirements, such as technology programs and compliance with federal mandates.

Typically, general obligation bonds are amortized over a 20-year time frame. This is generally consistent with the useful life of improvements financed by the bonds. Once authorized, bonds may be issued in one or more series depending upon a variety of factors such as construction schedules and interest rates.

Colorado school districts are allowed to issue general obligation debt up to an amount equal to 20% of the district's assessed value or 6% of the district's actual value. Harrison School District Two is permitted a legal capacity for new debt of approximately $100 million under the 20% test and $257 million under the 6% test. Both scenarios are net of current outstanding debt.

The reasons debt financing in the form of General Obligation Bonds are used are:

1. Reduced current payments – a reduced annual charge for a facility, in the form of annual debt service, makes projects more affordable over time as opposed to the full payment at the time of acquisition.
2. Build as needed – there is greater opportunity and flexibility to acquire and construct improvements as needed since the project need not be fully funded at the time of acquisition or construction.
3. Intergenerational equity – each generation of users of a facility should be obligated to pay a fair economic rent for the use of the facilities that it enjoys. Distribution of costs among generations is best achieved in a pay-as-you-use approach.
4. Repayment in cheaper dollars – the time value of money allows for repayment of bonds in cheaper dollars.

Financial Plan

An issue often considered in a capital financing program is the ability to refinance or restructure existing debt to manage the overall tax burden in the community.

In 2017, Harrison School District Two refinanced a portion of the existing 2007 general obligation bonds at a lower interest rate. The lower rate (4.9 percent down to 1.9 percent) reduced the overall future repayment costs more than $2.5 million, and the restructured payment schedule enhanced the District's ability to issue additional bonds in 2018 or thereafter.

B. Certificates of Participation

Certificates of Participation do not require voter approval but the debt payments must be paid from the General Fund, unlike General Obligation bonds that have a funding stream from a dedicated property tax. Certificates of Participation bear a higher interest rate than general obligation bonds due to the annual appropriation risk. Harrison School District Two does not currently have any outstanding Certificates of Participation.

C. Pay-As-You-Go Financing

Pay-as-you-go financing normally comes from the Capital Reserve Fund that is funded by a transfer from the General Fund. The furnishing of buildings, purchase of technology devices, replacement of busses and other minor capital needs and related expenses are examples of pay-as-you-go financing.

Some of the arguments in favor of the pay-as-you-go financing are:

1. Fiscal responsibility – the community is forced to confront the fiscal realities resulting from a requirement of paying cash to fund capital projects. This results in prioritization and financing only the most essential projects.

2. Flexibility – the community may gain flexibility due to no long-term debt obligations.

3. Reduced interest expense – if capital projects are paid for with available cash, the community will save on interest expense.

Conclusion

When considering a plan of financing the capital improvements, the District came to the following conclusions:

1. The District has capacity because of an earlier refinancing of existing debt to issue up to $257 million in new debt.

2. Interest rates are near an all-time low.

3. The District has significant legal debt margin available to support a $180 million bond issue.

Because of the urgent need for numerous capital improvement projects and for the above mentioned reasons, the District recommends a Bond Election to raise $180 million for Harrison School District Two to fund the capital projects identified in this report.

Bond Project Categories

- Health/Safety
- Interior (paint, furniture, fixtures, and equipment (FFE), flooring)
- Mechanical/HVAC
- Electrical (lighting, main distribution panel (MDP), transformers, capacity)
- Exterior (sites/grounds/irrigation/asphalt, concrete)
- Technology
- Restroom/Plumbing (water, sewer)
- Kitchen (serving lines/equipment/flooring)
- Program/Space
- Roofing
- ADA (playgrounds, access)
- Fire/Security (fire alarm panel (FAP), Bogen (intercom and clock), cameras)
- Architectural and Engineering (A&E)

Bricker Elementary School

Built in 1980
56,186 sq. ft, 28 classrooms
Renovation Cost $6,806,000 or
Replacement Cost $14,046,500

