

PUEBLO SCHOOL DISTRICT 60

APPENDIX J

2023 Master Plan Update Summary of District Schools



All District Schools

HIGH SCHOOLS						MIDDLE SCHOOLS				K-8 SCHOOLS		MAGNET SCHOOLS		ELEMENTARY SCHOOLS														TOTALS							
						Heaton M.S.	Rivley J.A.O.L.	Roncalli STEM Academy	Pueblo Academy of Arts	New K-8	Goodnight K-8	Corwin Int. Magnet School	Toussain I.M.S.	Inley E.S.	Morton E.S.	Bessemer E.S.	Columbian E.S.	Heritage E.S.	Minnequa E.S.	Roca E.S.	Belmont E.S.	Bradford E.S.	Franklin S.O.L.	Huaff E.S.	Park View E.S.	Reulah Heights E.S.	Highland Park E.S.	South Park E.S.	Sunset Park E.S.	TOTALS					
BUILDING CAPACITY																																			
Building Capacity Restricted						1,100	2,002	1,100	1,754	541	795	633	695	935	675	440	579	402	504	523	547	491	425	401	343	478	418	451	397	453	416	584	401	451	18,934
2020/2021 ENROLLMENT AND UTILIZATION																																			
Actual Enrollment						939	836	924	961	269	761	453	504	626	0	561	553	340	309	368	191	259	304	277	248	388	269	338	252	329	255	383	293	387	12,577
Actual Available Capacity						161	1,166	176	793	272	34	180	191	309	26	62	26	62	195	155	356	232	121	124	95	90	149	113	145	124	161	201	108	64	5,682
Benchmark Utilization Factor (BUF)						85%	42%	84%	55%	50%	96%	72%	70%	67%	0%	128%	96%	85%	61%	70%	35%	53%	72%	69%	72%	81%	64%	73%	75%	63%	73%	66%	73%	86%	87%
2023/2024 ENROLLMENT AND UTILIZATION																																			
Projected Enrollment						864	886	928	941	362	576	307	358	454	520	499	417	279	301	348	198	512	260	255	206	398	230	307	245	278	267	347	259	381	12,183
Projected Available Capacity						236	1,116	172	813	179	219	326	337	481	255	(59)	162	132	203	175	349	(21)	165	146	137	80	188	144	152	175	149	237	142	70	6,860
Projected Utilization Factor						79%	44%	84%	54%	67%	72%	48%	52%	49%	62%	113%	72%	69%	60%	67%	36%	104%	61%	64%	60%	83%	55%	68%	62%	61%	64%	59%	65%	84%	85%
2026/2027 ENROLLMENT AND UTILIZATION																																			
Projected Enrollment						712	730	765	775	250	453	242	282	500	540	461	354	270	292	337	191	499	251	247	216	386	223	297	237	269	259	336	250	369	10,993
Projected Available Capacity						388	1,272	335	979	151	342	391	413	435	135	979	225	132	212	186	356	-8	174	154	127	92	195	154	160	184	157	248	151	82	7,801
Projected Utilization Factor						65%	36%	70%	44%	62%	57%	38%	41%	53%	80%	105%	61%	67%	58%	64%	35%	102%	59%	62%	63%	81%	53%	66%	60%	59%	62%	58%	62%	82%	82%
BUILDING FCI SCORE																																			
2019 Bond Dollars Spent on School						\$75,700,000	\$9,350,977	\$75,700,000	\$8,222,227	\$0	\$112,377	\$0	\$0	\$9,827,210	\$32,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$493,063	\$0	\$42,569	\$0	\$24,710,326	\$0	\$0	\$869,406	\$1,525,575	\$173,150	\$0	\$239,426,880		
2023 FCI Scoring (% of 100, higher is worse)						0%	26%	0%	37%	42%	49%	35%	62%	34%	0%	22%	33%	35%	19%	46%	35%	42%	21%	44%	30%	30%	47%	0%	35%	41%	39%	44%	37%	0%	
Priority 1 Costs - 2023						\$1	\$11,274,803	\$1	\$8,863,078	\$2,053,297	\$0	\$5,644,534	\$10,062,172	\$0	\$1	\$2,113,863	\$4,307,715	\$955,104	\$58,530	\$4,814,017	\$4,336,898	\$5,743,211	\$0	\$0	\$5,282,344	\$0	\$2,488,834	\$0	\$2,029,807	\$2,475,927	\$248,791	\$1,590,724	\$1,344,828	\$0	\$75,688,478
Priority 2 Costs - 2023						\$0	\$5,305,290	\$0	\$12,921,074	\$419,149	\$11,723,411	\$948,625	\$4,186,684	\$742,543	\$0	\$1,093,093	\$508,278	\$2,875,604	\$639,568	\$2,860,430	\$1,086,145	\$1,808,681	\$67,379	\$524,796	\$0	\$2,600,402	\$1,324,712	\$0	\$377,728	\$501,839	\$391,581	\$6,566,185	\$537,827	\$0	\$60,011,026
Priority 3 Costs - 2023						\$0	\$48,214,927	\$0	\$48,367,160	\$8,035,128	\$14,734,956	\$11,568,173	\$17,812,071	\$20,564,185	\$0	\$6,187,162	\$12,924,618	\$5,304,596	\$337,881	\$10,054,050	\$2,354,637	\$5,007,615	\$5,421,280	\$3,714,137	\$852,622	\$7,084,721	\$7,885,079	\$0	\$6,408,173	\$5,732,226	\$7,767,330	\$6,791,874	\$7,999,299	\$0	\$273,723,900
Recommended Priority 1 Spending - 2023 to 2028						\$0	\$11,274,803	\$0	\$8,863,078	\$2,053,297	\$0	\$5,644,534	\$10,062,172	\$0	\$0	\$2,113,863	\$4,307,715	\$955,104	\$58,530	\$4,814,017	\$4,336,898	\$5,743,211	\$0	\$0	\$5,282,344	\$0	\$2,488,834	\$0	\$2,029,807	\$2,475,927	\$248,791	\$1,590,724	\$1,344,828	\$0	\$75,688,475
Recommended Priority 2 Spending - 2023 to 2028						\$0	\$5,305,290	\$0	\$12,921,074	\$419,149	\$11,723,411	\$948,625	\$4,186,684	\$742,543	\$0	\$1,093,093	\$508,278	\$2,875,604	\$639,568	\$2,860,430	\$1,086,145	\$1,808,681	\$67,379	\$524,796	\$0	\$2,600,402	\$1,324,712	\$0	\$377,728	\$501,839	\$391,581	\$6,566,185	\$537,827	\$0	\$60,011,026
Recommended Priority 3 Spending - 2023 to 2028						\$0	\$48,214,927	\$0	\$48,367,160	\$8,035,128	\$14,734,956	\$11,568,173	\$17,812,071	\$20,564,185	\$0	\$6,187,162	\$12,924,618	\$5,304,596	\$337,881	\$10,054,050	\$2,354,637	\$5,007,615	\$5,421,280	\$3,714,137	\$852,622	\$7,084,721	\$7,885,079	\$0	\$6,408,173	\$5,732,226	\$7,767,330	\$6,791,874	\$7,999,299	\$0	\$273,723,900
Recommended Total Spending - 2023 to 2028						\$0	\$64,795,020	\$0	\$70,151,311	\$11,187,574	\$26,458,367	\$18,161,332	\$32,960,928	\$21,396,728	\$0	\$9,394,118	\$17,740,610	\$9,135,303	\$1,095,979	\$17,728,497	\$7,977,680	\$12,559,507	\$5,488,658	\$4,238,934	\$6,134,966	\$9,685,123	\$11,498,626	\$0	\$10,815,708	\$8,709,993	\$8,407,702	\$14,948,783	\$9,881,954	\$0	\$409,423,401
Alternative Recommendation						None	see notes below	None	see notes below		None	None	None	None	None	None	Replacement	None	None	Replacement	Consider Closure	None	None	None	None	Consider Closure	None	Consider Closure	Consider Closure	Consider Closure	Consider Closure	Consider Closure	None		
OPERATIONS & MAINTENANCE																																			
Annual Operations and Maintenance Costs Per SF						Unknown	\$1.55	Unknown	\$1.55	\$1.72	\$2.04	\$1.97	\$0.00	\$0.00	Unknown	\$5.69	\$3.14	\$2.55	2.85207456	2.104688315	1.253568936	0.99500508	6.007056903	0	2.326531717	2.682795467	1.574948743	0	2.818131848	2.09352204	3.625120616	1.38497342	0	2.362541815	
Annual Operations and Maintenance Costs Per Student						Unknown	\$73.47	Unknown	\$368.04	\$917.25	\$330.71	\$549.94	\$0.00	\$0.00	Unknown	\$397.86	\$559.09	\$287.59	378.2147186	267.3084886	270.1961492	173.3480236	894.6274511	0	323.1229656	239.6217084	203.7010346	0	361.3247619	286.980342	428.8646667	146.1591195	0	243.2146208	
Total 2018 Operations and Maintenance Costs						Unknown	\$660,097.00	Unknown	\$328,389.00	\$75,768.00	\$143,734.00	\$160,949.00	\$154,587.00	\$196,267.00	Unknown	\$175,235.00	462920	\$102,254.00	0	152998	62866	58294	185197	76856	92210	76856	172208	93843	101713	74444	101162	116458	64848	73774	85113
Projected Operations and Maintenance Cost Savings						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BUILDING SIZE AND AGE																																			
2023 Gross Building Area SF						185,771	370,262	184,722	251,619	46,290	97,986	93,685	98,449	112,861	73,837	48,548	104,463	42,976	51055	61344	59705	59060	50636	41558	39027	46356	53163	55600	44875	53416	43181	55932	47286	55600	
Year Built						2023	1905	2023	1959	1956	1961	1992	1965	1961	2004	1951	2004	1951	1956	1992	1976	1959	1956	1952	2023	1961	1947	1954	1967	1959	1967	2023			
SITE SIZE																																			
2018/19 Site Size (acres)						17.20		39.22	10.50		19.48	9.75	26.29	20.00		8.27	15.50	8.27	6.23	5.25	8.19	4.06	3.58	1.77	8.35	10.16	5.12	8.27	12.2	1.68	8.66	8.02	9.6	9.6	

PUEBLO SCHOOL DISTRICT 60

Master Plan Update
District High Schools



Centennial High School

Grades 9-12 Comprehensive High School

BUILDING CAPACITY		
	Building Capacity Restricted	1,100
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	939
	Actual Available Capacity	161
	Benchmark Utilization Factor (BUF)	85%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	864
	Projected Available Capacity	236
	Projected Utilization Factor	79%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	712
	Projected Available Capacity	388
	Projected Utilization Factor	65%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$75,700,000
	2023 FCI Scoring (% of 100, higher is worse)	0
	Priority 1 Costs - 2023	\$1
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$0
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$0
	Recommended Total Spending - 2023 to 2028	\$0
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	Unknown
	Annual Operations and Maintenance Costs Per Student	Unknown
	Total 2018 Operations and Maintenance Costs	Unknown
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	185,771
	Year Built	2023
SITE SIZE		
	2018/19 Site Size (acres)	

Centennial High School was replaced in the 2019 district bond. Regular maintenance and upkeep will keep the building functional for 50+ years. The building core functions were designed to accommodate 1,200 students. Thus, a classroom and/or CTE addition for 100 students can be supported by the core.

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

VERSION 3.3

SUMMARY

DRAFT

1.00 INSTRUCTIONAL CORE
1.01 Core Learning
1.02 Learner Support / SpEd
1.03 Academic Common Areas
1.04 Teacher Supports

Net S.F.	# T.S.	Capacity
34,000	31	930
3,600	1	20
4,800	0	0
3,000	0	0
45,400	32	950

2.00 INSTRUCTIONAL ACTIVITIES
2.01 Information Commons
2.02 Applied Learning
2.03 Visual Arts
2.04 Music
2.05 Auditorium
2.06 PE / Athletics
2.07 ROTC

Net S.F.	# T.S.	Capacity
4,800	0	0
14,400	4	120
1,600	1	30
4,900	2	60
6,200	1	30
39,000	5	180
1,600	1	30
72,500	14	450

3.00 STUDENT / COMMUNITY LIFE
3.01 Student Union / Dining
3.02 Food Services Kitchen

Net S.F.	# T.S.	Capacity
8,000	0	0
3,000	0	0
11,000		

4.00 OFFICES & SUPPORT
4.01 Central Administration
4.02 Student Services
4.03 Centralized Faculty Support
4.04 School Clinic / Health Center

Net S.F.	# T.S.	Capacity
3,300	0	0
1,800	0	0
800	0	0
800	0	0
6,700		

5.00 BUILDING / FACILITY (TBD)
5.01 Custodial
5.02 Mechanical/Electrical (TBD)

ESTIMATE OF NET S.F.	# T.S.	Capacity
1,900		
0		
1,900		

Target Utilization = 85%
85%

Total Net S.F.	# T.S.	Capacity
137,500	46	1,100 (Target = 42-46)

estimated grossing factor:

GROSS AREA ESTIMATE

1.35	sf/st
185,000	168

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

1.0 INSTRUCTIONAL CORE

VERSION 3.3

1.01 Core Learning	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Studios (classrooms)	20	950	19,000	20	size space for 35-40 largest class size
.02 Lecture Halls	3	1,000	3,000	3	sloped floor, also Auditorium seating
.03 Science Labs	6	1,400	8,400	6	
.04 Science Prep	3	150	450		
.05 Science Storage (Shared)	1	200	200		
.06 Flex Labs	2	1,350	2,700	2	potential future science labs
.07 Flex Lab Storage	2	125	250		
			34,000	31	
1.02 Learner Support / SpEd	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Resource Classrooms	4	400	1,600		(SpEd, ED, ELL, GT)
.02 Self-Contained Classroom	2	800	1,600	1	2 rooms, calculated as 1/2 T.S. each
.03 Sensory Room	1	200	200		
.04 Toilet/Shower with Changing	1	100	100		with lift
.05 Storage	1	50	50		
.06 Laundry Alcove	1	50	50		alcove within changing room
			3,600	1	
1.03 Academic Common Areas	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Support / Small Group		100	800		
.02 Student Hub / Collaboration / Large Group	2	2,000	4,000		may be divided differently
.03 Student Restrooms	8	200	<i>gross area</i>		
.04 Student Restrooms (Individual)	4	75	<i>gross area</i>		
.05			-		
			4,800	0	
1.04 Teacher Supports	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Teacher Think Tanks (6-8 staff each)	4	500	2,000		may be combined / divided differently
.02 Workroom / Copier	4	100	400		may be included within Think Tank space
.03 Curriculum Materials Storage	4	50	200		
.04 Support Offices / Small Group Rooms	4	100	400		
.05 Staff Restrooms	8	75	<i>gross area</i>		
			3,000	0	
Totals for INSTRUCTIONAL CORE			Total Net S.F.	# T.S.	NOTES
TOTALS			45,400	32	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20



		DRAFT				(Teaching Station Names are shown in BOLD text)
2.01	Information Commons	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
	.01 Library / Media Center	1	2,000	2,000		
	.02 Reading / Quiet Area	1	800	800		also used as large conference room, staff PD and meetings
	.03 College / Career Resource Center	1	400	400		opens onto commons to expand as needed for larger activities
	.04 Small Group Rooms	4	100	400		
	.05 Help Desk: Library / Career / Tech Support	1	300	300		may be divided into separate areas
	.06 Workroom/Storage	1	150	150		
	.07 Media Production Studio	1	200	200		
	.08 Media Control / Recording	1	100	100		
	.09 Storage Room	1	150	150		
	.10 Restrooms	2	75	150		
	.11 Servers / Tech Equip.	1	150	150		
			4,800		0	
2.02	Applied Learning	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
	.01 Applied Learning Lab: Large	1	3,200	3,200	1	C: Construction. E: Manuf
	.02 Applied Learning Lab: Med	2	2,200	4,400	2	C: Health Occ., Business/Tech E: Prostart, Teaching
	.03 Applied Learning Lab: Small	1	1,200	1,200	1	C: Marketing E: Mktg, Manuf/Engineering Graphics
	.04 Flex Lab / Classroom	1	1,200	1,200		C/E: Work Study? or Maker Lab?
	.05 Mini-Labs	3	400	1,200		
	.06 Process Rooms	2	100	200		
	.07 Process Room - Large	1	200	200		
	.08 Equipment / Tool Storage	4	150	600		
	.09 Project Storage	4	100	400		
	.10 Supply Storage (or Pantry)	4	150	600		
	.11 Student Project Lockers	150	2	300		
	.12 Changing / Dressing		100	200		
	.13 Conference / Think Tank	1	400	400		may be divided into multiple, smaller spaces
	.14 Display / Career Commons	1	300	300		
	.15 Outdoor Applied Learning Areas			-		see diagrams for suggested outdoor spaces
	.16 Land Lab (outdoor garden, landscape, etc.)			-		
	.17 Planetarium (verify)		600	-		not included?? verify size of room
			14,400		4	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

2.03 Visual Arts		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	General Art Studio	1	1,000	1,000	1	include open shelving for art projects open space within Art Studio, VERIFY # of wheels electric large-capacity kiln storage for clay, glazes, paints, etc.
.02	3D / Ceramics Studio	1	400	400		
.03	Art Office / Supply Storage	1	100	100		
.04	Kiln Room	1	50	50		
.05	Clay Storage	1	50	50		
.06	Art Plaza (secured outdoor space)	1	400	ext.		
			1,600		1	
2.04 Music		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Music: Vocal / Choir	1	1,500	1,500	1	Up to 50 students. AP Music Theory - currently use choir room (10-15 students) Up to 80 students in Band. door to outside for marching band practice, color guard practice space Ensemble, keyboarding, AP music Theory, Music Tech, etc. may also be shared with Theater (green room) can be a room, or open to the hallway Exterior space, easily accessible from Band room
.02	Music: Instrumental	1	2,200	2,200	1	
.03	Ensemble Practice Room	1	300	300		
.04	Instrument Storage	1	200	200		
.05	Instrument Lockers	1	200	200		
.06	Music Library	1	100	100		
.07	Uniform Storage	1	150	150		
.08	Practice Rooms: Single	2	75	150		
.09	Practice Rooms: Double	1	100	100		
.10	Outdoor Marching Band Rehearsal Space			-		
			4,900		2	
2.05 Auditorium		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Performing Arts Stage	1	2,400	2,400	1	May be a Teaching Station if used for Drama (future) about 200-250 seats, counts as Lecture Hall T.S. 2-3 lecture halls (included in Academic Core) Use CTE spaces for scene shop / sets
.02	Audience: Fixed Seats/Sloped Floor	1	2,400	2,400		
.03	Audience Expansion Space			-		
.04	Stagecraft / Scene Storage	1	400	400		
.05	Storage	1	200	200		
.06	Dressing Rooms - Group	2	150	300		
.07	Dressing/Restrooms - Single	2	75	150		
.08	Costume / Makeup	1	150	150		
.09	Control Booth	1	100	100		
.10	Box Office / Theater Office	1	100	100		
			6,200		1	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

2.06 PE / Athletics		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Gymnasium	1	15,000	15,000	1	request for 1,500 seats
.02	Aux Gym	1	6,000	6,000	1	
.03	Weight Room / Fitness (equipment)	1	3,000	3,000	1	
.04	Health Classroom / Team Room	1	1,000	1,000	1	dividable into 2 spaces
.05	Mini-Gym / Wrestling / ROTC Activities	1	3,000	3,000	1	Flat floor space for: wrestling, ROTC, aerobics, yoga, dance, color guard, cheer, etc. may be combined
.06	Gym Storage Rooms	2	350	700		
.07	Weight Room Storage	1	150	150		
.08	Athletics Equipment / Uniforms	1	150	150		
.09	Trainer & Office	1	500	500		
.10	Trainer Storage / Laundry	1	100	100		
.11	Concessions	1	200	200		
.12	Athletics Locker Rooms	2	1,800	3,600		
.13	Locker Room Toilets / Showers	2	600	1,200		shared between PE/Athletics locker rooms
.14	PE Locker Rooms - Group	2	1,800	3,600		
.15	Student Individual Changing / Shower Rooms	2	100	200		
.16	Coaches / Athletics Office	1	200	200		
.17	PE Staff Office	1	200	200		
.18	Staff Individual Lockers / Shower / Changing	2	100	200		
			39,000		5	
2.07 ROTC		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES:
.01	ROTC Activity Space	1	1,000	1,000	1	may also use Mini-Gym
.02	ROTC Classroom			-		use Lecture Hall
.03	Storage / Equipment Vault	1	120	120		
.04	ROTC Offices	2	120	240		
.05	Locker / Changing Rooms	2	120	240		
			1,600		1	
Totals for INSTRUCTIONAL ACTIVITIES			Total Net S.F.		# T.S.	NOTES
TOTALS			72,500		14	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

3.0 STUDENT / COMMUNITY LIFE

VERSION 3.3

DRAFT

3.01 Student Union / Dining		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Dining Commons	1	4,000	4,000	2 lunches (?)
.01	Student Union / Open Space	1	2,000	2,000	also serves as extension of lunchroom
.02	Small Group Areas / Alcoves / Tutoring	4	75	300	
.03	Student Union Storage Room	1	150	150	
.04	Table/Chair Storage	1	200	200	
.05	School Store / Café / Snack Bar	1	230	230	2 doors, one in one out. large windows for merchandising/displays. 220 electrical + multiple electrical outlets, r
.06	Store Inventory / Storage	1	120	120	
.07	Gallery / Exhibit Space	1	150	150	
.08	Student Day-Lockers	200	2	400	
.09	Club Hub / Student Council	1	400	400	opens onto student union space
.10	Vending / Kitchenette	1	50	50	
.11	Group Restrooms	2	250	<i>gross area</i>	
.12	Individual/Family Restrooms	2	75	<i>gross area</i>	
				8,000	
3.02 Food Services Kitchen		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Receiving / Dispatch	1	120	120	Areas provided by WC&P (05.05.20)
.02	Produce Cooler	1	103	103	
.03	Dairy Cooler	1	103	103	
.04	Meat Cooler	1	103	103	
.05	Freezer	1	165	165	
.06	Dry Storage	1	180	180	5 day
.07	Food Bank Cooler	1	150	150	
.08	Assembly	1	200	200	
.09	Preparation	1	200	200	
.10	Production Cooking	1	320	320	
.11	Ware Washing	1	200	200	
.12	Office	1	86	86	
.13	Restroom	1	70	70	with lockers
.14	Servery Space	1	1,000	1,000	4 serving lines
				3,000	
Totals for STUDENT / COMMUNITY LIFE				Total Net S.F.	NOTES
TOTALS				11,000	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

4.0 OFFICES & SUPPORT

VERSION 3.3

4.01 Central Administration		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Air Lock & Security Vestibule		<i>gross area</i>	-	
.02	Welcome Center / Waiting	1	200	200	
.03	Receptionst / "Front Desk"	1	200	200	2-3 workstations
.04	Security Station	1	100	100	
.05	Open Office Workstations	1	250	250	2-4 workstations total
.06	Principal's Office	1	200	200	
.07	Principal's Conference Room	1	120	120	
.08	Assistant Principals Offices	3	150	450	
.09	Quiet Waiting Alcove	1	50	50	
.10	Activities Office	1	150	150	
.11	Activities Secretary	1	100	100	
.12	Activities Storage / Vault	1	80	80	include secure system for payments/money
.13	School Resource Officer	1	100	100	easy access from within school
.14	Large Conference Room	1	400	400	able to combine with Medium Conf Room
.15	Medium Conference Room	1	200	200	able to combine with Large Conf Room
.16	Workroom	1	200	200	
.17	Mailboxes	1	100	100	Open to workroom?
.18	General Storage	2	100	200	May be unequal sizes
.19	Break / Kitchenette	1	80	80	
.20	Restrooms	2	60	120	
				3,300	
4.02 Student Services		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Welcome Center / Waiting / Check-In	1	80	80	easy access from commons & Large/Medium Conf Rooms
.02	Reception / Registrar Office	1	120	120	reception window to waiting area
.03	Data Entry Office	1	100	100	adjacent to registrar
.04	Counseling Offices	3	120	360	Counseling, Soc/Psych, Registrar, etc.
.05	Itinerant (Shared) Office	1	120	120	2 workstations
.06	Outside Agency - Shared Office	1	120	120	2 workstations
.07	Outside Agency Office	2	120	240	
.08	Student Engagement Coordinator	1	120	120	
.09	Community Advocate	1	120	120	
.10	Small Conference Room	1	120	120	may be used as a flex office
.11	Student "Living Room"	1	120	120	include student "quiet" alcove (furniture?)
.12	Storage / Work Room / Test Staging	1	120	120	lockable room for files, copier, etc.
.13	Restroom	1	60	60	
				1,800	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

4.0 OFFICES & SUPPORT

VERSION 3.3

4.03 Centralized Faculty Support		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Faculty Lounge w/Kitchenette	1	500	500	
.02	Faculty Lounge Restrooms	2	75	150	
.03	Mother's Room	1	75	75	
.04	Storage Room	1	75	75	
				800	
4.04 School Clinic / Health Center		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Nurse Office/ Treatment	1	100	100	
.02	Cot Area	1	100	100	VISIBILITY from Main Office Reception area for supervision when no nurse is on site
.03	Restroom / Changing / Shower	1	60	60	verify need for lift
.04	Storage with Laundry Alcove	1	60	60	
.05	Community Health Center - Waiting/Reception	1	100	100	see central HS for aesthetic direction
.06	CHC - Receptionist / Workstations	1	100	100	computer workstation, lockable files, copier/printer,
.07	CHC - Exam / Treatment Rooms	2	80	160	lockable storage, handwash sink, supply storage
.08	CHC - Restroom	1	60	60	
.09	CHC - Storage / Work Area	1	60	60	Need refrigerator, point-of-care lab testing requires "clean" and "unclean" two sinks/sides/areas, lockable storage
				800	
Totals for OFFICES & SUPPORT				Total Net S.F.	NOTES
TOTALS				6,700	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

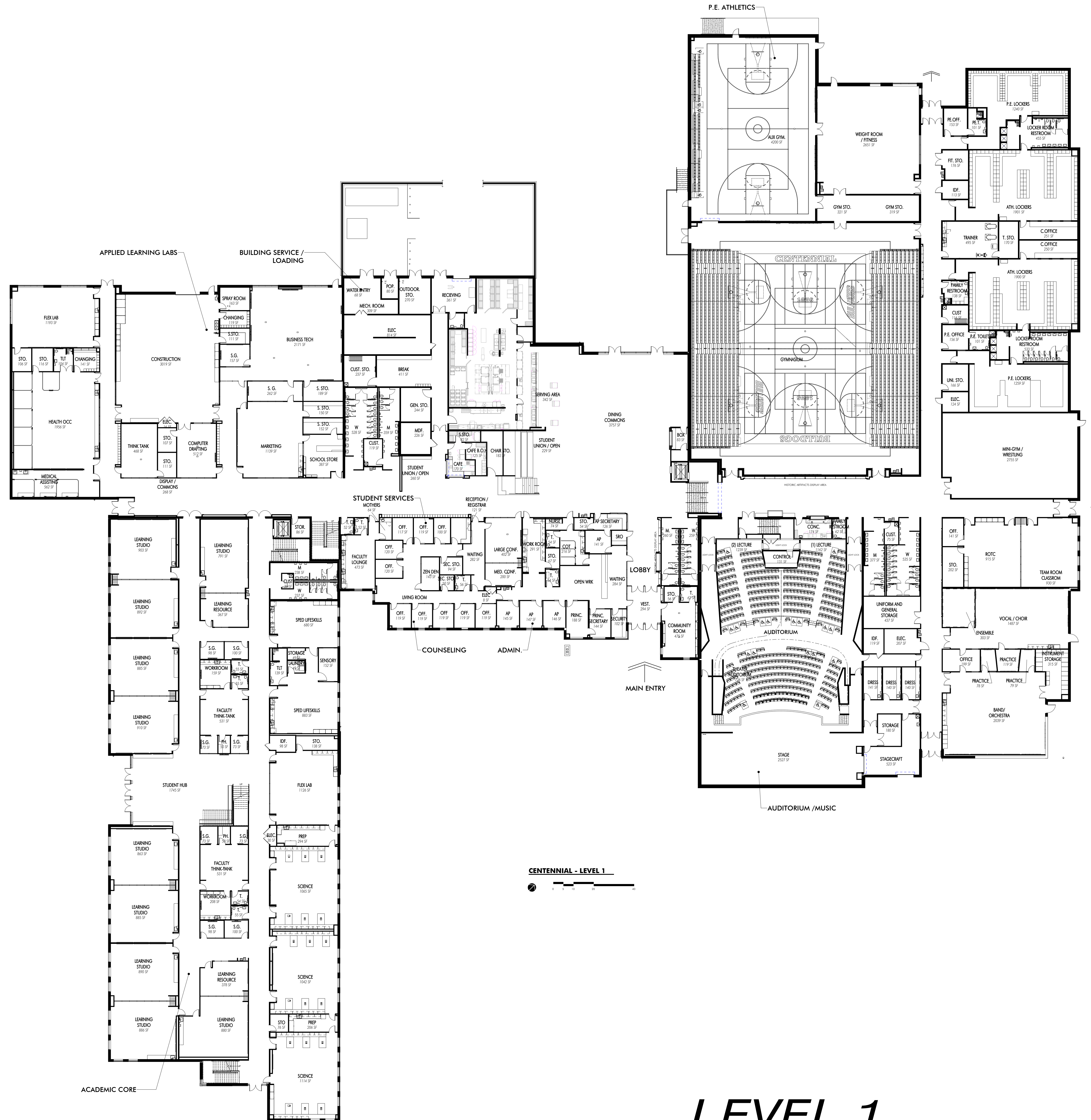
ALL SQUARE FOOTAGES INCLUDED IN THIS CATEGORY ARE ESTIMATED - TBD THROUGH DESIGN AND SYSTEMS SELECTION

DRAFT

5.01 Custodial	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Receiving Area	1	200	200	
.02 Custodial Office / Work Area	1	250	250	computer workstation within work area
.03 Break Room	1	200	200	
.04 Service Closets	5	100	500	wet closets (chemical dispensers for pre-mix solutions)
.05 Equipment / Flammable Storage	1	500	500	small space for leaf blower, snow removal, etc. access to outside + inside
.06 Recycling Center	1	50	50	closet with various receptacles
.07 General Storage	1	200	200	
.08			-	
.09			-	
.10			-	
			1,900	

5.02 Mechanical/Electrical (TBD)	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Electrical Closets			-	
.02 Server / Data Distribution / Telecom			-	
.03 Mechanical Rooms			-	
.04 Dimmer Room			-	tied to auditorium?
.05 Elevator & Machine Room			-	
.06 Mechanical / Utility Yard			-	
.07			-	
.08			-	
.09			-	
.10			-	
			0	

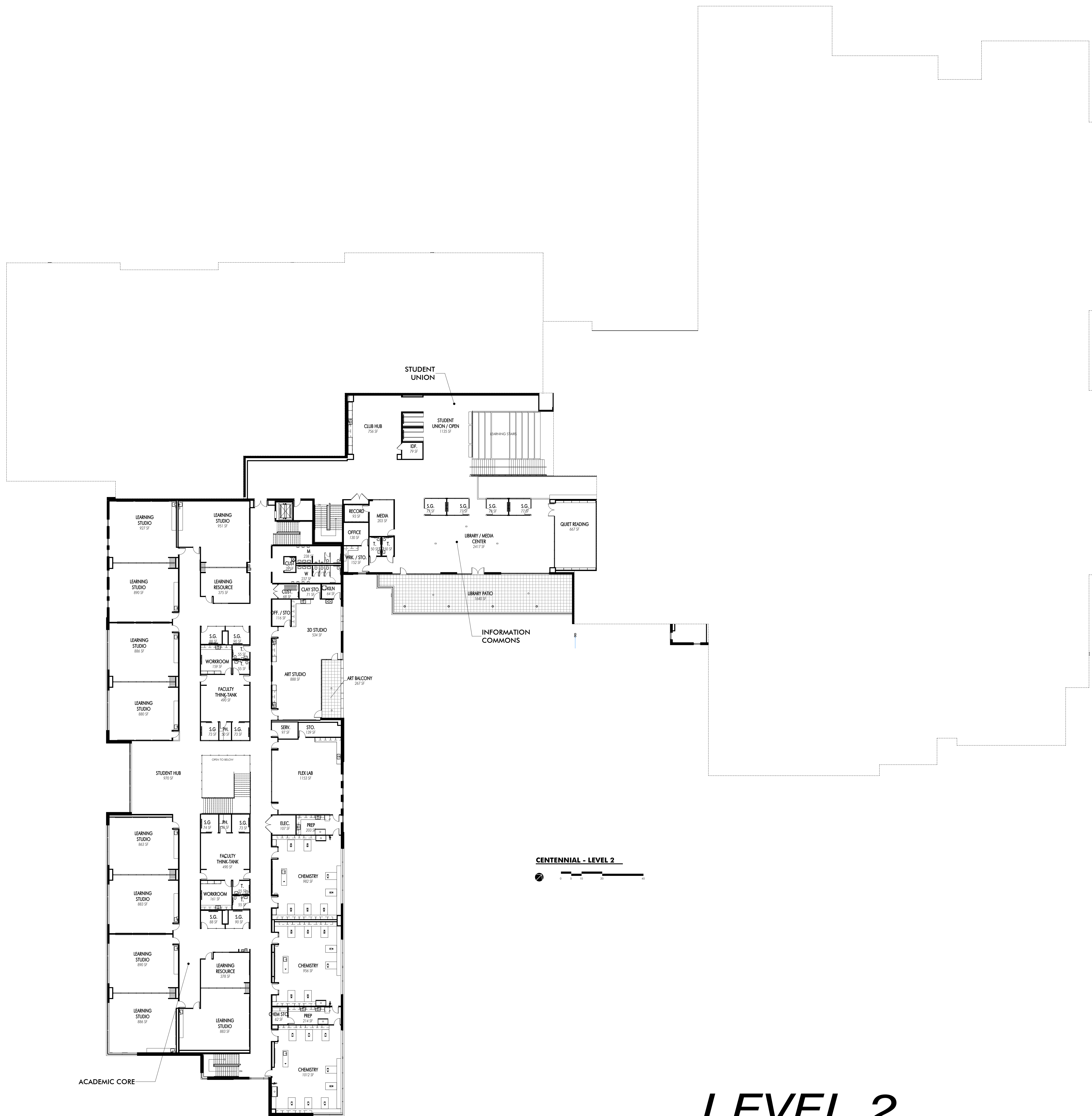
Totals for BUILDING / FACILITY (TBD)	Total Net S.F.	NOTES
TOTALS	1,900	



CENTENNIAL - LEVEL 1

LEVEL 1

CENTENNIAL HIGH SCHOOL



CENTENNIAL - LEVEL 2

LEVEL 2

CENTENNIAL HIGH SCHOOL

Central High School

Grades 9-12 Comprehensive High School

BUILDING CAPACITY		
	Building Capacity Restricted	2,002
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	836
	Actual Available Capacity	1,166
	Benchmark Utilization Factor (BUF)	42%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	886
	Projected Available Capacity	1,116
	Projected Utilization Factor	44%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	730
	Projected Available Capacity	1,272
	Projected Utilization Factor	36%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$9,350,977
	2023 FCI Scoring (% of 100, higher is worse)	26%
	Priority 1 Costs - 2023	\$11,274,803
	Priority 2 Costs - 2023	\$5,305,290
	Priority 3 Costs - 2023	\$48,214,927
	Recommended Priority 1 Spending - 2023 to 2028	\$11,274,803
	Recommended Priority 2 Spending - 2023 to 2028	\$5,305,290
	Recommended Priority 3 Spending - 2023 to 2028	\$48,214,927
	Recommended Total Spending - 2023 to 2028	\$64,795,020
	Alternative Recommendation	see notes below
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.55
	Annual Operations and Maintenance Costs Per Student	\$773.47
	Total 2018 Operations and Maintenance Costs	\$660,097.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	370,262
	Year Built	1905
SITE SIZE		
	2018/19 Site Size (acres)	17.20

Central High School is the oldest high school in the district. Its historical status in the community make it a unique facility. Its enrollment is trending downwards from 42% in 2020/2021 to an estimated 36% in 2026/2027. The other three high schools within the district have ample capacity to absorb Centrals student population. Future options to better utilize the facility include possible alternative programs or additional grade levels integrating into the school. Additional options may include downsizing the schools useable square footage, a public/private partnership utilizing the building or selling the building at some point in the future and consolidating students into the other three district

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: CENTRAL HIGH SCHOOL

Physical Address: 216 E Orman Ave, Pueblo, CO 81004

Grades Served: 9-12

Year Built: 1905

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 749 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 2002 students

BLDG CAPACITY per 2017 Util. Report: 1363 students

2018 ACTUAL Utilization Factor: 37%

In 2018, there was space AVAILABLE for: 1253 students

BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area: 370,262 SF

2018-19 Site Size (Acres): 1905

2018 ACTUAL Enrollment: 749

In 2018, this school was UNDER ENROLLED by: 1253

% of 2018-19 Enrollment: 37%

TEACHING SPACES & CAPACITY CALCULATIONS

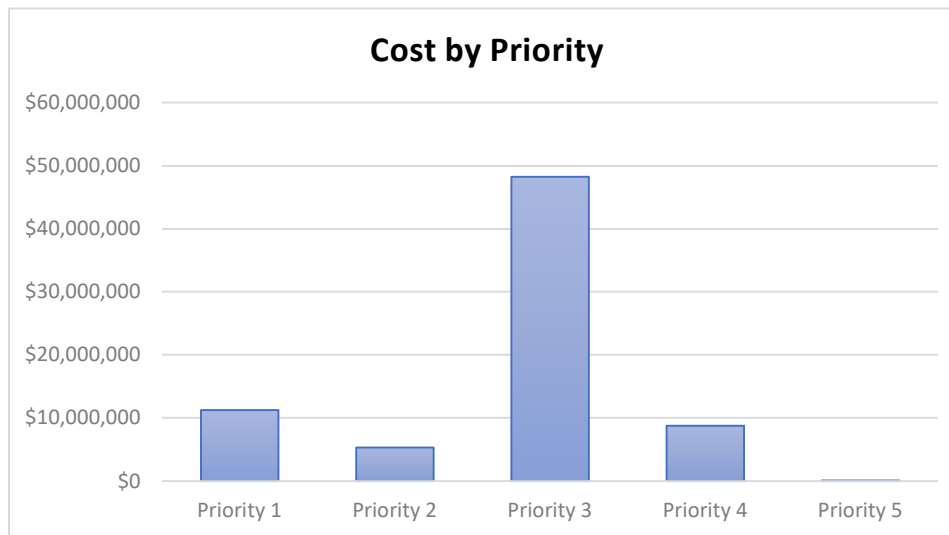
	Existing Building / Use					Methodology			Reference NSF	Notes
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		
CORE LEARNING:										
General Classrooms	60	865	25.83	30.40	1,550	1824	28	30	840	
Science Classrooms	4	1,369	26.75	30.75	107	123	44	28	1232	
Special Ed / Self-Contained	6	745	8.33	8.67	50	52	80	10	800	
CTE (heavy)	3	2,979	24.00	49.00	72	147	60	24	1440	60-125 Net Area/Student
CTE (light)		-			-	0	50	24	1200	
Computer Lab	1	329	10.00	10.00	10	10	32	28	896	
Art Classrooms	4	1,222	25.25	26.50	101	106	45	28	1260	
Music Classrooms (instrument)	2	1,097	26.50	26.50	53	53	40	50	2000	
Music Classrooms (vocal)	1	1,249	35.00	35.00	35	35	35	50	1750	
Gymnasium	1	7,351	36.00	36.00	36	36	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE	6	-	57.00	57.00	342	342	55		0	No Max. # of Students
Health / PE Classroom		-			-	0	30	30	900	
Broadcast / Recording Studio		-			-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	2	6,118								
Special Ed. Resource		-								
Dinning/Commons	1	5,652								
Modular/Temp. Classrooms		-								
Admin. & Bldg Support Spaces	38	188								
Auditorium	1	3,742								
# of capacity spaces	88				2,356	2728				

Central - Central HS

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$90,157,593) with escalation	Metric	Square Foot Cost of \$350 @ 370,262sf
\$224,925,163	Cost	\$129,591,700
19%	FCI	32%














<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2040	Resurface Site Areas & Walkways			\$750,530		
G2050	Replace Site Landscaping			\$2,644,176		
B2010	Exterior Walls Repair Study			\$72,933		
B2020	Exterior Windows	\$11,274,803				
B2030	Replace Exterior Doors			\$157,358		
B2031	Replace Exterior Doors (1985 Add Gym)				\$89,694	
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings				\$0	
B3020	Replace Roof Hatch Openings/Covers			\$62,145		
C1010	Partitions				\$7,384,072	
C1020	Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$3,868,618		
C2010	Repairs to Stairs & Handrails			\$40,743		
C3010	Wall Finishes				\$432,860	
C3020	Replace Interior Floor Finishes			\$13,369,784		
C3030	Replace Ceiling Finishes			\$12,764,933		
D1010	Elevators & Lifts				\$28,280	
D2010	Replace Interior Plumbing Fixtures			\$7,186,419		
D2011	Replace Interior Plumbing Fixtures (Additions)			\$1,220,051		
D2020	Replace Domestic Water Distribution System			\$1,024,818		
D2020	Domestic Water Distribution System (1985 Add Gym)				\$84,780	
D2030	Replace Sanitary Waste System	\$0				
D2030	Replace Sanitary Waste System				\$0	
D2040	Replace Rain Water Drainage System	\$0				
D2040	Replace Rain Water Drainage System (District Gym)	\$0				
D2090	Other Plumbing Systems				\$622,146	
D3030	Cooling Generating Systems	\$0				

D3040	Replace HVAC Distribution System	\$0				
D3060	Controls & Instrumentation	\$0				
D3040	Replace HVAC Distribution System					\$0
D3070	Systems Testing & Balance			\$0		
D4010	Install Fire Sprinkler System	\$4,822,809				
D4020	Replace Standpipes	\$482,481				
D4030	Fire Protection Specialties					\$126,970
D5010	Replace Electrical Distribution System	\$0				
D5010	Replace Electrical Distribution System (1985 Add Gym)					\$0
D5020	Replace Wiring	\$0				
E1020	Replace Institutional Equipment			\$177,758		
E1090	Replace Other Equipment			\$1,392,924		
E2010	Replace Fixed Furnishings			\$3,481,735		
F1030	Engineering Study for Code Compliance					\$91,166
	Replace Partial Roof (317K sf)	\$0				
	Hazardous Material Removal (Pre-1980 Area) 339,632sf	\$0	\$0	\$0		
Totals		\$11,274,803	\$5,305,290	\$48,214,927	\$8,768,802	\$91,166



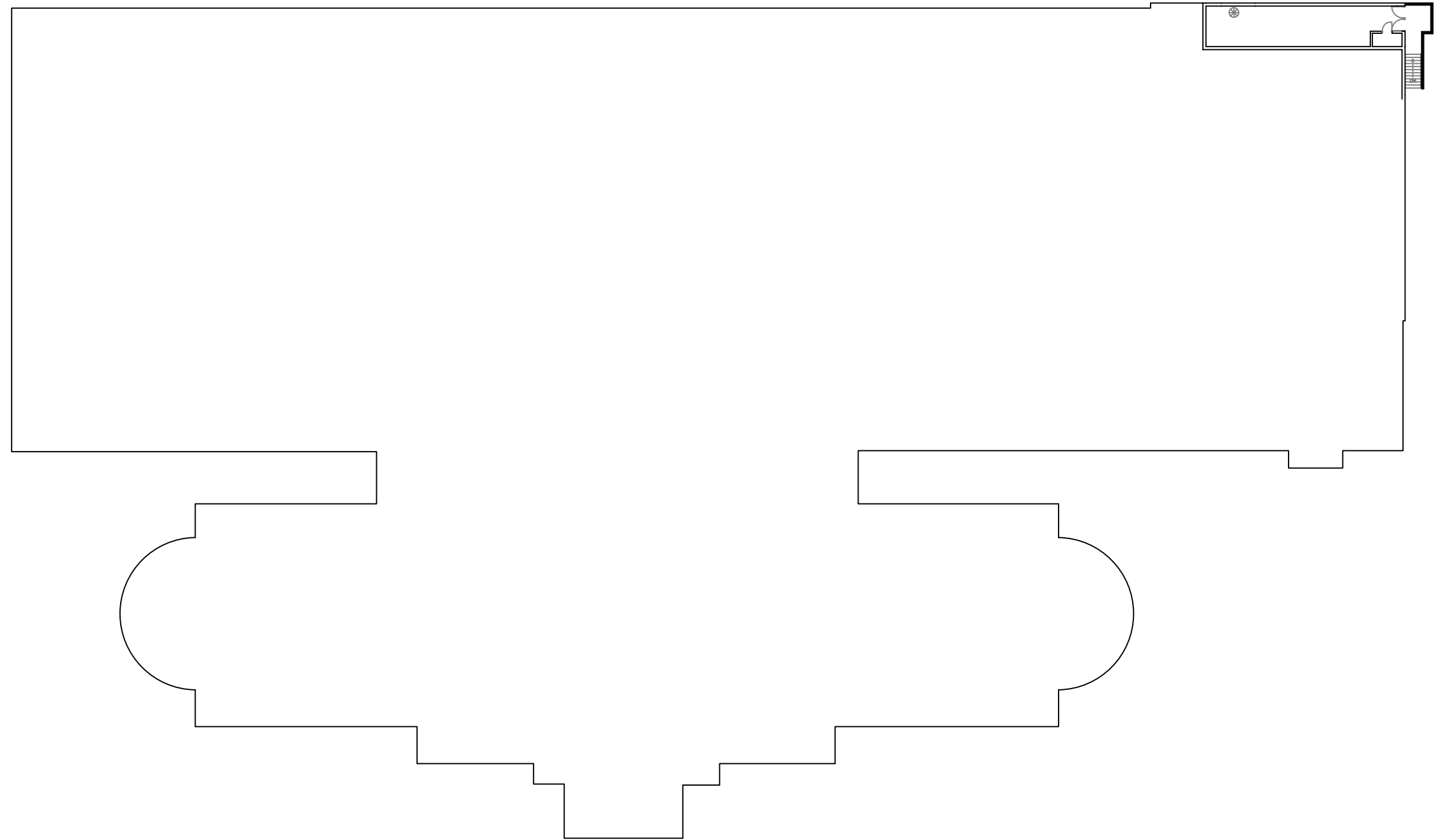
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  GENERAL CLASSROOM
-  SCIENCE
-  SPECIAL ED.
-  CTE (HEAVY)
-  CTE (LIGHT):
-  COMPUTER LAB
-  ART
-  MUSIC (INSTRUMENTAL)
-  MUSIC (VOCAL)
-  GYMNASIUM
-  FITNESS/WEIGHTS/OTHER PE
-  HEALTH/PE CLASSROOM
-  BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL
BASEMENT PLAN
NO SCALE



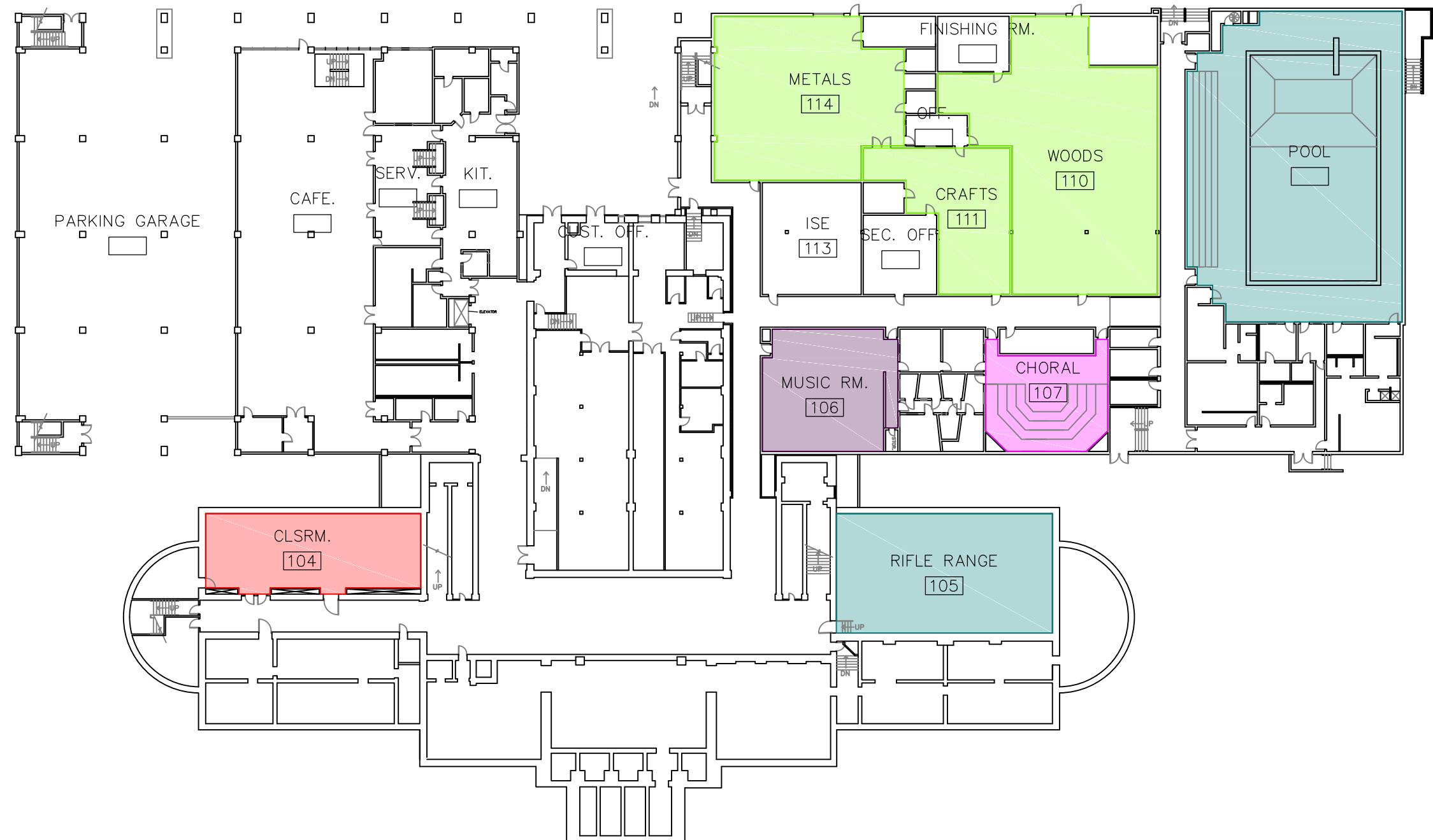
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL
 FIRST FLOOR PLAN
 NO SCALE



