

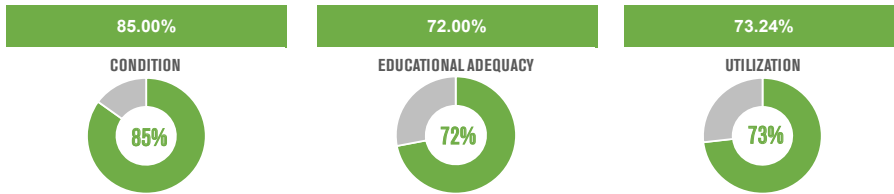
REDLANDS MIDDLE SCHOOL

District: Mesa County Valley District 51
 Facility: Redlands Middle School
 Address: 2200 Broadway
 City: Grand Junction, CO
 Site Area (AC): 19.88
 Gross Building Area (SF): 96,974.00
 Number of Stories: 1
 Years Constructed / Renovated: 1991 / 2006
 Total Replacement Value: \$50,101,859.54
 Total Condition Budget: \$7,492,784.12
 Facility Condition Score: 85.0%
 Educational Adequacy Score: 72%
 Enrollment: 594
 Capacity: 811
 Utilization (% Capacity): 73%



PROPOSED SCOPE

SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY Install bollards at Main Entry Fencing at Site Perimeter Add building exterior sign Add No trespassing signage	\$276,000	1
PRIORITY MAINTENANCE + LIFE SAFETY Replace security grill Add full sprinkler system	\$3,691,000	1
LEARNING ENVIRONMENT New furniture for flexibility Instructional Technology Upgrades	\$906,000	1
FUTURE SCOPE Replace all areas of damaged concrete sidewalks Replace parking lot Regrade areas of ground, seal perimeter at foundation Replace conduit supports, rooftop Replace windows Repair and repoint brick Repair damaged sheet and vct flooring throughout Replace casework Replace building signage Remove door stops and replace with closers, hardware Urinal partitions HVAC equipment and water heater replacement		



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NARRATIVE SUMMARY OF BUILDING AND SITE

Redlands Middle School is in good condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades and replacing plumbing fixtures. There is a need for some flooring replacement. This school's educational adequacy would benefit from improved classroom lighting and acoustics conditions, and lack of special education support spaces. The school enrollment is below the ideal range of 75%-90% utilization.

SCHOOL SITE