Category	Budget
Interior	$2,890,000
Mechanical/HVAC	$2,000,000
Electrical	$400,000
Exterior	$50,000
Technology	$25,000
Restroom/Plumbing	$12,000
Kitchen	$100,000
Health/Safety	$30,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,134,000
Total	$6,806,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Abate asbestos**
- ❑ **Convert library to media center**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Bricker Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- classroom flooring, FFE, replace classroom partition walls, gym floor	Interior	$2,790,000
Mechanical renovation-Replace original boiler, fiberboard ductwork, AHUs, controls, upgrade to DDC	Mechanical/HVAC	$2,000,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- R/R asphalt on side and in back, Exterior doors, sidewalks	Exterior	$50,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/ restrooms	$12,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Asbestos abatement- classrooms	Health/safety	$30,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade Fire alarm panel (FAP) and Bogen	Fire/security	$65,000

* A&E Costs not included

Centennial Elementary School

Built in 1972
57,670 sq. ft, 31 classrooms
Addition & remodeling in 1998
Renovation Cost $6,552,000 or
Replacement Cost $14,417,500

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Replace roof**
- ❑ **Upgrade FAP and Bogen**

Category	Budget
Interior	$1,650,000
Mechanical/HVAC	$2,500,000
Electrical/Lighting	$400,000
Exterior	$90,000
Technology	$25,000
Restroom/Plumbing	$140,000
Kitchen	$100,000
Roofing	$500,000
Fire/Security	$55,000
A&E	$1,092,000
Total	$6,552,000

Centennial Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- carpet, magnets, doors, windows	Interior	$1,550,000
Mechanical renovation- replace AHUs, condensing units, boilers, VAVs, RTUs, controls and remove electric reheat, upgrade to DDC	Mechanical/HVAC	$2,500,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- R/R parking lot and back asphalt	Exterior	$90,000
Technology upgrade	Technology	$25,000
Restroom renovation- all restrooms	Plumbing/ restrooms	$140,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Convert library to media center	Interior	$100,000
Replace roof (all but section D over office, add drains)	Roofing	$500,000
Upgrade FAP and Bogen (clocks only)	Fire/security	$55,000

* A&E Costs not included

Giberson Elementary School

Built in 1975
59,245 sq. ft, 31 classrooms
Additions & extensive renovations in 2002
Renovation Cost $2,118,000 or
Replacement Cost $14,811,250

Category	Budget
Interior	$175,000
Mechanical/HVAC	$450,000
Electrical/Lighting	$400,000
Exterior	$50,000
Technology	$25,000
Roofing	$500,000
Fire/Security	$65,000
ADA	$100,00
A&E	$353,000
Total	$2,118,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Convert library to media center**
- ❑ **Replace roof**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Giberson Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace VCT flooring	Interior	$50,000
Mechanical renovation- replace RTUs, rebuild AHUs, replace condensers, upgrade controls, add second boiler to addition, upgrade to DDC	Mechanical/HVAC	$500,000
LED lighting	Electrical/lighting	$400,000
Exterior- R/R concrete, line up ADA spots with ramps	Exterior	$50,000
Technology upgrade	Technology	$25,000
Convert library to media center	Interior	$100,000
Replace roof	Roofing	$500,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Monterey Elementary School

Built in 1969
51,605 sq. ft, 30 classrooms
Addition in 1995
Renovation Cost $7,152,000 or
Replacement Cost $12,901,250

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation, replace sewer lines, replace kitchen HW heaters**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Asbestos abatement**
- ❑ **Replace roof**
- ❑ **ADA- upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Category	Budget
Interior	$2,890,000
Mechanical/HVAC	$1,750,000
Electrical/Lighting	$350,000
Exterior	$90,000
Technology	$25,000
Restroom/Plumbing	$180,000
Kitchen	$100,000
Health/Safety	$10,000
Roofing	$400,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,192,000
Total	$7,152,000

Monterey Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- all flooring (gym, cafeteria, hallways, classrooms), FFE	Interior	$2,790,000
Mechanical renovation-replace boilers, RTUs, terminal units and upgrade controls, upgrade to DDC	Mechanical/HVAC	$1,750,000
LED lighting	Electrical	$350,000
Exterior/Irrigation renovation- R/R parking lot and loop asphalt, R/R retaining wall	Exterior	$90,000
Technology upgrade	Technology	$25,000
Restroom renovation- all restrooms	Plumbing/restrooms	$140,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Asbestos abatement- approx. 6 sq ft in plenum	Health/safety	$10,000
Convert library to media center	Interior	$100,000
Replace roof	Roofing	$400,000
Replace sewer lines	Plumbing/restrooms	$20,000
Replace kitchen HW heaters	Plumbing/restrooms	$20,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Oak Creek Elementary School