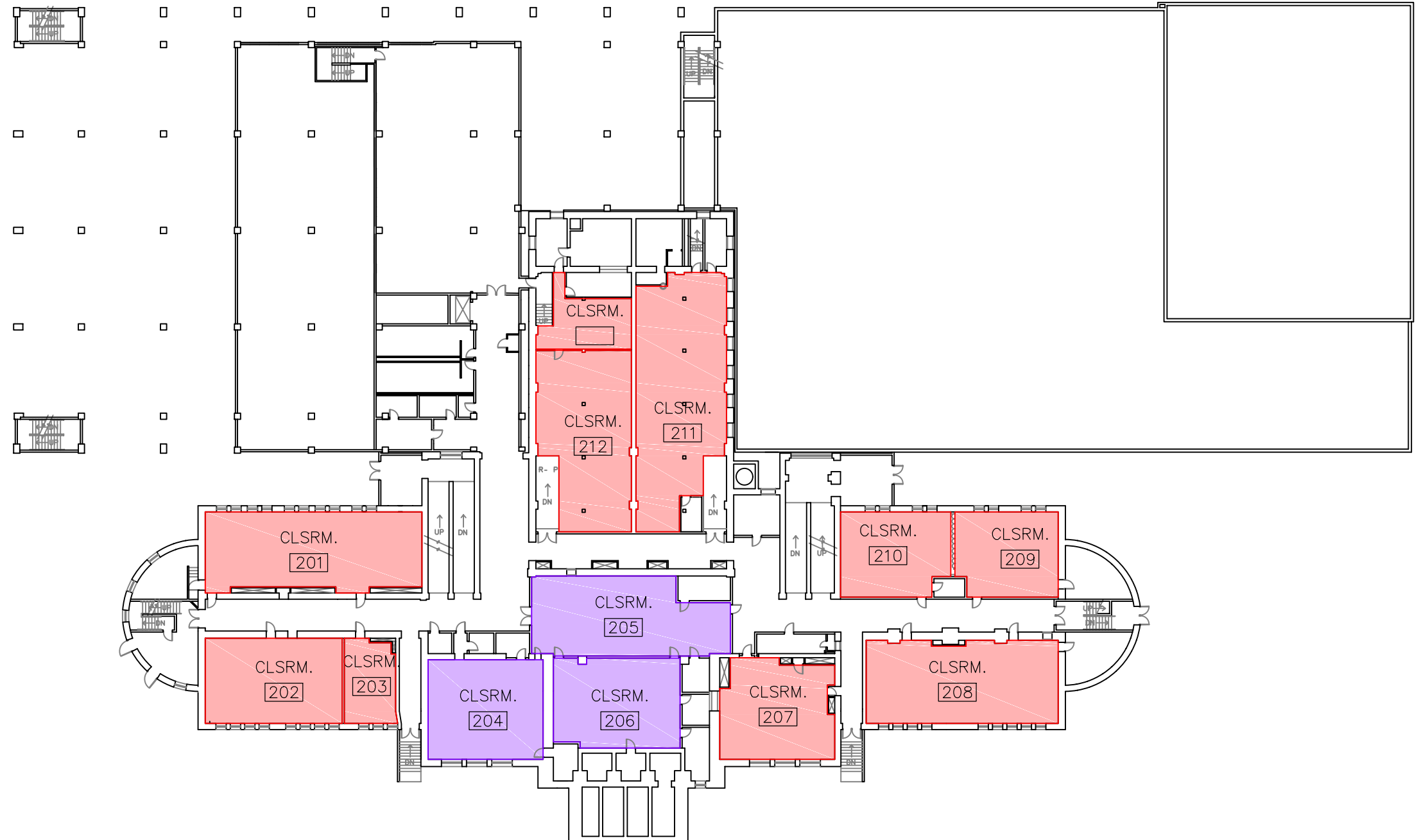
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

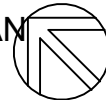
- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL
 SECOND FLOOR PLAN
 NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL

MAIN FLOOR PLAN

NO SCALE



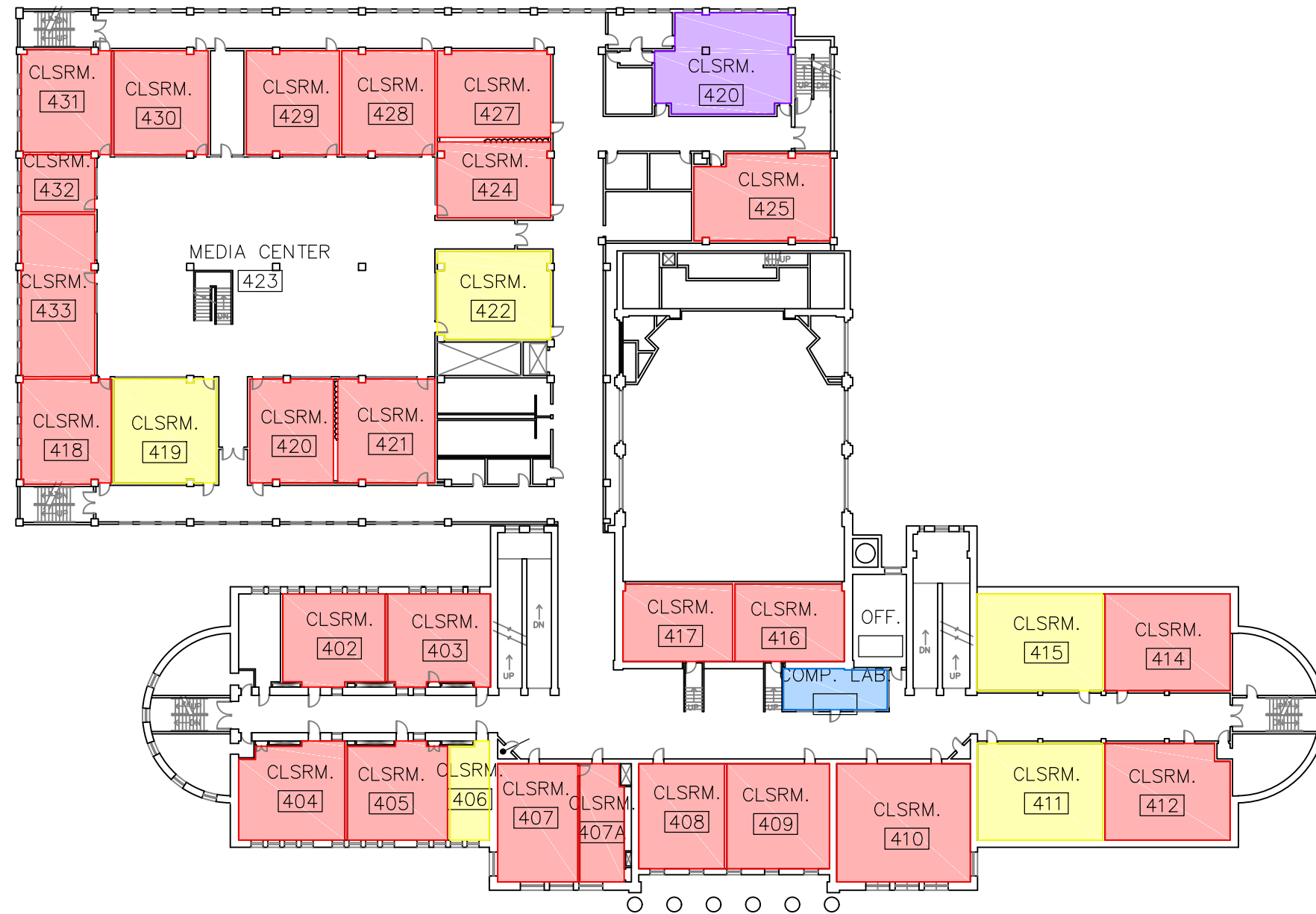
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL
 FOURTH FLOOR PLAN
 NO SCALE



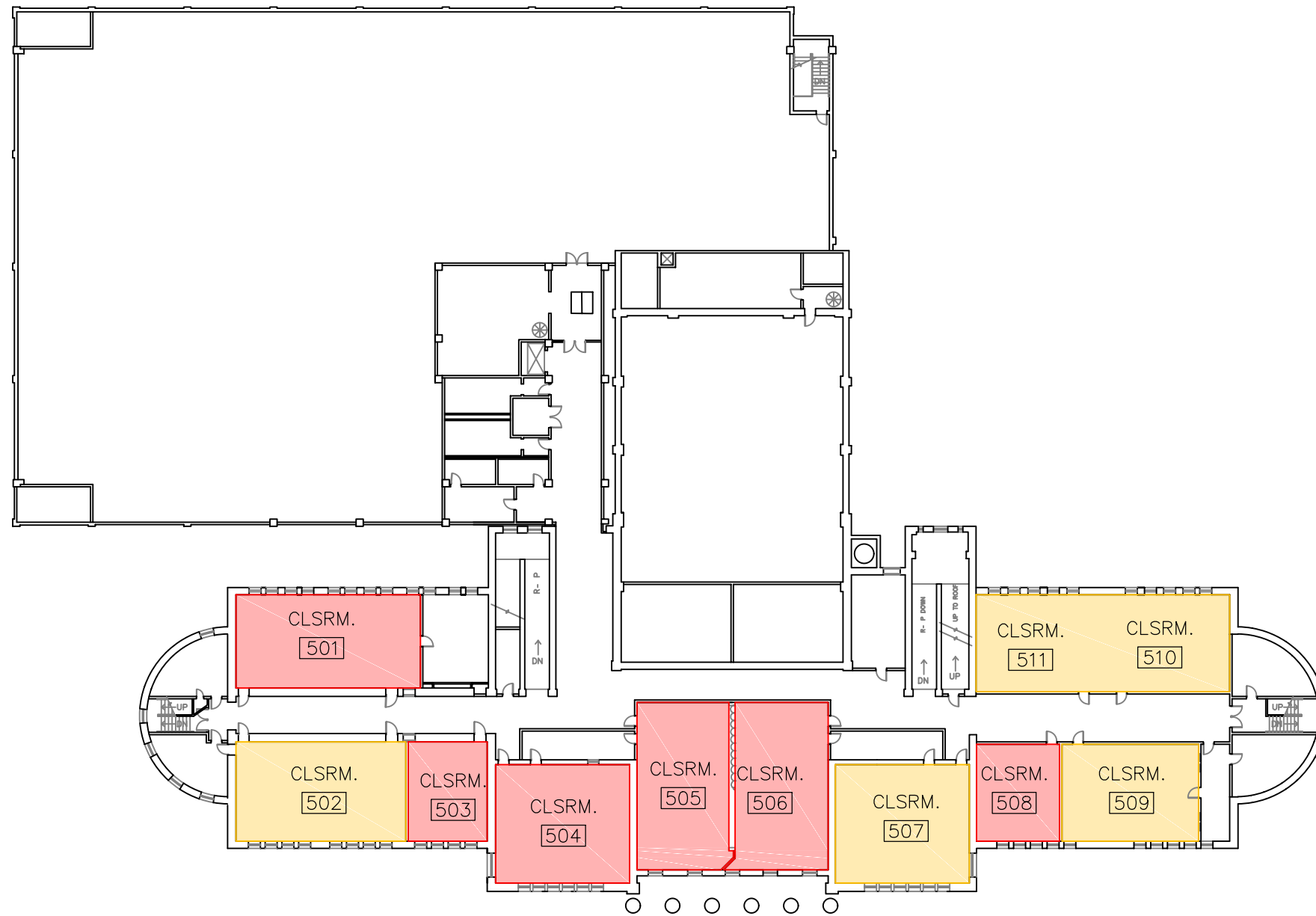
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL HIGH SCHOOL
 FIFTH FLOOR PLAN
 NO SCALE



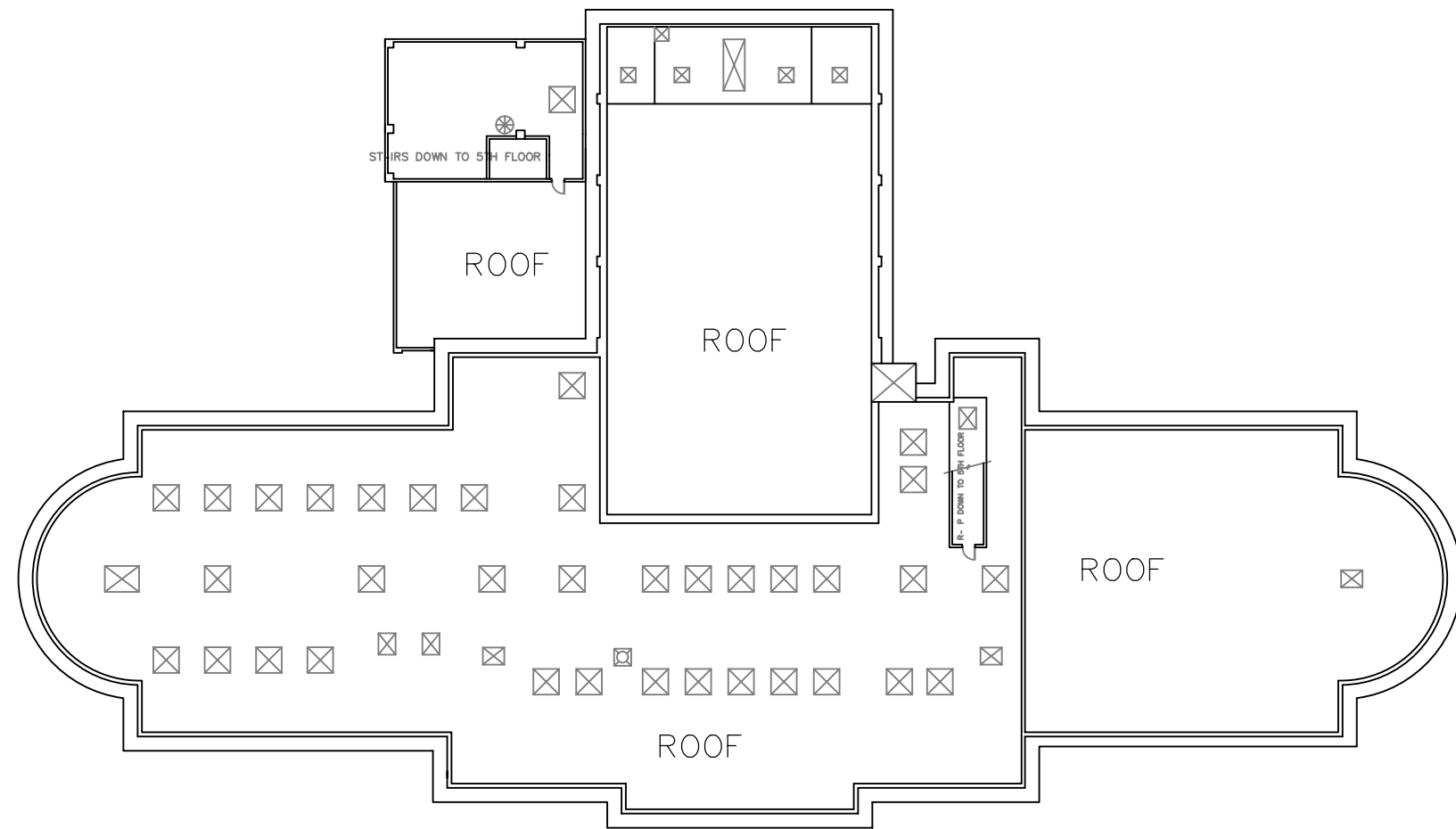
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



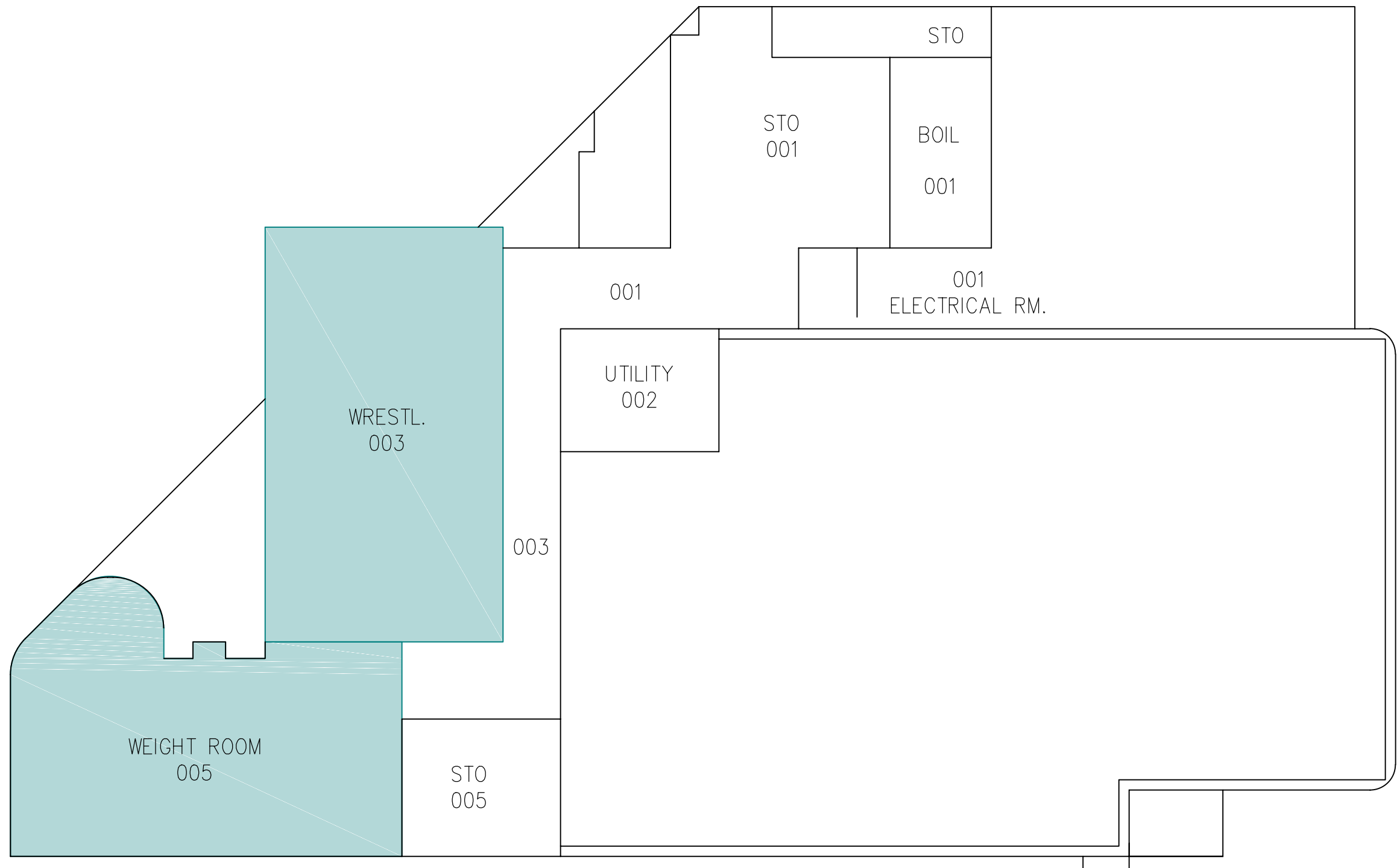
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

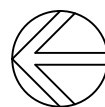
- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



CENTRAL GYM
 FIRST FLOOR PLAN
 NO SCALE



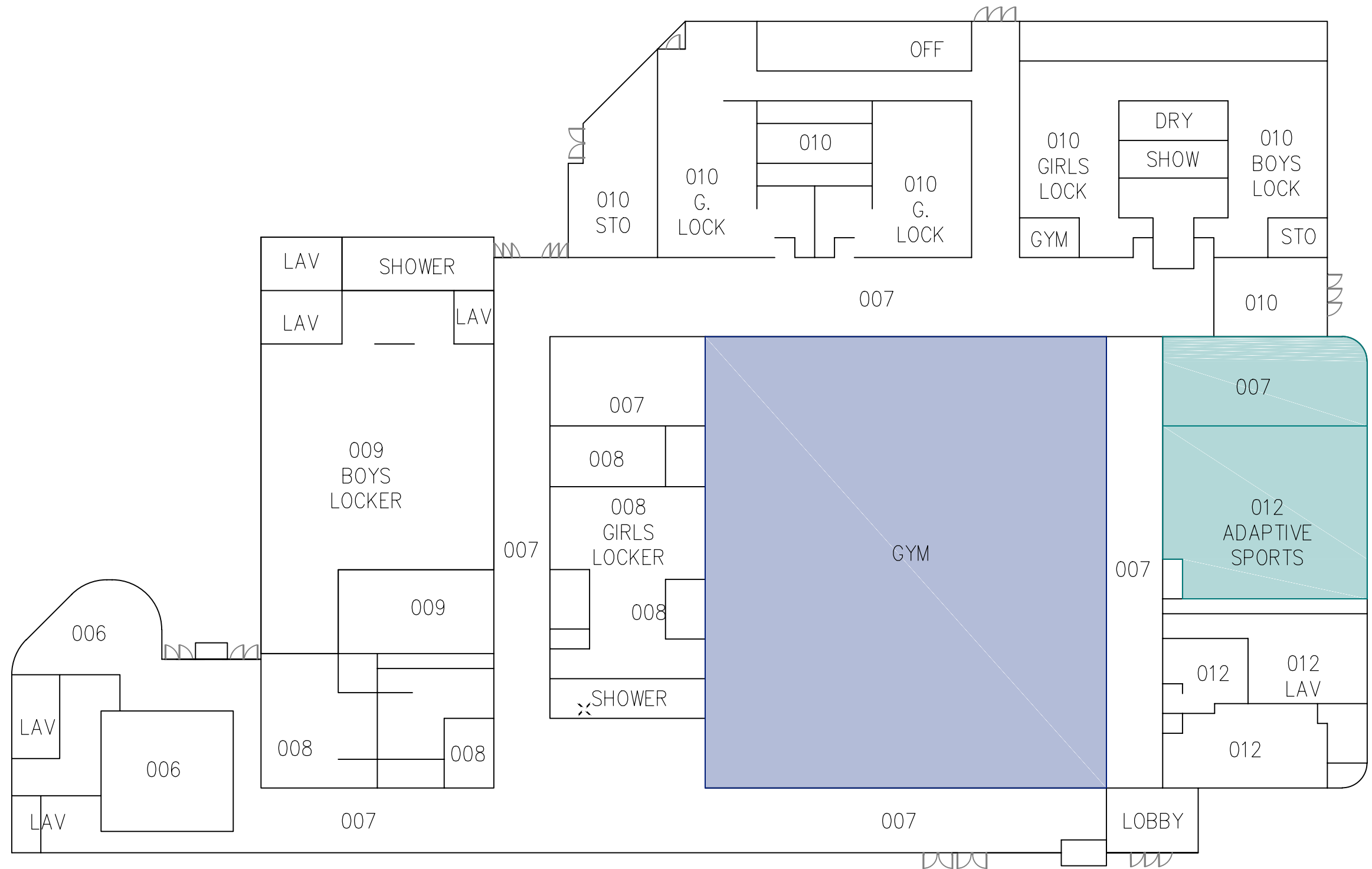
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

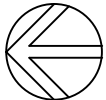
- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



**CENTRAL GYM
FIRST FLOOR PLAN**
NO SCALE



East High School

Grades 9-12 Comprehensive High School

BUILDING CAPACITY		
	Building Capacity Restricted	1,100
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	924
	Actual Available Capacity	176
	Benchmark Utilization Factor (BUF)	84%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	928
	Projected Available Capacity	172
	Projected Utilization Factor	84%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	765
	Projected Available Capacity	335
	Projected Utilization Factor	70%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$75,700,000
	2023 FCI Scoring (% of 100, higher is worse)	0
	Priority 1 Costs - 2023	\$1
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$0
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$0
	Recommended Total Spending - 2023 to 2028	\$0
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	Unknown
	Annual Operations and Maintenance Costs Per Student	Unknown
	Total 2018 Operations and Maintenance Costs	Unknown
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	184,722
	Year Built	2023
SITE SIZE		
	2018/19 Site Size (acres)	

East High School was replaced in the 2019 district bond. Regular maintenance and upkeep will keep the building functional for 50+ years. The building core functions were designed to accommodate 1,200 students. Thus, a classroom and/or CTE addition for 100 students can be supported by the core.

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

VERSION 3.3

SUMMARY

DRAFT

1.00 INSTRUCTIONAL CORE
1.01 Core Learning
1.02 Learner Support / SpEd
1.03 Academic Common Areas
1.04 Teacher Supports

Net S.F.	# T.S.	Capacity
34,000	31	930
3,600	1	20
4,800	0	0
3,000	0	0
45,400	32	950

2.00 INSTRUCTIONAL ACTIVITIES
2.01 Information Commons
2.02 Applied Learning
2.03 Visual Arts
2.04 Music
2.05 Auditorium
2.06 PE / Athletics
2.07 ROTC

Net S.F.	# T.S.	Capacity
4,800	0	0
14,400	4	120
1,600	1	30
4,900	2	60
6,200	1	30
39,000	5	180
1,600	1	30
72,500	14	450

3.00 STUDENT / COMMUNITY LIFE
3.01 Student Union / Dining
3.02 Food Services Kitchen

Net S.F.	# T.S.	Capacity
8,000	0	0
3,000	0	0
11,000		

4.00 OFFICES & SUPPORT
4.01 Central Administration
4.02 Student Services
4.03 Centralized Faculty Support
4.04 School Clinic / Health Center

Net S.F.	# T.S.	Capacity
3,300	0	0
1,800	0	0
800	0	0
800	0	0
6,700		

5.00 BUILDING / FACILITY (TBD)
5.01 Custodial
5.02 Mechanical/Electrical (TBD)

ESTIMATE OF NET S.F.	# T.S.	Capacity
1,900		
0		
1,900		

Target Utilization = 85%
85%

Total Net S.F.	# T.S.	Capacity
137,500	46	1,100 (Target = 42-46)

estimated grossing factor:

GROSS AREA ESTIMATE

1.35	sf/st
185,000	168

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

1.0 INSTRUCTIONAL CORE

VERSION 3.3

1.01 Core Learning		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Learning Studios (classrooms)	20	950	19,000	20	size space for 35-40 largest class size
.02	Lecture Halls	3	1,000	3,000	3	sloped floor, also Auditorium seating
.03	Science Labs	6	1,400	8,400	6	
.04	Science Prep	3	150	450		
.05	Science Storage (Shared)	1	200	200		
.06	Flex Labs	2	1,350	2,700	2	potential future science labs
.07	Flex Lab Storage	2	125	250		
				34,000	31	
1.02 Learner Support / SpEd		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Learning Resource Classrooms	4	400	1,600		(SpEd, ED, ELL, GT)
.02	Self-Contained Classroom	2	800	1,600	1	2 rooms, calculated as 1/2 T.S. each
.03	Sensory Room	1	200	200		
.04	Toilet/Shower with Changing	1	100	100		with lift
.05	Storage	1	50	50		
.06	Laundry Alcove	1	50	50		alcove within changing room
				3,600	1	
1.03 Academic Common Areas		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Support / Small Group		100	800		
.02	Student Hub / Collaboration / Large Group	2	2,000	4,000		may be divided differently
.03	Student Restrooms	8	200	<i>gross area</i>		
.04	Student Restrooms (Individual)	4	75	<i>gross area</i>		
.05				-		
				4,800	0	
1.04 Teacher Supports		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Teacher Think Tanks (6-8 staff each)	4	500	2,000		may be combined / divided differently
.02	Workroom / Copier	4	100	400		may be included within Think Tank space
.03	Curriculum Materials Storage	4	50	200		
.04	Support Offices / Small Group Rooms	4	100	400		
.05	Staff Restrooms	8	75	<i>gross area</i>		
				3,000	0	
Totals for INSTRUCTIONAL CORE				Total Net S.F.	# T.S.	NOTES
TOTALS				45,400	32	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20



		DRAFT				(Teaching Station Names are shown in BOLD text)
2.01	Information Commons	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
	.01 Library / Media Center	1	2,000	2,000		
	.02 Reading / Quiet Area	1	800	800		also used as large conference room, staff PD and meetings
	.03 College / Career Resource Center	1	400	400		opens onto commons to expand as needed for larger activities
	.04 Small Group Rooms	4	100	400		
	.05 Help Desk: Library / Career / Tech Support	1	300	300		may be divided into separate areas
	.06 Workroom/Storage	1	150	150		
	.07 Media Production Studio	1	200	200		
	.08 Media Control / Recording	1	100	100		
	.09 Storage Room	1	150	150		
	.10 Restrooms	2	75	150		
	.11 Servers / Tech Equip.	1	150	150		
			4,800		0	
2.02	Applied Learning	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
	.01 Applied Learning Lab: Large	1	3,200	3,200	1	C: Construction. E: Manuf
	.02 Applied Learning Lab: Med	2	2,200	4,400	2	C: Health Occ., Business/Tech E: Prostart, Teaching
	.03 Applied Learning Lab: Small	1	1,200	1,200	1	C: Marketing E: Mktg, Manuf/Engineering Graphics
	.04 Flex Lab / Classroom	1	1,200	1,200		C/E: Work Study? or Maker Lab?
	.05 Mini-Labs	3	400	1,200		
	.06 Process Rooms	2	100	200		
	.07 Process Room - Large	1	200	200		
	.08 Equipment / Tool Storage	4	150	600		
	.09 Project Storage	4	100	400		
	.10 Supply Storage (or Pantry)	4	150	600		
	.11 Student Project Lockers	150	2	300		
	.12 Changing / Dressing		100	200		
	.13 Conference / Think Tank	1	400	400		may be divided into multiple, smaller spaces
	.14 Display / Career Commons	1	300	300		
	.15 Outdoor Applied Learning Areas			-		see diagrams for suggested outdoor spaces
	.16 Land Lab (outdoor garden, landscape, etc.)			-		
	.17 Planetarium (verify)		600	-		not included?? verify size of room
			14,400		4	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

2.03 Visual Arts		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	General Art Studio	1	1,000	1,000	1	include open shelving for art projects open space within Art Studio, VERIFY # of wheels electric large-capacity kiln storage for clay, glazes, paints, etc.
.02	3D / Ceramics Studio	1	400	400		
.03	Art Office / Supply Storage	1	100	100		
.04	Kiln Room	1	50	50		
.05	Clay Storage	1	50	50		
.06	Art Plaza (secured outdoor space)	1	400	ext.		
			1,600		1	
2.04 Music		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Music: Vocal / Choir	1	1,500	1,500	1	Up to 50 students. AP Music Theory - currently use choir room (10-15 students) Up to 80 students in Band. door to outside for marching band practice, color guard practice space Ensemble, keyboarding, AP music Theory, Music Tech, etc. may also be shared with Theater (green room) can be a room, or open to the hallway Exterior space, easily accessible from Band room
.02	Music: Instrumental	1	2,200	2,200	1	
.03	Ensemble Practice Room	1	300	300		
.04	Instrument Storage	1	200	200		
.05	Instrument Lockers	1	200	200		
.06	Music Library	1	100	100		
.07	Uniform Storage	1	150	150		
.08	Practice Rooms: Single	2	75	150		
.09	Practice Rooms: Double	1	100	100		
.10	Outdoor Marching Band Rehearsal Space			-		
			4,900		2	
2.05 Auditorium		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Performing Arts Stage	1	2,400	2,400	1	May be a Teaching Station if used for Drama (future) about 200-250 seats, counts as Lecture Hall T.S. 2-3 lecture halls (included in Academic Core) Use CTE spaces for scene shop / sets
.02	Audience: Fixed Seats/Sloped Floor	1	2,400	2,400		
.03	Audience Expansion Space			-		
.04	Stagecraft / Scene Storage	1	400	400		
.05	Storage	1	200	200		
.06	Dressing Rooms - Group	2	150	300		
.07	Dressing/Restrooms - Single	2	75	150		
.08	Costume / Makeup	1	150	150		
.09	Control Booth	1	100	100		
.10	Box Office / Theater Office	1	100	100		
			6,200		1	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

2.06 PE / Athletics		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Gymnasium	1	15,000	15,000	1	request for 1,500 seats
.02	Aux Gym	1	6,000	6,000	1	
.03	Weight Room / Fitness (equipment)	1	3,000	3,000	1	
.04	Health Classroom / Team Room	1	1,000	1,000	1	dividable into 2 spaces
.05	Mini-Gym / Wrestling / ROTC Activities	1	3,000	3,000	1	Flat floor space for: wrestling, ROTC, aerobics, yoga, dance, color guard, cheer, etc. may be combined
.06	Gym Storage Rooms	2	350	700		
.07	Weight Room Storage	1	150	150		
.08	Athletics Equipment / Uniforms	1	150	150		
.09	Trainer & Office	1	500	500		
.10	Trainer Storage / Laundry	1	100	100		
.11	Concessions	1	200	200		
.12	Athletics Locker Rooms	2	1,800	3,600		
.13	Locker Room Toilets / Showers	2	600	1,200		shared between PE/Athletics locker rooms
.14	PE Locker Rooms - Group	2	1,800	3,600		
.15	Student Individual Changing / Shower Rooms	2	100	200		
.16	Coaches / Athletics Office	1	200	200		
.17	PE Staff Office	1	200	200		
.18	Staff Individual Lockers / Shower / Changing	2	100	200		
			39,000		5	
2.07 ROTC		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES:
.01	ROTC Activity Space	1	1,000	1,000	1	may also use Mini-Gym
.02	ROTC Classroom			-		use Lecture Hall
.03	Storage / Equipment Vault	1	120	120		
.04	ROTC Offices	2	120	240		
.05	Locker / Changing Rooms	2	120	240		
			1,600		1	
Totals for INSTRUCTIONAL ACTIVITIES			Total Net S.F.		# T.S.	NOTES
TOTALS			72,500		14	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

3.0 STUDENT / COMMUNITY LIFE

VERSION 3.3

DRAFT

3.01 Student Union / Dining		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Dining Commons	1	4,000	4,000	2 lunches (?)
.01	Student Union / Open Space	1	2,000	2,000	also serves as extension of lunchroom
.02	Small Group Areas / Alcoves / Tutoring	4	75	300	
.03	Student Union Storage Room	1	150	150	
.04	Table/Chair Storage	1	200	200	
.05	School Store / Café / Snack Bar	1	230	230	2 doors, one in one out. large windows for merchandising/displays. 220 electrical + multiple electrical outlets, r
.06	Store Inventory / Storage	1	120	120	
.07	Gallery / Exhibit Space	1	150	150	
.08	Student Day-Lockers	200	2	400	
.09	Club Hub / Student Council	1	400	400	opens onto student union space
.10	Vending / Kitchenette	1	50	50	
.11	Group Restrooms	2	250	<i>gross area</i>	
.12	Individual/Family Restrooms	2	75	<i>gross area</i>	
				8,000	
3.02 Food Services Kitchen		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Receiving / Dispatch	1	120	120	Areas provided by WC&P (05.05.20)
.02	Produce Cooler	1	103	103	
.03	Dairy Cooler	1	103	103	
.04	Meat Cooler	1	103	103	
.05	Freezer	1	165	165	
.06	Dry Storage	1	180	180	5 day
.07	Food Bank Cooler	1	150	150	
.08	Assembly	1	200	200	
.09	Preparation	1	200	200	
.10	Production Cooking	1	320	320	
.11	Ware Washing	1	200	200	
.12	Office	1	86	86	
.13	Restroom	1	70	70	with lockers
.14	Servery Space	1	1,000	1,000	4 serving lines
				3,000	
Totals for STUDENT / COMMUNITY LIFE				Total Net S.F.	NOTES
TOTALS				11,000	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

4.0 OFFICES & SUPPORT

VERSION 3.3

4.01 Central Administration		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Air Lock & Security Vestibule		<i>gross area</i>	-	
.02	Welcome Center / Waiting	1	200	200	
.03	Receptionst / "Front Desk"	1	200	200	2-3 workstations
.04	Security Station	1	100	100	
.05	Open Office Workstations	1	250	250	2-4 workstations total
.06	Principal's Office	1	200	200	
.07	Principal's Conference Room	1	120	120	
.08	Assistant Principals Offices	3	150	450	
.09	Quiet Waiting Alcove	1	50	50	
.10	Activities Office	1	150	150	
.11	Activities Secretary	1	100	100	
.12	Activities Storage / Vault	1	80	80	include secure system for payments/money
.13	School Resource Officer	1	100	100	easy access from within school
.14	Large Conference Room	1	400	400	able to combine with Medium Conf Room
.15	Medium Conference Room	1	200	200	able to combine with Large Conf Room
.16	Workroom	1	200	200	
.17	Mailboxes	1	100	100	Open to workroom?
.18	General Storage	2	100	200	May be unequal sizes
.19	Break / Kitchenette	1	80	80	
.20	Restrooms	2	60	120	
				3,300	
4.02 Student Services		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Welcome Center / Waiting / Check-In	1	80	80	easy access from commons & Large/Medium Conf Rooms
.02	Reception / Registrar Office	1	120	120	reception window to waiting area
.03	Data Entry Office	1	100	100	adjacent to registrar
.04	Counseling Offices	3	120	360	Counseling, Soc/Psych, Registrar, etc.
.05	Itinerant (Shared) Office	1	120	120	2 workstations
.06	Outside Agency - Shared Office	1	120	120	2 workstations
.07	Outside Agency Office	2	120	240	
.08	Student Engagement Coordinator	1	120	120	
.09	Community Advocate	1	120	120	
.10	Small Conference Room	1	120	120	may be used as a flex office
.11	Student "Living Room"	1	120	120	include student "quiet" alcove (furniture?)
.12	Storage / Work Room / Test Staging	1	120	120	lockable room for files, copier, etc.
.13	Restroom	1	60	60	
				1,800	

Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

4.0 OFFICES & SUPPORT

VERSION 3.3

4.03 Centralized Faculty Support		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Faculty Lounge w/Kitchenette	1	500	500	
.02	Faculty Lounge Restrooms	2	75	150	
.03	Mother's Room	1	75	75	
.04	Storage Room	1	75	75	
				800	
4.04 School Clinic / Health Center		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Nurse Office/ Treatment	1	100	100	
.02	Cot Area	1	100	100	VISIBILITY from Main Office Reception area for supervision when no nurse is on site
.03	Restroom / Changing / Shower	1	60	60	verify need for lift
.04	Storage with Laundry Alcove	1	60	60	
.05	Community Health Center - Waiting/Reception	1	100	100	see central HS for aesthetic direction
.06	CHC - Receptionist / Workstations	1	100	100	computer workstation, lockable files, copier/printer,
.07	CHC - Exam / Treatment Rooms	2	80	160	lockable storage, handwash sink, supply storage
.08	CHC - Restroom	1	60	60	
.09	CHC - Storage / Work Area	1	60	60	Need refrigerator, point-of-care lab testing requires "clean" and "unclean" two sinks/sides/areas, lockable storage
				800	
Totals for OFFICES & SUPPORT				Total Net S.F.	NOTES
TOTALS				6,700	

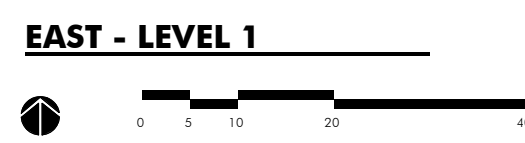
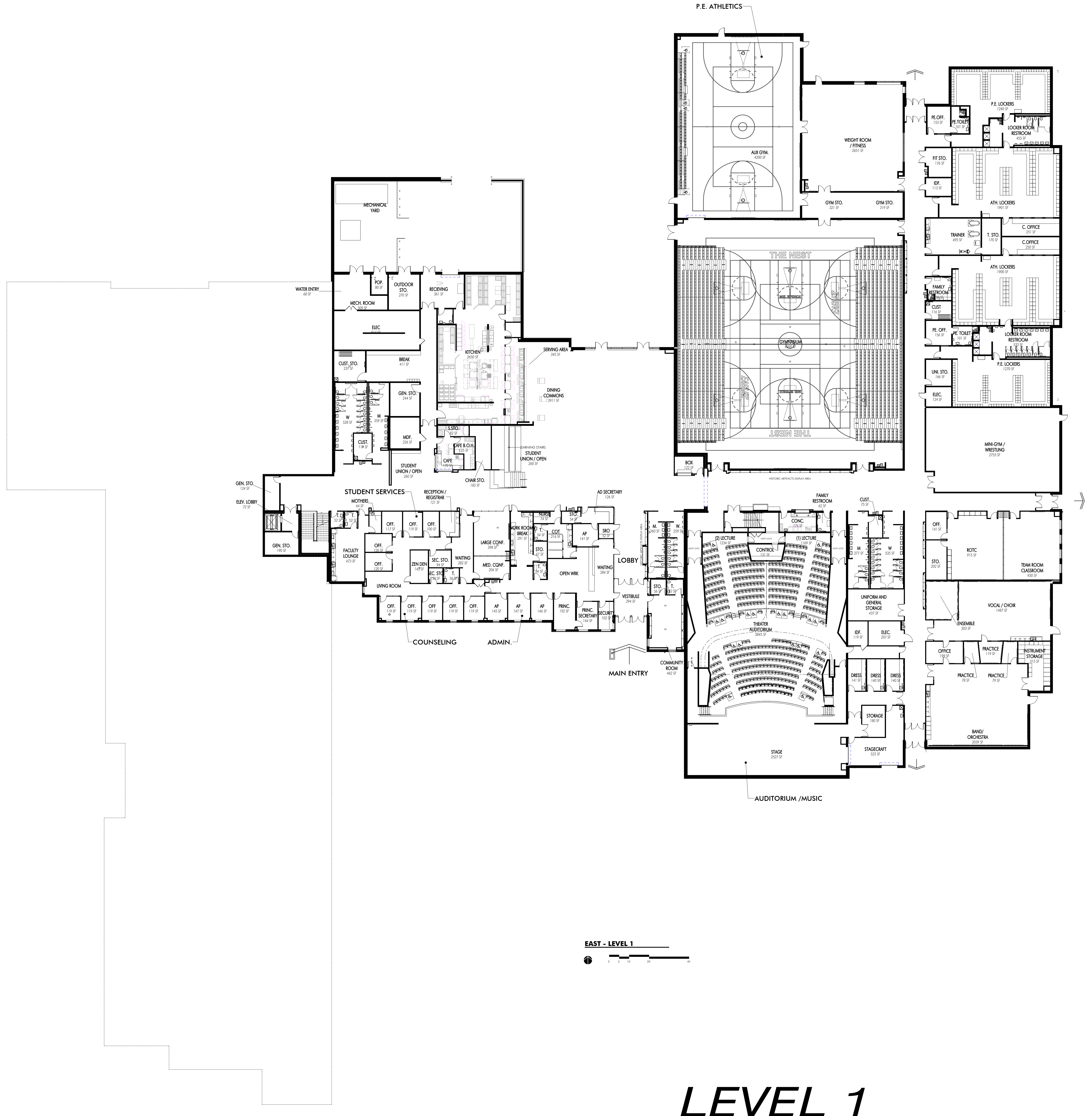
Pueblo Prototype High Schools

Facility Space Program: 1,100-1,200 students, Grades 9-12
in progress - 06.02.20

ALL SQUARE FOOTAGES INCLUDED IN THIS CATEGORY ARE ESTIMATED - TBD THROUGH DESIGN AND SYSTEMS SELECTION

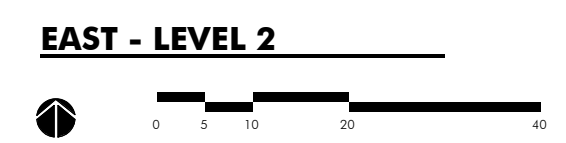
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5.01 Custodial		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Receiving Area	1	200	200	
.02	Custodial Office / Work Area	1	250	250	computer workstation within work area
.03	Break Room	1	200	200	
.04	Service Closets	5	100	500	wet closets (chemical dispensers for pre-mix solutions)
.05	Equipment / Flammable Storage	1	500	500	small space for leaf blower, snow removal, etc. access to outside + inside
.06	Recycling Center	1	50	50	closet with various receptacles
.07	General Storage	1	200	200	
.08				-	
.09				-	
.10				-	
				1,900	
5.02 Mechanical/Electrical (TBD)		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Electrical Closets			-	
.02	Server / Data Distribution / Telecom			-	
.03	Mechanical Rooms			-	
.04	Dimmer Room			-	tied to auditorium?
.05	Elevator & Machine Room			-	
.06	Mechanical / Utility Yard			-	
.07				-	
.08				-	
.09				-	
.10				-	
				0	
Totals for BUILDING / FACILITY (TBD)				Total Net S.F.	NOTES
TOTALS				1,900	



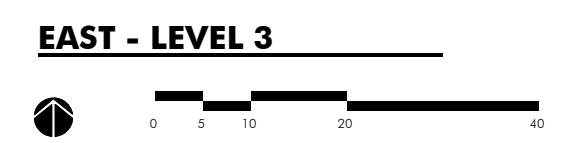
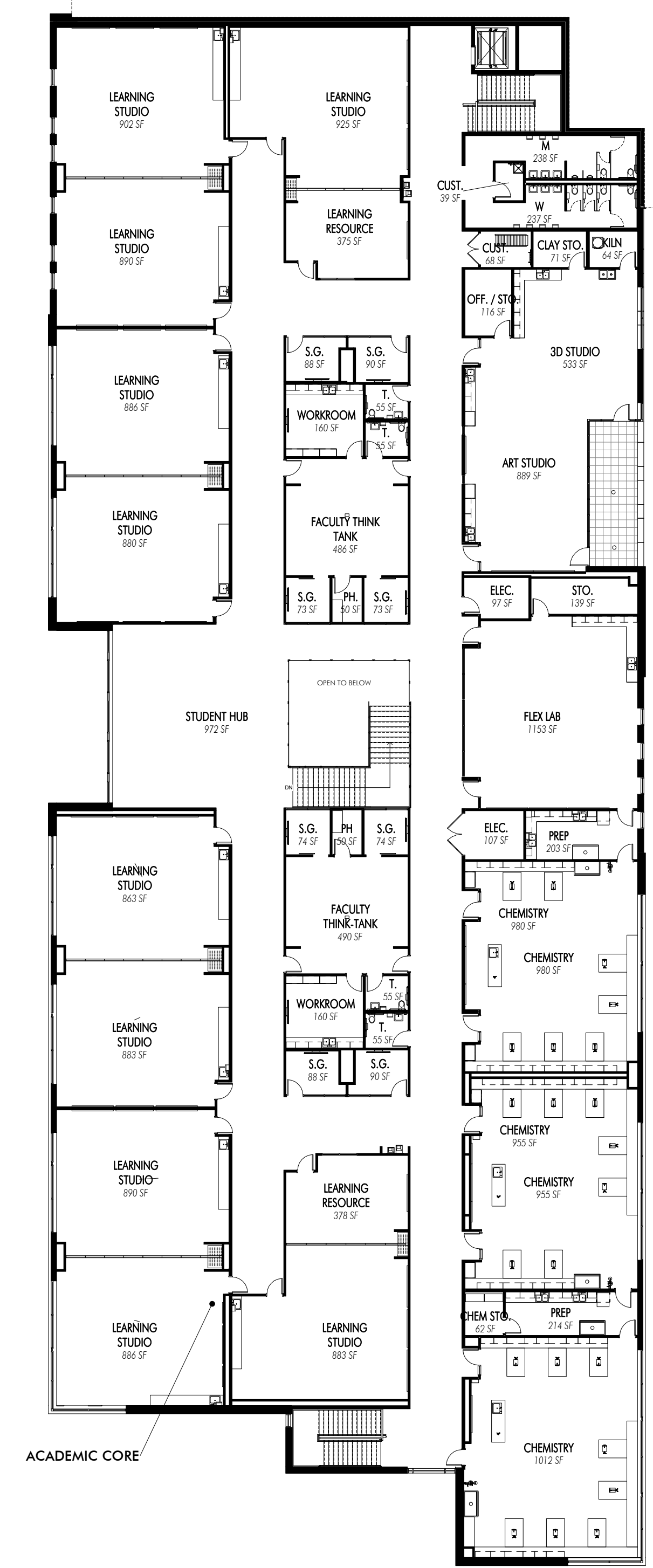
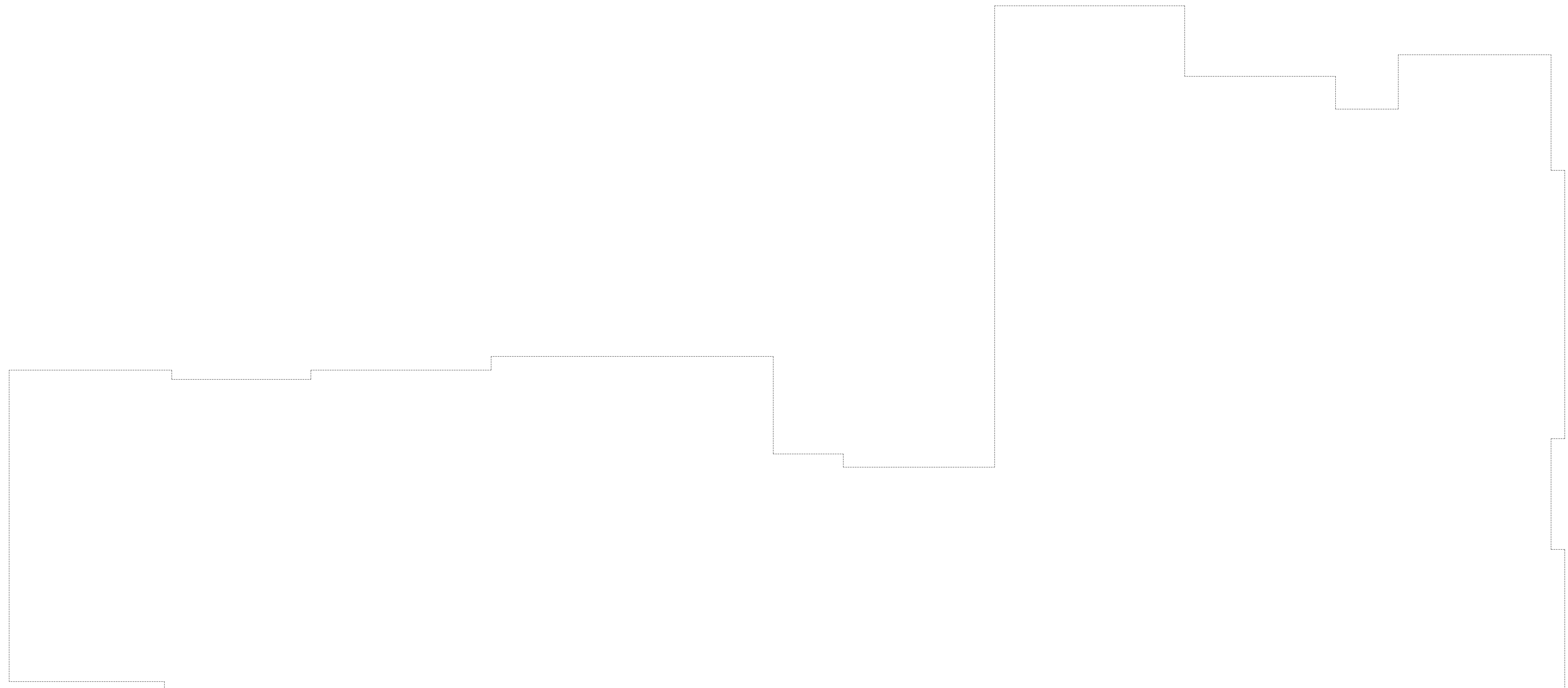
LEVEL 1

EAST HIGH SCHOOL



LEVEL 2

EAST HIGH SCHOOL



LEVEL 3

EAST HIGH SCHOOL

Paragon Learning Center

Grades 9-12 Alternative High School

BUILDING CAPACITY		
	Building Capacity Restricted	541
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	269
	Actual Available Capacity	272
	Benchmark Utilization Factor (BUF)	50%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	362
	Projected Available Capacity	179
	Projected Utilization Factor	67%
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	298
	Projected Available Capacity	243
	Projected Utilization Factor	55%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	42%
	Priority 1 Costs - 2023	\$2,053,297
	Priority 2 Costs - 2023	\$419,149
	Priority 3 Costs - 2023	\$8,635,128
	Recommended Priority 1 Spending - 2023 to 2028	\$2,053,297
	Recommended Priority 2 Spending - 2023 to 2028	\$419,149
	Recommended Priority 3 Spending - 2023 to 2028	\$8,635,128
	Recommended Total Spending - 2023 to 2028	\$11,107,574
	Alternative Recommendation	
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.72
	Annual Operations and Maintenance Costs Per Student	\$917.25
	Total 2018 Operations and Maintenance Costs	\$75,768.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	46,290
	Year Built	1956
SITE SIZE		
	2018/19 Site Size (acres)	10.50

As an alternative high school program for at-risk students, Paragon Learning Center serves grade 9-12 throughout the district. PLC has a capacity for 541 grade 9-12 students. Its enrollment is trending up from 50% in 2020/2021 to 55% in 2026/2027. PLC is a much needed and necessary program within the district. PLC should remain separated from the other district high schools to allow it to remain a separate location choice for students. Given the importance of the program, investment in building upkeep with FCI recommended spending is encouraged. PLC could accommodate a Pre-K center with capacity for 113 Pre-K students in 2023/2024.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: PARAGON LEARNING CENTER

Physical Address: 3000 Lakeview Ave, Pueblo, CO 81005

Grades Served: 9-12

Year Built: 1956

Portables on Site / Use

Special Considerations: Formerly Hellbeck Elementary School, now operated as an alternative high school

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 86 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 541 students

BLDG CAPACITY per 2017 Util. Report: 551 students

2018 ACTUAL Utilization Factor: 16%

In 2018, there was space AVAILABLE for: 455 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area: 46,290 SF

