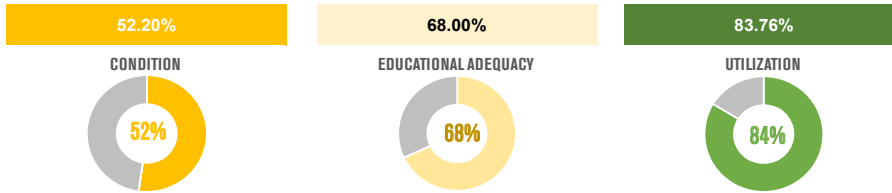


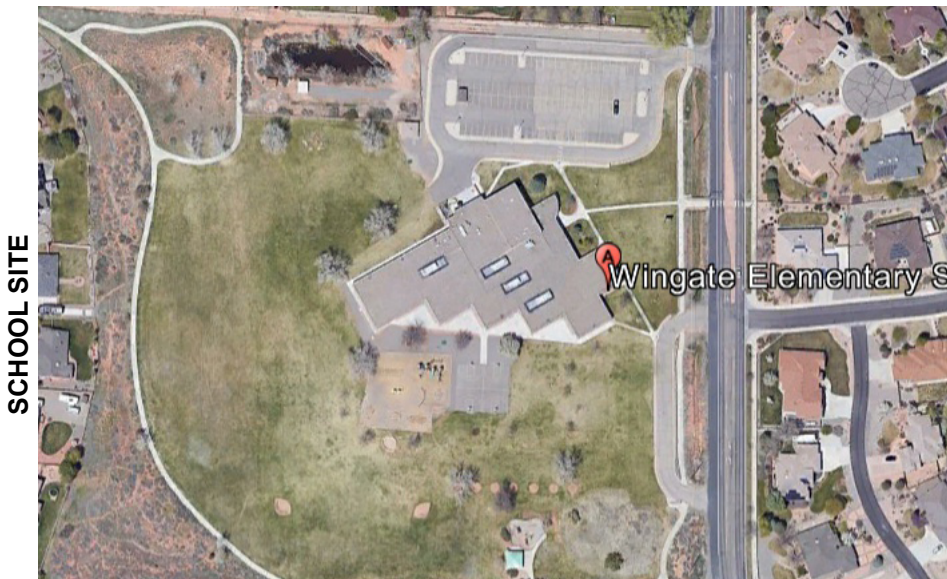
# WINGATE ELEMENTARY SCHOOL

District: Mesa County Valley District 51  
 Facility: Wingate Elementary School  
 Address: 351 S Camp Rd  
 City: Grand Junction, CO  
 Site Area (AC): 14.55  
 Gross Building Area (SF): 49,844.00  
 Number of Stories: 1  
 Years Constructed / Renovated: 1982  
 Total Replacement Value: \$23,177,086.17  
 Total Condition Budget: \$11,080,956.22  
 Facility Condition Score: 52.2%  
 Educational Adequacy Score: 68%  
 Enrollment: 392  
 Capacity: 468  
 Utilization (% Capacity): 84%



## NARRATIVE SUMMARY OF BUILDING AND SITE

Wingate Elementary School is in poor condition. Physical needs include replacing HVAC systems, lighting fixtures, adding a fire sprinkler system, site and parking lot paving, ADA upgrades, and casework replacement. The school will soon need a new roof. This school's educational adequacy would benefit from modernized special education and small group support spaces and added daylight in the learning environments. 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 Signage at main entry + no trespass Install bollards at main entry Update security system to monitor exterior doors Add card reader access to all exterior doors Exit signs at all exterior doors	<b>\$561,000</b>	1
<b>PRIORITY MAINTENANCE + LIFE SAFETY</b> Seal cracks in concrete and asphalt Reseal masonry joints in exterior wall Replace trash enclosure Install fire sprinkler system	<b>\$2,116,000</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> Replace playground equipment, fall surface Replace exterior furnishings and play court surface Replace roof and metal coping Roof- add safety post / ladder Replace exterior doors / hardware, int door hardware Add classroom windows, replace old windows Secure electrical equipment / panels Replace VCT, Carpet, tile, epoxy floors Replace casework and repaint school Replace ceilings, tack and marker boards, signage HVAC: replace RTU's, fans, controls Replace light fixtures (LED)		