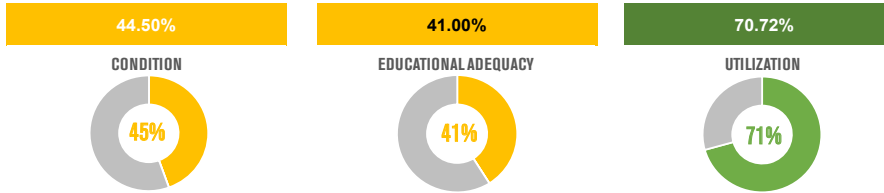


SCENIC ELEMENTARY SCHOOL

District: Mesa County Valley District 51
 Facility: Scenic Elementary School
 Address: 451 W Scenic Drive
 City: Grand Junction, CO
 Site Area (AC): 17.03
 Gross Building Area (SF): 29,675.00
 Number of Stories: 3
 Years Constructed / Renovated: 1969
 Total Replacement Value: \$13,798,652.44
 Total Condition Budget: \$7,657,945.05
 Facility Condition Score: 44.5%
 Educational Adequacy Score: 41%
 Enrollment: 215
 Capacity: 304
 Utilization (% Capacity): 71%



NARRATIVE SUMMARY OF BUILDING AND SITE

Scenic Elementary School is in a distressed condition. Physical needs include replacing HVAC systems, plumbing and lighting fixtures, adding a fire sprinkler system and elevator, site and parking lot paving, ADA upgrades, floor finishes and casework. This school's educational adequacy would benefit greatly from acoustical and physical separation between learning environments. The school enrollment is below the ideal range of 75%-90% utilization.

SCHOOL SITE



PROPOSED SCOPE

	SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY	Fencing at site perimeter Signage at main entry + no trespass Install steel bollards at main entry Update security system to monitor exterior doors Access control at all exterior doors	\$443,000	1
PRIORITY MAINTENANCE + LIFE SAFETY	Add full sprinkler system Upgrade fire alarm system Add kitchen exhaust hood over equipment	\$1,755,000	1
LEARNING ENVIRONMENT			
FUTURE SCOPE	Repair select areas of concrete walks Seal building perimeter at grade Replace entire parking lot / drive areas asphalt Improve roof drainage at ponding areas Replace light fixtures, interior and exterior Replace plaster / parge coat at foundation wall Replace flooring and ceilings Replace gym pads, casework, room signage ADA restroom renovations throughout Add full height partitions between instructional areas Replace main building HVAC equip., plumbing fixtures Replace light fixtures and older electrical service		