2018-19 Site Size (Acres): 10.5

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 86

In 2018, this school was UNDER ENROLLED by: 455

% of 2018-19 Enrollment: 16%

TEACHING SPACES & CAPACITY CALCULATIONS

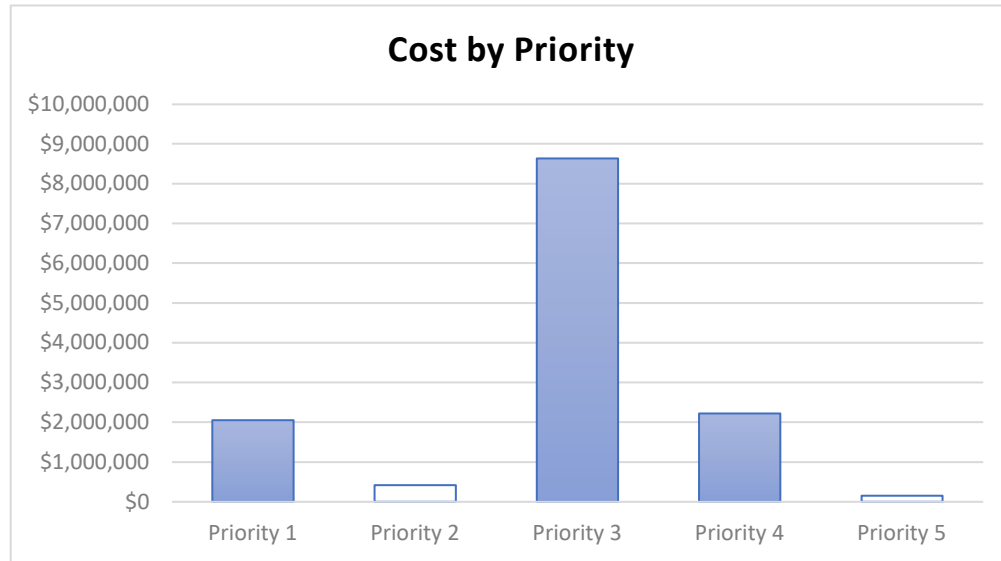
	Existing Building / Use					Methodology			Notes	
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		Reference NSF
CORE LEARNING:										
General Classrooms	20	852	28.45	30.00	569	600	28	30	840	
Science Classrooms	-	-	-	-	-	0	44	28	1232	
Special Ed / Self-Contained	1	841	10.00	10.00	10	10	80	10	800	
CTE (heavy)	-	-	-	-	-	0	60	24	1440	60-125 Net Area/Student
CTE (light)	-	-	-	-	-	0	50	24	1200	
Computer Lab	1	644	20.00	20.00	20	20	32	28	896	
Art Classrooms	-	-	-	-	-	0	45	28	1260	
Music Classrooms (instrument)	1	927	23.00	23.00	23	23	40	50	2000	
Music Classrooms (vocal)	-	-	-	-	-	0	35	50	1750	
Gymnasium	1	3,054	15.00	15.00	15	15	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE	-	-	-	-	-	0	55		0	No Max. # of Students
Health / PE Classroom	-	-	-	-	-	0	30	30	900	
Broadcast / Recording Studio	-	-	-	-	-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	1	2,506								
Special Ed. Resource	1	205								
Dinning/Commons	1	2,776								
Modular/Temp. Classrooms	-	-								
Admin. & Bldg Support Spaces	3	163								
Auditorium	-	-								
# of capacity spaces	24		637		668					

South - Paragon LC

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$10,348,271) with escalation	Metric	Square Foot Cost of \$350 @ 46,290sf
\$25,816,866	Cost	\$16,201,500
30%	FCI	48%














<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Resurface Site Areas & Walkways			\$126,265		
G2040	Site Improvements			\$120,695		
G2050	Replace Site Landscaping			\$425,216		
G3010	Replace Site Water Supply System		\$70,561			
G3020	Replace Site Sanitary Sewer			\$193,113		
G3030	Replace Site Storm Water Sewer System			\$94,700		
G3060	Replace Site Natural Gas Supply System			\$55,706		
G4020	Replace Site Lighting	\$211,682				
B2030	Replace Exterior Doors			\$111,410		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings			\$1,632,778		
C1010	Partitions				\$705,801	
C1020	Replace Interior Doors	\$359,215				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$380,654		
C2010	Repairs to Stairs & Handrails			\$3,365		
C3020	Replace Interior Floor Finishes			\$1,706,438		
C3030	Replace Ceiling Finishes			\$1,257,082		
D2010	Replace Interior Plumbing Fixtures			\$1,002,375		
D2020	Replace Domestic Water Distribution System		\$100,268			
D2030	Replace Sanitary Waste System			\$259,958		
D2040	Replace Rain Water Drainage System				\$51,992	
D3030	Cooling Generating Systems	\$712,306				
D3050	Terminal & Package Units				\$1,446,975	
D4010	Install Fire Sprinkler System			\$521,774		
D4030	Fire Protection Specialties				\$14,853	

D5010	Replace Electrical Distribution System	\$521,774				
E2010	Replace Fixed Furnishings			\$246,961		
F1040	Engineering Study for Code Compliance					\$154,593
	Hazardous Material Removal (Pre-1980 Area)40,542sf	\$248,319	\$248,319	\$496,639		
Totals		\$2,053,297	\$419,149	\$8,635,128	\$2,219,621	\$154,593



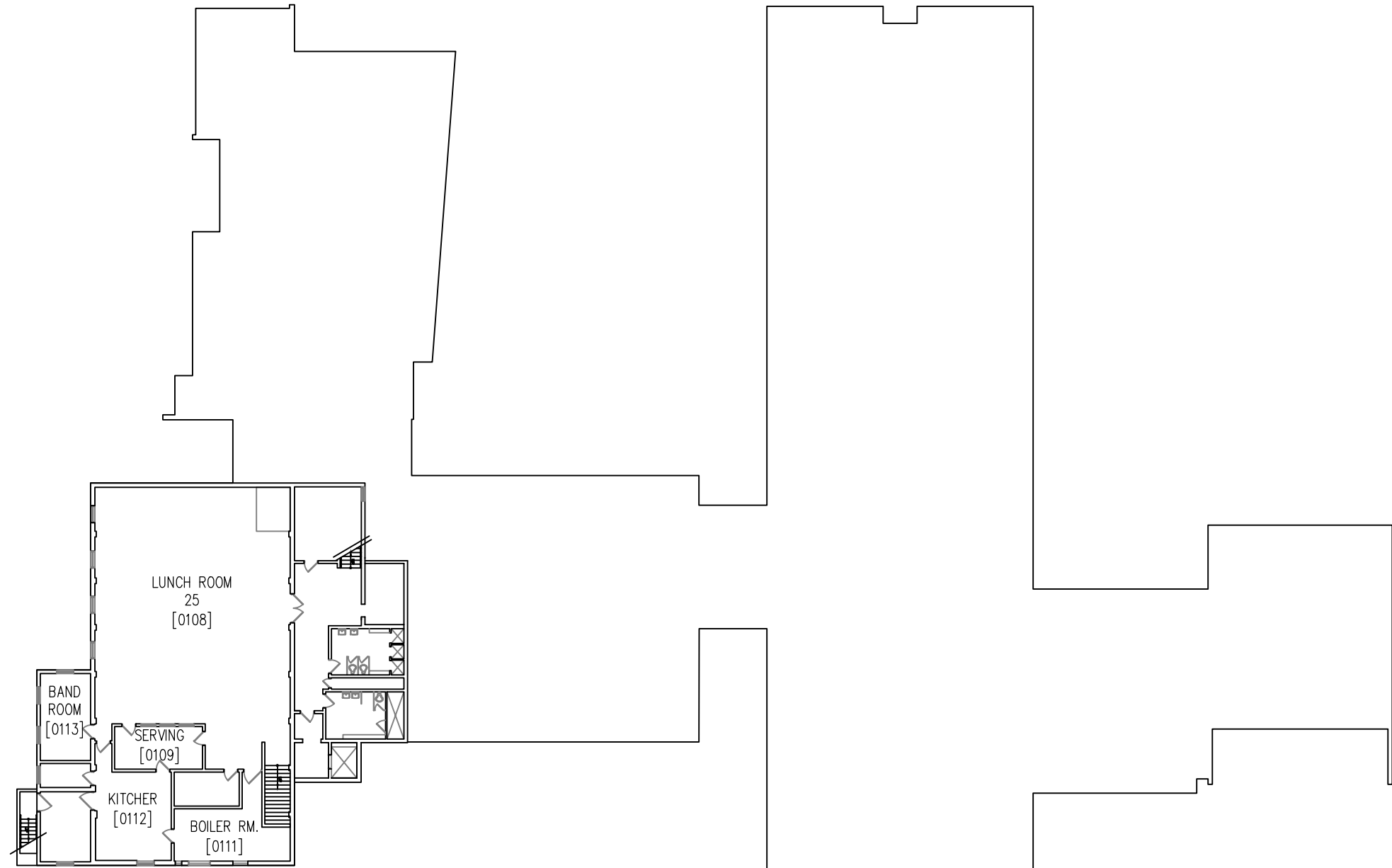
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  GENERAL CLASSROOM
-  SCIENCE:
-  SPECIAL ED.
-  CTE (HEAVY):
-  CTE (LIGHT):
-  COMPUTER LAB
-  ART:
-  MUSIC (INSTRUMENTAL)
-  MUSIC (VOCAL):
-  GYMNASIUM
-  FITNESS/WEIGHTS/OTHER PE:
-  HEALTH/PE CLASSROOM
-  BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM:



PARAGON (HELLBECK) LEARNING CENTER
BASEMENT PLAN
NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.
- CTE (HEAVY):
- CTE (LIGHT):
- COMPUTER LAB
- ART:
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL):
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM:



PARAGON (HELLBECK) LEARNING CENTER
FIRST FLOOR PLAN
 NO SCALE

South High School

Grades 9-12 Comprehensive High School

BUILDING CAPACITY		
	Building Capacity Restricted	1,754
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	961
	Actual Available Capacity	793
	Benchmark Utilization Factor (BUF)	55%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	941
	Projected Available Capacity	813
	Projected Utilization Factor	54%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	775
	Projected Available Capacity	979
	Projected Utilization Factor	44%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$8,222,227
	2023 FCI Scoring (% of 100, higher is worse)	37%
	Priority 1 Costs - 2023	\$8,863,078
	Priority 2 Costs - 2023	\$12,921,074
	Priority 3 Costs - 2023	\$48,367,160
	Recommended Priority 1 Spending - 2023 to 2028	\$8,863,078
	Recommended Priority 2 Spending - 2023 to 2028	\$12,921,074
	Recommended Priority 3 Spending - 2023 to 2028	\$48,367,160
	Recommended Total Spending - 2023 to 2028	\$70,151,311
	Alternative Recommendation	see notes below
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.55
	Annual Operations and Maintenance Costs Per Student	\$368.04
	Total 2018 Operations and Maintenance Costs	\$328,389.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	251,619
	Year Built	1959
SITE SIZE		
	2018/19 Site Size (acres)	39.22

South High School serves the southern quadrant of the district. South High School has a capacity for 1,754 grade 9-12 students. Its enrollment is trending downwards from 55% in 2020/2021 to 44% in 2026/2027. Student capacity among the four district high schools is much higher than projected enrollments. There is an option in future years to consolidate high schools from 4 to 3, however this is a highly political issue. South has significant FCI costs associated with its maintenance and repair and will require significant renovations in an upcoming bond, replacement with a new building, or consolidation into other high schools.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: SOUTH HIGH SCHOOL

Physical Address: 1801 Hollywood Dr, Pueblo, CO 81005

Grades Served: 9-12

Year Built: 1959

Portables on Site / Use: Yes, 1 used as ROTC Classroom and Office

Special Considerations:

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 1,060 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 1754 students

BLDG CAPACITY per 2017 Util. Report: 1218 students

2018 ACTUAL Utilization Factor: 60%

In 2018, there was space AVAILABLE for: 694 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area: 251,619 SF

2018-19 Site Size (Acres): 39.22

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 1,060

In 2018, this school was UNDER ENROLLED by: 694

% of 2018-19 Enrollment: 60%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Reference NSF	Notes
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		
CORE LEARNING:										
General Classrooms	48	912	28.06	32.04	1,347	1538	28	30	840	
Science Classrooms	8	1,278	27.63	28.75	221	230	44	28	1232	
Special Ed / Self-Contained	6	841	8.67	10.17	52	61	80	10	800	
CTE (heavy)	3	2,841	24.00	47.00	72	141	60	24	1440	60-125 Net Area/Student
CTE (light)	3	877	14.00	17.00	42	51	50	24	1200	
Computer Lab	1	174	5.00	5.00	5	5	32	28	896	
Art Classrooms	1	2,089	28.00	46.00	28	46	45	28	1260	
Music Classrooms (instrument)	1	1,754	43.00	43.00	43	43	40	50	2000	
Music Classrooms (vocal)	1	1,132	32.00	32.00	32	32	35	50	1750	
Gymnasium	2	5,941	29.00	29.00	58	58	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE	6	1,269	22.67	22.67	136	136	55		0	No Max. # of Students
Health / PE Classroom	1	837	27.00	27.00	27	27	30	30	900	
Broadcast / Recording Studio		-			-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	1	8,086								
Special Ed. Resource		-								
Dinning/Commons	2	4,226								
Modular/Temp. Classrooms	2	685								
Admin. & Bldg Support Spaces	30	144								
Auditorium	1	7,183								
# of capacity spaces	81				2,063	2368				

South - South HS

2023 Total FCI

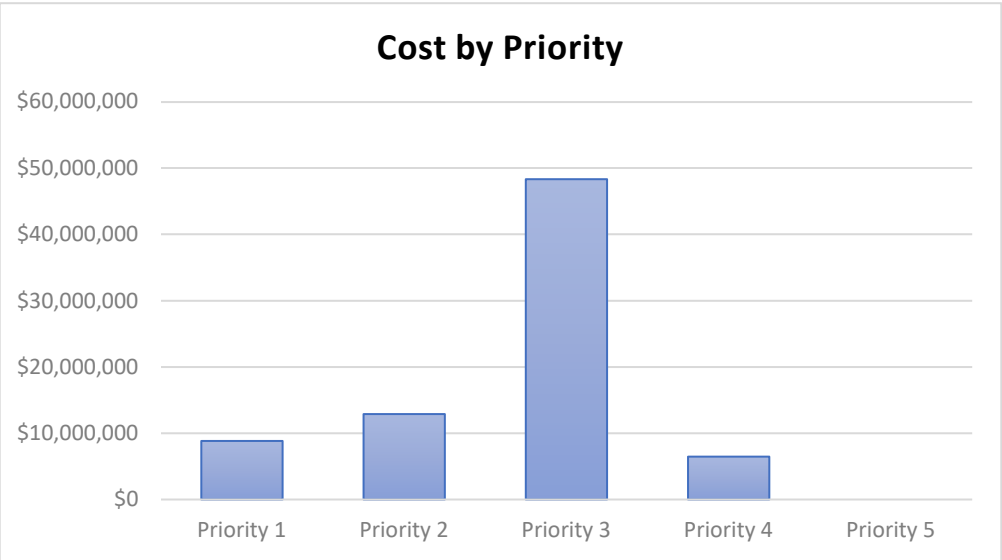
2010 Replacement Value (\$69,021,834) with escalation
 \$172,195,671
 27%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 251,619sf
 \$88,066,650
 52%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2020	Replace Parking Lots			\$2,505,216		
G2030	Replace Site Areas & Walkways			\$678,705		
G2040	Site Development				\$656,061	
G2050	Replace Site Landscaping			\$2,285,637		
G3010	Replace Site Water Supply System	\$0				
G3020	Replace Site Sanitary Sewer		\$1,038,018			
G3030	Replace Site Storm Water Sewer System			\$509,028		
G3060	Replace Site Natural Gas Supply System			\$299,427		
G4020	Replace Site Lighting			\$1,150,633		
G4030	Replace Site Communications & Security			\$548,952		
B2020	Replace Exterior Windows (Main)	\$8,863,078				
B2020	Replace Exterior Windows (1984 Add)				\$300,639	
B2030	Replace Exterior Doors (Main & Gym Add)			\$736,809		
B2031	Replace Exterior Doors (1984 Add)			\$24,714		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings (Main & Gym Add)		\$11,883,056			
B3020	Roof Openings (1984 Add)				\$16,590	
C1010	Partitions (Main)				\$5,058,853	
C1020	Replace Interior Doors (Main)	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings (Main & 1984 Add)			\$2,652,112		
C2010	Repairs to Stairs & Handrails			\$7,131		
C3010	Replace Interior Wall Finishes (Gym Add)				\$52,453	
C3020	Replace Interior Floor Finishes (Main, Gym, & 1984 Add)			\$10,984,701		
C3030	Replace Ceiling Finishes (Main, Gym, & 1984 Add)			\$8,846,187		

D2010	Plumbing Fixtures (Main)			\$7,203,899		
D2010	Plumbing Fixtures (1984 Add)				\$191,716	
D2020	Domestic Water Distribution System (Main)	\$0				
D2020	Domestic Water Distribution System (1984 Add)				\$23,361	
D2030	Replace Sanitary Waste System (Main)			\$1,848,690		
D2030	Replace Sanitary Waste System (1984 Add)				\$58,908	
D2040	Replace Rain Water Drainage System (Main)			\$379,276		
D2040	Replace Rain Water Drainage System (1984 Add)				\$12,864	
D2090	Other Plumbing Systems				\$112,005	
D3020	Heat Generating Systems (Gym Add)				\$0	
D3030	Cooling Generating Systems (Main)				\$0	
D3030	Cooling Generating Systems (Gym & 1984 Add)				\$0	
D3040	Replace HVAC Distribution System (Main & Gym Add)	\$0				
D3040	Replace HVAC Distribution System (1984 Add)				\$0	
D3050	Terminal & Package Units (Main)				\$0	
D3050	Terminal & Package Units (2002 Add)				\$0	
D3060	Controls & Instrumentation (Gym Add)				\$0	
D3070	Systems Testing & Balance (Gym Add)				\$0	
D3090	Other HVAC Systems/Equip (Main)				\$0	
D4010	Install Fire Sprinkler System (All)					
D4030	Fire Protection Specialties (Gym & 2002 Add)				\$4,210	
D5010	Replace Electrical Distribution System (Main & Gym Add)	\$0				
D5010	Replace Electrical Distribution System (1984 Add)	\$0				
D5030	Replace Fire Detection Systems		\$181,204			
D5030	Replace Communications & Security (Gym Add)			\$48,970		
E1020	Replace Institutional Equipment (Main)			\$139,735		
E2010	Replace Fixed Furnishings (Main)			\$1,656,836		
F1040	Engineering Study for Code Compliance			\$91,168		
	Hazardous Material Removal (Pre-1980 Area) 235,483sf	\$0	\$0	\$5,769,333		
	Repair Swimming Pool			\$0		
	Totals	\$8,863,078	\$12,921,074	\$48,367,160	\$6,487,660	\$0



LEGEND:

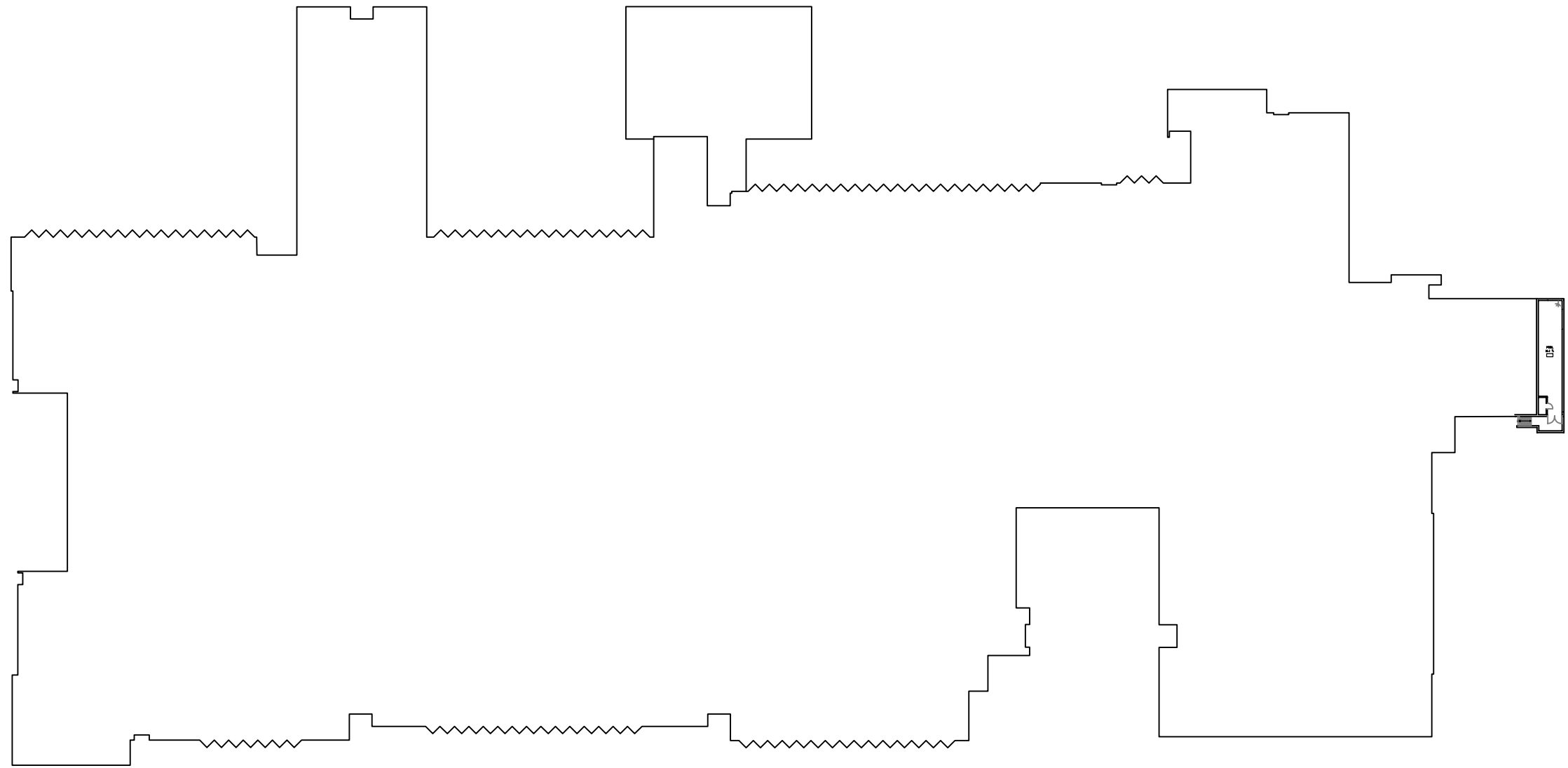
COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT)
- COMPUTER LAB
- ART

- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM:
- FITNESS/WEIGHTS/OTHER PE
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



SOUTH HIGH SCHOOL
BASEMENT PLAN
NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- | | | | |
|---|-------------------|---|----------------------------|
|  | GENERAL CLASSROOM |  | MUSIC (INSTRUMENTAL) |
|  | SCIENCE |  | MUSIC (VOCAL) |
|  | SPECIAL ED. |  | GYMNASIUM: |
|  | CTE (HEAVY) |  | FITNESS/WEIGHTS/OTHER PE |
|  | CTE (LIGHT) |  | HEALTH/PE CLASSROOM |
|  | COMPUTER LAB |  | BROADCAST/RECORDING STUDIO |
|  | ART | | |

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)









SOUTH HIGH SCHOOL
 FIRST FLOOR PLAN
 NO SCALE



LEGEND:

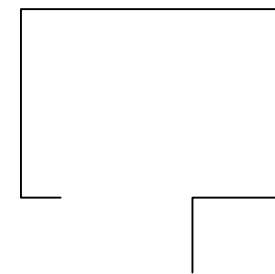
COLOR, COUNT and AREA (TOTAL SF)

-  GENERAL CLASSROOM
-  SCIENCE
-  SPECIAL ED.
-  CTE (HEAVY)
-  CTE (LIGHT)
-  COMPUTER LAB
-  ART

-  MUSIC (INSTRUMENTAL)
-  MUSIC (VOCAL)
-  GYMNASIUM:
-  FITNESS/WEIGHTS/OTHER PE
-  HEALTH/PE CLASSROOM
-  BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



PUEBLO SCHOOL DISTRICT 60

Master Plan Update
District Middle Schools



All District Middle Schools

		Heaton M.S.	Risley I.A.O.I.	Roncalli STEM Academy	Pueblo Academy of Arts	TOTALS
BUILDING CAPACITY						
	Building Capacity Restricted	795	633	695	935	3,058
2020/2021	ENROLLMENT AND UTILIZATION					
	Actual Enrollment	761	453	504	626	2,344
	Actual Available Capacity	34	180	191	309	714
	Benchmark Utilization Factor (BUF)	96%	72%	73%	67%	
2023/2024	ENROLLMENT AND UTILIZATION					
	Projected Enrollment	576	307	358	454	1,695
	Projected Available Capacity	219	326	337	481	1,363
	Projected Utilization Factor	72%	48%	52%	49%	55%
2026/2027	ENROLLMENT AND UTILIZATION					
	Projected Enrollment	453	242	282	500	1,477
	Projected Available Capacity	342	391	413	435	1,581
	Projected Utilization Factor	57%	38%	41%	53%	
BUILDING FCI SCORE						
	2019 Bond Dollars Spent on School	\$312,377	\$0	\$0	\$9,827,210	\$10,139,587
	2023 FCI Scoring (% of 100, higher is worse)	49%	35%	62%	34%	
	Priority 1 Costs - 2023	\$0	\$5,644,534	\$10,062,172	\$0	\$15,706,706
	Priority 2 Costs - 2023	\$11,723,411	\$948,625	\$4,186,684	\$742,543	\$17,601,263
	Priority 3 Costs - 2023	\$14,734,956	\$11,568,173	\$17,812,071	\$20,564,185	\$64,679,385
	Recommended Priority 1 Spending - 2023 to 2028	\$0	\$5,644,534	\$10,062,172	\$0	\$15,706,706
	Recommended Priority 2 Spending - 2023 to 2028	\$11,723,411	\$948,625	\$4,186,684	\$742,543	\$17,601,263
	Recommended Priority 3 Spending - 2023 to 2028	\$14,734,956	\$11,568,173	\$17,812,071	\$20,564,185	\$64,679,385
	Recommended Total Spending - 2023 to 2028	\$26,458,367	\$18,161,332	\$32,060,928	\$21,306,728	\$97,987,355
	Alternative Recommendation	None	None	None	None	
OPERATIONS & MAINTENANCE						
	Annual Operations and Maintenance Costs Per SF	\$2.04	\$1.97	\$0.00	\$0.00	
	Annual Operations and Maintenance Costs Per Student	\$330.71	\$549.94	\$0.00	\$0.00	
	Total 2018 Operations and Maintenance Costs	\$143,734.00	\$160,949.00	\$154,587.00	\$196,267.00	
	Projected Operations and Maintenance Cost Savings	\$0.00	\$0.00	\$0.00	\$0.00	
BUILDING SIZE AND AGE						
	2023 Gross Building Area SF	97,986	93,685	98,449	112,861	
	Year Built	1961	1992	1965	1961	
SITE SIZE						
	2018/19 Site Size (acres)	19.48	9.75	26.29	20.00	

Heaton Middle School

Grades 6-8 School

BUILDING CAPACITY		
	Building Capacity Restricted	795
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	761
	Actual Available Capacity	34
	Benchmark Utilization Factor (BUF)	96%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	576
	Projected Available Capacity	219
	Projected Utilization Factor	72%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	453
	Projected Available Capacity	342
	Projected Utilization Factor	57%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$312,377
	2023 FCI Scoring (% of 100, higher is worse)	49%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$11,723,411
	Priority 3 Costs - 2023	\$14,734,956
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$11,723,411
	Recommended Priority 3 Spending - 2023 to 2028	\$14,734,956
	Recommended Total Spending - 2023 to 2028	\$26,458,367
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.04
	Annual Operations and Maintenance Costs Per Student	\$330.71
	Total 2018 Operations and Maintenance Costs	\$143,734.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	97,986
	Year Built	1961
SITE SIZE		
	2018/19 Site Size (acres)	19.48

Heaton Middle School has a capacity for 795 6-8 grade students. Its enrollment is trending downwards from 96% in 2020/2021 to an estimated 57% in 2026/2027. Given the schools current high utilization factor, investment in building upkeep is recommended, however the cost is high. Steep declining enrollment is projected and should be reviewed yearly. Future options should be considered including consolidating Heaton students into a Heaton program located in the current Central High School.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: HEATON MIDDLE SCHOOL

Physical Address: 6 Adair Rd, Pueblo, CO 81001

Grades Served: 6-8

Year Built: 1961

Portables on Site / Use: YES, 2 used as four Classrooms

Special Considerations: _____

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 674 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 795 students

BLDG CAPACITY per 2017 Util. Report: 644 students

2018 ACTUAL Utilization Factor: 85%

In 2018, there was space AVAILABLE for: 121 students

BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area: 97,986 SF

2018-19 Site Size (Acres): 19.48

2018 ACTUAL Enrollment: 674

In 2018, this school was UNDER ENROLLED by: 121

% of 2018-19 Enrollment: 85%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Reference NSF	Notes
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		
CORE LEARNING:										
General Classrooms	28	688	22.14	22.39	620	627	30	28	840	
Science Classrooms	-	-	0.00	0.00	-	0	40	28	1120	
Special Ed / Self-Contained	1	848	10.00	10.00	10	10	80	10	800	
CTE (heavy)	2	2,171	24.00	36.00	48	72	60	24	1440	60-125 Net Area/Student
CTE (light)	1	1,072	21.00	21.00	21	21	50	24	1200	
Computer Lab	3	689	21.33	21.33	64	64	32	28	896	
Art Classrooms	1	932	20.00	20.00	20	20	45	28	1260	
Music Classrooms (instrument)	1	2,038	50.00	50.00	50	50	40	50	2000	
Music Classrooms (vocal)	2	663	18.50	18.50	37	37	35	50	1750	
Gymnasium	2	4,259	20.50	20.50	41	41	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE	-	-	0.00	0.00	-	0	55		0	No Max. # of Students
Health / PE Classroom	1	742	24.00	24.00	24	24	30	30	900	
Broadcast / Recording Studio	-	-	0.00	0.00	-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	1	2,670								
Special Ed. Resource	-	-								
Dinning/Commons	1	3,280								
Modular/Temp. Classrooms	4	683								
Admin. & Bldg Support Spaces	15	143								
Auditorium	1	4,471								
# of capacity spaces	<u>42</u>				<u>935</u>	966				

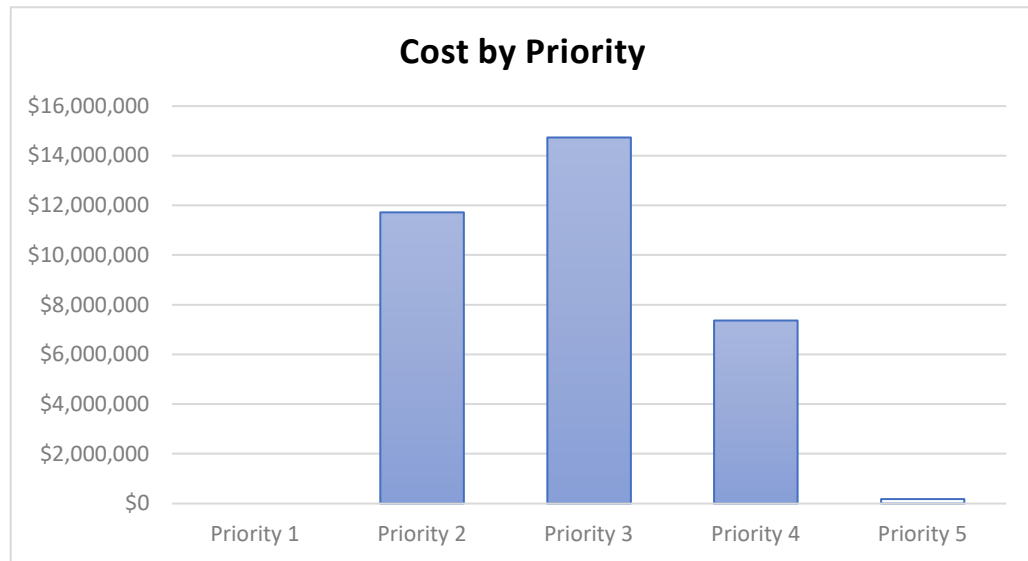
East - Heaton ES

2023 Total FCI

2010 Replacement Value (\$22,636,674) with escalation	Metric	Square Foot Cost of \$350 @ 97,986sf
\$56,473,974	Cost	\$34,295,100
35%	FCI	57%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
A1030	Engineering Study for Foundation Slab	\$0				
G2030	Resurface Site Areas & Walkways			\$267,276		
G2040	Site Improvements			\$255,485		
G2050	Replace Site Landscaping			\$900,094		
G3010	Replace Site Water Supply		\$149,359			
G3020	Replace Site Sanitary Sewer					
G3030	Replace Site Storm Water Sewer System	\$0				
G3060	Replace Site Natural Gas Supply System			\$117,917		
G4020	Replace Site Lighting			\$448,081		
B2020	Replace Exterior Windows				\$3,254,487	
B2030	Replace Exterior Doors				\$271,207	
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings		\$4,610,521			
B3020	Replace Roof Hatch Openings/Covers			\$180,805		
C1010	Partitions				\$1,988,851	
C1020	Replace Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$939,400		
C3010	Wall Finishes				\$1,709,783	
C3020	Replace Interior Floor Finishes			\$3,859,790		
C3030	Replace Ceiling Finishes			\$3,109,058		
D2010	Replace Interior Plumbing Fixtures			\$2,075,326		
D2020	Domestic Water Distribution System	\$0				
D2030	Replace Sanitary Waste System			\$0		
D2040	Replace Rain Water Drainage System			\$129,707		
D3030	Cooling Generating Systems			\$2,008,505		

D3040	Replace HVAC Distribution System	\$0				
D3070	Replace Testing & Balance Systems			\$247,624		
D4010	Install Fire Sprinkler System			\$1,293,149		
D4030	Fire Protection Specialties				\$39,306	
D5020	Replace Lighting & Branch Wiring	\$4,728,438				
D5030	Replace Fire Detection Systems	\$96,881				
E1020	Institutional Equipment			\$34,733		
E1090	Replace Other Equipment			\$393,054		
E2010	Replace Fixed Furnishings			\$613,165		
F1030	Special Construction Systems				\$100,285	
F1040	Engineering Study for Code Compliance				\$182,336	
	Hazardous Material Removal (Pre-1980 Area) 97,986sf	\$0	\$0	\$0		
Totals		\$0	\$11,723,411	\$14,734,956	\$7,363,920	\$182,336



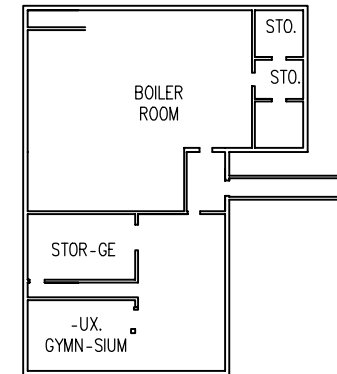
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  GENERAL CLASSROOM
-  SCIENCE:
-  SPECIAL ED.
-  CTE (HEAVY)
-  CTE (LIGHT):
-  COMPUTER LAB
-  ART
-  MUSIC (INSTRUMENTAL)
-  MUSIC (VOCAL)
-  GYMNASIUM
-  FITNESS/WEIGHTS/OTHER PE:
-  HEALTH/PE CLASSROOM
-  BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



**HEATON MIDDLE SCHOOL
MAIN FLOOR PLAN
NO SCALE**



Pueblo Academy of the Arts

Grades 6-8 School

BUILDING CAPACITY		
	Building Capacity Restricted	935
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	626
	Actual Available Capacity	309
	Benchmark Utilization Factor (BUF)	67%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	454
	Projected Available Capacity	481
	Projected Utilization Factor	49%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	500
	Projected Available Capacity	435
	Projected Utilization Factor	53%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$9,827,210
	2023 FCI Scoring (% of 100, higher is worse)	34%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$742,543
	Priority 3 Costs - 2023	\$20,564,185
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$742,543
	Recommended Priority 3 Spending - 2023 to 2028	\$20,564,185
	Recommended Total Spending - 2023 to 2028	\$21,306,728
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$0.00
	Annual Operations and Maintenance Costs Per Student	\$0.00
	Total 2018 Operations and Maintenance Costs	\$196,267.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	112,861
	Year Built	1961
SITE SIZE		
	2018/19 Site Size (acres)	20.00

Pueblo Academy of the Arts has a capacity for 935 6-8 grade students. Its enrollment is projected to decline from 67% in 2020/2021 to an estimated 53% in 2026/2027. The school is in declining enrollment and should be reviewed yearly. Future options could be considered including locating the program within the current Central High School or consolidating with another district Middle School.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: PUEBLO ACADEMY of ARTS

Physical Address: 29 Lehigh Ave, Pueblo, CO 81005

Grades Served: 6-8

Year Built: 1961

Portables on Site / Use

Special Considerations: Formerly Pitts Middle School

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 684 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 935 students

BLDG CAPACITY per 2017 Util. Report: 700 students

2018 ACTUAL Utilization Factor: 73%

In 2018, there was space AVAILABLE for: 251 students

BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area: 112,861 SF

2018-19 Site Size (Acres): 20

2018 ACTUAL Enrollment: 684

In 2018, this school was UNDER ENROLLED by: 251

% of 2018-19 Enrollment: 73%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Reference NSF	Notes
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		
CORE LEARNING:										
General Classrooms	34	758	24.26	24.76	825	842	30	28	840	
Science Classrooms		-	0.00	0.00	-	0	40	28	1120	
Special Ed / Self-Contained	2	1,242	10.00	15.00	20	30	80	10	800	
CTE (heavy)	1	2,358	24.00	39.00	24	39	60	24	1440	60-125 Net Area/Student
CTE (light)	3	926	18.00	18.00	54	54	50	24	1200	
Computer Lab		-	0.00	0.00	-	0	32	28	896	
Art Classrooms	1	1,983	28.00	44.00	28	44	45	28	1260	
Music Classrooms (instrument)	1	2,038	50.00	50.00	50	50	40	50	2000	
Music Classrooms (vocal)	2	849	23.50	23.50	47	47	35	50	1750	
Gymnasium	2	5,299	26.00	26.00	52	52	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE		-	0.00	0.00	-	0	55		0	No Max. # of Students
Health / PE Classroom		-	0.00	0.00	-	0	30	30	900	
Broadcast / Recording Studio		-	0.00	0.00	-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	2	1,600								
Special Ed. Resource		-								
Dinning/Commons	2	2,463								
Modular/Temp. Classrooms		-								
Admin. & Bldg Support Spaces	15	141								
Auditorium	1	4,471								
# of capacity spaces					46	1,100			1158	

South - PPA

2023 Total FCI

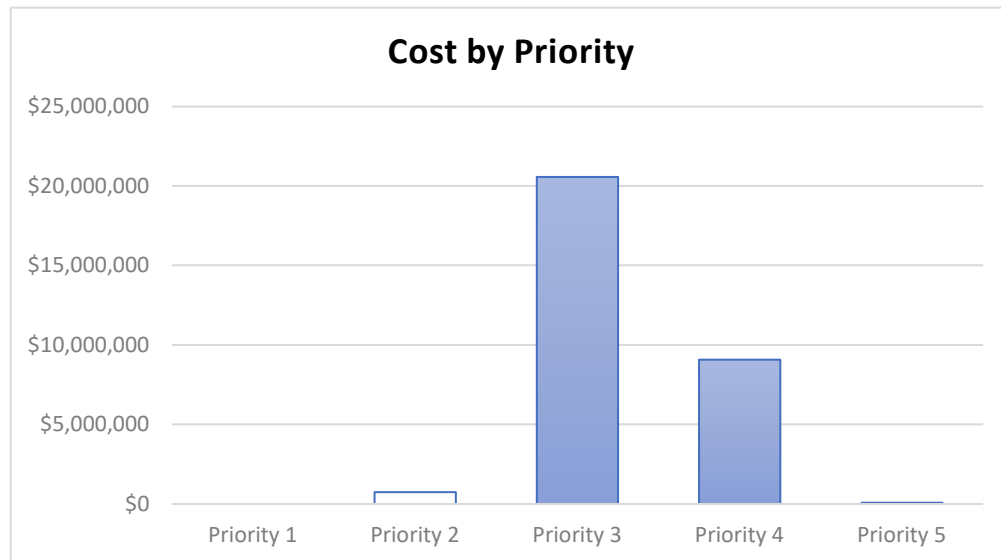
2010 Replacement Value (\$28,886,253) with escalation
 \$72,065,424
 24%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 112,861sf
 \$39,501,350
 44%














<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2020	Resurface Parking Lots			\$1,136,455		
G2030	Resurface Site Areas & Walkways			\$307,885		
G2040	Site Improvements			\$294,301		
G2050	Replace Site Landscaping			\$1,036,845		
G3010	Replace Site Water Supply System			\$172,054		
G3020	Replace Site Sanitary Sewer	\$0				
G3030	Replace Site Storm Water Sewer System	\$0				
G3060	Replace Site Natural Gas Supply System			\$135,831		
G4010	Replace Site Electrical Distribution	\$0				
G4020	Replace Site Lighting			\$516,157		
B2020	Replace Exterior Windows			\$3,748,921		
B2030	Replace Exterior Doors			\$312,411		
B2030	Replace Exterior Doors (1987 Add)				\$22,974	
B2030	Replace Exterior Door Hardware	\$0				
B3010	Partial Roof Covering Replacement				\$4,057,830	
B3020	Replace Roof Hatch Openings/Covers			\$208,274		
B3020	Replace Roof Hatch Openings/Covers (1987 Add)				\$15,315	
C1010	Partitions				\$2,122,308	
C1020	Replace Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Interior Fittings			\$1,082,123		
C3020	Replace Interior Floor Finishes			\$4,773,155		
C3030	Replace Ceiling Finishes			\$4,108,123		
D2010	Replace Interior Plumbing Fixtures				\$2,390,629	
D2020	Replace Domestic Water Distribution System	\$0				
D2030	Replace Sanitary Waste System		\$742,543			
D2040	Replace Rain Water Drainage System				\$149,414	
D3020	Heat Generating Systems (1987 Add)				\$0	

D3030	Replace Cooling Generating Systems				\$0	
D3040	Replace HVAC Distribution Systems	\$0				
D3040	Replace HVAC Distribution Systems (1987 Add)				\$0	
D3050	Terminal & Package Units	\$0				
D3070	Systems Testing & Balance (1987 Gym)				\$322,796	
D3090	Other HVAC Systems/Equip	\$0				
D4010	Install Fire Sprinkler System		\$1,489,456			
D5010	Replace Electrical Distribution System	\$0				
D5010	Electrical Service/Distribution (1987 Add)				\$0	
E1020	Replace Institutional Equipment		\$49,805			
E1090	Other Equipment		\$486,065			
E2010	Replace Fixed Furnishings		\$706,323			
F1040	Engineering Study for Code Compliance				\$91,168	
	Hazardous Material Removal (Pre-1980 Area) 104,561sf	\$0	\$0	\$0		
Totals		\$0	\$742,543	\$20,564,185	\$9,081,265	\$91,168



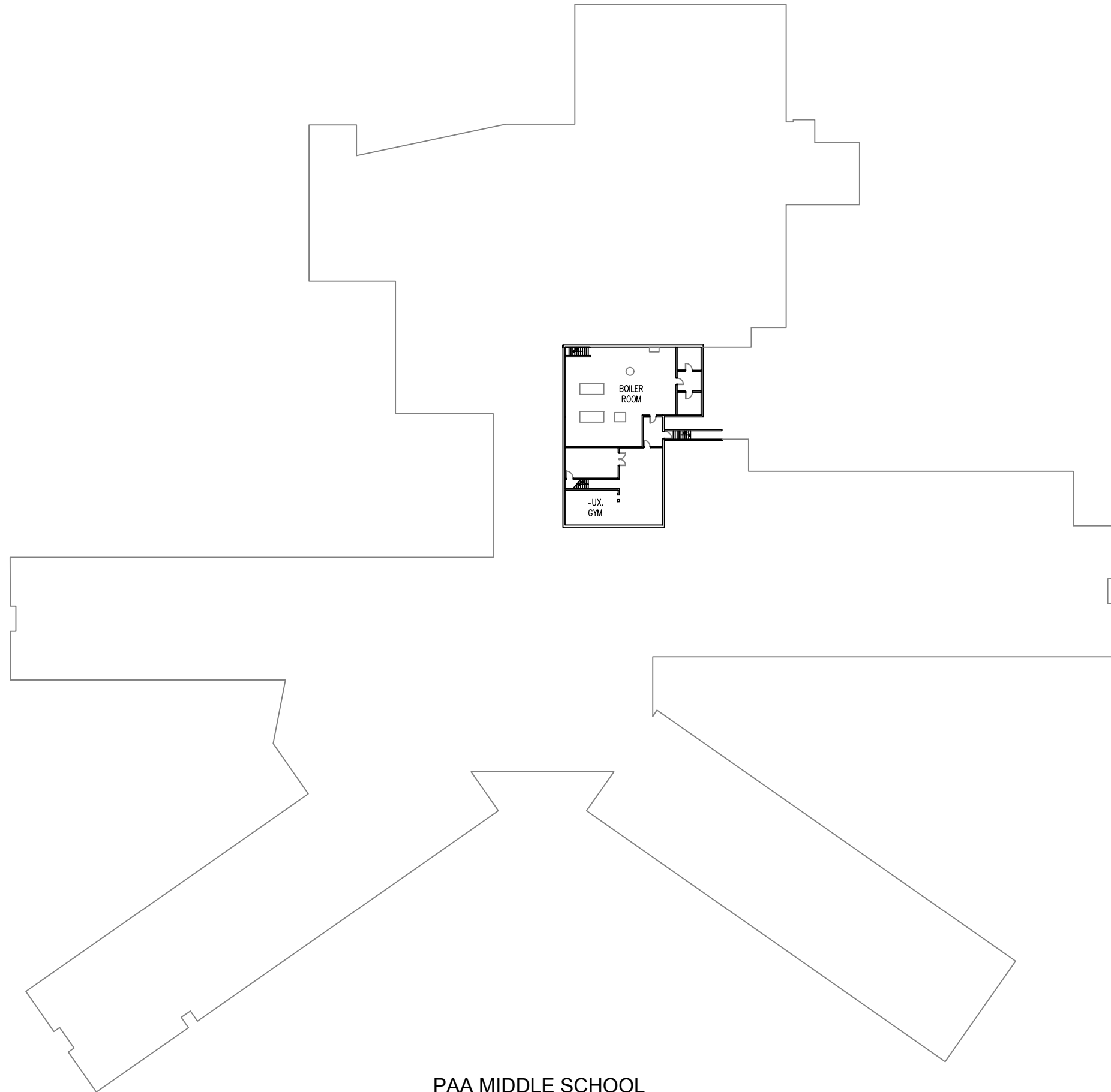
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  GENERAL CLASSROOM
-  SCIENCE:
-  SPECIAL ED.
-  CTE (HEAVY)
-  CTE (LIGHT):
-  COMPUTER LAB:
-  ART
-  MUSIC (INSTRUMENTAL)
-  MUSIC (VOCAL)
-  GYMNASIUM
-  FITNESS/WEIGHTS/OTHER PE:
-  HEALTH/PE CLASSROOM:
-  BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS/AUDITORIUM
- MODULAR/TEMP:
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



PAA MIDDLE SCHOOL
BASEMENT PLAN
NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB:
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL)
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM:
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS/AUDITORIUM
- MODULAR/TEMP:
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE)



Risley Academy of Innovation

Grades 6-8 Middle School

BUILDING CAPACITY		
	Building Capacity Restricted	633
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	453
	Actual Available Capacity	180
	Benchmark Utilization Factor (BUF)	72%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	307
	Projected Available Capacity	326
	Projected Utilization Factor	48%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	242
	Projected Available Capacity	391
	Projected Utilization Factor	38%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	35%
	Priority 1 Costs - 2023	\$5,644,534
	Priority 2 Costs - 2023	\$948,625
	Priority 3 Costs - 2023	\$11,568,173
	Recommended Priority 1 Spending - 2023 to 2028	\$5,644,534
	Recommended Priority 2 Spending - 2023 to 2028	\$948,625
	Recommended Priority 3 Spending - 2023 to 2028	\$11,568,173
	Recommended Total Spending - 2023 to 2028	\$18,161,332
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.97
	Annual Operations and Maintenance Costs Per Student	\$549.94
	Total 2018 Operations and Maintenance Costs	\$160,949.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	93,685
	Year Built	1992
SITE SIZE		
	2018/19 Site Size (acres)	9.75

Risley International Academy of Innovation Middle School has a capacity for 633 6-8 grade students. Its enrollment is trending downwards from 72% in 2020/2021 to an estimated 38% in 2026/2027. Given the schools projected steep decline in enrollment, utilization should be watched closely. Should enrollment indeed drop to the levels projected in 2026/2027, consideration should be given to consolidating the school with Heaton Middle School. The FCI score is in the poor category (35%) and costly improvements will be required to maintain the building for continued use.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: RISLEY MIDDLE SCHOOL

Physical Address: 625 N Monument Ave, Pueblo, CO 81001

Grades Served: 6-8

Year Built: 1992

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 334 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 633 students

BLDG CAPACITY per 2017 Util. Report: 476 students

2018 ACTUAL Utilization Factor: 53%

In 2018, there was space AVAILABLE for: 299 students

BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area: 93,685 SF

2018-19 Site Size (Acres): 9.75

2018 ACTUAL Enrollment: 334

In 2018, this school was UNDER ENROLLED by: 299

% of 2018-19 Enrollment: 53%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Notes	
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		Reference NSF
CORE LEARNING:										
General Classrooms	24	810	23.75	26.54	570	637	30	28	840	
Science Classrooms	-	-	0.00	0.00	-	0	40	28	1120	
Special Ed / Self-Contained	-	-	0.00	0.00	-	0	80	10	800	
CTE (heavy)	3	1,159	19.00	19.00	57	57	60	24	1440	60-125 Net Area/Student
CTE (light)	-	-	0.00	0.00	-	0	50	24	1200	
Computer Lab	2	704	21.50	21.50	43	43	32	28	896	
Art Classrooms	-	-	0.00	0.00	-	0	45	28	1260	
Music Classrooms (instrument)	1	1,114	27.00	27.00	27	27	40	50	2000	
Music Classrooms (vocal)	-	-	0.00	0.00	-	0	35	50	1750	
Gymnasium	1	9,696	48.00	48.00	48	48	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE	-	-	0.00	0.00	-	0	55		0	No Max. # of Students
Health / PE Classroom	-	-	0.00	0.00	-	0	30	30	900	
Broadcast / Recording Studio	-	-	0.00	0.00	-	0	62	25	1550	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Library	1	4,160								
Special Ed. Resource	-	-								
Dinning/Commons	1	8,146								
Modular/Temp. Classrooms	-	-								
Admin. & Bldg Support Spaces	16	202								
Auditorium	-	-								
# of capacity spaces	31				745	812				

East - Risley IAI

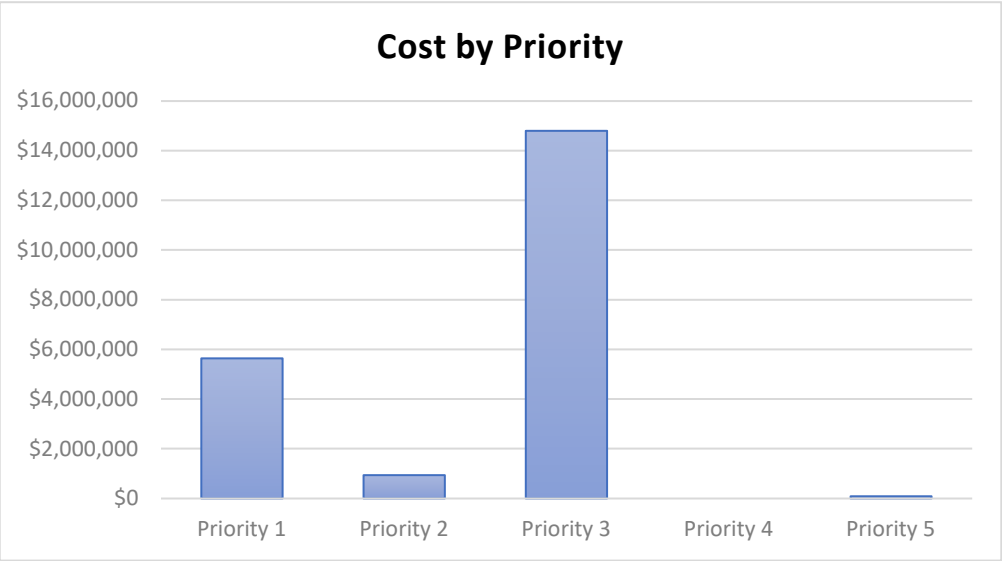
2023 Total FCI

2010 Replacement Value (\$19,440,192) with escalation
 \$48,499,391
 25%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 93,685sf
 \$32,789,750
 37%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2040	Site Improvements			\$10,592		
G2050	Replace Site Landscaping			\$860,585		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings	\$4,408,147				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Interior Fittings			\$898,166		
C2010	Repairs to Stairs & Handrails			\$29,539		
C3020	Replace Interior Floor Finishes			\$3,690,369		
C3030	Replace Ceiling Finishes			\$2,972,588		
D2010	Replace Interior Plumbing Fixtures	\$1,236,387				
D2020	Replace Water Distribution System		\$851,744			
D2030	Replace Sanitary Waste System			\$742,543		
D3050	Replace HVAC RTU Equipment			\$3,228,750		
D4010	Install Fire Sprinkler System			\$1,236,386		
D4020	Replace Standpipes			\$124,014		
D5030	Replace Fire Detection Systems		\$96,881			
E1020	Replace Institutional Equipment			\$41,338		
E1090	Replace Other Equipment			\$375,804		
E2010	Replace Fixed Furnishings			\$586,250		
F1040	Engineering Study for Code Compliance Hazardous Material Removal (Pre-1980 Area) 40sf					\$91,168
	Totals	\$5,644,534	\$948,625	\$14,796,923	\$0	\$91,168



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL):
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM:
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS/AUDITORIUM:
- MODULAR/TEMP:
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE): MULTI-USE, INCL. IN DINING CALC.



