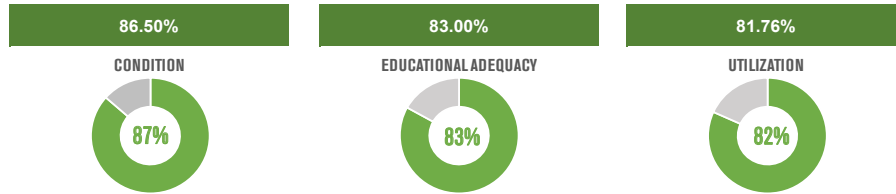


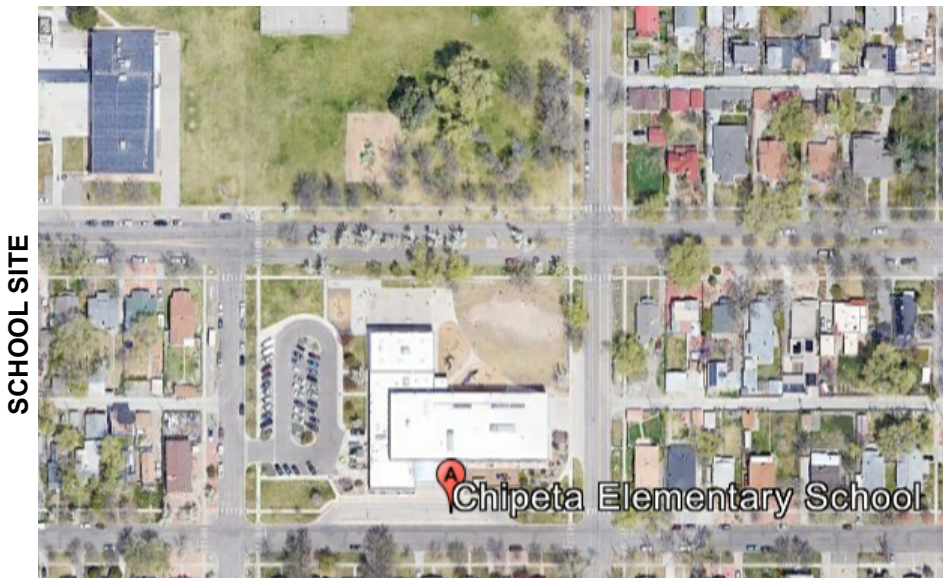
# CHIPETA ELEMENTARY SCHOOL

District: Mesa County Valley District 51  
 Facility: Chipeta Elementary School  
 Address: 950 Chipeta Avenue  
 City: Grand Junction, CO  
 Site Area (AC): 2.73  
 Gross Building Area (SF): 48,320.00  
 Number of Stories: 2  
 Years Constructed / Renovated: 2008  
 Total Replacement Value: \$22,468,437.60  
 Total Condition Budget: \$3,038,489.48  
 Facility Condition Score: 86.5%  
 Educational Adequacy Score : 83%  
 Enrollment: 363  
 Capacity: 444  
 Utilization (% Capacity): 82%



## NARRATIVE SUMMARY OF BUILDING AND SITE

Chipeta Elementary School is in good condition. Many aspects of the physical building and systems are like new and up to code. 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, and improved lighting controls in the learning environments. The school enrollment is within the ideal the ideal range of 75%-90% utilization.



## PROPOSED SCOPE

|                                    | SCOPE DESCRIPTION:  | TOTAL PROJECT COST: | PHASE: |
|------------------------------------|---|---------------------|--------|
| SAFETY + SECURITY                  | Building signage<br>Traffic bollards at entry<br>Radio communications antenna<br>Access control at all exterior doors   | \$282,000           | 1      |
| PRIORITY MAINTENANCE + LIFE SAFETY |   | \$0                 | 1      |
| LEARNING ENVIRONMENT               |   | \$0                 | 1      |
| FUTURE SCOPE                       | Replace damaged concrete walks<br>Replace roof - ballasted area<br>Masonry repairs<br>Replace casework + sinks for code / ADA compliance<br>Replace light fixtures<br>Replace room signage throughout<br>HVAC unit replacement<br>Replace / upgrade fire alarm to be voice evac<br>Upgrade instructional technology and furniture<br>ADA door hardware upgrades<br>Exterior hardscape replacement |                     |        |