Built in 1983
58,458 sq. ft, 27 classrooms
Addition in 2002
Renovation Cost $6,960,000 or
Replacement Cost $14,614,500

Category	Budget
Interior	$2,890,000
Mechanical/HVAC	$2,000,000
Electrical/Lighting	$400,000
Technology	$25,000
Restroom/Plumbing	$140,000
Kitchen	$100,000
Health/Safety	$80,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,160,000
Total	$6,960,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Asbestos abatement**
- ❑ **Convert library to media center**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Oak Creek Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace VCT, cafeteria floor, gym floor, FFE, replace classroom partition walls	Interior	$2,790,000
Mechanical renovation- replace original boiler, rebuild AHUs, replace fiberboard ductwork and FPBs, update controls, remove perimeter heating, upgrade to DDC	Mechanical/HVAC	$2,000,000
LED lighting	Electrical	$400,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/ restrooms	$140,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Asbestos abatement- VCT glue	Health/safety	$80,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Otero Elementary School

Built in 1987
55,500 sq. ft, 27 classrooms
Renovation Cost $6,060,000 or
Replacement Cost $13,875,000

Category	Budget
Interior	$1,690,000
Mechanical/HVAC	$2,400,000
Electrical/Lighting	$400,000
Exterior	$130,000
Technology	$25,000
Restroom/Plumbing	$140,000
Kitchen	$100,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,010,000
Total	$6,060,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Upgrade FAP and Bogen**

Otero Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace flooring in gym and cafeteria, FFE	Interior	$1,590,000
Mechanical renovation- replace boilers with HE, replace condensers, rebuild AHUs, remove perimeter heating, upgrade controls, upgrade to DDC	Mechanical/HVAC	$2,400,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- R/R parking lot asphalt, R/R concrete pads, exterior doors and windows	Exterior	$130,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/ restrooms	$140,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Pikes Peak Elementary School

Built in 1964
Addition in 1994
51,135 sq. ft, 25 classrooms
Renovation Cost $4,548,000 or
Replacement Cost $12,783,750

Category	Budget
Interior	$2,090,000
Mechanical/HVAC	$750,000
Electrical/lighting	$400,000
Exterior	$140,000
Technology	$25,000
Plumbing/Restrooms	$75,000
Kitchen	$100,000
ADA	$100,000
Fire/security	$110,000
A&E	$758,000
Total	$4,548,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Pikes Peak Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- carpet classrooms and hallways, VCT, gym and cafeteria floors, FFE	Interior	$1,990,000
Mechanical renovation- replace RTUs, upgrade controls, replace exhaust fans, upgrade to DDC	Mechanical/HVAC	$750,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- asphalt front and back, sewer lines, concrete sidewalks	Exterior	$140,000
Technology upgrade	Technology	$25,000
Restroom renovation- piping in chases, replace Bradley sinks	Plumbing/ restrooms	$75,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP (add separate to modular), and Bogen	Fire/security	$110,000

* A&E Costs not included

Sand Creek International Elementary School

Built in 1996
62,958 sq. ft, 29 classrooms
Renovation Cost $ 11,904,000 or
Replacement Cost $15,739,500

Passing a bond would complete the following projects:

- ❑ **Addition and convert to K8**
- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Replace roof**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Category	Budget
Interior	$180,000
Mechanical/HVAC	$700,000
Electrical	$400,000
Exterior	$350,000
Technology	$25,000
Kitchen	$50,000
Program/Space	$7,500,000
Roofing	$550,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,984,000
Total	$11,904,000

Sand Creek Elementary School Breakdown

Projects	Category	Estimated Cost
Addition of 10 classrooms, convert to K8	Program/space	$10,000,000
Interior renovation- replace carpet	Interior	$80,000
Mechanical renovation- replace 9 condensing units, upgrade controls, upgrade to DDC	Mechanical/HVAC	$700,000
LED lighting	Electrical	$400,000
Exterior/irrigation renovation- re-design entrance/exit, R/R parking lot asphalt, replace exterior windows	Exterior	$350,000
Upgrade technology	Technology	$25,000
Kitchen renovation- replace kitchen roll-up doors, replace freezer and cooler	Kitchen	$50,000
Convert library to media center	Interior	$100,000
Replace roof	Roofing	$550,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Soaring Eagles Elementary School

