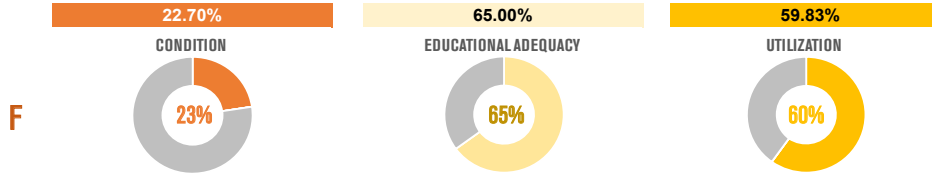


NEW EMERSON AT COLUMBUS ELEMENTARY SCHOOL

District:	Mesa County Valley District 51
Facility:	New Emerson at Columbus Elem
Address:	2660 Unaweep Ave.
City:	Grand Junction, CO
Site Area (AC):	3.69
Gross Building Area (SF):	23,464.00
Number of Stories:	1
Years Constructed / Renovated:	1949 / 1970
Total Replacement Value:	\$10,910,584.02
Total Condition Budget:	\$8,433,713.40
Facility Condition Score:	22.7%
Educational Adequacy Score :	65%
Enrollment:	140
Capacity:	234
Utilization (% Capacity):	60%



NARRATIVE SUMMARY OF BUILDING AND SITE

New Emerson at Columbus Elementary School is in a distressed condition. The most significant physical needs include replacing HVAC equipment, adding a fire sprinkler system, site and parking lot paving, exterior windows and doors, replacing the roof, interior finishes, and plumbing fixtures. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved acoustical and lighting conditions in the learning environments, better preschool classrooms and kitchen, and resolving traffic safety issues. The school enrollment is well below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	\$505,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Replace all site asphalt and concrete paving Grade new paving for improved drainage Replace canopy roofing Replace wired glass Add sprinkler system and exterior exit signs	\$1,785,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE	Replace roof, recaulk joints, add / replace all coping Seal mural and paint modulares exterior Add windows and secure vestibule at main office Add exterior ADA ramps and replace exterior doors Replace glass block with storefront windows Replace carpet, casework, ceilings, operable walls ADA restroom renovations Add weather vestibules, remove storage from kitchen Replace room signage throughout Abate and replace gym ceiling Replace drinking fountains, water heaters, light fixtures Replace HVAC equipment and controls		