RISLEY MIDDLE SCHOOL
FIRST FLOOR PLAN
 NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB
- ART
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL):
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM:
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE
- DINING/COMMONS/AUDITORIUM:
- MODULAR/TEMP:
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM (NOT INCL. STAGE): MULTI-USE, INCL. IN DINING CALC.



**RISLEY MIDDLE SCHOOL
SECOND FLOOR PLAN**
NO SCALE



Roncalli STEM Academy

Grades 6-8 School

BUILDING CAPACITY		
	Building Capacity Restricted	695
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	504
	Actual Available Capacity	191
	Benchmark Utilization Factor (BUF)	73%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	358
	Projected Available Capacity	337
	Projected Utilization Factor	52%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	282
	Projected Available Capacity	413
	Projected Utilization Factor	41%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	62%
	Priority 1 Costs - 2023	\$10,062,172
	Priority 2 Costs - 2023	\$4,186,684
	Priority 3 Costs - 2023	\$17,812,071
	Recommended Priority 1 Spending - 2023 to 2028	\$10,062,172
	Recommended Priority 2 Spending - 2023 to 2028	\$4,186,684
	Recommended Priority 3 Spending - 2023 to 2028	\$17,812,071
	Recommended Total Spending - 2023 to 2028	\$32,060,928
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$0.00
	Annual Operations and Maintenance Costs Per Student	\$0.00
	Total 2018 Operations and Maintenance Costs	\$154,587.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	98,449
	Year Built	1965
SITE SIZE		
	2018/19 Site Size (acres)	26.29

Roncalli STEM Academy 6-8 School has a capacity for 695 grade 6-8 students. Its enrollment is trending downwards from 73% in 2020/2021 to an estimated 41% in 2026/2027. Given the schools projected steep decline in enrollment, utilization should be watched closely. The FCI score is in the very poor category (62%) and costly improvements will be required to maintain the building for continued use. With the projected steep drop in enrollment to the levels projected in 2026/2027, the very poor FCI score, and the high total spending for building upkeep, consideration should be given to consolidating the school with Heaton Middle School or relocating the program within another existing

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: RONCOLLI STEM ACADEMY

Physical Address: 4202 CO-78, Pueblo, CO 81005

Grades Served: 6-8

Year Built: 1965

Portables on Site / Use: YES, 1

Special Considerations:

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 415 students

BENCHMARK Utilization Factor (BUF): 85%

BLDG CAPACITY (Restricted * BUF): 695 students

BLDG CAPACITY per 2017 Util. Report: 448 students

2018 ACTUAL Utilization Factor: 60%

In 2018, there was space AVAILABLE for: 280 students

BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area: 98,449 SF

2018-19 Site Size (Acres): 26.29

2018 ACTUAL Enrollment: 415

In 2018, this school was UNDER ENROLLED by: 280

% of 2018-19 Enrollment: 60%

TEACHING SPACES & CAPACITY CALCULATIONS

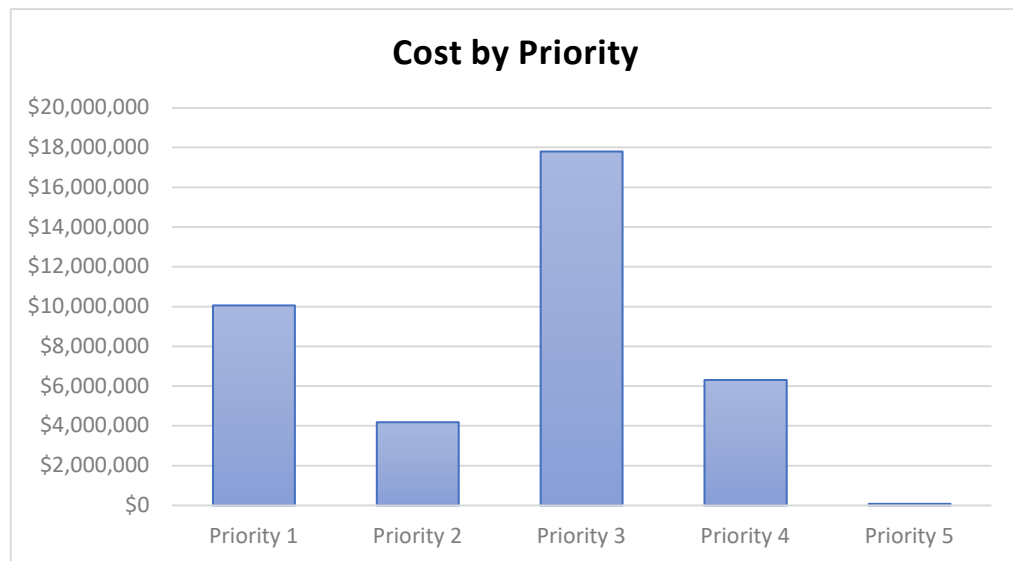
	Existing Building / Use					Methodology			Notes	
	# Rooms	Avg. Size of Room(s) (SF)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		Reference NSF
CORE LEARNING:										
General Classrooms	22	806	23.14	26.41	509	581	30	28	840	
Science Classrooms		-	0.00	0.00	-	0	40	28	1120	
Special Ed / Self-Contained	3	900	8.33	11.00	25	33	80	10	800	
CTE (heavy)	3	1,342	21.67	21.67	65	65	60	24	1440	60-125 Net Area/Student
CTE (light)		-	0.00	0.00	-	0	50	24	1200	
Computer Lab	2	774	23.50	23.50	47	47	32	28	896	
Art Classrooms		-	0.00	0.00	-	0	45	28	1260	
Music Classrooms (instrument)	2	2,006	39.00	49.50	78	99	40	50	2000	
Music Classrooms (vocal)	1	566	16.00	16.00	16	16	35	50	1750	
Gymnasium	2	7,808	38.50	38.50	77	77	200	50	10000	25 Max Stud/half court
Fitness / Weight Room / Other PE		-	0.00	0.00	-	0	55		0	No Max. # of Students
Health / PE Classroom		-	0.00	0.00	-	0	30	30	900	
Broadcast / Recording Studio		-	0.00	0.00	-	0	62	25	1550	
ACTIVITY SPACES:										
NON CAPACITY CARRYING SPACES										
Library	1	3,461								
Special Ed. Resource		-								
Dinning/Commons	1	4,829								
Modular/Temp. Classrooms	2	683								
Admin. & Bldg Support Spaces	11	179								
Auditorium	1	3,669								
# of capacity spaces	35				817	918				

South - Roncalli STEM

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$19,740,790) with escalation	Metric	Square Foot Cost of \$350 @ 98,449sf
\$49,249,323	Cost	\$34,457,150
45%	FCI	64%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2020	Parking Lots			\$991,228		
G2030	Pedestrian Paving			\$268,540		
G2040	Site Improvements			\$256,692		
G2050	Replace Site Landscaping			\$904,346		
G3010	Water Supply				\$150,065	
G3020	Sanitary Sewer			\$410,706		
G3030	Storm Sewer				\$201,405	
G3060	Fuel Distribution				\$118,472	
B2020	Exterior Windows	\$3,269,864				
B2030	Exterior Doors			\$272,489		
B2030	Exterior Doors (1984 Add)				\$33,075	
B2030	Replace Exterior Door Hardware		\$0			
B3010	Roof Coverings	\$4,070,026				
B3020	Replace Roof Hatch Openings/Covers				\$181,659	
C1010	Partitions				\$1,755,697	
C1020	Replace Interior Doors	\$893,218				
C1020	Replace Interior Door Hardware		\$0			
C1030	Replace Installed Fittings			\$1,058,402		
C3020	Replace Interior Floor Finishes			\$3,878,029		
C3020	Replace Interior Floor Finishes (1984 Add)				\$470,725	
C3030	Replace Ceiling Finishes			\$3,123,749		
C3030	Replace Ceiling Finishes (1984 Add)				\$379,169	
D2010	Replace Interior Plumbing Fixtures			\$2,085,131		
D2010	Replace Interior Plumbing Fixtures (1984 Add)				\$253,097	
D2020	Replace Water Distribution System			\$248,794		
D2020	Replace Water Distribution System (1984 Add)				\$30,200	
D2030	Replace Sanitary Waste System			\$647,654		
D2030	Replace Sanitary Waste System (1984 Add)				\$78,614	

D2040	Replace Rain Water Drainage System				\$130,319	
D3030	Cooling Generating Systems					\$1,773,045
D3030	Cooling Generating Systems (1984 Add)					\$244,950
D3040	Replace HVAC Distribution System		\$3,408,084			
D3040	Replace HVAC Distribution System (1984 Add)					\$413,681
D3070	Replace Controls, Testing & Balancing Systems		\$248,794			
D3090	Other HVAC Systems/Equip (1984 Add)					\$39,306
D4010	Install Fire Sprinkler System				\$1,299,258	
D4030	Fire Protection Specialties					\$39,490
D5010	Replace Electrical Distribution System	\$1,299,258				
D5010	Replace Electrical Distribution System (1984 Add)					\$157,709
E1020	Replace Institutional Equipment				\$43,442	
E1090	Other Equipment				\$442,838	
E2010	Replace Fixed Furnishings				\$690,842	
F1040	Engineering Study for Code Compliance					\$91,166
	Hazardous Material Removal (Pre-1980 Area) 86,499sf	\$529,806	\$529,806	\$1,059,612		
Totals		\$10,062,172	\$4,186,684	\$17,812,071	\$6,320,359	\$91,166



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- GENERAL CLASSROOM
- SCIENCE:
- SPECIAL ED.:
- CTE (HEAVY)
- CTE (LIGHT):
- COMPUTER LAB
- ART:
- MUSIC (INSTRUMENTAL)
- MUSIC (VOCAL):
- GYMNASIUM
- FITNESS/WEIGHTS/OTHER PE:
- HEALTH/PE CLASSROOM
- BROADCAST/RECORDING STUDIO

COUNT and AREA ONLY (TOTAL SF):

- LIBRARY
- SPECIAL ED RESOURCE:
- DINING/COMMONS
- MODULAR/TEMP
- ADMINISTRATIVE & BUILDING SUPPORT SPACES
- AUDITORIUM



RONCALLI MIDDLE SCHOOL
FIRST FLOOR PLAN
 NO SCALE

PUEBLO SCHOOL DISTRICT 60

Master Plan Update
District K-8 Schools



All District K-8 Schools

		New K-8	Goodnight K-8	TOTALS
BUILDING CAPACITY				
	Building Capacity Restricted	675	440	1,115
2020/2021	ENROLLMENT AND UTILIZATION			
	Actual Enrollment	0	561	561
	Actual Available Capacity	0	(121)	(121)
	Benchmark Utilization Factor (BUF)	0%	128%	
2023/2024	ENROLLMENT AND UTILIZATION			
	Projected Enrollment	520	499	1,019
	Projected Available Capacity	255	(59)	196
	Projected Utilization Factor	62%	113%	88%
2026/2027	ENROLLMENT AND UTILIZATION			
	Projected Enrollment	540	461	1,001
	Projected Available Capacity	135	(21)	114
	Projected Utilization Factor	80%	105%	
BUILDING FCI SCORE				
	2019 Bond Dollars Spent on School	\$32,500,000	\$0	\$32,500,000
	2023 FCI Scoring (% of 100, higher is worse)	0%	22%	
	Priority 1 Costs - 2023	\$1	\$2,113,863	\$2,113,863
	Priority 2 Costs - 2023	\$0	\$1,093,093	\$1,093,093
	Priority 3 Costs - 2023	\$0	\$6,187,162	\$6,187,162
	Recommended Priority 1 Spending - 2023 to 2028	\$0	\$2,113,863	\$2,113,863
	Recommended Priority 2 Spending - 2023 to 2028	\$0	\$1,093,093	\$1,093,093
	Recommended Priority 3 Spending - 2023 to 2028	\$0	\$6,187,162	\$6,187,162
	Recommended Total Spending - 2023 to 2028	\$0	\$9,394,118	\$9,394,118
	Alternative Recommendation	None	None	
OPERATIONS & MAINTENANCE				
	Annual Operations and Maintenance Costs Per SF	Unknown	\$5.69	
	Annual Operations and Maintenance Costs Per Student	Unknown	\$397.86	
	Total 2018 Operations and Maintenance Costs	Unknown	\$175,235.00	
	Projected Operations and Maintenance Cost Savings	\$0.00	\$0.00	
BUILDING SIZE AND AGE				
	2023 Gross Building Area SF	73,837	48,548	
	Year Built	2023	1955	
SITE SIZE				
	2018/19 Site Size (acres)		9.89	

Goodnight K-8 School

Grades K-8 School

BUILDING CAPACITY		
	Building Capacity Restricted	440
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	561
	Actual Available Capacity	(121)
	Benchmark Utilization Factor (BUF)	128%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	499
	Projected Available Capacity	(59)
	Projected Utilization Factor	113%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	461
	Projected Available Capacity	(21)
	Projected Utilization Factor	105%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	22%
	Priority 1 Costs - 2023	\$2,113,863
	Priority 2 Costs - 2023	\$1,093,093
	Priority 3 Costs - 2023	\$6,187,162
	Recommended Priority 1 Spending - 2023 to 2028	\$2,113,863
	Recommended Priority 2 Spending - 2023 to 2028	\$1,093,093
	Recommended Priority 3 Spending - 2023 to 2028	\$6,187,162
	Recommended Total Spending - 2023 to 2028	\$9,394,118
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$5.69
	Annual Operations and Maintenance Costs Per Student	\$397.86
	Total 2018 Operations and Maintenance Costs	\$175,235.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	48,548
	Year Built	1955
SITE SIZE		
	2018/19 Site Size (acres)	9.89

Goodnight K-8 School has a capacity for 440 K-8 grade students. Its enrollment is much higher than its building capacity and is projected to remain so. Given the schools current extremely high utilization factor, and the opening of a new K-8 in the south quadrant in 2023/2024, it is recommended to shift a number of Goodnight students to the new K-8 to ease overpopulation. Goodnight is a very popular program making investment in building upkeep warranted. Also, the FCI score (22%) is low although the building dates to 1955. Proper upkeep is highly recommended to keep the FCI score in check.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: GOODNIGHT ELEMENTARY SCHOOL

Physical Address: 624 Windy Way, Pueblo, CO 81005

Grades Served: K-8

Year Built: 1955

Portables on Site / Use: YES, 4 used (8 classrooms) for 5th - 8th Grade Classrooms

Special Considerations:

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 670 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 440 students

BLDG CAPACITY per 2017 Util. Report: 624 students

2018 ACTUAL Utilization Factor: 152%

In 2018, there was space AVAILABLE for: (230) students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 48,548 SF

2018-19 Site Size (Acres): 9.89

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 670

In 2018, this school was UNDER ENROLLED by: (230)

% of 2018-19 Enrollment: 152%

TEACHING SPACES & CAPACITY CALCULATIONS

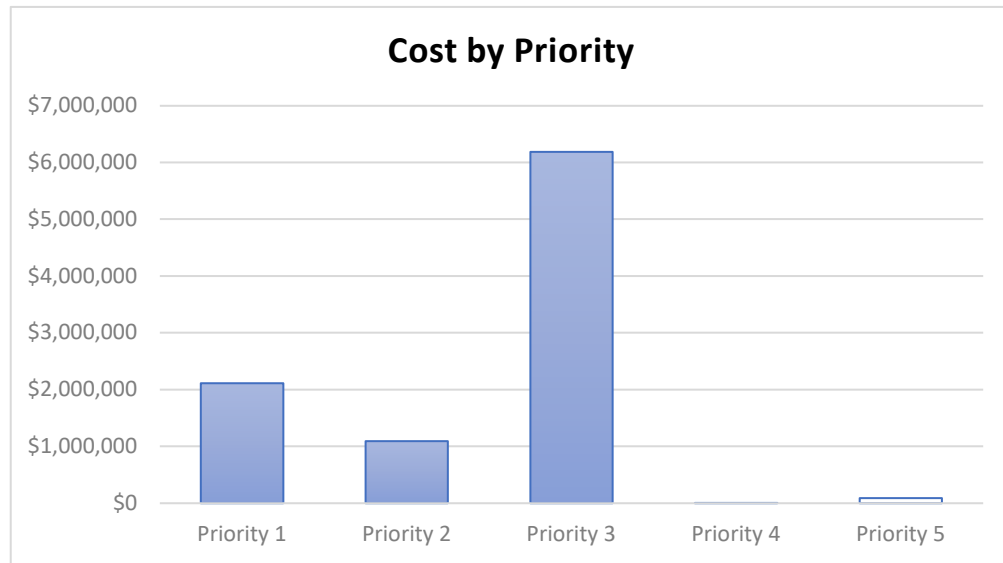
	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	2	732	11.00	11.00	22	22	62.5	16	1000	
Kindergarten Classroom	2	1,107	23.50	28.50	47	57	38	26	988	
1-3 Classrooms	11	749	22.91	22.91	252	252	32	28	896	
4-5 Classrooms	5		26.60	27.00	133	135	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	736	9.00	9.00	9	9	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms	1	659								
Science Classroom	1	728								
Special Ed Resource	1	407								
PE/Mult-Purpose	3	2,562								
Computer Lab	1	580								
Modular/Temp. Classrooms	8	684								
Admin. & Bldg. Support Spaces	7	134								
# of capacity spaces	21				463	475				

South - Goodnight K8

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$14,013,029) with escalation	Metric	Square Foot Cost of \$350 @ 48,548sf
\$34,959,705	Cost	\$16,991,800
16%	FCI	32%







<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2020	Resurface Parking Lots, Site Areas & Walkways			\$397,930		
G2040	Site Improvements			\$10,592		
G2050	Replace Site Landscaping			\$445,961		
G3010	Replace Site Water Supply System		\$74,003			
G3020	Replace Site Sanitary Sewer			\$202,532		
G3030	Replace Site Storm Water Sewer System			\$99,320		
G3060	Replace Site Natural Gas Supply System			\$58,424		
G4020	Replace Site Lighting			\$222,007		
G4030	Replace Site Communication & Security			\$107,110		
B2020	Replace Exterior Windows			\$1,612,463		
B2030	Replace Exterior Doors			\$134,371		
B2030	Replace Exterior Door Hardware		\$0			
B3010	Roof Coverings			\$0		
B3020	Replace Roof Hatch Openings			\$89,580		
C1020	Interior Doors	\$25,107				
C1020	Replace Interior Door Hardware		\$0			
C2010	Repairs to Stairs & Handrails			\$7,131		
C3020	Replace Interior Floor Finishes			\$24,358		
C3030	Replace Ceiling Finishes			\$162,956		
D2010	Replace Interior Plumbing Fixtures			\$227,962		
D2020	Replace Domestic Water Distribution System		\$122,687			
D2030	Replace Sanitary Waste System			\$319,378		
D2040	Replace Rain Water Drainage System			\$64,264		
D3050	Terminal & Package Units	\$1,035,522				
D3050	Terminal & Package Units (2004 Add)	\$806,715				
D4010	Install Fire Sprinkler System			\$814,503		
D4030	Fire Protection Specialties (2004 Add)				\$3,331	

D5010	Replace Electrical Distribution System			\$649,884		
E1020	Replace Institutional Equipment			\$194,742		
E1090	Other Equipment			\$194,742		
E2010	Replace Fixed Furnishings			\$303,799		
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 40,248sf	\$246,519	\$246,519	\$493,038		
Totals		\$2,113,863	\$1,093,093	\$6,187,162	\$3,331	\$91,168



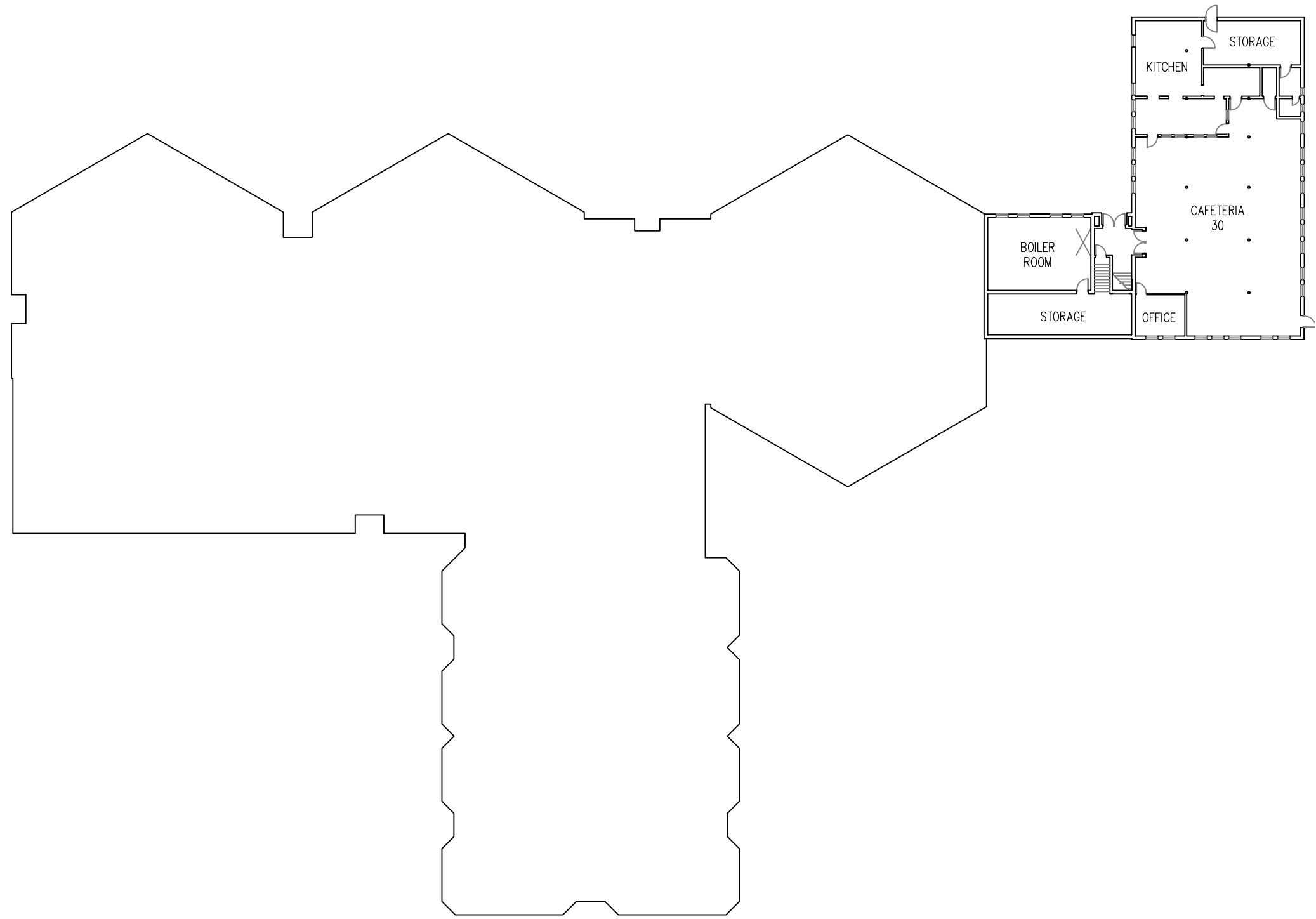
LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3:
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY)
-  SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3:
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



GOODNIGHT ELEMENTARY SCHOOL
FIRST FLOOR PLAN
 NO SCALE



New K-8 School

Grades K-8 Expeditionary School

BUILDING CAPACITY		
	Building Capacity Restricted	675
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	0
	Actual Available Capacity	0
	Benchmark Utilization Factor (BUF)	0%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	420
	Projected Available Capacity	255
	Projected Utilization Factor	62%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	540
	Projected Available Capacity	135
	Projected Utilization Factor	80%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$32,500,000
	2023 FCI Scoring (% of 100, higher is worse)	0
	Priority 1 Costs - 2023	\$1
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$0
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$0
	Recommended Total Spending - 2023 to 2028	\$0
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	Unknown
	Annual Operations and Maintenance Costs Per Student	Unknown
	Total 2018 Operations and Maintenance Costs	Unknown
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	73,837
	Year Built	2023
SITE SIZE		
	2018/19 Site Size (acres)	

The new K-8 Expeditionary School was built from the 2019 district bond. The school is projected to draw students from across the district with a majority coming from within the south quadrant. Given the overcrowding being experienced at Goodnight K-8 and the popularity of its K-8 program, it is recommended that the new K-8 help balance Goodnights student population by locating a number of students here. The school was built on the former Heroes site. Regular maintenance and upkeep will keep the building functional for 50+ years.

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

SUMMARY

1.00 LEARNER COMMUNITIES	Net S.F.	# T.S.	Capacity
1.01 Kinder Pod	4,100	3	60
1.02 Grades 1-2 & 3-4 Pods	14,800	12	300
1.03 Grade 5-6 Pod	6,400	5	125
1.04 Grade 7-8 Pod	5,700	4	71
1.05 Special Programs	2,400	2	12
	33,400	26	568
2.00 LEARNER ACTIVITIES	Net S.F.	# T.S.	Capacity
2.01 Discovery / Media Center	4,000	0	0
2.02 SCIENCE, STEM & CTE	5,000	3	53
2.03 Art & Innovation	2,500	2	18
2.04 Music	2,300	2	18
2.05 Health / Wellness	5,500	1	18
	19,300	8	107
3.00 LEARNER COMMONS	Net S.F.	# T.S.	Capacity
3.01 Commons / Cafeteria / MPR	3,600	0	0
3.02 Kitchen & Supports	1,400	0	0
	5,000	0	0
4.00 OFFICES & SUPPORT	Net S.F.	# T.S.	Capacity
4.01 Main Office	1,600	0	0
4.02 Teacher Support Areas	600	0	0
4.03 Student Services	750	0	0
4.04 Clinic/Health Office	400	0	0
4.05 Community Support	250	0	0
	3,600		
5.00 BUILDING SUPPORT	Net S.F.	# T.S.	Capacity
5.01 Maintenance/Custodial	1,000	0	0
5.02 Utilities/Infrastructure	0	0	0
5.03 Group Restrooms	0	0	0
	1,000		

target +/- 60,000 nsf capacity

NET AREA TOTAL	Total Net S.F.	# T.S.	
	62,300	34	675

GROSS AREA ESTIMATE	^{1.25} 77,875
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NOTES

NOTES

Also use existing gym building on site (SF not counted)

NOTES

NOTES

NOTES

count as GSF

71%

Target Utilization: ES = 100%, MS = 71%
GROSS AREA TARGET = 78,000SF

GSF REDUCTION NEEDED:

(125)

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

1.0 LEARNER COMMUNITIES

1.01 Kinder Pod	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Studios (K)	3	1,050	3,150	3	K w/ in-room restrooms 1 per pod/neighborhood direct access from Kinder Studios, include changing table sinks, food prep, connection to outside if possible
.02 Small Group Room	1	100	100		
.03 Kinder Restrooms	3	50	150		
.04 Activity Commons	1	400	400		
.05 Storage	1	100	100		
.06 Teacher / Staff Area	1	150	150		
.07 Staff Restrooms	1	50	50		
.08 Outdoor Learning Area					
4,100				3	

1.02 Grades 1-2 & 3-4 Pods	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Studios (1-4)	12	900	10,800	12	
.02 Resource / Intervention	2	300	600		
.03 Small Group Room	2	100	200		
.04 Student Restrooms (grouped)	4	200	800		
.05 Activity Commons	2	800	1,600		
.06 Storage	2	100	200		
.07 Teacher / Staff Area	2	200	400		
.08 Staff Restrooms	4	50	200		
14,800				12	

1.03 Grade 5-6 Pod	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Studios	5	900	4,500	5	open-able to each other
.02 Resource / Intervention	1	300	300		
.03 Small Group Room	1	100	100		
.04 Student Restrooms (grouped)	2	150	300		
.05 Activity Commons	1	800	800		
.06 Storage	1	100	100		
.07 Teacher / Staff Area	1	200	200		
.08 Staff Restrooms	2	50	100		
.09 Outdoor Learning Lab			-		
6,400				5	

1.04 Grade 7-8 Pod	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Learning Studios (LA, SS, MA)	4	900	3,600	4	utilization: 5 of 7 periods/day = 71% included in section 2.02: Science/STEM/CTE
.02 Science/STEM/CTE Labs			-		
.03 Resource / Intervention	1	300	300		
.04 Small Group Room	1	100	100		
.05 Student Restrooms (grouped)	2	150	300		
.06 Activity Commons	1	800	800		
.07 Storage	1	100	100		
.08 Teacher / Staff Area	1	400	400		
.09 Staff Restrooms	2	50	100		
5,700				4	

1.05 Special Programs	Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01 Self-Contained Learning Studio	1	850	850	1	large enough for changing table, lift, shower, layndry equipment
.02 Self-Contained - Intensive Needs	1	850	850	1	
.03 Restroom/Changing (large)	1	125	125		
.04 SpEd Restroom	1	75	75		
.05 LSS Small Group/Conf.	1	100	100		
.06 Storage/Work Room	1	100	100		
.07 OT/PT, Sensory Room	1	200	200		
.08 Kitchenette	1	100	100		
.09 Specialist Offices (included with offices)			-		may be combined with Kitchenette
2,400				2	

WORKING DRAFT

Subtotals for LEARNER COMMUNITIES	(square feet)	# T.S.
NET AREA TOTALS	33,400	26

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

2.0 LEARNER ACTIVITIES

2.01 Discovery / Media Center		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Discovery / Media Center	1	2,000	2,000		also for staff meetings
.02	Presentation Area	1	600	600		Learning Stair to 2nd floor, include projection capabilities, 75-students min area within/addrd to Media Center
.03	Media Center Tinkering Space	1	800	800		
.04	Tinkering Storage	1	100	100		
.05	Office / Workroom	1	150	150		
.06	Library Storage	1	150	150		
.07	Book Room / Teacher Resources	1	200	200		also for summer storage of technology
				4,000	0	
2.02 SCIENCE, STEM & CTE		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Shared Science Lab	1	1,200	1,200	1	with 1 storage/prep (included below)
.02	MS Science Lab	1	1,600	1,600	1	with 1 storage/prep (included below)
.03	MS STEM/CTE Lab	1	1,600	1,600	1	with 2 storage/prep (included below)
.04	Science & CTE Storage Rooms	4	150	600		2 storage rooms for the STEM/CTE Lab
				5,000	3	
2.03 Art & Innovation		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Project / Innovation Studio	1	1,200	1,200	1	adjacent/opens to commons, may be used as a flex classroom
.02	Activity Studio Storage	1	150	150		
.03	Art / Innovation Lab	1	1,000	1,000	1	
.04	Art Storage Room	1	150	150		
				2,500		3,125
2.04 Music		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES
.01	Stage / ES Music Room	1	900	900	1	opens to gym for audience seating
.02	ES Music/Stage Storage Room	1	200	100		adjacent to stage and/or Music Studio
.03	MS Music Room	1	1,200	1,200	1	open to stage for additional space for either program
.04	MS Music Storage Room	1	200	100		
				2,300	2	
2.05 Health / Wellness		Qty.	Net S.F.	Total Net S.F.	# T.S.	NOTES:
.01	Main Gymnasium	1	5,000	5,000	1	primarily MS use, dividable into 2 teaching spaces
.02	Activity Studio / Mini-Gym	0	1,200	-	0	may be used as ES Music Room, may be used as flex classroom
.03	Office	1	100	100		visibility into gym
.04	PE / Gym Storage	1	200	200		flexible shelving, direct access to Gym
.05	Outdoor Equip. Storage	1	200	200		locate with easy access to outdoor play areas
.06	Gym Restrooms	2	150	gross area		(verify count per codes)
.07	Aux Gym (Existing to Remain)			-		Existing should be close, but not necessarily connected to the new building.
.08	Aux Gym Support Spaces			-		support facilities added to the existing gym are not included in SF totals
				5,500	1	
		WORKING DRAFT				
Subtotals for LEARNER ACTIVITIES				(square feet)	# T.S.	
NET AREA TOTALS				19,300	8	

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

3.0 LEARNER COMMONS

3.01 Commons / Cafeteria / MPR	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Cafeteria Commons / MPR	1	3,200	3,200	capacity for 2-3 grade levels (150-225 students)
.02 Table/Chair Storage	1	300	300	
.03 General Storage	1	100	100	
.04 MPR Restrooms			gross area	
.05				
			3,600	
3.02 Kitchen & Supports	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Food Services Kitchen & Servery	1	1,200	1,200	inclusive of storage, prep, clean-up, etc
.02 Cafeteria Office	1	100	100	
.03 Kitchen Staff Lockers/Restroom	1	100	100	
.04 Custodial Space				
.05				
			1,400	
Subtotals for LEARNER COMMONS				
		(square feet)		
NET AREA TOTALS		5,000		

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

4.0 OFFICES & SUPPORT

4.01 Main Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Security Vestibule			1		gross area	air-lock & security functions
.02 Welcome Center/Waiting Area			1	200	200	transaction window, space for waiting, paperwork, etc. before being buzzed into
.03 Receptionst / "Front Desk"			1	250	250	visibility to building entry
.04 Principal's Office			1	150	150	also support small meetings, visibility to front door/vestibule
.05 Asst Princ Office			1	120	120	
.06 Conference Room			1	300	300	access from main office and from commons. Optional: dividable
.07 Student Waiting Alcove			2	25	50	supervisable from receptionist
.08 Records/files Storage (Vault)			1	100	100	
.09 Workroom / Mailroom			1	250	250	nearby but not attached to front office
.10 Kitchenette / Coffee			1	50	50	countertop with sink, refridge, storage cabinets
.11 Staff Restrooms			2	50	100	locate to share with teacher's lounge
.12 Front Office Deliveries Alcove			1	10	10	
.13 Staff Coat Closet			1	20	20	
					1,600	
4.02 Teacher Support Areas			Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Staff Lounge			1	550	550	with kitchenette
.02 Nursing / Mother's Room			1	50	50	
.03 Staff Restrooms					-	share with main office
					600	
4.03 Student Services			Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Counselor / Student Services Office			2	120	240	
.02 Small Conference/Testing			1	150	150	
.03 Specialists Offices			3	120	360	Not full-time: Speech, Psych/Soc, OT/PT, etc.
					750	
4.04 Clinic/Health Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Wellness Room / Office			1	100	100	privacy for phone calls and conversations
.02 Exam/Treatment/Cot Room			1	180	180	sink (H+C water), refrigerator & ice machine, 2 cots min (divider curtains)
.03 Restroom / Changing / Shower			1	100	100	
.04 Secured Storage Closet			1	20	20	ALL meds to be double-locked
					400	
4.05 Community Support			Qty.	Net S.F.	Total Net S.F.	NOTES
.01 PTSO/Parent Area			1	200	200	small meeting space near entry/welcome center, open to welcome/paperwork
.02 PTSO Storage Closet			1	50	50	
.03 After School Storage Room					-	small space within gym storage
					250	
Subtotals for OFFICES & SUPPORT					(square feet)	
NET AREA TOTALS					3,600	

P60 - NEW K-8 SCHOOL

Facility Space Program: 675 students, Grades K-8

SUBMITTED: 07.01.21

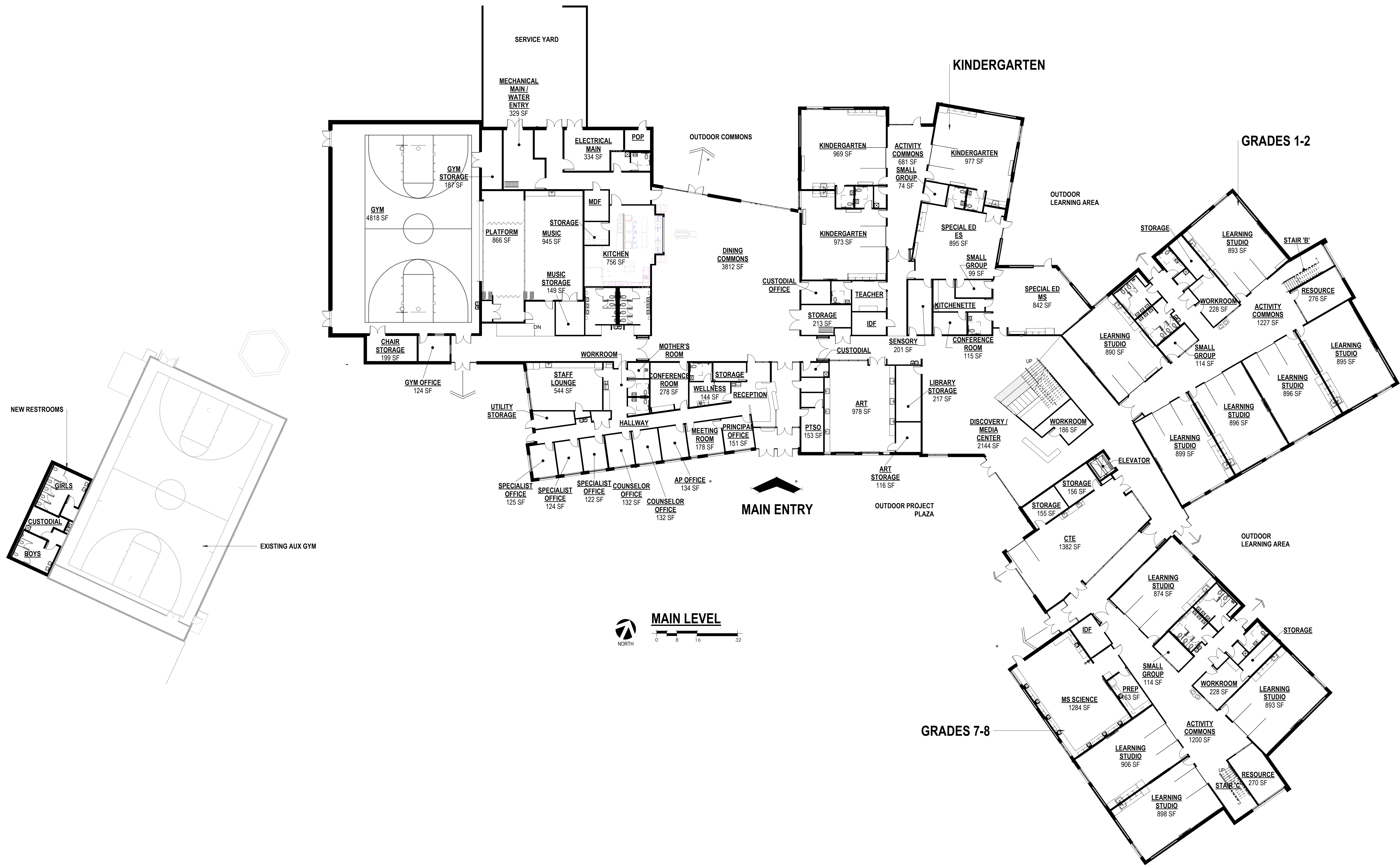
5.0 BUILDING SUPPORT

5.01 Maintenance/Custodial	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Facility Manager Office	1	100	100	
.02 Workroom / Breakroom	1	150	150	
.03 Storage	1	250	250	
.04 Custodial Closets & Supplies	3	50	150	located throughout facilities (estimate)
.05 Outdoor Maintenance Equip Stor.	1	200	200	
.06 Receiving Area	1	150	150	
.07 Recycling Center			-	outside?
.08 Dumpster Yard			-	outside?
			1,000	

5.02 Utilities/Infrastructure	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 MDF Room	1	150	gsf	
.02 IDF Rooms	3	40	gsf	
.03 Mechanical Room	1	600	gsf	
.04 Main Electrical Room	1	200	gsf	
.05 Electrical Closets	3	50	gsf	
			0	

5.03 Group Restrooms	Qty.	Net S.F.	Total Net S.F.	NOTES
.01	TBD		gsf	TBD per building layout/design
.02	TBD		gsf	TBD per building layout/design
.03	TBD		gsf	TBD per building layout/design
			0	

Subtotals for BUILDING SUPPORT	(square feet)
NET AREA TOTALS	1,000

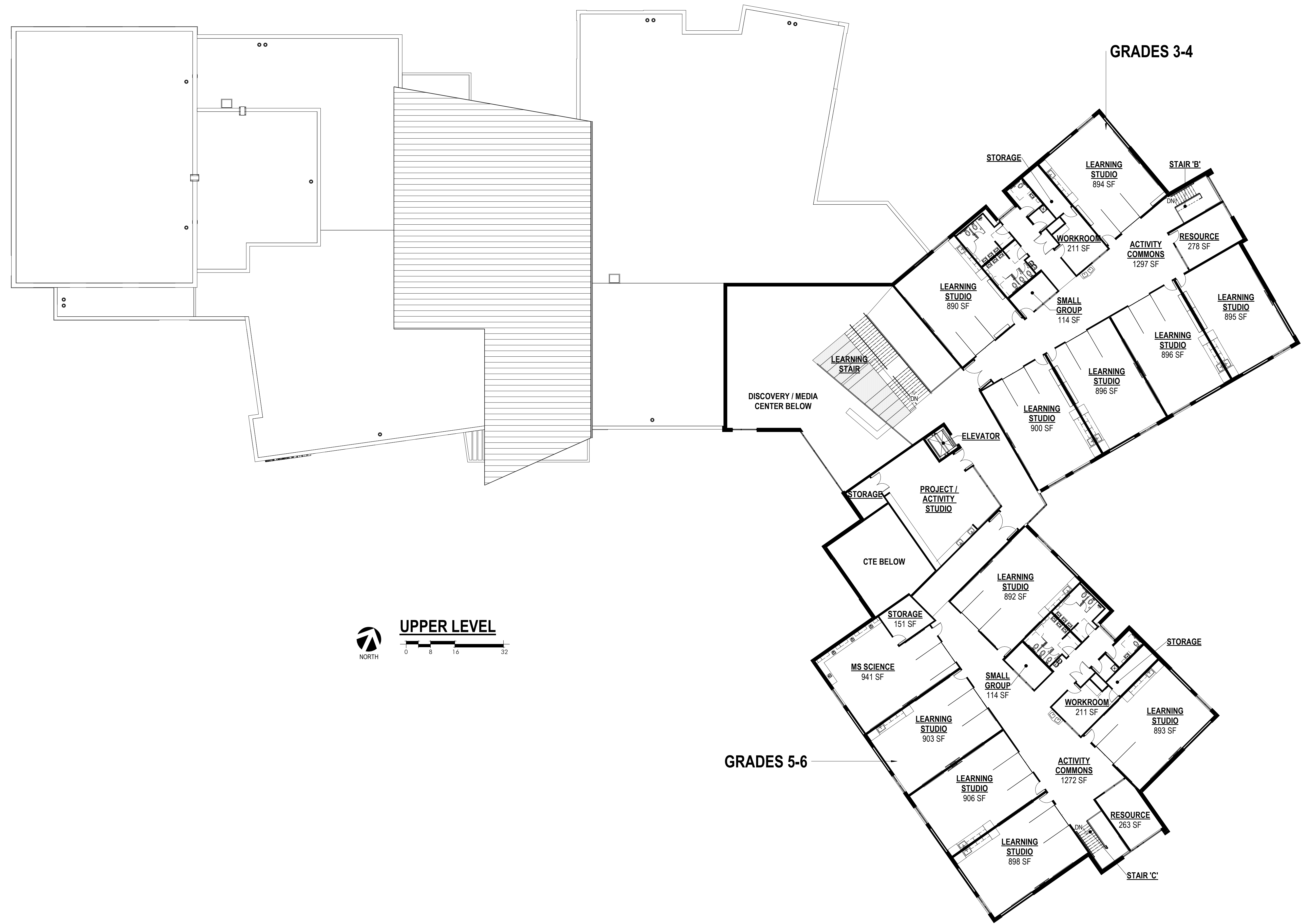


MAIN LEVEL



LEVEL 1

K-8 EXPEDITIONARY SCHOOL



UPPER LEVEL
 NORTH
 0 8 16 32

LEVEL 2

K-8 EXPEDITIONARY SCHOOL

PUEBLO SCHOOL DISTRICT 60

MOA ARCHITECTURE
 COLORADO | WYOMING
 414 14TH STREET, SUITE 300
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 ARCHITECTS

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PUEBLO SCHOOL DISTRICT 60

Master Plan Update
District Elementary Schools



All District Elementary Schools

		NORTH QUADRANT			CENTRAL QUADRANT				EAST QUADRANT				SOUTH QUADRANT				TOTALS	
		Irving E.S.	Morton E.S.	Bessemer E.S.	Columbian E.S.	Heritage E.S.	Minnequa E.S.	Baca E.S.	Belmont E.S.	Bradford E.S.	Franklin S.O.I.	Haaff E.S.	Park View E.S.	Beulah Heights E.S.	Highland Park E.S.	South Park E.S.	Sunset Park E.S.	
BUILDING CAPACITY																		
	Building Capacity Restricted	504	523	547	491	425	401	343	478	418	451	397	453	416	584	401	451	7,283
2020/2021	ENROLLMENT AND UTILIZATION																	
	Actual Enrollment	309	368	191	259	304	277	248	388	269	338	252	329	255	383	293	387	4,850
	Actual Available Capacity	195	155	356	232	121	124	95	90	149	113	145	124	161	201	108	64	2,433
	Benchmark Utilization Factor (BUF)	61%	70%	35%	53%	72%	69%	72%	81%	64%	75%	63%	73%	61%	66%	73%	86%	
2023/2024	ENROLLMENT AND UTILIZATION																	
	Projected Enrollment	301	348	198	512	260	255	206	398	230	307	245	278	267	347	259	381	4,792
	Projected Available Capacity	203	175	349	(21)	165	146	137	80	188	144	152	175	149	237	142	70	2,491
	Projected Utilization Factor	60%	67%	36%	104%	61%	64%	60%	83%	55%	68%	62%	61%	64%	59%	65%	84%	66%
	PreK Student Capacity (using 1/2 of available capacity)	102	88	175	(11)	83	73	69	40	86	72	76	88	75	119	71	35	
2026/2027	ENROLLMENT AND UTILIZATION																	
	Projected Enrollment	292	337	191	499	251	247	216	386	223	297	237	269	259	336	250	369	4,659
	Projected Available Capacity	212	186	356	(8)	174	154	127	92	195	154	160	184	157	248	151	82	2,624
	Projected Utilization Factor	58%	64%	35%	102%	59%	62%	63%	81%	53%	66%	60%	59%	62%	58%	62%	82%	
PROJECTED STUDENTS TRANSFERRING TO NEW K-8																		
	Projected Students Transferring to K-8 in 2023/2024	60	60	60	0	30	30	0	30	0	0	30	30	15	0	15	0	360
	Projected Students Transferring to K-8 in 2024/2025	15	15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	60
	Projected Students Transferring to K-8 in 2025/2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BUILDING FCI SCORE																		
	2019 Bond Dollars Spent on School	\$0	\$0	\$0	\$0	\$0	\$493,063	\$0	\$42,569	\$0	\$24,710,326	\$0	\$0	\$869,406	\$1,525,575	\$173,150	\$0	\$27,814,089
	2023 FCI Scoring (% of 100, higher is worse)	19%	46%	35%	42%	21%	44%	30%	30%	47%	0%	35%	41%	39%	44%	37%	0%	
	Priority 1 Costs - 2023	\$58,530	\$4,814,017	\$4,336,898	\$5,743,211	\$0	\$0	\$5,282,344	\$0	\$2,488,834	\$0	\$2,029,807	\$2,475,927	\$248,791	\$1,590,724	\$1,344,828	\$0	\$30,413,911
	Priority 2 Costs - 2023	\$639,568	\$2,860,430	\$1,086,145	\$1,808,681	\$67,379	\$524,796	\$0	\$2,600,402	\$1,324,712	\$0	\$377,728	\$501,839	\$391,581	\$6,566,185	\$537,827	\$0	\$19,287,274
	Priority 3 Costs - 2023	\$337,881	\$10,054,050	\$2,554,637	\$5,007,615	\$5,421,280	\$3,714,137	\$852,622	\$7,084,721	\$7,685,079	\$0	\$8,408,173	\$5,732,226	\$7,767,330	\$6,791,874	\$7,999,299	\$0	\$79,410,924
	Recommended Priority 1 Spending - 2023 to 2028	\$58,530	\$4,814,017	\$4,336,898	\$5,743,211	\$0	\$0	\$5,282,344	\$0	\$2,488,834	\$0	\$2,029,807	\$2,475,927	\$248,791	\$1,590,724	\$1,344,828	\$0	\$30,413,911
	Recommended Priority 2 Spending - 2023 to 2028	\$639,568	\$2,860,430	\$1,086,145	\$1,808,681	\$67,379	\$524,796	\$0	\$2,600,402	\$1,324,712	\$0	\$377,728	\$501,839	\$391,581	\$6,566,185	\$537,827	\$0	\$19,287,274
	Recommended Priority 3 Spending - 2023 to 2028	\$337,881	\$10,054,050	\$2,554,637	\$5,007,615	\$5,421,280	\$3,714,137	\$852,622	\$7,084,721	\$7,685,079	\$0	\$8,408,173	\$5,732,226	\$7,767,330	\$6,791,874	\$7,999,299	\$0	\$79,410,924
	Recommended Total Spending - 2023 to 2028	\$1,035,979	\$17,728,497	\$7,977,680	\$12,559,507	\$5,488,658	\$4,238,934	\$6,134,966	\$9,685,123	\$11,498,626	\$0	\$10,815,708	\$8,709,993	\$8,407,702	\$14,948,783	\$9,881,954	\$0	\$129,112,109
	Alternative Recommendation	None	Replacement	Consider Closure	None	None	None	None	None	Consider Closure	None	Consider Closure	Consider Closure	Consider Closure	Consider Closure	Consider Closure	None	
OPERATIONS & MAINTENANCE																		
	Annual Operations and Maintenance Costs Per SF	\$2.85	\$2.10	\$1.25	\$1.00	\$6.01	\$0.00	\$2.33	\$2.68	\$1.57	\$0.00	\$2.82	\$2.10	\$3.63	\$1.38	\$0.00	\$2.36	
	Annual Operations and Maintenance Costs Per Student	\$378.21	\$267.31	\$270.20	\$173.35	\$894.63	\$0.00	\$323.12	\$239.62	\$203.72	\$0.00	\$361.32	\$286.99	\$428.87	\$146.16	\$0.00	\$243.21	
	Total 2018 Operations and Maintenance Costs	0	152998	62866	58294	185197	92210	76856	172208	93843	101713	74444	101162	116458	64848	\$73,774.00	\$85,113.00	
	Projected Operations and Maintenance Cost Savings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00	
BUILDING SIZE AND AGE																		
	2023 Gross Building Area SF	51,055	61,344	59,705	59,060	50,636	41,558	39,027	46,356	53,163	55,600	44,875	53,416	43,181	55,932	47,286	55,600	
	Year Built	2004	1951	1931	1956	1992	1976	1959	1956	1952	2023	1961	1947	1954	1959	1967	2023	
SITE SIZE																		
	2018/19 Site Size (acres)	6.23	5.25	8.19	4.06	3.58	1.77	8.35	10.16	5.12	8.27	12.20	1.68	8.66	8.02	9.60	9.60	