Built in 2003
58,104 sq. ft, 30 classrooms
Renovation Cost $10,494,000 or
Replacement Cost $14,526,000

Category	Budget
Interior	$130,000
Mechanical/HVAC	$450,000
Electrical	$400,000
Exterior	$75,000
Technology	$25,000
Program/Space	$7,500,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,749,000
Total	$10,494,000

Passing a bond would complete the following projects:

- ❑ **Addition and convert to K8**
- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Convert library to media center**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Soaring Eagles Elementary School Breakdown

Projects	Category	Estimated Cost
Addition of 10 classrooms – convert to K8	Program/space	$10,000,000
Interior renovation- recoat gym floor	Interior	$30,000
Mechanical renovation- replace 5 condensing units, upgrade controls, upgrade to DDC	Mechanical/HVAC	$450,000
LED lighting	Electrical/lighting	$400,000
Exterior renovation- pave stone parking lot	Exterior	$75,000
Upgrade technology	Technology	$25,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Stratmoor Hills Elementary School

Built in 1963
47,800 sq. ft, 26 classrooms
Addition in 1993
Renovation Cost $3,690,000 or
Replacement Cost $11,950,000

Category	Budget
Interior	$1,600,000
Mechanical/HVAC	$600,000
Electrical/Lighting	$400,000
Exterior	$120,000
Technology	$25,000
Restroom/Plumbing	$75,000
Kitchen	$100,000
ADA	$100,000
Fire/Security	$55,000
A&E	$615,000
Total	$3,690,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Replace sewer lines**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **Upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Stratmoor Hills Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace VCT, carpet, cafeteria floor, recoat gym floor, FFE	Interior	$1,500,000
Mechanical renovation- replace AHU and 9 RTUs, replace gym relief system, upgrade controls, upgrade to DDC	Mechanical/HVAC	$600,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- parking lot addition, R/R parking lot asphalt	Exterior	$120,000
Technology upgrade	Technology	$25,000
Plumbing- replace interior and exterior sewer lines	Plumbing/ restrooms	$75,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen (intercom only)	Fire/security	$55,000

* A&E Costs not included

Stratton Meadows Elementary School

Built in 1953
56,893 sq. ft, 30 classrooms
Addition in 1992
Renovation Cost $7,502,000 or
Replacement Cost $14,223,250

Category	Budget
Interior	$2,990,000
Mechanical/HVAC	$2,500,000
Electrical/Lighting	$400,000
Exterior	$50,000
Technology	$25,000
Restroom/Plumbing	$12,000
Kitchen	$100,000
ADA	$100,000
Fire/Security	$75,000
A&E	$1,250,000
Total	$7,502,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **ADA- upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Stratton Meadows Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace carpet, VCT, cafeteria floor, gym floor, FFE	Interior	$2,890,000
Mechanical renovation- replace boilers, AHUs, RTUs, condensers, upgrade controls, remove baseboard heat including piping, upgrade to DDC	Mechanical/HVAC	$3,000,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- replace exterior sewer lines	Exterior	$50,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/ restrooms	$12,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP (including modular) and Bogen	Fire/security	$75,000

* A&E Costs not included

Turman Elementary School

Built in 1987
55,500 sq. ft, 28 classrooms
Renovation Cost $6,420,000 or
Replacement Cost $13,875,000

Category	Budget
Interior	$2,890,000
Mechanical/HVAC	$1,500,000
Electrical/Lighting	$400,000
Exterior	$75,000
Technology	$25,000
Restroom/Plumbing	$140,000
Kitchen	$100,000
Health/Safety	$50,000
ADA	$100,000
Fire/Security	$70,000
A&E	$1,070,000
Total	$6,420,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Asbestos abatement**
- ❑ **Convert library to media centers**
- ❑ **ADA- upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Turman Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace VCT, cafeteria floor, gym floor, replace classroom partition walls, FFE	Interior	$2,700,000
Mechanical renovation- replace original boiler, rebuild AHUs, controls, upgrade to DDC	Mechanical/HVAC	$1,500,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- replace exterior doors and windows	Exterior	$75,000
Technology upgrade	Technology	$25,000
Restroom renovation- all restrooms	Plumbing/ restrooms	$140,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$100,000
Asbestos abatement- VCT mastic	Health/safety	$50,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP (new wire to modular) and Bogen	Fire/security	$70,000

