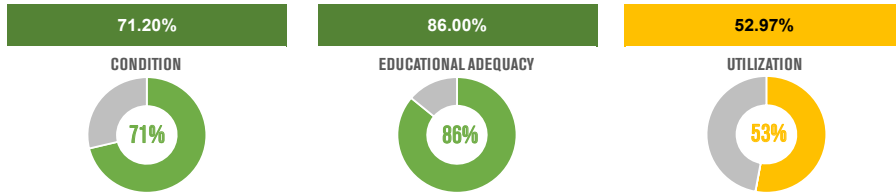


DOS RIOS ELEMENTARY SCHOOL

District: Mesa County Valley District 51
 Facility: Dos Rios Elementary School
 Address: 432 30 1/4 Road
 City: Grand Junction, CO
 Site Area (AC): 15.01
 Gross Building Area (SF): 49,940.00
 Number of Stories: 1
 Years Constructed / Renovated: 1998
 Total Replacement Value: \$23,221,725.45
 Total Condition Budget: \$6,641,191.20
 Facility Condition Score: 71.4%
 Educational Adequacy Score : 86%
 Enrollment: 285
 Capacity: 538
 Utilization (% Capacity): 53%



NARRATIVE SUMMARY OF BUILDING AND SITE

Dos Rios Elementary School is in good condition. The roof was recently replaced. The most significant physical needs are related to replacing HVAC rooftop units and controls, flooring replacement and a recommendation to replace light fixtures. This school's educational adequacy meets or exceeds most needs for teaching and learning. The adequacy would benefit from modernized special education and small group support spaces. The school enrollment is well below the ideal range of 75%-90% utilization.



SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	\$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Site drainage improvements	\$32,000	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 asphalt Masonry repairs Replace finishes Replace HVAC equipment Replace fire alarm with Voice Evac type Classroom technology and furniture upgrades Install ledger angle to support brick at foundation Acoustic insulation above ceiling New operable window coverings	\$1,100,000	