Baca Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	343
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	248
	Actual Available Capacity	95
	Benchmark Utilization Factor (BUF)	72%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	206
	Projected Available Capacity	127
	Projected Utilization Factor	60%
	PreK Student Capacity (using 1/2 of available capacity)	64
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	216
	Projected Available Capacity	127
	Projected Utilization Factor	63%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	30%
	Priority 1 Costs - 2023	\$5,282,344
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$852,622
	Recommended Priority 1 Spending - 2023 to 2028	\$5,282,344
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$852,622
	Recommended Total Spending - 2023 to 2028	\$6,134,966
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.33
	Annual Operations and Maintenance Costs Per Student	\$323.12
	Total 2018 Operations and Maintenance Costs	\$76,856
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	39,027
	Year Built	1959
SITE SIZE		
	2018/19 Site Size (acres)	8.35

Baca Elementary School has a capacity for 343 K-5 students, one of the smaller elementary schools in the district. Its enrollment is trending downwards from 72% in 2020/2021 to 63% in 2026/2027. The 63% projected utilization factor is still fairly strong. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is encouraged. Baca has capacity to function as a PreK center in addition to the K-5 student population.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: BACA ELEMENTARY SCHOOL

Physical Address: 2800 E 17th St, Pueblo, CO 81001

Grades Served: K-5

Year Built: 1959

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 257 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 343 students

BLDG CAPACITY per 2017 Util. Report: 360 students

2018 ACTUAL Utilization Factor: 75%

In 2018, there was space AVAILABLE for: 86 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 39,027 SF

2018-19 Site Size (Acres): 8.35

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 257

In 2018, this school was UNDER ENROLLED by: 86

% of 2018-19 Enrollment: 75%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	3	828	12.67	12.67	38	38	62.5	16	1000	
Kindergarten Classroom	2	1,155	22.50	29.50	45	59	38	26	988	
1-3 Classrooms	6	877	26.67	26.67	160	160	32	28	896	
4-5 Classrooms	4	921	28.00	30.00	112	120	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	2	290	3.00	3.00	6	6	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms	1	979								
Science Classroom		-								
Special Ed Resource		-								
PE/Mult-Purpose	3	2,601								
Computer Lab	1	754								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	4	202								
# of capacity spaces	17				361	383				

East - Baca ES

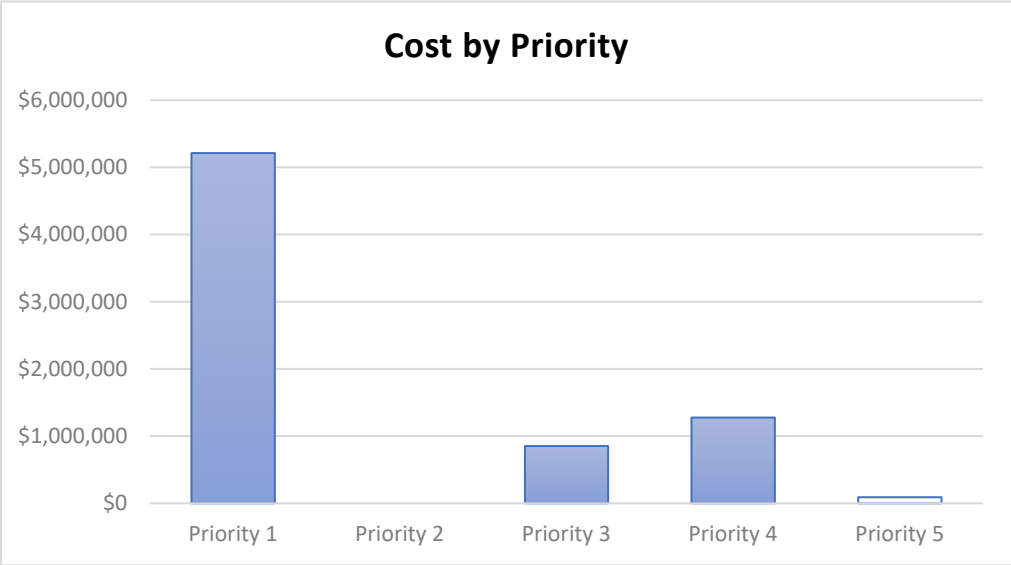
2023 Total FCI

2010 Replacement Value (\$7,847,497) with escalation
 \$19,577,936
 21%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 39,027sf
 \$13,659,450
 30%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2040	Site Development	\$168,750				
G2050	Replace Site Landscaping			\$381,313		
G3020	Sanitary Sewer	\$91,364				
G3060	Replace Site Natural Gas Supply System			\$46,630		
G4020	Replace Site Lighting			\$189,822		
B2020	Replace Exterior Windows (1988 Add)			\$216,534		
B2030	Replace Exterior Doors (1988 Add)			\$18,323		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Replace Roof System (Partial 33k sf)	\$897,750				
C1020	Replace Interior Door Hardware	\$0				
D2010	Replace Interior Plumbing Fixtures (1988 Add)				\$138,045	
D2020	Domestic Water Distribution (Main & 1988 Add)				\$48,945	
D2030	Sanitary Waste (Main & 1988 Add)				\$126,889	
D2040	Rain Water Drainage (Main & 1988 Add)				\$25,378	
D3040	Replace HVAC Distribution System (Main & 1988 Add)				\$669,801	
D3050	Replace HVAC RTU Equipment	\$3,384,162				
D4010	Install Fire Sprinkler System (All Phases)	\$294,611				
D4030	Fire Protection Specialties				\$13,213	
D5010	Electrical Distribution System (Main & 1988 Add)				\$254,688	
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 15,437sf	\$378,207				
Totals		\$5,214,844	\$0	\$852,622	\$1,276,958	\$91,168





LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN:
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE:
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

Belmont Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	478
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	388
	Actual Available Capacity	90
	Benchmark Utilization Factor (BUF)	81%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	398
	Projected Available Capacity	92
	Projected Utilization Factor	83%
	PreK Student Capacity (using 1/2 of available capacity)	46
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	386
	Projected Available Capacity	92
	Projected Utilization Factor	81%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	30
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$42,569
	2023 FCI Scoring (% of 100, higher is worse)	30%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$2,600,402
	Priority 3 Costs - 2023	\$7,084,721
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$2,600,402
	Recommended Priority 3 Spending - 2023 to 2028	\$7,084,721
	Recommended Total Spending - 2023 to 2028	\$9,685,123
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.68
	Annual Operations and Maintenance Costs Per Student	\$239.62
	Total 2018 Operations and Maintenance Costs	\$172,208
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	46,356
	Year Built	1956
SITE SIZE		
	2018/19 Site Size (acres)	10.16

Belmont Elementary School has a capacity for 478 K-5 students. Its enrollment is holding steady at 81% in 2020/2021 and 81% in 2026/2027. The 81% projected utilization factor is very strong. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is encouraged. Belmont has limited capacity to function as a PreK center in addition to the K-5 student population and is not recommended for this purpose.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: BELMONT ELEMENTARY SCHOOL

Physical Address: 31 Mac Naughton Rd, Pueblo, CO 81001

Grades Served: K-5

Year Built: 1956

Portables on Site / Use _____

Special Considerations _____

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment:	491 students
BENCHMARK Utilization Factor (BUF):	95%
BLDG CAPACITY (Restricted * BUF):	478 students
BLDG CAPACITY per 2017 Util. Report:	485 students
2018 ACTUAL Utilization Factor:	103%
In 2018, there was space AVAILABLE for:	(13) students

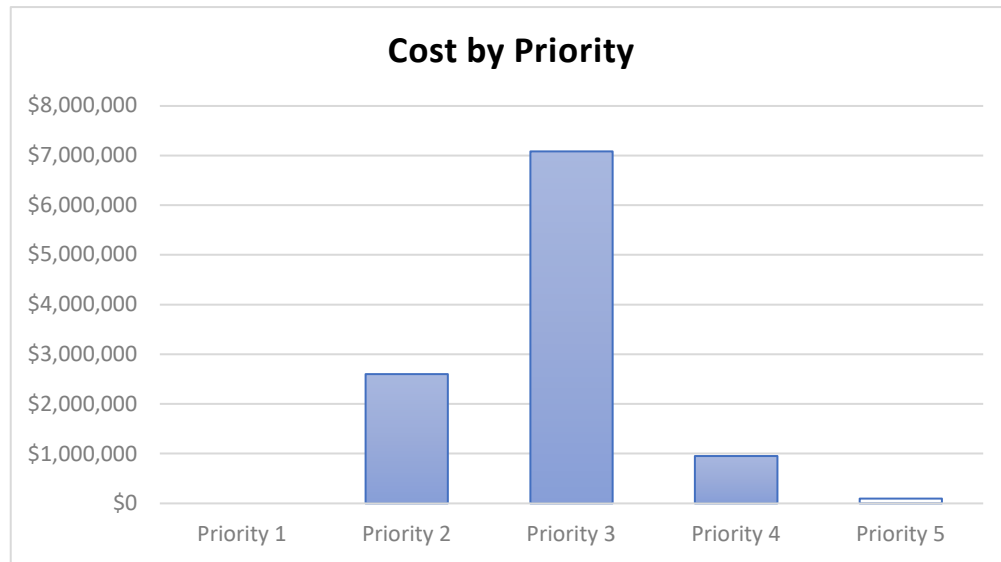
BUILDING SIZE & SITE SIZE ADJUSTED CAPACITY (Loading Factor)

2018 Gross Building Area from AIM database: <u>46,356</u> SF	2018-19 Site Size (Acres) : <u>10.16</u>	2018 ACTUAL Enrollment: <u>491</u>
		In 2018, this school was UNDER ENROLLED by: <u>(13)</u>
		% of 2018-19 Enrollment: <u>103%</u>

TEACHING SPACES & CAPACITY CALCULATIONS







	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	1	707	11.00	11.00	11	11	62.5	16	1000
Kindergarten Classroom	2	1,112	26.00	29.00	52	58	38	26	988
1-3 Classrooms	11	799	24.00	24.45	264	269	32	28	896
4-5 Classrooms	6	851	28.00	28.00	168	168	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	1	690	8.00	8.00	8	8	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms	1	1,195							
Science Classroom		-							
Special Ed Resource		-							
PE/Mult-Purpose	3	2,542							
Computer Lab	2	652							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	3	139							
# of capacity spaces	21				503	514			

D3050	Terminal & Package Units	\$0				
D4010	Install Fire Sprinkler System		\$559,077			
D4020	Replace Standpipes		\$55,708			
D4030	Fire Protection Specialties				\$15,917	
D5010	Replace Electrical Distribution System	\$0				
D5020	Replace Lighting & Wiring	\$0				
D5090	Other Electrical Systems				\$77,594	
F1040	Engineering Study for Code Compliance					\$97,547
	Hazardous Material Removal (Pre-1980 Area) 46,356sf	\$0	\$0	\$0		
Totals		\$0	\$2,600,402	\$7,084,721	\$956,995	\$97,547



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY):
-  SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC

SCIENCE:

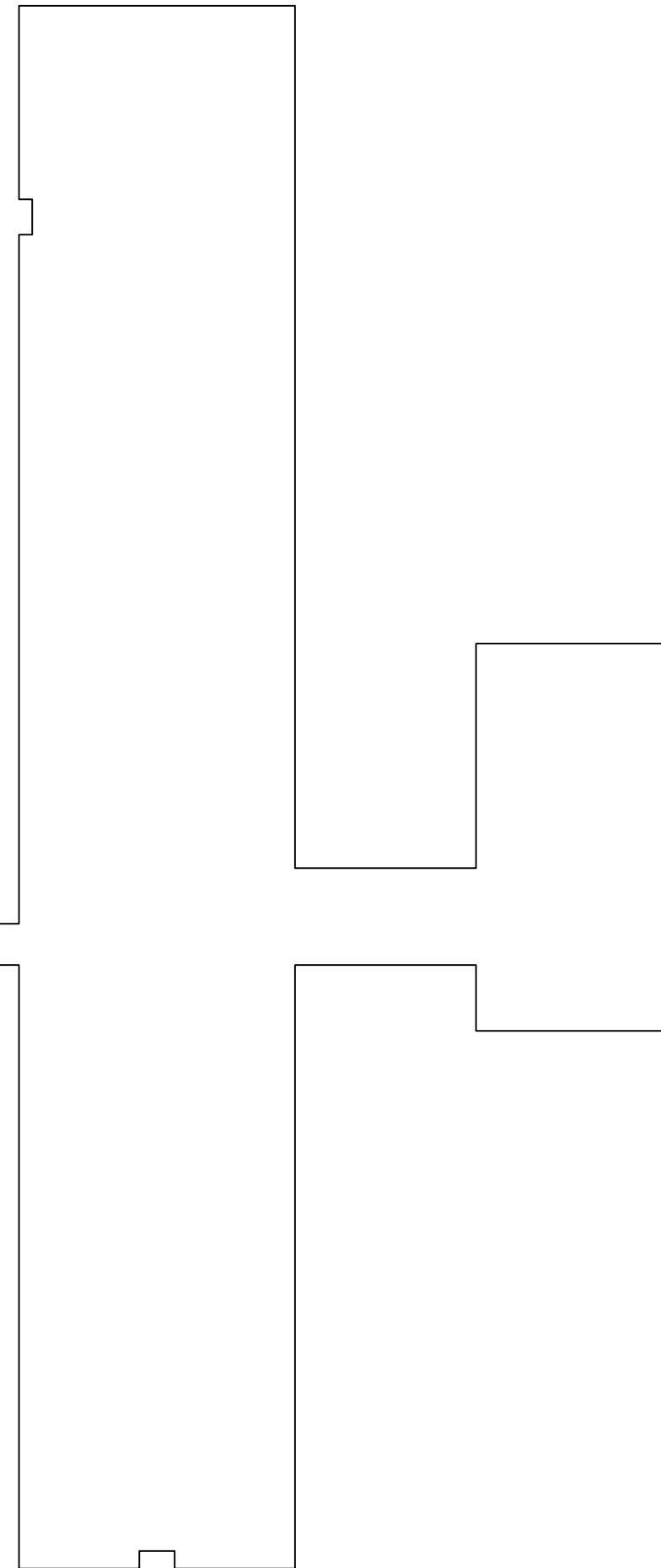
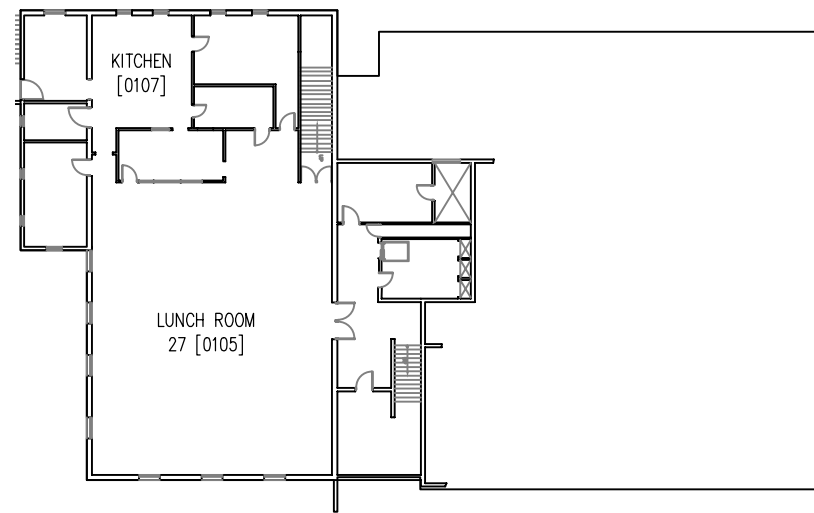
SPECIAL ED. RESOURCE:

PE/MULTI-PURPOSE

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



BELMONT ELEMENTARY SCHOOL
BASEMENT PLAN
NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE:
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES









BELMONT ELEMENTARY SCHOOL
FIRST FLOOR PLAN
 NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY):
-  SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC

SCIENCE:

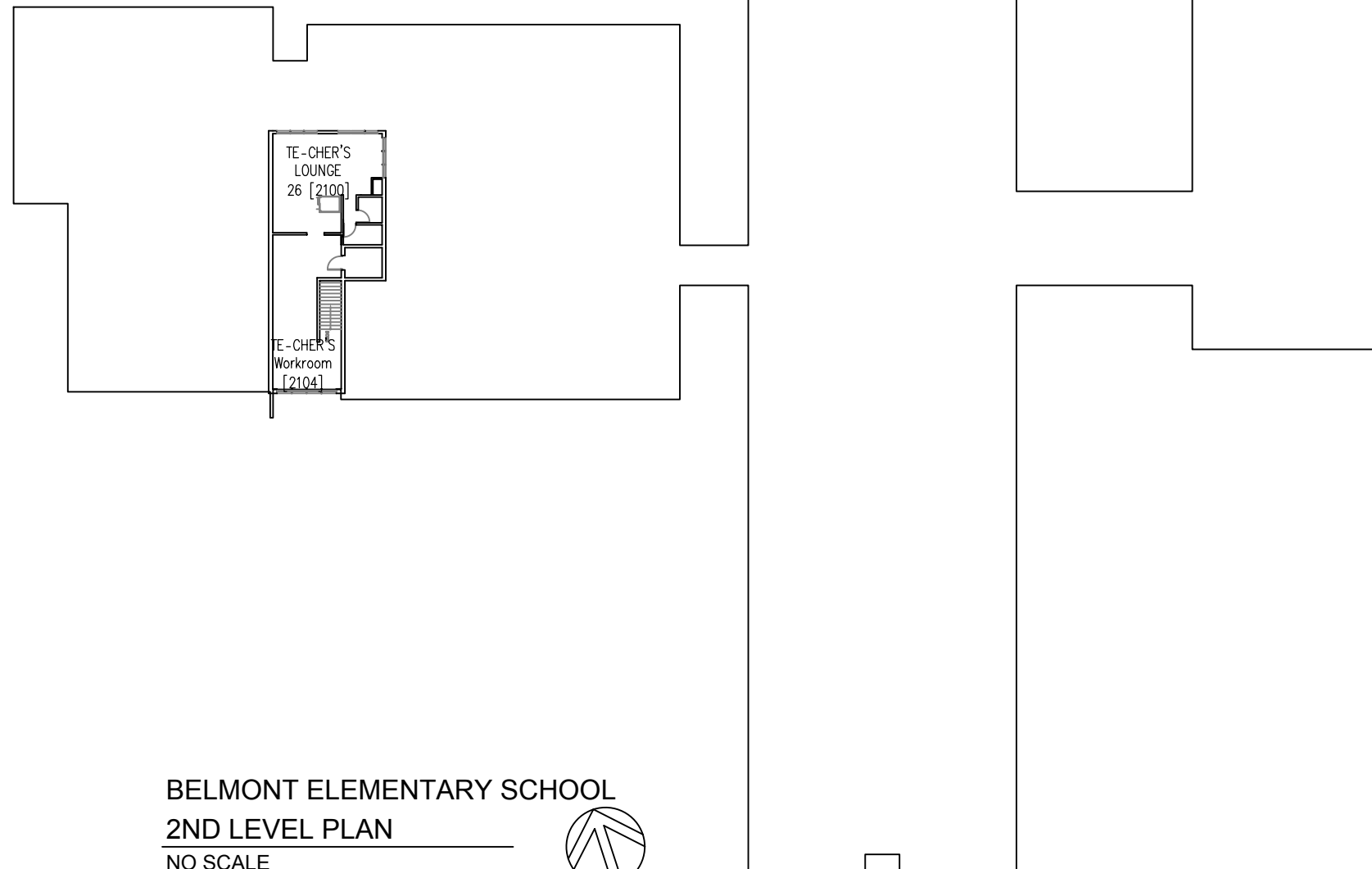
SPECIAL ED. RESOURCE:

PE/MULTI-PURPOSE

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



BELMONT ELEMENTARY SCHOOL
2ND LEVEL PLAN
NO SCALE



Bessemer Academy Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	547
	Actual Enrollment	191
	Actual Available Capacity	356
	Benchmark Utilization Factor (BUF)	35%
	Projected Enrollment	198
	Projected Available Capacity	356
	Projected Utilization Factor	36%
	PreK Student Capacity (using 1/2 of available capacity)	178
	Projected Enrollment	191
	Projected Available Capacity	356
	Projected Utilization Factor	35%
	Projected Students Transferring to K-8 in 2023/2024	60
	Projected Students Transferring to K-8 in 2024/2025	15
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	35%
	Priority 1 Costs - 2023	\$4,336,898
	Priority 2 Costs - 2023	\$1,086,145
	Priority 3 Costs - 2023	\$2,554,637
	Recommended Priority 1 Spending - 2023 to 2028	\$4,336,898
	Recommended Priority 2 Spending - 2023 to 2028	\$1,086,145
	Recommended Priority 3 Spending - 2023 to 2028	\$2,554,637
	Recommended Total Spending - 2023 to 2028	\$7,977,680
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.25
	Annual Operations and Maintenance Costs Per Student	\$270.20
	Total 2018 Operations and Maintenance Costs	\$62,866
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	59,705
	Year Built	1931
SITE SIZE		
	2018/19 Site Size (acres)	8.19

Bessemer Academy Elementary School has a capacity for 547 K-5 students. Its enrollment is trending downwards from 35% in 2020/2021 to an estimated 35% in 2026/2027. Given the schools age (built in 1931) and the very low current and projected future utilization factor, consideration should be given to future closure and consolidation of students into other elementary school(s). An alternative to closure would be to make Bessemer a PreK center. The FCI score and recommended total spending are reasonable.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: BESSEMER ACADEMY

Physical Address: 1125 E Routt Ave, Pueblo, CO 81004

Grades Served: K-5

Year Built: 1931

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 232 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 547 students

BLDG CAPACITY per 2017 Util. Report: 578 students

2018 ACTUAL Utilization Factor: 42%

In 2018, there was space AVAILABLE for: 315 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 59,705 SF

2018-19 Site Size (Acres): 8.19

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 232

In 2018, this school was UNDER ENROLLED by: 315

% of 2018-19 Enrollment: 42%

TEACHING SPACES & CAPACITY CALCULATIONS

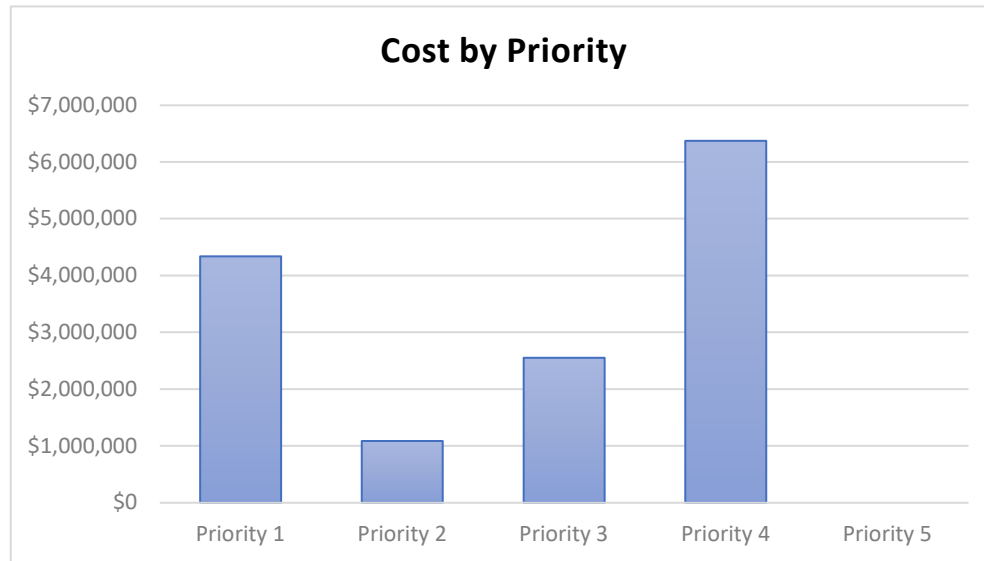
	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	5	704	11.00	11.00	55	55	62.5	16	1000
Kindergarten Classroom	2	933	24.00	24.00	48	48	38	26	988
1-3 Classrooms	13	826	24.08	25.23	313	328	32	28	896
4-5 Classrooms	5	921	28.00	30.00	140	150	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	2	829	10.00	10.00	20	20	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms		-							
Science Classroom		-							
Special Ed Resource		-							
PE/Mult-Purpose	3	2,374							
Computer Lab	1	635							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	7	157							
# of capacity spaces	27				576	601			

Central - Bessemer Acad

<p><u>2023 Total FCI</u></p> <p>2010 Replacement Value (\$13,333,897) with escalation \$33,265,406 25%</p>	<p>Metric Cost FCI</p>	<p>Square Foot Cost of \$350 @ 59,705sf \$20,896,750 39%</p>
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<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2050	Replace Site Landscaping			\$548,448		
G3010	Replace Site Water Supply System			\$91,009		
G3020	Replace Site Sanitary Sewer			\$249,077		
G3060	Replace Site Natural Gas Supply System			\$71,850		
G4020	Replace Site Lighting			\$0		
B2020	Replace Exterior Windows				\$1,042,053	
B2030	Replace Exterior Doors			\$88,186		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings				\$1,475,631	
C1010	Partitions				\$637,870	
C1020	Interior Doors	\$390,954				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$301,298		
C2010	Repairs to Stairs & Handrails			\$76,390		
C3010	Wall Finishes				\$546,748	
C3030	Replace Ceiling Finishes			\$27,534		
D2020	Replace Domestic Water Distribution System			\$79,367		
D2030	Replace Sanitary Waste System			\$205,764		
D2040	Replace Rain Water Drainage System			\$41,153		
D3030	General Cooling Systems				\$643,752	
D3040	Replace HVAC Distribution System		\$1,086,145			
D3050	Replace HVAC RTU Equipment	\$3,048,264				
D3050	Terminal & Package Units (2003 Add)				\$1,918,891	
D3060	Controls & Instrumentation				\$0	
D4010	Install Fire Sprinkler System			\$413,001		
D4020	Replace Standpipes			\$41,153		

D4030	Fire Protection Specialties					\$19,157
E1020	Replace Fixed Furnishings			\$195,477		
E1090	Other Equipment			\$124,930		
F1040	Engineering Study for Code Compliance					\$91,166
	Hazardous Material Removal (Pre-1980 Area) 36,640sf	\$897,680				
Totals		\$4,336,898	\$1,086,145	\$2,554,637	\$6,375,268	\$0





LEGEND:

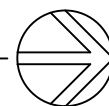
COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUMS
- COMPUTER LAB: 1 RM.
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

**BESSEMER ACADEMY
BASEMENT PLAN
NO SCALE**





LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUMS
- COMPUTER LAB: 1 RM.
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

BESSEMER ACADEMY

MAIN FLOOR PLAN

NO SCALE





LEGEND:

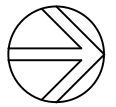
COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUMS
- COMPUTER LAB: 1 RM.
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

**BESSEMER ACADEMY
SECOND FLOOR PLAN**
NO SCALE



Beulah Heights Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	416
	Actual Enrollment	255
	Actual Available Capacity	161
	Benchmark Utilization Factor (BUF)	61%
	Projected Enrollment	267
	Projected Available Capacity	157
	Projected Utilization Factor	64%
	PreK Student Capacity (using 1/2 of available capacity)	79
	Projected Enrollment	259
	Projected Available Capacity	157
	Projected Utilization Factor	62%
	Projected Students Transferring to K-8 in 2023/2024	15
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$869,406
	2023 FCI Scoring (% of 100, higher is worse)	39%
	Priority 1 Costs - 2023	\$248,791
	Priority 2 Costs - 2023	\$391,581
	Priority 3 Costs - 2023	\$7,767,330
	Recommended Priority 1 Spending - 2023 to 2028	\$248,791
	Recommended Priority 2 Spending - 2023 to 2028	\$391,581
	Recommended Priority 3 Spending - 2023 to 2028	\$7,767,330
	Recommended Total Spending - 2023 to 2028	\$8,407,702
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$3.63
	Annual Operations and Maintenance Costs Per Student	\$428.87
	Total 2018 Operations and Maintenance Costs	\$116,458
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	43,181
	Year Built	1954
SITE SIZE		
	2018/19 Site Size (acres)	8.66

Beulah Heights Elementary School has a capacity for 416 K-5 students. Its enrollment is holding steady at 61% in 2020/2021 and 62% in 2026/2027. Given the schools age (built in 1954) and the low current and projected future utilization factor, consideration should be given to future closure and consolidation of students into other elementary school(s). An alternative to closure would be to make Beulah Heights a PreK center. However, the FCI score is in the poor category (39%) and improvements will be required to maintain the building for continued use.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: BEULAH HEIGHTS ELEMENTARY SCHOOL

Physical Address: 2670 Delphinium St, Pueblo, CO 81005

Grades Served: K-5

Year Built: 1954

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 328 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 416 students

BLDG CAPACITY per 2017 Util. Report: 459 students

2018 ACTUAL Utilization Factor: 79%

In 2018, there was space AVAILABLE for: 88 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 43,181 SF

2018-19 Site Size (Acres): 8.66

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 328

In 2018, this school was UNDER ENROLLED by: 88

% of 2018-19 Enrollment: 79%

TEACHING SPACES & CAPACITY CALCULATIONS

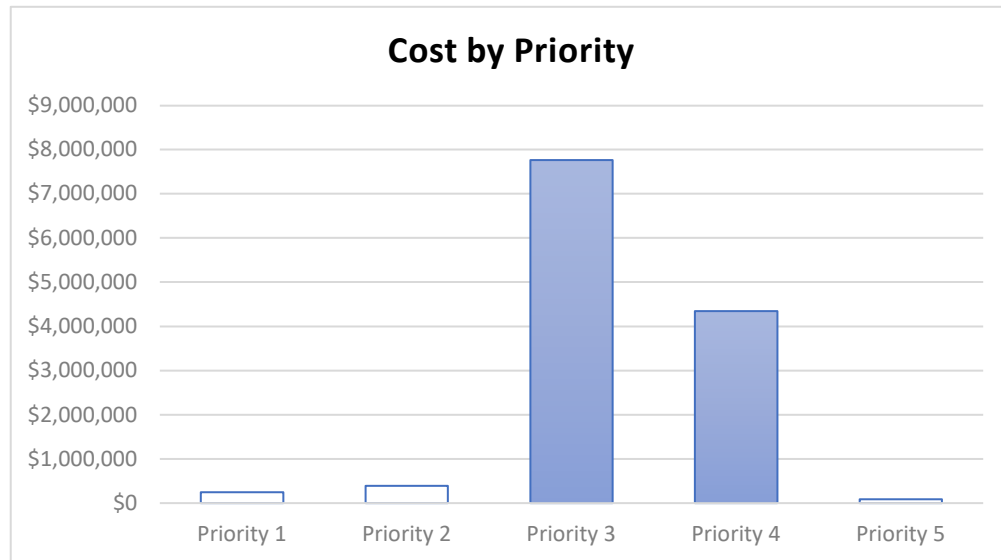
	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	1	743	11.00	11.00	11	11	62.5	16	1000
Kindergarten Classroom	3	922	21.33	23.67	64	71	38	26	988
1-3 Classrooms	11	737	22.36	22.36	246	246	32	28	896
4-5 Classrooms	5	714	23.40	23.40	117	117	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained		-			-	-	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms	1	926							
Science Classroom		-							
Special Ed Resource	3	245							
PE/Mult-Purpose	3	2,670							
Computer Lab	1	747							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	4	239							
# of capacity spaces	20				438	445			

South - Beulah Heights ES

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$9,758,867) with escalation	Metric	Square Foot Cost of \$350 @ 43,181sf
\$24,346,421	Cost	\$15,113,350
28%	FCI	45%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Pedestrian Paving			\$117,786		
G2040	Site Development			\$112,589		
G2050	Replace Site Landscaping			\$396,660		
G3010	Replace Site Water Supply System			\$65,821		
G3020	Replace Site Sanitary Sewer	\$0				
G3030	Replace Site Storm WaterSewer System	\$0				
G3060	Replace Site Natural Gas Supply System			\$51,964		
G4020	Replace Site Lighting			\$197,463		
G4030	Replace Site Communications & Security			\$95,267		
B2020	Replace Exterior Windows			\$1,228,080		
B2030	Replace Exterior Doors			\$103,929		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Replace Roof System	\$0				
B3020	Replace Roof Hatch Openings/Covers			\$67,552		
C1010	Partitions				\$752,142	
C1020	Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$355,088		
C2010	Repairs to Stairs & Handrails			\$17,314		
C3020	Replace Interior Floor Finishes			\$1,591,828		
C3030	Replace Ceiling Finishes			\$1,172,652		
D2010	Replace Interior Plumbing Fixtures			\$782,923		
D2020	Replace Domestic Water Distribution System	\$0				
D2030	Replace Sanitary Waste System	\$0				
D2040	Replace Rain Water Drainage System			\$48,499		
D3050	Replace HVAC RTU Equipment				\$3,592,440	

D3060	Controls & Instrumentation	\$0				
D4010	Install Fire Sprinkler System			\$457,851		
D4011	Install Fire Sprinkler System (2001 Add)			\$28,877		
D4030	Fire Protection Specialties (2001 Add)				\$823	
D5010	Replace Electrical Distribution System		\$0			
D5030	Replace Fire Detection Systems		\$142,790			
E1090	Other Equipment			\$147,231		
E2010	Replace Fixed Furnishings			\$230,372		
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 40,619sf	\$248,791	\$248,791	\$497,582		
	Totals	\$248,791	\$391,581	\$7,767,330	\$4,345,405	\$91,168



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC

SCIENCE

SPECIAL ED. RESOURCE

PE/MULTI-PURPOSE/AUDITORIUM

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

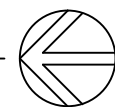
ADMINISTRATIVE & BUILDING SUPPORT SPACES



BUELAH HEIGHTS ELEMENTARY SCHOOL

FIRST FLOOR PLAN

NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC

SCIENCE

SPECIAL ED. RESOURCE

PE/MULTI-PURPOSE/AUDITORIUM

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



BUELAH HEIGHTS ELEMENTARY SCHOOL

SECOND FLOOR PLAN

NO SCALE



Bradford Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	418
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	269
	Actual Available Capacity	149
	Benchmark Utilization Factor (BUF)	64%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	230
	Projected Available Capacity	195
	Projected Utilization Factor	55%
	PreK Student Capacity (using 1/2 of available capacity)	98
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	223
	Projected Available Capacity	195
	Projected Utilization Factor	53%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	47%
	Priority 1 Costs - 2023	\$2,488,834
	Priority 2 Costs - 2023	\$1,324,712
	Priority 3 Costs - 2023	\$7,685,079
	Recommended Priority 1 Spending - 2023 to 2028	\$2,488,834
	Recommended Priority 2 Spending - 2023 to 2028	\$1,324,712
	Recommended Priority 3 Spending - 2023 to 2028	\$7,685,079
	Recommended Total Spending - 2023 to 2028	\$11,498,626
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.57
	Annual Operations and Maintenance Costs Per Student	\$203.72
	Total 2018 Operations and Maintenance Costs	\$93,843
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	53,163
	Year Built	1952
SITE SIZE		
	2018/19 Site Size (acres)	5.12

Bradford Elementary School has a capacity for 418 K-5 students. Its enrollment is trending downwards from 64% in 2020/2021 to 53% in 2026/2027. Given the schools age (built in 1952) and the low current and projected future utilization factor, consideration should be given to future closure and consolidation of students into other elementary school(s). An alternative to closure would be to make Bradford a PreK center. However, the FCI score is in the poor category (47%) and improvements will be required to maintain the building for continued use.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: BRADFORD ELEMENTARY SCHOOL

Physical Address: 107 S La Crosse Ave, Pueblo, CO 81001

Grades Served: K-5

Year Built: 1952

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 341 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 418 students

BLDG CAPACITY per 2017 Util. Report: 498 students

2018 ACTUAL Utilization Factor: 82%

In 2018, there was space AVAILABLE for: 77 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 53,163 SF

2018-19 Site Size (Acres): 5.12

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 341

In 2018, this school was UNDER ENROLLED by: 77

% of 2018-19 Enrollment: 82%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	2	880	14.00	14.00	28	28	62.5	16	1000
Kindergarten Classroom	3	1,025	23.67	26.67	71	80	38	26	988
1-3 Classrooms	9	748	22.89	22.89	206	206	32	28	896
4-5 Classrooms	5	681	22.20	22.20	111	111	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	3	660	8.00	8.00	24	24	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms	1	1,500							
Science Classroom		-							
Special Ed Resource	1	373							
PE/Mult-Purpose	3	2,416							
Computer Lab	1	314							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	8	274							
# of capacity spaces	22				440	449			

East - Bradford ES

2023 Total FCI

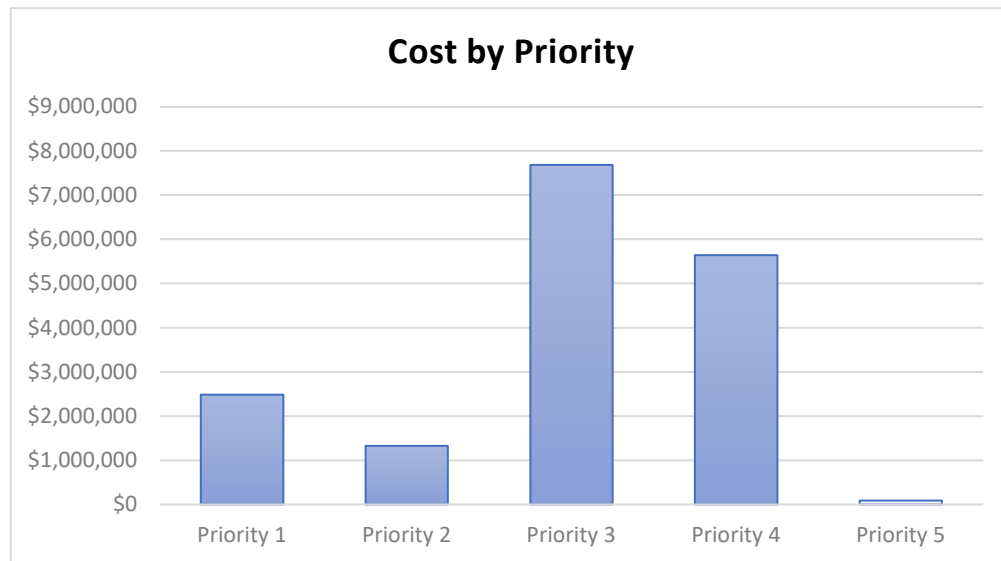
2010 Replacement Value (\$11,685,423) with escalation
 \$29,152,793
 34%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 53,163sf
 \$18,607,050
 53%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Pedestrian Paving			\$145,013		
G2040	Site Improvements			\$138,614		
G2050	Replace Site Landscaping			\$488,351		
G3010	Replace Site Water Supply System			\$81,036		
G3020	Replace Site Sanitary Sewer			\$221,786		
G3030	Replace Site Storm Water Sewer System			\$108,760		
G3060	Replace Site Natural Gas Supply System			\$63,978		
G4020	Replace Site Lighting			\$243,111		
B2020	Replace Exterior Windows			\$1,069,300		
B2020	Replace Exterior Windows (1986 Add)				\$394,182	
B2030	Replace Exterior Doors			\$90,491		
B2030	Replace Exterior Doors (1986 Add)				\$31,452	
B2030	Replace Exterior Door Hardware	\$0				
B3020	Replace Roof Hatch Openings			\$58,819		
C1010	Partitions				\$654,548	
C1020	Interior Doors	\$291,765				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings (Main & 1986 Add)			\$423,150		
C2010	Repairs to Stairs & Handrails			\$36,116		
C3020	Replace Interior Floor Finishes (Main & 1986 Add)			\$1,896,953		
C3030	Replace Ceiling Finishes (Main & 1986 Add)			\$1,397,428		
D1010	Replace Lift/Elevator/Conveyor	\$170,423				
D2010	Replace Interior Plumbing Fixtures	\$681,697				
D2010	Replace Interior Plumbing Fixtures (1986 Add)				\$251,298	
D2020	Replace Domestic Water Distribution System			\$81,442		
D2020	Replace Domestic Water Distribution System (1986 Add)				\$30,022	
D2030	Replace Sanitary Waste System			\$211,145		
D2030	Replace Sanitary Waste System (1986 Add)				\$77,835	
D2040	Replace Rain Water Drainage System			\$42,230		

D2040	Replace Rain Water Drainage System (1986 Add)				\$15,568	
D3030	Cooling Generating Systems (1986 Add)				\$243,515	
D3040	Replace HVAC Distribution System (Main)		\$1,114,544			
D3040	Replace HVAC Distribution System (1986 Add)				\$410,862	
D3050	Terminal & Package Units (Main & 2004 Add)				\$3,269,810	
D3060	Controls & Instrumentation				\$100,631	
D4010	Install Fire Sprinkler System (All Phases)			\$599,247		
D4030	Fire Protection Specialties				\$17,058	
D5010	Replace Electrical Distribution System (Main)	\$423,798				
D5010	Replace Electrical Distribution System (1986 Add)				\$147,300	
D5030	Replace Fire Detection Systems		\$142,790			
E1020	Replace Institutional Equipment (Main)			\$13,574		
E2010	Replace Fixed Furnishings (Main & 1986 Add)			\$274,534		
F1030	Engineering Study for Code Compliance				\$91,168	
	Replace Partial Roof (3600 sf)		\$67,379			
	Hazardous Material Removal (Pre-1980 Area) 37,598sf	\$921,151				
Totals		\$2,488,834	\$1,324,712	\$7,685,079	\$5,644,081	\$91,168



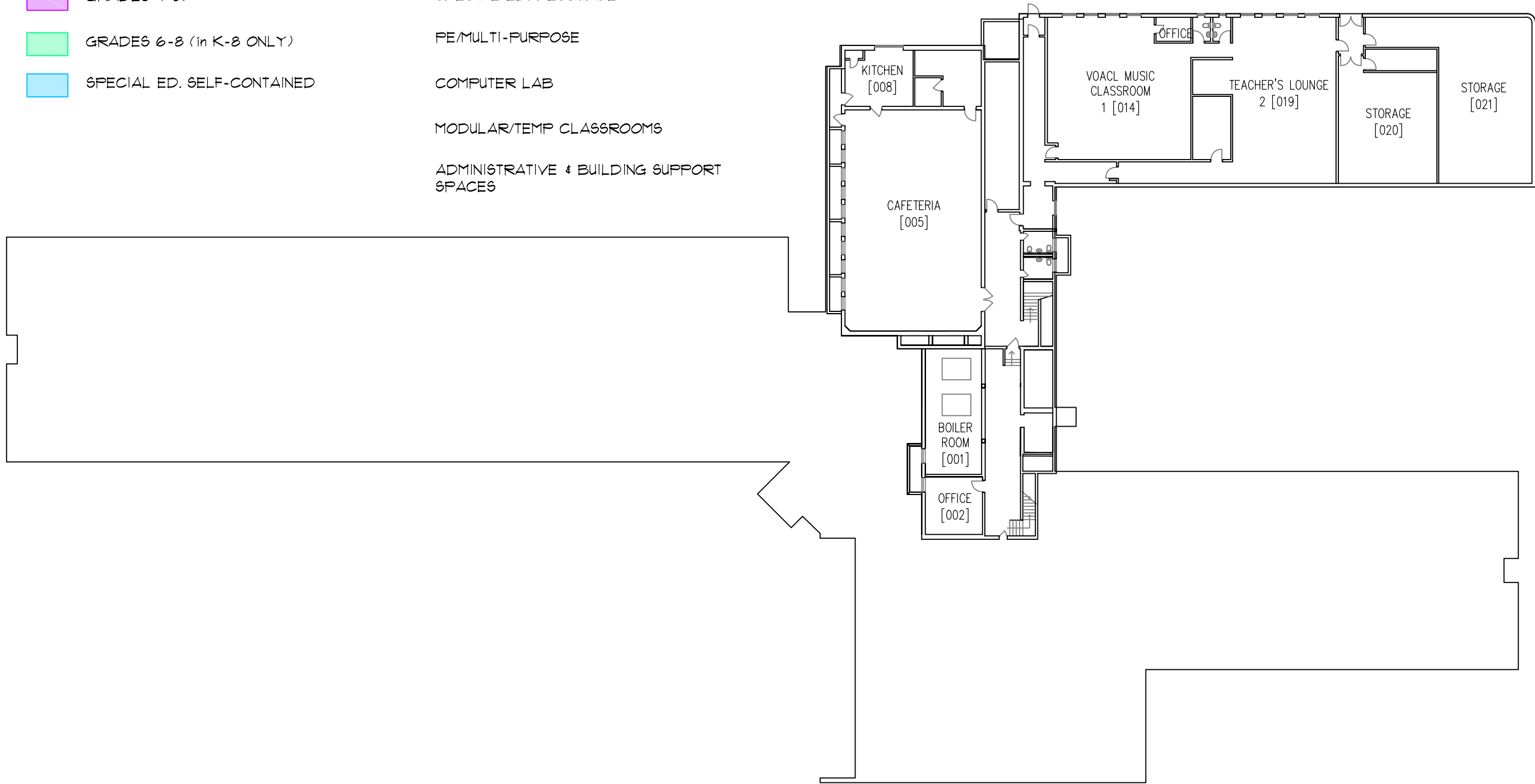
LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

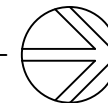
- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



BRADFORD ELEMENTARY SCHOOL
 BASEMENT PLAN
 NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):







- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



BRADFORD ELEMENTARY SCHOOL
 FIRST FLOOR PLAN
 NO SCALE

LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY):
-  SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC

SCIENCE:

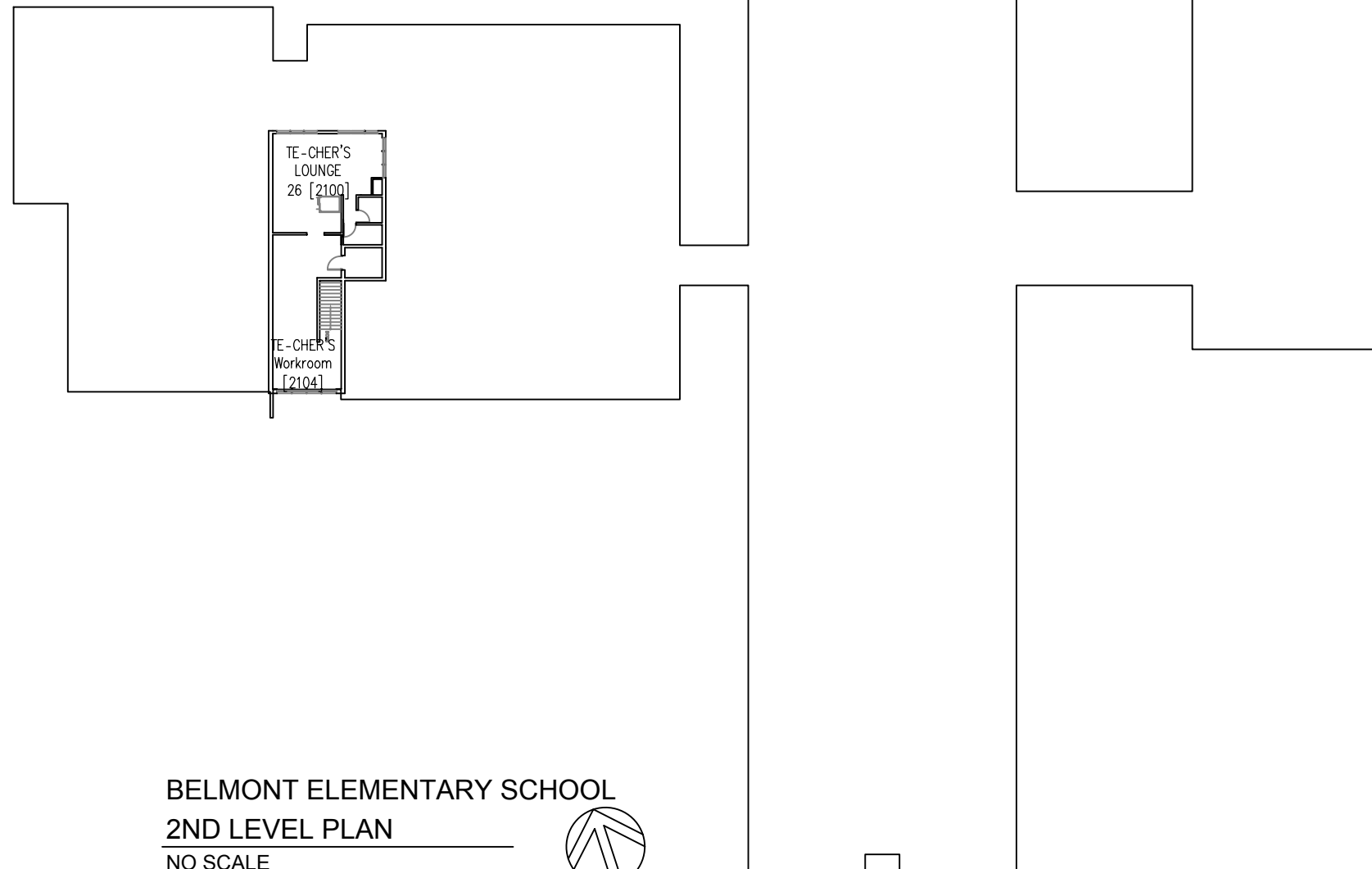
SPECIAL ED. RESOURCE:

PE/MULTI-PURPOSE

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



BELMONT ELEMENTARY SCHOOL
2ND LEVEL PLAN
NO SCALE



Columbian Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	491
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	259
	Actual Available Capacity	232
	Benchmark Utilization Factor (BUF)	53%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	512
	Projected Available Capacity	(8)
	Projected Utilization Factor	104%
	PreK Student Capacity (using 1/2 of available capacity)	(4)
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	499
	Projected Available Capacity	(8)
	Projected Utilization Factor	102%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	42%
	Priority 1 Costs - 2023	\$5,743,211
	Priority 2 Costs - 2023	\$1,808,681
	Priority 3 Costs - 2023	\$5,007,615
	Recommended Priority 1 Spending - 2023 to 2028	\$5,743,211
	Recommended Priority 2 Spending - 2023 to 2028	\$1,808,681
	Recommended Priority 3 Spending - 2023 to 2028	\$5,007,615
	Recommended Total Spending - 2023 to 2028	\$12,559,507
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.00
	Annual Operations and Maintenance Costs Per Student	\$173.35
	Total 2018 Operations and Maintenance Costs	\$58,294
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	59,060
	Year Built	1956
SITE SIZE		
	2018/19 Site Size (acres)	4.06

Columbian Elementary School has a capacity for 491 K-5 students. Its enrollment is trending downwards from 53% in 2020/2021. With the closure of Carlile Elementary School, those students will be moving to Columbian, bringing the enrollment up to 102% in 2026/2027. Given the enrollment growth with the inclusion of Carlile E.S. students, investment in building upkeep with FCI recommended spending is encouraged. Columbian is at full capacity.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: COLUMBIAN ELEMENTARY SCHOOL

Physical Address: 1203 Palmer Ave, Pueblo, CO 81004

Grades Served: K-5

Year Built: 1956

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 278 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 491 students

BLDG CAPACITY per 2017 Util. Report: 423 students

2018 ACTUAL Utilization Factor: 57%

In 2018, there was space AVAILABLE for: 213 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 59,060 SF