* A&E Costs not included

Wildflower Elementary School

Built in 1983
55,500 sq. ft, 29 classrooms
Addition in 1987
Renovation Cost $7,356,000 or
Replacement Cost $13,875,000

Category	Budget
Interior	$2,890,000
Mechanical/HVAC	$2,200,000
Electrical/Lighting	$400,000
Exterior	$225,000
Technology	$25,000
Restroom/Plumbing	$100,000
Kitchen	$75,000
Health/Safety	$50,000
ADA	$100,000
Fire/Security	$65,000
A&E	$1,226,000
Total	$7,356,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Asbestos abatement**
- ❑ **Convert library to media center**
- ❑ **ADA- upgrade playground to ADA**
- ❑ **Upgrade FAP and Bogen**

Wildflower Elementary School Breakdown

Projects	Category	Estimated Cost
Interior renovation- replace carpet in library, addition, VCT, cafeteria floor, gym floor, FFE, replace classroom partition walls	Interior	$2,700,000
Mechanical renovation- replace original boiler, fiberboard ductwork, AHUs, controls, add reheat, remove baseboards, upgrade to DDC	Mechanical/HVAC	$2,200,000
LED lighting	Electrical	$400,000
Exterior/Irrigation renovation- R/R all asphalt, R/R concrete curbs, replace exterior doors and windows, penthouse doors	Exterior	$225,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/ restrooms	$100,000
Kitchen renovation- replace freezer and cooler, equipment, serving line	Kitchen	$75,000
Asbestos abatement- VCT mastic	Health/safety	$50,000
Convert library to media center	Interior	$100,000
Upgrade playground to ADA	ADA	$100,000
Upgrade FAP and Bogen	Fire/security	$65,000

* A&E Costs not included

Mountain Vista Community K-8 School

Built in 2005
89,000 sq. ft, 33 classrooms
Renovation Cost $1,548,000 or
Replacement Cost $22,250,000

Category	Budget
Interior	$420,000
Electrical/Lighting	$600,000
Technology	$35,000
Kitchen	$75,000
ADA	$100,000
Fire/Security	$60,000
A&E	$258,000
Total	$1,548,000

Passing a bond would complete the following projects:

- ❑ **LED lighting**
- ❑ **Technology upgrade**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **ADA- upgrade playground to ADA**
- ❑ **Remodel pod commons areas into classrooms**
- ❑ **Upgrade FAP and Bogen**

Mountain Vista Community K-8 School Breakdown

Projects	Category	Estimated Cost
LED lighting	Electrical	$600,000
Technology upgrade	Technology	$35,000
Kitchen renovation- replace freezer/cooler, kitchen floor	Kitchen	$75,000
Convert library to media center	Interior	$120,000
Upgrade playground to ADA	ADA	$100,000
Remodel common areas into classrooms	Interior	$300,000
Upgrade FAP and Bogen (clocks)	Fire/security	$60,000

* A&E Costs not included

Carmel Middle School

Built in 1970
109,737 sq. ft, 40 classrooms
Minor addition & renovation in 2002
Replacement Cost $33,000,000

Category	Budget
Program/Space	$27,500,000
A&E	$5,500,000
Total	$33,000,000

Passing a bond would complete the following projects:

- ❑ **Replace original part of building to an updated state of the art school including**
  - ❑ **Interior renovation**
  - ❑ **Mechanical renovation**
  - ❑ **LED lighting**
  - ❑ **Exterior renovation**
  - ❑ **Technology upgrade**
  - ❑ **Restroom renovation**
  - ❑ **Kitchen renovation**
  - ❑ **Asbestos abatement**
  - ❑ **Convert library to media center**

Carmel Middle School Breakdown

Projects	Category	Estimated Cost
Replace original part of school – convert to K8	Program/space	$27,500,000

* A&E Costs not included

Fox Meadow Middle School

Built in 2004
131,015 sq. ft, 45 classrooms
Renovation Cost $1,920,000 or
Replacement Cost $32,753,750

Category	Budget
Interior	$150,000
Mechanical/HVAC	$50,000
Electrical/Lighting	$1,000,000
Exterior	$200,000
Technology	$50,000
Fire/Security	$150,000
A&E	$320,000
Total	$1,920,000

Passing a bond would complete the following projects:

- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Convert library to media center**
- ❑ **Add parking lot**
- ❑ **Upgrade FAP, Bogen, and security system**

