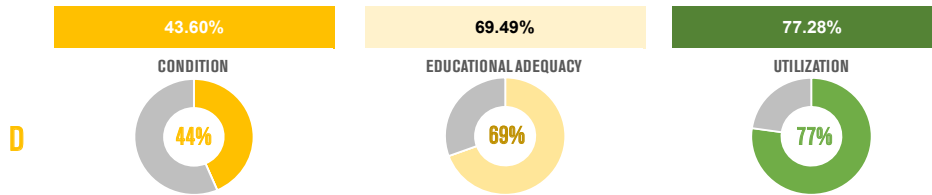


# SHELLEDY ELEMENTARY SCHOOL

District: Mesa County Valley District 51  
 Facility: Shelledy Elementary  
 Address: 353 N Mesa St  
 City: Fruita, CO  
 Site Area (AC): 8.24  
 Gross Building Area (SF): 58,132.00  
 Number of Stories: 1  
 Years Constructed / Renovated: 1958 / 1982  
 Total Replacement Value: \$27,030,944.01  
 Total Condition Budget: \$14,502,220.95  
 Facility Condition Score: 46.3%  
 Educational Adequacy Score : 69%  
 Enrollment: 398  
 Capacity: 515  
 Utilization (% Capacity): 77%



## NARRATIVE SUMMARY OF BUILDING AND SITE

Shelledy Elementary School is in poor condition. Physical needs include replacing HVAC systems, electrical equipment and lighting fixtures, adding a fire sprinkler system, site and parking lot paving, ADA upgrades, floor finishes, ceilings, and casework. There is also significant cracking and failure around the exterior masonry, and a new roof required. This school's educational adequacy would benefit from modernized special education and small group support spaces, improved kindergarten classroom size, acoustical and lighting conditions in the learning environments, and new casework. The school enrollment is within the ideal range of 75%-90% utilization.



SCHOOL SITE

## PROPOSED SCOPE

|   | SCOPE DESCRIPTION:   | TOTAL PROJECT COST: | PHASE: |
|---|--|---------------------|--------|
| <b>SAFETY + SECURITY</b>                  | Fencing at site perimeter (partial)<br>Signage at main entry + no trespass<br>Install Bollards at main entry<br>Update security system to monitor exterior doors<br>Access control at all exterior doors<br>Radio Communications Antenna   | <b>\$626,000</b>    | 1      |
| <b>PRIORITY MAINTENANCE + LIFE SAFETY</b> | Add fire sprinkler system  | <b>\$2,345,000</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>                       | Regrade /reseal around building perimeter for drainage<br>Repave select parking areas for better drainage<br>Replace some play equipment + play courts<br>Replace roof, wall caps, flashing, walk pads, roof hatch.<br>Repair damaged brick and repoint<br>Replace ext. hollow metal windows, all int. windows<br>Replace all door hardware. Replace interior doors.<br>Grind even or replace slabs at various entries<br>Replace VCT, carpet, glazed tile, ceramic tile floors<br>Replace gym equip., paint, ceilings, casework, signs<br>New HVAC RTU's, controls, boilers, water heaters<br>Replace light fixtures, original switchgear |                     |        |