2018-19 Site Size (Acres): 4.06

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 278

In 2018, this school was UNDER ENROLLED by: 213

% of 2018-19 Enrollment: 57%

TEACHING SPACES & CAPACITY CALCULATIONS

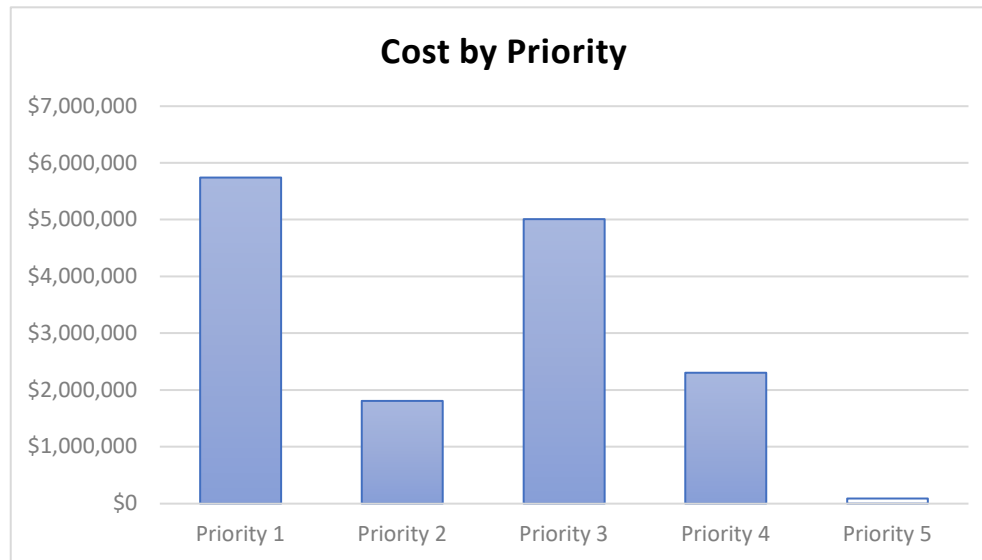
	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	2	890	13.50	13.50	27	27	62.5	16	1000
Kindergarten Classroom	2	1,771	26.00	46.00	52	92	38	26	988
1-3 Classrooms	11	690	21.09	21.09	232	232	32	28	896
4-5 Classrooms	8	744	24.00	24.00	192	192	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	2	621	7.00	7.00	14	14	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms	1	639							
Music Classrooms	1	785							
Science Classroom		-							
Special Ed Resource	2	99							
PE/Mult-Purpose	3	3,487							
Computer Lab	1	300							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	8	240							
# of capacity spaces	25				517	557			

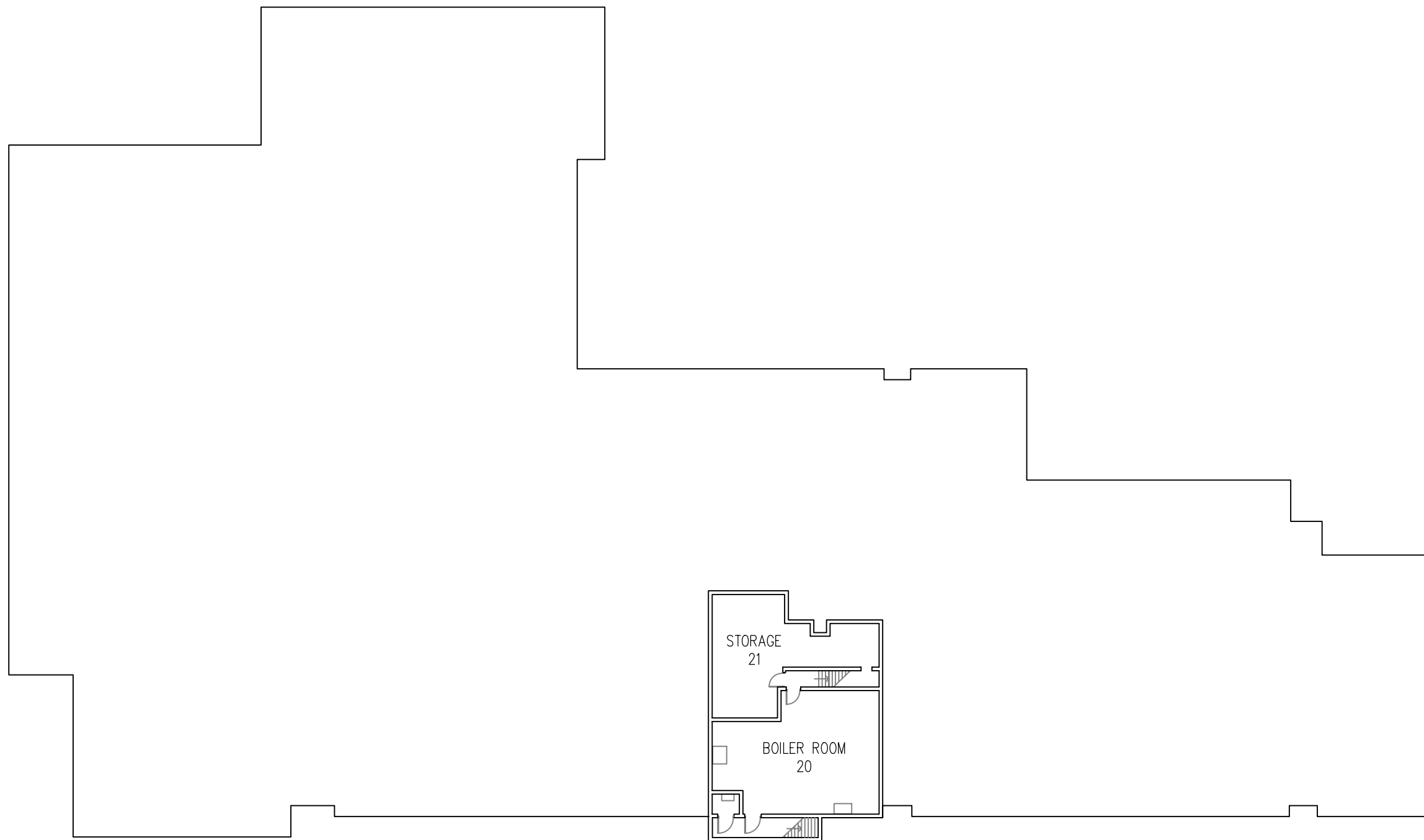
Central - Columbian ES

2010 Replacement Value (\$11,537,783) with escalation	<u>2023 Total FCI</u>	Square Foot Cost of \$350 @ 59,060sf
\$28,784,461	Metric Cost FCI	\$20,671,000
30%		42%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Resurface Walkways			\$161,100		
G2050	Replace Site Landscaping			\$542,523		
G3010	Replace Site Water Supply System		\$90,026			
G3020	Replace Site Sanitary Sewer	\$246,384				
G3030	Storm Sewer			\$120,826		
G3060	Replace Site Natural Gas Supply System			\$71,073		
G4020	Replace Site Lighting			\$270,077		
B2020	Exterior Windows (1987 Add)				\$357,495	
B2030	Replace Exterior Doors			\$130,036		
B2030	Exterior Doors (1987 Add)				\$30,253	
B2030	Replace Exterior Door Hardware	\$0				
C1010	Partitions				\$741,804	
C1020	Replace Interior Doors	\$419,272				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$547,662		
C3020	Replace Interior Floor Finishes	\$2,455,110				
C3030	Replace Ceiling Finishes			\$1,808,609		
D2010	Plumbing Fixtures (1987 Add)				\$227,909	
D2020	Replace Domestic Water Distribution System		\$117,034			
D2020	Domestic Water Distribution System (1987 Add)				\$27,228	
D2030	Replace Sanitary Waste System			\$303,419		
D2030	Sanitary Waste System (1987 Add)				\$70,590	
D2040	Rain Water Drainage (1987 Add)				\$14,117	
D3030	Replace HVAC RTU Equipment	\$969,493				
D3040	Replace HVAC Distribution System		\$1,601,620			
D3040	Distribution Systems (1987 Add)				\$372,620	

D3050	Terminal & Package Units				\$322,796	
D4010	Install Fire Sprinkler System			\$665,717		
D4030	Fire Protection Specialties				\$1,244	
D5010	Replace Electrical Distribution System	\$609,007				
D5010	Electrical Service/Distribution (1987 Add)				\$141,686	
E1020	Replace Institutional Equipment			\$31,262		
E2010	Replace Fixed Furnishings			\$355,312		
F1040	Engineering Study for Code Compliance				\$91,166	
	Hazardous Material Removal (Pre-1980 Area) 42,610sf	\$1,043,945				
	Totals	\$5,743,211	\$1,808,681	\$5,007,615	\$2,307,743	\$91,166





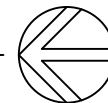
COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART (and SCIENCE)
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

COLUMBIAN ELEMENTARY SCHOOL
BASEMENT PLAN
 NO SCALE





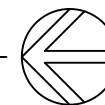
COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART (and SCIENCE)
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

COLUMBIAN ELEMENTARY SCHOOL
FIRST FLOOR PLAN
 NO SCALE



Franklin School of Innovation

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	451
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	338
	Actual Available Capacity	113
	Benchmark Utilization Factor (BUF)	75%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	307
	Projected Available Capacity	154
	Projected Utilization Factor	68%
	PreK Student Capacity (using 1/2 of available capacity)	77
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	297
	Projected Available Capacity	154
	Projected Utilization Factor	66%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$24,710,326
	2023 FCI Scoring (% of 100, higher is worse)	0%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$0
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$0
	Recommended Total Spending - 2023 to 2028	\$0
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$0.00
	Annual Operations and Maintenance Costs Per Student	\$0.00
	Total 2018 Operations and Maintenance Costs	\$101,713
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	55,600
	Year Built	2023
SITE SIZE		
	2018/19 Site Size (acres)	8.27

Franklin School of Innovation was replaced in the 2019 district bond. Franklin School of Innovation has a capacity for 451 K-5 students. Its enrollment is trending downwards from 75% in 2020/2021 to 65% in 2026/2027. The replacement of Franklin with a new building, enrollment is expected to exceed the forecast. Regular maintenance and upkeep will keep the building functional for 50+ years.

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

1.0 LEARNER COMMUNITIES

1.01	K-5 Learning Communities	Qty.	Net S.F.	Total Net S.F.	# T.S.	# Stud.	Capacity	NOTES
.01	Learning Studios (K)	3	1,050	3,150	3	24	72	K w/ in-room restrooms group in pods of at least 2 grade levels, Grade 1 in-room restrooms optional 1 per pod/neighborhood direct access from Kinder Studios, include changing table allowance shown: verify code req. for qty/size smaller for 1-grade pods larger for 2-grade pods. s inks, food prep, connection to outside if possible 1 per pod/neighborhood 1 per pod/neighborhood allowance shown: 1 per grade level easy access from pods
.01	Learning Studios (1-5)	15	900	13,500	15	24	360	
.02	Flex Learning Studio	1	900	900	-	-	-	
.03	Resource / Intervention	2	300	600	-	-	-	
.04	Small Group Rooms	4	100	400	-	-	-	
.05	Kinder Restrooms	3	50	150	-	-	-	
.06	1-5 Student Restrooms (grouped)	-	-	1,000	-	-	-	
.07	Activity Commons (Kinder, 5th-grade)	2	400	800	-	-	-	
.08	Activity Commons (Grades 1-2, Grades 3-	2	650	1,300	-	-	-	
.09	Storage	4	100	400	-	-	-	
.10	Teacher / Staff Area	4	200	800	-	-	-	
.11	Staff Restrooms	6	50	300	-	-	-	
.12	Outdoor Learning Area	-	-	-	-	-	-	
			23,300		18		432	

1.02	Learning Support Spaces	Qty.	Net S.F.	Total Net S.F.	# T.S.	# Stud.	Capacity	NOTES
.01	Self-Contained Learning Studio	1	600	600	1	10	10	At Franklin, one may be larger than other, at Sunset, both SpEd rooms may be same size (Franklin - medically fragile) need lift, include laundry in changing room (no need for shower if one is located with nurse) adjacent (between) self-contained rooms adjacent (between) self-contained rooms access for all students, need 2 rooms if building will have 2 floors adjacent (between) self-contained rooms Included in Main Office Category
.02	Self-Contained - Intensive Needs	1	900	900	1	9	9	
.03	Restroom/Changing	1	150	150	-	-	-	
.04	LSS Small Group/Conf.	1	150	150	-	-	-	
.05	Storage/Work Room	1	100	100	-	-	-	
.06	OT/PT, Sensory Room	1	200	200	-	-	-	
.07	Kitchenette	1	100	100	-	-	-	
.08	Specialist Offices (See 4.03)	-	-	-	-	-	-	
			2,200		2		19	

Subtotals for	LEARNER COMMUNITIES	(square feet)	# T.S.	Capacity
NET AREA TOTALS		25,500	20	451

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

2.0 LEARNER ACTIVITIES

2.01 Activity Programs		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Art/Innovation Lab	1	1,050	1,050	-	Art, STEM, Etc.
.02	Storage Room	1	200	200	-	
.03	Music / Movement Lab	1	1,050	1,050	-	adjacent to performance platform
.04	Storage Room	1	200	200	-	
.05				-	-	
				2,500	0	
2.02 Discovery / Media Center		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Discovery / Media Center	1	2,000	2,000	-	also for staff meetings
.02	Project / Flex Studio	1	1,000	1,000	-	open to LMC to expand space (incl. storage)
.03	Office / Workroom	1	150	150	-	
.04	Library Storage / Flex Studio Storage	2	100	200	-	may be combined into one shared space
.05	Book Room / Teacher Resources	1	150	150	-	also for summer storage of technology
				3,500	0	
2.03 Health / Wellness		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Gymnasium	1	3,400	3,400	-	(current is 3K at Sunset, 2,400 at Franklin) include climbing wall
.02	Office	1	100	100	-	visibility into gym
.03	PE / Gym Storage	1	200	200	-	flexible shelving, direct access to Gym
.04	Outdoor Equip. Storage	1	200	200	-	locate with easy access to outdoor play areas
.05	Gym Restrooms	2	150	gross area	-	(verify count per codes)
				3,900		4,875
2.04 Outdoor Learning & Play		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Outdoor Learning Areas	2	TBD		-	These areas to be determined through site planning
.02	Hardcourt Areas w/Fixed Equipment	2	TBD		-	
.03	Open Field / Play Areas	2	TBD		-	
.04	Play Apparatus Areas	2	TBD		-	
.05				-	-	
				0	0	
Subtotals for LEARNER ACTIVITIES				(square feet)	Capacity	
NET AREA TOTALS				9,900	0	

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5
04.06.21

3.0 LEARNER COMMONS

3.01 Commons / Cafeteria / MPR		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Cafeteria Commons / MPR	1	2,600	2,600	current = 2,400sf, needs higher ceiling, consider acoustics
.02	Table/Chair Storage	1	300	300	
.03	General Special Programs Storage	1	100	100	
.04	MPR Restrooms			gross area	
.05					
				3,000	
3.02 Kitchen & Supports		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Food Services Kitchen	1	1,050	1,050	(current 1,000sf) serving/warming only. inclusive of storage, prep, clean-up, etc
.02	Cafeteria Office	1	75	75	
.03	Kitchen Staff Lockers/Restroom	1	75	75	
.04					
.05					
				1,200	
3.03 Performance (Stage Only)		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Stage/Platform (extension of Music Space)	1	800	800	open to Gym so there's space for entire school to gather. expand SF by opening to music room
.02	Platform Storage	1	200	200	
.03				-	
				1,000	
Subtotals for LEARNER COMMONS				(square feet)	
NET AREA TOTALS				5,200	

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

4.0 OFFICES & SUPPORT

4.01 Main Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Security Vestibule	1			gross area	air-lock & security functions
.02	Welcome Center/Waiting Area	1	150		150	transaction window, space for waiting, paperwork, etc. before being buzzed into school
.03	Receptionst / "Front Desk"	1	200		200	visibility to building entry
.04	Principal's Office	1	150		150	also support small meetings, visibility to front door/vestibule
.05	Asst Princ Office	1	120		120	
.06	Conference Room	1	250		250	access from main office and from commons. Optional: dividable
.07	Student Waiting Alcove	1	25		25	supervisable from receptionist
.08	Records/files Storage (Vault)	1	100		100	
.09	Workroom / Mailroom	1	200		200	nearby but not attached to front office
.10	Kitchenette / Coffee	1	25		25	countertop with sink, refridge, storage cabinets
.11	Staff Restrooms	2	50		100	locate to share with teacher's lounge
.12	Front Office Deliveries Alcove	1	10		10	
.13	Staff Coat Closet	1	20		20	
					1,350	
4.02 Teacher Support Areas			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Staff Lounge	1	450		450	with kitchenette
.02	Nursing / Mother's Room	1	50		50	
.03	Staff Restrooms				-	share with main office
					500	
4.03 Student Services			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Counselor / Student Services Office	1	120		120	
.02	Small Conference/Testing	1	120		120	
.03	Specialists Offices	2	120		240	Not full-time: Speech, Psych/Soc, OT/PT, etc.
					480	
4.04 Clinic/Health Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Wellness Room / Office	1	100		100	privacy for phone calls and conversations
.02	Exam/Treatment/Cot Room	1	180		180	sink (H+C water), refrigerator & ice machine, 2 cots min (divider curtains)
.03	Restroom / Changing / Shower	1	100		100	
.04	Secured Storage Closet	1	20		20	ALL meds to be double-locked
					400	
4.05 Community Support			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	PTSO/Parent Area	1	100		100	small meeting space near entry/welcome center, open to welcome/paperwork area
.02	PTSO Storage Closet	1	50		50	
.03	After School Storage Room				-	small space within gym storage
					150	
Subtotals for OFFICES & SUPPORT						
			(square feet)			
NET AREA TOTALS						2,880

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5
 04.06.21

5.0 BUILDING SUPPORT

5.01 Maintenance/Custodial	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Facility Manager Office	1	150	150	
.02 Workroom / Breakroom	1	150	150	
.03 Storage	1	200	200	
.04 Custodial Closets & Supplies	3	50	150	located throughout facilities (estimate)
.05 Outdoor Maintenance Equip Stor.	1	200	200	
.06 Receiving Area	1	150	150	
.07 Recycling Center			-	outside?
.08 Dumpster Yard			-	outside?

1,000

5.02 Utilities/Infrastructure	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 MDF Room	1	150	gsf	
.02 IDF Rooms	3	40	gsf	Student visual access / learning opportunity
.03 Mechanical Room	1	600	gsf	Covered outside with security gate and visual screen?
.04 Main Electrical Room	1	200	gsf	outdoor access
.05 Electrical Closets	3	50	gsf	

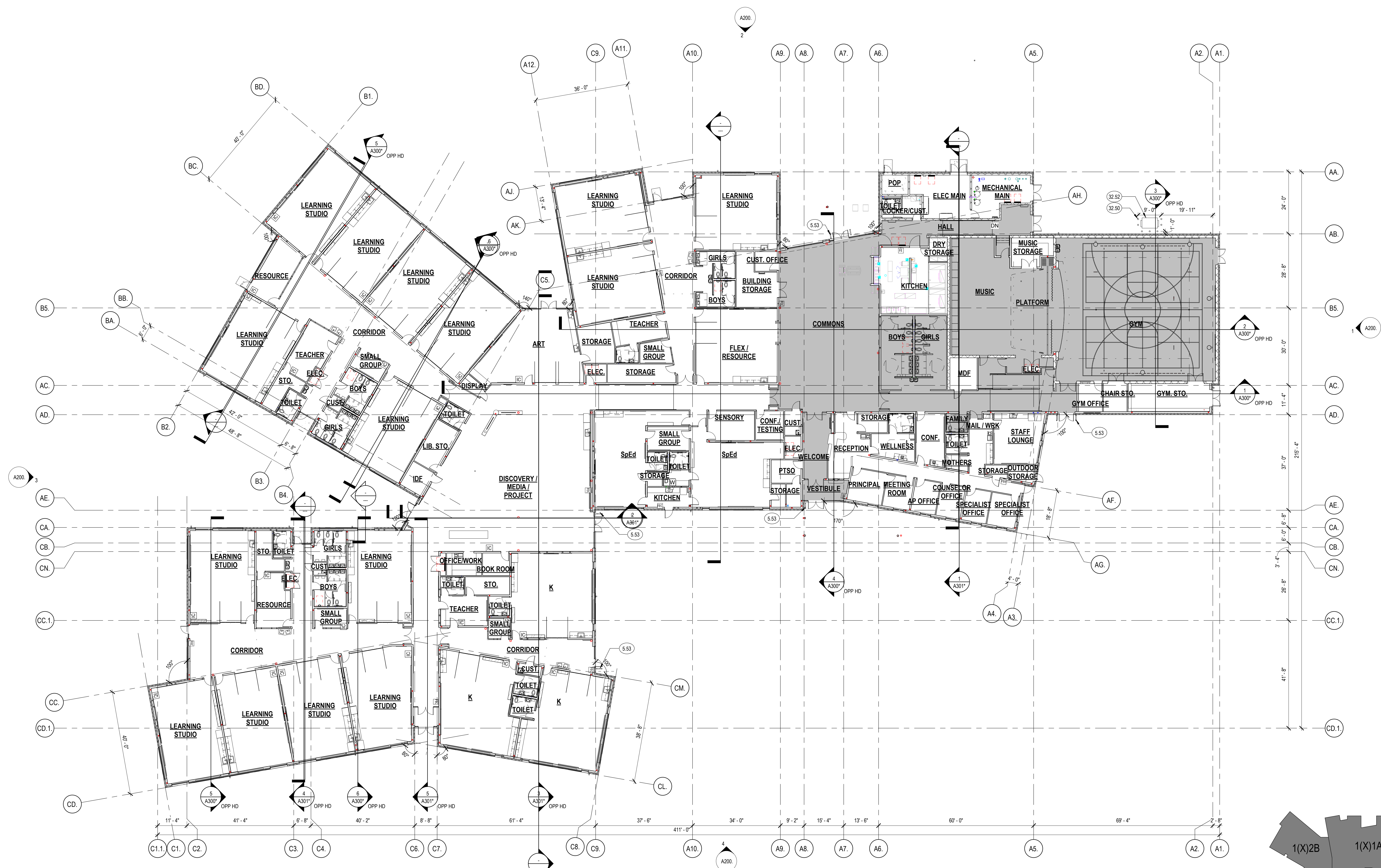
0

5.03 Group Restrooms	Qty.	Net S.F.	Total Net S.F.	NOTES
.01	TBD		gsf	TBD per building layout/design
.02	TBD		gsf	TBD per building layout/design
.03	TBD		gsf	TBD per building layout/design

0

Subtotals for BUILDING SUPPORT	(square feet)
NET AREA TOTALS	1,000

BIM 880: 2020-04-12-12:50:00 Summer Park Elem - Franklin Elem 2020-04-12_Pueblo DSG-Elm Schools_2021.rvt
12/7/2021 4:41:59 PM



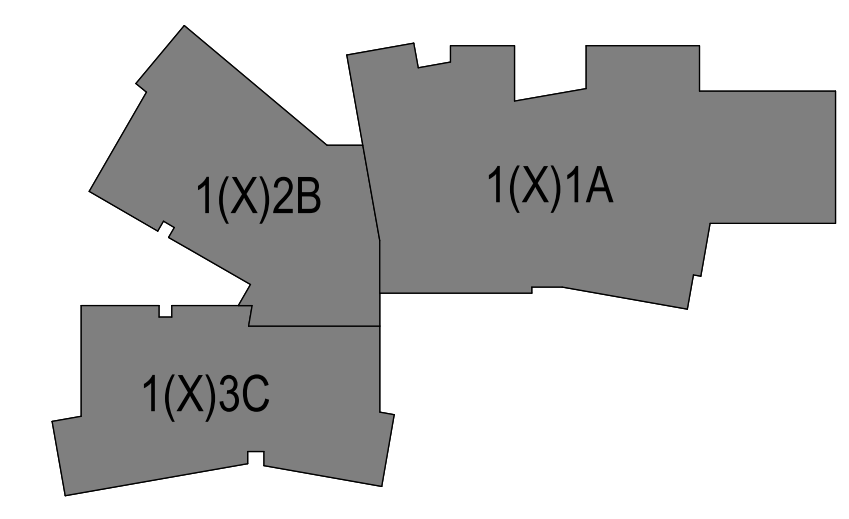
1 1ST FLOOR PLAN - OVERALL.
A100. 1/16" = 1'-0"

KEYNOTE LEGEND

5.53 DOOR STOP BOLLARD
32.50 STEEL PIPE BOLLARD
32.52 DUMPSTER BY OTHERS

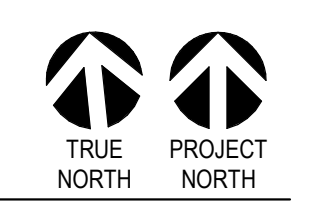
JOINT-USE AREA LEGEND

AREAS THAT ARE JOINT-USE FOR THE PUBLIC



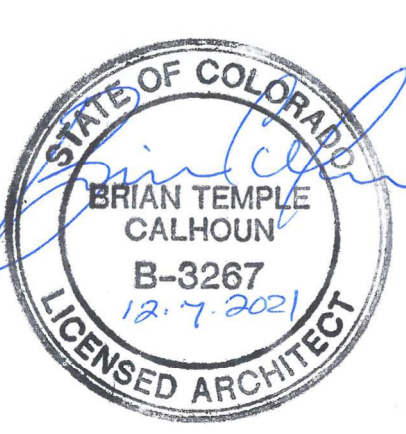
NOTE:
1. NUMBERS INDICATE CORRESPONDING SHEET LOCATIONS. SHEET LETTERS HAVE NOT BEEN INDICATED FOR CLARITY. ALL SHEET LETTERS APPLY TO THIS FORMAT.
2. (X) INDICATES APPROPRIATE FLOOR LEVEL OF THE BUILDING.

KEY PLAN
NTS



RTA/MOA a joint venture
RTA ARCHITECTS
19 SOUTH TOLON STREET, SUITE 300
DENVER, CO 80202
(P) 303.306.1150
(F) 718.471.1774

FRANKLIN SCHOOL OF INNOVATION
PUEBLO SCHOOL DISTRICT 60
1315 HORSESHOE DRIVE, PUEBLO, CO 81001



FLOOR PLAN - OVERALL

RTA/MOA PROJECT NUMBER
2020-042 / 020171
DATE
12/07/2021

REVISIONS

#	DATE	DESCRIPTION

ISSUED FOR:
CONSTRUCTION DOCUMENTS

APPROVED BY:
Author
LC

SHEET NO.
A100.

Haaff Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	397
	Actual Enrollment	252
	Actual Available Capacity	145
	Benchmark Utilization Factor (BUF)	63%
	Projected Enrollment	245
	Projected Available Capacity	160
	Projected Utilization Factor	62%
	PreK Student Capacity (using 1/2 of available capacity)	80
	Projected Enrollment	237
	Projected Available Capacity	160
	Projected Utilization Factor	60%
	Projected Students Transferring to K-8 in 2023/2024	30
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	35%
	Priority 1 Costs - 2023	\$2,029,807
	Priority 2 Costs - 2023	\$377,728
	Priority 3 Costs - 2023	\$8,408,173
	Recommended Priority 1 Spending - 2023 to 2028	\$2,029,807
	Recommended Priority 2 Spending - 2023 to 2028	\$377,728
	Recommended Priority 3 Spending - 2023 to 2028	\$8,408,173
	Recommended Total Spending - 2023 to 2028	\$10,815,708
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.82
	Annual Operations and Maintenance Costs Per Student	\$361.32
	Total 2018 Operations and Maintenance Costs	\$74,444
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	44,875
	Year Built	1961
SITE SIZE		
	2018/19 Site Size (acres)	12.20

Haaff Elementary School has a capacity for 397 K-5 students. Its enrollment is trending downwards from 63% in 2020/2021 to 60% in 2026/2027. The 60% projected utilization factor is borderline and should be under watch. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is recommended if enrollments hold or increase. An alternative would be to make Haaff a PreK center. However, the FCI score is in the poor category (35%) and improvements will be required to maintain the building for continued use.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: HAAFF ELEMENTARY SCHOOL

Physical Address: 15 Chinook Ln, Pueblo, CO 81001

Grades Served: K-5

Year Built: 1961

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 302 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 397 students

BLDG CAPACITY per 2017 Util. Report: 360 students

2018 ACTUAL Utilization Factor: 76%

In 2018, there was space AVAILABLE for: 95 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 44,875 SF

2018-19 Site Size (Acres): 12.2

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 302

In 2018, this school was UNDER ENROLLED by: 95

% of 2018-19 Enrollment: 76%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	1	759	12.00	12.00	12	12	62.5	16	1000	
Kindergarten Classroom	2	1,334	26.00	35.00	52	70	38	26	988	
1-3 Classrooms	9	770	23.56	23.56	212	212	32	28	896	
4-5 Classrooms	5	858	27.60	28.00	138	140	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	369	4.00	4.00	4	4	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms	1	1,022								
Science Classroom		-								
Special Ed Resource	1	113								
PE/Mult-Purpose	3	2,582								
Computer Lab	2	710								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	4	225								
# of capacity spaces	18				418	438				

East - Haaff ES

2023 Total FCI

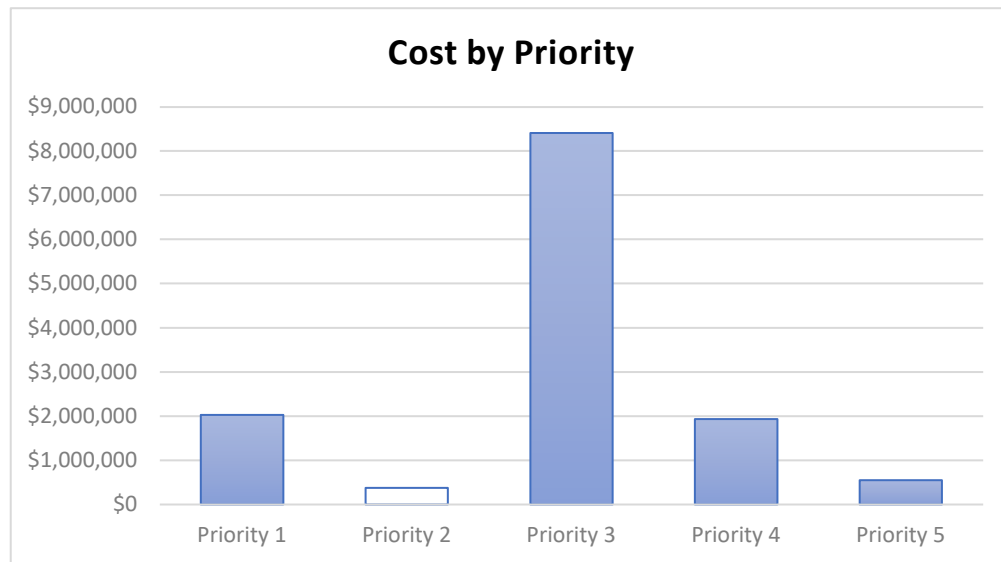
2010 Replacement Value (\$12,128,355) with escalation
 \$30,257,820
 25%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 44,875sf
 \$15,706,250
 48%



<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Replace Site Areas & Walkways			\$122,408		
G2040	Site Development			\$117,006		
G2050	Replace Site Landscaping			\$412,220		
G3010	Replace Site Water Supply System			\$68,403		
G3020	Replace Site Sanitary Sewer		\$187,210			
G3030	Replace Site Storm Water Sewer System			\$91,803		
G4020	Replace Site Lighting			\$205,209		
B2020	Replace Exterior Windows (Main)			\$1,099,417		
B2030	Replace Exterior Doors (Main)			\$93,039		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings (Main)			\$1,807,284		
C1010	Partitions (Main)				\$541,512	
C1020	Replace Interior Doors (Main)	\$299,983				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings (Main & 1992 Add)			\$413,012		
C3020	Replace Interior Floor Finishes (Main & 1992 Add)			\$1,622,274		
C3030	Replace Ceiling Finishes (Main & 1992 Add)			\$1,195,081		
D2020	Domestic Water Distribution System (Main)			\$83,735		
D2030	Replace Sanitary Waste System (Main)			\$217,093		
D2040	Replace Rain Water Drainage System (Main)			\$43,419		
D3030	Cooling Generating Systems (Main)				\$546,503	
D3040	Replace HVAC Distribution System (Main & 1992 Add)	\$1,304,525				
D3050	Terminal & Package Units (1992 Add)				\$445,082	
D3050	Terminal & Package Units (2004 Add)				\$388,999	
D4010	Install Fire Sprinkler System (All)					\$463,619
D4030	Fire Protection Specialties (All)				\$14,710	

D5010	Replace Electrical Distribution System (Main)			\$435,734		
D5030	Replace Fire Detection Systems			\$0		
E2010	Replace Fixed Furnishings (Main & 1992 Add)	\$234,781				
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 31,105sf	\$190,518	\$190,518	\$381,037		
Totals		\$2,029,807	\$377,728	\$8,408,173	\$1,936,805	\$554,787



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY)
-  SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

ART

MUSIC

SCIENCE

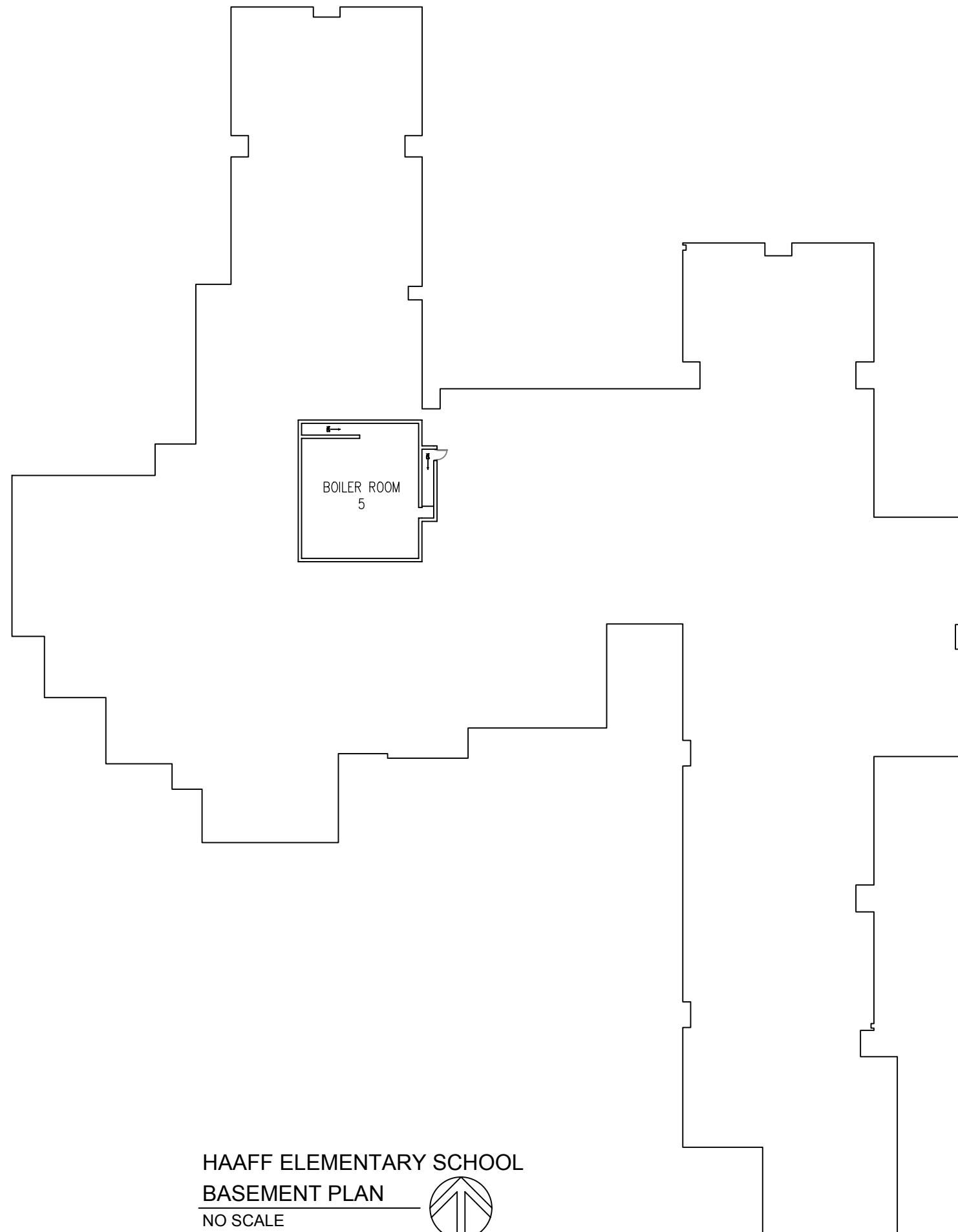
SPECIAL ED. RESOURCE

PE/MULTI-PURPOSE/AUDITORIUM

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



HAAFF ELEMENTARY SCHOOL
BASEMENT PLAN
NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



HAAFF ELEMENTARY SCHOOL
MAIN FLOOR PLAN
 NO SCALE



Heritage Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	425
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	304
	Actual Available Capacity	121
	Benchmark Utilization Factor (BUF)	72%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	260
	Projected Available Capacity	174
	Projected Utilization Factor	61%
	PreK Student Capacity (using 1/2 of available capacity)	87
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	251
	Projected Available Capacity	174
	Projected Utilization Factor	59%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	30
	Projected Students Transferring to K-8 in 2024/2025	15
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	21%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$67,379
	Priority 3 Costs - 2023	\$5,421,280
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$67,379
	Recommended Priority 3 Spending - 2023 to 2028	\$5,421,280
	Recommended Total Spending - 2023 to 2028	\$5,488,658
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$6.01
	Annual Operations and Maintenance Costs Per Student	\$894.63
	Total 2018 Operations and Maintenance Costs	\$185,197
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	50,636
	Year Built	1992
SITE SIZE		
	2018/19 Site Size (acres)	3.58

Heritage Elementary School has a capacity for 425 K-5 students. Its enrollment is trending downwards from 72% in 2020/2021 to 59% in 2026/2027. The 59% projected utilization factor is borderline and should be under watch. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is recommended if enrollments hold or increase. Heritage has capacity to function as a PreK center in addition to the K-5 student population.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: HERITAGE ELEMENTARY SCHOOL

Physical Address: 625 Brown Ave, Pueblo, CO 81004

Grades Served: K-5

Year Built: 1992

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 320 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 425 students

BLDG CAPACITY per 2017 Util. Report: 433 students

2018 ACTUAL Utilization Factor: 75%

In 2018, there was space AVAILABLE for: 105 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 50,636 SF

2018-19 Site Size (Acres): 3.58

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 320

In 2018, this school was UNDER ENROLLED by: 105

% of 2018-19 Enrollment: 75%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	2	1,188	16.00	18.50	32	37	62.5	16	1000
Kindergarten Classroom	2	938	24.50	24.50	49	49	38	26	988
1-3 Classrooms	9	859	26.33	26.33	237	237	32	28	896
4-5 Classrooms	4	856	27.50	28.25	110	113	30	28	840
6-8 Classrooms (k-8) Only	-	-	-	-	-	-	30	28	840
Special Ed / Self-Contained	6	358	3.17	3.83	19	23	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms	-	-	-	-	-	-	-	-	-
Music Classrooms	1	1,027	-	-	-	-	-	-	-
Science Classroom	1	1,078	-	-	-	-	-	-	-
Special Ed Resource	-	-	-	-	-	-	-	-	-
PE/Mult-Purpose	3	3,070	-	-	-	-	-	-	-
Computer Lab	1	912	-	-	-	-	-	-	-
Modular/Temp. Classrooms	-	-	-	-	-	-	-	-	-
Admin. & Bldg. Support Spaces	12	196	-	-	-	-	-	-	-
# of capacity spaces	23				447	459			

Central - Heritage ES

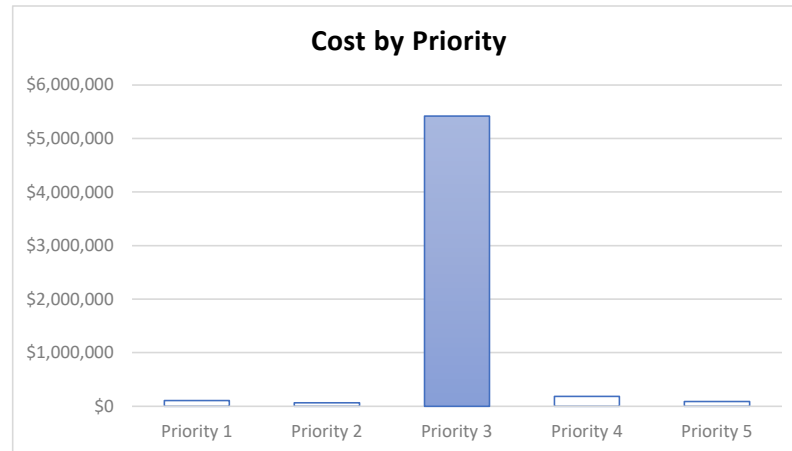
2023 Total FCI

2010 Replacement Value (\$8,923,233) with escalation
 \$22,261,682
 15%

**Metric
 Cost
 FCI**

Square Foot Cost of \$350 @ 59,636sf
 \$20,872,600
 16%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2050	Replace Site Landscaping			\$479,397		
G3020	Replace Site Sanitary Sewer			\$187,441		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Replace Roofing System			\$0		
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$416,392		
C3020	Replace Interior Floor Finishes			\$1,866,649		
C3030	Replace Ceiling Finishes			\$1,375,105		
D2030	Replace Sanitary Waste System			\$237,110		
D3030	Replace HVAC RTU Equipment (Media Center)	\$110,688				
D4010	Install Fire Sprinkler System			\$570,759		
D4030	Fire Protection Specialties				\$16,251	
D5030	Replace Fire Detection Systems		\$67,379			
E1020	Replace Institutional Equipment			\$18,280		
E1090	Other Equipment				\$172,650	
E2010	Replace Fixed Furnishings			\$270,147		
F1040	Engineering Study for Code Compliance					\$91,166
	Hazardous Material Removal (Pre-1980 Area) 50,636sf	\$0				
Totals		\$110,688	\$67,379	\$5,421,280	\$188,900	\$91,166



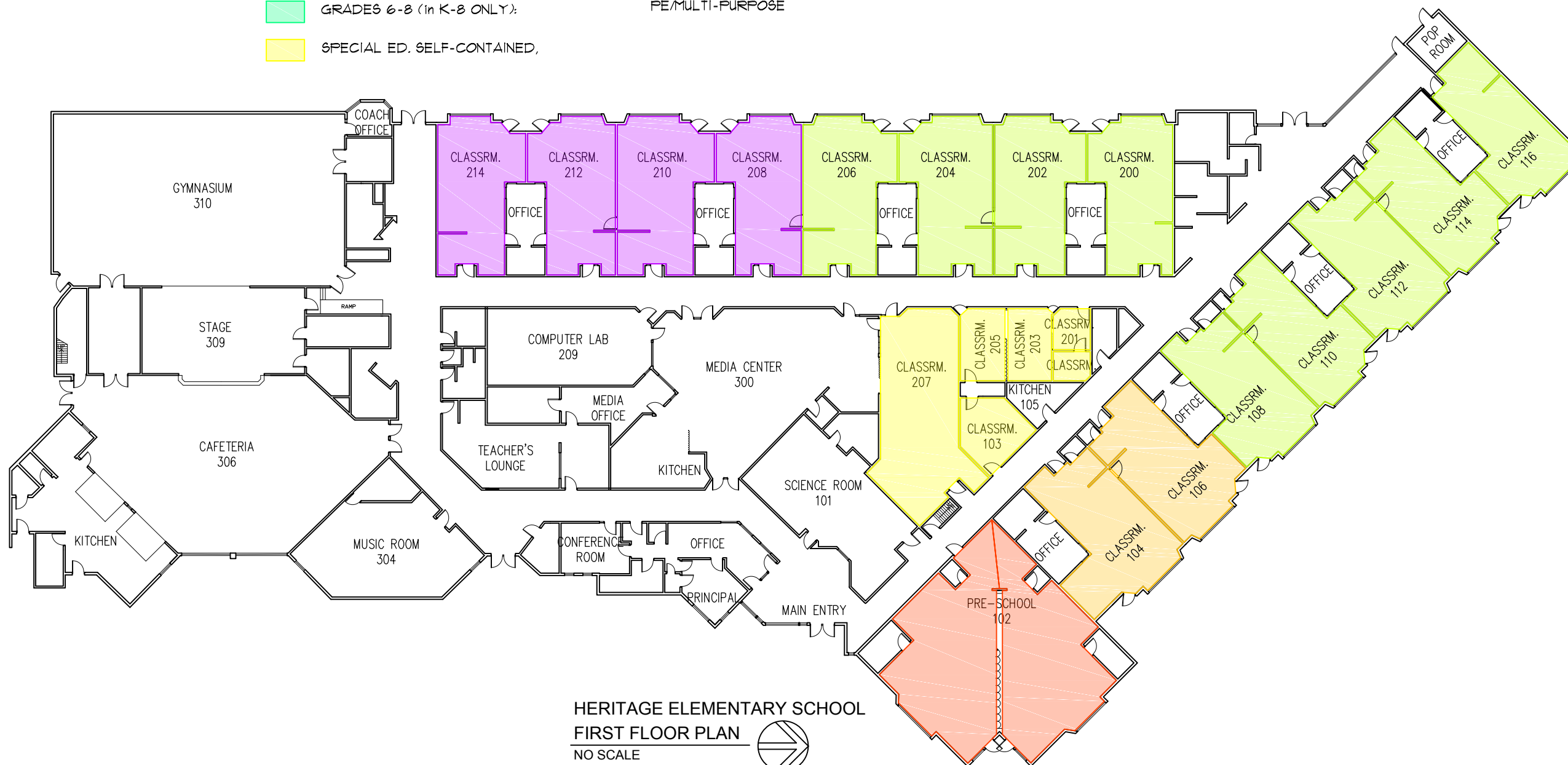
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



HERITAGE ELEMENTARY SCHOOL
 FIRST FLOOR PLAN
 NO SCALE



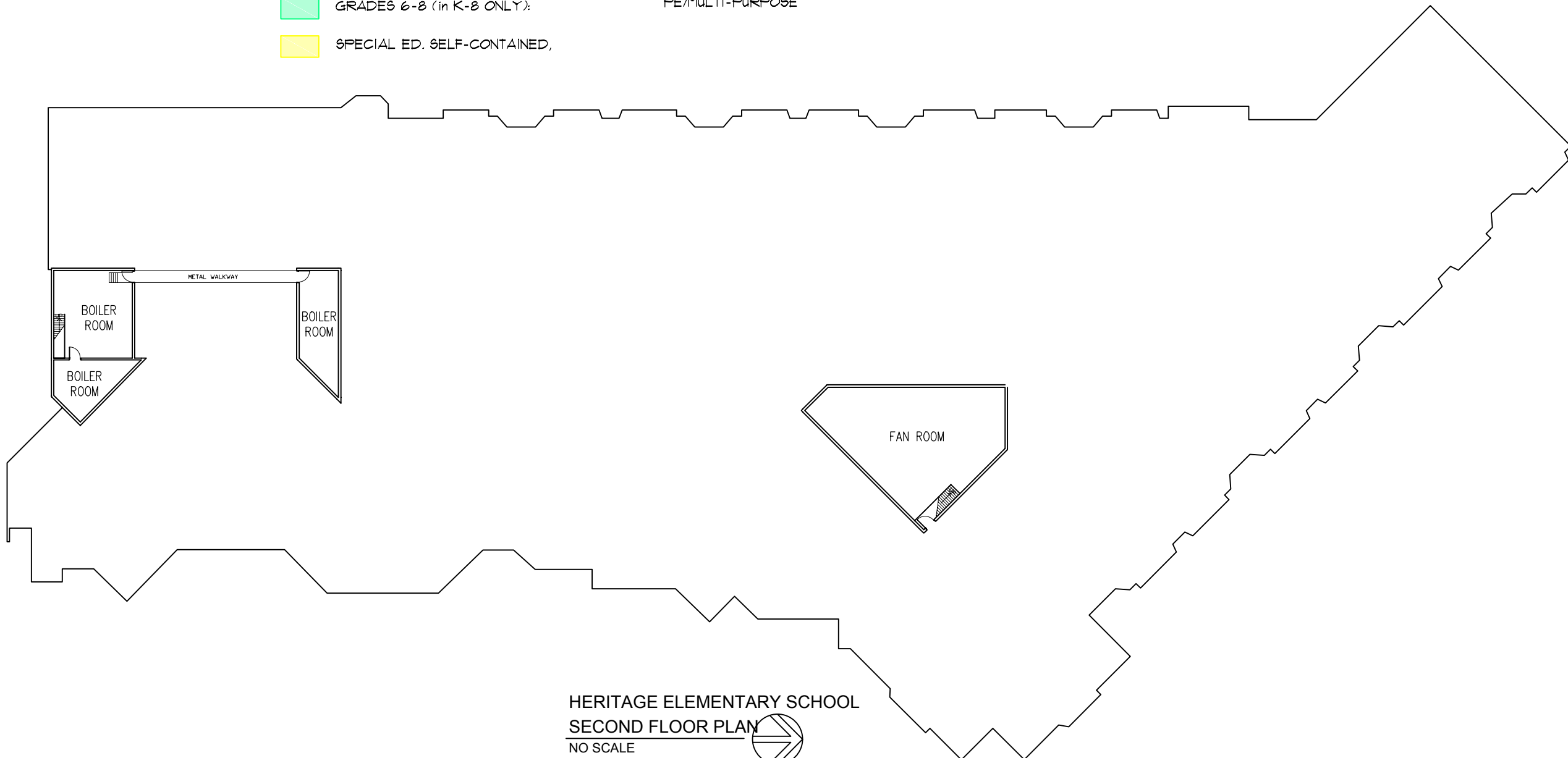
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



HERITAGE ELEMENTARY SCHOOL
SECOND FLOOR PLAN
NO SCALE

Highland Park Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	584
	Actual Enrollment	383
	Actual Available Capacity	201
	Benchmark Utilization Factor (BUF)	66%
	Projected Enrollment	347
	Projected Available Capacity	248
	Projected Utilization Factor	59%
	PreK Student Capacity (using 1/2 of available capacity)	124
	Projected Enrollment	336
	Projected Available Capacity	248
	Projected Utilization Factor	58%
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$1,525,575
	2023 FCI Scoring (% of 100, higher is worse)	44%
	Priority 1 Costs - 2023	\$1,590,724
	Priority 2 Costs - 2023	\$6,566,185
	Priority 3 Costs - 2023	\$6,791,874
	Recommended Priority 1 Spending - 2023 to 2028	\$1,590,724
	Recommended Priority 2 Spending - 2023 to 2028	\$6,566,185
	Recommended Priority 3 Spending - 2023 to 2028	\$6,791,874
	Recommended Total Spending - 2023 to 2028	\$14,948,783
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$1.38
	Annual Operations and Maintenance Costs Per Student	\$146.16
	Total 2018 Operations and Maintenance Costs	\$64,848
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	55,932
	Year Built	1959
SITE SIZE		
	2018/19 Site Size (acres)	8.02

Highland Park Elementary School has a capacity for 584 K-5 students. Its enrollment is trending downwards from 66% in 2020/2021 to 58% in 2026/2027. Given the schools age (built in 1959) and the low current and projected future utilization factor, consideration should be given to future closure and consolidation of students into other elementary school(s). An alternative to closure would be to make Highland Park a PreK center. However, the FCI score is in the poor category (44%) and improvements will be required to maintain the building for continued use.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: HIGHLAND PARK ELEMENTARY SCHOOL

Physical Address: 2701 Vinewood Ln, Pueblo, CO 81005

Grades Served: K-5

Year Built: 1959

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 484 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 584 students

BLDG CAPACITY per 2017 Util. Report: 584 students

2018 ACTUAL Utilization Factor: 83%

In 2018, there was space AVAILABLE for: 100 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 55,932 SF