Fox Meadow Middle School Breakdown

Projects	Category	Estimated Cost
Mechanical renovation- redesign DHW system	Mechanical/HVAC	$50,000
LED lighting	Electrical/lighting	$1,000,000
Exterior/Irrigation renovation- R/R concrete sidewalks, paint stucco and eyebrows	Exterior	$100,000
Technology upgrade	Technology	$50,000
Convert library to media center	Interior	$150,000
Add parking lot	Exterior	$100,000
Upgrade FAP, Bogen, and security system	Fire/security	$150,000

* A&E Costs not included

Panorama Middle School

Built in 1973
139,527 sq. ft, 60 classrooms
Additions in 1988 and 1997
Renovation Cost $4,620,000 or
Replacement Cost $34,817,750

Category	Budget
Interior	$1,350,000
Mechanical/HVAC	$550,000
Electrical/Lighting	$1,120,000
Exterior	$120,000
Technology	$50,000
Restroom/Plumbing	$180,000
Kitchen	$160,000
Health/Safety	$40,000
Roofing	$150,000
Fire/Security	$130,000
A&E	$770,000
Total	$4,620,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation-minor**
- ❑ **Electrical/ LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Asbestos abatement**
- ❑ **Convert library to media center**
- ❑ **Roofing**
- ❑ **Upgrade FAP and Bogen**

Panorama Middle School Breakdown

Projects	Category	Estimated Cost
Interior renovation- recoat gym floor, carpet, VCT, locker rooms, FFE	Interior	$1,200,000
Mechanical renovation- Replace chiller, RTUs 1,2,3,4,gym, controls, upgrade to DDC	Mechanical/HVAC	$550,000
LED lighting	Electrical/lighting	$1,000,000
Exterior/Irrigation renovation- replace irrigation system, R/R all asphalt, windows and doors	Exterior	$120,000
Technology upgrade	Technology	$50,000
Restroom renovation	Plumbing/ restrooms	$180,000
Kitchen renovation- replace freezer, cooler, floor, equipment, serving lines, roll-down doors	Kitchen	$160,000
Asbestos abatement- auditorium floor VCT mastic	Health/safety	$40,000
Convert library to media center	Interior	$150,000
Roofing- replace membrane portion	Roofing	$150,000
Upgrade electrical distribution system, replace emergency generator	Electrical/lighting	$120,000
Upgrade FAP and Bogen (clocks)	Fire/security	$130,000

* A&E Costs not included

Harrison High School

Built in 1966
220,060 sq. ft, 73 classrooms
Auto shop addition in 1974, remodel & addition in 1995
Renovation Cost $16,290,000 or
Replacement Cost $55,015,000

Passing a bond would complete the following projects:

- ❑ **Interior renovation including pool**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation and replace exterior water main**
- ❑ **Kitchen renovation**
- ❑ **Asbestos abatement**
- ❑ **Convert library to media center**
- ❑ **ADA- upgrade and resolve ADA issues**
- ❑ **Add AC to auditorium and gym**
- ❑ **Upgrade FAP**

Category	Budget
Interior	$7,150,000
Mechanical/HVAC	$3,250,000
Electrical/lighting	$1,400,000
Exterior	$450,000
Technology	$75,000
Restroom/plumbing	$200,000
Kitchen	$200,000
Health/safety	$300,000
ADA	$400,000
Fire/security	$150,000
A&E	$2,715,000
Total	$16,290,000

Harrison High School Breakdown

Projects	Category	Estimated Cost
Interior renovation- Interior, flooring, restrooms, FFE, locker rooms, gym floor, auditorium, bleachers, wall in Pod areas, replace 2 stair lifts	Interior	$6,300,000
Mechanical renovation- replace well units, various RTUs, various AHUs, controls, add AHUs to 900 and 600 wing, remove unit ventilators, upgrade to DDC	Mechanical/HVAC	$2,600,000
LED lighting	Electrical/lighting	$1,400,000
Exterior/Irrigation renovation- R/R irrigation system, R/R asphalt, R/R concrete, doors and windows, renovate press box, add roof hatch to 900 wing	Exterior	$300,000
Technology upgrade	Technology	$75,000
Restroom renovation- all except 500 wing	Plumbing/ restrooms	$200,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving lines	Kitchen	$200,000
Asbestos abatement- Thermal insulation, floor tile and mastic	Health/safety	$300,000
Convert library to media center	Interior	$200,000
Replace exterior main water line	Exterior (Plumbing)	$150,000
Resolve ADA deficiencies	ADA	$400,000
Renovated pool area	Interior	$650,000
Add AC to auditorium and gym	Mechanical/HVAC	$650,000
Upgrade FAP	Fire/security	$150,000

