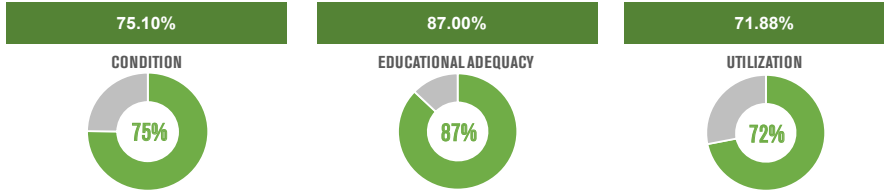


# PEAR PARK ELEMENTARY SCHOOL

District: Mesa County Valley District 51  
 Facility: Pear Park Elementary School  
 Address: 432 30 1/4 Road  
 City: Grand Junction, CO  
 Site Area (AC): 8.42  
 Gross Building Area (SF): 61,994.00  
 Number of Stories: 1  
 Years Constructed / Renovated: 2006  
 Total Replacement Value: \$28,826,745.05  
 Total Condition Budget: \$7,176,958.95  
 Facility Condition Score: 75.1%  
 Educational Adequacy Score: 87%  
 Enrollment: 437  
 Capacity: 608  
 Utilization (% Capacity): 72%



## NARRATIVE SUMMARY OF BUILDING AND SITE

Pear Park Elementary School is in good condition. The most significant physical needs are related to replacing the roof, HVAC rooftop units, boilers and controls, site paving, and minimal interior finishes. This school's educational adequacy meets or exceeds most needs for teaching and learning. It would benefit only from added breakout instruction spaces and by resolving some site traffic issues. 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>	New Fencing at site perimeter Install Bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors Radio Communications Antenna	<b>\$875,000</b>	1
<b>PRIORITY MAINTENANCE + LIFE SAFETY</b>	Replace broken window Replace exterior outlet covers Add parapet to prevent roof access	<b>\$50,000</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>	Exterior concrete walk, curb repairs, asphalt Replace playground surfacing Replace roof and parapet cap Add overflow scupper flashing at parapets Seal masonry joints and soffit gaps Secure exposed electrical equipment Add weather vestibules Replace HVAC equipment Replace display / tack boards New furniture for flexibility Repair steel canopy column bases Remove interior security grille, replace with doors		