2018-19 Site Size (Acres): 8.02

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 484

In 2018, this school was UNDER ENROLLED by: 100

% of 2018-19 Enrollment: 83%

TEACHING SPACES & CAPACITY CALCULATIONS

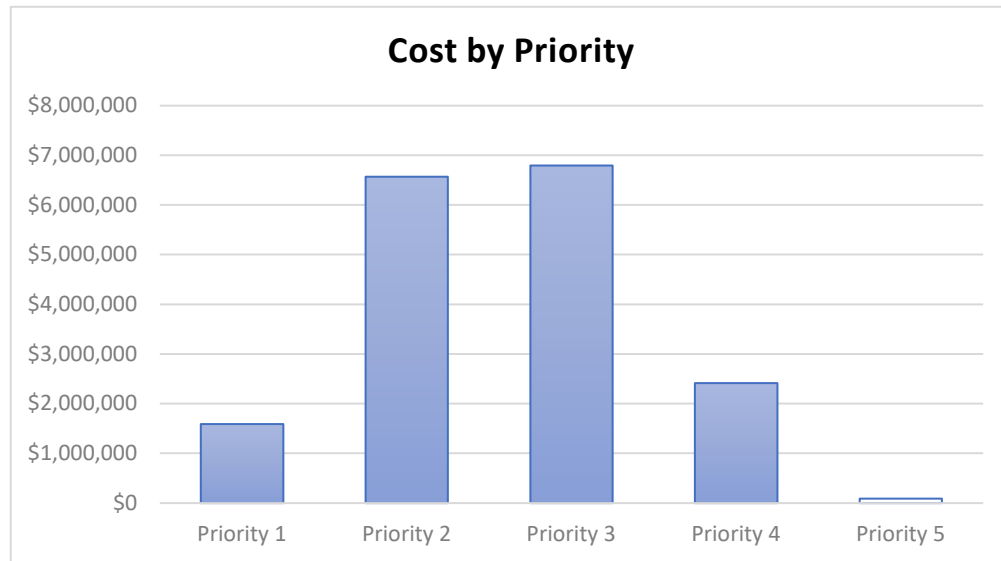
	Existing Building / Use					Methodology			Notes	
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		Reference NSF
CORE LEARNING:										
Pre-Kindergarten Classrooms		-			-	-	62.5	16	1000	
Kindergarten Classroom	3	1,198	26.00	31.00	78	93	38	26	988	
1-3 Classrooms	13	775	23.85	23.85	310	310	32	28	896	
4-5 Classrooms	8	827	27.13	27.13	217	217	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	874	10.00	10.00	10	10	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms	1	887								
Science Classroom		-								
Special Ed Resource		-								
PE/Mult-Purpose	3	3,452								
Computer Lab	2	543								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	6	194								
# of capacity spaces	25				615	630				

South - Highland Park ES

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$12,725,925) with escalation	Metric	Square Foot Cost of \$350 @ 55,932sf
\$31,748,638	Cost	\$19,576,200
31%	FCI	51%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Resurface Site Areas and Walkways	\$0				
G2040	Site Improvements	\$0				
G2050	Replace Site Landscaping			\$513,787		
G3010	Replace Site Water Supply System		\$85,258			
G3020	Replace Site Sanitary Sewer			\$233,336		
G3030	Replace Site Storm Water Sewer System			\$114,424		
G3060	Replace Site Natural Gas Supply System	\$0				
G4020	Replace Site Lighting			\$255,772		
B2020	Replace Exterior Windows	\$1,590,724				
B2030	Replace Exterior Doors	\$0				
B2030	Replace Exterior Door Hardware	\$0				
B3020	Replace Roof Hatch Openings			\$87,503		
C1010	Partitions				\$852,735	
C1020	Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$459,943		
C3020	Replace Interior Floor Finishes			\$2,061,882		
C3030	Replace Ceiling Finishes			\$1,518,929		
D2020	Replace Domestic Water Distribution System	\$0				
D2030	Replace Sanitary Waste System			\$314,107		
D2040	Replace Rain Water Drainage System	\$0				
D3030	Cooling Generating Systems				\$860,594	
D3040	Replace HVAC Distribution System		\$1,658,033			
D3050	Replace HVAC RTU & Other Equipment		\$4,634,359			
D3050	Replace HVAC RTU & Other Equipment (2002 Add)				\$682,197	
D3070	Systems Testing & Balance		\$121,157			

D4010	Install Fire Sprinkler System			\$722,887	
D4030	Fire Protection Specialties				\$18,349
D5010	Replace Electrical Distribution System	\$0			
D5030	Replace Fire Detection Systems		\$67,379		
E1020	Replace Institutional Equipment			\$20,195	
E1090	Replace Other Equipment			\$190,709	
E2010	Replace Fixed Furnishings			\$298,401	
F1030	Engineering Study for Code Compliance				\$91,168
	Replace Partial Roof (29K sf)	\$0			
	Hazardous Material Removal (Pre-1980 Area) 48,982sf	\$0	\$0	\$0	
Totals		\$1,590,724	\$6,566,185	\$6,791,874	\$2,413,875
					\$91,168



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN:
- KINDERGARTEN:
- GRADES 1-3:
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC:
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM:
- COMPUTER LAB:
- MODULAR/TEMP CLASSROOMS:
- ADMINISTRATIVE & BUILDING SUPPORT SPACES:



HIGHLAND PARK ELEMENTARY SCHOOL
 FIRST FLOOR PLAN
 NO SCALE



Irving Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	504
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	309
	Actual Available Capacity	195
	Benchmark Utilization Factor (BUF)	61%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	301
	Projected Available Capacity	212
	Projected Utilization Factor	60%
	PreK Student Capacity (using 1/2 of available capacity)	106
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	292
	Projected Available Capacity	212
	Projected Utilization Factor	58%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	60
	Projected Students Transferring to K-8 in 2024/2025	15
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	19%
	Priority 1 Costs - 2023	\$58,530
	Priority 2 Costs - 2023	\$639,568
	Priority 3 Costs - 2023	\$337,881
	Recommended Priority 1 Spending - 2023 to 2028	\$58,530
	Recommended Priority 2 Spending - 2023 to 2028	\$639,568
	Recommended Priority 3 Spending - 2023 to 2028	\$337,881
	Recommended Total Spending - 2023 to 2028	\$1,035,979
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.85
	Annual Operations and Maintenance Costs Per Student	\$378.21
	Total 2018 Operations and Maintenance Costs	
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	51,055
	Year Built	2004
SITE SIZE		
	2018/19 Site Size (acres)	6.23

Irving Elementary School has a capacity for 504 K-5 students. Its enrollment is trending downwards from 61% in 2020/2021 to an estimated 41% in 2026/2027. Given the schools age (built in 2004) and the fact that it is one of only two elementary schools in the North Quadrant, investment in building upkeep is recommended. Most of P60's growth seems to be concentrated in the North Quadrant giving ample capacity to meet future growth needs.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: IRVING ELEMENTARY SCHOOL

Physical Address: 1629 W 21st St, Pueblo, CO 81003

Grades Served: K-5

Year Built: 2004

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 302 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 504 students

BLDG CAPACITY per 2017 Util. Report: 413 students

2018 ACTUAL Utilization Factor: 60%

In 2018, there was space AVAILABLE for: 202 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AiM database: 51,055 SF

2018-19 Site Size (Acres): 6.23

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 302

In 2018, this school was UNDER ENROLLED by: 202

% of 2018-19 Enrollment: 60%

TEACHING SPACES & CAPACITY CALCULATIONS

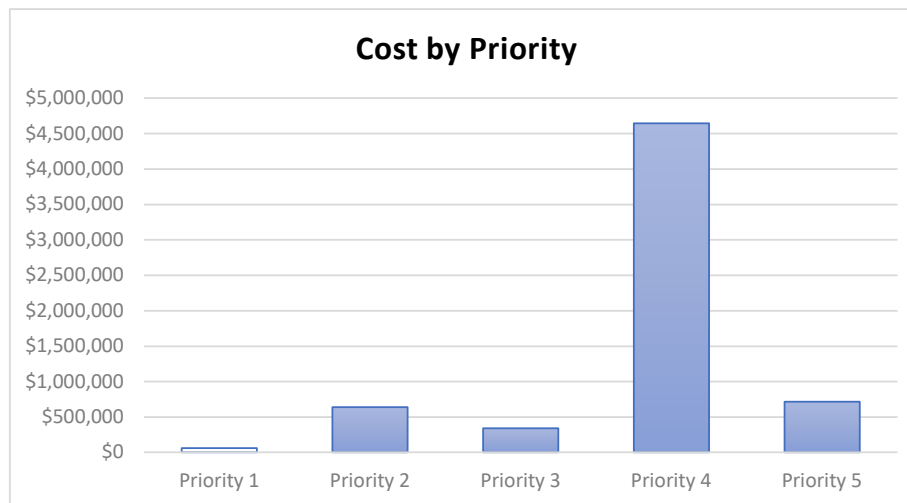
	Existing Building / Use					Methodology			Reference NSF	Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		
CORE LEARNING:										
Pre-Kindergarten Classrooms	1	1,009	16.00	16.00	16	16	62.5	16	1000	
Kindergarten Classroom	2	1,000	25.50	25.50	51	51	38	26	988	
1-3 Classrooms	11	852	26.00	26.00	286	286	32	28	896	
4-5 Classrooms	6	850	28.00	28.00	168	168	30	28	840	
6-8 Classrooms (K-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	865	10.00	10.00	10	10	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms	1	971								
Science Classroom		-								
Special Ed Resource	5	254								
PE/Multit-Purpose	3	2,552								
Computer Lab	2	641								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	7	210								
# of capacity spaces	21				531	531				

North - Irving ES

2023 Total FCI

2010 Replacement Value (\$11,012,302) with escalation	Metric	Square Foot Cost of \$350 @ 51,055sf
\$27,473,491	Cost	\$17,869,250
13%	FCI	20%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
A1020	Engineering Study for Foundation Slab	\$58,530				
B2030	Replace Exterior Door Hardware	\$0				
C1020	Replace Interior Door Hardware	\$0				
D2010	Replace Interior Plumbing Fixtures			\$337,881		
D2090	Replace Boiler Distribution System		\$485,448			
D2090	Geo-Thermal Wells Repair		\$86,742			
D2091	Geo-Thermal Heat Pumps	\$0				
D3050	Terminal & Package Units				\$4,544,709	
D4010	Install Fire Sprinkler System					\$615,749
D4030	Fire Protection Specialties				\$17,529	
D4090	Other Fire Protection Systems				\$83,267	
D5030	Replace Fire Detection Systems		\$67,379			
F1040	Engineering Study for Code Compliance					\$97,547
	Hazardous Material Removal (Pre-1980 Area) Osf	\$0				
Totals		\$58,530	\$639,568	\$337,881	\$4,645,505	\$713,295





LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

IRVING ELEMENTARY SCHOOL
MAIN FLOOR PLAN
 NO SCALE



Minnequa Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	401
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	277
	Actual Available Capacity	124
	Benchmark Utilization Factor (BUF)	69%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	255
	Projected Available Capacity	154
	Projected Utilization Factor	64%
	PreK Student Capacity (using 1/2 of available capacity)	77
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	247
	Projected Available Capacity	154
	Projected Utilization Factor	62%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	30
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$493,063
	2023 FCI Scoring (% of 100, higher is worse)	44%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$524,796
	Priority 3 Costs - 2023	\$3,714,137
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$524,796
	Recommended Priority 3 Spending - 2023 to 2028	\$3,714,137
	Recommended Total Spending - 2023 to 2028	\$4,238,934
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$0.00
	Annual Operations and Maintenance Costs Per Student	\$0.00
	Total 2018 Operations and Maintenance Costs	\$92,210
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	41,558
	Year Built	1976
SITE SIZE		
	2018/19 Site Size (acres)	1.77

Minnequa Elementary School has a capacity for 401 K-5 students. Its enrollment is trending downwards from 69% in 2020/2021 to 62% in 2026/2027. The 62% projected utilization factor is still fairly strong. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is encouraged. Minnequa has capacity to function as a PreK center in addition to the K-5 student population.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: MINNEQUA ELEMENTARY SCHOOL

Physical Address: 1708 E Orman Ave, Pueblo, CO 81004

Grades Served: K-5

Year Built: 1976

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 316 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 401 students

BLDG CAPACITY per 2017 Util. Report: 459 students

2018 ACTUAL Utilization Factor: 79%

In 2018, there was space AVAILABLE for: 85 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 41,558 SF

2018-19 Site Size (Acres): 1.77

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 316

In 2018, this school was UNDER ENROLLED by: 85

% of 2018-19 Enrollment: 79%

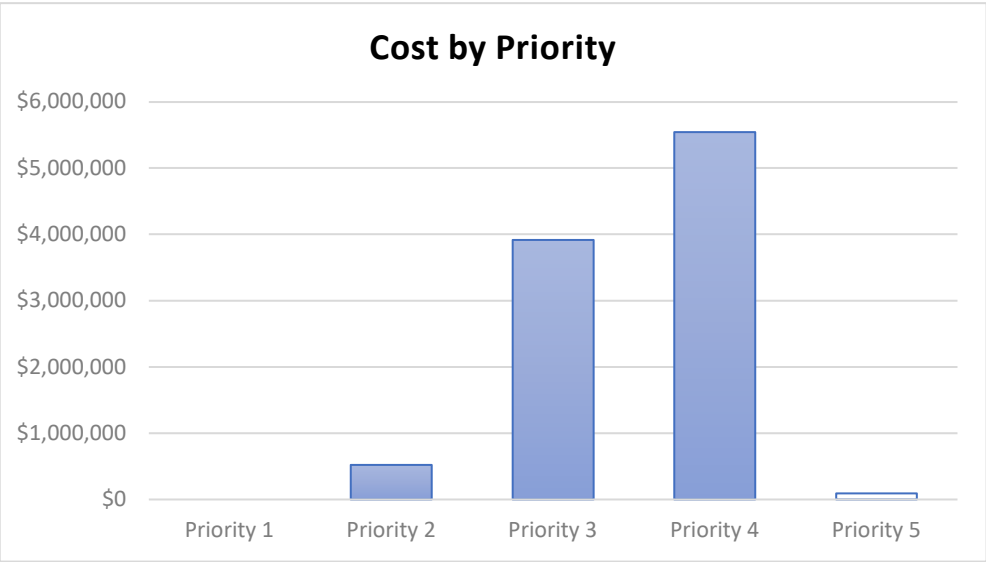
TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	2	817	12.50	12.50	25	25	62.5	16	1000	
Kindergarten Classroom	2	962	24.50	24.50	49	49	38	26	988	
1-3 Classrooms	6	767	23.50	23.50	141	141	32	28	896	
4-5 Classrooms	7	837	27.29	27.43	191	192	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	3	489	5.33	5.33	16	16	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms	1	755								
Music Classrooms	1	876								
Science Classroom		-								
Special Ed Resource		-								
PE/Mult-Purpose	3	2,633								
Computer Lab	1	344								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	3	165								
# of capacity spaces	20				422	423				

Central - Minnequa ES







	<u>2023 Total FCI</u>		
2010 Replacement Value (\$7,321,069) with escalation	Metric		Square Foot Cost of \$350 @ 59,705sf
\$18,264,603	Cost		\$20,896,750
32%	FCI		28%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2040	Site Improvements			\$108,357		
G2050	Replace Site Landscaping			\$381,750		
G4010	Replace Site Electrical Distribution			\$203,377		
G4020	Replace Site Lighting	\$0				
B2020	Replace Exterior Windows				\$1,181,923	
B2030	Replace Exterior Doors				\$101,553	
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings				\$1,516,427	
C1010	Partitions				\$655,506	
C1020	Replace Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$341,740		
C3020	Replace Interior Floor Finishes			\$1,531,998		
C3030	Replace Ceiling Finishes			\$1,128,578		
D2010	Plumbing Fixtures				\$753,498	
D2020	Domestic Water Distribution System				\$90,021	
D2030	Replace Sanitary Waste System	\$0				
D2040	Replace Rain Water Drainage System	\$0				
D3040	Replace HVAC Distribution System				\$1,231,932	
D4010	Install Fire Sprinkler System		\$524,796			
D4030	Fire Protection Specialties				\$13,338	
D5010	Replace Electrical Distribution System	\$0				
E2010	Replace Fixed Furnishings			\$221,714		
F1040	Engineering Study for Code Compliance					\$91,166
	Hazardous Material Removal (Pre-1980 Area) 37,653sf	\$0	\$0	\$0		
Totals		\$0	\$524,796	\$3,917,515	\$5,544,197	\$91,166



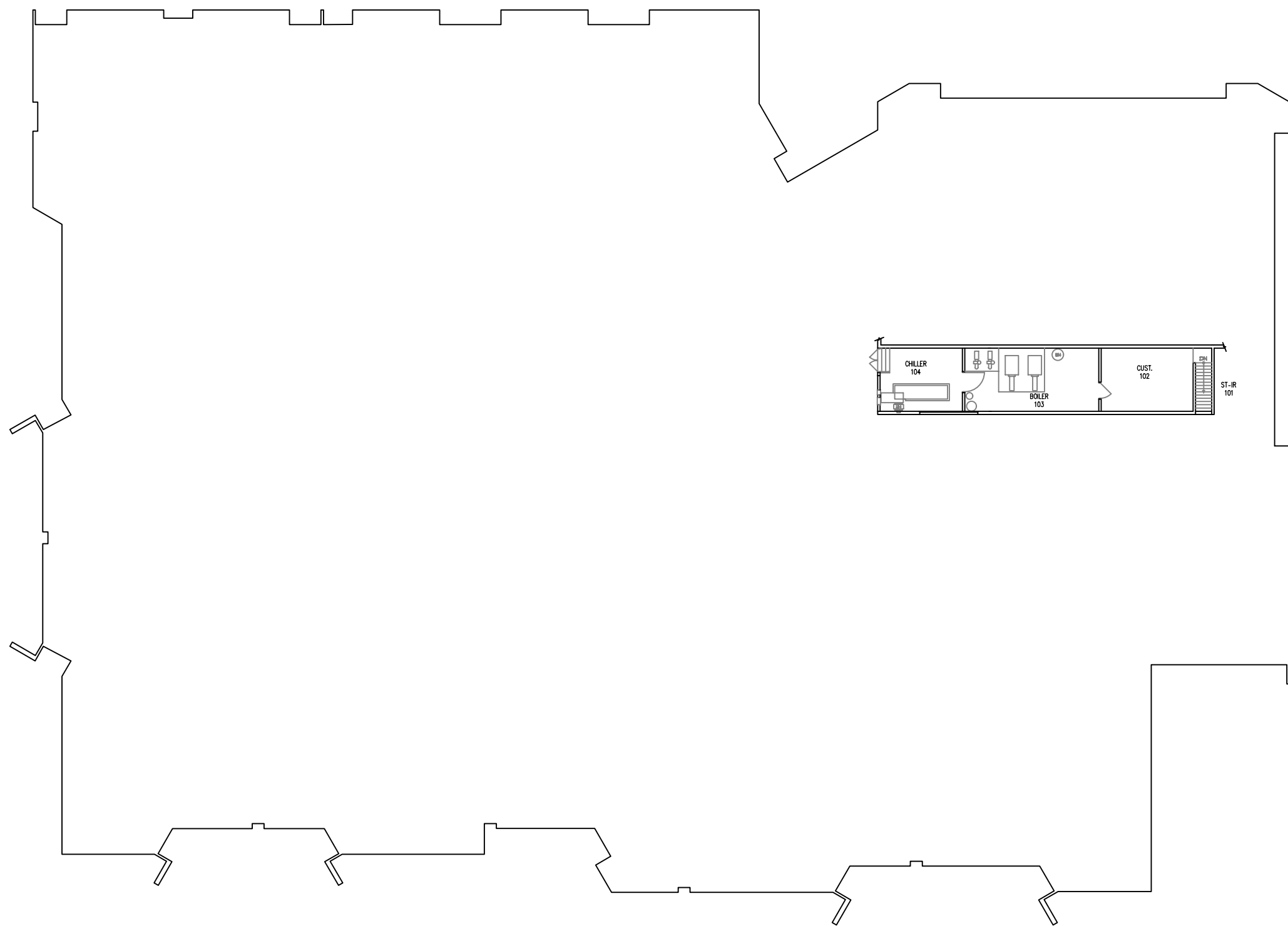
LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY):
-  SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE:
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY):
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC
- SCIENCE:
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



MINNEQUA ELEMENTARY SCHOOL

BASEMENT PLAN

NO SCALE



Morton Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	523
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	368
	Actual Available Capacity	155
	Benchmark Utilization Factor (BUF)	70%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	348
	Projected Available Capacity	186
	Projected Utilization Factor	67%
	PreK Student Capacity (using 1/2 of available capacity)	93
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	337
	Projected Available Capacity	186
	Projected Utilization Factor	64%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	60
	Projected Students Transferring to K-8 in 2024/2025	15
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	46%
	Priority 1 Costs - 2023	\$4,814,017
	Priority 2 Costs - 2023	\$2,860,430
	Priority 3 Costs - 2023	\$10,054,050
	Recommended Priority 1 Spending - 2023 to 2028	\$4,814,017
	Recommended Priority 2 Spending - 2023 to 2028	\$2,860,430
	Recommended Priority 3 Spending - 2023 to 2028	\$10,054,050
	Recommended Total Spending - 2023 to 2028	\$17,728,497
	Alternative Recommendation	Consider Replacement
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.10
	Annual Operations and Maintenance Costs Per Student	\$267
	Total 2018 Operations and Maintenance Costs	\$152,998
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	61,344
	Year Built	1951
SITE SIZE		
	2018/19 Site Size (acres)	5.25

Morton Elementary School has a capacity for 523 K-5 students. Its enrollment is trending downwards from 70% in 2020/2021 to an estimated 64% in 2026/2027. Given the schools age (built in 1951) and the fact that it is one of only two elementary schools in the North Quadrant, investment in building replacement is recommended. The high FCI score and recommended operations/maintenance spending warrant replacement over renovation.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: MORTON ELEMENTARY SCHOOL

Physical Address: 1900 W 31st St, Pueblo, CO 81008

Grades Served: K-5

Year Built: 1951

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 435 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 523 students

BLDG CAPACITY per 2017 Util. Report: 506 students

2018 ACTUAL Utilization Factor: 83%

In 2018, there was space AVAILABLE for: 88 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 61,344 SF

2018-19 Site Size (Acres): 5.25

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 435

In 2018, this school was UNDER ENROLLED by: 88

% of 2018-19 Enrollment: 83%

TEACHING SPACES & CAPACITY CALCULATIONS

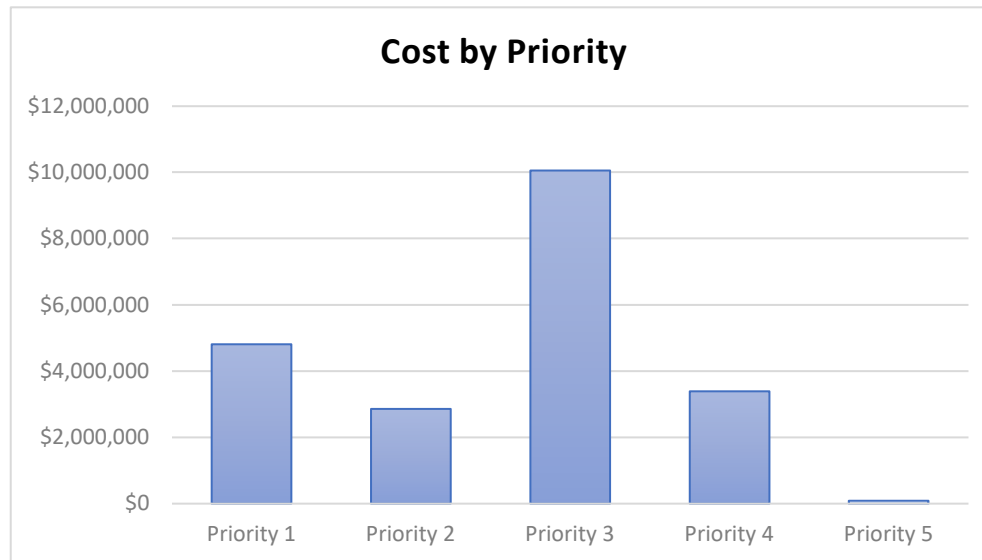
	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	2	897	13.50	13.50	27	27	62.5	16	1000
Kindergarten Classroom	3	892	23.00	23.00	69	69	38	26	988
1-3 Classrooms	10	864	26.70	26.70	267	267	32	28	896
4-5 Classrooms	6	868	28.00	28.00	168	168	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	2	884	10.00	10.50	20	21	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms	1	1,177							
Science Classroom	1	1,141							
Special Ed Resource		-							
PE/Mult-Purpose	3	2,801							
Computer Lab	1	489							
Modular/Temp. Classrooms		-							
Admin. & Bldg. Support Spaces	6	229							
# of capacity spaces	23				551	552			

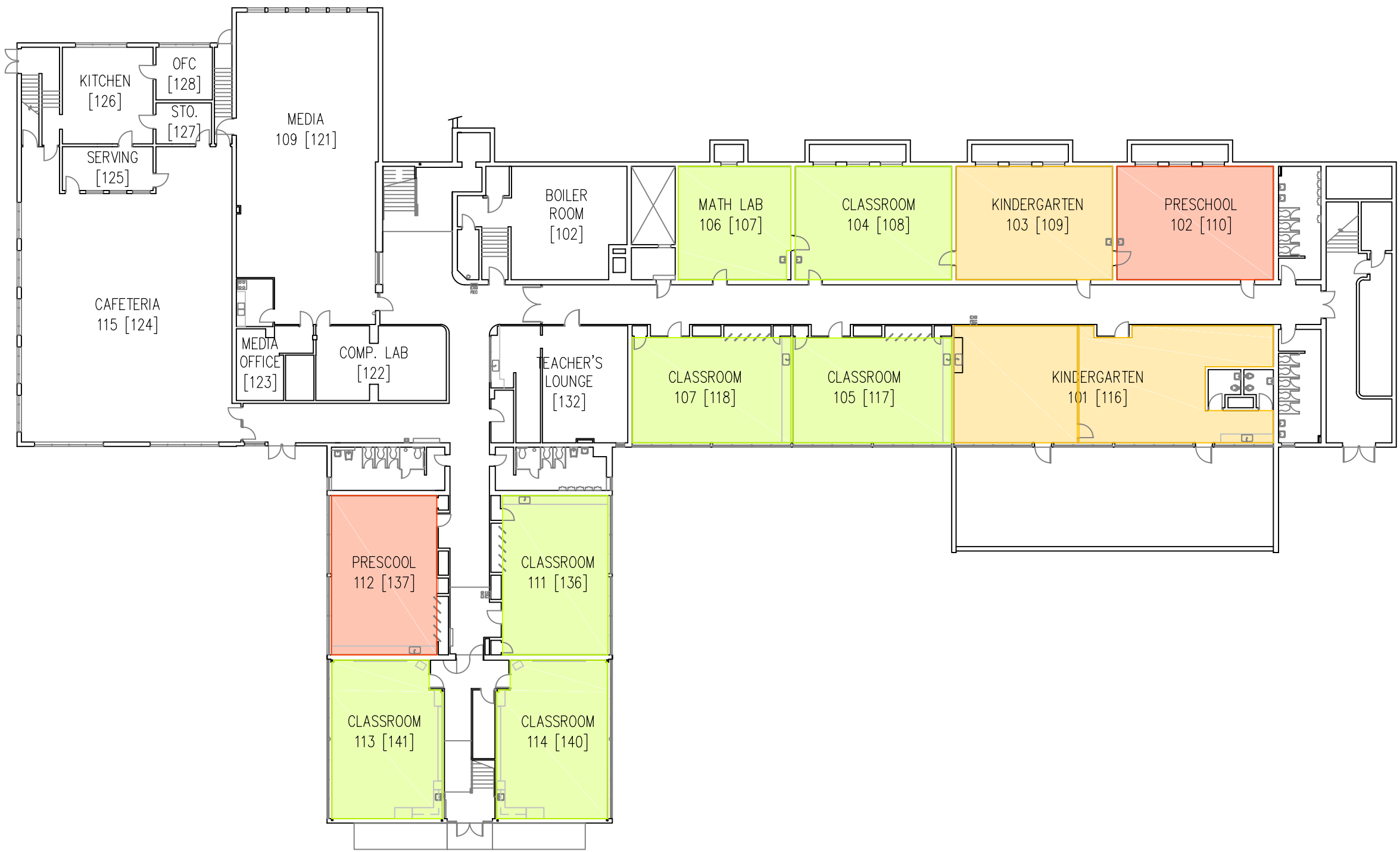
North - Morton ES

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$14,725,414) with escalation	Metric	Square Foot Cost of \$350 @ 61,344sf
\$36,736,963	Cost	\$21,470,400
33%	FCI	56%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2010	Resurface Site Areas & Walkways			\$340,977		
G2040	Site Improvements			\$157,189		
G2050	Replace Site Landscaping			\$553,787		
G3010	Replace Site Water Supply System			\$91,894		
G3020	Replace Site Sanitary Sewer			\$251,502		
G3030	Replace Site Storm Water Sewer System			\$123,332		
G3060	Replace Site Natural Gas Supply System			\$72,548		
B2030	Replace Exterior Doors	\$145,099				
B2030	Replace Exterior Door Hardware	\$0				
B3010	Partial Roof Replacement (57k sf)		\$2,046,870			
C1010	Replace Wall Partitions				\$1,049,534	
C1020	Replace Interior Doors	\$467,826				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$495,749		
C2010	Repairs to Stairs & Handrails			\$32,693		
C3010	Replace Interior Wall Finishes			\$899,600		
C3020	Replace Interior Floor Finishes			\$2,222,400		
C3030	Replace Ceiling Finishes			\$1,637,177		
D2010	Replace Interior Plumbing Fixtures				\$1,490,541	
D2030	Replace Sanitary Waste System			\$338,559		
D2040	Replace Rain Water Drainage System				\$67,711	
D3040	Replace HVAC Distribution System	\$1,787,108				
D3050	Terminal & Package Units (2004 Add)				\$445,079	
D3070	Replace Controls, Testing, & Balancing	\$1,033,556				
D4010	Install Fire Sprinkler System			\$739,839		
D4020	Replace Standpipes			\$73,721		

D4030	Fire Protection Specialties				\$21,065	
D4090	Other Fire Protection Systems				\$108,823	
D5020	Replace Lighting & Wiring		\$2,493,246			
D5090	Other Electrical Systems (2004 Add)				\$8,370	
E1020	Replace Institutional Equipment		\$21,765			
E1090	Other Equipment				\$205,553	
E2010	Replace Fixed Furnishings		\$321,631			
F1040	Engineering Study for Code Compliance				\$91,166	
	Hazardous Material Removal (Pre-1980 Area) 56,344sf	\$1,380,428				
Totals		\$4,814,017	\$2,860,430	\$10,054,050	\$3,396,676	\$91,166





LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

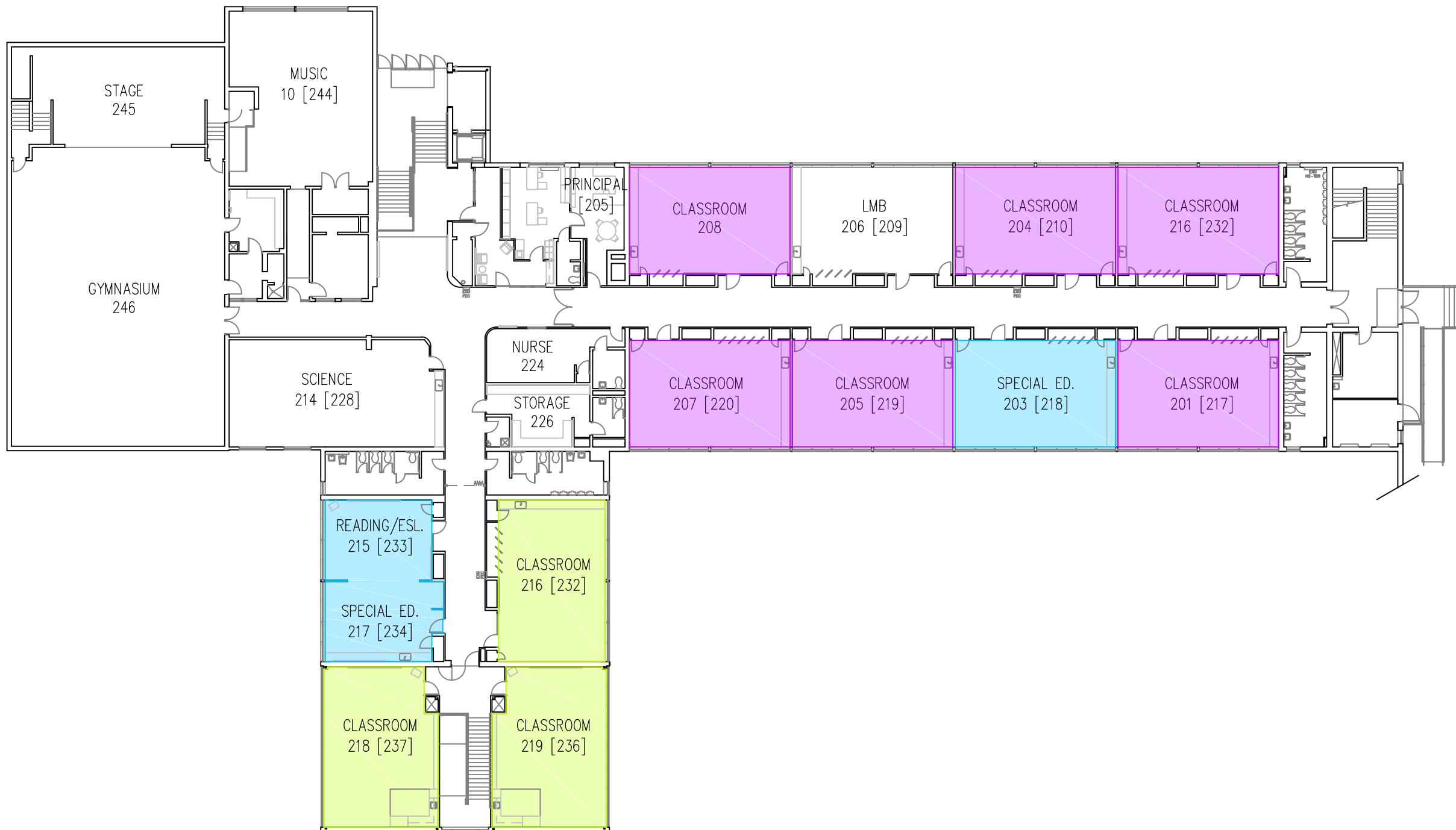
- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

MORTON ELEMENTARY SCHOOL
 MAIN FLOOR PLAN
 NO SCALE





LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

MORTON ELEMENTARY SCHOOL
SECOND FLOOR PLAN
 NO SCALE



Park View Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	453
	Actual Enrollment	329
	Actual Available Capacity	124
	Benchmark Utilization Factor (BUF)	73%
	Projected Enrollment	278
	Projected Available Capacity	184
	Projected Utilization Factor	61%
	PreK Student Capacity (using 1/2 of available capacity)	92
	Projected Enrollment	269
	Projected Available Capacity	184
	Projected Utilization Factor	59%
	Projected Students Transferring to K-8 in 2023/2024	30
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	41%
	Priority 1 Costs - 2023	\$2,475,927
	Priority 2 Costs - 2023	\$501,839
	Priority 3 Costs - 2023	\$5,732,226
	Recommended Priority 1 Spending - 2023 to 2028	\$2,475,927
	Recommended Priority 2 Spending - 2023 to 2028	\$501,839
	Recommended Priority 3 Spending - 2023 to 2028	\$5,732,226
	Recommended Total Spending - 2023 to 2028	\$8,709,993
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.10
	Annual Operations and Maintenance Costs Per Student	\$286.99
	Total 2018 Operations and Maintenance Costs	\$101,162
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	53,416
	Year Built	1947
SITE SIZE		
	2018/19 Site Size (acres)	1.68

Park View Elementary School has a capacity for 453 K-5 students. Its enrollment is trending downwards from 73% in 2020/2021 to 59% in 2026/2027. The 59% projected utilization factor is borderline and should be under watch. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is recommended if enrollments hold or increase. Park View has limited capacity to function as a PreK center in addition to the K-5 student population.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: **PARK VIEW ELEMENTARY SCHOOL**

Physical Address: 1327 E 9th St, Pueblo, CO 81001

Grades Served: K-5

Year Built: 1947

Portables on Site / Use _____

Special Considerations _____

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 390 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 453 students

BLDG CAPACITY per 2017 Util. Report: 458 students

2018 ACTUAL Utilization Factor: 86%

In 2018, there was space AVAILABLE for: 63 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 53,416 SF

2018-19 Site Size (Acres) : 1.68

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 390

In 2018, this school was UNDER ENROLLED by: 63

% of 2018-19 Enrollment: 86%

TEACHING SPACES & CAPACITY CALCULATIONS

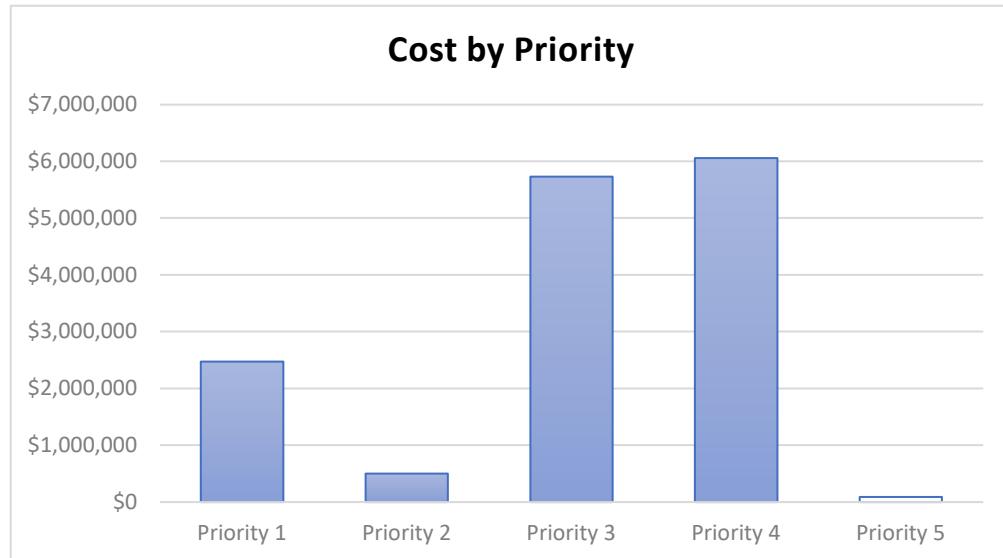
	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	2	974	15.00	15.00	30	30	62.5	16	1000	
Kindergarten Classroom	3	835	21.33	21.33	64	64	38	26	988	
1-3 Classrooms	10	822	25.20	25.20	252	252	32	28	896	
4-5 Classrooms	5	760	24.80	24.80	124	124	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	631	7.00	7.00	7	7	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms	1	842								
Music Classrooms	1	1,079								
Science Classroom		-								
Special Ed Resource		-								
PE/Mult-Purpose	3	2,760								
Computer Lab	1	790								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	4	140								
# of capacity spaces	21				477	477				

East - Park View ES

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$11,681,389) with escalation	Metric	Square Foot Cost of \$350 @ 53,416sf
\$29,142,729	Cost	\$18,695,600
29%	FCI	45%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Resurface Site Areas & Walkways			\$145,702		
G2050	Replace Site Landscaping			\$490,676		
G3010	Replace Site Water Supply System			\$81,421		
G3020	Replace Site Sanitary Sewer		\$222,840			
G3030	Replace Site Storm Water Sewer System			\$109,278		
G3060	Replace Site Natural Gas Supply System			\$64,281		
G4020	Replace Site Lighting			\$244,267		
B2030	Replace Exterior Doors				\$109,631	
B2030	Replace Exterior Door Hardware		\$0			
B3010	Roof Coverings	\$1,834,510				
B3020	Replace Roof Hatch Openings/Covers			\$71,261		
C1010	Partitions				\$793,003	
C1020	Replace Interior Door Hardware		\$0			
C2010	Repairs to Stairs & Handrails			\$30,556		
C3020	Replace Interior Floor Finishes			\$1,679,197		
C3030	Replace Ceiling Finishes			\$11,015		
D2010	Replace Interior Plumbing Fixtures	\$7,942				
D2020	Replace Water Distribution System	\$98,669				
D2030	Replace Sanitary Waste System	\$255,808				
D2040	Replace Rain Water Drainage System			\$51,160		
D3020	Heat Generating Systems				\$597,810	
D3040	Replace HVAC Distribution System			\$1,350,299		
D3050	Terminal & Package Units				\$4,443,937	
D3070	Systems Testing & Balance				\$98,669	
D4010	Install Fire Sprinkler System			\$602,097		
D4030	Fire Protection Specialties				\$17,139	

E2010	Replace Fixed Furnishings				\$243,016	
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 45,551sf	\$278,999	\$278,999	\$557,999		
Totals		\$2,475,927	\$501,839	\$5,732,226	\$6,060,190	\$91,168



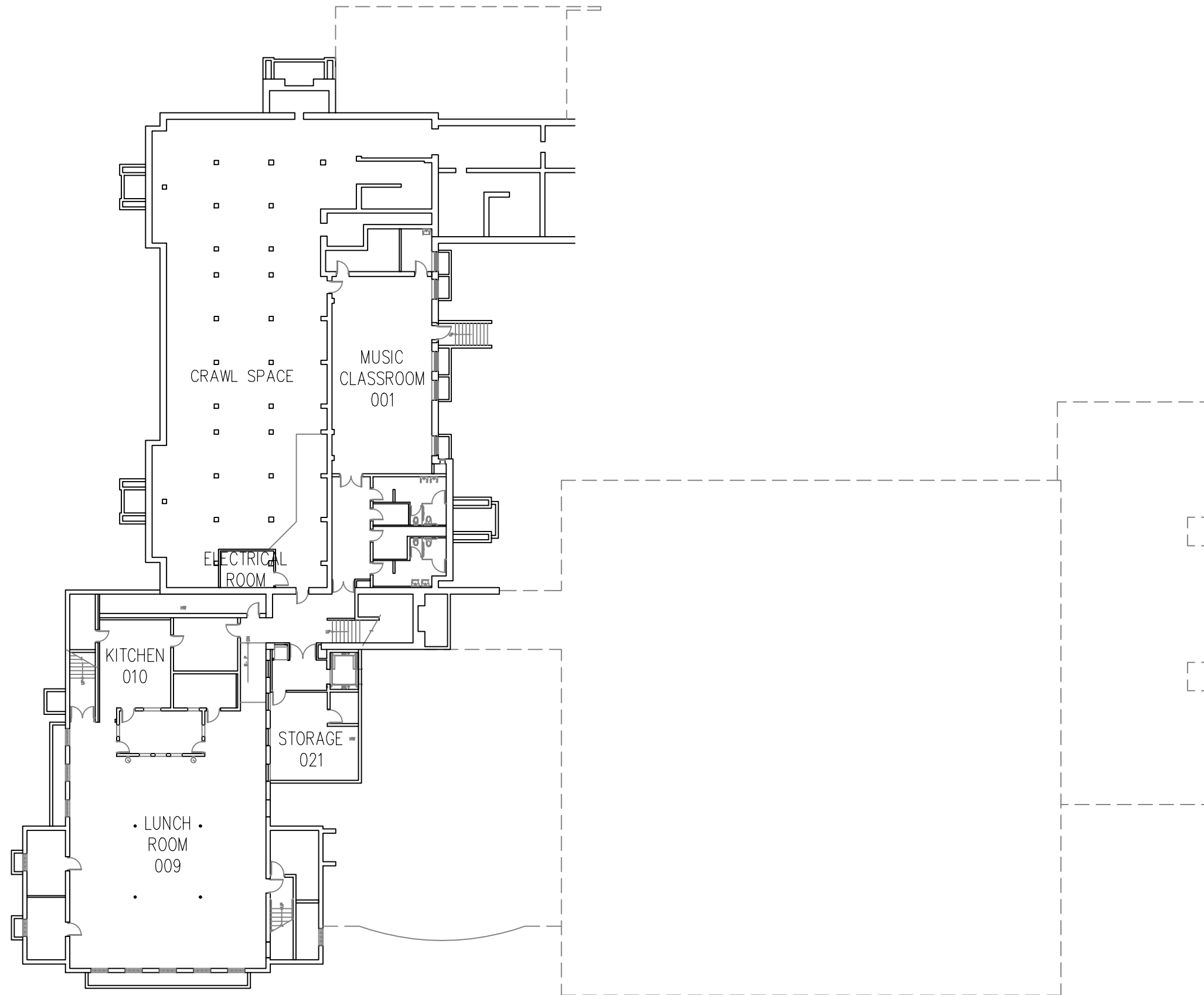
LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART & SCIENCE
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART & SCIENCE
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES




PARK VIEW ELEMENTARY SCHOOL
MAIN FLOOR PLAN
 NO SCALE



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5
-  GRADES 6-8 (in K-8 ONLY)
-  SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART & SCIENCE
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



PARK VIEW ELEMENTARY SCHOOL
SECOND FLOOR PLAN
NO SCALE



South Park Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	401
	Actual Enrollment	293
	Actual Available Capacity	108
	Benchmark Utilization Factor (BUF)	73%
	Projected Enrollment	259
	Projected Available Capacity	151
	Projected Utilization Factor	65%
	PreK Student Capacity (using 1/2 of available capacity)	76
	Projected Enrollment	250
	Projected Available Capacity	151
	Projected Utilization Factor	62%
	Projected Students Transferring to K-8 in 2023/2024	15
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$173,150
	2023 FCI Scoring (% of 100, higher is worse)	37%
	Priority 1 Costs - 2023	\$1,344,828
	Priority 2 Costs - 2023	\$537,827
	Priority 3 Costs - 2023	\$7,999,299
	Recommended Priority 1 Spending - 2023 to 2028	\$1,344,828
	Recommended Priority 2 Spending - 2023 to 2028	\$537,827
	Recommended Priority 3 Spending - 2023 to 2028	\$7,999,299
	Recommended Total Spending - 2023 to 2028	\$9,881,954
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$0.00
	Annual Operations and Maintenance Costs Per Student	\$0.00
	Total 2018 Operations and Maintenance Costs	\$73,774
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	47,286
	Year Built	1967
SITE SIZE		
	2018/19 Site Size (acres)	9.60

South Park Elementary School has a capacity for 401 K-5 students. Its enrollment is trending downwards from 73% in 2020/2021 to 62% in 2026/2027. The 62% projected utilization factor is still fairly strong. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is encouraged. South Park has limited capacity to function as a PreK center in addition to the K-5 student population.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: SOUTH PARK ELEMENTARY SCHOOL

Physical Address: 3100 Hollywood Dr, Pueblo, CO 81005

Grades Served: K-5

Year Built: 1967

Portables on Site / Use: YES, 1 with two rooms used as Music classroom and Resource Room

Special Considerations:

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 304 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 401 students

BLDG CAPACITY per 2017 Util. Report: 416 students

2018 ACTUAL Utilization Factor: 76%

In 2018, there was space AVAILABLE for: 97 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 47,286 SF

2018-19 Site Size (Acres): 9.6

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 304

In 2018, this school was UNDER ENROLLED by: 97

% of 2018-19 Enrollment: 76%

TEACHING SPACES & CAPACITY CALCULATIONS

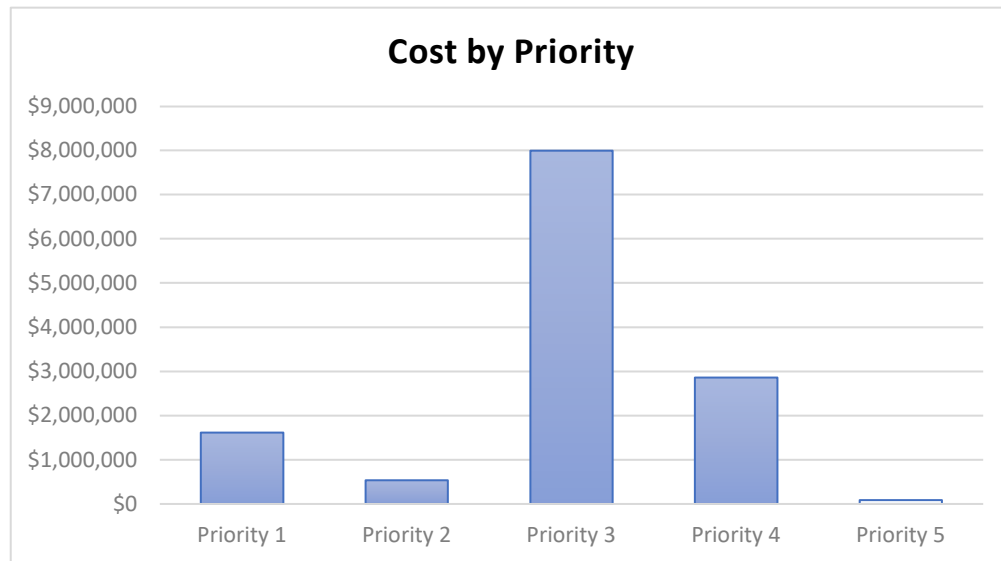
	Existing Building / Use					Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	
CORE LEARNING:									
Pre-Kindergarten Classrooms	2	1,430	16.00	22.50	32	45	62.5	16	1000
Kindergarten Classroom	2	1,132	25.50	29.50	51	59	38	26	988
1-3 Classrooms	9	809	24.56	24.56	221	221	32	28	896
4-5 Classrooms	4	828	27.00	27.00	108	108	30	28	840
6-8 Classrooms (k-8) Only		-			-	-	30	28	840
Special Ed / Self-Contained	1	1,518	10.00	18.00	10	18	80	10	800
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES									
Art Classrooms		-							
Music Classrooms		-							
Science Classroom		-							
Special Ed Resource	7	250							
PE/Mult-Purpose	3	2,699							
Computer Lab	1	494							
Modular/Temp. Classrooms	2	682							
Admin. & Bldg. Support Spaces	4	267							
# of capacity spaces	18				422	451			

South - South Park ES

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$10,581,123) with escalation	Metric	Square Foot Cost of \$350 @ 47,286sf
\$26,397,786	Cost	\$16,550,100
26%	FCI	42%



<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Pedestrian Paving				\$128,981	
G2040	Site Improvements			\$123,292		
G2050	Replace Site Landscaping			\$434,367		
G3010	Water Supply				\$72,078	
G3020	Sanitary Sewer				\$197,267	
G3030	Storm Sewer				\$96,736	
G3060	Fuel Distribution				\$56,903	
B2020	Replace Exterior Windows	\$1,344,828				
B2030	Replace Exterior Doors	\$0				
B2030	Replace Exterior Door Hardware	\$0				
B3020	Replace Roof Hatch Openings/Covers			\$73,975		
C1010	Partitions				\$773,890	
C1020	Replace Interior Doors	\$0				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Installed Fittings			\$388,843		
C3010	Wall Finishes				\$663,333	
C3020	Replace Interior Floor Finishes			\$1,743,156		
C3030	Replace Ceiling Finishes			\$1,284,130		
D2010	Plumbing Fixtures			\$1,099,073		
D2020	Domestic Water Distribution System	\$0				
D2030	Replace Sanitary Waste System		\$265,553			
D2040	Replace Rain Water Drainage System			\$53,111		
D3030	Cooling Generating Systems				\$781,022	
D3030	Cooling Generating Systems				\$79,062	
D3040	Replace HVAC Distribution System			\$1,401,732		
D3050	Replace HVAC RTU & Other Equipment	\$0				

D4010	Install Fire Sprinkler System			\$583,725		
D4030	Fire Protection Specialties				\$15,175	
D5010	Replace Electrical Distribution System	\$0				
E1020	Institutional Equipment			\$17,072		
E2010	Replace Fixed Furnishings			\$252,273		
F1040	Engineering Study for Code Compliance					\$91,168
	Hazardous Material Removal (Pre-1980 Area) 44,453sf	\$272,275	\$272,275	\$544,550		
Totals		\$1,617,102	\$537,827	\$7,999,299	\$2,864,447	\$91,168



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY)
-  SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

ART:

MUSIC:

SCIENCE

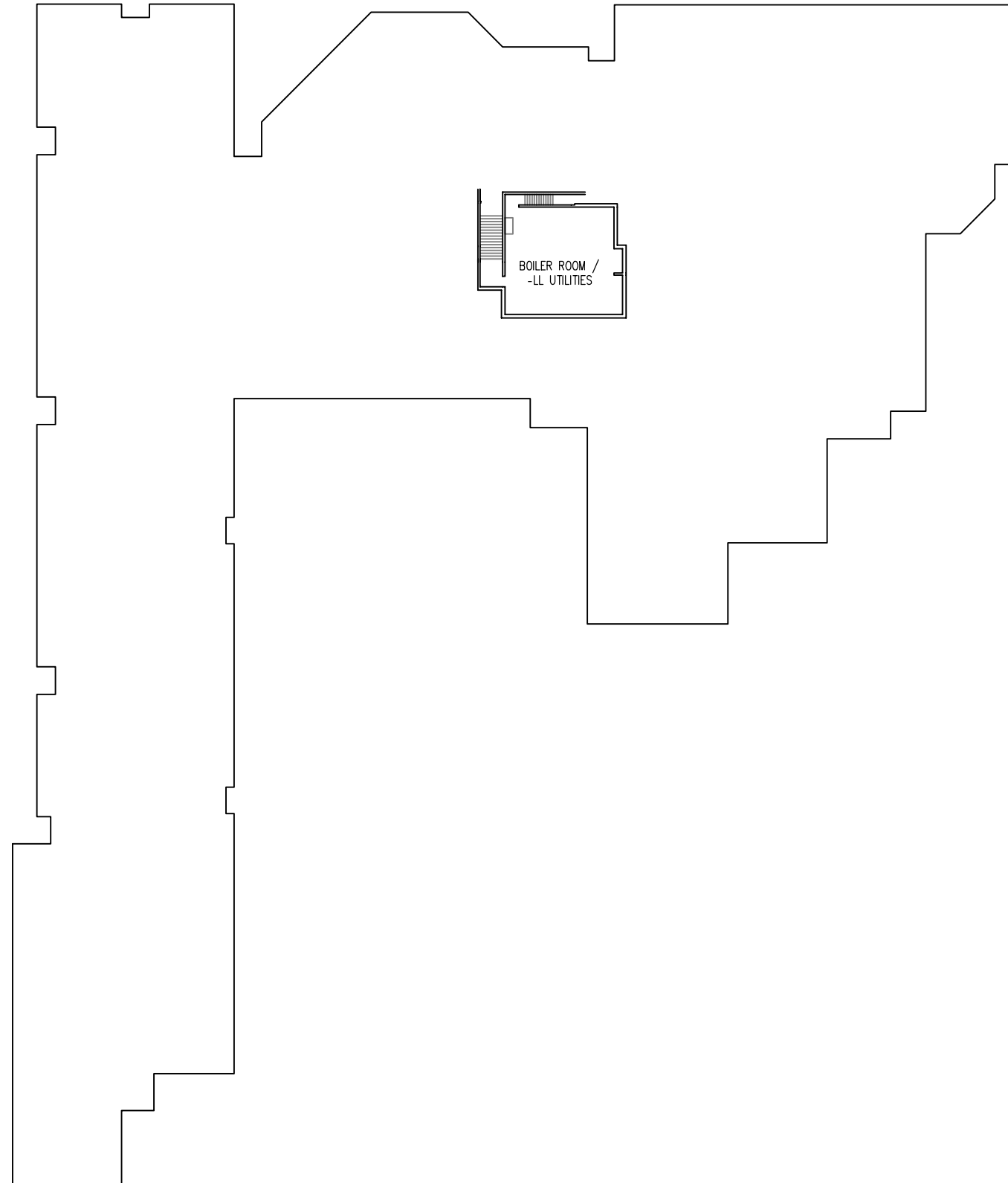
SPECIAL ED. RESOURCE

PE/MULTI-PURPOSE/AUDITORIUM

COMPUTER LAB

MODULAR/TEMP CLASSROOMS

ADMINISTRATIVE & BUILDING SUPPORT SPACES



LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED

COUNT and AREA ONLY (TOTAL SF):

- ART:
- MUSIC:
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



SOUTHPARK ELEMENTARY SCHOOL
FIRST FLOOR PLAN
 NO SCALE



Sunset Park Elementary School

Grades K-5 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	451
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	387
	Actual Available Capacity	64
	Benchmark Utilization Factor (BUF)	86%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	381
	Projected Available Capacity	82
	Projected Utilization Factor	84%
	PreK Student Capacity (using 1/2 of available capacity)	41
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	369
	Projected Available Capacity	82
	Projected Utilization Factor	82%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	0%
	Priority 1 Costs - 2023	\$0
	Priority 2 Costs - 2023	\$0
	Priority 3 Costs - 2023	\$0
	Recommended Priority 1 Spending - 2023 to 2028	\$0
	Recommended Priority 2 Spending - 2023 to 2028	\$0
	Recommended Priority 3 Spending - 2023 to 2028	\$0
	Recommended Total Spending - 2023 to 2028	\$0
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.36
	Annual Operations and Maintenance Costs Per Student	\$243.21
	Total 2018 Operations and Maintenance Costs	\$85,113
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	55,600
	Year Built	2023
SITE SIZE		
	2018/19 Site Size (acres)	9.60

Sunset Park Elementary School was replaced in the 2019 district bond. Sunset Park has a capacity for 451 K-5 students. Its enrollment is trending downwards from 86% in 2020/2021 to 75% in 2026/2027. The replacement of Sunset Park with a new building, enrollment is expected to exceed the forecast. Regular maintenance and upkeep will keep the building functional for 50+ years.