* A&E Costs not included

Sierra High School

Built in 1985
208,750 sq. ft, 70 classrooms
Addition in 1995
Renovation Cost $14,590,000 or
Replacement Cost $52,187,500

Passing a bond would complete the following projects:

- ❑ **Interior renovation including pool**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Convert library to media center**
- ❑ **ADA upgrades**
- ❑ **Add AC to auditorium and gym**
- ❑ **Upgrade FAP**

Category	Budget
Interior	$4,750,000
Mechanical/HVAC	$4,825,000
Electrical/Lighting	$1,400,000
Exterior	$300,000
Technology	$75,000
Restroom/Plumbing	$150,000
Kitchen	$200,000
ADA	$300,000
Fire/Security	$150,000
A&E	$2,440,000
Total	$14,590,000

Sierra High School Breakdown

Projects	Category	Estimated Cost
Interior renovation- some carpet, VCT, gym floors, cafeteria floor, renovate pool area, FFE, locker rooms, remove skylight	Interior	$4,500,000
Mechanical renovation- replace boilers with HE, cooling tower, chiller, RTUs, AHUs, add HW coils to AHUs, DHW boiler and storage tank in pool area, controls, upgrade to DDC, add HVAC to kitchen area	Mechanical/HVAC	$4,175,000
LED lighting	Electrical/lighting	$1,400,000
Exterior/Irrigation renovation- R/R irrigation system, R/R back asphalt, R/R concrete, exterior doors and windows, renovate concession building	Exterior	$300,000
Technology upgrade	Technology	$75,000
Restroom renovation- all	Plumbing/ restrooms	$150,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving lines	Kitchen	$200,000
Convert library to media center	Interior	$200,000
ADA upgrades- locker rooms, showers	ADA	$300,000
Add AC to auditorium and gym	Mechanical/HVAC	$650,000
Upgrade FAP	Fire/security	$150,000

* A&E Costs not included

Mountain Vista Home School Academy
(Chamberlin Education Center)

Built in 1957
36,774 sq. ft, 17 classrooms
Addition built in 1997
Renovation Cost $2,292,000 or
Replacement Cost $9,193,500

Passing a bond would complete the following projects:

- ❑ **Interior renovation**
- ❑ **Mechanical renovation**
- ❑ **LED lighting**
- ❑ **Exterior renovation**
- ❑ **Technology upgrade**
- ❑ **Restroom renovation**
- ❑ **Kitchen renovation**
- ❑ **Replace roof**
- ❑ **Replace emergency generator**
- ❑ **Upgrade FAP and Bogen**
- ❑ **Renovate stage area**

Category	Budget
Interior	$160,000
Mechanical/HVAC	$750,000
Electrical/Lighting	$315,000
Exterior	$125,000
Technology	$10,000
Restroom/Plumbing	$5,000
Kitchen	$80,000
Roofing	$400,000
Fire/Security	$65,000
A&E	$382,000
Total	$2,292,000

Mountain Vista Home School Academy Breakdown

Projects	Category	Estimated Cost
Interior renovation- gym floor, FFE	Interior	$100,000
Mechanical renovation- replace boilers with HE, upgrade to VAV with reheat, replace RTUs, remove perimeter heating, upgrade controls and DHW, upgrade to DDC	Mechanical/HVAC	$750,000
LED lighting	Electrical	$275,000
Exterior/Irrigation renovation- R/R parking lot and back area, R/R concrete sidewalk (and asphalt)	Exterior	$125,000
Technology upgrade	Technology	$25,000
Restroom renovation	Plumbing/restrooms	$5,000
Kitchen renovation- replace freezer and cooler, floor, equipment, serving line	Kitchen	$80,000
Replace roof	Roofing	$400,000
Replace emergency generator	Electrical	$40,000
Upgrade FAP and Bogen	Fire/security	$65,000
Renovate stage area	Interior	$60,000

* A&E Costs not included

Atlas Preparatory School

Enrollment for 2017 – 2018: 941
A unique public school experience that goes beyond a traditional educational environment
Renovation Cost $11,000,000

