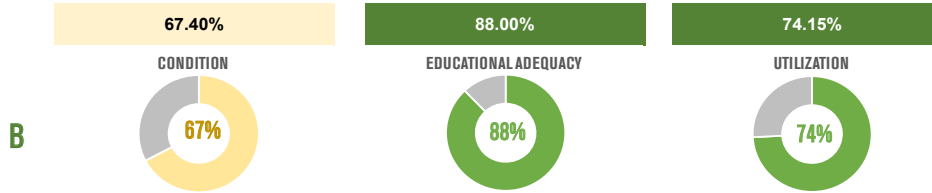


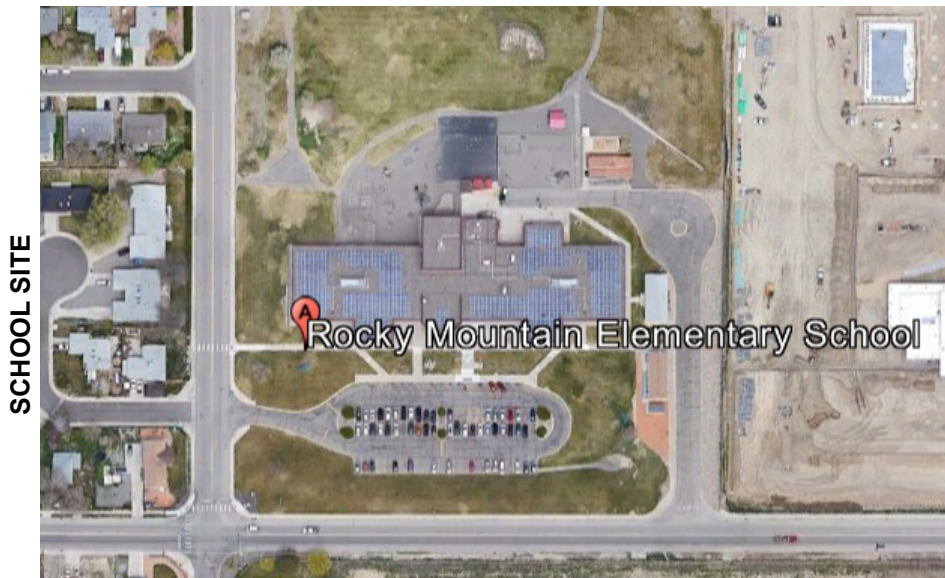
ROCKY MOUNTAIN ELEMENTARY SCHOOL

District: **Mesa County Valley District 51**
 Facility: **Rocky Mountain Elementary**
 Address: **3260 D 1/2 Road**
 City: **Grand Junction, CO**
 Site Area (AC): **11.31**
 Gross Building Area (SF): **49,940.00**
 Number of Stories: **1**
 Years Constructed / Renovated: **1998**
 Total Replacement Value: **\$23,221,725.45**
 Total Condition Budget: **\$7,575,996.75**
 Facility Condition Score: **67.4%**
 Educational Adequacy Score : **88%**
 Enrollment: **416**
 Capacity: **561**
 Utilization (% Capacity): **74%**



NARRATIVE SUMMARY OF BUILDING AND SITE

Rocky Mountain Elementary School is in acceptable condition. The most significant physical needs are related to replacing HVAC rooftop units and controls, parking re-surfacing, technology and minimal interior finishes. This school's educational adequacy meets or exceeds most needs for teaching and learning. It would benefit from added special education instructional space. The school enrollment is below the ideal range of 75%-90% utilization.



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	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	\$875,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Secure exterior conduit protection cage Replace HVAC compressor at modular classroom	\$19,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE	Mill and replace parking lot asphalt surface Add detectable mats to ADA ramps Replace areas of broken concrete sidewalk Re-stripe ADA parking lines Caulk building perimeter and replace broken brick Replace roof and paint exterior, all modular buildings Add ballast at RTU's + roof drains, reflash scuppers Reseal exterior joints and openings Replace flooring, gym floor, and ceilings as needed Add weather vestibules. ADA Toilet room upgrades. Replace HVAC equipment / systems, water heaters Replace Light Fixtures, Fire Alarm, Repair Generator		