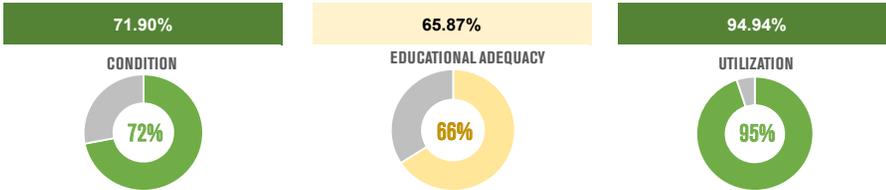


FRUITA MONUMENT HIGH SCHOOL

District: Mesa County Valley District 51
 Facility: Fruita Monument High School
 Address: 1102 Wildcat Ave
 City: Fruita, CO
 Site Area (AC): 35.72
 Gross Building Area (SF): 181,949.00
 Number of Stories: 1
 Years Constructed / Renovated: 1969/1977/1980/1985/1998/2006
 Total Replacement Value: \$104,445,094.22
 Total Condition Budget: \$29,369,842.50
 Facility Condition Score: 71.9%
 Educational Adequacy Score : 65%
 Enrollment: 1481
 Capacity: 1560
 Utilization (% Capacity): 95%



NARRATIVE SUMMARY OF BUILDING AND SITE

Fruita Monument High School is in acceptable condition. Physical needs include replacing HVAC systems, lighting fixtures, plumbing fixtures, athletic field and site irrigation replacement, partial ADA upgrades, door hardware replacement, and interior finishes. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved lighting and acoustics in the learning environments, and new general classrooms and science labs. The school enrollment is above the ideal range of 75%-90% utilization. The district has decided to move 9th grade into this school building starting the 2024-25 school year.



PROPOSED SCOPE

SCOPE DESCRIPTION:		TOTAL PROJECT COST:	PHASE
SAFETY + SECURITY	Add bollards at exterior entry Upgrade alarm system to monitor exterior door position Add site perimeter fencing Radio communications antenna	\$338,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add detention pond to improve drainage Relocate shop gas tanks to exterior fence enclosure	\$290,000	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Reseal masonry joints, penetrations, perimeter at grade Repair and repoint brick veneer in multiple locations New ADA door hardware, interior+ exterior Exterior power outlet upgrades New football field / track / basball field Upgrade dust collection, kitchen hood, DDC controls Replace ceilings and science casework throughout Add ADA Ramp at stage, replace signs throughout Replace older plumbing fixtures New Light Fixtures (LED) Replace floor tile at showers, restrooms, cafeteria New paint, carpet, interior doors, and sheet flooring		

Work scope indicated in the chart above, and its cost, is independent of the work accomplished by the proposed major additions and renovations in the Implementation Plan. For a detailed description of all scope included in the proposed renovation and additions to Fruita Monument High, please refer to the Section 11 Implementation Plan. **All proposed Phase 1 work at Fruita Monument High is expected to maintain the buiding's grade at the "B" Tier."**