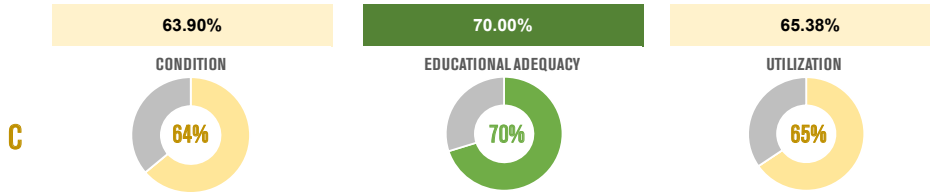


# ORCHARD AVENUE ELEMENTARY SCHOOL

District: Mesa County Valley District 51  
 Facility: Orchard Ave. Elementary School  
 Address: 1800 Orchard Avenue  
 City: Grand Junction, CO  
 Site Area (AC): 7.24  
 Gross Building Area (SF): 50,267.00  
 Number of Stories: 1  
 Years Constructed / Renovated: 1948, 1953, 1998  
 Total Replacement Value: \$24,542,466.90  
 Total Condition Budget: \$8,869,529.80  
 Facility Condition Score: 63.9%  
 Educational Adequacy Score: 70%  
 Enrollment: 306  
 Capacity: 468  
 Utilization (% Capacity): 65%



## NARRATIVE SUMMARY OF BUILDING AND SITE

Orchard Avenue Elementary School is in fair condition. The most significant physical needs will require portions of new roof, exterior wall repair, exterior window and door replacement, structural repairs to foundations, fire sprinklers, interior finishes and significant ADA upgrades. There is an upcoming but not urgent need to replace HVAC systems and plumbing fixtures. This school's educational adequacy would benefit from modernized special education and small group support spaces, a computer lab, and improved acoustical conditions in the learning environments. The school enrollment is slightly below the ideal range of 75%-90% utilization.



## PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
<b>SAFETY + SECURITY</b>	Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	<b>\$611,000</b>	1
<b>PRIORITY MAINTENANCE + LIFE SAFETY</b>	Replace spalled concrete walk at entry Replace broken exterior conduit Install fire sprinkler system	<b>\$1,636,000</b>	1
<b>LEARNING ENVIRONMENT</b>	Create modernized spaces for small group, intervention, project-based learning and SPED	<b>\$580,000</b>	1
<b>FUTURE SCOPE</b>	Repair asphalt cracks, add concrete dumpster pad Seal exterior joints and exterior masonry for moisture Replace glass block with storefront windows Repair exterior metal doors and frames Install additional piers at gym foundation Repoint cracked masonry Replace ceiling, flooring, thresholds, signage ADA toilet upgrades, ADA door hardware upgrades New Stage Lift Cottage ADA renovations for toilets, door clearances New main building HVAC equip. + plumbing fixtures Replace interior signage		