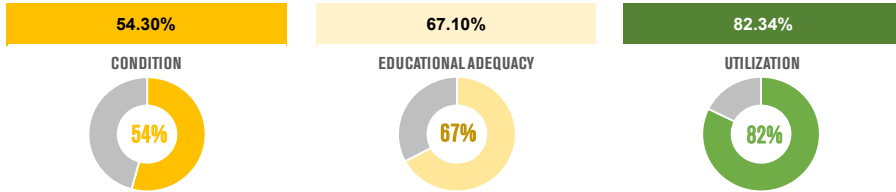


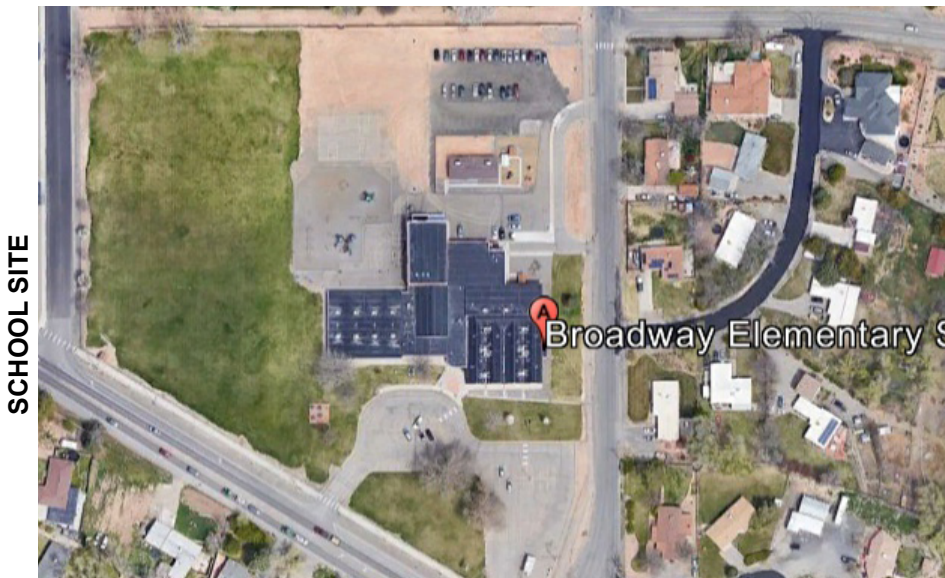
BROADWAY ELEMENTARY SCHOOL

District: Mesa County Valley District 51
 Facility: Broadway Elementary School
 Address: 2248 Broadway
 City: Grand Junction, CO
 Site Area (AC): 9.85
 Gross Building Area (SF): 37,202.00
 Number of Stories: 1
 Years Constructed / Renovated: 1958 / 1964 / 1968 / 1990
 Total Replacement Value: \$17,298,650.99
 Total Condition Budget: \$7,901,439.71
 Facility Condition Score: 54.3%
 Educational Adequacy Score : 67%
 Enrollment: 289
 Capacity: 351
 Utilization (% Capacity): 82%



NARRATIVE SUMMARY OF BUILDING AND SITE

Broadway Elementary School is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units, replacing plumbing fixtures, site and parking lot paving and extensive ACM abatement needs. This school's educational adequacy would benefit from modernized special education and small group support spaces, and improved storage and acoustical and lighting conditions in the learning environments. The school enrollment is within the ideal range of 75%-90% utilization.



SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Traffic bollards at entry Radio communications antenna Building ID Signage Access control at all exterior doors	\$267,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add fire sprinkler system ACM abatement Replace hardscape paving for drainage and ADA	\$3,325,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE	Replace damaged concrete walks and drives Replace exterior windows and doors Replace light fixtures with LED type Replace plumbing fixtures Replace casework and plumbing fixtures to be ADA Replace room signage throughout HVAC unit replacement Water heater replacement Upgrade instructional technology New furniture Acoustic insulation above ceiling Add operable window coverings		