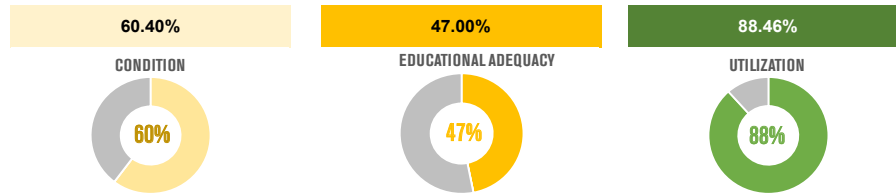


WEST MIDDLE SCHOOL

District: Mesa County Valley District 51
 Facility: West Middle School
 Address: 123 W Orchard Ave,
 City: Grand Junction, CO
 Site Area (AC): 8.21
 Gross Building Area (SF): 53,570.00
 Number of Stories: 2
 Years Constructed / Renovated: 1970 / 2006
 Total Replacement Value: \$27,677,074.43
 Total Condition Budget: \$10,957,665.90
 Facility Condition Score: 60.4%
 Educational Adequacy Score : 47%
 Enrollment: 460
 Capacity: 520
 Utilization (% Capacity): 88%



NARRATIVE SUMMARY OF BUILDING AND SITE

West Middle School is in poor condition. The most significant physical needs are related to replacing HVAC equipment and controls, electrical lighting and fire alarm upgrades, site concrete repairs, window replacement, and adding fire sprinklers and elevators. There is a need for some new flooring, new ceilings, ADA restroom upgrades and casework inside. This school's educational adequacy would benefit from improved classroom lighting and acoustics, modernized special education support spaces, general classroom, computer lab and specials enhancements, resolving site traffic safety concerns and improving the main office location. The school enrollment is



PROPOSED SCOPE

SCOPE DESCRIPTION:	TOTAL PROJECT COST:	PHASE:
SAFETY + SECURITY Fencing at site perimeter Upgrade alarm system to monitor exterior door position Relocate main office and secure entry to upper level Relocate 2 classrooms	\$1,197,000	1
PRIORITY MAINTENANCE + LIFE SAFETY Add ADA walk btwn. levels Concrete drain pan site repairs for drainage Clear site of sediment buildup, several locations Replace ADA ramp detectable surface at sidewalks Landscape and regrading to reduce site erosion Repair foundation concrete and masonry where cracked Replace door hardware with security locksets Add complete fire sprinkler system (building D / gym) Add new fire alarm Remove security grille Replace water heaters and backflow preventer Add 2 elevators	\$1,649,000	1
LEARNING ENVIRONMENT New furniture for flexibility Instructional Technology Upgrades	\$711,000	1
FUTURE SCOPE Replace exterior concrete walks and stairs, + parking lot Correct ponding areas at roof Repair brick at storefront locations, reseal masonry joints Replace clerestory / roof windows Add weather vestibules at main exterior doors Add drainage to retaining wall (french drain) Expand cafeteria Replace VCT flooring, casework, ceilings + tackboards ADA restroom renovations Replace HVAC equipment Replace light fixtures with LED Replace water heaters and plumbing fixtures		

Work scope indicated as Phase One in the chart above, and its cost, is proposed for Phase One of this Master Plan. **Ongoing improvements combined with all proposed Phase 1 work at West Middle School is expected to raise the building's grade to the "C" Tier.**