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

1.0 LEARNER COMMUNITIES

1.01	K-5 Learning Communities	Qty.	Net S.F.	Total Net S.F.	# T.S.	# Stud.	Capacity	NOTES
.01	Learning Studios (K)	3	1,050	3,150	3	24	72	K w/ in-room restrooms group in pods of at least 2 grade levels, Grade 1 in-room restrooms optional 1 per pod/neighborhood direct access from Kinder Studios, include changing table allowance shown: verify code req. for qty/size smaller for 1-grade pods larger for 2-grade pods. s inks, food prep, connection to outside if possible 1 per pod/neighborhood 1 per pod/neighborhood allowance shown: 1 per grade level easy access from pods
.01	Learning Studios (1-5)	15	900	13,500	15	24	360	
.02	Flex Learning Studio	1	900	900	-	-	-	
.03	Resource / Intervention	2	300	600	-	-	-	
.04	Small Group Rooms	4	100	400	-	-	-	
.05	Kinder Restrooms	3	50	150	-	-	-	
.06	1-5 Student Restrooms (grouped)	-	-	1,000	-	-	-	
.07	Activity Commons (Kinder, 5th-grade)	2	400	800	-	-	-	
.08	Activity Commons (Grades 1-2, Grades 3-	2	650	1,300	-	-	-	
.09	Storage	4	100	400	-	-	-	
.10	Teacher / Staff Area	4	200	800	-	-	-	
.11	Staff Restrooms	6	50	300	-	-	-	
.12	Outdoor Learning Area	-	-	-	-	-	-	
			23,300		18		432	

1.02	Learning Support Spaces	Qty.	Net S.F.	Total Net S.F.	# T.S.	# Stud.	Capacity	NOTES
.01	Self-Contained Learning Studio	1	600	600	1	10	10	At Franklin, one may be larger than other, at Sunset, both SpEd rooms may be same size (Franklin - medically fragile) need lift, include laundry in changing room (no need for shower if one is located with nurse) adjacent (between) self-contained rooms adjacent (between) self-contained rooms access for all students, need 2 rooms if building will have 2 floors adjacent (between) self-contained rooms Included in Main Office Category
.02	Self-Contained - Intensive Needs	1	900	900	1	9	9	
.03	Restroom/Changing	1	150	150	-	-	-	
.04	LSS Small Group/Conf.	1	150	150	-	-	-	
.05	Storage/Work Room	1	100	100	-	-	-	
.06	OT/PT, Sensory Room	1	200	200	-	-	-	
.07	Kitchenette	1	100	100	-	-	-	
.08	Specialist Offices (See 4.03)	-	-	-	-	-	-	
			2,200		2		19	

Subtotals for	LEARNER COMMUNITIES	(square feet)	# T.S.	Capacity
NET AREA TOTALS		25,500	20	451

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

2.0 LEARNER ACTIVITIES

2.01 Activity Programs		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Art/Innovation Lab	1	1,050	1,050	-	Art, STEM, Etc.
.02	Storage Room	1	200	200	-	
.03	Music / Movement Lab	1	1,050	1,050	-	adjacent to performance platform
.04	Storage Room	1	200	200	-	
.05				-	-	
				2,500	0	
2.02 Discovery / Media Center		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Discovery / Media Center	1	2,000	2,000	-	also for staff meetings
.02	Project / Flex Studio	1	1,000	1,000	-	open to LMC to expand space (incl. storage)
.03	Office / Workroom	1	150	150	-	
.04	Library Storage / Flex Studio Storage	2	100	200	-	may be combined into one shared space
.05	Book Room / Teacher Resources	1	150	150	-	also for summer storage of technology
				3,500	0	
2.03 Health / Wellness		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Gymnasium	1	3,400	3,400	-	(current is 3K at Sunset, 2,400 at Franklin) include climbing wall
.02	Office	1	100	100	-	visibility into gym
.03	PE / Gym Storage	1	200	200	-	flexible shelving, direct access to Gym
.04	Outdoor Equip. Storage	1	200	200	-	locate with easy access to outdoor play areas
.05	Gym Restrooms	2	150	gross area	-	(verify count per codes)
				3,900		4,875
2.04 Outdoor Learning & Play		Qty.	Net S.F.	Total Net S.F.	Capacity	NOTES
.01	Outdoor Learning Areas	2	TBD		-	These areas to be determined through site planning
.02	Hardcourt Areas w/Fixed Equipment	2	TBD		-	
.03	Open Field / Play Areas	2	TBD		-	
.04	Play Apparatus Areas	2	TBD		-	
.05				-	-	
				0	0	
Subtotals for LEARNER ACTIVITIES				(square feet)	Capacity	
NET AREA TOTALS				9,900	0	

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5
04.06.21

3.0 LEARNER COMMONS

3.01 Commons / Cafeteria / MPR		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Cafeteria Commons / MPR	1	2,600	2,600	current = 2,400sf, needs higher ceiling, consider acoustics
.02	Table/Chair Storage	1	300	300	
.03	General Special Programs Storage	1	100	100	
.04	MPR Restrooms			gross area	
.05					
				3,000	
3.02 Kitchen & Supports		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Food Services Kitchen	1	1,050	1,050	(current 1,000sf) serving/warming only. inclusive of storage, prep, clean-up, etc
.02	Cafeteria Office	1	75	75	
.03	Kitchen Staff Lockers/Restroom	1	75	75	
.04					
.05					
				1,200	
3.03 Performance (Stage Only)		Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Stage/Platform (extension of Music Space)	1	800	800	open to Gym so there's space for entire school to gather. expand SF by opening to music room
.02	Platform Storage	1	200	200	
.03				-	
				1,000	
Subtotals for LEARNER COMMONS				(square feet)	
NET AREA TOTALS				5,200	

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5

04.06.21

4.0 OFFICES & SUPPORT

4.01 Main Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Security Vestibule	1			gross area	air-lock & security functions
.02	Welcome Center/Waiting Area	1	150		150	transaction window, space for waiting, paperwork, etc. before being buzzed into school
.03	Receptionst / "Front Desk"	1	200		200	visibility to building entry
.04	Principal's Office	1	150		150	also support small meetings, visibility to front door/vestibule
.05	Asst Princ Office	1	120		120	
.06	Conference Room	1	250		250	access from main office and from commons. Optional: dividable
.07	Student Waiting Alcove	1	25		25	supervisable from receptionist
.08	Records/files Storage (Vault)	1	100		100	
.09	Workroom / Mailroom	1	200		200	nearby but not attached to front office
.10	Kitchenette / Coffee	1	25		25	countertop with sink, refridge, storage cabinets
.11	Staff Restrooms	2	50		100	locate to share with teacher's lounge
.12	Front Office Deliveries Alcove	1	10		10	
.13	Staff Coat Closet	1	20		20	
					1,350	
4.02 Teacher Support Areas			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Staff Lounge	1	450		450	with kitchenette
.02	Nursing / Mother's Room	1	50		50	
.03	Staff Restrooms				-	share with main office
					500	
4.03 Student Services			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Counselor / Student Services Office	1	120		120	
.02	Small Conference/Testing	1	120		120	
.03	Specialists Offices	2	120		240	Not full-time: Speech, Psych/Soc, OT/PT, etc.
					480	
4.04 Clinic/Health Office			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	Wellness Room / Office	1	100		100	privacy for phone calls and conversations
.02	Exam/Treatment/Cot Room	1	180		180	sink (H+C water), refrigerator & ice machine, 2 cots min (divider curtains)
.03	Restroom / Changing / Shower	1	100		100	
.04	Secured Storage Closet	1	20		20	ALL meds to be double-locked
					400	
4.05 Community Support			Qty.	Net S.F.	Total Net S.F.	NOTES
.01	PTSO/Parent Area	1	100		100	small meeting space near entry/welcome center, open to welcome/paperwork area
.02	PTSO Storage Closet	1	50		50	
.03	After School Storage Room				-	small space within gym storage
					150	
Subtotals for OFFICES & SUPPORT						
			(square feet)			
NET AREA TOTALS						2,880

P60 - SUNSET PARK & FRANKLIN ES

Facility Space Program: 451 students, 55,603gsf max, 3-Round, Grades K-5
 04.06.21

5.0 BUILDING SUPPORT

5.01 Maintenance/Custodial	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 Facility Manager Office	1	150	150	
.02 Workroom / Breakroom	1	150	150	
.03 Storage	1	200	200	
.04 Custodial Closets & Supplies	3	50	150	located throughout facilities (estimate)
.05 Outdoor Maintenance Equip Stor.	1	200	200	
.06 Receiving Area	1	150	150	
.07 Recycling Center			-	outside?
.08 Dumpster Yard			-	outside?

1,000

5.02 Utilities/Infrastructure	Qty.	Net S.F.	Total Net S.F.	NOTES
.01 MDF Room	1	150	gsf	
.02 IDF Rooms	3	40	gsf	Student visual access / learning opportunity
.03 Mechanical Room	1	600	gsf	Covered outside with security gate and visual screen?
.04 Main Electrical Room	1	200	gsf	outdoor access
.05 Electrical Closets	3	50	gsf	

0

5.03 Group Restrooms	Qty.	Net S.F.	Total Net S.F.	NOTES
.01	TBD		gsf	TBD per building layout/design
.02	TBD		gsf	TBD per building layout/design
.03	TBD		gsf	TBD per building layout/design

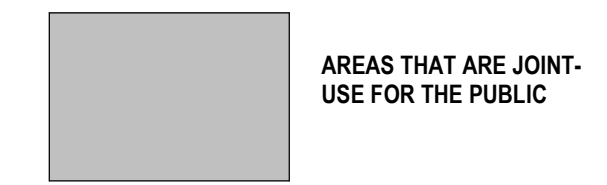
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Subtotals for BUILDING SUPPORT	(square feet)
NET AREA TOTALS	1,000

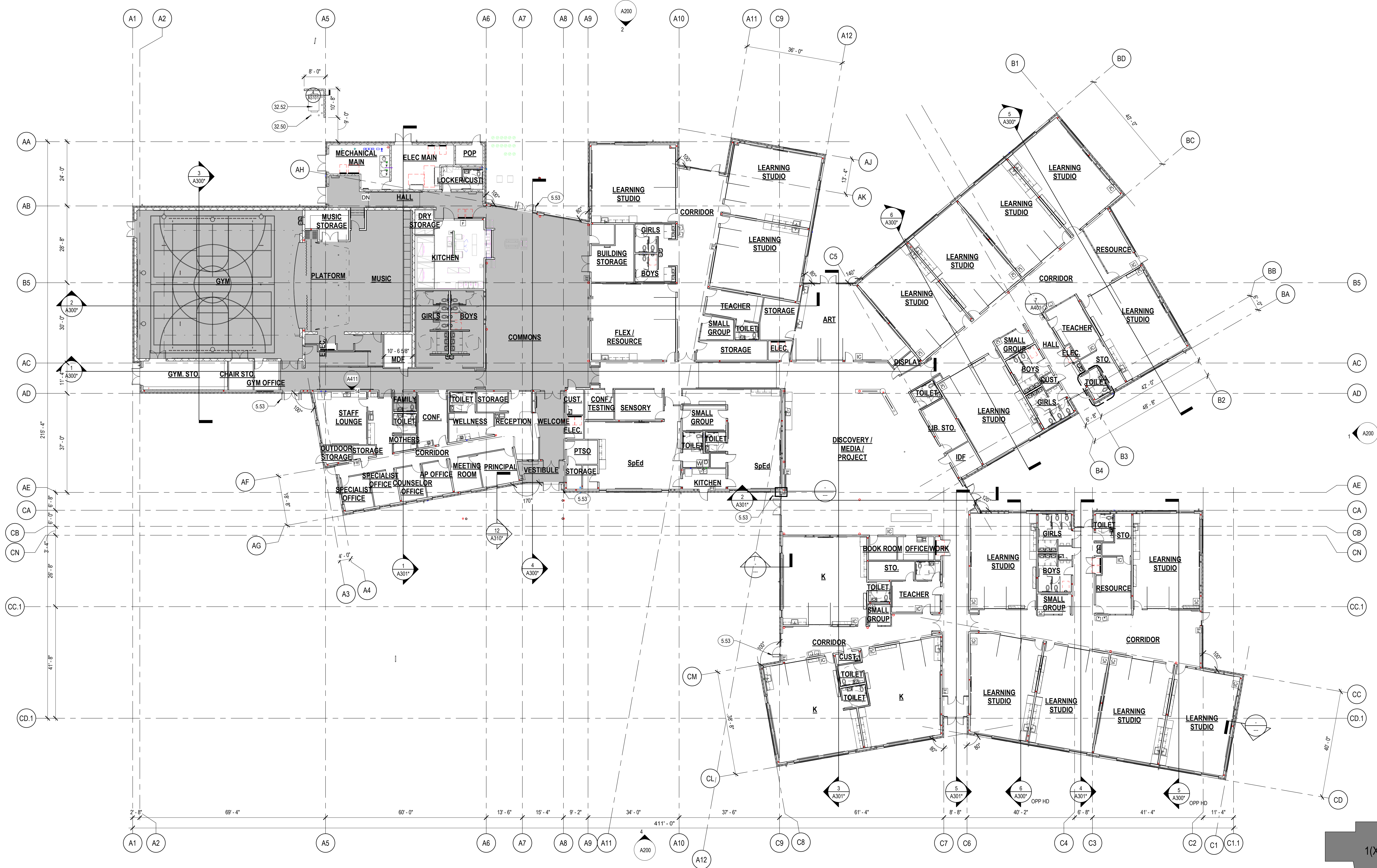
KEYNOTE LEGEND

5.53	DOOR STOP BOLLARD
32.50	STEEL PIPE BOLLARD
32.52	DUMPSTER BY OTHERS

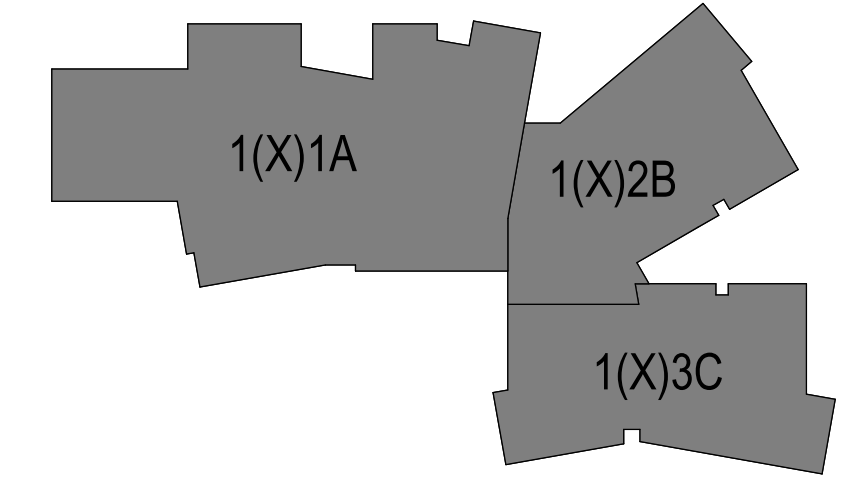
JOINT-USE AREA LEGEND



AREAS THAT ARE JOINT-USE FOR THE PUBLIC



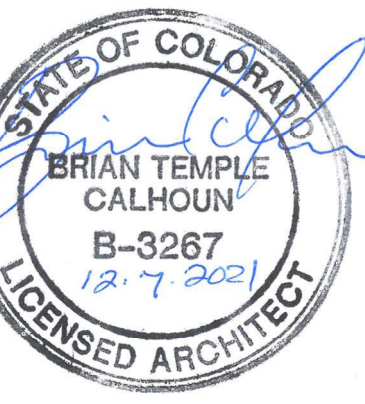
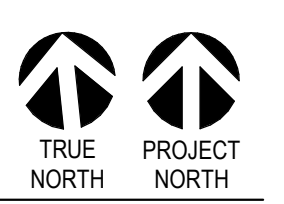
1 1ST FLOOR PLAN - OVERALL
A100 1/16" = 1'-0"



NOTE:
1. NUMBERS INDICATE CORRESPONDING SHEET LOCATIONS. SHEET LETTERS HAVE NOT BEEN INDICATED FOR CLARITY. ALL SHEET LETTERS APPLY TO THIS FORMAT.
2. (X) INDICATES APPROPRIATE FLOOR LEVEL OF THE BUILDING.

KEY PLAN

NTS



FLOOR PLAN - OVERALL

RTA/MOA PROJECT NUMBER
2020-041 / 020170
DATE
12/07/2021

NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS
SHEET NO.

PUEBLO SCHOOL DISTRICT 60

Master Plan Update
District Magnet Schools



All District Magnet Schools

		Corwin Int. Magnet School	Fountain I.M.S.	TOTALS
BUILDING CAPACITY				
	Building Capacity Restricted	579	402	981
2020/2021	ENROLLMENT AND UTILIZATION			
	Actual Enrollment	553	340	893
	Actual Available Capacity	26	62	88
	Benchmark Utilization Factor (BUF)	96%	85%	
2023/2024	ENROLLMENT AND UTILIZATION			
	Projected Enrollment	417	279	696
	Projected Available Capacity	162	132	294
	Projected Utilization Factor	72%	69%	
	PreK Student Capacity (using 1/2 of available capacity)	81	66	147
2026/2027	ENROLLMENT AND UTILIZATION			
	Projected Enrollment	354	270	624
	Projected Available Capacity	225	132	357
	Projected Utilization Factor	61%	67%	
BUILDING FCI SCORE				
	2019 Bond Dollars Spent on School	\$0	\$0	\$0
	2023 FCI Scoring (% of 100, higher is worse)	33%	35%	
	Priority 1 Costs - 2023	\$4,307,715	\$955,104	\$5,262,819
	Priority 2 Costs - 2023	\$508,278	\$2,875,604	\$3,383,882
	Priority 3 Costs - 2023	\$12,924,618	\$5,304,596	\$18,229,213
	Recommended Priority 1 Spending - 2023 to 2028	\$4,307,715	\$955,104	\$5,262,819
	Recommended Priority 2 Spending - 2023 to 2028	\$508,278	\$2,875,604	\$3,383,882
	Recommended Priority 3 Spending - 2023 to 2028	\$12,924,618	\$5,304,596	\$18,229,213
	Recommended Total Spending - 2023 to 2028	\$17,740,610	\$9,135,303	\$26,875,913
	Alternative Recommendation	Consider Replacement	None	
OPERATIONS & MAINTENANCE				
	Annual Operations and Maintenance Costs Per SF	\$3.14	\$2.55	
	Annual Operations and Maintenance Costs Per Student	\$558.09	\$287.59	
	Total 2018 Operations and Maintenance Costs	\$462,920.00	\$102,254.00	
	Projected Operations and Maintenance Cost Savings	0	\$0.00	
BUILDING SIZE AND AGE				
	2023 Gross Building Area SF	104,463	42,976	
	Year Built	1954	1971	
SITE SIZE				
	2018/19 Site Size (acres)	15.50	8.27	

Corwin International Magnet School

Grades 4-8 Magnet School

BUILDING CAPACITY		
	Building Capacity Restricted	579
2020/2021	ENROLLMENT AND UTILIZATION	
	Actual Enrollment	553
	Actual Available Capacity	26
	Benchmark Utilization Factor (BUF)	96%
2023/2024	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	417
	Projected Available Capacity	162
	Projected Utilization Factor	72%
2026/2027	ENROLLMENT AND UTILIZATION	
	Projected Enrollment	354
	Projected Available Capacity	225
	Projected Utilization Factor	61%
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	33%
	Priority 1 Costs - 2023	\$4,307,715
	Priority 2 Costs - 2023	\$508,278
	Priority 3 Costs - 2023	\$12,924,618
	Recommended Priority 1 Spending - 2023 to 2028	\$4,307,715
	Recommended Priority 2 Spending - 2023 to 2028	\$508,278
	Recommended Priority 3 Spending - 2023 to 2028	\$12,924,618
	Recommended Total Spending - 2023 to 2028	\$17,740,610
	Alternative Recommendation	Consider Closure
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$3.14
	Annual Operations and Maintenance Costs Per Student	\$558.09
	Total 2018 Operations and Maintenance Costs	\$462,920.00
	Projected Operations and Maintenance Cost Savings	
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	104,463
	Year Built	1954
SITE SIZE		
	2018/19 Site Size (acres)	15.50

Corwin International Magnet School has a capacity for 579 4-8 grade students. Its enrollment is trending downwards from 96% in 2020/2021 to an estimated 61% in 2026/2027. Given the schools high utilization factor, investment in building upkeep is recommended, however the cost is high. Steep declining enrollment is projected and should be reviewed yearly. Future options should be considered including consolidating Corwin students into a Corwin program located in the current Central High School.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: CORWIN INTERNATIONAL MAGNET SCHOOL

Physical Address: 1500 Lakeview Ave, Pueblo, CO 81004

Grades Served: 4-8

Year Built: 1954

Portables on Site / Use

Special Considerations

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 591 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 579 students

BLDG CAPACITY per 2017 Util. Report: 784 students

2018 ACTUAL Utilization Factor: 102%

In 2018, there was space AVAILABLE for: (12) students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 104,463 SF

2018-19 Site Size (Acres): 15.5

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 591

In 2018, this school was UNDER ENROLLED by: (12)

% of 2018-19 Enrollment: 102%

TEACHING SPACES & CAPACITY CALCULATIONS

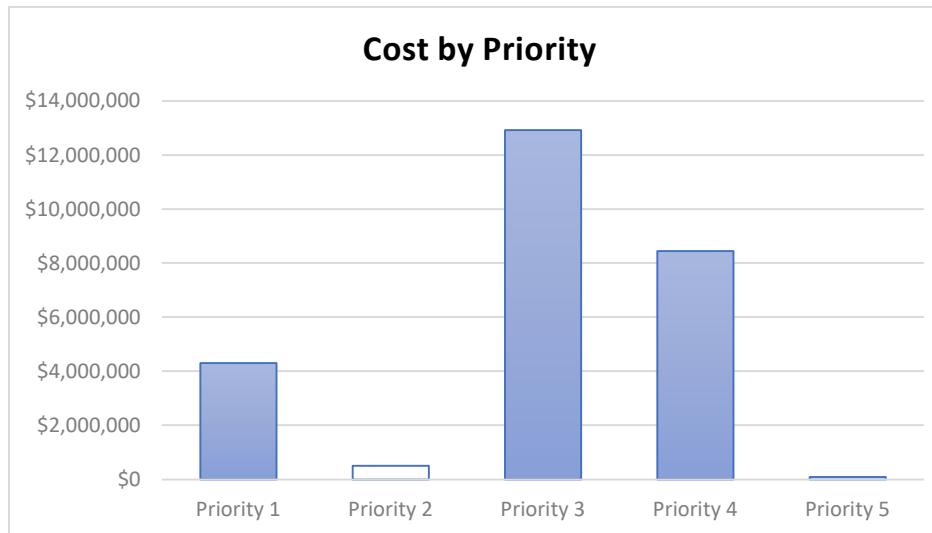
	Existing Building / Use					Methodology			Notes	
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students		Reference NSF
CORE LEARNING:										
Pre-Kindergarten Classrooms	-	-	-	-	-	-	62.5	16	1000	
Kindergarten Classroom	-	-	-	-	-	-	38	26	988	
1-3 Classrooms	-	-	-	-	-	-	32	28	896	
4-5 Classrooms	11		22.27	22.27	245	245	30	28	840	
6-8 Classrooms (k-8) Only	15	761	23.00	24.80	345	372	30	28	840	
Special Ed / Self-Contained	2	1,199	10.00	14.50	20	29	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms	3	1,799								
Music Classrooms	2	1,664								
Science Classroom	1	1,011								
Special Ed Resource		-								
PE/Multit-Purpose	6	3,767								
Computer Lab	1	834								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	12	168								
# of capacity spaces	28				610	646				

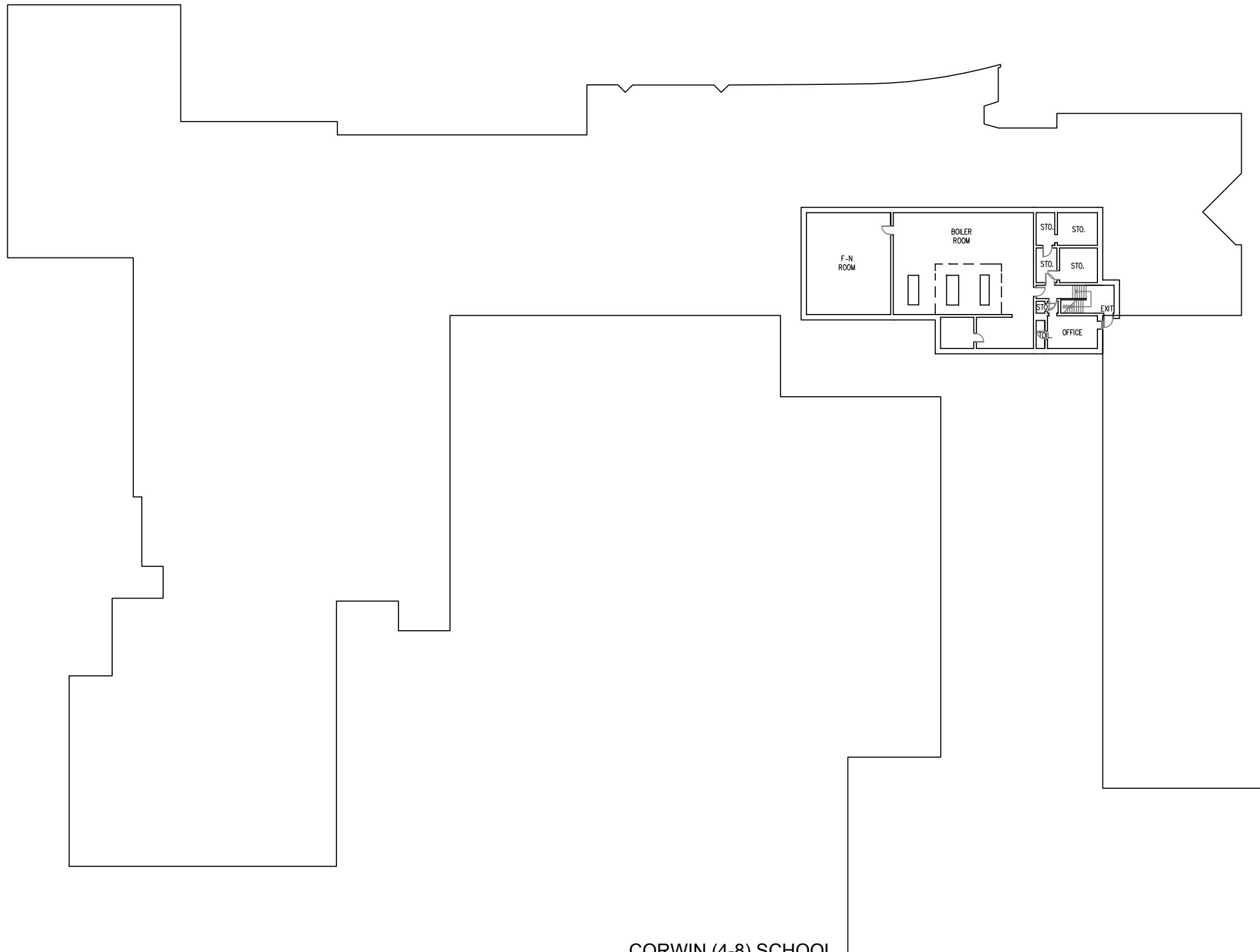
Central - Corwin IMS

	<u>2023 Total FCI</u>	
2010 Replacement Value (\$25,897,987) with escalation	Metric	Square Foot Cost of \$350 @ 104,463sf
\$64,610,073	Cost	\$36,562,050
23%	FCI	41%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2030	Resurface Walkways			\$276,980		
G2050	Replace Site Landscaping			\$932,770		
G3010	Replace Site Water Supply System		\$154,783			
G3020	Replace Site Sanitary Sewer	\$423,615				
G3030	Storm Sewer			\$207,736		
G3060	Replace Site Natural Gas Supply System			\$122,198		
G4010	Replace Site Electrical Distribution	\$496,934				
G4020	Replace Site Lighting			\$464,348		
B2020	Exterior Windows				\$3,372,628	
B2030	Exterior Doors				\$281,054	
B2030	Replace Exterior Door Hardware	\$0				
B3010	Roof Coverings (Aux Gym)				\$91,597	
B3010	Roof Coverings				\$0	
B3020	Replace Roof Hatch Openings/Covers			\$187,369		
C1010	Partitions				\$1,983,615	
C1020	Replace Interior Doors	\$921,290				
C1020	Replace Interior Door Hardware	\$0				
C2010	Repairs to Stairs & Handrails			\$17,314		
C3010	Wall Finishes (Aux Gym)				\$50,951	
C3020	Replace Interior Floor Finishes			\$4,114,927		
C3030	Replace Ceiling Finishes			\$3,435,619		
D2010	Plumbing Fixtures (1987 Add)				\$80,800	
D2020	Replace Domestic Water Distribution System		\$256,613			
D2020	Domestic Water Distribution System (1987 Add)				\$9,642	
D2030	Replace Sanitary Waste System			\$668,009		
D2030	Sanitary Waste System (1987 Add)				\$25,098	
D2040	Rain Water Drainage				\$134,417	
D2040	Rain Water Drainage (Aux Gym)				\$5,049	

D3020	Heat Generating Systems (Aux Gym)				\$38,186	
D3030	Replace HVAC RTU Equipment				\$1,375,773	
D3040	Distribution Systems (1987 Add)				\$132,065	
D3060	Controls & Instrumentation (Aux Gym)				\$322,796	
D3070	Systems Testing & Balance (Aux Gym)				\$322,796	
D3090	Other HVAC Systems/Equip			\$7,295		
D4010	Install Fire Sprinkler System			\$1,378,628		
D4020	Replace Standpipes				\$129,367	
D5010	Replace Electrical Distribution System	\$0				
D5010	Electrical Service/Distribution (1987 Add)				\$50,348	
D5030	Replace Fire Detection Systems		\$96,881			
D5030	Communications & Security (Aux Gym)				\$47,673	
E1020	Replace Institutional Equipment			\$44,804		
E1090	Other Equipment			\$407,321		
E2010	Replace Fixed Furnishings			\$659,298		
F1040	Engineering Study for Code Compliance				\$91,166	
	Hazardous Material Removal (Pre-1980 Area) 100,648sf	\$2,465,876				
Totals		\$4,307,715	\$508,278	\$12,924,618	\$8,453,855	\$91,166





LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN:
- KINDERGARTEN:
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART (and SCIENCE)
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

CORWIN (4-8) SCHOOL
BASEMENT PLAN
 NO SCALE





LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

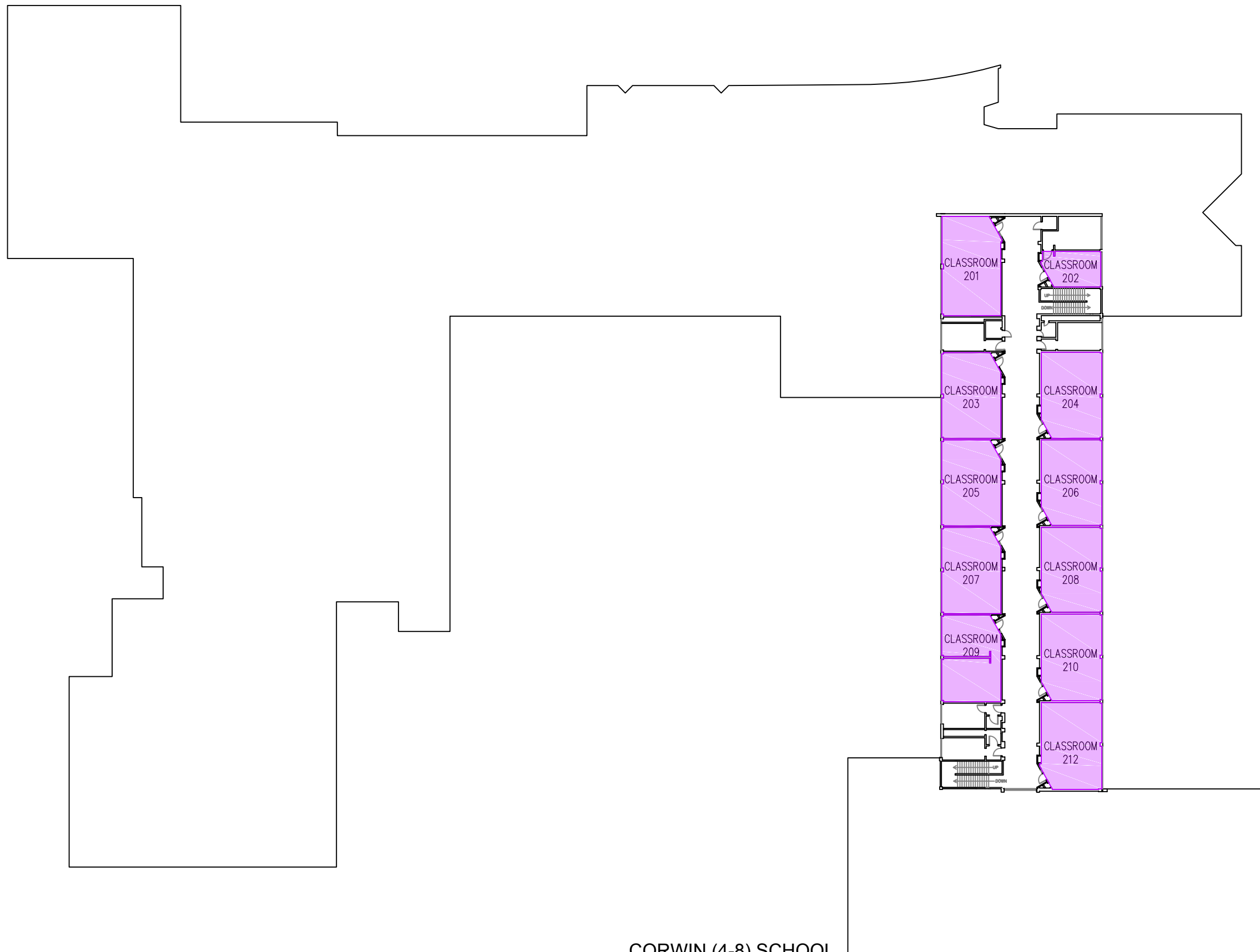
- PRE-KINDERGARTEN:
- KINDERGARTEN:
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART (and SCIENCE)
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

CORWIN (4-8) SCHOOL
FIRST FLOOR PLAN
 NO SCALE





LEGEND:

COLOR, COUNT and AREA (TOTAL SF)

- PRE-KINDERGARTEN:
- KINDERGARTEN:
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED,

COUNT and AREA ONLY (TOTAL SF):

- ART (and SCIENCE)
- MUSIC
- SCIENCE
- SPECIAL ED. RESOURCE:
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES

**CORWIN (4-8) SCHOOL
SECOND FLOOR PLAN**
NO SCALE



Fountain International Magnet School

Grades K-3 Elementary School

BUILDING CAPACITY		
	Building Capacity Restricted	402
2020/2021 ENROLLMENT AND UTILIZATION		
	Actual Enrollment	340
	Actual Available Capacity	62
	Benchmark Utilization Factor (BUF)	85%
2023/2024 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	279
	Projected Available Capacity	132
	Projected Utilization Factor	69%
	PreK Student Capacity (using 1/2 of available capacity)	66
2026/2027 ENROLLMENT AND UTILIZATION		
	Projected Enrollment	270
	Projected Available Capacity	132
	Projected Utilization Factor	67%
PROJECTED STUDENTS TRANSFERRING TO NEW K-8		
	Projected Students Transferring to K-8 in 2023/2024	0
	Projected Students Transferring to K-8 in 2024/2025	0
	Projected Students Transferring to K-8 in 2025/2026	0
BUILDING FCI SCORE		
	2019 Bond Dollars Spent on School	\$0
	2023 FCI Scoring (% of 100, higher is worse)	35%
	Priority 1 Costs - 2023	\$955,104
	Priority 2 Costs - 2023	\$2,875,604
	Priority 3 Costs - 2023	\$5,304,596
	Recommended Priority 1 Spending - 2023 to 2028	\$955,104
	Recommended Priority 2 Spending - 2023 to 2028	\$2,875,604
	Recommended Priority 3 Spending - 2023 to 2028	\$5,304,596
	Recommended Total Spending - 2023 to 2028	\$9,135,303
	Alternative Recommendation	None
OPERATIONS & MAINTENANCE		
	Annual Operations and Maintenance Costs Per SF	\$2.55
	Annual Operations and Maintenance Costs Per Student	\$287.59
	Total 2018 Operations and Maintenance Costs	\$102,254
	Projected Operations and Maintenance Cost Savings	\$0
BUILDING SIZE AND AGE		
	2023 Gross Building Area SF	42,976
	Year Built	1971
SITE SIZE		
	2018/19 Site Size (acres)	8.27

Fountain International Magnet School has a capacity for 402 K-3 students. Its enrollment is trending downwards from 85% in 2020/2021 to 67% in 2026/2027. The 67% projected utilization factor is still strong. Given the projected utilization factor, investment in building upkeep with FCI recommended spending is encouraged. Fountain I.M.S. has capacity to add a grade level in the future as enrollment declines.

PUEBLO CITY SCHOOL DISTRICT

SCHOOL: FOUNTAIN INTERNATIONAL MAGNET SCHOOL

Physical Address: 925 N Glendale Ave, Pueblo, CO 81001

Grades Served: K-3

Year Built: 1971

Portables on Site / Use _____

Special Considerations _____

SFD CAPACITY CALCULATIONS (2018-19)

2018/2019 ACTUAL Enrollment: 382 students

BENCHMARK Utilization Factor (BUF): 95%

BLDG CAPACITY (Restricted * BUF): 402 students

BLDG CAPACITY per 2017 Util. Report: 494 students

2018 ACTUAL Utilization Factor: 95%

In 2018, there was space AVAILABLE for: 20 students

BUILDING SIZE & SITE SIZE

2018 Gross Building Area from AIM database: 42,976 SF

2018-19 Site Size (Acres): 8.27

ADJUSTED CAPACITY (Loading Factor)

2018 ACTUAL Enrollment: 382

In 2018, this school was UNDER ENROLLED by: 20

% of 2018-19 Enrollment: 95%

TEACHING SPACES & CAPACITY CALCULATIONS

	Existing Building / Use						Methodology			Notes
	# Rooms	Avg. Size of Room(s)	Avg. # Students Restricted	Avg. # Students Unrestricted	Total (Restricted)	Total (Unrestricted)	Net Area per Student	Maximum # of Students	Reference NSF	
CORE LEARNING:										
Pre-Kindergarten Classrooms	1	1,026	16.00	16.00	16	16	62.5	16	1000	
Kindergarten Classroom	2	1,056	26.00	27.50	52	55	38	26	988	
1-3 Classrooms	13	973	26.85	29.92	349	389	32	28	896	
4-5 Classrooms	0	-	0.00	0.00	-	-	30	28	840	
6-8 Classrooms (k-8) Only		-			-	-	30	28	840	
Special Ed / Self-Contained	1	494	6.00	6.00	6	6	80	10	800	
ACTIVITY SPACES: NON CAPACITY CARRYING SPACES										
Art Classrooms		-								
Music Classrooms		-								
Science Classroom		-								
Special Ed Resource		-								
PE/Mult-Purpose	3	2,906								
Computer Lab	1	530								
Modular/Temp. Classrooms		-								
Admin. & Bldg. Support Spaces	9	210								
# of capacity spaces	17				423	466				

East - Fountain IMS

2010 Replacement Value (\$9,341,875) with escalation	<u>2023 Total FCI</u>	Metric	Square Foot Cost of \$350 @ 42,976sf
\$23,306,110		Cost	\$15,041,600
25%		FCI	38%

<u>Code</u>	<u>Description</u>	<u>Priority 1</u>	<u>Priority 2</u>	<u>Priority 3</u>	<u>Priority 4</u>	<u>Priority 5</u>
G2040	Site Improvements			\$112,054		
G2050	Replace Site Landscaping			\$383,936		
G4020	Replace Site Lighting			\$196,526		
B2020	Replace Exterior Windows			\$1,063,271		
B2030	Replace Exterior Doors			\$89,981		
B2030	Replace Exterior Door Hardware	\$0				
B3010	Partial Roof Covering Replacement (43k sf)	\$0				
B3020	Replace Roof Hatch Openings/Covers			\$58,486		
C1010	Partitions				\$650,859	
C1020	Replace Interior Doors	\$435,178				
C1020	Replace Interior Door Hardware	\$0				
C1030	Replace Interior Fittings			\$307,433		
C3020	Replace Interior Floor Finishes			\$1,378,201		
C3030	Replace Ceiling Finishes			\$1,015,280		
D1010	Elevators & Lifts				\$169,462	
D2020	Replace Domestic Water Distribution System	\$80,983				
D2030	Replace Sanitary Waste System	\$209,954				
D2040	Replace Rain Water Drainage System			\$41,992		
D3040	Replace HVAC Distribution Systems		\$1,108,258			
D3050	Replace HVAC RTU		\$544,161			
D4010	Install Fire Sprinkler System		\$505,409			
D4030	Fire Protection Specialties				\$13,790	
D5010	Replace Electrical Distribution System		\$421,410			
D5030	Replace Fire Detection Systems		\$67,379			
E2010	Replace Fixed Furnishings			\$199,457		
F1040	Engineering Study for Code Compliance					\$91,168

Hazardous Material Removal (Pre-1980 Area) 37,386sf

\$228,988

\$228,988

\$457,978

Totals

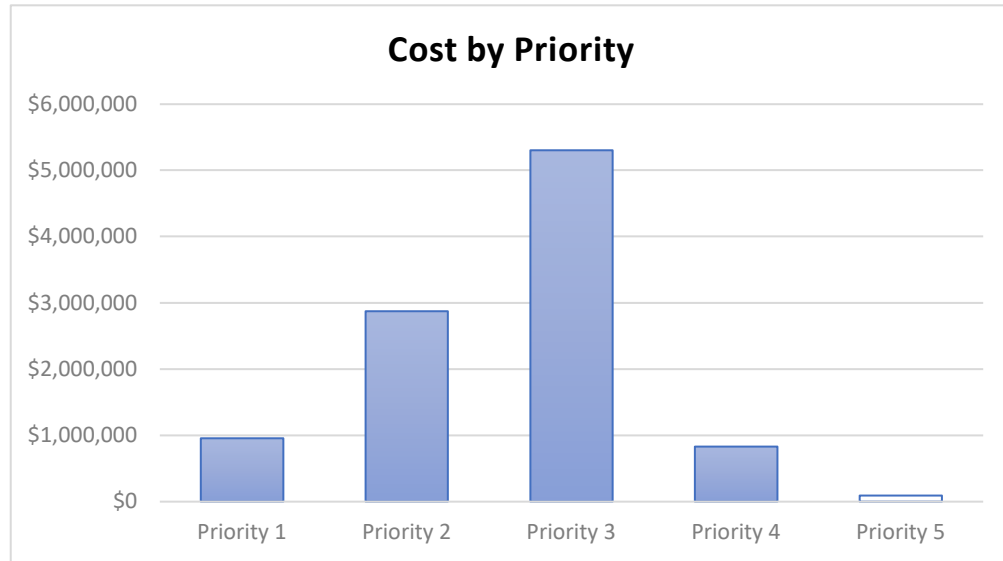
\$955,104

\$2,875,604

\$5,304,596



\$834,111

\$91,168



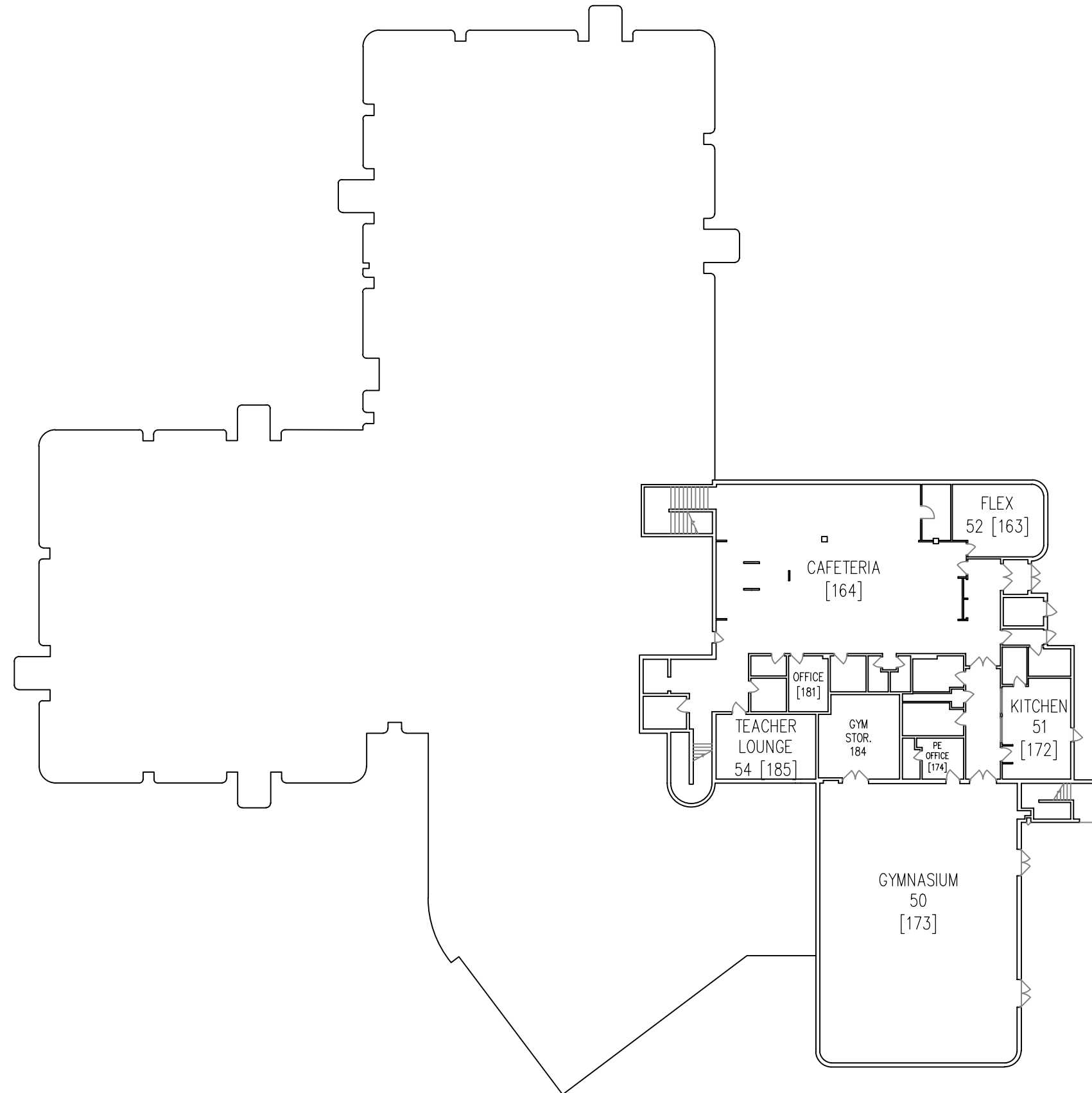
LEGEND:


COLOR, COUNT and AREA (TOTAL SF):

-  PRE-KINDERGARTEN
-  KINDERGARTEN
-  GRADES 1-3
-  GRADES 4-5:
-  GRADES 6-8 (in K-8 ONLY)
-  SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC:
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



FOUNTAIN ELEMENTARY SCHOOL
BASEMENT PLAN
NO SCALE 

LEGEND:

COLOR, COUNT and AREA (TOTAL SF):

- PRE-KINDERGARTEN
- KINDERGARTEN
- GRADES 1-3
- GRADES 4-5:
- GRADES 6-8 (in K-8 ONLY)
- SPECIAL ED. SELF-CONTAINED:

COUNT and AREA ONLY (TOTAL SF):

- ART
- MUSIC:
- SCIENCE
- SPECIAL ED. RESOURCE
- PE/MULTI-PURPOSE/AUDITORIUM
- COMPUTER LAB
- MODULAR/TEMP CLASSROOMS
- ADMINISTRATIVE & BUILDING SUPPORT SPACES



**FOUNTAIN ELEMENTARY SCHOOL
MAIN FLOOR PLAN**
NO SCALE