Category	Budget
Exterior/Interior	$2.300,000
Program/space	$3,200,000
Program/space	$5,200,000
Program/space	$300,000
Total	$11,000,000

Passing a bond would complete the following projects:

- ❑ **Purchase transportation vehicles (Buses/Vans)**
- ❑ **Build new gymnasium/all purpose building**
- ❑ **Purchase and renovate elementary building**
- ❑ **Security, energy efficiency and facilities upgrades**
- ❑ **Purchase land for gymnasium/all purpose building**
- ❑ **Classroom and property upgrades**

Atlas Preparatory School Breakdown

Projects	Category	Estimated Cost
Purchase Transportation Vehicles(Buses, Vans)	Program/space	$700,000
Purchase land for gymnasium/all purpose building	Program/space	$2,000,000
Build new gymnasium/all purpose building	Program/space	$2,500,000
Security, energy efficiency and facilities upgrades	Exterior/Interior	$2,300,000
Purchase and renovate elementary school building	Program/space	$3,200,000
Classroom and Property Upgrades	Interior	$300,000

James Irwin Charter Schools

Built in 1991
208,750 sq. ft, 70 classrooms
Addition in 1995
Renovation Cost $6,300,000

Category	Budget
Program/space	$4,000,000
Program/space	$245,000
Exterior/Interior	$2,055,000
Total	$6,300,000

Passing a bond would complete the following projects:

- ❑ **Build library and central office complex**
- ❑ **Security, energy efficiency and facilities upgrades**
- ❑ **Add a 2 classroom modular**

James Irwin Charter Schools Breakdown

Projects	Category	Estimated Cost
Build library and central office complex	Program/space	$4,000,000
Security, energy efficiency and facilities upgrades	Exterior/Interior	$2,055,000
Add a 2 classroom modular	Program/space	$245,000

Administration Building

Built in 2013
34,645 sq. ft
Replacement cost $8,661,250
Houses district administration and support staff

Category	Budget
Total	$0

The Administration Building was built 5 years ago
No renovations or upgrades are needed at this time

Finance Center

Built in 1965
6050 sq. ft
Structural update in 1990, remodeled in 1997
Renovation Cost $168,000 or
Replacement cost $1,512,500

Category	Budget
Mechanical/HVAC	$120,000
Health/Safety	$20,000
A&E	$28,000
Total	$168,000

Passing a bond would complete the following projects:

- ❑ **Add controls for Building Automation System (BAS)**
- ❑ **Rekey to Primus**

Finance Center Breakdown

Projects	Category	Estimated Cost
Mechanical renovation- replace furnaces, add controls for Building Automation System (BAS)	Mechanical/HVAC	$120,000
Rekey to Primus	Safety/Heath	$20,000

* A&E Costs not included

Operations Building

Built in 1981
9,950 sq. ft
Houses Maintenance, Sites, Carpentry, Automotive & Nutrition
Renovation cost $120,000 or
Replacement cost $2,487,500

Category	Budget
Health/Safety	$20,000
Roofing	$80,000
A&E	$20,000
Total	$120,000

Passing a bond would complete the following projects:

- ❑ **Rekey to Primus**
- ❑ **Reroof**

Operations Building Breakdown

Projects	Category	Estimated Cost
Rekey to Primus	Safety/health	$20,000
Reroof	Roofing	$80,000

* A&E Costs not included

Transportation

Purchased in 1996
7,000 sq. ft
Renovation Cost $590,000 or
Replacement Cost $1,750,000

Category	Budget
Interior	$40,000
Mechanical/HVAC	$50,000
Exterior	$400,000
A&E	$100,000
Total	$590,000

Passing a bond would complete the following projects:

- ❑ **Mechanical renovation**
- ❑ **Remodel office area**
- ❑ **Add parking capacity**
- ❑ **Add bus docks (bus-ports for weather)**
- ❑ **Replace asphalt in front parking area**

Transportation Breakdown

Projects	Category	Estimated Cost
Interior renovation- remodel office areas	Interior	$60,000
Mechanical renovation- add an RTU, redesign cooling ductwork	Mechanical/HVAC	$50,000
Exterior- add parking capacity, R/R front asphalt	Exterior	$80,000
Add bus dock (bus-ports for weather)	Exterior	$400,000

* A&E Costs not included