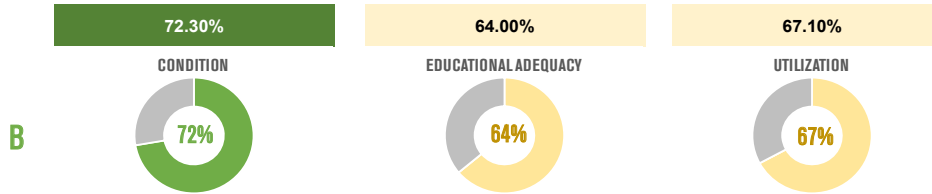


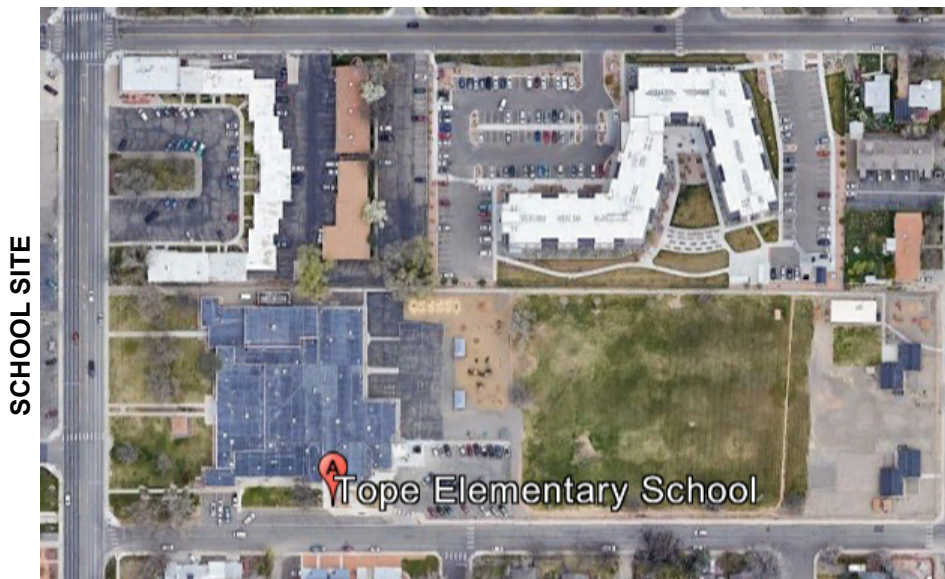
TOPE ELEMENTARY SCHOOL

District: Mesa County Valley District 51
 Facility: Tope Elementary School
 Address: 2220 N. 7th Street
 City: Grand Junction, CO
 Site Area (AC): 7.39
 Gross Building Area (SF): 51,597.00
 Number of Stories: 1
 Years Constructed / Renovated: 1940/ 1950/ 1990
 Total Replacement Value: \$23,992,218.02
 Total Condition Budget: \$6,652,541.77
 Facility Condition Score: 72.3%
 Educational Adequacy Score : 64%
 Enrollment: 361
 Capacity: 538
 Utilization (% Capacity): 67%



NARRATIVE SUMMARY OF BUILDING AND SITE

Tope Elementary School is in good condition. The most significant physical needs are related to replacing HVAC, electrical and plumbing equipment and fixtures. There is a need for some ACM abatement, new casework, exterior window replacement and exterior brick repair. This school's educational adequacy would benefit from better classroom lighting and acoustics, modernized special education support spaces, better preschool classroom size, and resolving site traffic safety concerns. 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 Bollards at main entry Update security system to monitor exterior doors	\$227,000	1
PRIORITY MAINTENANCE + LIFE SAFETY Install fire sprinkler system Repair chilled water issue at mech room Exit signs at all exterior doors	\$2,473,000	1
LEARNING ENVIRONMENT Create modernized spaces for small group, intervention, project-based learning and SPED	\$580,000	1
FUTURE SCOPE Replace damaged concrete and parking lot paving Reseal building joints Replace windows and glass block with new windows Repair brick masonry joints and cracks HVAC: replace fan coils + chiller HVAC: replace evaporative cooler, pumps + exhaust Replace light fixtures with LED Upgrade fire alarm with voice evac Replace plumbing fixtures Replace room signage throughout Safety post and repair coping- roof		