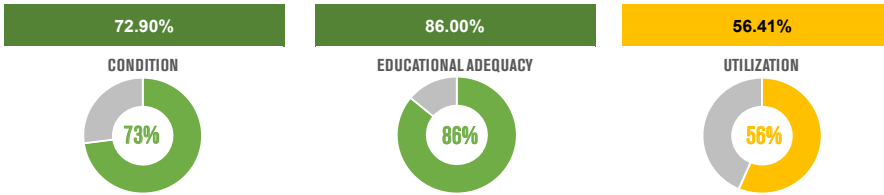


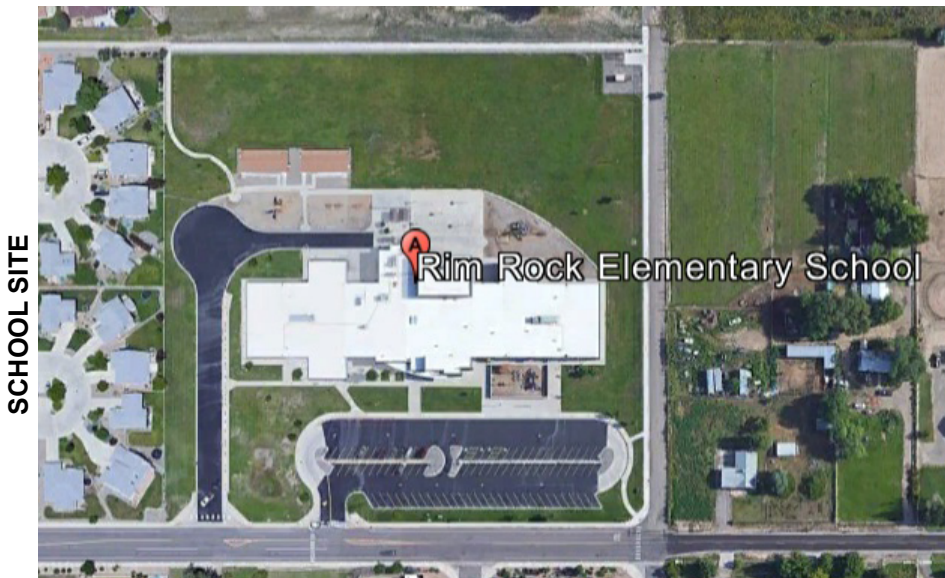
RIM ROCK ELEMENTARY SCHOOL

District: Mesa County Valley District 51
 Facility: Rim Rock Elementary School
 Address: 1810 J.6 Road
 City: Fruita, CO
 Site Area (AC): 9.42
 Gross Building Area (SF): 54,790.00
 Number of Stories: 1
 Years Constructed / Renovated: 2006
 Total Replacement Value: \$25,476,939.08
 Total Condition Budget: \$6,916,638.75
 Facility Condition Score: 72.9%
 Educational Adequacy Score: 86%
 Enrollment: 330
 Capacity: 585
 Utilization (% Capacity): 56%



NARRATIVE SUMMARY OF BUILDING AND SITE

Rim Rock Elementary School is in good condition. The most significant physical needs are related to replacing the roof, HVAC rooftop units, boilers and controls, 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 spaces. The school enrollment is well below the ideal range of 75%-90% utilization.



SCHOOL SITE

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	Remove / contain exposed wiring on exterior	\$122,000	1
LEARNING ENVIRONMENT	Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE	Replace damaged concrete walks, curb and gutter Reseal building perimeter at grade (10%) Replace TPO roof membrane Repaint exterior doors Repair masonry joints and reseal expansion joints Repaint interior, replace epoxy flooring Replace HVAC equipment and Water heaters Upgrade fire alarm Replace display / tack boards Seal parking lot cracks, clean curb + gutter sediment Remove rust and repaint exterior entry columns		