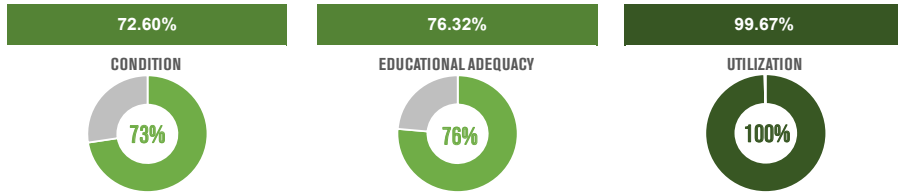


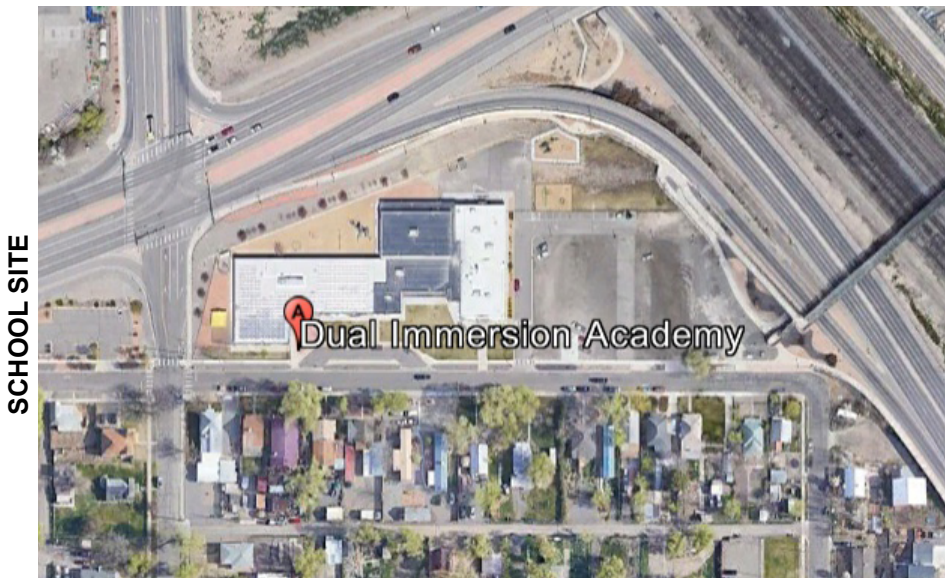
DUAL IMMERSION ACADEMY ELEMENTARY SCHOOL

District: Mesa County Valley District 5
 Facility: Dual Immersion Academy ES
 Address: 552A West Main St
 City: Grand Junction, CO
 Site Area (AC): 2.59
 Gross Building Area (SF): 41,340.00
 Number of Stories: 2
 Years Constructed / Renovated: 1918 / 2006 / 2017
 Total Replacement Value: \$19,185,335.91
 Total Condition Budget: \$5,254,415.25
 Facility Condition Score: 72.6%
 Educational Adequacy Score: 76%
 Enrollment: 303
 Capacity: 304
 Utilization (% Capacity): 100%



NARRATIVE SUMMARY OF BUILDING AND SITE

Dual Immersion Academy is in acceptable condition. Many aspects of the physical building and systems are like new and up to code. The oldest portions of the structure have been mostly restored to modern standards. The most significant physical needs are related to an upcoming, but not urgent, need to replace HVAC rooftop units, light fixtures and technology. 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, a computer lab, adequate parking, and a more desirable property location. The school enrollment is slightly below full capacity.



SCHOOL SITE

PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter (partial) Signage at main entry + no trespass Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	\$428,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace east entry stairs	\$55,000	1
LEARNING ENVIRONMENT		\$0	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Resurface playgrounds and play courts Repoint exterior mortar joints, repair stucco Replace exterior stairs and stair walls Repaint interior, replace carpet, preplace older VCT Add cafeteria wainscot HVAC: Replace system equipment and controls Replace display tack boards Repair possible roof leak / floor damage New instructional technology and furniture		