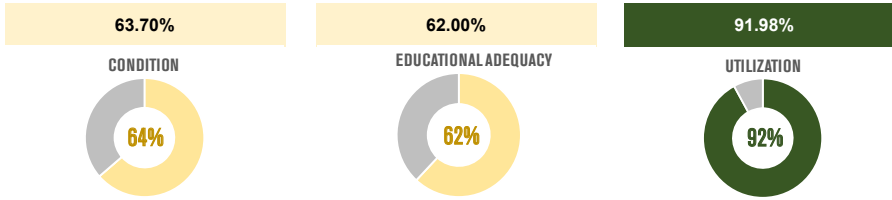
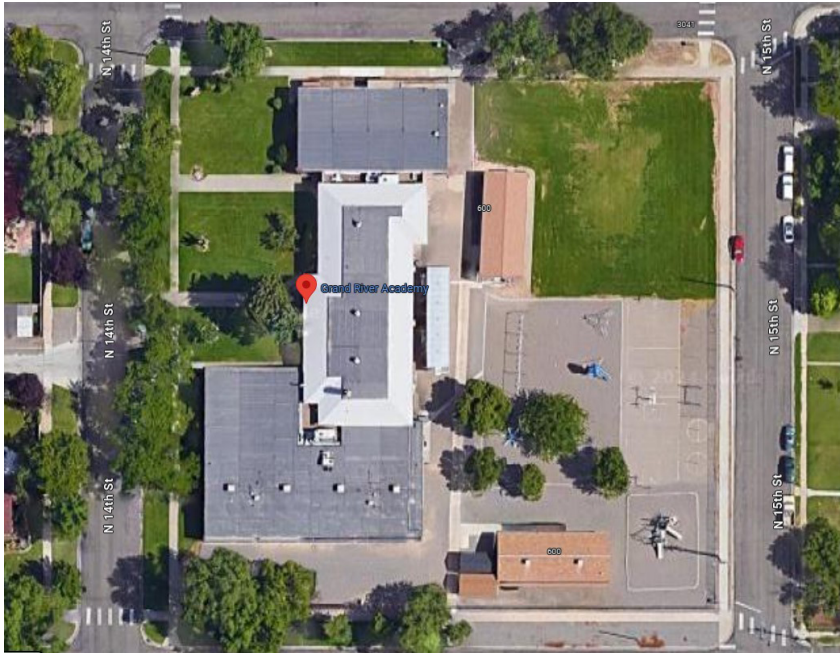


# GRAND RIVER ACADEMY

District: Mesa County Valley District 51  
 Facility: Grand River Academy East School  
 Address: 600 N 14th Street  
 City: Grand Junction, CO  
 Site Area (AC): 1.93  
 Gross Building Area (SF): 22,000.00  
 Number of Stories: 1  
 Years Constructed / Renovated: 1988 / 2012  
 Total Replacement Value: \$10,229,835.00  
 Total Condition Budget: \$3,714,783.45  
 Facility Condition Score: 63.7%  
 Educational Adequacy Score : 62%  
 Enrollment: 516  
 Capacity: 561  
 Utilization (% Capacity): 92%



SCHOOL SITE



# PRIORITY NEEDS

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
<b>SAFETY + SECURITY</b>	<ul style="list-style-type: none"> <li>Add bollards at exterior entry</li> <li>Upgrade alarm system to monitor exterior door position</li> <li>Add building identification sign (exterior)</li> <li>Replace School PA system</li> </ul>	<b>\$77,000</b>	1
<b>PRIORITY MAINTENANCE + LIFE SAFETY</b>	<ul style="list-style-type: none"> <li>Add exterior stairwell cover</li> <li>Abate asbestos ceilings throughout</li> <li>Add fire sprinkler system</li> <li>New backflow preventer</li> </ul>	<b>\$2,058,000</b>	1
<b>LEANING ENVIRONMENT</b>			
<b>FUTURE SCOPE</b>	<ul style="list-style-type: none"> <li>Repair or replace concrete sidewalks and asphalt</li> <li>Repair and repoint brick veneer in multiple locations</li> <li>Replace rooftop metal ductwork</li> <li>Replace windows</li> <li>Seal cracks and joints at masonry exterior</li> <li>Upgrade door hardware throughout</li> <li>Cap sink bubblers at classrooms</li> <li>Replace Plumbing fixtures and all piping throughout</li> <li>Replace room signage throughout for ADA compliance</li> <li>New furniture for flexibility</li> </ul>		