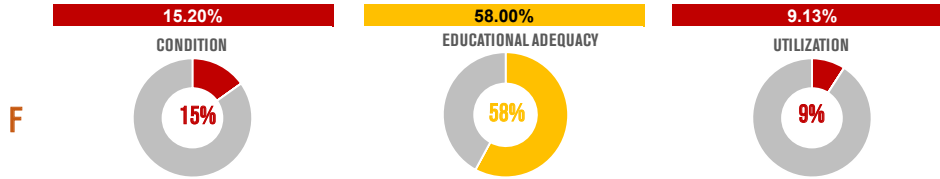


GATEWAY K12 SCHOOL

District: Mesa County Valley District 51
 Facility: Gateway K12 School
 Address: 42575 Highway 141
 City: Gateway, CO
 Site Area (AC): 5
 Gross Building Area (SF): 18,470.00
 Number of Stories: 2
 Years Constructed / Renovated: 1946 / 1957 / 1968 / 1971 / 1984 /
 Total Replacement Value: \$8,588,411.48
 Total Condition Budget: \$7,279,161.75
 Facility Condition Score: 15.2%
 Educational Adequacy Score : 58%
 Enrollment: 19
 Capacity: 208
 Utilization (% Capacity): 9%



NARRATIVE SUMMARY OF BUILDING AND SITE

The Gateway K-12 School is in a distressed condition. Physical needs include replacing HVAC systems, lighting fixtures, site and parking lot paving, ADA upgrades for toilets and doors, exterior cladding, window and door replacement, some roof replacement, casework, and fire sprinklers. The main building needs a new roof urgently. This school's educational adequacy would benefit from modernized special education and small group support spaces, enhanced acoustics in the learning environments, bigger music room and library, and resolved site traffic safety concerns. The school enrollment is very far below capacity.



PROPOSED SCOPE

SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY		
PRIORITY MAINTENANCE + LIFE SAFETY Relocate main propane tanks for safety Add fire rated gas cylinder storage room at shop	\$172,000	1
LEARNING ENVIRONMENT		
FUTURE SCOPE Regrade / repave all concrete walks + asphalt surfaces Replace playground fall material Replace playground equipment Replace gym roof; add gutters at shop Strip and repaint main building exterior, patch concrete Replace all exterior doors and hardware Replace exterior windows except main building Reclad Library exterior with solid base Secure all exterior electrical equipment Refinish or replace floors, replace casework and signage Add elevator Replace HVAC equipment and water heater		