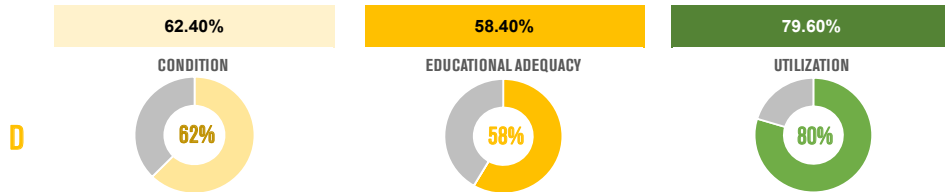


LINCOLN ORCHARD MESA ELEMENTARY SCHOOL

District:	Mesa County Valley District 51
Facility:	Lincoln Orchard Mesa Elementary
Address:	2888 B 1/2 Road
City:	Grand Junction, CO
Site Area (AC):	4.8
Gross Building Area (SF):	44,081.00
Number of Stories:	1
Years Constructed / Renovated:	1957 / 1964 / 1991
Total Replacement Value:	\$20,497,334.39
Total Condition Budget:	\$7,713,068.59
Facility Condition Score:	62.4%
Educational Adequacy Score :	58%
Enrollment:	316
Capacity:	397
Utilization (% Capacity):	80%



NARRATIVE SUMMARY OF BUILDING AND SITE

Lincoln Orchard Mesa Elementary School is in poor condition. The most significant physical needs are related to replacing HVAC rooftop units, replacing plumbing fixtures, site and parking lot paving and interior finish needs. This school's educational adequacy would benefit from modernized special education and small group support spaces, general classroom improvements, and better acoustical and lighting conditions in the learning environments, field space and site traffic safety. The school enrollment is within the ideal range of 75%-90% utilization.



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 alarm system to monitor ext door position Access control at all exterior doors Upgrade PA System	\$933,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Drainage improvements, clear ADA access route Safety post for roof ladder Replace all exterior canopy support columns Replace casework at sinks for code / ADA compliance Add panic hardware to select interior doors Abate and replace ACM ceiling tiles Vent art kiln Exit signs at all exterior doors Replace plumbing fixtures Install Fire Sprinkler System	\$3,097,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE	Replace damaged concrete and parking lot paving Reseal building perimeter at grade Reseal exterior joints and penetrations Replace roof overhang support columns Replace damaged flooring, casework, door hardware ADA toilet room upgrades HVAC: Replace rooftop units, furnaces, water heaters Replace light fixtures, fire alarm Replace room signage throughout New instructional technology and furniture Add acoustical insulation above ceiling Add operable window coverings		